

# BROADLANDS WEST FILING NO. 1 REPLAT C

A REPLAT OF OUTLOT V, BROADLANDS WEST FILING NO. 1,  
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO  
A MINOR SUBDIVISION

### LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

OUTLOT V OF BROADLANDS WEST FILING NO. 1 AND TRACT 1, THE BROADLANDS P.U.D. AS RECORDED IN ADAMS COUNTY ON 03/16/99 AT FILE 18 MAP 25;

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF BROADLANDS WEST FILING NO. 1, REPLAT C; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS, PUBLIC WAYS 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:

COMMUNITY DEVELOPMENT GROUP 136, LLC,  
a Colorado Limited Liability Company

By: Charles R. Bellock, Manager

### ACKNOWLEDGMENT:

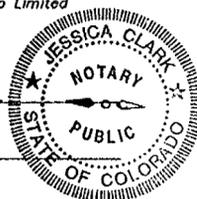
State of Colorado)  
SS)  
County of Adams)

The foregoing instrument, was acknowledged before me this 14th day of AUGUST 2001, by Charles R. Bellock as Manager of COMMUNITY DEVELOPMENT GROUP 136, LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

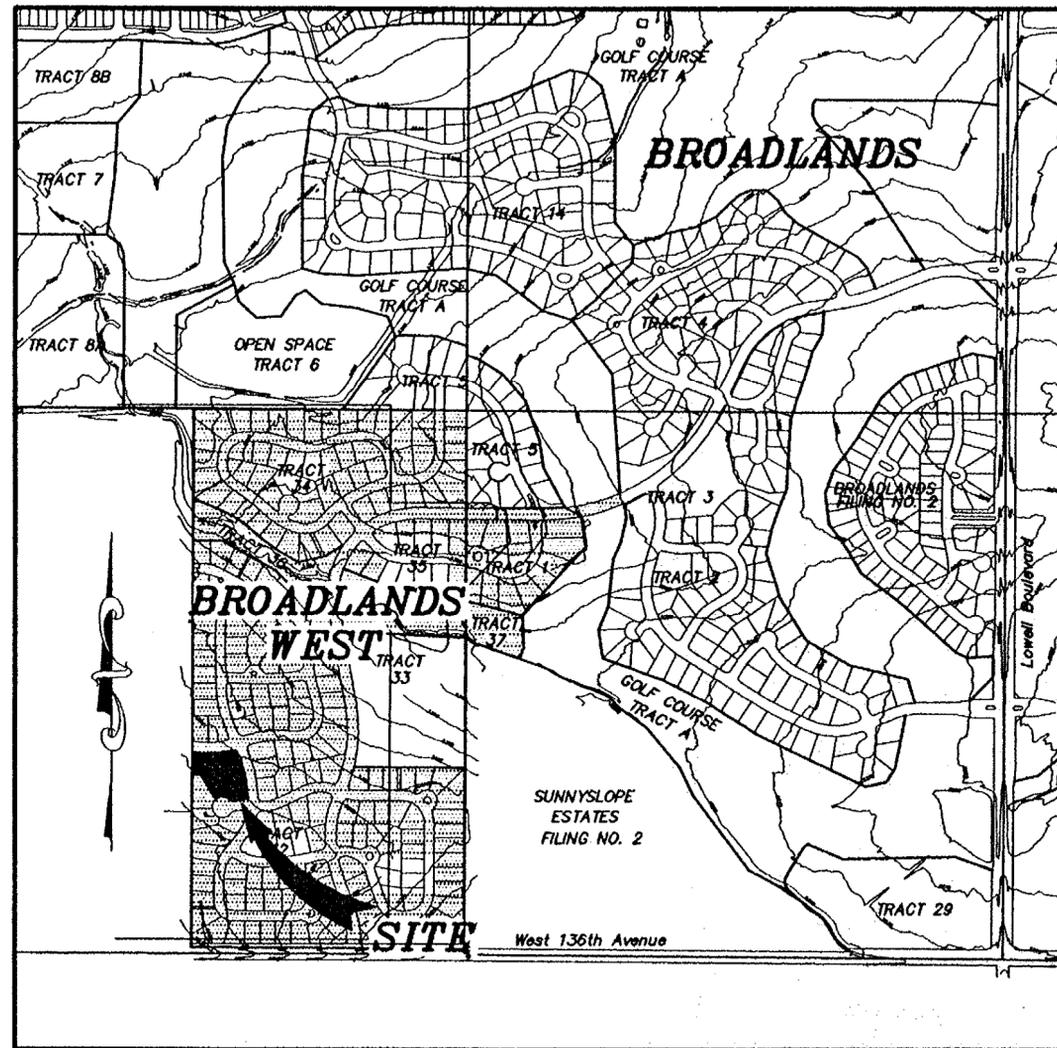
My commission expires: 7/30/02

Jessica Clark  
Notary Public



### NOTES:

1. EASEMENTS ARE GRANTED BY SEPARATE INSTRUMENT.



VICINITY MAP

### APPROVALS:

This MINOR SUBDIVISION PLAT is approved and accepted by the CITY OF BROOMFIELD, COLORADO, this 14th Day of November, 2001.

PLANNING DIRECTOR

James C. Black  
CITY ENGINEER COMMUNITY DEVELOPMENT DIRECTOR

Charles Gishi  
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 5:03 O'CLOCK AM/PM THIS 14th DAY OF November 2001, AND IS DULY RECORDED IN PLAN FILE 18, MAP 570, FILM AS RECEPTION NUMBER 0088090 FEE \$ PAID.

ATTEST:

Angela Mayfield  
DEPUTY

Carol A. Dupler  
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, 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  
JOHN C. BARICKMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR 28258  
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 C

SCALE	HOR. N/A VERT. N/A		HURST & ASSOCIATES, INC. CONSULTING ENGINEERS 4999 Pearl East Circle, Suite 108 Broomfield, Colorado 80011 (303) 419-9105
DESIGN/APPR.	JB		
DRAWN BY	BO		
DATE	5/23/01		
FILE I:\202035\035-RPGCV.DWG			SHEET 1 OF 2

**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 GRID 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.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	17.82'	17.24'	S70°38'18"E	51°03'19"
C2	224.00'	6.63'	6.63'	S84°40'55"W	1°41'44"
C3	20.00'	32.25'	28.87'	N39°20'18"E	92°22'58"
C4	256.00'	3.63'	3.63'	N07°15'34"W	0°48'46"
C5	451.00'	41.67'	41.65'	N10°18'46"W	5°17'37"
C6	451.00'	114.59'	114.28'	N20°14'18"W	14°33'27"
C7	20.00'	26.47'	24.58'	N65°25'52"W	75°49'41"
C8	564.00'	54.62'	54.60'	N79°25'45"E	5°32'55"
C9	564.00'	73.05'	73.00'	N85°54'51"E	7°25'16"
C10	564.00'	75.06'	75.00'	S86°33'47"E	7°37'29"
C11	50.00'	7.18'	7.18'	N49°13'34"W	8°13'52"
C12	50.00'	69.76'	64.24'	S86°41'09"W	79°56'41"



GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

- SET 1" DIA. PLASTIC CAP ON NO. 4 REBAR MARKED " PLS 28258"
- FOUND 1.5" DIA. PLASTIC CAP ON NO. 5 REBAR MARKED " PLS 17666"

**BROADLANDS WEST  
FILING NO. 1  
REPLAT C**

SCALE	HOR. 1"=40'	VERT. N/A		<b>HURST &amp; ASSOCIATES, INC.</b> CONSULTING ENGINEERS 4999 Pearl East Circle, Suite 106 Boulder, Colorado 80501 (303) 449-9105
DESIGN/APPR.	JB			
DRAWN BY	BO			
DATE	11/8/01			
FILE I:	\\202035\035-RPC.DWG			