THE BROADLANDS FILING NO. 7 REPLAT C

A MINOR SUBDIVISION

A REPLAT OF OUTLOTS G & H, THE BROADLANDS FILING NO. 7, NORTHWEST QUARTER OF SECTION 19, T1S, R68W OF THE 6TH P.M. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

LEGAL DESCRIPTION & DEDICATION:

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

OUTLOTS G & H OF THE BROADLANDS FILING NO. 7, LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M. AND RECORDED IN FILE 17, MAP 956 AND AT RECEPTION CO463974 IN THE RECORDS OF ADAMS COUNTY, COLORADO, CONTAINING 26,746 SQUARE FEET;

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "THE BROADLANDS FILING NO. 7 REPLAT C"; 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 AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND COUNTY 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 COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 21th DAY OF JONIAN, A.D. 20CH

COMMUNITY DEVELOPMENT GROUP OF BROOMFIELD, LLC,

BY: CHARLES R. BELLOCK, MANAGER

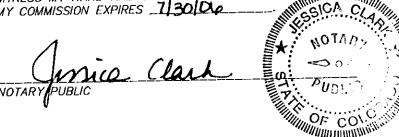
ACKNOWLEDGMENT:

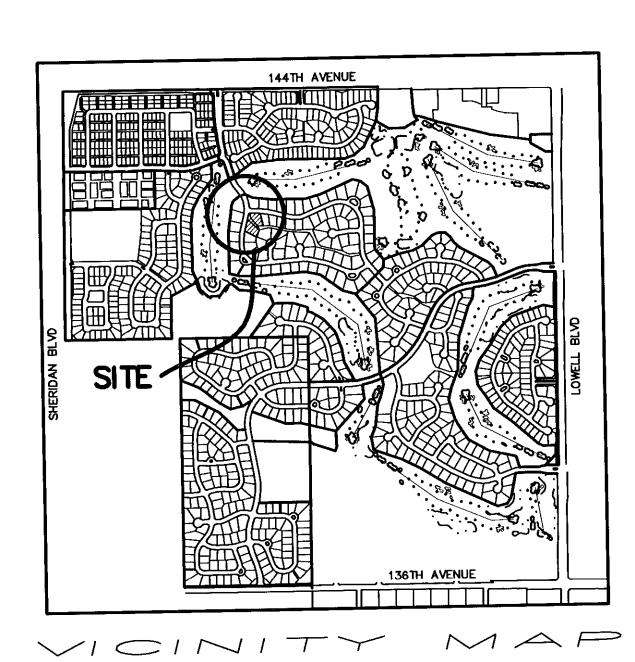
STATE OF COLORADO

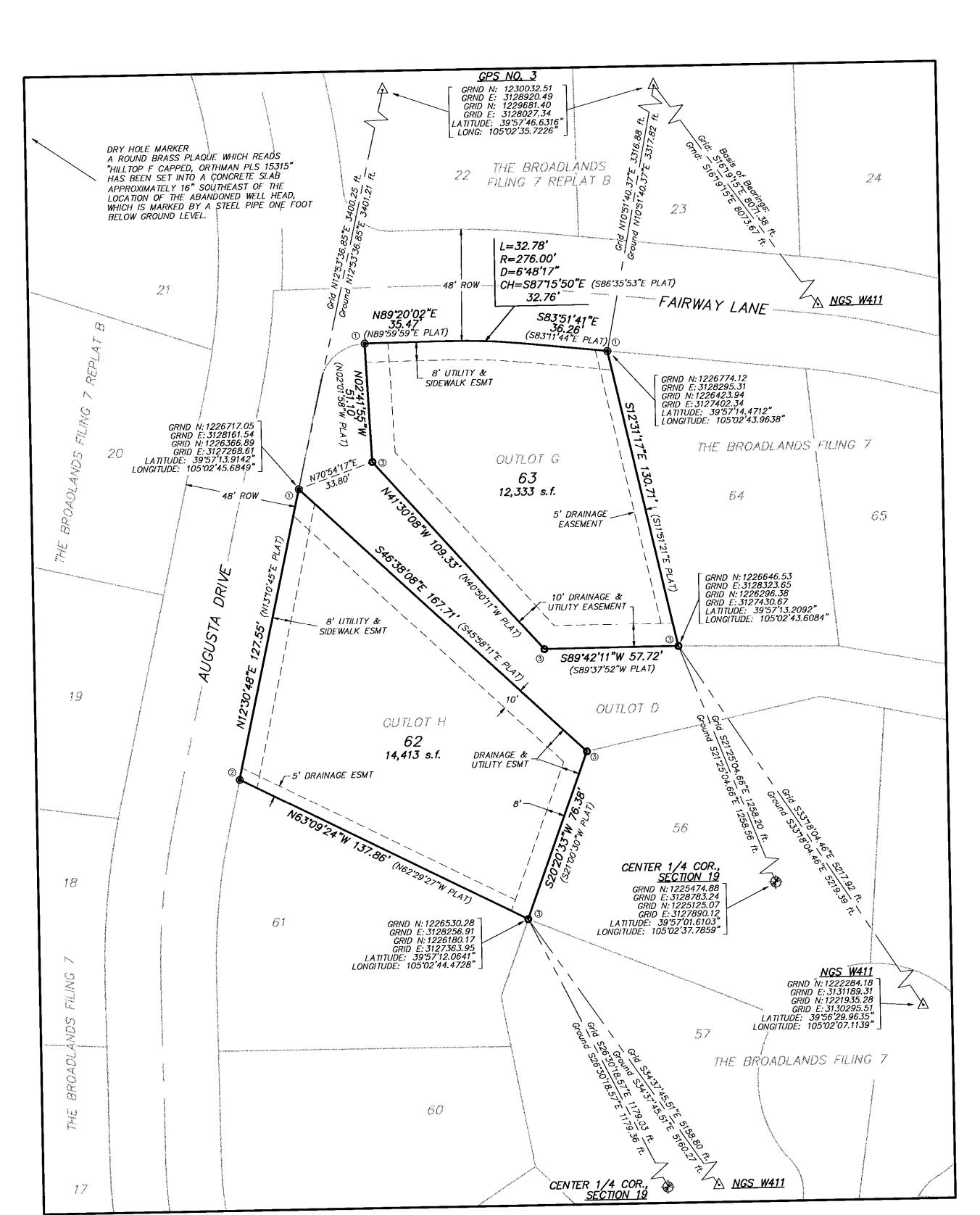
COUNTY OF BOULD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF ______, A.D. 2004, BY CHARLES R. BELLOCK AS MANAGER OF COMMUNITY DEVELOPMENT GROUP OF BROOMFIELD, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 1130 De







DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE:

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF BROOMFIELD, COLORADO ON THIS _____ DAY OF _FEBRUARY_, 20_C1.

Thomas R. Shompson

CITY & COUNTY MANAGER CERTIFICATE:

ATTORNEY'S CERTIFICATE:

Algo O. Lottne , AN ATTORNEY AT LAW LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, REPRESENT TO THE CITY AND COUNTY 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 AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH

_____, REGISTRATION NO. 318 ___, DATE 1-27-01

SURVEYOR'S CERTIFICATE:

I, ROBERT ORTHMAN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT OF "THE BROADLANDS FILING NO. 7 REPLAT C" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

PLS NO. 15315 FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.

1. BASIS OF BEARING: BEARINGS ARE BASED BETWEEN BROOMFIELD GIS POSITIONS "GPS NO.3" AND "NGS W411", BEING S16"19'15"E, 8,073.67' (MODIFIED STATE PLANE GRID).

- 2. FOUND AND SET MONUMENTS:
- ① FOUND NAIL/SHINER "LS 28258" ② - SET NAIL/SHINER "LS 15315" 3 - FOUND 1" PLASTIC CAP "LS 28258"
- 4 SET 1" PLASTIC CAP "LS 15315" 3. AN OIL AND GAS WELL DISCLOSURE WILL BE RECORDED AGAINST ALL LOTS IN THIS REPLAT TO

DISCLOSE, ON THE LOT'S TITLE, THAT THEY ARE LOCATED WITHIN 200 FEET OF THE PLUGGED AND ABANDONED HILLTOP F UNIT 1 OIL AND GAS WELL AND/OR PRODUCTION SITE.

4. 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.

STATE PLANE INFORMATION: COLORADO NORTHERN ZONE (0501) COMBINED SCALE FACTOR = 0.99971455 MULTIPLY GROUND COORDINATES BY COMBINED FACTOR TO OBTAIN GRID COORDINATES. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C 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.

GRAPHIC SCALE (IN FEET) 1 inch = 30 ft.

THE BROADLANDS FILING NO. 7 REPLAT C MINOR SUBDIVISION PLAT BROOMFIELD, COLORADO

SCALE HOR. 1"=30" HURST & ASSOCIATES, INC. CONSULTING ENGINEERS ESIGN/APPR. Boulder, Colorado 80301 (303) 449-9105 DATE 01/08/04 Boulder,
FILE 1: \202023\FILING 7 REPLAT\F7-RPC