

WILDGRASS SUBDIVISION FILING NO. 2 FINAL PLAT

A RESUBDIVISION OF BLOCKS 21 AND 22 OF WILDGRASS SUBDIVISION FILING NO. 1
LYING IN THE WEST 1/2 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH. P.M.
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 1 OF 2

Recorded 6/15/05
Receipt#
2005007875

LEGAL DESCRIPTION AND DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS, BEING THE OWNER(S) OF:

BLOCKS 21 AND 22, WILDGRASS SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 2002000850 IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD CLERK AND RECORDER LYING IN THE WEST HALF OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 18;
THENCE SOUTH 00°36'50" EAST ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, 150.85 FEET TO THE SOUTHERLY BOUNDARY OF SAID BLOCK 21;
THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES:
1. SOUTH 57°19'58" WEST 99.40 FEET;
2. SOUTH 73°53'35" WEST 97.65 FEET;
3. NORTH 89°32'48" WEST 97.65 FEET;
4. NORTH 72°59'11" WEST 99.57 FEET;
5. NORTH 53°19'28" WEST 139.85 FEET TO THE EASTERLY RIGHT-OF-WAY OF STONEY CREEK WAY AS DEDICATED PER SAID WILDGRASS PLAT;
THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 48°01'32" WEST 51.01 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID STONEY CREEK WAY SAID POINT LYING ON THE SOUTHERLY BOUNDARY OF SAID BLOCK 22 ;
THENCE ALONG SAID SOUTHERLY BOUNDARY, THE WESTERLY AND NORTHERLY BOUNDARIES OF SAID BLOCK 22 AND THE NORTHERLY BOUNDARY OF SAID BLOCK 21 THE FOLLOWING SEVEN (7) COURSES:
1. NORTH 49°48'59" WEST 208.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF NORTH 53°20'08" EAST;
2. NORTHERLY ALONG SAID CURVE 29.29 FEET THROUGH A CENTRAL ANGLE OF 83°54'17" TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 408.50 FEET;
3. NORTHERLY ALONG SAID CURVE 448.44 FEET THROUGH A CENTRAL ANGLE OF 62°53'54" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
4. NORTHEASTERLY ALONG SAID CURVE 29.29 FEET THROUGH A CENTRAL ANGLE OF 83°54'17";
5. TANGENT TO SAID CURVE, NORTH 68°14'48" EAST 158.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 734.50 FEET;
6. EASTERLY ALONG SAID CURVE 271.11 FEET THROUGH A CENTRAL ANGLE OF 21°08'54";
7. TANGENT TO SAID CURVE, NORTH 89°23'42" EAST 130.19 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 21 LYING ON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18;
THENCE ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER, SOUTH 00°36'50" EAST 623.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.263 GROSS ACRES (447,073 GROSS SQ. FT.), MORE OR LESS.

EXCEPT THEREFROM THE RIGHT-OF-WAYS OF STONEY CREEK WAY, SNOWCAP LANE AND FIREWEED TRAIL LYING WITHIN SAID BLOCKS 21 AND 22 CONTAINING 1.644 ACRES (71,604 SQ. FT.), MORE OR LESS.

THIS PARCEL CONTAINS 8.619 ACRES (375,469 SQ. FT.), MORE OR LESS.

HAVE LAID OUT, PLATTED AND RESUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF WILDGRASS SUBDIVISION FILING NO. 2 AND BY THESE PRESENTS GRANT TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS SHOWN OR NOTED ON THIS PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISES OF THE CITY AND USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER:

STANDARD PACIFIC HOMES OF COLORADO INC, A DELAWARE CORPORATION
4600 SYRACUSE STREET, SUITE 400
DENVER, COLORADO 80237

BY: Robert R. Reid
ROBERT R. REID, SENIOR VICE PRESIDENT

NOTARY CERTIFICATE

STATE OF COLORADO)

COUNTY OF DENVER) SS

SUBSCRIBED AND SWORN BEFORE ME THIS 10th DAY OF April, 2005

BY Robert R. Reid

AS SENIOR VICE PRESIDENT OF STANDARD PACIFIC HOMES OF COLORADO INC, A DELAWARE CORPORATION

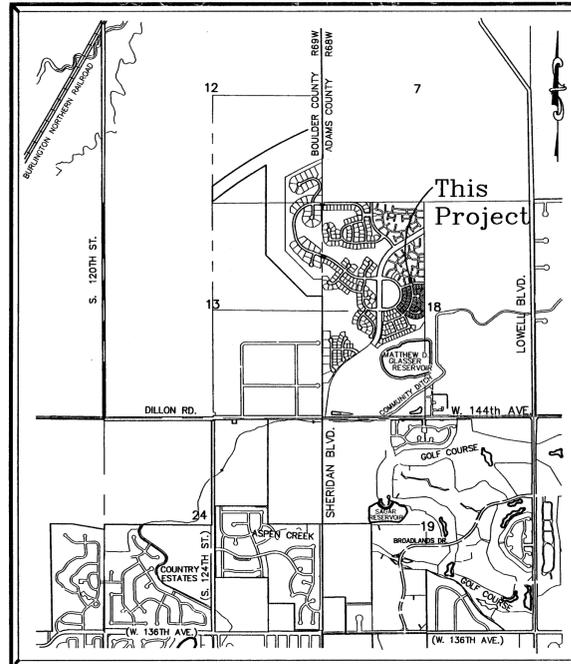
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 6-27-2007

NOTARY PUBLIC Mary Ann Miller

MARY ANN MILLER
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires June 27, 2007



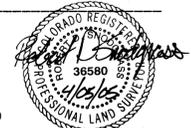
GENERAL NOTES:

- LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABJ70092702 DATED MARCH 7, 2005 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENT(S) OR OTHER MATTERS OF PUBLIC RECORD. THE PROPERTY SHOWN HEREON IS ALL OF THE PROPERTY DESCRIBED IN THE ABOVE DESCRIBED TITLE COMMITMENT.
- THERE ARE 44 SINGLE FAMILY LOTS IN WILDGRASS SUBDIVISION FILING NO. 2.
- LOT LINES ARE RADIAL TO CURVED STREETS UNLESS NOTED "N/R" FOR NON-RADIAL.
- TRACT A IS TO BE USED BY THE HOMEOWNERS ASSOCIATION FOR OPEN SPACE, DRAINAGE AND UTILITY PURPOSES.
- TRACT B IS TO BE USED BY THE WILDGRASS METROPOLITAN IMPROVEMENT DISTRICT FOR OPEN SPACE, DRAINAGE AND UTILITY PURPOSES.
- 5 FOOT WIDE EASEMENTS ARE HEREBY GRANTED FOR THE USE OF DRAINAGE AND UTILITIES ON EACH SIDE OF COMMON SIDE LOT LINES IN ALL BLOCKS. OTHER UTILITIES SHALL HAVE RIGHT TO CROSS AT APPROXIMATELY RIGHT ANGLES.
- NO RETAINING WALLS, FENCES, SCRUBS, TREES OR OTHER OBSTRUCTIONS MAY BE PLACED WITHIN EASEMENTS WHICH OBSTRUCT THE FLOW OF DRAINAGE IN SAID EASEMENTS.
- THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ENTRY SIGNS/FEATURES.
- THE BEARINGS ON THIS PLAT ARE BASED ON THE CONSIDERATION THAT THE LINE BETWEEN BROOMFIELD CONTROL POINT NO. 3 AND NCS CONTROL POINT "PONY" BEARS SOUTH 67°18'04" EAST (GRID). THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS NORTH 00°36'50" WEST BASED UPON THIS CONSIDERATION AND IS MONUMENTED AS SHOWN HEREON.
- THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.999714549. THIS SCALE FACTOR IS TO BE APPLIED TO ANY COORDINATE VALUE OR DISTANCE VALUE IN ORDER TO REDUCE SAID VALUE TO A STATE PLANE GRID VALUE.
- THE COLORADO COORDINATE SYSTEM SHOWN HEREON 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 AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 CRS.
- THIS PARCEL IS AFFECTED BY A RIGHT OF A PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENTS RECORDED NOVEMBER 29, 1895, IN BOOK A46 AT PAGE 325, AND RERECORDED JULY 19, 1954 IN BOOK 505 AT PAGE 367, FEBRUARY 8, 1892 IN BOOK A25 AT PAGE 340 AND BOOK 771 AT PAGE 23 OF THE ADAMS COUNTY RECORDS.

SURVEYOR'S CERTIFICATE

I, ROBERT D. SNODGRASS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS OF RECORD, OR OTHER OWNERSHIPS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE ABOVE DESCRIBED LAND EXCEPT AS SHOWN ON THIS PLAT OF WILDGRASS SUBDIVISION FILING NO. 2; THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE MARCH 2004 BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT THE MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 0.01 FEET; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS IN THE STATE OF COLORADO, DEALING WITH THE SUBDIVISION AND/OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE CITY OF BROOMFIELD SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 5th DAY OF April 2005



ROBERT D. SNODGRASS
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 36580
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 OR STATEMENT SHOWN HEREON. 13-80-105-3a, PRACTICE OF LAND SURVEYING, REVISED 1989

ATTORNEY'S CERTIFICATE

I, Ronald S. Loser, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO, REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL OR TRACT HEREON, OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SAID DEDICATIONS.

Ronald S. Loser ATTORNEY
DATE 04/07/2005
01685 REGISTRATION NO.

LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD, LAND USE REVIEW COMMISSION THIS 10th DAY OF July, 2004

John P. ... VICE-CHAIRMAN
Anna ... SECRETARY

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 28th DAY OF September, 2004

Thomas ... MAYOR
Dick ... CITY CLERK

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF BROOMFIELD) SS

I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 20____, AND IS DULY RECORDED IN PLAN FILE _____, MAP _____, FILM _____, AS RECEPTION NUMBER _____, FEE \$ _____ PAID.

ATTEST:

DEPUTY RECORDER



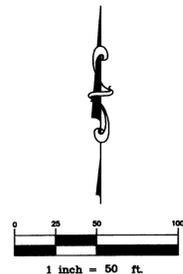
WILDGRASS SUBDIVISION FILING NO. 2
SHEET 1 OF 2 06-16-2003

AzTEC CONSULTANTS, inc.
A LAND SURVEYING COMPANY
8000 South Lincoln Street, Unit 5 Littleton, Colorado 80122
Ph. (303) 713-1898 Fx. (303) 713-1897
AzTEC Proj. No.: 27203-01-01

NO.	DATE	DESCRIPTION	BY
4	04/05/05	REVISED TITLE WORK	TSG
3	07/23/04	PER CITY COMMENTS	TSG
2	05/11/04	PER CITY COMMENTS	DBH
1	03/03/04	PER CITY COMMENTS	DBH

WILDGRASS SUBDIVISION FILING NO. 2 FINAL PLAT

A RESUBDIVISION OF BLOCKS 21 AND 22 OF WILDGRASS SUBDIVISION FILING NO. 1
LYING IN THE WEST 1/2 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH. P.M.
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 2 OF 2



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	83°54'17"	20.00'	29.29'
C2	83°54'17"	20.00'	29.29'
C3	02°23'10"	734.50'	30.59'
C4	91°26'41"	15.00'	23.94'
C5	94°48'15"	15.00'	24.82'
C6	86°39'59"	15.00'	22.69'
C7	49°27'30"	20.00'	17.26'
C8	86°39'59"	15.00'	22.69'
C9	86°39'59"	15.00'	22.69'
C10	86°40'00"	15.00'	22.69'
C11	02°35'55"	681.50'	30.91'

LEGEND

- FOUND REBAR WITH CAP STAMPED "PLS 17666"
 - ⊕ 55' SIGHT TRIANGLE EASEMENT
-
- TYPICAL SIGHT TRIANGLE

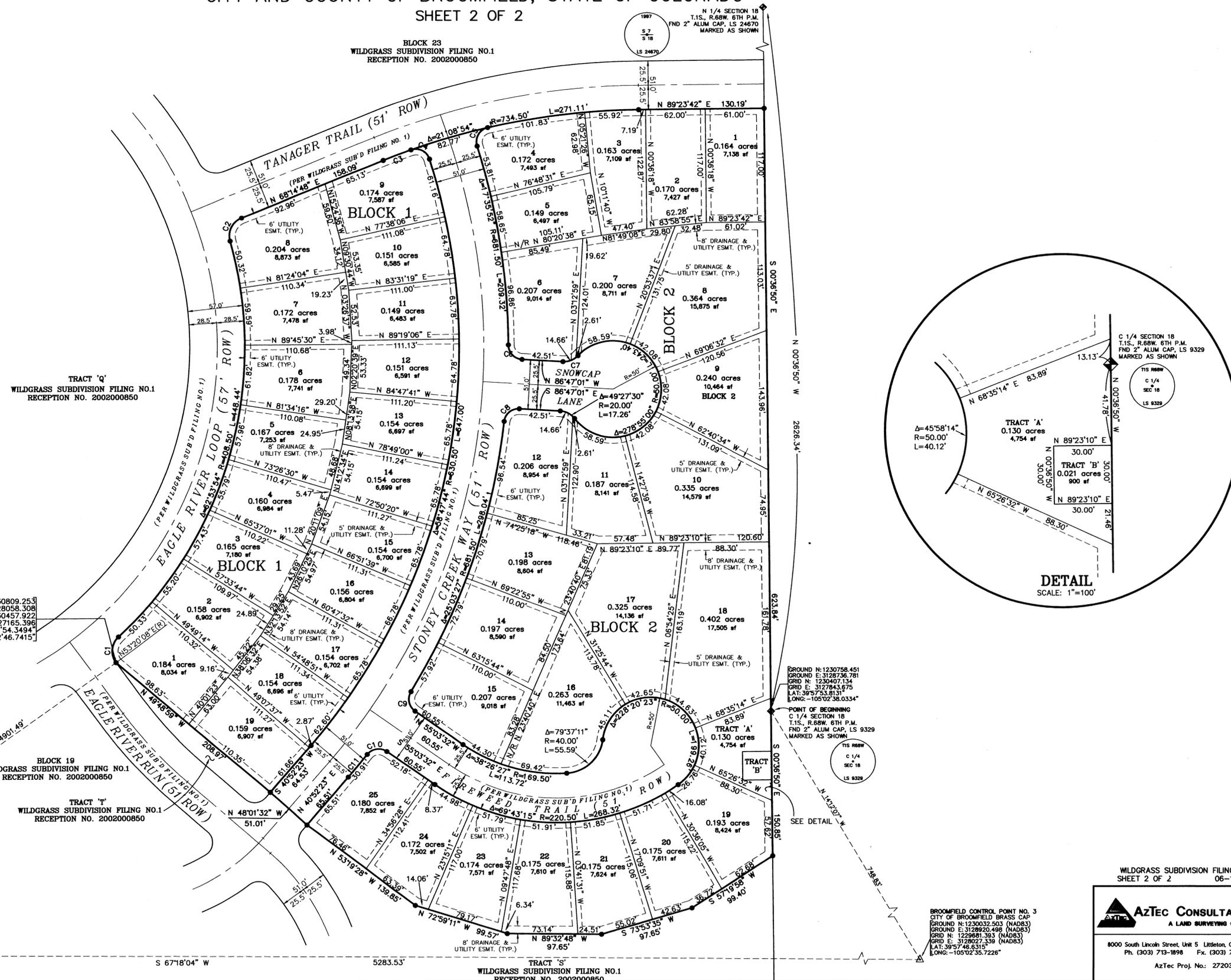
GROUND N: 1230809.253
GROUND E: 3128058.308
GRID N: 1230457.922
GRID E: 3127165.396
LAT: 39°57'54.3494"
LONG: -105°02'46.7415"

BLOCK 19
WILDGRASS SUBDIVISION FILING NO.1
RECEPTION NO. 2002000850

TRACT 'T'
WILDGRASS SUBDIVISION FILING NO.1
RECEPTION NO. 2002000850

NCS CONTROL POINT "PONY"
CITY OF BROOMFIELD BRASS CAP
GROUND N: 1227993.652
GROUND E: 3124046.201
GRID N: 1227643.130
GRID E: 3123154.430
LAT: 39°57'26.7315"
LONG: -105°03'38.4349"

BROOMFIELD CONTROL POINT NO. 3
CITY OF BROOMFIELD BRASS CAP
GROUND N: 1230032.503 (NAD83)
GROUND E: 3128920.498 (NAD83)
GRID N: 122861.383 (NAD83)
GRID E: 3128027.339 (NAD83)
LAT: 39°57'48.6315"
LONG: -105°02'35.7228"



WILDGRASS SUBDIVISION FILING NO. 2
SHEET 2 OF 2 06-16-2003

AzTec CONSULTANTS, Inc.
A LAND SURVEYING COMPANY

8000 South Lincoln Street, Unit 5 Littleton, Colorado 80122
Ph. (303) 713-1898 Fx. (303) 713-1897
AzTec Proj. No.: 27203-01-01