#### PARCEL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF:

A PARCEL OF LAND 136.00 FEET IN WIDTH BEING A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 7, WHENCE THE NORTHWEST CORNER OF SAID SECTION 7 BEARS NORTH 001029 WEST, 2641.31 FEET, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON;

THENCE NORTHERLY ALONG THE WEST SECTION LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, NORTH 00"10'29" WEST, 136.00 FEET TO THE SOUTHERLY EASEMENT LINE OF A PUBLIC SERVICE COMPANY OF COLORADO EASEMENT AS RECORDED AT RECEPTION NUMBER 2007008966 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID CITY AND COUNTY OF BROOMFIELD AND BEING 136.00 FEET PERPENDICULAR NORTH OF THE SOUTH SECTION LINE OF SAID NORTHWEST

THENCE EASTERLY AND NORTHEASTERLY DEPARTING SAID WEST SECTION LINE ALONG SAID SOUTHERLY EASEMENT LINE THE FOLLOWING EIGHT (8) COURSES:

- 1. EASTERLY AND ALONG A PARALLEL LINE WITH SAID SOUTH SECTION LINE, NORTH 89°27'53" EAST, 1353.78 FEET TO
- THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1926.00 FEET;
  2. NORTHEASTERLY DEPARTING SAID PARALLEL LINE, 1096.15 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°36'31":
- 32 36 31;
  3. TANGENT TO SAID CURVE, NORTH 56°51'22" EAST, 471.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1444.00 FEET;
- 4. NORTHEASTERLY 659.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26"10'15";
- 5. TANGENT TO SAID CURVE, NORTH 83°01'37" EAST, 381.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2364.00 FEET;
- 6. NORTHEASTERLY 607.65 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14'43'39";
- TANGENT TO SAID CURVE NORTH 68"17'58" EAST, 256.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30.00 FEET;
   NORTHEASTERLY, NORTHERLY AND THEN NORTHWESTERLY 47.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90"00'00" TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD AS RECORDED ON THE

PLAT OF "PREBLE CREEK FILING NO. 1", RECORDED AT RECEPTION NUMBER 2004005783 IN THE SAID OFFICE OF THE

CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD;

THENCE SOUTHEASTERLY DEPARTING SAID SOUTHERLY EASEMENT LINE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD AND TANGENT TO SAID CURVE, SOUTH 21°42'04" EAST, 196.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET;

THENCE NORTHWESTERLY, WESTERLY AND THEN SOUTHWESTERLY DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 47.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90'00'00";

THENCE TANGENT TO SAID CURVE, SOUTH 6817'58" WEST, 256.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2500.00 FEET;

THENCE SOUTHWESTERLY 642.61 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14'43'39";

THENCE TANGENT TO SAID CURVE, SOUTH 83°01'37" WEST, 381.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1308.00 FEET;

THENCE SOUTHWESTERLY 597.45 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 261015";

THENCE TANGENT TO SAID CURVE, SOUTH 56°51'22" WEST, 471.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2062.00 FEET;

THENCE SOUTHWESTERLY 1173.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°36'31" TO THE SAID SOUTH SECTION LINE OF THE NORTHWEST QUARTER OF SECTION 7, ALSO BEING ON THE NORTH BOUNDARY LINE OF TRACT A ON THE PLAT OF "ANTHEM FILING NO. 10", RECORDED AT RECEPTION NUMBER 2006003872 IN THE SAID OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD;

THENCE WESTERLY ALONG SAID SOUTH SECTION LINE AND SAID NORTH BOUNDARY LINE OF TRACT A, SOUTH 89°27'53" WEST, 1354.64 FEET TO THE **POINT OF BEGINNING.** 

CONTAINING 15.252 ACRES (664,359 SQ.FT.), MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "ANTHEM FILING NO. 17"; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN SIMPLE FEE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE OF THE STREETS, RIGHT-OF-WAY, EASEMENTS AND OTHER PUBLIC WAYS AS SHOWN OR NOTED ON THE PLAT FOR USE BY FRANCHISES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

## OWNER:

PULTE HOME CORPORATION, A MICHIGAN CORPORATION

BY: Dece in Fect

STATE OF COLOYAGO

STATE OF COLOYAGO

STATE OF COLOYAGO

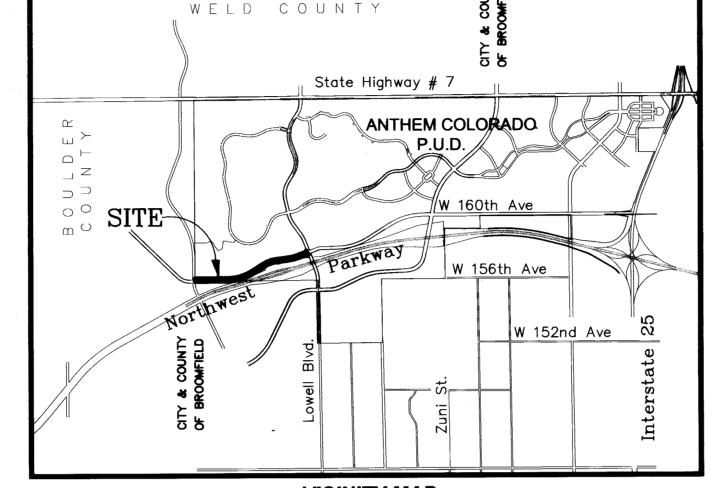
SSS

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 122/2011

MELINDA FITZGERALD
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires 01/22/2011



#### **GENERAL NOTES:**

#### VICINITY MAP SCALE: 1" = 4000'

- 1. BASIS OF BEARINGS: THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE LINE BETWEEN BROOMFIELD CONTROL POINT "LUCY" AND BROOMFIELD CONTROL POINT "GPS No 32" BEARS SOUTH 35"07" WEST (GRID), 9415.11" (MODIFIED), FOR THE PURPOSES OF THE PARCEL DESCRIPTION SHOWN HEREON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, RELATIVE TO THE ABOVE DESCRIBED LINE, IS CONSIDERED TO BEAR SOUTH 00"10'29" EAST, SAID LINES ARE MONUMENTED AS SHOWN HEREON.
- 2. PROJECT BENCHMARK BROOMFIELD CONTROL POINT "LUCY". TOP 3 1/4" BRASS DISC IN CONCRETE. ELEVATION = 5297.00 (DATUM = NAVD 88)
- 3. THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.999716267. THIS FACTOR IS TO BE APPLIED TO ANY GROUND COORDINATE OR DISTANCE VALUES IN ORDER TO REDUCE SAID VALUES TO STATE PLANE GRID VALUES.
- 4. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS ORDER C2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AN SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- 5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CALIBRE ENGINEERING INC. TO DETERMINE OWNERSHIP(S) OR EASEMENT(S) OF RECORD. FOR ALL INFORMATION REGARDING EASEMENT(S), CALIBRE ENGINEERING INC. RELIED UPON TITLE COMMITMENT NO. <u>ABD70123456.1—2</u> DATED <u>MARCH 16, 2009</u> AT 5:00 PM PREPARED BY <u>LAND TITLE GUARANTEE COMPANY</u>. ALL TAX INFORMATION, LIENS, IF ANY, LEASES, DEED OF TRUST, RELEASES, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS ARE REFLECTED IN SAID TITLE COMMITMENT.
- 6. 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 7. 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, OF THE COLORADO REVISED STATUTES.

## ATTORNEY'S CERTIFICATE:

DATE: 3/24/2009...., REGISTRATION NO. 20966...

# CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THIS \_274 DAY OF \_\_\_\_\_\_\_\_, 2009.

CIT CLERK, Deputy

## LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS BY DAY OF \_\_\_\_\_\_\_\_, 2008.

CHAIRMAN SECRETARY

# SURVEYOR'S CERTIFICATE:

I, DANIEL P. BURKETT, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN <u>DECEMBER 30, 2008</u>, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER) AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE CITY AND COUNTY OF BROOMFIELD SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 21th DAY OF Munch 200

DO REGISTION

DANIEL P. BURKETT, LICENSED PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. No. 26953
FOR AND ON BEHALF OF CALIBRE ENGINEERING, INC.



Construction Management Civil Engineering Surveying

ANTHEM - FILING NO. 17
FINAL PLAT
COVER SHEET

MARCH 20, 2009

4177 / PULTE AN: W160TH AVE

PULTE HOMES - COLORADO DIVISION

1 OF 3

