

File 18 Map 421

MCKAY LANDING FILING NO. 2

FINAL PLAT

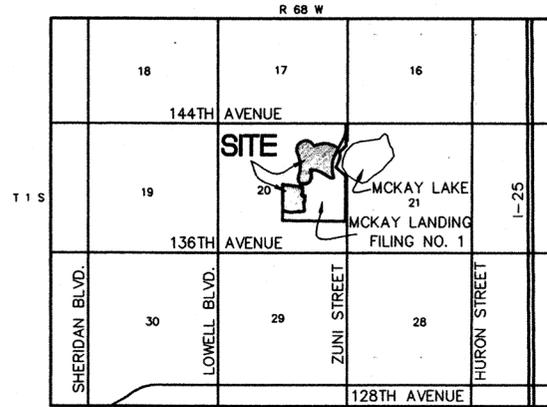
LOCATED IN A PORTION OF THE EAST ONE-HALF OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MCKAY LANDING, LLC, BEING THE OWNER OF MCKAY LANDING, A PARCEL OF LAND BEING A PORTION OF THE EAST ONE-HALF OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED ON SHEETS 2 AND 3 OF THIS FINAL PLAT.

CONTAINING A TOTAL CALCULATED AREA OF 2,943,912 SQUARE FEET, OR 67.583 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "MCKAY LANDING FILING NO. 2"; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS, ALLEYS, PUBLIC WAYS AND TRACTS C1 AND C2 (OPEN AREA/DRAINAGE), C3, D1, V (OPEN AREA, PARKING, AND SIDEWALK), TRACT 10B (TOT LOT), TRACT 11 (PARK/FUTURE SCHOOL) AS SHOWN ON THIS PLAT; AND GRANTS TO THE CITY 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 FOR USE BY PUBLIC AND PRIVATE UTILITIES.



VICINITY MAP
SCALE: 1"=5000'

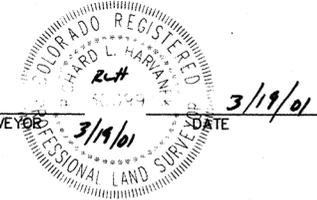
INDEX OF SHEETS

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SURVEYOR'S CERTIFICATE:

I, RICHARD L. HARVANEK, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE MADE THE SURVEY BY THIS PLAT, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

Richard L. Harvanek
RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30099
FOR AND ON BEHALF OF JR ENGINEERING, LTD.



OWNER

MCKAY LANDING LLC
BY JAMES CONSTRUCTION CO., INC., MANAGER
2919 VALMONT ROAD, SUITE 204
BOULDER, CO 80301

BY *J.G. Postle*
JAMES G. POSTLE, PRESIDENT

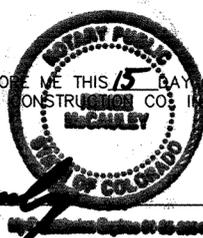
3/19/01
DATE

STATE OF COLORADO }
COUNTY OF ADAMS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF March 2001 BY JAMES G. POSTLE AS PRESIDENT OF JAMES CONSTRUCTION CO., INC., MANAGER OF MCKAY LANDING LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

Renee McCarley
NOTARY PUBLIC



MY COMMISSION EXPIRES: 1-25-04

ATTORNEY'S CERTIFICATE

I, MELINDA BARTLETT, 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.

BY *Melinda Bartlett*
DATE 3/15/01

GENERAL NOTES

- NO PORTION OF THIS SITE, MCKAY LANDING FILING NO. 2, IS LOCATED WITHIN THE QUAIL CREEK OR MCKAY LAKE FLOOD PLAIN AS DEFINED BY THE FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 08001C0010G, DATED AUGUST 16, 1995.
- TYPICAL SIGHT TRIANGLE EASEMENTS ARE RESTRICTED TO LANDSCAPING, FENCES, RETAINING WALLS, SIGNS (EXCEPT STREET SIGNS) AND ANY OTHER OBSTRUCTIONS THAT ARE NO MORE THAN 36 INCHES IN HEIGHT AS MEASURED FROM THE CROWN OF THE STREET INTERSECTION (SEE SHEET 3 OF THIS FINAL PLAT).
- 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 ORDER C 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE. SEE SHEETS 2 AND 3 FOR TIES TO CITY OF BROOMFIELD GIS NETWORK.
- TRACTS C3, D1, AND V ARE FOR OPEN AREA, PARKING AND SIDEWALK. THEY SHALL BE OWNED AND MAINTAINED BY THE CITY BROOMFIELD. THE AREA WEST OF THE WALK IN TRACT V WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- TRACTS C1 AND C2 ARE FOR OPEN AREA AND DRAINAGE. THEY SHALL BE OWNED AND MAINTAINED BY THE CITY BROOMFIELD. A DRAINAGE EASEMENT IS HEREBY GRANTED OVER ALL OF TRACT C2.
- TRACTS AA, BB, CC, DD, Q, R, S, T, AND U1 THROUGH U5 ARE FOR PRIVATE OPEN AREA AND UTILITIES. THEY SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- TRACT 10A IS FOR A COMMUNITY RECREATION CENTER. IT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. A PORTION OF TRACT 10A WILL ALSO BE USED FOR DRAINAGE.
- TRACT 10B IS FOR A TOT LOT. IT SHALL BE OWNED AND MAINTAINED BY THE CITY OF BROOMFIELD.
- TRACT 11 IS FOR A PARK/FUTURE SCHOOL SITE. IT SHALL BE OWNED AND MAINTAINED BY THE CITY OF BROOMFIELD.
- 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.
- DUE TO PROXIMITY TO A WELL SITE, AND PURSUANT TO SECTION 16-28-180 B.M.C., NO BUILDING PERMIT SHALL BE ISSUED FOR TRACTS 1 AND 2 (SHEET 11), TRACT 13 (SHEET 12), AND TRACTS 3 THROUGH 10 AND 12 (SHEET 13) UNTIL SUCH TIME THAT THESE TRACTS ARE REPLATTED AS RESIDENTIAL LOTS.

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 9th DAY OF January, 2001.

William M. Beeve
MAYOR, CITY OF BROOMFIELD

Vicki May
CITY CLERK



LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 11th DAY OF December, 2000.

John Thomas
CHAIRMAN

Kristen Anderson
SECRETARY

CERTIFICATE OF CLERK AND RECORDER

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT 4:26 P.M., ON THE 13th DAY OF April, 2001 A.D. File: 18 Map: 421 Reception: CD786339

BY: *Sandy Graybill*
DEPUTY

Carol A. Snyder
CLERK AND RECORDER



LEGAL DESCRIPTION AND EXHIBIT
MCKAY LANDING FILING NO. 2
JOB NO. 4247.02
DATE: 3/13/01
SHEET 1 OF 15

JR Engineering, Ltd.
6020 Greenwood Plaza Blvd.
Englewood, Colorado 80111
Tel. (303) 740-9393
FAX (303) 721-9019

ENGINEERING/PLANNING/SURVEYING

MCKAY LANDING FILING NO. 2 FINAL PLAT

LOCATED IN A PORTION OF THE EAST ONE-HALF OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION - PARCEL 1

PARCELS OF LAND LOCATED IN THE EAST ONE-HALF OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 20, THENCE N89°48'50"W, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 2627.25 FEET TO A POINT ONE FOOT EAST OF THE CENTER 1/4 CORNER OF SAID SECTION 20, WHICH IS THE POINT OF BEGINNING;

THENCE N00°00'56"E, PARALLEL WITH AND 1.00 FEET EAST OF THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 20 A DISTANCE OF 169.18 FEET;

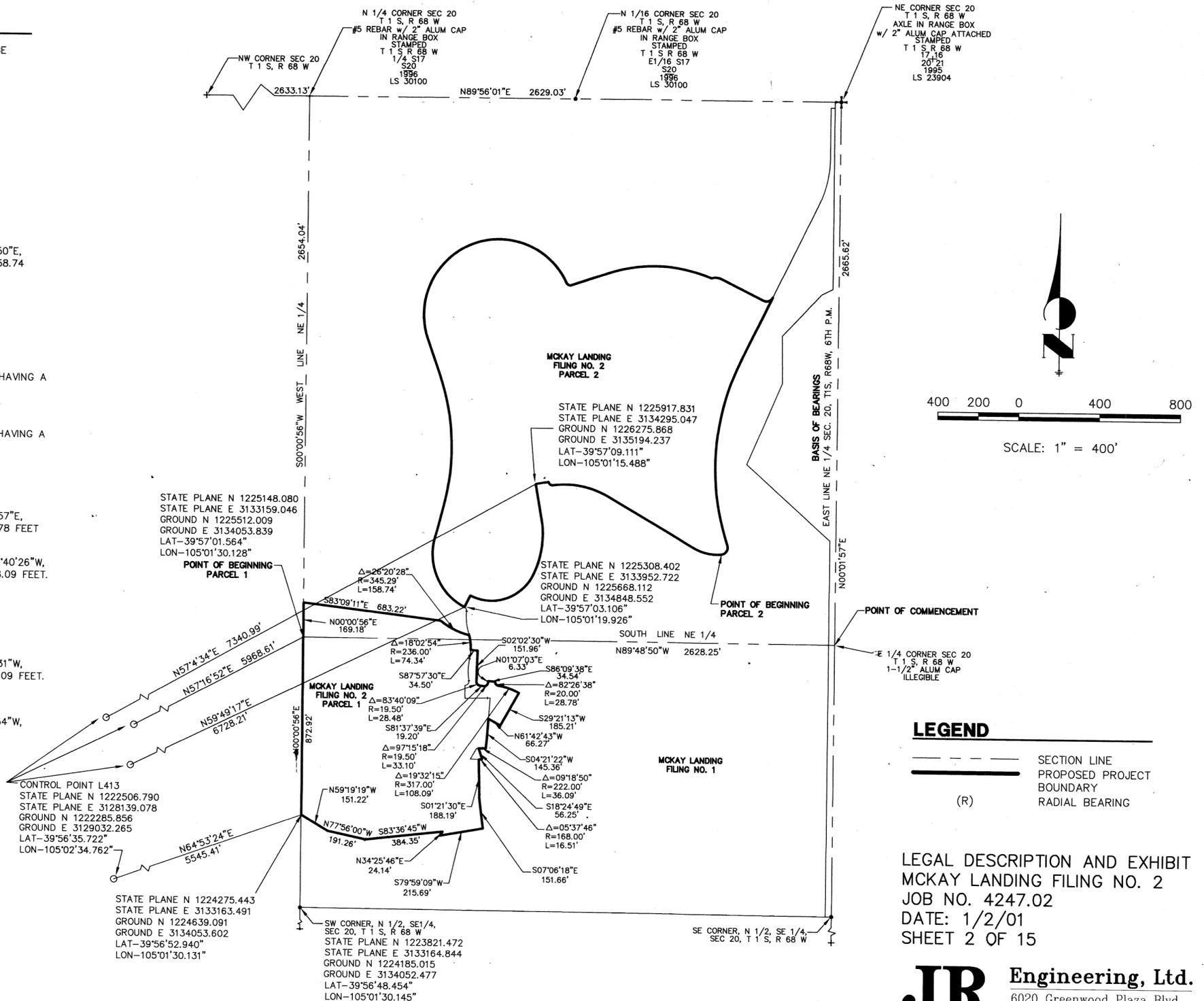
THENCE THE FOLLOWING TWENTY-FIVE (25) COURSES:

- 1) S83°09'11"E A DISTANCE OF 683.22 FEET TO A NON-TANGENT CURVE;
- 2) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS N39°18'50"E, HAVING A RADIUS OF 345.29 FEET, A CENTRAL ANGLE OF 26°20'28" AND AN ARC LENGTH OF 158.74 FEET TO A POINT ON A CURVE;
- 3) ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S73°59'36"W, HAVING A RADIUS OF 236.00 FEET, A CENTRAL ANGLE OF 18°02'54" AND AN ARC LENGTH OF 74.34 FEET.
- 4) S87°57'30"E, NON-TANGENT TO SAID LAST CURVE, 34.50 FEET;
- 5) S02°02'30"W A DISTANCE OF 151.96 FEET TO A TANGENT CURVE;
- 6) ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS S87°57'30"E, HAVING A RADIUS OF 19.50 FEET, A CENTRAL ANGLE OF 83°40'09" AND AN ARC LENGTH OF 28.48 FEET.
- 7) S81°37'39"E, TANGENT TO SAID LAST CURVE, 19.20 FEET TO A TANGENT CURVE;
- 8) ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS N08°22'21"E, HAVING A RADIUS OF 19.50 FEET, A CENTRAL ANGLE OF 97°15'18" AND AN ARC LENGTH OF 33.10 FEET.
- 9) N01°07'03"E, TANGENT TO SAID LAST CURVE, 6.33 FEET;
- 10) S86°09'38"E A DISTANCE OF 34.54 FEET TO A NON-TANGENT CURVE;
- 11) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS S88°52'57"E, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 82°26'38" AND AN ARC LENGTH OF 28.78 FEET TO A TANGENT REVERSE CURVE;
- 12) ALONG THE ARC OF SAID TANGENT REVERSE CURVE TO THE RIGHT WHOSE CENTER BEARS S8°40'26"W, HAVING A RADIUS OF 317.00 FEET, A CENTRAL ANGLE OF 19°32'15" AND AN ARC LENGTH OF 108.09 FEET.
- 13) S29°21'13"W, NON-TANGENT TO SAID LAST CURVE, 185.21 FEET;
- 14) N61°42'43"W A DISTANCE OF 66.27 FEET;
- 15) S04°21'22"W A DISTANCE OF 145.36 FEET TO A NON-TANGENT CURVE;
- 16) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS S04°58'31"W, HAVING A RADIUS OF 222.00 FEET, A CENTRAL ANGLE OF 09°18'50" AND AN ARC LENGTH OF 36.09 FEET.
- 17) S18°24'49"E, NON-TANGENT TO SAID LAST CURVE, 56.25 FEET TO A NON-TANGENT CURVE;
- 18) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS S00°19'54"W, HAVING A RADIUS OF 168.00 FEET, A CENTRAL ANGLE OF 05°37'46" AND AN ARC LENGTH OF 16.51 FEET.
- 19) S01°21'30"E, NON-TANGENT TO SAID LAST CURVE, 188.19 FEET;
- 20) S07°06'18"E A DISTANCE OF 151.66 FEET;
- 21) S79°59'09"W A DISTANCE OF 215.69 FEET;
- 22) N34°25'46"E A DISTANCE OF 24.14 FEET;
- 23) S83°36'45"W A DISTANCE OF 384.35 FEET;
- 24) N77°56'00"W A DISTANCE OF 191.26 FEET;
- 25) N59°19'19"W A DISTANCE OF 151.22 FEET;

THENCE N00°00'56"E, PARALLEL WITH AND 1.00 FEET EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 20 A DISTANCE OF 872.92 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 961,968 SQUARE FEET OR 22.084 ACRES.

PARCELS 1 AND 2 CONTAIN A TOTAL CALCULATED AREA OF 2,943,887 SQUARE FEET OR 67.582



LEGEND

- SECTION LINE
- PROPOSED PROJECT BOUNDARY
- (R) RADIAL BEARING

LEGAL DESCRIPTION AND EXHIBIT
MCKAY LANDING FILING NO. 2
JOB NO. 4247.02
DATE: 1/2/01
SHEET 2 OF 15

JR Engineering, Ltd.
6020 Greenwood Plaza Blvd.
Englewood, Colorado 80111
Tel. (303) 740-9393
FAX (303) 721-9019

ENGINEERING/PLANNING/SURVEYING

MCKAY LANDING FILING NO. 2 FINAL PLAT

LOCATED IN A PORTION OF THE EAST ONE-HALF OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION - PARCEL 2

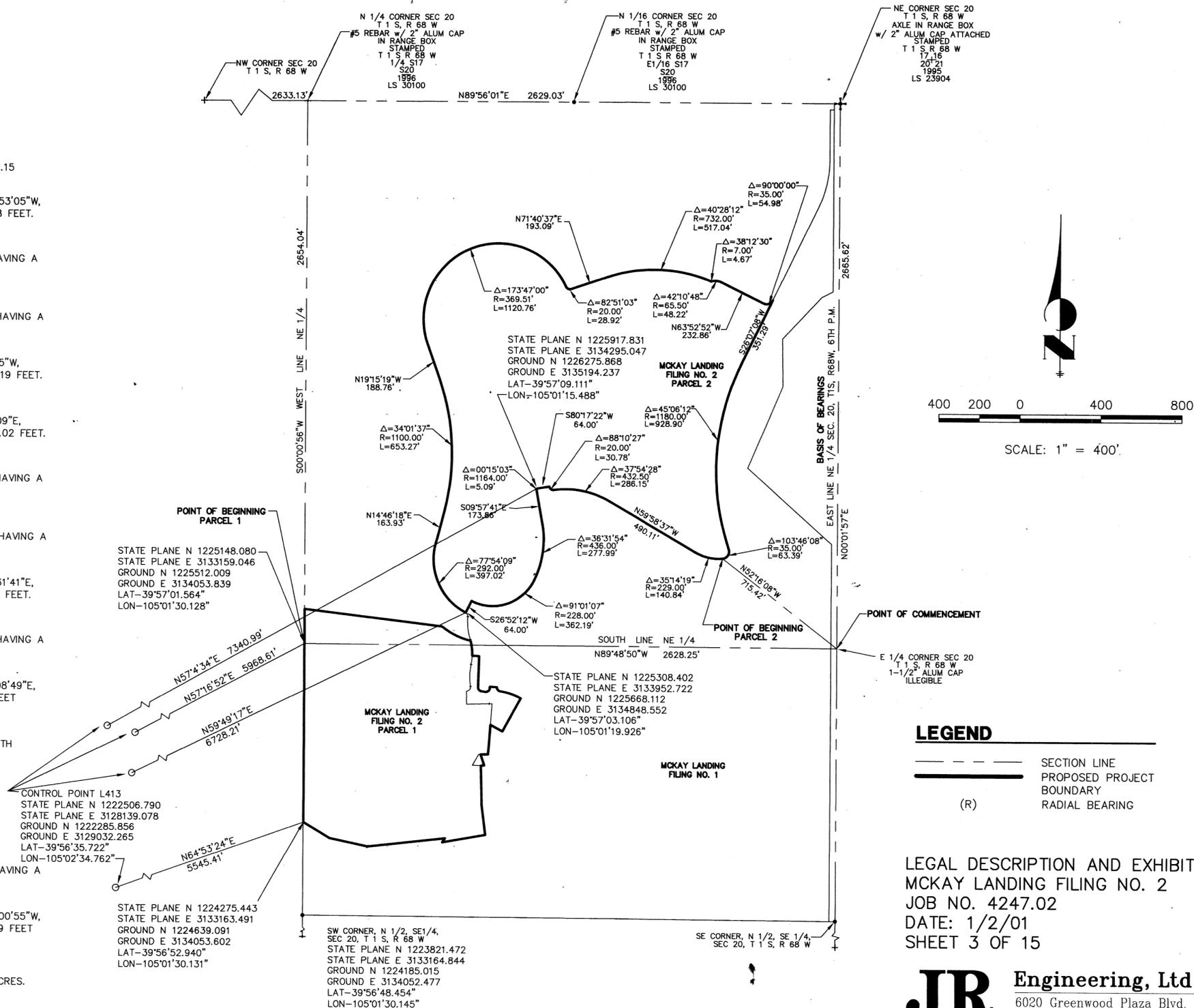
COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 20, THENCE N52°16'08"W A DISTANCE OF 715.42 FEET TO THE POINT OF BEGINNING;

THENCE THE FOLLOWING TWENTY-FIVE (25) COURSES:

- 1) ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N05°12'57"W, HAVING A RADIUS OF 229.00 FEET, A CENTRAL ANGLE OF 35°14'19" AND AN ARC LENGTH OF 140.84 FEET.
- 2) N59°58'37"W, TANGENT TO SAID LAST CURVE, 490.11 FEET TO A TANGENT CURVE;
- 3) ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS S30°01'23"W, HAVING A RADIUS OF 432.50 FEET, A CENTRAL ANGLE OF 37°54'28" AND AN ARC LENGTH OF 286.15 FEET TO A TANGENT REVERSE CURVE;
- 4) ALONG THE ARC OF SAID TANGENT REVERSE CURVE TO THE RIGHT WHOSE CENTER BEARS N07°53'05"W, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 88°10'27" AND AN ARC LENGTH OF 30.78 FEET.
- 5) S80°17'22"W, TANGENT TO SAID LAST CURVE, 64.00 FEET TO A TANGENT CURVE;
- 6) ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS N80°17'22"E, HAVING A RADIUS OF 1164.00 FEET, A CENTRAL ANGLE OF 00°15'03" AND AN ARC LENGTH OF 5.09 FEET.
- 7) S09°57'41"E, TANGENT TO SAID LAST CURVE, 173.86 FEET TO A TANGENT CURVE;
- 8) ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS S80°02'19"W, HAVING A RADIUS OF 436.00 FEET, A CENTRAL ANGLE OF 36°31'54" AND AN ARC LENGTH OF 277.99 FEET TO A NON-TANGENT COMPOUND CURVE;
- 9) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS N64°08'55"W, HAVING A RADIUS OF 228.00 FEET, A CENTRAL ANGLE OF 91°01'07" AND AN ARC LENGTH OF 362.19 FEET.
- 10) S26°52'12"W, TANGENT TO SAID LAST CURVE, 64.00 FEET TO A NON-TANGENT CURVE;
- 11) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS N26°52'09"E, HAVING A RADIUS OF 292.00 FEET, A CENTRAL ANGLE OF 77°54'09" AND AN ARC LENGTH OF 397.02 FEET.
- 12) N14°46'18"E, TANGENT TO SAID LAST CURVE, 163.93 FEET TO A TANGENT CURVE;
- 13) ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS N75°13'42"W, HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 34°01'37" AND AN ARC LENGTH OF 653.27 FEET.
- 14) N19°15'19"W, TANGENT TO SAID LAST CURVE, 188.76 FEET TO A TANGENT CURVE;
- 15) ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS N70°44'41"E, HAVING A RADIUS OF 369.51 FEET, A CENTRAL ANGLE OF 173°47'00" AND AN ARC LENGTH OF 1120.76 FEET TO A TANGENT REVERSE CURVE;
- 16) ALONG THE ARC OF SAID TANGENT REVERSE CURVE TO THE LEFT WHOSE CENTER BEARS N64°31'41"E, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 82°51'03" AND AN ARC LENGTH OF 28.92 FEET.
- 17) N71°40'37"E, TANGENT TO SAID LAST CURVE, 193.09 FEET TO A TANGENT CURVE;
- 18) ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS S18°19'23"E, HAVING A RADIUS OF 732.00 FEET, A CENTRAL ANGLE OF 40°28'12" AND AN ARC LENGTH OF 517.04 FEET TO A TANGENT REVERSE CURVE;
- 19) ALONG THE ARC OF SAID TANGENT REVERSE CURVE TO THE LEFT WHOSE CENTER BEARS N22°08'49"E, HAVING A RADIUS OF 7.00 FEET, A CENTRAL ANGLE OF 38°12'30" AND AN ARC LENGTH OF 4.67 FEET TO A TANGENT REVERSE CURVE;
- 20) ALONG THE ARC OF SAID TANGENT REVERSE CURVE TO THE RIGHT WHOSE CENTER BEARS S16°03'41"E, HAVING A RADIUS OF 65.50 FEET, A CENTRAL ANGLE OF 42°10'48" AND AN ARC LENGTH OF 48.22 FEET.
- 21) S63°52'52"E, TANGENT TO SAID LAST CURVE, 232.86 FEET TO A TANGENT CURVE;
- 22) ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS N26°07'08"E, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 54.98 FEET.
- 23) S26°07'08"W A DISTANCE OF 351.29 FEET TO A TANGENT CURVE;
- 24) ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS S63°52'52"E, HAVING A RADIUS OF 1180.00 FEET, A CENTRAL ANGLE OF 45°06'12" AND AN ARC LENGTH OF 928.90 FEET TO A TANGENT REVERSE CURVE;
- 25) ALONG THE ARC OF SAID TANGENT REVERSE CURVE TO THE RIGHT WHOSE CENTER BEARS S71°00'55"W, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 103°46'08" AND AN ARC LENGTH OF 63.39 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,981,919 SQUARE FEET OR 45.499 ACRES.

PARCELS 1 AND 2 CONTAIN A TOTAL CALCULATED AREA OF 2,943,887 SQUARE FEET OR 67.582 ACRES.



LEGEND

--- SECTION LINE
 --- PROPOSED PROJECT BOUNDARY
 (R) RADIAL BEARING

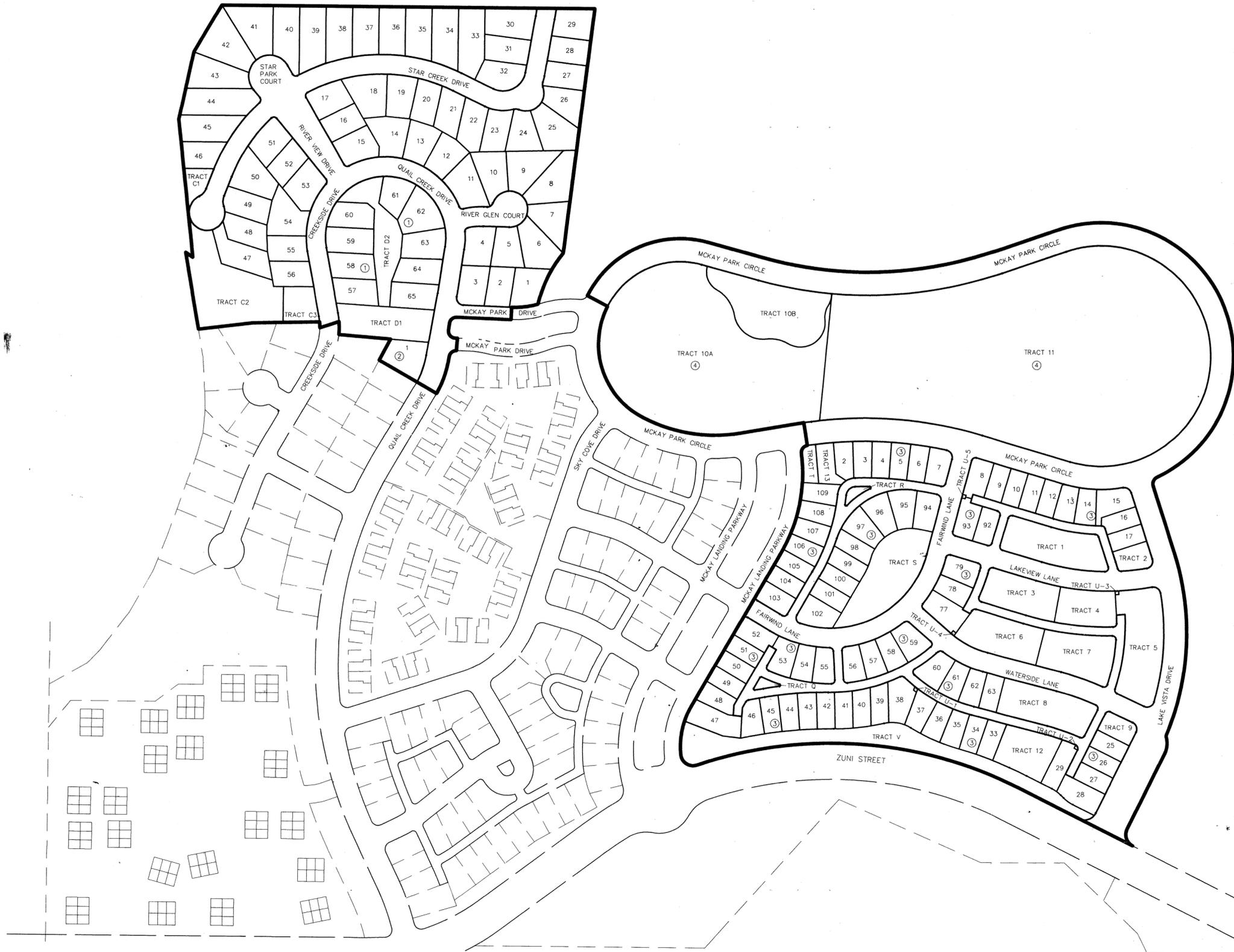
LEGAL DESCRIPTION AND EXHIBIT
 MCKAY LANDING FILING NO. 2
 JOB NO. 4247.02
 DATE: 1/2/01
 SHEET 3 OF 15

JR Engineering, Ltd.
 6020 Greenwood Plaza Blvd.
 Englewood, Colorado 80111
 Tel. (303) 740-9393
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ENGINEERING/PLANNING/SURVEYING

**MCKAY LANDING FILING NO. 2
FINAL PLAT**

LOCATED IN A PORTION OF THE EAST ONE-HALF OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.



SCALE: 1" = 200'

LEGEND

- PROPOSED LOT LINE
- PROPOSED R.O.W.
- PROJECT BOUNDARY
- SECTION LINE
- EXISTING R.O.W.
- ① BLOCK NUMBER

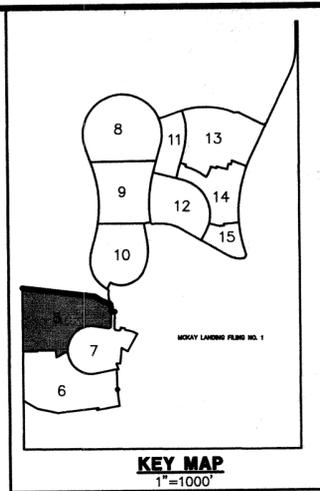
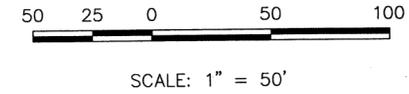
COMPOSIT FINAL PLAT
MCKAY LANDING FILING NO. 2
JOB NO. 4247.02
DATE: 1/2/01
SHEET 4 OF 15



6020 Greenwood Plaza Blvd • Englewood, CO 80111
303-740-9999 • Fax: 303-721-9019 • www.jrengineering.com

MCKAY LANDING FILING NO. 2 FINAL PLAT

LOCATED IN A PORTION OF THE EAST ONE-HALF OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.



MATCHLINE SEE SHEET 9

TRACT E OPEN AREA

TRACT F OPEN AREA

MCKAY PARK DRIVE

MCKAY PARK DRIVE

TRACT Y TOWNHOMES

TRACT X TOWNHOMES

$\Delta=26^{\circ}20'28''$
 $R=345.29'$
 $L=158.74'$

$\Delta=18^{\circ}02'54''$
 $R=236.00'$
 $L=74.34'$

$\Delta=18^{\circ}02'54''$
 $R=236.00'$
 $L=74.34'$

$\Delta=18^{\circ}02'54''$
 $R=236.00'$
 $L=74.34'$

MATCHLINE SEE SHEET 7

MCKAY LANDING FILING NO. 1
RECEPTION NO.

TRACT F OPEN AREA

| CURVE TABLE | | | |
|-------------|-----------|---------|---------|
| NUM | DELTA | RADIUS | LENGTH |
| C01 | 02°30'15" | 600.00' | 26.22' |
| C345 | 244°1'19" | 18.50' | 78.79' |
| C04 | 36°49'25" | 90.00' | 57.84' |
| C04 | 68°56'58" | 90.00' | 108.31' |
| C05 | 02°49'01" | 627.00' | 30.83' |
| C06 | 02°09'43" | 573.00' | 21.62' |
| C07 | 26°35'32" | 20.00' | 9.28' |
| C08 | 12°07'56" | 20.00' | 4.23' |
| C09 | 49°09'10" | 50.00' | 42.89' |
| C10 | 45°52'52" | 50.00' | 40.04' |
| C11 | 38°23'50" | 50.00' | 33.51' |
| C12 | 36°34'09" | 20.00' | 12.77' |
| C13 | 02°09'19" | 20.00' | 0.75' |
| C14 | 05°57'23" | 117.00' | 12.16' |
| C16 | 04°07'07" | 452.00' | 32.49' |
| C19 | 1°14'5" | 506.00' | 10.90' |
| C40 | 80°42'14" | 10.00' | 14.09' |
| C41 | 14°55'40" | 222.00' | 57.84' |
| C42 | 29°50'41" | 16.00' | 8.33' |
| C43 | 42°30'56" | 16.00' | 11.87' |
| C44 | 66°31'53" | 50.00' | 58.06' |
| C45 | 46°32'58" | 50.00' | 40.62' |
| C46 | 33°11'00" | 50.00' | 28.96' |
| C47 | 33°11'00" | 50.00' | 28.96' |
| C48 | 46°34'11" | 50.00' | 40.64' |
| C49 | 26°20'35" | 50.00' | 22.99' |
| C50 | 14°52'19" | 168.00' | 43.61' |
| C51 | 80°59'53" | 10.00' | 14.14' |
| C52 | 12°47'23" | 222.00' | 49.55' |
| C53 | 08°56'27" | 345.29' | 53.88' |
| C54 | 17°24'01" | 345.29' | 104.86' |
| C55 | 96°19'51" | 20.00' | 33.63' |
| C260 | 08°49'58" | 117.00' | 18.04' |

| CURVE TABLE | | | |
|-------------|-----------|---------|--------|
| NUM | DELTA | RADIUS | LENGTH |
| C345 | 244°1'19" | 18.50' | 78.79' |
| C346 | 128°11'8" | 4.50' | 10.07' |
| C347 | 22°34'31" | 50.50' | 19.90' |
| C348 | 53°44'47" | 4.50' | 4.22' |
| C349 | 36°47'49" | 5.50' | 3.53' |
| C350 | 40°26'24" | 5.50' | 3.88' |
| C351 | 41°56'39" | 4.50' | 3.29' |
| C352 | 8°5'8" | 120.50' | 17.00' |

| LINE TABLE | | |
|------------|-------------|--------|
| NUM | BEARING | DIST |
| L02 | S88°32'50"E | 23.00' |
| L03 | N6°23'15"W | 4.61' |
| L11 | S88°04'27"E | 29.59' |
| L12 | S01°27'10"W | 9.84' |
| L90 | S14°30'29"E | 3.58' |
| L91 | N27°43'24"W | 4.69' |

- LEGEND**
- AC ACRES
 - SF SQUARE FEET
 - R.O.W. RIGHT-OF-WAY
 - G.E. GAS EASEMENT
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - PROPOSED LOT LINE
 - PROPOSED R.O.W.
 - PROJECT BOUNDARY
 - SECTION LINE
 - EXISTING R.O.W.
 - LIMITED COMMON ELEMENTS
 - MATCHLINE
 - ① BLOCK NUMBER
 - SET REBAR W/ 1-1/2" ALUM CAP LS 19606
 - (R) RADIAL BEARING

FINAL PLAT
MCKAY LANDING FILING NO. 2
JOB NO. JOB NO. 4247.02
DATE: 1/2/01
SHEET 5 OF 15

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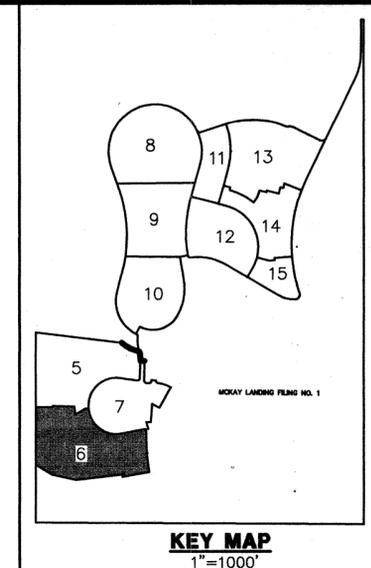
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LEGEND

- AC ACRES
- SF SQUARE FEET
- R.O.W. RIGHT-OF-WAY
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- DRAINAGE EASEMENT
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- MATCHLINE
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- SET REBAR W/ 1-1/2" ALUM CAP LS 19606
- (R) RADIAL BEARING

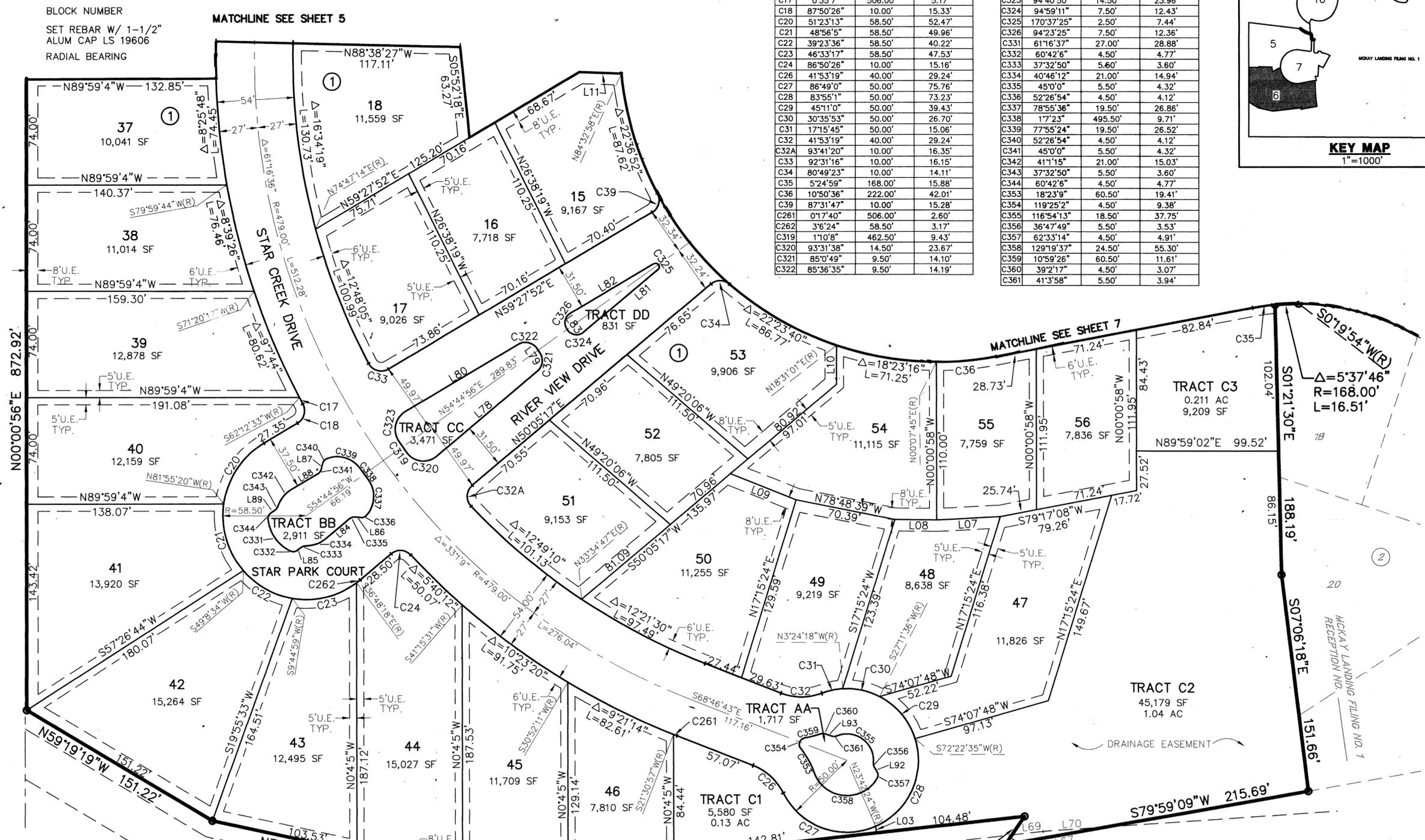
**MCKAY LANDING FILING NO. 2
FINAL PLAT**

LOCATED IN A PORTION OF THE EAST ONE-HALF OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BROMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.



| NUM | DELTA | RADIUS | LENGTH |
|------|-----------|---------|--------|
| C17 | 0°35'7" | 506.00' | 5.17' |
| C18 | 87°50'26" | 10.00' | 15.33' |
| C20 | 51°23'13" | 58.50' | 52.47' |
| C21 | 48°56'5" | 58.50' | 49.96' |
| C22 | 39°23'36" | 58.50' | 40.22' |
| C23 | 46°33'17" | 58.50' | 47.53' |
| C24 | 86°50'26" | 10.00' | 15.16' |
| C26 | 41°53'19" | 40.00' | 29.24' |
| C27 | 86°49'0" | 50.00' | 75.76' |
| C28 | 83°55'1" | 50.00' | 73.23' |
| C29 | 45°11'0" | 50.00' | 39.43' |
| C30 | 30°35'53" | 50.00' | 26.70' |
| C31 | 17°15'45" | 50.00' | 15.06' |
| C32 | 41°53'19" | 40.00' | 29.24' |
| C32A | 93°41'20" | 10.00' | 16.35' |
| C33 | 92°31'16" | 10.00' | 16.15' |
| C34 | 80°49'23" | 10.00' | 14.11' |
| C35 | 5°24'59" | 168.00' | 15.88' |
| C36 | 10°50'36" | 222.00' | 42.01' |
| C39 | 87°31'47" | 10.00' | 15.28' |
| C261 | 0°17'40" | 506.00' | 2.60' |
| C262 | 3°6'24" | 58.50' | 3.17' |
| C319 | 1°10'8" | 462.50' | 9.43' |
| C320 | 93°31'38" | 14.50' | 23.67' |
| C321 | 85°0'49" | 9.50' | 14.10' |
| C322 | 85°36'35" | 9.50' | 14.19' |

| NUM | DELTA | RADIUS | LENGTH |
|------|------------|---------|--------|
| C323 | 94°40'50" | 14.50' | 23.96' |
| C324 | 94°59'11" | 7.50' | 12.43' |
| C325 | 170°37'25" | 2.50' | 7.44' |
| C326 | 94°23'25" | 7.50' | 12.36' |
| C331 | 61°16'37" | 27.00' | 28.88' |
| C332 | 60°42'6" | 4.50' | 4.77' |
| C333 | 37°32'50" | 5.60' | 3.60' |
| C334 | 40°46'12" | 21.00' | 14.94' |
| C335 | 45°0'0" | 5.50' | 4.32' |
| C336 | 52°26'54" | 4.50' | 4.12' |
| C337 | 78°55'36" | 19.50' | 26.86' |
| C338 | 17°23' | 495.50' | 9.71' |
| C339 | 77°55'24" | 19.50' | 26.52' |
| C340 | 52°26'54" | 4.50' | 4.12' |
| C341 | 45°0'0" | 5.50' | 4.32' |
| C342 | 41°1'15" | 21.00' | 15.03' |
| C343 | 37°32'50" | 5.50' | 3.60' |
| C344 | 60°42'6" | 4.50' | 4.77' |
| C353 | 18°23'9" | 60.50' | 19.41' |
| C354 | 119°25'2" | 4.50' | 9.38' |
| C355 | 116°54'13" | 18.50' | 37.75' |
| C356 | 36°47'49" | 5.50' | 3.53' |
| C357 | 62°33'14" | 4.50' | 4.91' |
| C358 | 129°19'37" | 24.50' | 55.30' |
| C359 | 10°59'26" | 60.50' | 11.61' |
| C360 | 39°2'17" | 4.50' | 3.07' |
| C361 | 41°3'58" | 5.50' | 3.94' |



LINE TABLE

| NUM | BEARING | DIST |
|-----|-------------|--------|
| L03 | N6°23'15"W | 4.61' |
| L07 | S86°49'33"W | 44.78' |
| L08 | N89°21'18"W | 29.26' |
| L09 | N68°28'28"W | 49.58' |
| L10 | N00°00'58"W | 27.07' |
| L11 | S88°04'27"E | 29.59' |
| L78 | N50°51'7"E | 92.04' |
| L79 | N34°55'32"W | 4.05' |
| L80 | S59°27'52"W | 92.15' |
| L81 | N50°51'7"E | 68.08' |
| L82 | S59°27'52"W | 68.07' |
| L83 | S34°55'32"E | 1.16' |

UNPLATTED

| | | |
|-----|-------------|--------|
| L84 | S50°51'7"W | 21.68' |
| L85 | S53°18'39"W | 3.47' |
| L86 | N84°54'43"W | 4.16' |
| L87 | N14°27'52"E | 4.16' |
| L88 | N59°27'52"E | 21.59' |
| L89 | N55°59'27"E | 3.47' |
| L92 | N31°58'56"W | 3.37' |
| L93 | N71°1'22"W | 4.88' |

| | | |
|-----|-------------|--------|
| L67 | N79°59'9"E | 72.14' |
| L68 | S34°25'46"W | 8.55' |
| L69 | N83°36'45"E | 21.85' |
| L70 | N86°3'54"E | 44.59' |



SCALE: 1" = 50'



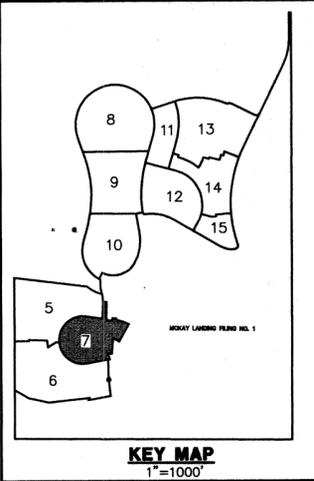
FINAL PLAT
MCKAY LANDING FILING NO.2
JOB NO. 4247.02
DATE: 1/2/01
SHEET 6 OF 15

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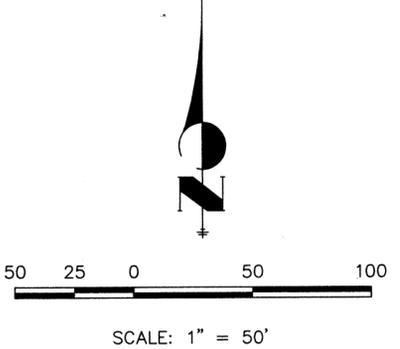
MCKAY LANDING FILING NO. 2 FINAL PLAT

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TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.



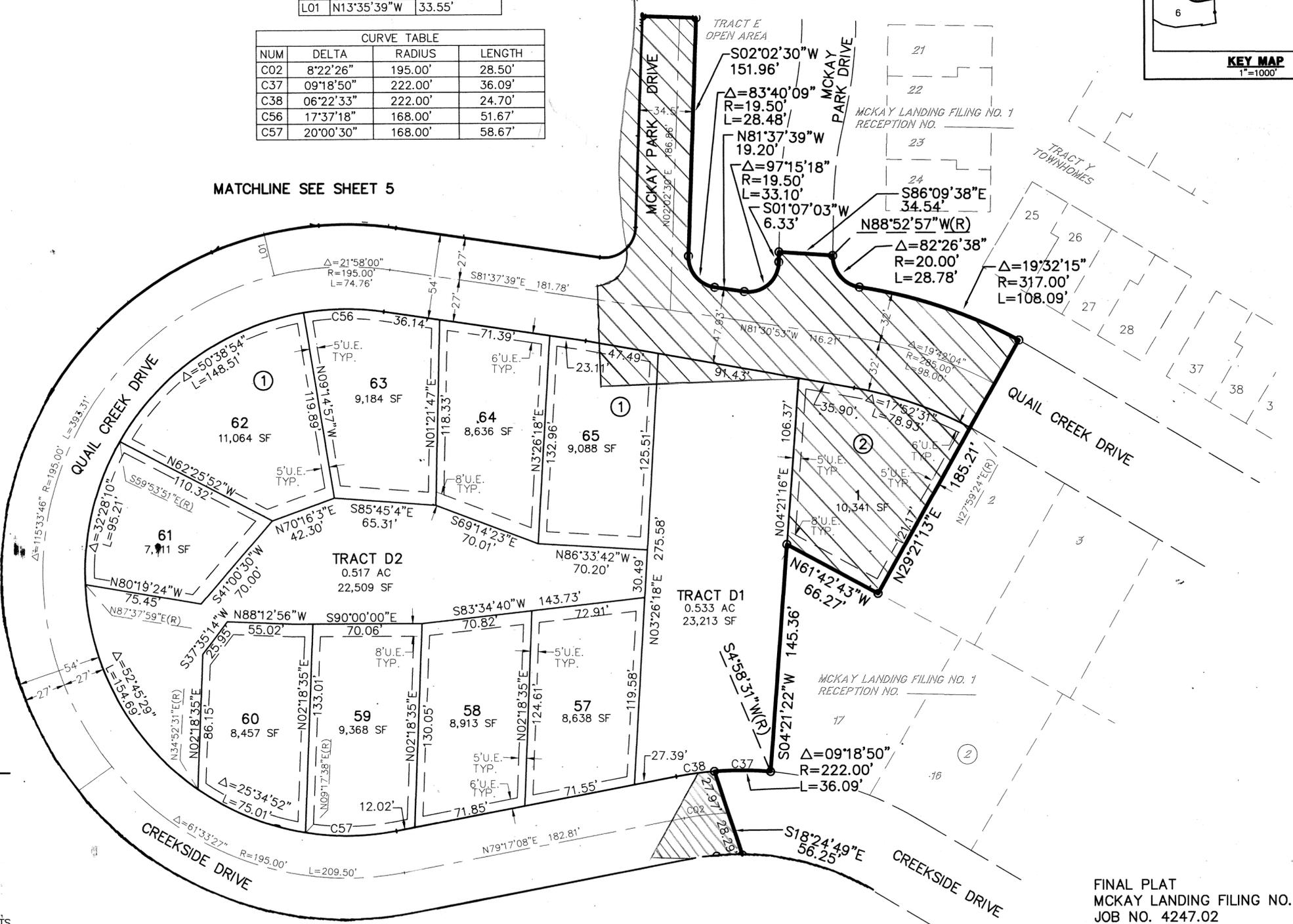
| LINE TABLE | | |
|------------|-------------|--------|
| NUM | BEARING | DIST |
| L01 | N13°35'39"W | 33.55' |

| CURVE TABLE | | | |
|-------------|-----------|---------|--------|
| NUM | DELTA | RADIUS | LENGTH |
| C02 | 8°22'26" | 195.00' | 28.50' |
| C37 | 09°18'50" | 222.00' | 36.09' |
| C38 | 06°22'33" | 222.00' | 24.70' |
| C56 | 17°37'18" | 168.00' | 51.67' |
| C57 | 20°00'30" | 168.00' | 58.67' |



MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 6



LEGEND

| | |
|--------|---------------------------------------|
| AC | ACRES |
| SF | SQUARE FEET |
| R.O.W. | RIGHT-OF-WAY |
| G.E. | GAS EASEMENT |
| U.E. | UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| --- | PROPOSED LOT LINE |
| --- | PROPOSED R.O.W. |
| --- | PROJECT BOUNDARY |
| --- | SECTION LINE |
| --- | EXISTING R.O.W. |
| --- | LIMITED COMMON ELEMENTS |
| --- | MATCHLINE |
| ① | BLOCK NUMBER |
| • | SET REBAR W/ 1-1/2" ALUM CAP LS 19606 |
| (R) | RADIAL BEARING |

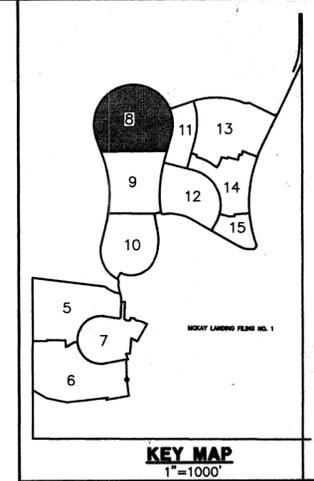
FINAL PLAT
MCKAY LANDING FILING NO. 2
JOB NO. 4247.02
DATE: 1/2/01
SHEET 7 OF 15



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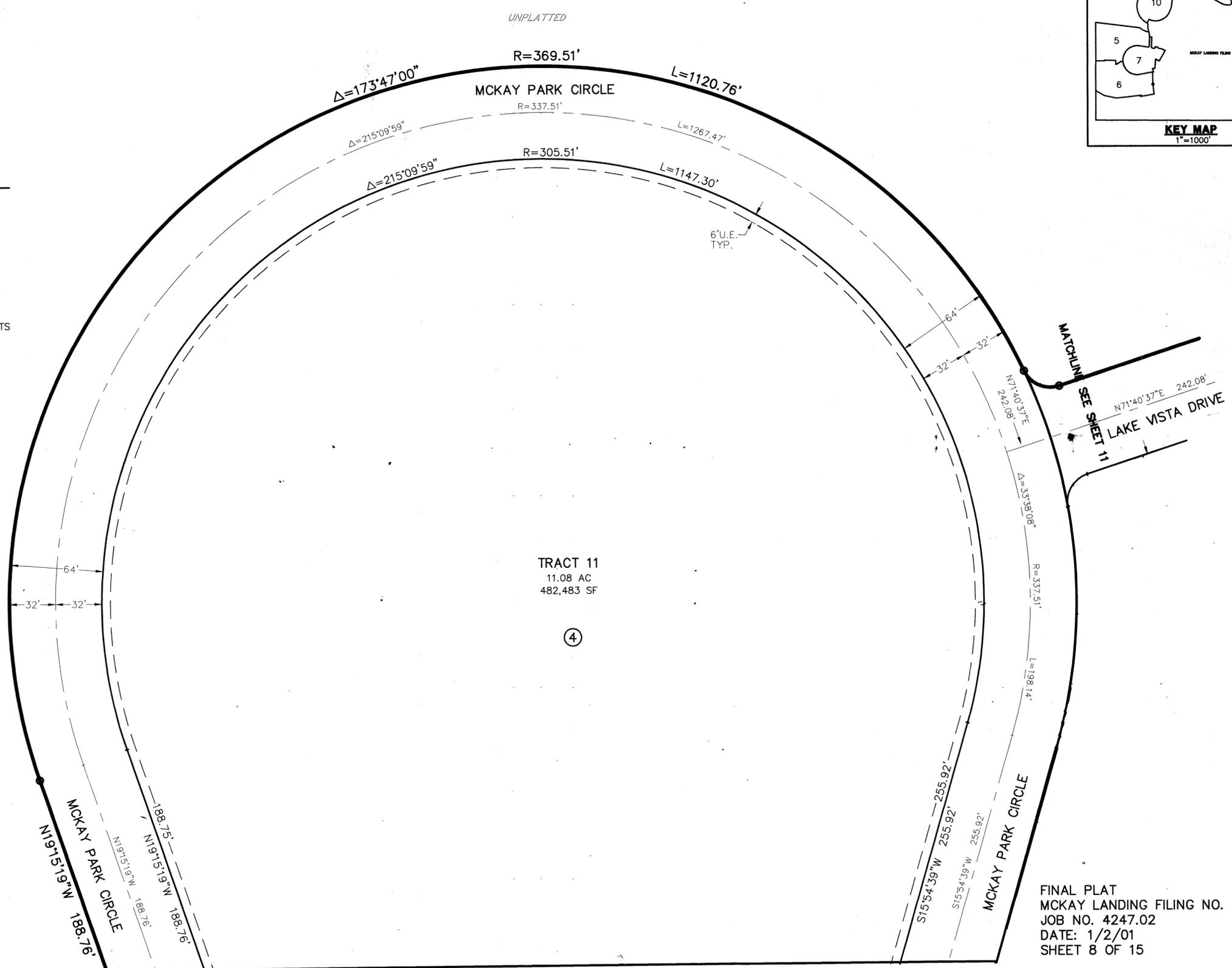
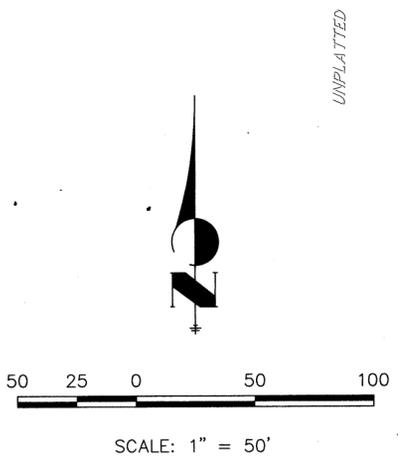
MCKAY LANDING FILING NO. 2 FINAL PLAT

LOCATED IN A PORTION OF THE EAST ONE-HALF OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.



LEGEND

| | |
|--------|---------------------------------------|
| AC | ACRES |
| SF | SQUARE FEET |
| R.O.W. | RIGHT-OF-WAY |
| G.E. | GAS EASEMENT |
| U.E. | UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| | PROPOSED LOT LINE |
| | PROPOSED R.O.W. |
| | PROJECT BOUNDARY |
| | SECTION LINE |
| | EXISTING R.O.W. |
| | LIMITED COMMON ELEMENTS |
| | MATCHLINE |
| ① | BLOCK NUMBER |
| • | SET REBAR W/ 1-1/2" ALUM CAP LS 19606 |
| (R) | RADIAL BEARING |



MATCHLINE SEE SHEET 9

FINAL PLAT
MCKAY LANDING FILING NO. 2
JOB NO. 4247.02
DATE: 1/2/01
SHEET 8 OF 15

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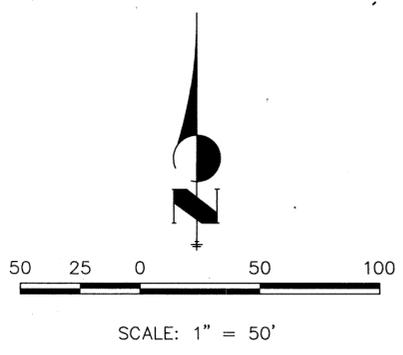
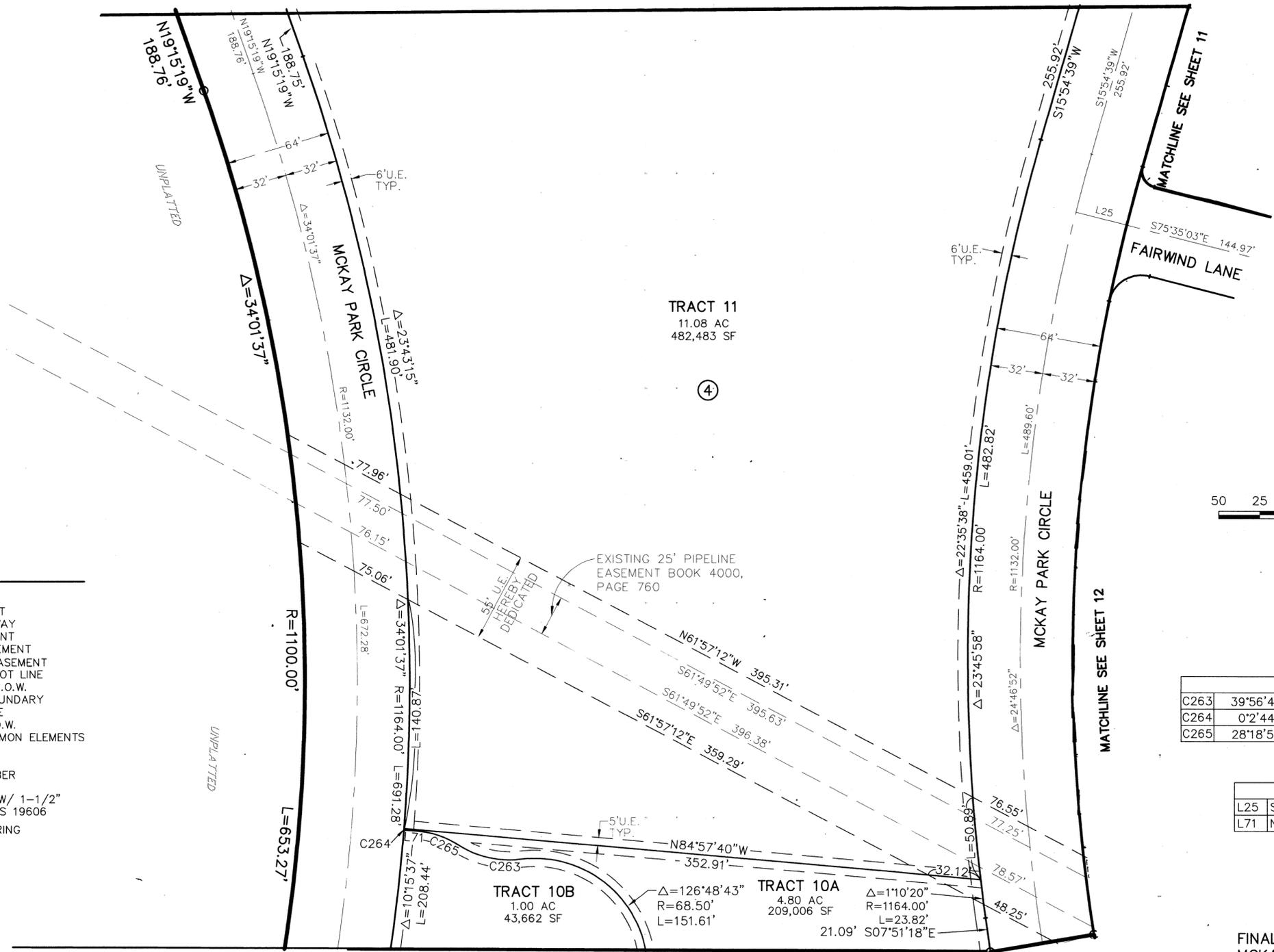
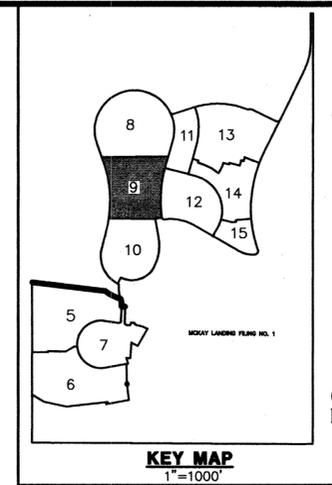
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CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.

MATCHLINE SEE SHEET 8



LEGEND

| | |
|--------|---------------------------------------|
| AC | ACRES |
| SF | SQUARE FEET |
| R.O.W. | RIGHT-OF-WAY |
| G.E. | GAS EASEMENT |
| U.E. | UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| --- | PROPOSED LOT LINE |
| --- | PROPOSED R.O.W. |
| --- | PROJECT BOUNDARY |
| --- | SECTION LINE |
| --- | EXISTING R.O.W. |
| --- | LIMITED COMMON ELEMENTS |
| --- | MATCHLINE |
| ① | BLOCK NUMBER |
| • | SET REBAR W/ 1-1/2" ALUM CAP LS 19606 |
| (R) | RADIAL BEARING |

CURVE TABLE

| Curve | Chord | Delta | Radius |
|-------|-----------|----------|--------|
| C263 | 39°56'44" | 57.00' | 39.74' |
| C264 | 0°2'44" | 1175.59' | 0.93' |
| C265 | 28°18'58" | 55.00' | 27.18' |

LINE TABLE

| Line | Bearing | Distance |
|------|-------------|----------|
| L25 | S75°35'3"E | 144.97' |
| L71 | N85°29'19"W | 8.05' |

FINAL PLAT
MCKAY LANDING FILING NO.2
JOB NO. 4247.02
DATE: 12/6/00
SHEET 9 OF 15



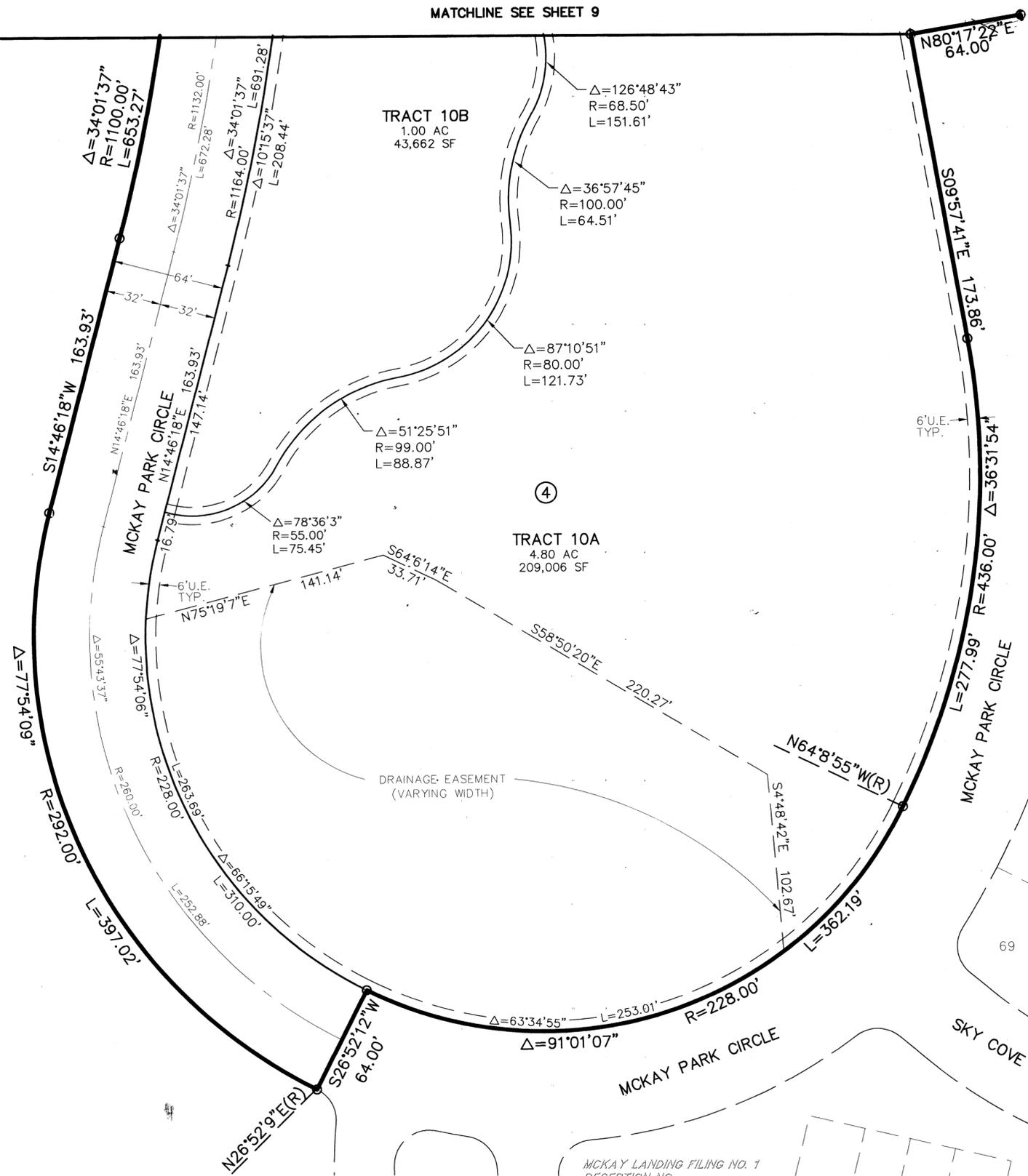
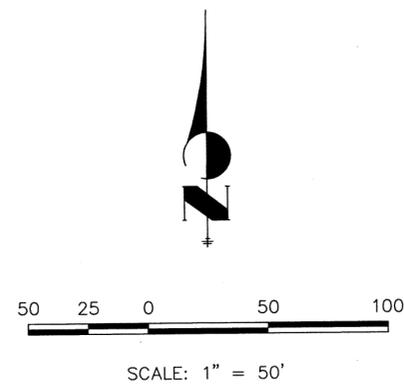
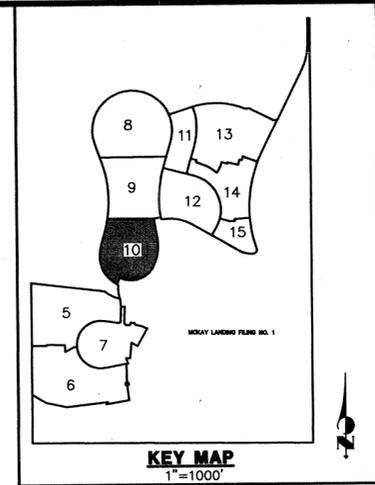
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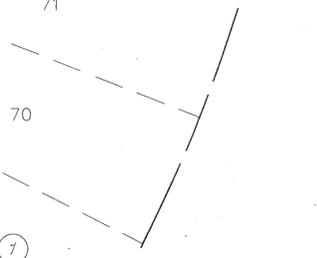
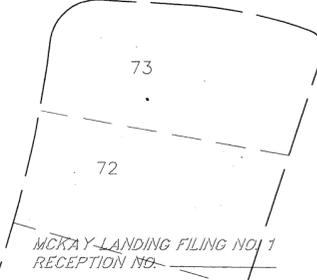
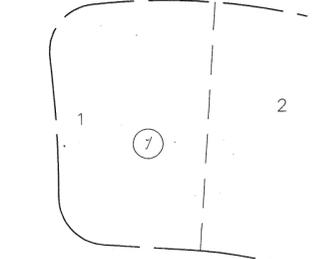
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TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.

MATCHLINE SEE SHEET 9



TRACT K1
OPEN AREA

MCKAY LANDING PARKWAY



LEGEND

| | |
|--------|---------------------------------------|
| AC | ACRES |
| SF | SQUARE FEET |
| R.O.W. | RIGHT-OF-WAY |
| G.E. | GAS EASEMENT |
| U.E. | UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| | PROPOSED LOT LINE |
| | PROPOSED R.O.W. |
| | PROJECT BOUNDARY |
| | SECTION LINE |
| | EXISTING R.O.W. |
| | LIMITED COMMON ELEMENTS |
| | MATCHLINE |
| ① | BLOCK NUMBER |
| • | SET REBAR W/ 1-1/2" ALUM CAP LS 19606 |
| (R) | RADIAL BEARING |

MATCHLINE SEE SHEET 5

FINAL PLAT
MCKAY LANDING FILING NO. 2
JOB NO. 4247.02
DATE: 1/2/01
SHEET 10 OF 15

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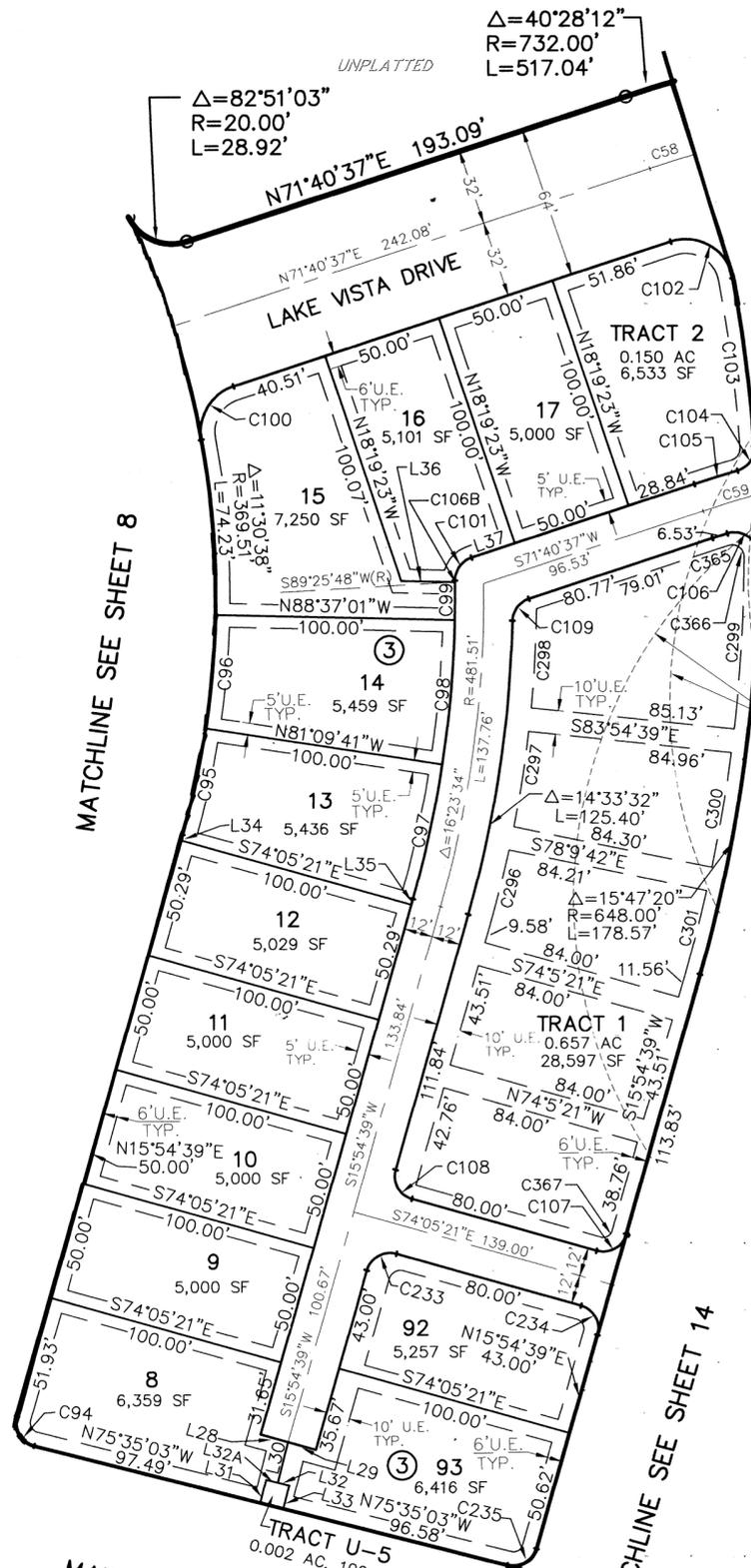
MCKAY LANDING FILING NO. 2

FINAL PLAT

LOCATED IN A PORTION OF THE EAST ONE-HALF OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.

| CURVE TABLE | | | |
|-------------|------------|---------|--------|
| NUM | DELTA | RADIUS | LENGTH |
| C58 | 04°08'25" | 700.00' | 50.58' |
| C94 | 91°29'43" | 10.00' | 15.97' |
| C95 | 07°04'20" | 369.51' | 45.61' |
| C96 | 07°27'21" | 369.51' | 48.08' |
| C97 | 07°04'20" | 469.51' | 57.95' |
| C98 | 07°27'21" | 469.51' | 61.10' |
| C99 | 01°57'10" | 469.51' | 16.00' |
| C100 | 81°48'17" | 20.00' | 28.56' |
| C101 | 72°19'58" | 10.00' | 12.62' |
| C102 | 98°02'19" | 20.00' | 34.22' |
| C103 | 06°18'46" | 648.00' | 71.40' |
| C104 | 77°33'23" | 10.00' | 13.54' |
| C105 | 01°54'28" | 569.00' | 18.95' |
| C106 | 107°45'30" | 10.00' | 18.81' |
| C106B | 0°5'9" | 469.51' | 0.70' |
| C107 | 90°00'00" | 10.00' | 15.71' |
| C108 | 90°00'00" | 10.00' | 15.71' |
| C109 | 70°19'30" | 10.00' | 12.27' |
| C233 | 90°00'00" | 10.00' | 15.71' |
| C234 | 90°00'00" | 10.00' | 15.71' |
| C235 | 88°30'17" | 10.00' | 15.45' |
| C296 | 3°30'13" | 503.51' | 30.79' |
| C297 | 4°36'40" | 503.51' | 40.52' |
| C298 | 4°46'17" | 503.51' | 41.93' |
| C299 | 6°29'47" | 642.00' | 72.79' |
| C300 | 4°22'28" | 642.00' | 49.02' |
| C301 | 3°6'15" | 642.00' | 34.78' |
| C365 | 0°34'27" | 540.00' | 5.41' |
| C366 | 107°53'59" | 5.00' | 9.42' |
| C367 | 90°0'0" | 4.00' | 6.28' |

| LINE TABLE | | |
|------------|-------------|--------|
| NUM | BEARING | DIST |
| L28 | S74°05'21"E | 12.00' |
| L29 | N74°05'21"W | 12.00' |
| L30 | N14°24'57"E | 17.61' |
| L31 | N14°24'57"E | 10.00' |
| L32 | S75°35'3"E | 5.00' |
| L32A | S75°35'3"E | 5.00' |
| L33 | N14°24'57"E | 10.00' |
| L34 | S15°54'39"W | 2.57' |
| L35 | N15°54'39"E | 2.57' |
| L36 | S88°37'01"E | 22.43' |
| L37 | N71°40'37"E | 19.15' |

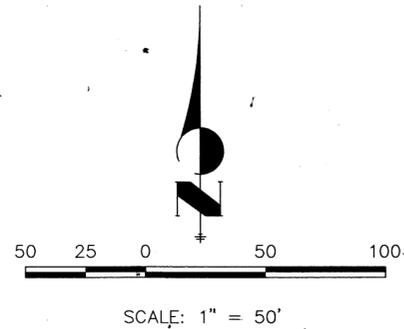
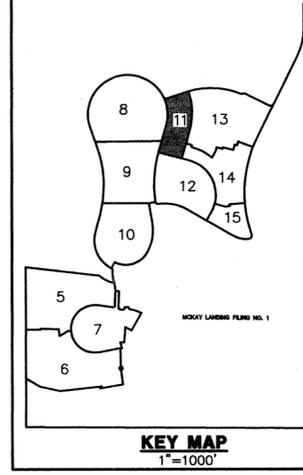


MATCHLINE SEE SHEET 13

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 14



LEGEND

- AC ACRES
- SF SQUARE FEET
- R.O.W. RIGHT-OF-WAY
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- PROPOSED LOT LINE
- PROPOSED R.O.W.
- PROJECT BOUNDARY
- SECTION LINE
- EXISTING R.O.W.
- LCE LIMITED COMMON ELEMENTS
- MATCHLINE
- ① BLOCK NUMBER
- SET REBAR W/ 1-1/2" ALUM CAP LS 19606
- (R) RADIAL BEARING

FINAL PLAT
MCKAY LANDING FILING NO. 2
JOB NO. 4247.02
DATE: 1/2/01
SHEET 11 OF 15

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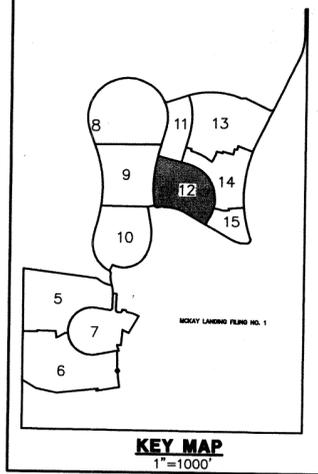
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LEGEND

- AC ACRES
 - SF SQUARE FEET
 - R.O.W. RIGHT-OF-WAY
 - G.E. GAS EASEMENT
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
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 - LIMITED COMMON ELEMENTS
 - MATCHLINE
-
- ① BLOCK NUMBER
 - SET REBAR W/ 1-1/2" ALUM CAP LS 19606
 - (R) RADIAL BEARING

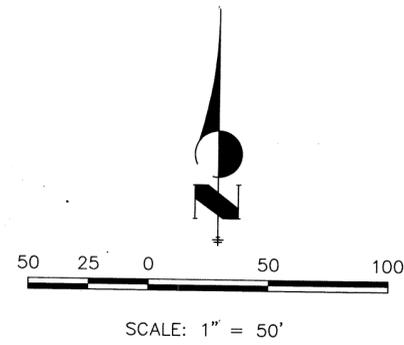
**MCKAY LANDING FILING NO. 2
FINAL PLAT**

LOCATED IN A PORTION OF THE EAST ONE-HALF OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.



| CURVE TABLE | | | |
|-------------|------------|----------|---------|
| NUM | DELTA | RADIUS | LENGTH |
| C65 | 82°42'17" | 38.00' | 54.85' |
| C66 | 79°32'49" | 212.00' | 294.33' |
| C67 | 12°51'44" | 536.35' | 120.40' |
| C68 | 11°58'34" | 536.35' | 112.11' |
| C69 | 5°40'20" | 305.00' | 30.19' |
| C70 | 82°34'35" | 26.00' | 37.47' |
| C71 | 2°23'9" | 974.00' | 40.56' |
| C72 | 153°43'38" | 3.00' | 8.05' |
| C73 | 20°40'33" | 224.00' | 80.83' |
| C74 | 144°47'17" | 3.00' | 7.58' |
| C75 | 2°48'6" | 548.35' | 26.81' |
| C77 | 1°42'49" | 1100.00' | 32.90' |
| C78 | 2°59'32" | 1100.00' | 57.45' |
| C79 | 2°59'32" | 1100.00' | 57.45' |
| C80 | 2°59'32" | 1100.00' | 57.45' |
| C81 | 2°59'32" | 1100.00' | 57.45' |
| C82 | 2°59'32" | 1100.00' | 57.44' |
| C83 | 2°36'40" | 1100.00' | 50.13' |
| C84 | 2°58'48" | 998.00' | 51.91' |
| C85 | 2°59'42" | 998.00' | 52.17' |
| C86 | 2°59'42" | 998.00' | 52.17' |
| C87 | 2°59'42" | 998.00' | 52.17' |
| C88 | 1°56'50" | 998.00' | 33.92' |
| C89 | 3°58'7" | 50.00' | 3.46' |
| C90 | 23°4'26" | 50.00' | 20.14' |
| C91 | 23°4'26" | 50.00' | 20.14' |
| C92 | 92°53'19" | 20.00' | 32.42' |
| C93 | 87°29'13" | 10.00' | 15.27' |
| C213 | 24°26'24" | 200.00' | 85.31' |
| C214 | 92°56'26" | 15.00' | 24.33' |
| C215 | 23°28'44" | 200.00' | 81.96' |
| C216 | 22°48'44" | 200.00' | 79.63' |
| C217 | 8°48'56" | 200.00' | 30.77' |
| C218 | 2°4'29" | 548.35' | 19.85' |
| C219 | 5°15'57" | 548.35' | 50.40' |
| C220 | 4°38'9" | 548.35' | 44.37' |
| C221 | 7°41'23" | 111.72' | 14.99' |
| C222 | 21°40'55" | 111.72' | 42.28' |
| C223 | 20°31'39" | 111.72' | 40.03' |
| C224 | 21°0'7" | 111.72' | 40.95' |
| C225 | 22°6'56" | 111.72' | 43.12' |
| C226 | 2°20'44" | 208.59' | 8.54' |
| C227 | 14°7'30" | 208.59' | 51.42' |
| C228 | 13°46'11" | 208.59' | 50.13' |
| C229 | 10°13'2" | 208.59' | 37.20' |
| C230 | 15°12'20" | 53.10' | 14.09' |
| C231 | 40°14'17" | 53.10' | 37.29' |
| C245 | 89°47'13" | 10.00' | 15.67' |
| C246 | 1°42'48" | 278.00' | 8.31' |
| C247 | 88°29'59" | 10.00' | 15.45' |
| C248 | 1°38'10" | 432.50' | 12.35' |
| C249 | 1°39'53" | 524.35' | 15.24' |
| C250 | 6°24'18" | 432.50' | 48.35' |
| C251 | 6°31'7" | 524.35' | 59.66' |
| C252 | 6°24'18" | 432.50' | 48.35' |
| C253 | 6°31'12" | 524.35' | 59.67' |
| C254 | 6°24'18" | 432.50' | 48.35' |
| C255 | 6°31'11" | 524.35' | 59.67' |
| C256 | 6°24'18" | 432.50' | 48.35' |
| C257 | 3°37'39" | 524.35' | 33.20' |
| C258 | 32°27'37" | 50.00' | 28.33' |
| C259 | 10°39'4" | 432.50' | 80.40' |
| C302 | 102°34'10" | 16.00' | 28.64' |
| C303 | 22°51'5" | 278.00' | 110.88' |
| C368 | 10°36'22" | 20.00' | 3.70' |
| C369 | 77°34'5" | 20.00' | 27.08' |
| C370 | 6°9'44" | 986.00' | 106.05' |
| C371 | 9°50'42" | 986.00' | 169.42' |

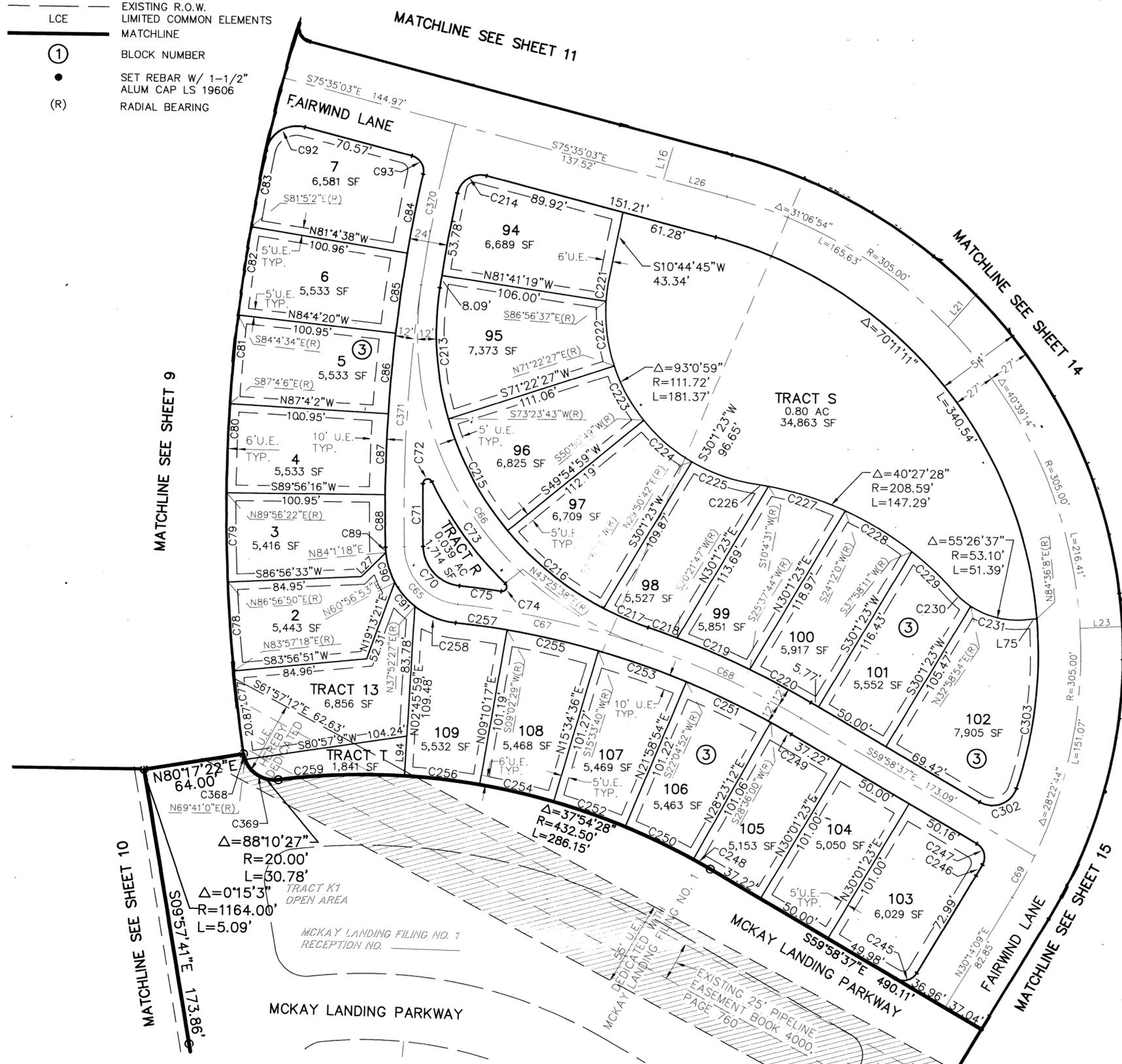
| LINE TABLE | | |
|------------|-------------|---------|
| NUM | BEARING | DIST |
| L16 | S15°54'39"W | 140.18' |
| L21 | S40°27'7"W | 139.38' |
| L23 | N86°11'5"E | 139.00' |
| L26 | N75°35'3"W | 41.92' |
| L27 | N44°35'38"E | 21.95' |
| L75 | N84°11'24"E | 6.59' |
| L94 | S2°45'59"W | 25.70' |



FINAL PLAT
MCKAY LANDING NO. 2
JOB NO. 4247.02
DATE: 1/28/10
SHEET 12 OF 15

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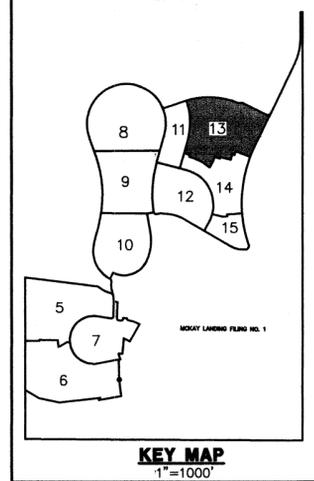


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MCKAY LANDING FILING NO. 2 FINAL PLAT

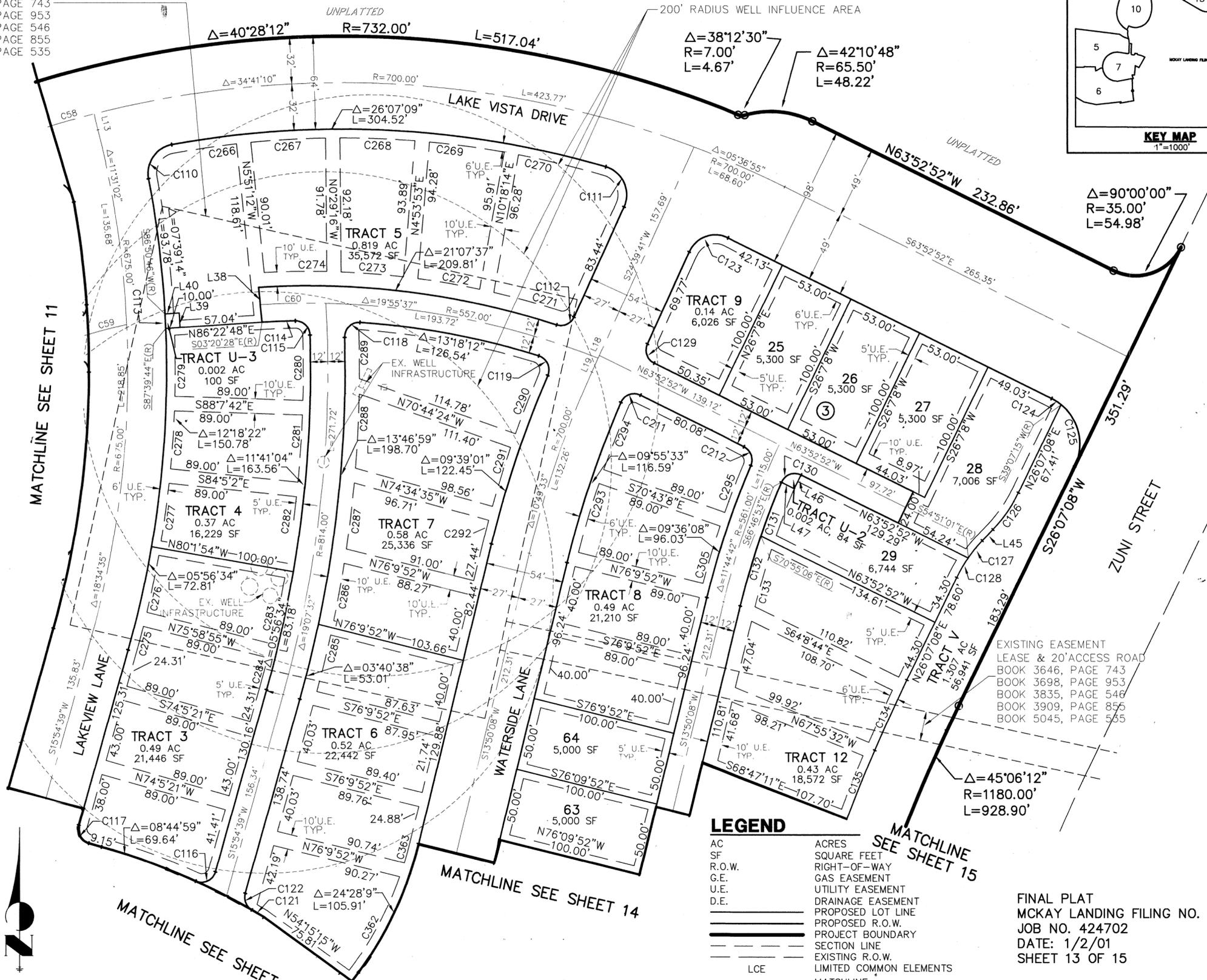
LOCATED IN A PORTION OF THE EAST ONE-HALF OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.

EXISTING EASEMENT
LEASE & 20' ACCESS ROAD
BOOK 3646, PAGE 743
BOOK 3698, PAGE 953
BOOK 3835, PAGE 546
BOOK 3909, PAGE 855
BOOK 5045, PAGE 535



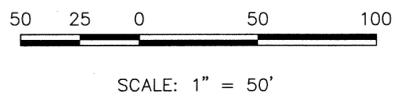
| NUM | DELTA | RADIUS | LENGTH |
|------|-----------|----------|--------|
| C58 | 04°08'25" | 700.00' | 50.58' |
| C59 | 05°16'04" | 557.00' | 51.21' |
| C60 | 04°41'40" | 557.00' | 45.64' |
| C110 | 90°40'25" | 20.00' | 31.65' |
| C111 | 98°40'36" | 20.00' | 34.44' |
| C112 | 83°01'06" | 10.00' | 14.49' |
| C113 | 00°48'59" | 702.00' | 10.00' |
| C114 | 2°26'12" | 545.00' | 23.18' |
| C115 | 89°11'17" | 10.00' | 15.57' |
| C116 | 98°16'58" | 10.00' | 17.15' |
| C117 | 90°00'00" | 10.00' | 15.71' |
| C118 | 95°21'54" | 10.00' | 16.64' |
| C119 | 96°21'59" | 10.00' | 16.82' |
| C121 | 01°11'04" | 456.00' | 9.43' |
| C122 | 76°12'11" | 10.00' | 13.30' |
| C123 | 91°27'26" | 20.00' | 31.92' |
| C124 | 13°00'07" | 35.00' | 7.94' |
| C125 | 76°59'53" | 35.00' | 47.04' |
| C126 | 17°50'29" | 100.00' | 31.14' |
| C127 | 08°48'38" | 100.00' | 15.38' |
| C128 | 09°01'51" | 100.00' | 15.76' |
| C129 | 88°32'34" | 10.00' | 15.45' |
| C130 | 92°54'01" | 10.00' | 16.21' |
| C131 | 04°08'13" | 549.00' | 39.64' |
| C132 | 5°14'46" | 549.00' | 50.27' |
| C133 | 4°22'4" | 539.00' | 41.09' |
| C134 | 2°29'48" | 1220.00' | 53.16' |
| C135 | 2°56'17" | 1000.00' | 51.28' |
| C211 | 92°21'27" | 10.00' | 16.12' |
| C212 | 87°19'8" | 10.00' | 15.24' |
| C266 | 3°50'53" | 662.00' | 44.46' |
| C267 | 4°30'1" | 662.00' | 52.00' |
| C268 | 4°31'14" | 662.00' | 52.23' |
| C269 | 4°32'25" | 662.00' | 52.46' |
| C270 | 5°14'54" | 662.00' | 60.64' |
| C271 | 5°9'0" | 577.00' | 51.86' |
| C272 | 4°18'9" | 577.00' | 43.33' |
| C273 | 4°18'9" | 577.00' | 43.33' |
| C274 | 4°18'10" | 577.00' | 43.33' |
| C275 | 1°29'18" | 708.00' | 18.39' |
| C276 | 3°14'25" | 708.00' | 40.04' |
| C277 | 3°14'35" | 708.00' | 40.07' |
| C278 | 3°14'6" | 708.00' | 39.98' |
| C279 | 3°24'39" | 708.00' | 42.15' |
| C280 | 3°13'43" | 797.00' | 44.91' |
| C281 | 3°19'31" | 797.00' | 46.26' |
| C282 | 3°20'0" | 797.00' | 46.37' |
| C283 | 3°19'51" | 797.00' | 46.33' |
| C284 | 1°32'1" | 797.00' | 21.33' |
| C285 | 2°44'30" | 836.00' | 40.00' |
| C286 | 2°44'46" | 836.00' | 40.07' |
| C287 | 3°8'13" | 836.00' | 45.77' |
| C288 | 3°29'56" | 836.00' | 51.05' |
| C289 | 2°18'50" | 836.00' | 33.76' |
| C290 | 3°28'45" | 733.00' | 44.51' |
| C291 | 3°18'54" | 733.00' | 42.41' |
| C292 | 1°11'50" | 733.00' | 15.32' |
| C293 | 4°15'47" | 667.00' | 49.63' |
| C294 | 4°3'3" | 667.00' | 47.16' |
| C295 | 3°34'46" | 581.00' | 36.30' |
| C305 | 4°5'17" | 581.00' | 41.46' |
| C362 | 17°23'20" | 242.00' | 73.45' |
| C363 | 3°35'0" | 242.00' | 15.13' |

| NUM | BEARING | DIST |
|-----|-------------|--------|
| L13 | N14°10'58"W | 11.12' |
| L18 | S24°39'41"W | 2.03' |
| L19 | S24°39'41"W | 10.51' |
| L38 | S05°51'12"E | 24.02' |
| L39 | N02°45'29"W | 10.00' |
| L40 | N86°22'48"E | 10.00' |
| L45 | S43°57'36"W | 10.63' |
| L46 | S26°7'08"W | 10.51' |
| L47 | N63°52'52"W | 9.99' |



LEGEND

- AC ACRES
- SF SQUARE FEET
- R.O.W. RIGHT-OF-WAY
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
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- MATCHLINE
- ① BLOCK NUMBER
- SET REBAR W/ 1-1/2" ALUM CAP LS 19606
- (R) RADIAL BEARING



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FINAL PLAT
MCKAY LANDING FILING NO. 2
JOB NO. 424702
DATE: 1/2/01
SHEET 13 OF 15

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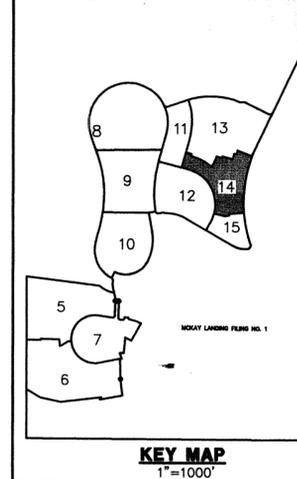
MCKAY LANDING FILING NO. 2

FINAL PLAT

LOCATED IN A PORTION OF THE EAST ONE-HALF OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.

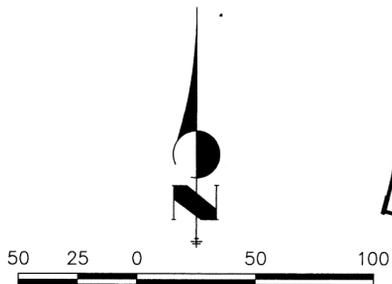
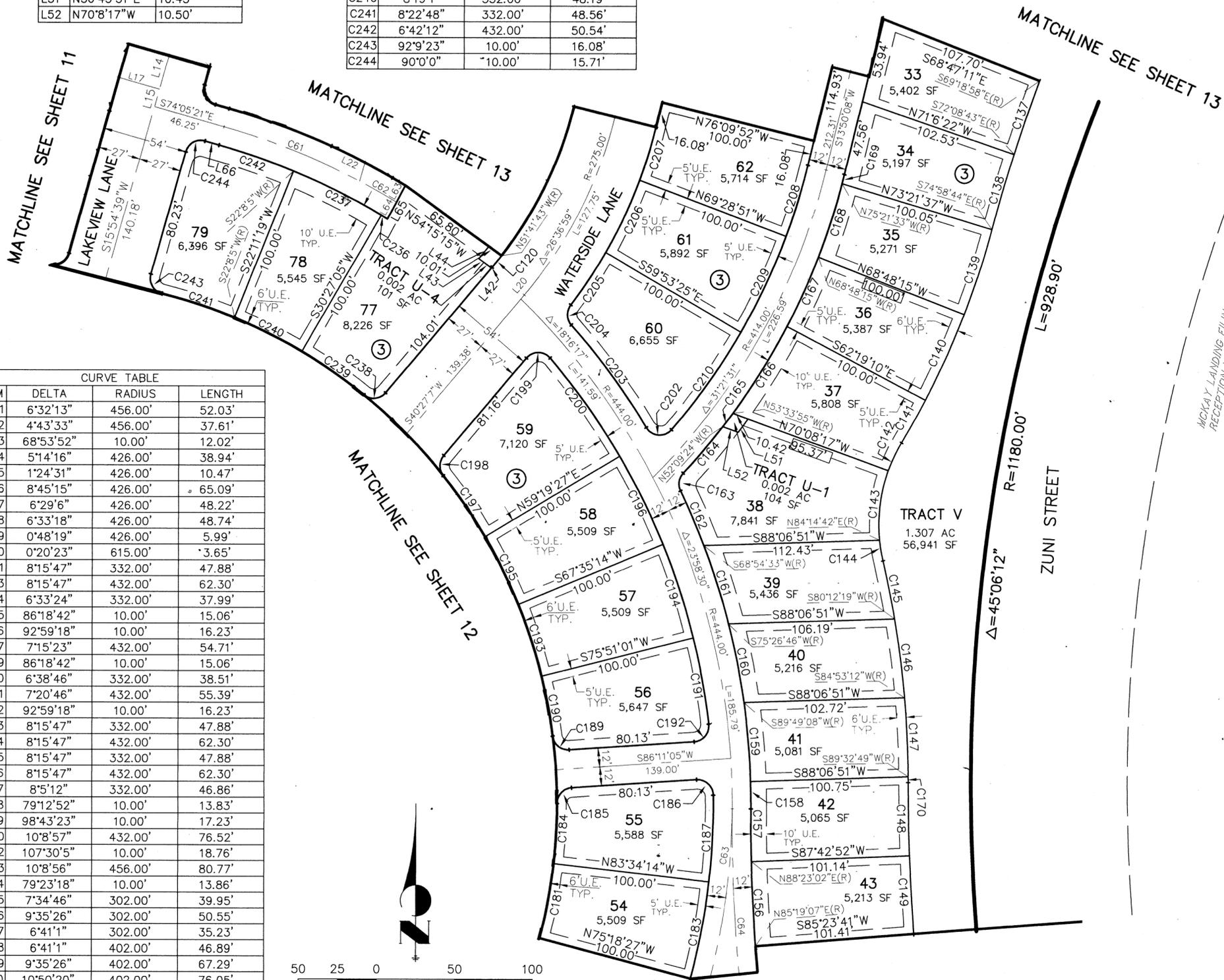
| NUM | BEARING | DIST |
|-----|-------------|---------|
| L14 | N15°54'39"E | 135.83' |
| L15 | N15°54'39"E | 11.49' |
| L17 | N74°5'21"W | 139.00' |
| L20 | S40°27'7"W | 3.42' |
| L22 | N15°54'39"E | 156.34' |
| L42 | S40°27'7"W | 0.73' |
| L43 | S54°15'15"E | 10.03' |
| L44 | S39°35'24"W | 10.02' |
| L63 | N28°7'37"E | 12.01' |
| L64 | N28°7'37"E | 12.02' |
| L65 | S28°7'37"W | 24.03' |
| L66 | N74°5'21"W | 9.25' |
| L51 | N36°43'51"E | 10.45' |
| L52 | N70°8'17"W | 10.50' |

| NUM | DELTA | RADIUS | LENGTH |
|------|-----------|---------|--------|
| C237 | 8°19'1" | 432.00' | 62.71' |
| C238 | 88°19'28" | 10.00' | 15.42' |
| C239 | 8°19'30" | 332.00' | 48.24' |
| C240 | 8°19'1" | 332.00' | 48.19' |
| C241 | 8°22'48" | 332.00' | 48.56' |
| C242 | 6°42'12" | 432.00' | 50.54' |
| C243 | 92°9'23" | 10.00' | 16.08' |
| C244 | 90°0'0" | 10.00' | 15.71' |



| NUM | DELTA | RADIUS | LENGTH |
|------|-----------|----------|---------|
| C61 | 12°3'14" | 444.00' | 93.41' |
| C62 | 3°28'31" | 444.00' | 26.93' |
| C63 | 6°9'44" | 986.00' | 106.05' |
| C64 | 10°12'50" | 1012.00' | 180.41' |
| C120 | 2°8'50" | 248.00' | 9.29' |
| C137 | 2°49'45" | 1000.00' | 49.38' |
| C138 | 2°50'1" | 1000.00' | 49.46' |
| C139 | 6°10'29" | 526.00' | 56.69' |
| C140 | 6°29'6" | 526.00' | 59.53' |
| C141 | 3°22'26" | 526.00' | 30.97' |
| C142 | 11°11'33" | 100.00' | 19.53' |
| C143 | 25°37'1" | 100.00' | 44.71' |
| C144 | 7°32'5" | 100.00' | 13.15' |
| C145 | 3°29'41" | 615.00' | 37.51' |
| C146 | 4°40'54" | 615.00' | 50.25' |
| C147 | 4°39'36" | 615.00' | 50.02' |
| C148 | 2°10'20" | 1220.00' | 46.25' |
| C149 | 2°19'11" | 1220.00' | 49.40' |
| C156 | 3°3'55" | 1000.00' | 53.50' |
| C157 | 1°54'25" | 1000.00' | 33.28' |
| C158 | 2°10'37" | 456.00' | 17.33' |
| C159 | 6°17'42" | 456.00' | 50.10' |
| C160 | 6°22'22" | 456.00' | 50.72' |

| NUM | DELTA | RADIUS | LENGTH |
|------|-----------|---------|--------|
| C161 | 6°32'13" | 456.00' | 52.03' |
| C162 | 4°43'33" | 456.00' | 37.61' |
| C163 | 68°53'52" | 10.00' | 12.02' |
| C164 | 5°14'16" | 426.00' | 38.94' |
| C165 | 1°24'31" | 426.00' | 10.47' |
| C166 | 8°45'15" | 426.00' | 65.09' |
| C167 | 6°29'6" | 426.00' | 48.22' |
| C168 | 6°33'18" | 426.00' | 48.74' |
| C169 | 0°48'19" | 426.00' | 5.99' |
| C170 | 0°20'23" | 615.00' | 3.65' |
| C181 | 8°15'47" | 332.00' | 47.88' |
| C183 | 8°15'47" | 432.00' | 62.30' |
| C184 | 6°33'24" | 332.00' | 37.99' |
| C185 | 86°18'42" | 10.00' | 15.06' |
| C186 | 92°59'18" | 10.00' | 16.23' |
| C187 | 7°15'23" | 432.00' | 54.71' |
| C189 | 86°18'42" | 10.00' | 15.06' |
| C190 | 6°38'46" | 332.00' | 38.51' |
| C191 | 7°20'46" | 432.00' | 55.39' |
| C192 | 92°59'18" | 10.00' | 16.23' |
| C193 | 8°15'47" | 332.00' | 47.88' |
| C194 | 8°15'47" | 432.00' | 62.30' |
| C195 | 8°15'47" | 332.00' | 47.88' |
| C196 | 8°15'47" | 432.00' | 62.30' |
| C197 | 8°5'12" | 332.00' | 46.86' |
| C198 | 79°12'52" | 10.00' | 13.83' |
| C199 | 98°43'23" | 10.00' | 17.23' |
| C200 | 10°8'57" | 432.00' | 76.52' |
| C202 | 107°30'5" | 10.00' | 18.76' |
| C203 | 10°8'56" | 456.00' | 80.77' |
| C204 | 79°23'18" | 10.00' | 13.86' |
| C205 | 7°34'46" | 302.00' | 39.95' |
| C206 | 9°35'26" | 302.00' | 50.55' |
| C207 | 6°41'1" | 302.00' | 35.23' |
| C208 | 6°41'1" | 402.00' | 46.89' |
| C209 | 9°35'26" | 402.00' | 67.29' |
| C210 | 10°50'20" | 402.00' | 76.05' |
| C236 | 0°35'40" | 432.00' | 4.48' |



- LEGEND**
- AC ACRES
 - SF SQUARE FEET
 - R.O.W. RIGHT-OF-WAY
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 - MATCHLINE
 - ① BLOCK NUMBER
 - SET REBAR W/ 1-1/2" ALUM CAP LS 19606
 - (R) RADIAL BEARING

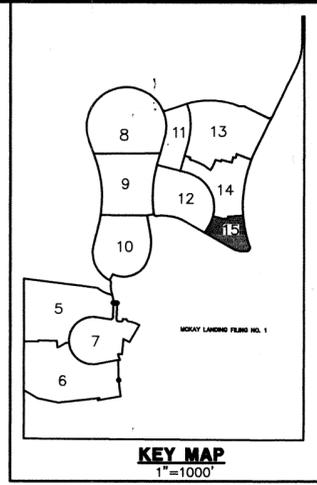
FINAL PLAT
MCKAY LANDING FILING NO. 2
JOB NO. 4247.02
DATE: 1/2/01
SHEET 14 OF 15



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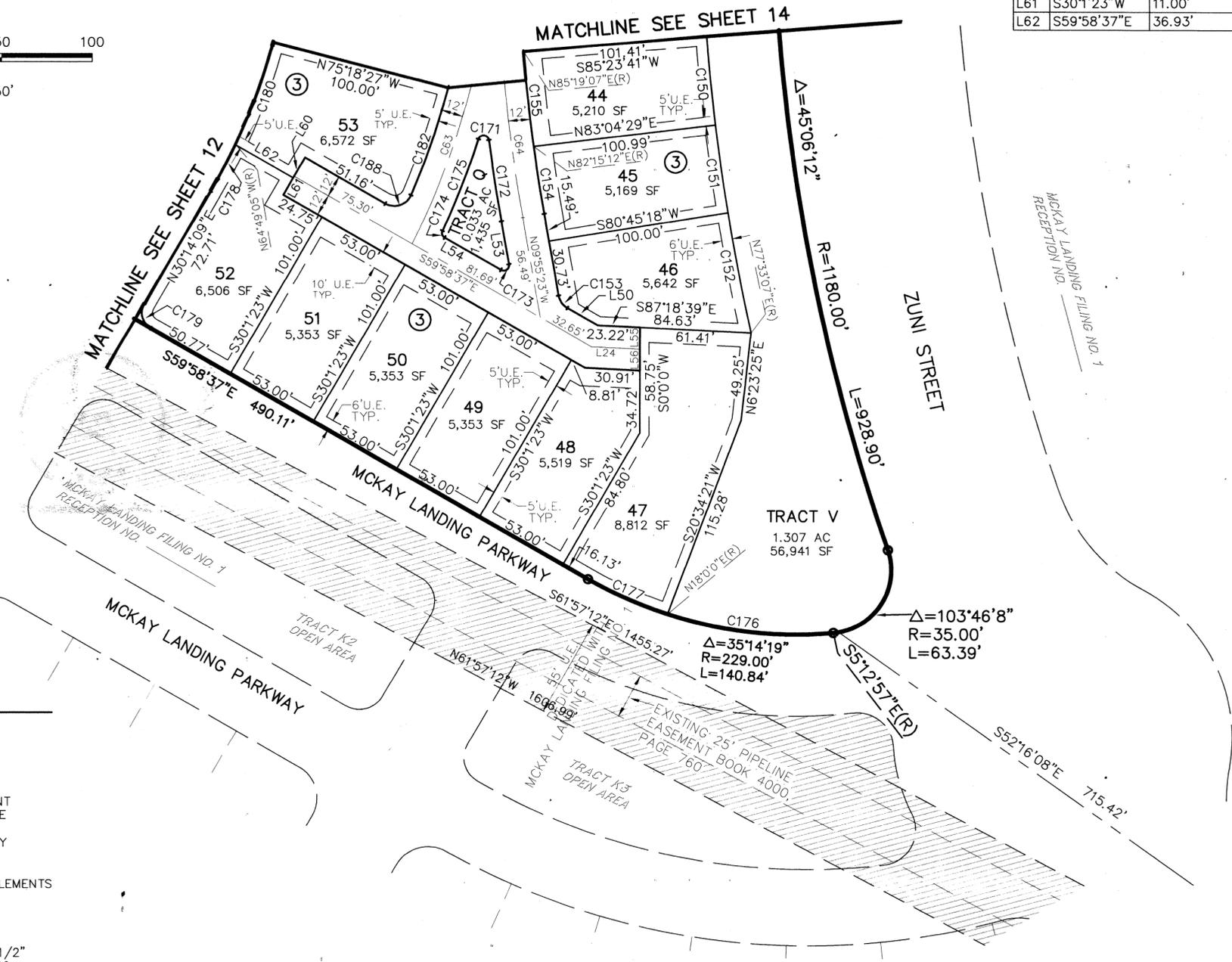
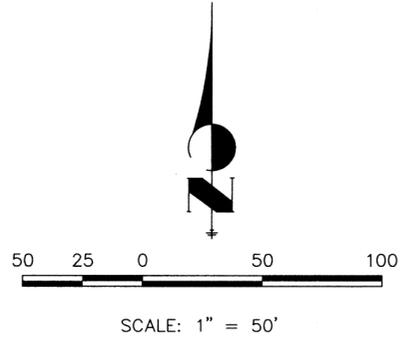
MCKAY LANDING FILING NO. 2 FINAL PLAT

LOCATED IN THE EAST ONE-HALF OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.



| LINE TABLE | | |
|------------|-------------|--------|
| NUM | BEARING | DIST |
| L24 | N87°18'39"W | 26.70' |
| L50 | N59°58'37"W | 19.46' |
| L53 | S9°55'23"E | 24.36' |
| L54 | N59°58'37"W | 35.73' |
| L55 | N0°0'0"E | 12.01' |
| L56 | S0°0'0"W | 12.01' |
| L60 | N30°1'23"E | 13.00' |
| L61 | S30°1'23"W | 11.00' |
| L62 | S59°58'37"E | 36.93' |

| CURVE TABLE | | | |
|-------------|------------|----------|--------|
| NUM | DELTA | RADIUS | LENGTH |
| C150 | 2°19'11" | 1220.00' | 49.40' |
| C151 | 2°19'11" | 1220.00' | 49.40' |
| C152 | 3°12'11" | 1220.00' | 68.20' |
| C153 | 50°3'15" | 10.00' | 8.74' |
| C154 | 2°10'35" | 1000.00' | 37.98' |
| C155 | 3°3'55" | 1000.00' | 53.50' |
| C171 | 155°0'37" | 3.00' | 8.12' |
| C172 | 2°33'38" | 1024.00' | 45.76' |
| C173 | 129°56'45" | 3.00' | 6.80' |
| C174 | 84°29'49" | 3.00' | 4.42' |
| C175 | 6°53'33" | 456.00' | 54.86' |
| C176 | 23°12'57" | 229.00' | 92.79' |
| C177 | 12°1'23" | 229.00' | 48.05' |
| C178 | 5°3'14" | 332.00' | 29.28' |
| C179 | 90°12'47" | 10.00' | 15.75' |
| C180 | 10°29'22" | 332.00' | 60.78' |
| C182 | 8°23'12" | 432.00' | 63.23' |
| C188 | 96°56'37" | 10.00' | 16.92' |



| LEGEND | |
|--------|---------------------------------------|
| AC | ACRES |
| SF | SQUARE FEET |
| R.O.W. | RIGHT-OF-WAY |
| G.E. | GAS EASEMENT |
| U.E. | UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| --- | PROPOSED LOT LINE |
| --- | PROPOSED R.O.W. |
| --- | PROJECT BOUNDARY |
| --- | SECTION LINE |
| --- | EXISTING R.O.W. |
| --- | LIMITED COMMON ELEMENTS |
| --- | MATCHLINE |
| ① | BLOCK NUMBER |
| • | SET REBAR W/ 1-1/2" ALUM CAP LS 19606 |
| (R) | RADIAL BEARING |

FINAL PLAT
MCKAY LANDING FILING NO. 2
JOB NO. 4247.02
DATE: 1/2/01
SHEET 15 OF 15

J-R ENGINEERING
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