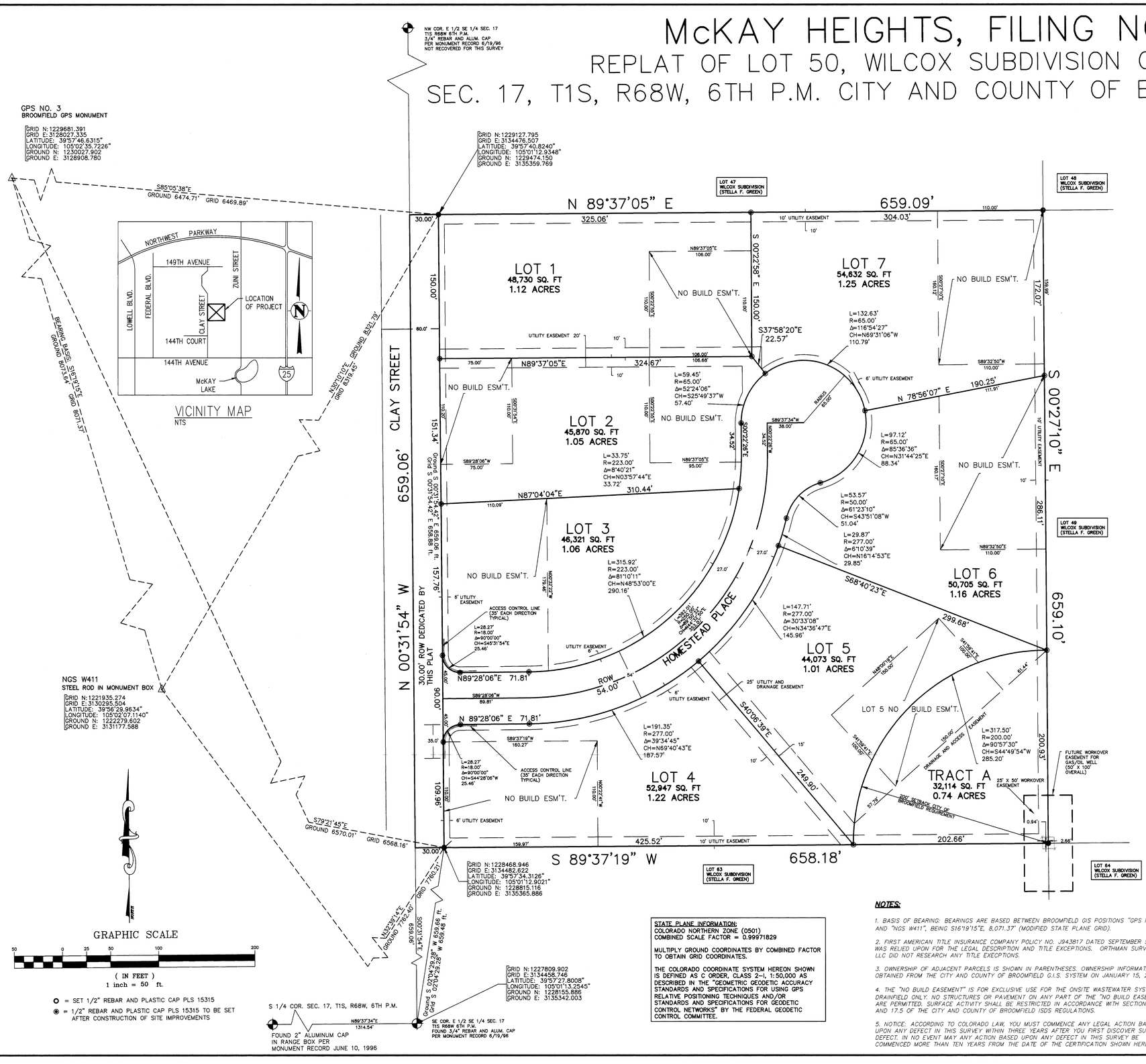
Reception No. 2004009332
City & County of Broomfield
22 June 2004

McKAY HEIGHTS, FILING NO. 1

REPLAT OF LOT 50, WILCOX SUBDIVISION OF SEC. 17

SEC. 17, T1S, R68W, 6TH P.M. CITY AND COUNTY OF BROOMFIELD, COLORADO



STATE PLANE INFORMATION:
COLORADO NORTHERN ZONE (0501)
COMBINED SCALE FACTOR = 0.99971829

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.

NOTES:

1. BASIS OF BEARING: BEARINGS ARE BASED BETWEEN BROOMFIELD GIS POSITIONS "GPS NO.3" AND "NGS W411", BEING S16°19'15"E, 8,071.37" (MODIFIED STATE PLANE GRID).

2. FIRST AMERICAN TITLE INSURANCE COMPANY POLICY NO. J943817 DATED SEPTEMBER 5, 2003 WAS RELIED UPON FOR THE LEGAL DESCRIPTION AND TITLE EXCEPTIONS. ORTHMAN SURVEYING, LLC DID NOT RESEARCH ANY TITLE EXCEPTIONS.

3. OWNERSHIP OF ADJACENT PARCELS IS SHOWN IN PARENTHESES. OWNERSHIP INFORMATION WAS OBTAINED FROM THE CITY AND COUNTY OF BROOMFIELD G.I.S. SYSTEM ON JANUARY 15, 2004.

4. THE "NO BUILD EASEMENT" IS FOR EXCLUSIVE USE FOR THE ONSITE WASTEWATER SYSTEM DRAINFIELD ONLY. NO STRUCTURES OR PAVEMENT ON ANY PART OF THE "NO BUILD EASEMENT" ARE PERMITTED. SURFACE ACTIVITY SHALL BE RESTRICTED IN ACCORDANCE WITH SECTIONS 14.12 AND 17.5 OF THE CITY AND COUNTY OF BROOMFIELD ISDS REGULATIONS.

5. 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.

LEGAL DESCRIPTION & DEDICATION:

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

LOT 50, EXCEPT THE WEST 30 FEET THEREOF RESERVED FOR ROAD PURPOSES; AS SHOWN ON THE PLAT OF WILCOX SUBDIVISION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, COLORADO, CONTAINING 9.51 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "McKAY HEIGHTS, 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 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 4th DAY OF June, A.D. 2004

McKAY HEIGHTS, LLC,
A COLORADO LIMITED LIABILITY COMPANY.

BY: DAVID A. McMAHON, MANAGING MEMBER

ACKNOWLEDGMENT:

STATE OF COLORADO)
)SS
COUNTY OF Boulder)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF June, A.D. 2004 BY DAVID A. McMAHON AS MANAGING MEMBER OF McKAY HEIGHTS, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 11-2-2004

NOTARY PUBLIC

SUSAN NOVELL NOTARY PUBLIC STATE OF COLORADO My Commission Expires 11/2/04

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 13th DAY OF April, 2004

CHAIRMAN SECRETARY

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS 15th DAY OF June, 2004

MAYOR CITY CLERK Deputy

ATTORNEY'S CERTIFICATE:

I, DAVID A. McMAHON 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 DEDICATIONS.

ATTORNEY AT LAW REGISTRATION NO. 26169 DATE JUNE 4, 2004

SURVEYOR'S CERTIFICATE:

I, ROBERT ORTHMAN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT OF "McKAY HEIGHTS, 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.

COLORADO REGISTERED ROBERT ORTHMAN 15315 PROFESSIONAL LAND SURVEYOR
15315
6-3-04

ROBERT ORTHMAN
PLS NO. 15315

McKAY HEIGHTS, FILING NO. 1
REPLAT OF LOT 50, WILCOX SUBDIVISION
OF SECTION 17, T1S, R68W, 6TH P.M.
CITY AND COUNTY OF
BROOMFIELD, COLORADO

ORTHMAN SURVEYING, LLC
6823 TWIN LAKES ROAD
BOULDER, COLORADO, 80301
PHONE/FAX (303) 527-3464

DWG: MCKAYHGTS DATE: 6/3/04
PROJ. MCMAHON SHEET: 1 OF 1