# ANTHEM FILING NO. 1 FINAL PLAT

A RESUBDIVISION OF OUTLOT 3, PREBLE CREEK FILING NO. 1

#### LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, the undersigned being the owner of:

A parcel of land being Outlot 3, Preble Creek Filing No. 1, recorded at the City and County of Broomfield Clerk & Recorder's Office on April 23, 2004 under reception number 2004005783, containing 38,000 square feet, (0.872 Acres), more or less, lying in the Northwest Quarter of Section 6, Township 1 South, Range 68 West of the 6th Principal Meridian, City and County of Broomfield, State of Colorado, being additionally described as follows:

COMMENCING at the North Quarter corner of said Section 6 (a found 3 1/4" aluminum cap in a range box stamped "PLS 24942 2001"); WHENCE the Northwest corner of said Section 6 (a found 3 1/4" aluminum cap in a range box stamped "PLS 24942 2001) bears S89°40'36"W a distance of 2488.61

THENCE S22°53'15"W a distance of 198.29 feet to the POINT OF BEGINNING; THENCE S00°35'45"E a distance of 190.00 feet;

THENCE S89°24'15"W a distance of 200.00 feet; THENCE NOO°35'45"W a distance of 190.00 feet;

THENCE N89°24'15"E a distance of 200.00 feet to the POINT OF BEGINNING.

Containing 38,000 square feet, (0.872 Acres), more or less.

Has laid out, platted, and subdivided the above described land, under the name and style of ANTHEM FILING NO. 1; and by these presents dedicates, grants, and conveys in fee simple to the City and County of Broomfield for public use the streets, rights-of-way, and other public ways and Lot 2 of Block 1 as shown or noted on the plat for public and municipal uses and for use by franchisees of the City and County of Broomfield and for use by public and private utilities.

#### BASIS OF BEARING:

Bearings are based upon (2) Broomfield Colorado GPS Control (Modified State Plane - Colorado North Zone) - GIS LAND POSITION corners "Lucy" (found 3" brass disk set into 18" round concrete post stamped "CITY OF BROOMFIELD GPS LUCY) and "GPS #4" (found 3 1/4" brass disk set into 18" round concrete post stamped "CITY OF BROOMFIELD 1995 GPS NO. 4" bearing being S50°56'38"W a distance of 9603.05 feet.

#### PROJECT DATUM:

Geodetic coordinates are based on NAD 83(1992) Orthometric Heights are based on the NAVD 88 State Plane coordinates are based on the Colorado North Zone (501) Units are US Survey Feet (sft)

Project (Ground) coordinates are Modified State Plane Project Combined factor = 0.999716267

Project coordinates were modified to ground at NGS 1ST Order horizontal control The mark is a City of Broomfield 3 1/4" brass disk set into 18" round concrete post, flush with the ground. The location of the mark matches the NGS Data sheet "Station Description

Designation = LUCY Project Point Number = 464

NGS PID = AI3578NAD 83(1992) Coordinates Latitude =  $40^{\circ} 00' 00.35831'' (N)$ Longitude =  $105^{\circ} 00' 41.29278'' (W)$ Ellp. Height = 5240.15 sft NAVD 88 Elevation = 5297.00 sft

State Plane coordinates North Zone (501) N= 1,243,260.090 sft E= 3.136.862.480 sft

Modified State Plane coordinates (Ground) N= 1,243,612.944 sft E= 3,137,752.764 sft

Project Bench Mark: "LUCY" as described above. NAVD 88 Elevation = 5297.00 sft

### **ZONING NOTE:**

Lands contained within and adjacent to this Final Plat are zoned as P.U.D. (uses unspecified) per the Preble Creek PUD Plan and Preliminary Plat-1st Amendment recorded at Reception number 200302216 on November 11, 2003.

### STATUTE OF LIMITATIONS:

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

Any person who knowingly removes, alters or defaces any public land survey monument or accessory commits a class two (2) misdemeanor pursuant to state statute 18-4-508 C.R.S.

The Colorado Coordinate System hereon shown is defined as 2nd order, Class 2-I, 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.

### COUNTY NOTE:

LYING IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.

CITY AND COUNTY OF BROOMFIELD, COLORADO POINT OF COMMENCEMENT N 1/4 Cor. Sec. 6 Found 3 1/4" Alum. Cap in Range Box "T1N R68W T1S R68W S31 S6 **\_\_\_\_**/ N1/4 2001 CARTER BURGESS PLS N'ly line NW 1/4 Section 6 POINT OF BEGINNING Bk. 4245 Pg 663 80' NORTHERN COLORADO WATER CONSERVANCY DISTRICT Esmt.

200.00 N 89'24'15" E 156.39 Public Access Easement by Separate Instrument Recorded at Reception No. 2005005451

N 89 41 44" E

\_\_\_\_\_\_ R=4.50'De=90'00'00" CB=S 45'18'16" E R=3.00'De=90'00'00"

CB=S 44'41'44" W C3 \_\_\_\_\_\_ R=53.50' De=51'03'42" C=46.12'

CB=N 25\*13'35" E

more than ten years of the date of certification shown hereon.

NW Cor. Sec. 6 Found 3

1/4" Alum. Cap on #6

S6 S1 CC 2001 CARTER

BURGESS PLS 24942"

Rebar in Range Box "T1N

R68W T1S R68 W R69W S31

### MONUMENTATION NOTICE:

### STATEMENT OF ACCURACY:

All recording information (Book, Page, Reception Number, File, Map Number) shown hereon refers to Adams County Clerk & Recorder's Office unless otherwise noted.

EASEMENT

0.154 Acres

I N 90'00'00'

21.00

N 1/4 Cor. Sec.

40'00'00.95890"N

105'02'38.16408"W

Modified SP

N=1243625.278

E=3128655.037

State Plane Grid

N=1243272.420

E=3127767.335

105'00'41.29278"W

Modified SP=

N=1243612.944

E=3137752.764

N=1243260.090

E=3136862.480

State Plane Grid

Lucy" 40'00'00.35831"N

N 89'41'44" E

52.50

LOT 1, BLOCK **0.244 Acres** S 89°24'15" W

S 00'18'16" E

≥

A=4.71' C=4.24'

1243442.595 3128577.916 State Plane Grid N=1243089.790 E=3127690.235 SW Cor. Lot 2, Block 1 39'59'57.27041"N 105'02'41.72326"W

NE Cor. Lot 1, Block 1

39'59'59.15796"N

105'02'39.16687"W

Modified SP

Modified SP Z N=1243250.525 E=3128379.903 State Plane Grid N=1242897.774 8.36.49 5002.25 E=3127492.278

LOT 2, BLOCK 1

0.628 Acres

(27,353 sq.ft.)

S 89°24'15" W

200.00

"City of Broomfield 1995 GPS #4" 39\*59'00.97374"N 105'02'17.49294"W Modified SP N=1237562.237 **GEODETIC TIE DIAGRAM** E=3130295.718

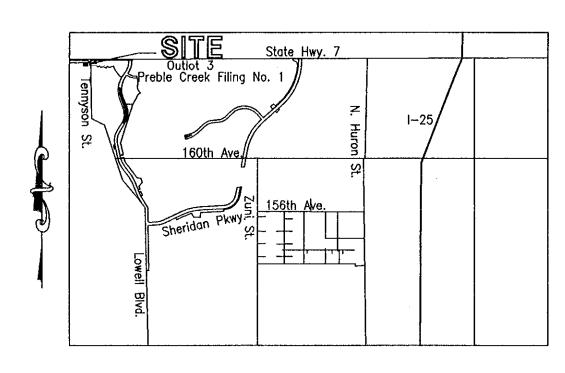
SYMBOL LEGEND E=3129407.554 Aliquot corner (as described)

▲ Found 1 1/2" aluminum cap on #5 rebar "CARTER BURGESS PLS 24942" (Unless noted otherwise)

Access Easement conveyed to NORTHERN COLORADO WATER CONSERVANCY DISTRICT by

State Plane Grid

N=1237211.103



VICINITY MAP N.T.S.

#### TITLE AND EASEMENT NOTE:

This survey does not constitute a title search by Carter & Burgess, Inc. to determine ownership or easements of record. For all information regarding easements, Carter & Burgess relied upon Title Commitment Number ABJ70087062 dated December 23, 2004 at 5:00 p.m., prepared by Land Title Guarantee Company and issued by Chicago Title Insurance Company. All tax information, liens, if any, leases, deeds of trust, releases, assignments, assumptions, terms, agreements, provisions, conditions and obligations for the property shown hereon are reflected in said title commitment.

#### 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 1014 day of January 2005

\_\_\_\_, an Attorney at Law licensed to practice in the State of Colorado represent to the City and County of Broomfield that the owner and subdivider granting any easement hereon owns them in fee simple, free and clear of all liens and encumbrances, and the City and County of Broomfield may rely upon this representation in accepting such dedications.

3/15/05

## Registration No.

# 20966

SURVEYOR'S CERTIFICATE

I Kenneth W. Carlson, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of ANTHEM 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. For and on behalf of Carter & Burgess, Inc.

# OWNER'S CERTIFICATE

Executed this 15 day of MARCH, 20 05

PULTE HOME CORPORATION, a Michigan Corporation 12303 Airport Way, Suite 130 Broomfield, CO 80021, By: Molert of Celett Bob Eck, P.E.

### ACKNOWLEDGMENT:

President

State of Colorado County of Broomfield)

The foregoing instrument was acknowledged before me this 15 day of March, 2005, by Robert Lecklas president of PULTE HOME CORPORATION, a Michigan corporation.

Witness my hand and official My commission expires 05 Notary Public Of Oliver PORTION W, 6TH P.

J & O

PROJECT NO. 070545,200,1,2000 DATE: January 31, 2005 SCALE: AS SHOWN DRAFTED BY: DGW DESIGNED BY: DGW REVIEWED BY: KWC DRAWING CONTENTS: ANTHEM FG. NO. 1

DRAWING NUMBER:

SHEET 1 of 1