

FINAL PLAT WILDGRASS SUBDIVISION FILING NO. 3

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 18,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 4

LEGAL DESCRIPTION

LOT 1 - LOT 110 INCLUSIVE, BLOCK 23 TOGETHER WITH, LOT 1 - LOT 6 INCLUSIVE, BLOCK 25 TOGETHER WITH, ALL ASSOCIATED TRACTS WITHIN BLOCKS 23 & 25, WILDGRASS SUBDIVISION FILING NO. 1, AS RECORDED AT RECEPTION NO. 2002000850 CITY AND COUNTY OF BROOMFIELD PUBLIC RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS CONTAINED HEREIN ARE BASED UPON THE ASSUMPTION THAT THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS NORTH 89 DEGREES 34 MINUTES 33 SECONDS EAST BETWEEN THE MONUMENTS SHOWN HEREON.

THE NORTHWEST CORNER OF SECTION 18, BEING A FOUND 2.5" ALUMINUM CAP, LS 2350.
THE NORTH QUARTER CORNER OF SECTION 18, BEING A FOUND 2.5" ALUMINUM CAP, LS 24670.

COMMENCING AT SAID NORTH QUARTER CORNER OF SECTION 18, THENCE SOUTH 00 DEGREES 36 MINUTES 50 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 772.85 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 25, WILDGRASS SUBDIVISION FILING NO.1 AND THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 36 MINUTES 50 SECONDS EAST CONTINUING ALONG SAID EAST LINE A DISTANCE OF 1178.65 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF Tanager Trail, WILDGRASS SUBDIVISION FILING NO.1;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 89 DEGREES 23 MINUTES 42 SECONDS WEST A DISTANCE OF 130.19 FEET;
- 2) ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 78 DEGREES 49 MINUTES 15 SECONDS WEST A DISTANCE OF 288.29 FEET, HAVING A RADIUS OF 785.50 FEET, A CENTRAL ANGLE OF 21 DEGREES 08 MINUTES 54 SECONDS AND AN ARC LENGTH OF 289.93 FEET;
- 3) SOUTH 68 DEGREES 14 MINUTES 48 SECONDS WEST A DISTANCE OF 158.09 FEET;
- 4) ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 69 DEGREES 48 MINUTES 04 SECONDS WEST A DISTANCE OF 26.74 FEET, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 83 DEGREES 54 MINUTES 17 SECONDS AND AN ARC LENGTH OF 29.29 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF EAGLE RIVER LOOP, WILDGRASS SUBDIVISION FILING NO.1;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

- 1) ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 54 DEGREES 55 MINUTES 54 SECONDS WEST A DISTANCE OF 371.96 FEET, HAVING A RADIUS OF 408.50 FEET, A CENTRAL ANGLE OF 54 DEGREES 09 MINUTES 56 SECONDS AND AN ARC LENGTH OF 386.18 FEET;
- 2) ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 79 DEGREES 10 MINUTES 34 SECONDS WEST A DISTANCE OF 10.89 FEET, HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 5 DEGREES 40 MINUTES 36 SECONDS AND AN ARC LENGTH OF 10.90 FEET;
- 3) NORTH 76 DEGREES 20 MINUTES 16 SECONDS WEST A DISTANCE OF 61.95 FEET;
- 4) ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 82 DEGREES 56 MINUTES 16 SECONDS WEST A DISTANCE OF 25.29 FEET, HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 13 DEGREES 12 MINUTES 01 SECONDS AND AN ARC LENGTH OF 25.34 FEET;
- 5) NORTH 89 DEGREES 32 MINUTES 16 SECONDS WEST A DISTANCE OF 31.74 FEET;
- 6) ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 42 DEGREES 16 MINUTES 59 SECONDS WEST A DISTANCE OF 29.38 FEET, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 94 DEGREES 30 MINUTES 35 SECONDS AND AN ARC LENGTH OF 32.99 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SHERIDAN PARKWAY, WILD GRASS SUBDIVISION FILING NO.1;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 31 DEGREES 33 MINUTES 32 SECONDS EAST A DISTANCE OF 748.48 FEET, HAVING A RADIUS OF 833.95 FEET, A CENTRAL ANGLE OF 53 DEGREES 10 MINUTES 27 SECONDS AND AN ARC LENGTH OF 773.96 FEET;
- 2) NORTH 58 DEGREES 08 MINUTES 46 SECONDS EAST A DISTANCE OF 745.87 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL OF HUMMINGBIRD LANE, WILD GRASS SUBDIVISION FILING NO.1 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID NORTH QUARTER CORNER OF SECTION 18, THENCE SOUTH 00 DEGREES 36 MINUTES 50 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1003.09 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 25, WILDGRASS SUBDIVISION FILING NO.1 AND THE POINT OF BEGINNING;

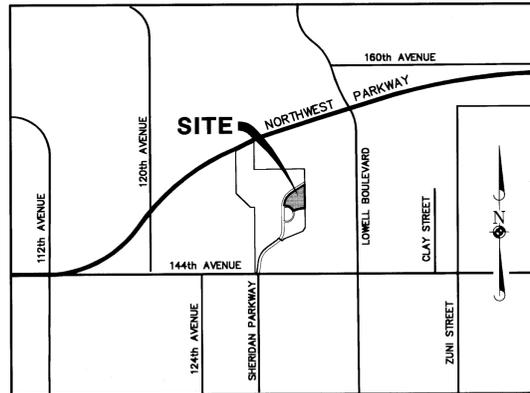
THENCE SOUTH 00 DEGREES 36 MINUTES 50 SECONDS EAST CONTINUING ALONG SAID EAST LINE A DISTANCE OF 52.60 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HUMMINGBIRD LANE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING ELEVEN (11) COURSES:

1. SOUTH 75 DEGREES 14 MINUTES 01 SECONDS WEST A DISTANCE OF 77.71 FEET;
2. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 82 DEGREES 07 MINUTES 43 SECONDS WEST A DISTANCE OF 52.94 FEET, HAVING A RADIUS OF 220.50 FEET, A CENTRAL ANGLE OF 13 DEGREES 47 MINUTES 22 SECONDS AND AN ARC LENGTH OF 53.07 FEET;
3. SOUTH 89 DEGREES 01 MINUTES 26 SECONDS WEST A DISTANCE OF 34.18 FEET;
4. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 81 DEGREES 47 MINUTES 33 SECONDS WEST A DISTANCE OF 42.67 FEET, HAVING A RADIUS OF 169.50 FEET, A CENTRAL ANGLE OF 14 DEGREES 27 MINUTES 45 SECONDS AND AN ARC LENGTH OF 42.78 FEET;
5. SOUTH 74 DEGREES 33 MINUTES 41 SECONDS WEST A DISTANCE OF 66.24 FEET;
6. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 18 DEGREES 16 MINUTES 40 SECONDS WEST A DISTANCE OF 68.04 FEET, HAVING A RADIUS OF 174.50 FEET, A CENTRAL ANGLE OF 22 DEGREES 29 MINUTES 02 SECONDS AND AN ARC LENGTH OF 68.48 FEET;
7. ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 44 DEGREES 52 MINUTES 17 SECONDS WEST A DISTANCE OF 13.24 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 30 DEGREES 42 MINUTES 12 SECONDS AND AN ARC LENGTH OF 13.40 FEET;
8. NORTH 60 DEGREES 13 MINUTES 23 SECONDS WEST A DISTANCE OF 15.51 FEET;
9. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 46 DEGREES 02 MINUTES 18 SECONDS WEST A DISTANCE OF 12.25 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 28 DEGREES 22 MINUTES 09 SECONDS AND AN ARC LENGTH OF 12.38 FEET;
10. NORTH 31 DEGREES 51 MINUTES 14 SECONDS EAST A DISTANCE OF 19.53 FEET;
11. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 76 DEGREES 51 MINUTES 14 SECONDS WEST A DISTANCE OF 28.28 FEET, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND AN ARC LENGTH OF 31.42 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF SHERIDAN PARKWAY, WILD GRASS SUBDIVISION FILING NO.1;

THENCE NORTH 58 DEGREES 08 MINUTES 46 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 120.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HUMMINGBIRD LANE;

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 13 DEGREES 08 MINUTES 46 SECONDS WEST A DISTANCE OF 28.28 FEET, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND AN ARC LENGTH OF 31.42 FEET;
2. SOUTH 31 DEGREES 51 MINUTES 14 SECONDS EAST A DISTANCE OF 18.73 FEET;
3. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 15 DEGREES 57 MINUTES 16 SECONDS EAST A DISTANCE OF 13.70 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 47 MINUTES 56 SECONDS AND AN ARC LENGTH OF 13.87 FEET;
4. SOUTH 00 DEGREES 03 MINUTES 18 SECONDS EAST A DISTANCE OF 15.37 FEET;
5. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 15 DEGREES 07 MINUTES 13 SECONDS EAST A DISTANCE OF 13.00 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 30 DEGREES 07 MINUTES 51 SECONDS AND AN ARC LENGTH OF 13.15 FEET;
6. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 27 DEGREES 39 MINUTES 34 DEGREES EAST A DISTANCE OF 19.88 FEET, HAVING A RADIUS OF 225.50 FEET, A CENTRAL ANGLE OF 05 DEGREES 03 MINUTES 08 SECONDS AND AN ARC LENGTH OF 19.88 FEET;



LOCATION MAP
SCALE: 1"=2000'

SHEET	DESCRIPTION
1	COVER SHEET, LEGAL DESCRIPTION
2	OVERALL BOUNDARY
3	FINAL PLAT AND CURVE & LINE TABLES
4	FINAL PLAT AND CURVE & LINE TABLES

LEGAL DESCRIPTION CONTINUED

7. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 65 DEGREES 17 MINUTES 10 SECONDS EAST A DISTANCE OF 19.34 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 80 DEGREES 18 MINUTES 19 SECONDS AND AN ARC LENGTH OF 21.02 FEET;
8. NORTH 74 DEGREES 33 MINUTES 41 SECONDS EAST A DISTANCE OF 1.80 FEET;
9. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 81 DEGREES 47 MINUTES 33 SECONDS EAST A DISTANCE OF 55.51 FEET, HAVING A RADIUS OF 220.50 FEET, A CENTRAL ANGLE OF 14 DEGREES 27 MINUTES 45 SECONDS AND AN ARC LENGTH OF 55.66 FEET;
10. NORTH 89 DEGREES 01 MINUTES 26 SECONDS EAST A DISTANCE OF 34.18 FEET;
11. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 82 DEGREES 07 MINUTES 43 SECONDS EAST A DISTANCE OF 40.70 FEET, HAVING A RADIUS OF 169.50 FEET, A CENTRAL ANGLE OF 13 DEGREES 47 MINUTES 22 SECONDS AND AN ARC LENGTH OF 40.80 FEET;
12. NORTH 75 DEGREES 14 MINUTES 01 SECONDS EAST A DISTANCE OF 90.57 FEET TO THE POINT OF BEGINNING.

OWNER

WL HOMES LLC, A DELAWARE LIMITED LIABILITY COMPANY, d.b.a. JOHN LAING HOMES

BY: [Signature] DATE: 4/26/07

NOTARY

STATE OF COLORADO)
CITY AND COUNTY OF BROOMFIELD) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF April 2007, BY [Signature], AS Vice President of WL Homes

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature] 10/11/2010
NOTARY PUBLIC MY COMMISSION EXPIRES

MORTGAGEE:

Standard Pacific of Colorado, Inc.

BY: [Signature]
NAME: ROBERT R REID
TITLE: Senior Vice President

NOTARY

STATE OF COLORADO)
CITY AND COUNTY OF BROOMFIELD) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF April 2007, BY Robert Reid AS SR VP OF Standard Pacific of Colorado, Inc.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature] 6-27-2007
NOTARY PUBLIC MY COMMISSION EXPIRES

GENERAL NOTES

1. TITLE POLICY ORDER NUMBER ABJ70091972-5 PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED JULY 12, 2006 AT 5:00 P.M. WAS RELIED UPON FOR THE LEGAL DESCRIPTION, RECORDED EASEMENTS OR RIGHTS OF WAY, WHICH MAY AFFECT THIS PROPERTY.
2. THIS PLAT IS TIED TO THE CITY OF BROOMFIELD CONTROL NETWORK AS SHOWN HEREON, SAID CONTROL NETWORK CONFORMS TO THE COLORADO COORDINATE SYSTEM OF 1983 (NORTH ZONE) AS STATED BELOW. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS SECOND ORDER CLASS 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. SEE SHEET 2 FOR TIES TO CITY OF BROOMFIELD GPS NETWORK.
3. 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. *(PER WILDGRASS SUBDIVISION FILING NO.1, RECORDED UNDER RECEPTION NO.2002000850)*
4. ALL DISTANCES SHOWN HEREON ARE US SURVEY FOOT GROUND DISTANCES.
5. LOT LINES ARE RADIAL TO CURVED STREETS UNLESS NOTED N/R, FOR NON-RADIAL.
6. 5 FOOT WIDE EASEMENTS ARE HEREBY DEDICATED FOR THE USE OF DRAINAGE AND UTILITIES ON EACH SIDE OF COMMON SIDE LOT LINES. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATELY RIGHT ANGLES.
7. TRACTS A, B, C, D, E, F AND G ARE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR SIGNAGE, LANDSCAPING, DRAINAGE, UTILITY, AND MAINTENANCE EASEMENT PURPOSES.
8. THIS PLAT OF WILDGRASS SUBDIVISION FILING NO. 3 - PARCEL "D", IS DETERMINED TO BE IN OTHER AREAS-ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 0850730083F, REVISED AUGUST 18, 2004.
9. A UTILITY EASEMENT, IN ADDITION TO THOSE SPECIFICALLY SHOWN, IS HEREBY DEDICATED TO XCEL ENERGY ACROSS ALL LOTS FOR THE PURPOSE OF PROVIDING GAS AND ELECTRIC SERVICE.
10. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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 HEREIN.
11. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
12. ACCORDING TO C.R.S. 38-51-105 THE OWNER/SUBDIVIDER IS RESPONSIBLE FOR ALL INTERNAL MONUMENTATION OF LOTS, BLOCKS, AND CENTERLINES AS SPECIFIED BY COLORADO LAW AND CITY REGULATIONS.

BASIS OF BEARINGS:

THE BEARINGS FOR THIS PLAT ARE BASED ON THE CONSIDERATION THAT THE LINE BETWEEN CITY OF BROOMFIELD CONTROL POINT "GPS No. 3" AND NGS CONTROL POINT "PONY" BEARS SOUTH 67°18'04" EAST (GRID). THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WHICH BEARS SOUTH 89°34'33" WEST, IS ALSO BASED UPON THIS CONSIDERATION. SAID LINES ARE MONUMENTED AS SHOWN HEREON. *(PER WILDGRASS SUBDIVISION FILING NO.1, RECORDED UNDER RECEPTION NO.2002000850)*

SURVEYOR'S CERTIFICATE:

I, ERIC D. CARSON, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THERE ARE NO EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE ABOVE-DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

ERIC D. CARSON
COLORADO PLS NO. 37890
FOR AND ON BEHALF OF
MANHARD CONSULTING, LTD.

ATTORNEY'S CERTIFICATE

I, Scott A. Ross, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO CERTIFY THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, ALLEY, TRACT, PUBLIC WAY OR RIGHT-OF-WAY HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES. THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

[Signature] REGISTRATION NO. #20966 DATE: 4/27/2007

APPROVALS:

LAND USE REVIEW COMMISSION CERTIFICATE:
THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD, LAND USE REVIEW COMMISSION THIS 11th DAY OF December, 2006.

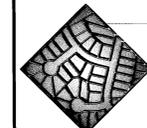
[Signature] CHAIRMAN
[Signature] SECRETARY

CITY COUNCIL CERTIFICATE:
THIS FINAL PLAN IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 26th DAY OF March, 2007.

[Signature] MAYOR
[Signature] CITY CLERK

DATE	REVISION	BY	DATE	REVISION	BY
02/12/2007	REVISED PER CITY COMMENTS DATED 02/12/2007	EDC	02/12/2007	REVISED PER CITY COMMENTS DATED 02/12/2007	EDC
07/02/2007	REVISED PER CITY COMMENTS DATED 07/02/2007	EDC	07/02/2007	REVISED PER CITY COMMENTS DATED 07/02/2007	EDC
11/26/2006	REVISED PER CITY COMMENTS DATED 11/26/2006	EDC	11/26/2006	REVISED PER CITY COMMENTS DATED 11/26/2006	EDC
08/20/2006	REVISED PER CITY COMMENTS DATED 08/20/2006	EDC	08/20/2006	REVISED PER CITY COMMENTS DATED 08/20/2006	EDC

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WILDGRASS SUBDIVISION FILING NO. 3
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
FINAL PLAT

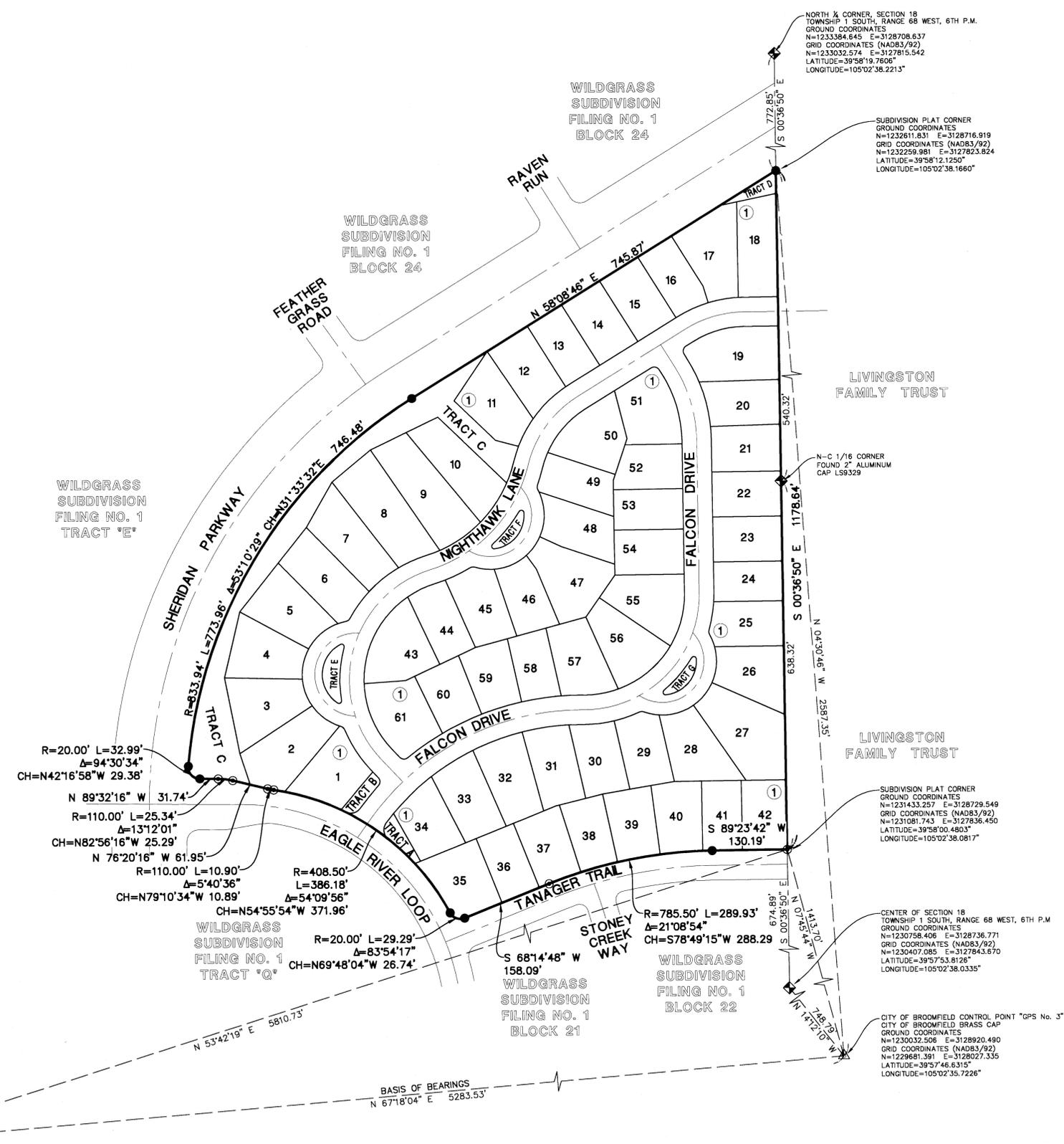
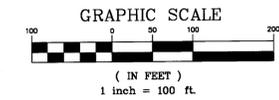
PROJ. NO.: E.D.C.
PROJ. ASSOC.: B.U.P.
DRAWN BY: B.U.P.
CHECKED BY: E.D.C.
DATE: 07/21/06
SCALE: N.T.S.

SHEET 1 OF 4
JLBFC2 060196

FINAL PLAT WILDGRASS SUBDIVISION FILING NO. 3

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 18,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 2 OF 4



- LEGEND**
- = PARCEL BOUNDARY LINE
 - - - = ROADWAY CENTERLINE
 - - - = ALIQUOT LINE
 - ⊙ = FOUND #5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "JEHN ENG LS36561"
 - = SET 18" #5 REBAR WITH 1.25" YELLOW PLASTIC CAP "MANHARD LS 37890"
 - ◆ = FOUND ALIQUOT CORNER AS DESCRIBED
 - △ = NGS CONTROL POINT

NGS CONTROL POINT "PONY"
GROUND COORDINATES
N=1227993.658 E=3124046.196
GRID COORDINATES (NAD83/92)
N=1227643.13 E=3123154.43
LATITUDE=39°57'26.7315"
LONGITUDE=105°03'38.4348"

BASIS OF BEARINGS
N 67°18'04" E 5283.53'

NORTH 1/4 CORNER, SECTION 18
TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.
GROUND COORDINATES
N=1233384.645 E=3128708.637
GRID COORDINATES (NAD83/92)
N=1233032.574 E=3127815.542
LATITUDE=39°58'19.7806"
LONGITUDE=105°02'38.2213"

SUBDIVISION PLAT CORNER
GROUND COORDINATES
N=1232811.831 E=3128716.919
GRID COORDINATES (NAD83/92)
N=1232259.981 E=3127823.824
LATITUDE=39°58'12.1250"
LONGITUDE=105°02'38.1660"

N-C 1/16 CORNER
FOUND 2" ALUMINUM
CAP LS9329

SUBDIVISION PLAT CORNER
GROUND COORDINATES
N=1231433.257 E=3128729.549
GRID COORDINATES (NAD83/92)
N=1231081.743 E=3127836.450
LATITUDE=39°58'00.4480"
LONGITUDE=105°02'38.0817"

CENTER OF SECTION 18
TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.
GROUND COORDINATES
N=1230758.406 E=3128736.771
GRID COORDINATES (NAD83/92)
N=1230407.085 E=3127843.670
LATITUDE=39°57'53.8126"
LONGITUDE=105°02'38.0335"

CITY OF BROOMFIELD CONTROL POINT "GPS No. 3"
CITY OF BROOMFIELD BRASS CAP
GROUND COORDINATES
N=1230032.508 E=3128920.490
GRID COORDINATES (NAD83/92)
N=1229681.391 E=3128027.335
LATITUDE=39°57'46.6315"
LONGITUDE=105°02'35.7226"

DATE	REVISIONS	BY	CHECKED BY
03.20.2007	REVISED PER CITY & COUNTY COMMENTS	EDC	EDC
02.15.2007	REVISED PER CITY COMMENTS DATED 02.12.2007	EDC	KAP
01.02.2007	REVISED PER CITY COMMENTS DATED 12.12.2006	AGB	EDC
11.26.2006	REVISED PER CITY COMMENTS DATED 11.15.2006	NJM	EDC
09.20.2006	REVISED PER CITY COMMENTS DATED 9.5.2006	CS	EDC

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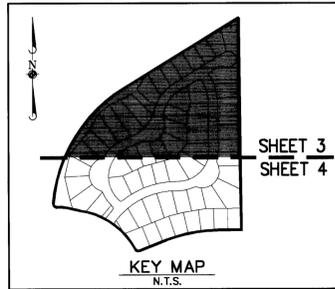
WILDGRASS SUBDIVISION FILING NO. 3
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
FINAL PLAT

PROJ. MGR.	E.D.C.
PROJ. ASSOC.	B.J.P.
DRAWN BY	B.J.P.
CHECKED BY	E.D.C.
DATE	07/21/06
SCALE	1"=100'
SHEET	
2 OF 4	
JLBFC2	060196

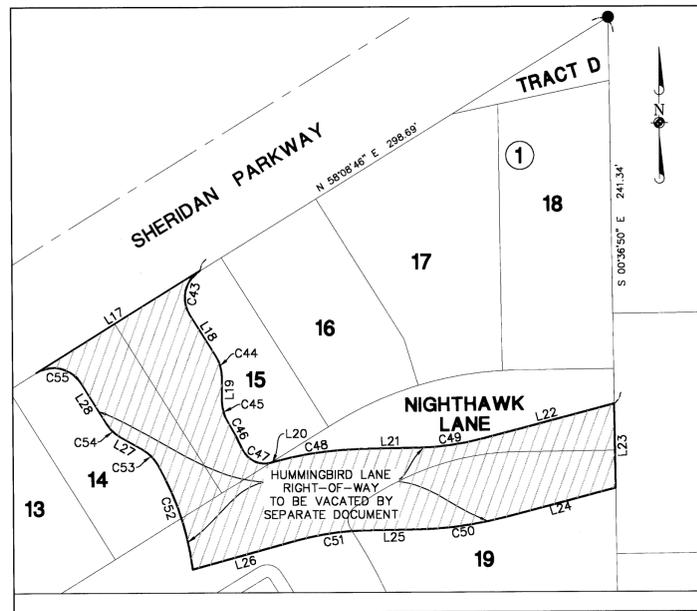
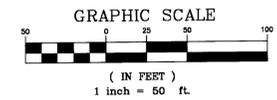
FINAL PLAT WILDGRASS SUBDIVISION FILING NO. 3

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 1
SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 3 OF 4

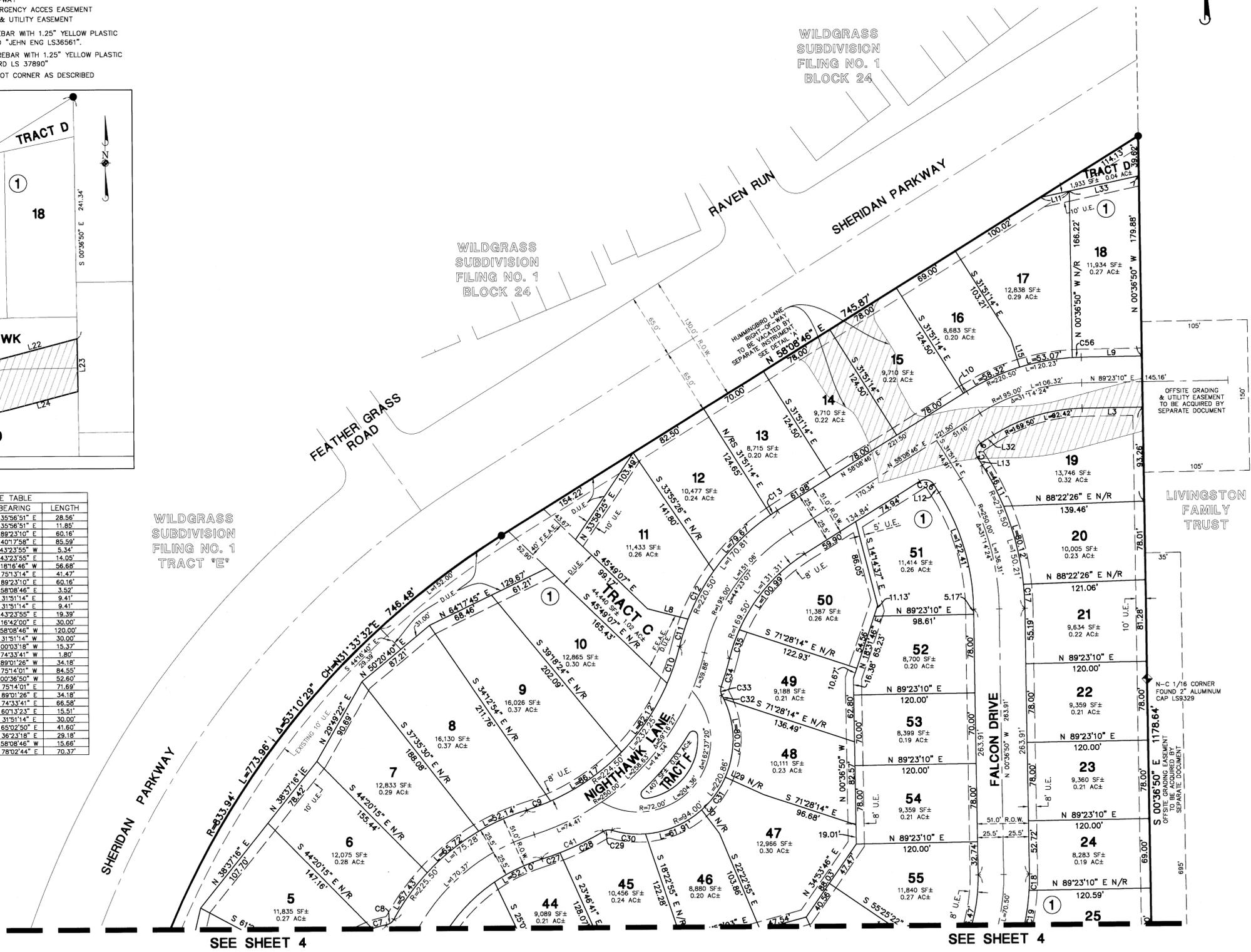


- LEGEND**
- = PARCEL BOUNDARY LINE
 - - - = ROADWAY CENTERLINE
 - · - · = ALIQUOT LINE
 - U.E. = UTILITY EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - F.E.A.E. = FIRE/EMERGENCY ACCESS EASEMENT
 - D.U.E. = DRAINAGE & UTILITY EASEMENT
 - ⊙ = FOUND #5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "JEHN ENG LS36561"
 - = SET 18" #5 REBAR WITH 1.25" YELLOW PLASTIC CAP "MANHARD LS 37890"
 - ◊ = FOUND ALIQUOT CORNER AS DESCRIBED



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	408.50'	8.85'	N 54°15'17" W	8.85'
C2	20.00'	27.95'	N 78°19'47" E	25.73'
C3	475.50'	50.74'	S 39°21'03" W	50.72'
C4	10.00'	14.98'	N 00°29'43" W	13.62'
C5	225.50'	82.90'	S 32°52'01" E	82.43'
C6	10.00'	8.90'	N 47°49'08" W	8.81'
C7	51.74'	14.46'	S 76°28'07" W	14.42'
C8	10.00'	8.90'	N 53°58'57" E	8.81'
C9	224.50'	25.38'	N 69°47'47" E	25.37'
C10	224.50'	38.59'	N 16°41'05" E	38.54'
C11	220.50'	28.65'	S 17°28'57" W	28.62'
C12	220.50'	54.48'	S 28°18'57" W	54.34'
C13	220.50'	8.02'	S 57°06'15" W	8.02'
C16	10.00'	15.71'	S 13°08'48" W	14.14'
C17	275.50'	23.98'	N 03°06'28" W	23.97'
C18	225.50'	16.29'	N 01°27'21" E	16.29'
C19	225.50'	49.56'	N 09°49'21" E	49.45'
C20	10.00'	7.89'	S 06°28'50" E	7.89'
C21	94.00'	23.37'	N 21°57'32" W	23.31'
C22	76.76'	26.72'	S 77°14'22" E	26.58'
C23	10.00'	7.89'	S 87°38'31" W	7.89'
C24	424.50'	20.75'	S 38°33'15" W	20.75'
C25	20.00'	30.91'	S 07°07'41" E	27.93'
C26	10.00'	14.98'	S 86°18'08" E	13.62'
C27	275.50'	18.90'	N 71°04'12" E	18.89'
C28	275.50'	48.21'	N 62°03'32" E	48.15'
C29	10.00'	8.32'	S 82°54'57" W	8.08'
C30	94.00'	33.98'	S 83°36'16" E	33.80'
C31	94.00'	40.32'	N 36°00'57" E	40.01'
C32	94.00'	4.58'	N 28°28'24" W	4.58'
C33	10.00'	8.32'	S 01°02'09" E	8.08'
C34	275.50'	28.05'	N 18°46'54" E	28.04'
C35	169.50'	30.31'	S 18°53'03" W	30.27'
C36	10.00'	15.71'	N 76°51'14" W	14.14'
C37	174.50'	82.02'	N 80°21'46" E	81.89'
C38	475.50'	38.10'	S 88°14'59" W	38.09'
C39	785.50'	16.85'	S 88°47'15" W	16.65'
C40	408.50'	19.13'	N 80°40'22" W	19.13'
C41	275.50'	67.10'	N 66°03'26" E	66.94'
C42	424.50'	24.90'	S 89°59'17" W	24.90'
C43	20.00'	31.42'	S 13°38'48" W	28.28'
C44	25.00'	13.87'	N 15°57'16" W	13.70'
C45	25.00'	13.15'	S 15°07'14" E	13.00'
C46	225.50'	19.88'	N 27°39'37" W	19.87'
C47	15.00'	21.02'	S 65°17'14" E	19.34'
C48	220.50'	55.98'	S 81°47'34" E	55.51'
C49	189.50'	40.80'	N 82°07'43" E	40.70'
C50	220.50'	53.07'	N 82°07'43" E	52.94'
C51	169.50'	42.78'	S 81°47'34" W	42.67'
C52	174.50'	89.25'	N 18°08'04" W	88.80'
C53	25.00'	13.40'	N 44°52'17" W	13.24'
C54	25.00'	12.38'	S 46°02'19" E	12.25'
C55	20.00'	31.42'	N 78°51'14" W	28.28'
C56	220.50'	8.84'	S 88°14'15" W	8.84'

LINE	BEARING	LENGTH
L1	N 35°56'51" E	28.58'
L2	N 35°56'51" E	11.85'
L3	N 89°23'10" E	60.16'
L4	N 40°17'58" E	85.59'
L5	N 43°23'55" W	5.34'
L6	S 43°23'55" E	14.05'
L7	N 18°16'48" W	56.68'
L8	S 75°13'14" E	41.47'
L9	N 89°23'10" E	60.16'
L10	N 58°08'46" E	3.52'
L11	S 31°51'14" E	9.41'
L12	S 31°51'14" E	9.41'
L13	S 31°51'14" E	9.41'
L14	S 43°23'55" E	19.39'
L15	S 16°42'00" E	30.00'
L16	S 58°08'46" W	120.00'
L17	N 31°51'14" W	30.00'
L18	N 31°51'14" W	30.00'
L19	N 00°33'18" W	15.37'
L20	S 74°33'41" W	1.80'
L21	S 89°01'26" W	34.18'
L22	S 75°14'01" W	84.55'
L23	N 00°36'50" W	92.60'
L24	N 75°14'01" E	71.69'
L25	N 89°01'26" E	34.18'
L26	N 74°33'41" E	66.58'
L27	S 60°13'22" E	15.51'
L28	S 31°51'14" E	30.00'
L29	N/R	41.60'
L30	N/R	29.18'
L32	S 58°08'46" W	15.66'
L33	N 78°02'44" E	70.37'



WILDGRASS SUBDIVISION FILING NO. 1 TRACT 'E'

WILDGRASS SUBDIVISION FILING NO. 1 BLOCK 24

LIVINGSTON FAMILY TRUST

SEE SHEET 4

SEE SHEET 4

DATE	BY	CHECKED BY	REVISIONS
02/15/2007	JLB	E.D.C.	REVISED PER CITY COMMENTS DATED 02/12/2007
01/02/2007	JLB	B.L.P.	REVISED PER CITY COMMENTS DATED 12/18/2006
10/25/2006	JLB	B.L.P.	REVISED PER CITY COMMENTS DATED 10/26/2006
06/20/2006	JLB	B.L.P.	REVISED PER CITY COMMENTS DATED 6/5/2006

Manhard Consulting, Ltd.
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Environmental Scientists - Landscape Architects - Planners - Construction Managers
345 Inverness Drive South, Suite 1800 • Englewood, CO 80112 • 303.708.0500 • 303.708.0400 FAX • www.manhard.com



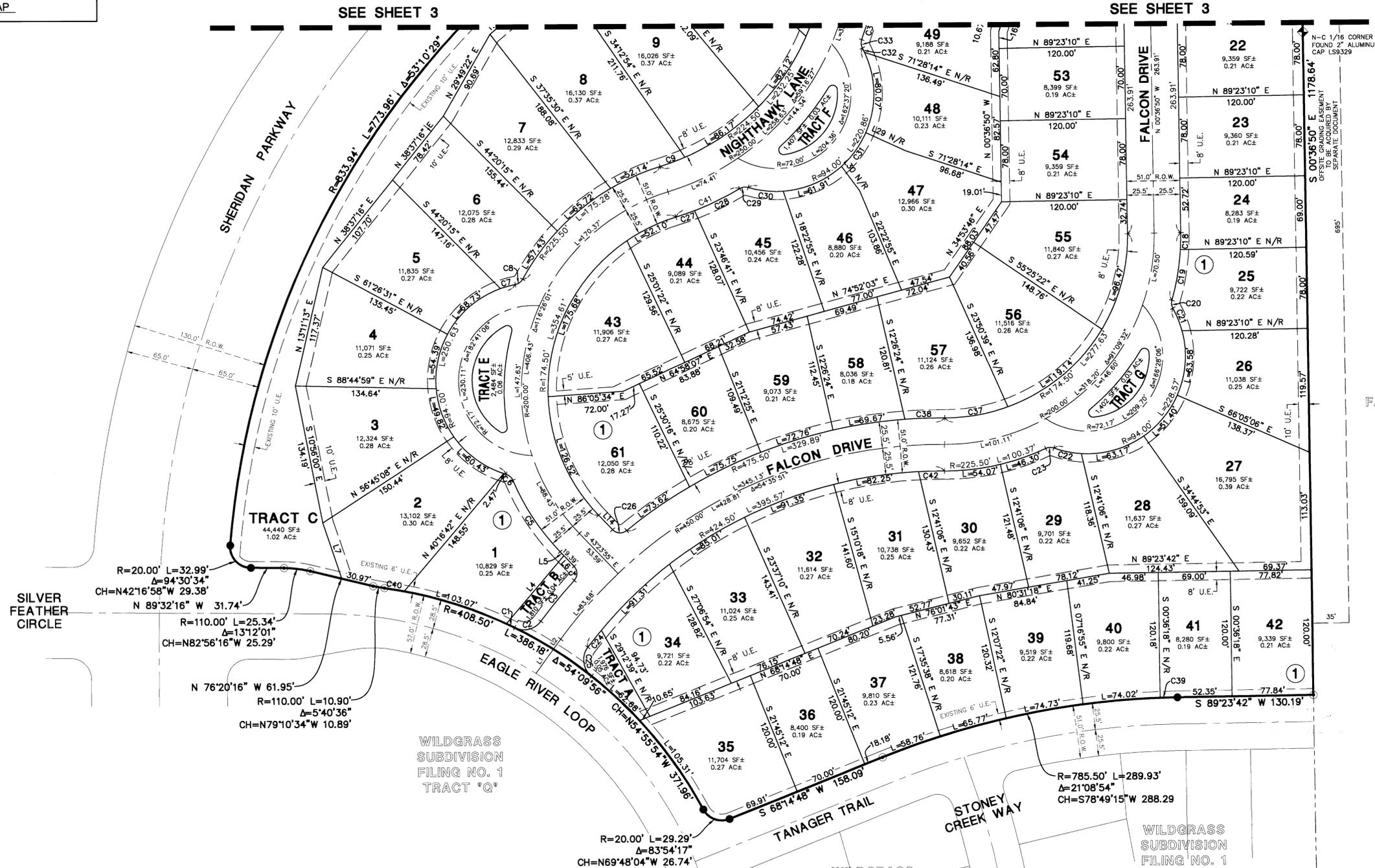
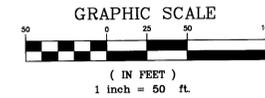
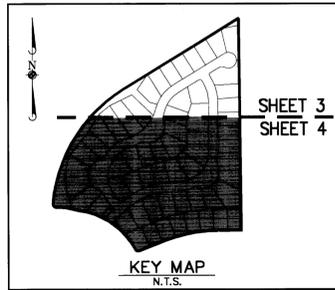
WILDGRASS SUBDIVISION FILING NO. 3
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
FINAL PLAT

PROJ. NO.	E.D.C.
PROJ. ASSOC.	B.L.P.
DRAWN BY	B.L.P.
CHECKED BY	E.D.C.
DATE	07/21/06
SCALE	1"=50'
SHEET	3 OF 4
JLBFC2	060196

FINAL PLAT WILDGRASS SUBDIVISION FILING NO. 3

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 18,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 4 OF 4



- LEGEND**
- = PARCEL BOUNDARY LINE
 - - - = ROADWAY CENTERLINE
 - · - · = ALIQUOT LINE
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 - ◊ = FOUND ALIQUOT CORNER AS DESCRIBED

DATE	REVISION	DRAWN BY	CHECK BY
02/15/2007	REVISED PER CITY COMMENTS DATED 02/12/2007	EDC	KAP
01/02/2007	REVISED PER CITY COMMENTS DATED 12/18/2006	ASB	EDC
10/25/2006	REVISED PER CITY COMMENTS DATED 10/12/2006	NTM	EDC
09/20/2006	REVISED PER CITY COMMENTS DATED 9/5/2006	GAS	EDC

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 Environmental Scientists - Landscape Architects - Planners - Construction Managers
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WILDGRASS SUBDIVISION FILING NO. 3
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 FINAL PLAT

PROJ. MGR.	E.D.C.
PROJ. ASSOC.	B.J.P.
DRAWN BY	B.J.P.
CHECKED BY	E.D.C.
DATE	07/21/06
SCALE	1"=50'
SHEET	4 OF 4
JLBFC2	060196