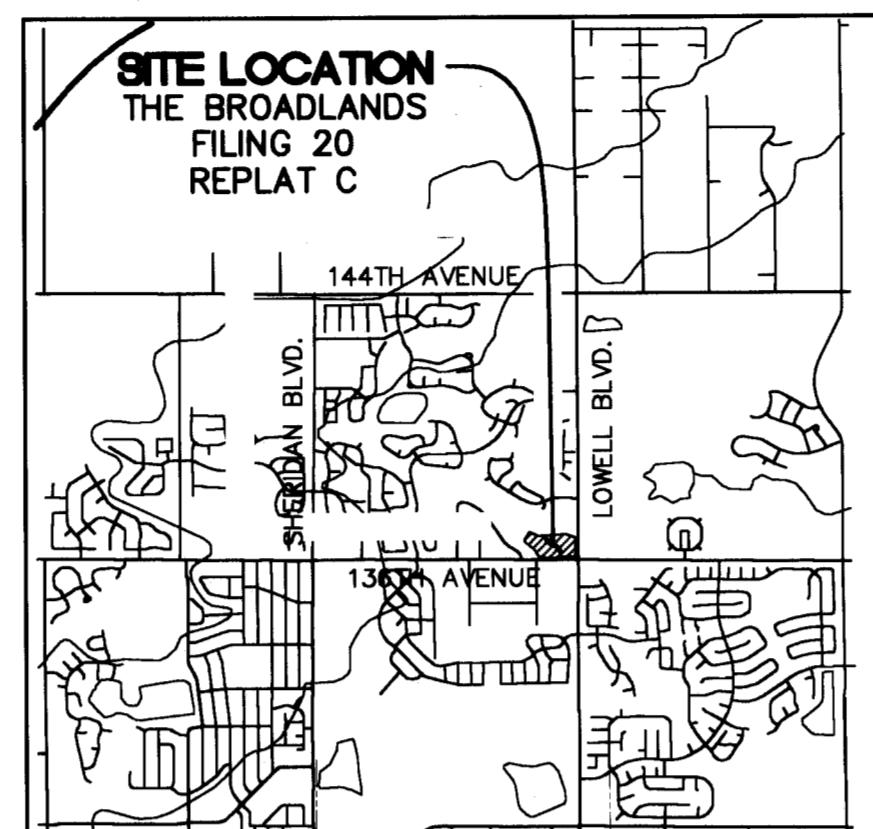


THE BROADLANDS FILING NO. 20 - REPLAT C

Recd. No. 2008002580
3/6/2008

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

MINOR SUBDIVISION PLAT SHEET 1 OF 2



VICINITY MAP
SCALE: N.T.S.

TABLE OF CONTENTS

SHEET	DESCRIPTION
1	COVER SHEET, LEGAL DESCRIPTION
2	FINAL PLAT AND CURVE & LINE TABLES

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF LOTS 35 THROUGH 39 INCLUSIVE, THE BROADLANDS FILING NO. 20, AS RECORDED IN THE CITY AND COUNTY OF BROOMFIELD RECORDS, RECEPTION NO. 2005003480, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO BEING FURTHER DESCRIBED:

LOTS 35 THROUGH 39 INCLUSIVE, OF SAID THE BROADLANDS FILING NO. 20, AS RECORDED IN THE CITY AND COUNTY OF BROOMFIELD RECORDS, AT RECEPTION NO. 2005003480.

ALSO BEING DESCRIBED AS:
COMMENCING AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 19, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 19 BEARS N 00°21'24" E; THENCE N 77°13'11" W, A DISTANCE OF 590.25 FEET TO THE NORTHEAST CORNER OF LOT 39, BLOCK 1, OF SAID THE BROADLANDS FILING NO. 20 AND THE POINT OF BEGINNING;

THENCE S 00°10'19" E, A DISTANCE OF 57.33 FEET;
THENCE S 89°49'41" W, A DISTANCE OF 166.87 FEET;
THENCE N 00°10'19" W, A DISTANCE OF 61.00 FEET;
THENCE N 89°49'41" E, A DISTANCE OF 153.97 FEET;
THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 23.67 FEET, A CENTRAL ANGLE OF 30°19'01" AND AN ARC LENGTH OF 12.52 FEET;
THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 24.00 FEET, A CENTRAL ANGLE OF 02°04'59" AND AN ARC LENGTH OF 0.87 FOOT, THE CHORD OF WHICH BEARS S 60°00'55" E, A DISTANCE OF 0.87 FOOT TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 10,152 SQUARE FEET OR 0.233 ACRE, MORE OR LESS.

THE UNDERSIGNED, BEING THE OWNER OF THE PLATTED PROPERTY, "THE BROADLANDS FILING NO.20-REPLAT C", HEREBY GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT OR AS NECESSARY 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.

OWNER

LAKE FRONT BY REMINGTON HOMES, INC., A COLORADO CORPORATION

BY: Regan Hauptman 12/21/07
DATE

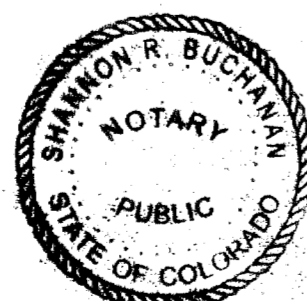
NOTARY

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY
OF December 2007, BY REGAN HAUPTMAN, AS President OF LAKE FRONT BY
REMINGTON HOMES, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

Shannon Buchanan 9-23-09
NOTARY PUBLIC MY COMMISSION EXPIRES



MORTGAGEE:

CITYWIDE BANKS

BY: Andrew Marchese
NAME: ANDREW MARCHESE
TITLE: PRESIDENT

NOTARY

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY
OF December 2007, BY Andrew Marchese AS President OF CITYWIDE BANKS.

WITNESS MY HAND AND OFFICIAL SEAL.

Michelle D. J.
NOTARY PUBLIC EXPIRES
My Commission Expires
06/29/2011

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE INVERSE OF STATE PLANE VALUES AS PUBLISHED BETWEEN CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINTS NGS H413 AND NGS W411 BEING N87°09'38"W (GRID BEARING) A DISTANCE OF 10,252.41' (MODIFIED STATE PLANE DISTANCE).

GENERAL NOTES

- THE BROADLANDS FILING NO. 20 - REPLAT C, IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN AS DEFINED BY THE FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 085073 0020 E, REVISED SEPTEMBER 30, 1997.
- 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.
- 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
- 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.
- 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.
- A 5/8 INCH DIAMETER REBAR WITH A PLASTIC CAP STAMPED "MANHARD 34582" IS SET AT ALL CORNERS OF THE BOUNDARY ON THIS PLAT.
- TITLE COMMITMENT ORDER NUMBER S0243681 PREPARED BY SECURITY TITLE GUARANTY COMPANY DATED SEPTEMBER 18, 2007 AT 8:00 A.M. WAS RELIED UPON FOR THE LEGAL DESCRIPTION, RECORDED EASEMENTS OR RIGHTS OF WAY, WHICH MAY AFFECT THIS PROPERTY.

TITLE INSURANCE

NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS SUBDIVISION PLAT UNLESS AND UNTIL AN OWNER'S TITLE INSURANCE POLICY HAS BEEN DELIVERED TO THE CITY AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF SEC. 16-20-020 (5) OF THE BROOMFIELD MUNICIPAL CODE.

STATE PLANE - LOCAL GRID EXPLANATION:

THE LOCAL GRID, AS SHOWN HEREON, IS A MODIFIED VERSION OF THE COLORADO STATE PLANE NORTH ZONE NAD83 (0501).

LOCAL GRID COORDINATES WERE MODIFIED BY THE COMBINED FACTOR FOR GPS CONTROL POINT NGS W411 0.99971844.

THE COMBINED FACTOR IS CALCULATED BY MULTIPLYING THE PUBLISHED SCALE FACTOR OF 0.99971314 BY AN ELEVATION FACTOR OF 1.00025294 WHICH PROJECTS THE LOCAL GRID TO AN ELEVATION OF 5287.92 FEET.

ALL DISTANCES SHOWN HEREON ARE US SURVEY FOOT GROUND DISTANCES.

SEE GEODETIC COORDINATE TABLE ON SHEET 2.

ATTORNEY'S CERTIFICATE

~~I, 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.~~

REGISTRATION NO. DATE:

SURVEYOR'S CERTIFICATE:

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



APPROVALS:

THIS MINOR SUBDIVISION IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO ON THIS 4th DAY OF March, 2008.

LS
DIRECTOR OF COMMUNITY DEVELOPMENT

Eric David Carson
CITY AND COUNTY MANAGER

DATE	REVISIONS	REVISIONS	DATE	REVISIONS

Manhard CONSULTING LTD.
10000 E. 10th Avenue, Suite 100, Denver, CO 80231
Tel: 303.750.0000 Fax: 303.750.0001
www.manhard.com
Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers
Construction Managers - Environmental Scientists - Landscape Architects - Planners

THE BROADLANDS FILING NO. 20 - REPLAT C
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
MINOR SUBDIVISION

PROJ. NO.: E.D.C.
PROJ. ASSOC.: S.L.G.3
DRAWN BY: S.L.G.3
CHECKED BY: E.D.C.
DATE: 08/27/07
SCALE: N.T.S.

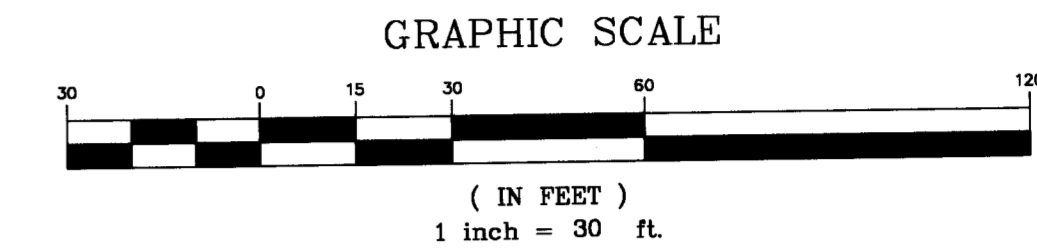
SHEET
1 OF **2**
RMBRCHL 4909
© 2007-2008 MANHARD CONSULTING LTD.

THE BROADLANDS FILING NO. 20 - REPLAT C

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

MINOR SUBDIVISION PLAT SHEET 2 OF 2

LEGEND
● = SET 5/8 INCH DIAMETER REBAR WITH
PLASTIC CAP STAMPED "MANHARD 37890"



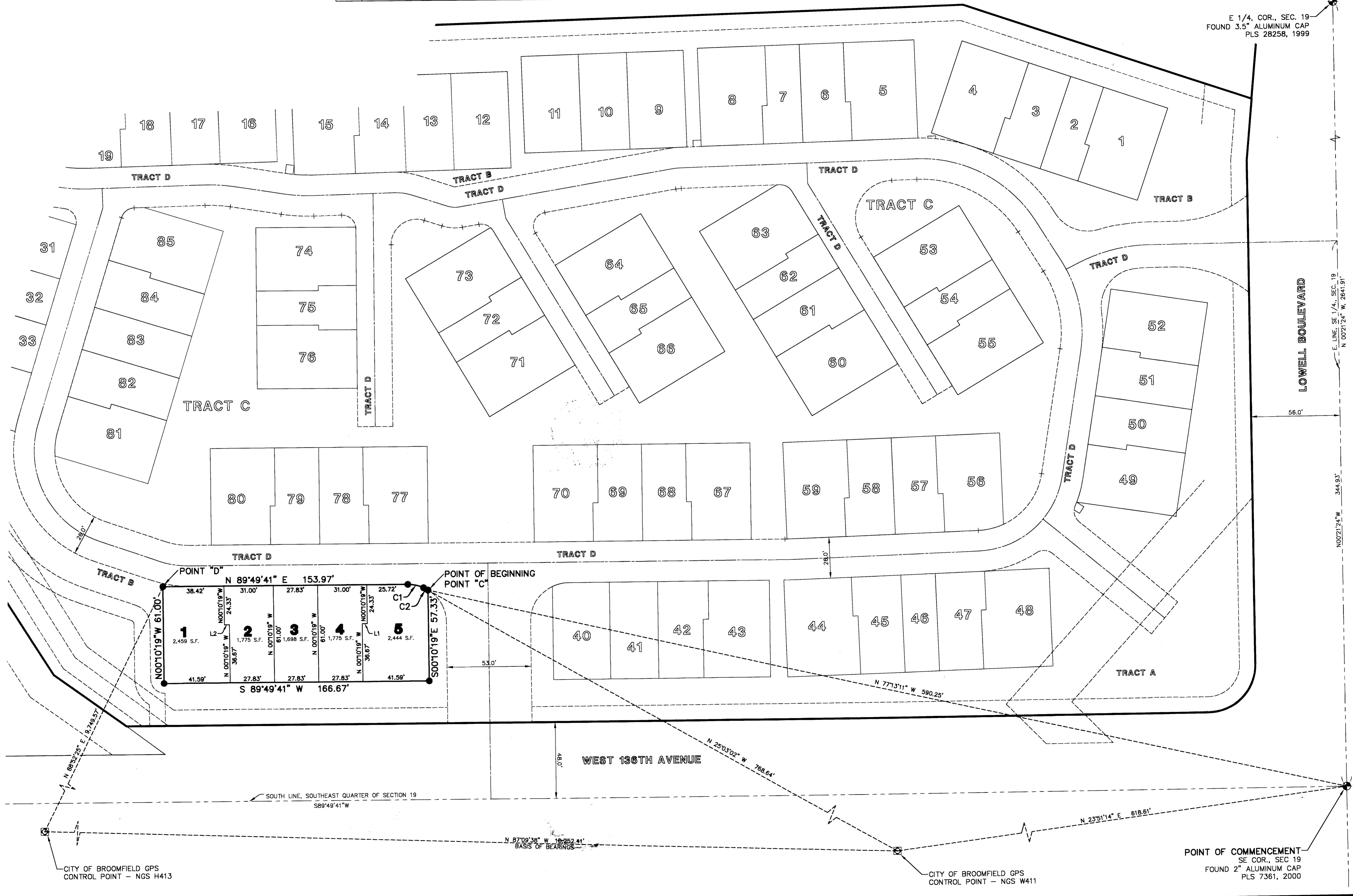
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	30°19'01"	23.67'	12.52'	S75°00'43"E
C2	02°04'59"	24.00'	0.87'	S80°00'55"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°49'41"E	3.17
L2	N89°49'41"E	3.17

POINT	LATITUDE	LONGITUDE	STATE PLANE (0501)		MODIFIED STATE PLANE	
			NORTHING	EASTING	NORTHING	EASTING
H413	39°56'35.49034"	105°04'18.51428"	1,222,442.99	3,120,058.57	1,222,787.28	3,120,937.29
W411	39°56'29.96340"	105°02'07.11402"	1,221,935.27	3,130,295.50	1,222,279.41	3,131,177.11
SE19	39°56'35.54009"	105°02'03.86492"	1,222,500.88	3,130,545.60	1,222,845.18	3,131,427.28
C1	39°56'36.85986"	105°02'11.24473"	1,222,631.41	3,128,970.13	1,222,975.75	3,130,851.85
D	39°56'36.89983"	105°02'13.38393"	1,222,634.58	3,128,803.50	1,222,978.93	3,130,684.98

THE BROADLANDS GOLF COURSE
TRACT A2
RECEPTION NUMBER: CD389790

E 1/4, COR., SEC. 19
FOUND 3.5" ALUMINUM CAP
PLS 28258, 1999



DATE	BY	CHECKED BY

Manhard CONSULTING LTD
Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers
Construction Managers - Environmental Scientists - Landscape Architects - Planners

THE BROADLANDS FILING NO. 20 - REPLAT C
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
MINOR SUBDIVISION

PROJ. NO.	E.D.C.
PROJ. ASSOC.	S.L.G.3
DRAWN BY	S.L.G.3
CHECKED BY	E.D.C.
DATE	09/27/07
SCALE	1" = 30'
SHEET	2 OF 2
RM/RCHL	4909