

File: 18 Map: 568

BROADLANDS WEST FILING NO. 1 REPLAT A

A MINOR SUBDIVISION

A REPLAT OF LOTS 152 & 153, BROADLANDS WEST FILING NO. 1 & TRACT 1, BROADLANDS P.U.D. CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THAT PORTION OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS:
LOTS 152 AND 153 OF BROADLANDS WEST FILING NO. 1 & TRACT 1, THE BROADLANDS P.U.D. AS RECORDED IN THE ADAMS COUNTY CLERK'S RECORDS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF THE BROADLANDS WEST FILING NO. 1 REPLAT A; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS, PUBLIC WAYS, AND OULOT A AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER/SUBDIVIDER/MORTGAGEE:

OAKWOOD HOMES LLC, a Colorado limited liability company
6130 Greenwood Plaza Blvd., Suite 100
Englewood, Colorado 80111

By: Patrick H. Hamill, Manager

COMMUNITY DEVELOPMENT GROUP OF BROOMFIELD, LLC
2500 ARAPAHOE AVENUE #220
BOULDER, CO 80302

by: CHARLES R. BELLOCK, Manager

ACKNOWLEDGMENT

State of Colorado)
County of Adams)

The foregoing instrument was acknowledged before me this 12 day of October, 2001, by Patrick H. Hamill as Manager of OAKWOOD HOMES LLC, a Colorado limited liability company

Witness my hand and official seal

My commission expires 04/08/2004

Randi S. Curtis
Notary Public



ACKNOWLEDGMENT

State of Colorado)
County of Boulder) ss

The foregoing instrument was acknowledged before me

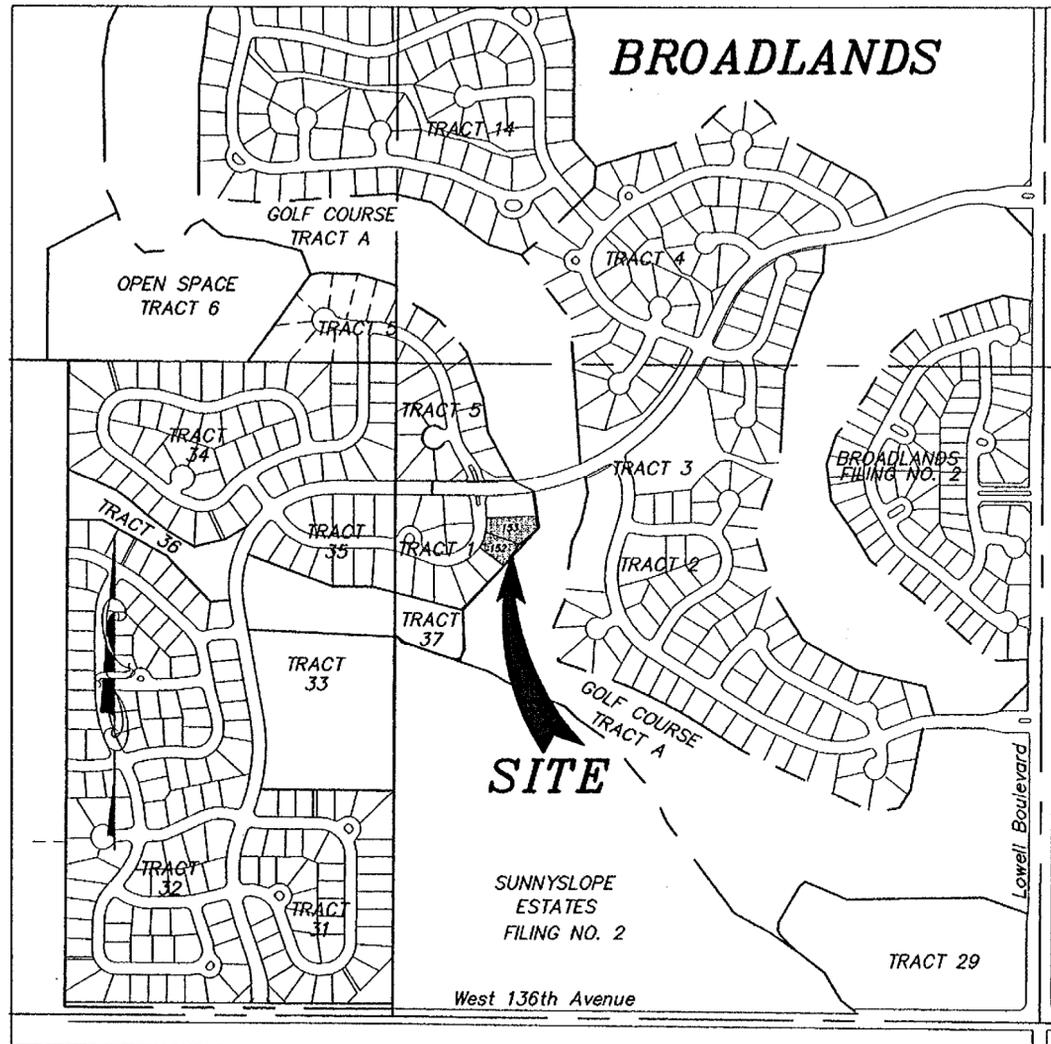
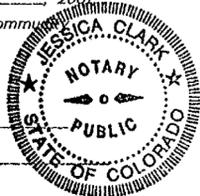
this 11th day of October, 2001

by: CHARLES R. BELLOCK as manager of Community Development Group of Broomfield, LLC

Witness my hand and official seal.

My commission expires 7/30/02

Jessica Clark
Notary Public



VICINITY MAP

NOTES:

1. TYPICAL LOT EASEMENTS ARE AS FOLLOWS: ALL LOTS HAVE A 5' DRAINAGE EASEMENT ON SIDE LOT LINES. ALL INTERIOR LOTS HAVE AN 8' DRAINAGE AND UTILITY EASEMENT ON REAR LOT LINES. ALL LOTS HAVE AN 8' UTILITY AND SIDEWALK EASEMENT ON THE FRONT LOT LINE.

APPROVALS:

This MINOR SUBDIVISION PLAT is approved and accepted by the CITY of BROOMFIELD, COLORADO, this 6th Day of November, 2001.

James C. Black
COMMUNITY DEVELOPMENT DIRECTOR
Chad Gyle
CITY MANAGER

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF ADAMS)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 5:53 O'CLOCK AM, THIS 14th DAY OF November, 2001, AND IS DULY RECORDED IN PLAN FILE 18, MAP 568, FILM AS RECEPTION NUMBER C688-688 FEE \$ PAID.

ATTEST:

Sandy Hayhill
DEPUTY

Carla Dwyer
RECORDER



SURVEYOR'S CERTIFICATE

FOR AND ON BEHALF OF HURST & ASSOCIATES, INC., I, JOHN C. BARICKMAN, A DULY REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS REPLAT OF BROADLANDS WEST FILING NO. 1 & TRACT 1, THE BROADLANDS P.U.D. TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

John C. Barickman
REGISTERED PROFESSIONAL LAND SURVEYOR
PLS NO. 28258



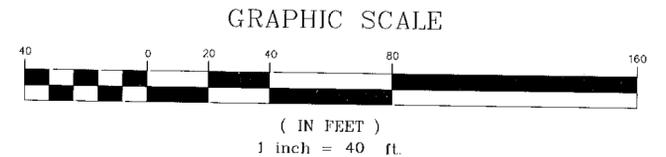
NOTICE

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BROADLANDS WEST FILING NO. 1
REPLAT A
A MINOR SUBDIVISION

SCALE	HOR. N/A VERT. N/A		HURST & ASSOCIATES, INC. CONSULTING ENGINEERS 4999 Pearl East Circle, Suite 106 Boulder, Colorado 80301 (303) 449-9106
DESIGN/APPR.	JB		
DRAWN BY	GDF		
DATE	10/11/01		
FILE G:\202035\35-RPACV			SHEET 1 OF 2

BROADLANDS WEST FILING NO. 1 REPLAT A
 A REPLAT OF LOTS 152 & 153 OF
 BROADLANDS WEST FILING NO. 1 &
 TRACT 1, THE BROADLANDS P.U.D.
 A Minor Subdivision



NOTES

1. THE BEARING BASIS FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83. THE GRID BEARING BETWEEN BM #13 AND BM #14, DESCRIBED HEREON, IS S 75°09'20" E. TO OBTAIN STATE PLANE GRID COORDINATES MULTIPLY GROUND COORDINATES BY 0.99972274 (COMBINED SCALE FACTOR) OR MULTIPLY GROUND COORDINATES BY 1.00027734 TO OBTAIN GROUND OR LOCAL COORDINATES. ELEVATION FACTOR=0.99975157; SCALE FACTOR = 0.999971165.
2. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

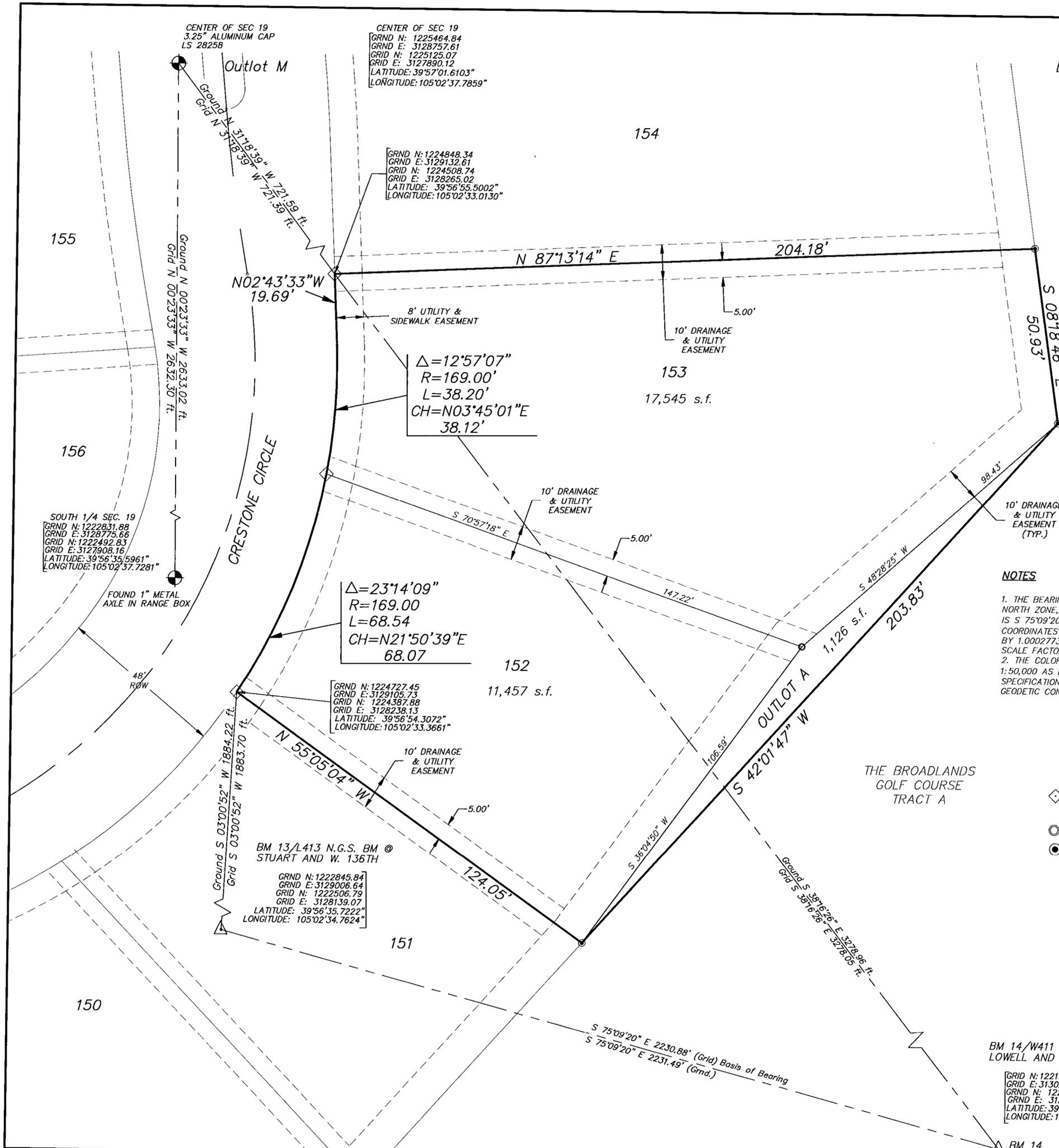
- ◊ FOUND 1" DIA. METAL DISK & NAIL MARKED LS 17666. OFFSET 4' FROM PROPERTY CORNER.
- ⊙ SET 1" DIA. PLASTIC CAP ON #4 REBAR SET. PLS 28258
- FOUND 1.5" DIA. PLASTIC CAP ON #5 REBAR, PLS 17666.

BROADLANDS WEST FILING NO. 1
 REPLAT A
 A MINOR SUBDIVISION

SCALE HOR. 1"=20' VERT.	
DESIGN/APPR.	
DRAWN BY JB	
DATE 10/11/01	
FILE I:\202023\BL WEST PLATS\35-RP-A	

HURST & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 4999 Pearl East Circle, Suite 106
 Boulder, Colorado 80301 (303) 449-9105

SHEET 2 of 2



BM 14/W411 N.G.S. BM @
 LOWELL AND W. 136TH
 GRID N: 1221935.27
 GRID E: 3130295.50
 GRID N: 1222274.17
 GRID E: 3131163.66
 LATITUDE: 39°56'29.9633"
 LONGITUDE: 105°02'07.1144"

BM 13/L413 N.G.S. BM @
 STUART AND W. 136TH
 GRID N: 1222845.84
 GRID E: 3129006.64
 GRID N: 1222506.79
 GRID E: 3128139.07
 LATITUDE: 39°56'35.7222"
 LONGITUDE: 105°02'34.7624"

GRID N: 1224727.45
 GRID E: 3129105.73
 GRID N: 1224387.88
 GRID E: 3128238.13
 LATITUDE: 39°56'54.3072"
 LONGITUDE: 105°02'33.3661"

Δ=12°57'07"
 R=169.00'
 L=38.20'
 CH=N03°45'01"E
 38.12'

Δ=23°14'09"
 R=169.00
 L=68.54
 CH=N21°50'39"E
 68.07

CENTER OF SEC 19
 3.25" ALUMINUM CAP
 LS 28258
 GRID N: 1225464.84
 GRID E: 3128757.61
 GRID N: 1225125.07
 GRID E: 3127890.12
 LATITUDE: 39°57'01.6103"
 LONGITUDE: 105°02'37.7859"

SOUTH 1/4 SEC. 19
 GRID N: 1222831.88
 GRID E: 3125775.66
 GRID N: 1222492.83
 GRID E: 3127908.16
 LATITUDE: 39°56'35.5961"
 LONGITUDE: 105°02'37.7281"