THE BROADLANDS FILING NO. 20 - REPLAT E

MINOR SUBDIVISION PLAT

A REPLAT OF LOTS 2 AND 3, THE BROADLANDS FILING NO. 20 - REPLAT B; 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. SHEET 1 OF 2

1 of 2 R 0.00 D 0.00 City&Cnty Broomfield

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF LOTS 2 AND 3, INCLUSIVE, THE BROADLANDS FILING NO. 20 - REPLAT B, AS RECORDED IN THE CITY AND COUNTY OF BROOMFIELD RECORDS, RECEPTION NO. 2008002811, 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:

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 23°08'53" W. A DISTANCE OF 418.97 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OF SAID THE BROADLANDS FILING NO. 20 AND THE **POINT OF BEGINNING**:

THENCE N 71°03'47" W, A DISTANCE OF 55.84 FEET; THENCE N 18'56'13" E, A DISTANCE OF 23.86 FEET; THENCE S 71°03'47" E. A DISTANCE OF 3.17 FEET: THENCE N 18°56'12" E, A DISTANCE OF 37.42 FEET; THENCE S 71°03'47" E, A DISTANCE OF 49.50 FEET: THENCE S 18'56'12" W, A DISTANCE OF 37.75 FEET; THENCE S 71°03'48" E, A DISTANCE OF 3.17 FEET:

THENCE S 18'56'12" W. A DISTANCE OF 23.52 FEET TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 3,183 SQUARE FEET OR 0.073 ACRE, MORE OR LESS.

THE UNDERSIGNED, BEING THE OWNER OF THE PLATTED PROPERTY, "THE BROADLANDS FILING NO. 20 - REPLAT E", 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 FRANCISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE

OWNER:

UTILITIES.

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

NOTARY:

STATE OF COLORADO

) SS CITY AND COUNTY OF BROOMFIELD

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23-0 DAY

OF and 2010, BY REGAN HAUPTMAN, AS President OF LAKE FRONT BY REMINGTON HOMES, INC., A COLORADO CORPORATION.

SS MY HAND AND OFFICIAL SEAL.

12-3-2012 MY COMMISSION EXPIRES

MORTAGEE:

CITYWIDE BANKS

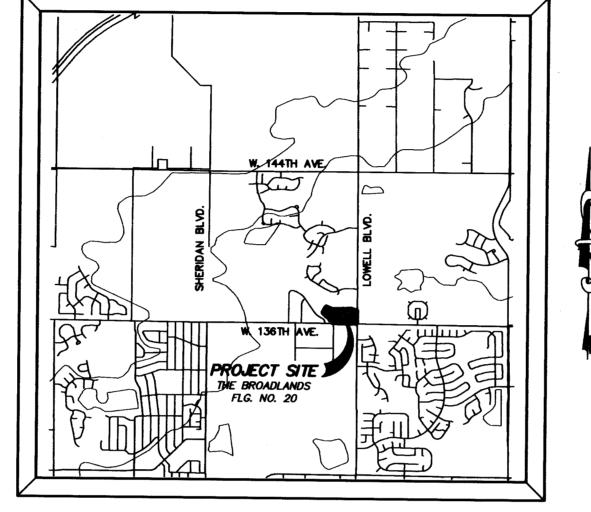
NAME: KEYIN M. UNGER TITLE: VILE PRESEDENT.

NOTARY:

STATE OF COLORADO

SS CITY AND COUNTY OF BROOMFIELD THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS LUTDAY OF HOY! 2010, BY KEIN WYCLY.

WITNESS MY HAND AND OFFICIAL SEAL.



VICINITY MAP SCALE: N.T.S.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE INVERSO FO STATE PLANE VALUES AS PUBLISHED BETWEEN CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINTS NGS H413 AND NGS W411 BEING N 87°09'38" W (GRID BEARING) A DISTANCE OF 10,252.41 FEET (MODIFIED STATE PLANE DISTANCE).

GENERAL NOTES:

- 1. THE BROADLANDS FINING NO. 20 REPLAT E, 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.
- 2. 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.
- 3. 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.
- 4. 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.
- 5. 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.
- 6. A 5/8 INCH DIAMETER REBAR WITH A PLASIC CAP STAMED "PLS 37908" IS SET AT ALL CORNERS OF THE BOUNDARY ON THIS PLAT.
- 7. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY LONG, GARDINE & LANGE.

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 MY MULTIPLYING THE PUBLISHED SCALE FACTOR OF 0.999971314 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 DIDICATING ANY STREET, EASEMENT, ALLEY, TRACT, PUBLIC WAY OR RIGHT-OF-WAY HERON OWNS. THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

SURVEYOR'S CERTIFICATE:

I, JONATHAN R. LANGE, 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 SHWN 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 COMPIES WITH SECTION

JONATHAN R. LANGE COLORADO PLS NO. 37908 FOR AND ON BEHALF OF LONG, GARDINE & LANGE

APPROVALS:

THIS MINOR SUBDIVISION IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO ON THIS 27 DAY OF

MMUNITY DEVELOPMENT

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SOLUMONS		P.O. BOX 1396 ARVIDA, COLORADO 80001 PH. \$100 1602-5266/FAX (303) 962-4810
SCALE: N.T.S DRAWN BY: CBD CHECKED BY: JRL	A 1	IOR SUBSPICION PLAT E PLAT OF LOTS 2 AND 3, LANDS SHING NO. 20 — REPLAT B
JOB NO.: 1211-209-049 SHEET _1_ OF _2_		DATE: 01-27-10 REVISED: 04-07-10 04-21-10 REVISED: 04-22-10

