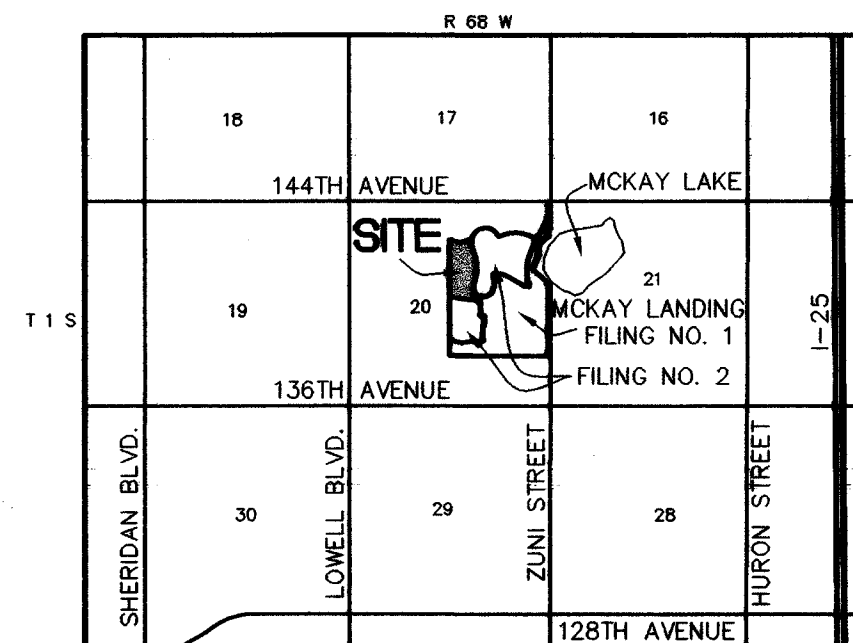


Recorded in Broomfield County  
2-22-02  
Reception No. 2002002418

# MCKAY LANDING FILING NO. 3

## 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.



VICINITY MAP  
SCALE: 1"=5000'

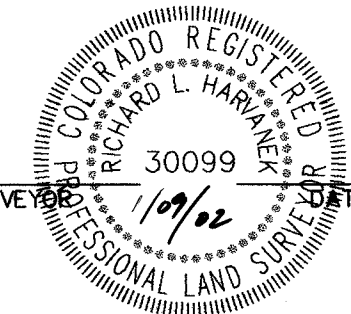
### INDEX OF SHEETS

|                               |            |
|-------------------------------|------------|
| COVER SHEET                   | SHEET 1    |
| LEGAL DESCRIPTION AND EXHIBIT | SHEET 2    |
| COMPOSITE FINAL PLAT          | SHEET 3    |
| FINAL PLAT                    | SHEETS 4-6 |

### 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.  
1-09-02



### GENERAL NOTES

- NO PORTION OF THIS SITE, MCKAY LANDING FILING NO. 3, 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 6 OF THIS FINAL PLAT).
- THE BASIS OF BEARINGS FOR THE STATE PLANE GRID BEARINGS AND TIES TO THE CITY OF BROOMFIELD GIS NETWORK AND PUBLIC LAND SURVEY SYSTEM WAS ESTABLISHED USING MONUMENTS NGS-L413 AND NGS-W411, COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83/92, WITH THE GRID BEARING BETWEEN THESE TWO MONUMENTS BEING S75°09'22"E.

THE COMBINED FACTOR USED IS 0.99971829. MULTIPLY GROUND COORDINATES BY 0.99971829 TO OBTAIN STATE PLANE GRID COORDINATES, OR MULTIPLY STATE PLANE GRID COORDINATES BY 1.00028179 TO OBTAIN GROUND COORDINATES.

- 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 AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

- TRACTS A THRU E AND TRACTS H THRU K ARE PRIVATE OPEN AREAS TO OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED OVER ALL OF TRACT J. TRACTS F AND G ARE TO BE CITY PARKS 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.

- NON-EXCLUSIVE UTILITY EASEMENTS (U.E.) FIVE-FEET IN WIDTH ARE HEREBY GRANTED ALONG EACH SIDE LOT LINE AS SHOWN.

- 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.

### 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 SHEET 2 OF THIS FINAL PLAT.

CONTAINING A TOTAL CALCULATED AREA OF 1,018,704 SQUARE FEET, OR 23.386 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "MCKAY LANDING FILING NO. 3"; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS, ALLEYS, PUBLIC WAYS AND TRACTS F AND G 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.

### OWNER

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

BY JAMES G. POSTLE, PRESIDENT

1/11/02  
DATE

STATE OF COLORADO }  
COUNTY OF ADAMS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11<sup>th</sup> DAY OF January 2002 BY JAMES G. POSTLE AS PRESIDENT OF JAMES CONSTRUCTION CO., INC., MANAGER OF MCKAY LANDING, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

*Carol E. Sheffer*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-20-2005



### ATTORNEY'S CERTIFICATE

I, MELINDA BARTLETT, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY 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 OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

*Melinda Bartlett* REGISTRATION NO. 27208 DATE 1-11-02

### 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 26<sup>th</sup> DAY OF September, 2001.

*Karen Stewart*  
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 13<sup>th</sup> DAY OF August, 2001.

*John Maloney*  
CHAIRMAN

*Kristen Sunderson*  
SECRETARY

FINAL PLAT  
MCKAY LANDING FILING NO. 3  
JOB NO. 4247.07  
09/14/01  
SHEET 1 OF 6

JR ENGINEERING

DRA  
PLAN HOLD COF  
REC'D  
POST

DRAWING NUMBER  
FINAL PLAT  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 07548  
POSITION EDGE OF PRINT ON THIS LINE

DRAWING NUMBER  
MCKAY LANDING  
FILING 3  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 07548  
POSITION EDGE OF PRINT ON THIS LINE

2/6

DRAWING NUMBER  
FINAL PLATPLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RECORDED BY NUMBER 0754R  
POSITION: EDGE OF PRINT ON THIS DATEDRAWING NUMBER  
MCKAY LANDING  
FILING 3PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RECORDED BY NUMBER 0754R  
POSITION: EDGE OF PRINT ON THIS DATE

# MCKAY LANDING FILING NO. 3

## 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

A PARCEL OF LAND LOCATED IN THE EAST ONE-HALF OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE LINE BETWEEN NATIONAL GEODETIC SURVEY MONUMENTS NGS-L413 AND NGS-W411, MONUMENTED AT THE NORTHWESTERLY END BY NGS-L413 AND AT THE SOUTHEASTERLY END BY NGS-W411, BOTH BEING STAINLESS STEEL RODS IN 5-INCH ALUMINUM NGS LOGO BOXES, BEARS S75°09'22"E PER THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83/92.

COMMENCING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 20, FROM WHICH SAID MONUMENT NGS-L413 BEARS S62°14'39"W A DISTANCE OF 5673.20 FEET, THENCE N00°17'31"W, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 20 A DISTANCE OF 169.30 FEET TO THE POINT OF BEGINNING.

THENCE N00°17'31"W ALONG SAID WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 20 A DISTANCE OF 1485.18 FEET;

THENCE THE FOLLOWING TWO (2) COURSES:

1. S76°01'54"E A DISTANCE OF 269.66 FEET;
2. N76°59'23"E A DISTANCE OF 331.69 FEET TO A POINT ON CURVE ON THE WESTERLY BOUNDARY OF PARCEL 2, MCKAY LANDING FILING NO. 2, RECORDED IN FILE 18, MAP 421, UNDER RECEPTION NO. C0786339, ADAMS COUNTY, COLORADO;

THENCE ALONG SAID WESTERLY BOUNDARY OF PARCEL 2 THE FOLLOWING FIVE (5) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S79°41'11"E, HAVING A RADIUS OF 369.51 FEET, A CENTRAL ANGLE OF 29°52'35" AND AN ARC LENGTH OF 192.68 FEET TO A POINT OF TANGENCY;
2. S19°33'46"E A DISTANCE OF 188.76 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 34°01'37" AND AN ARC LENGTH OF 653.27 FEET TO A POINT OF TANGENCY;
4. S14°27'51"W A DISTANCE OF 163.93 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 292.00 FEET, A CENTRAL ANGLE OF 77°54'09" AND AN ARC LENGTH OF 397.02 FEET TO A POINT OF REVERSE CURVATURE ON THE WESTERLY BOUNDARY OF MCKAY LANDING FILING NO. 1, RECORDED IN FILE 18, MAP 223, UNDER RECEPTION NO. C0670915, ADAMS COUNTY, COLORADO;

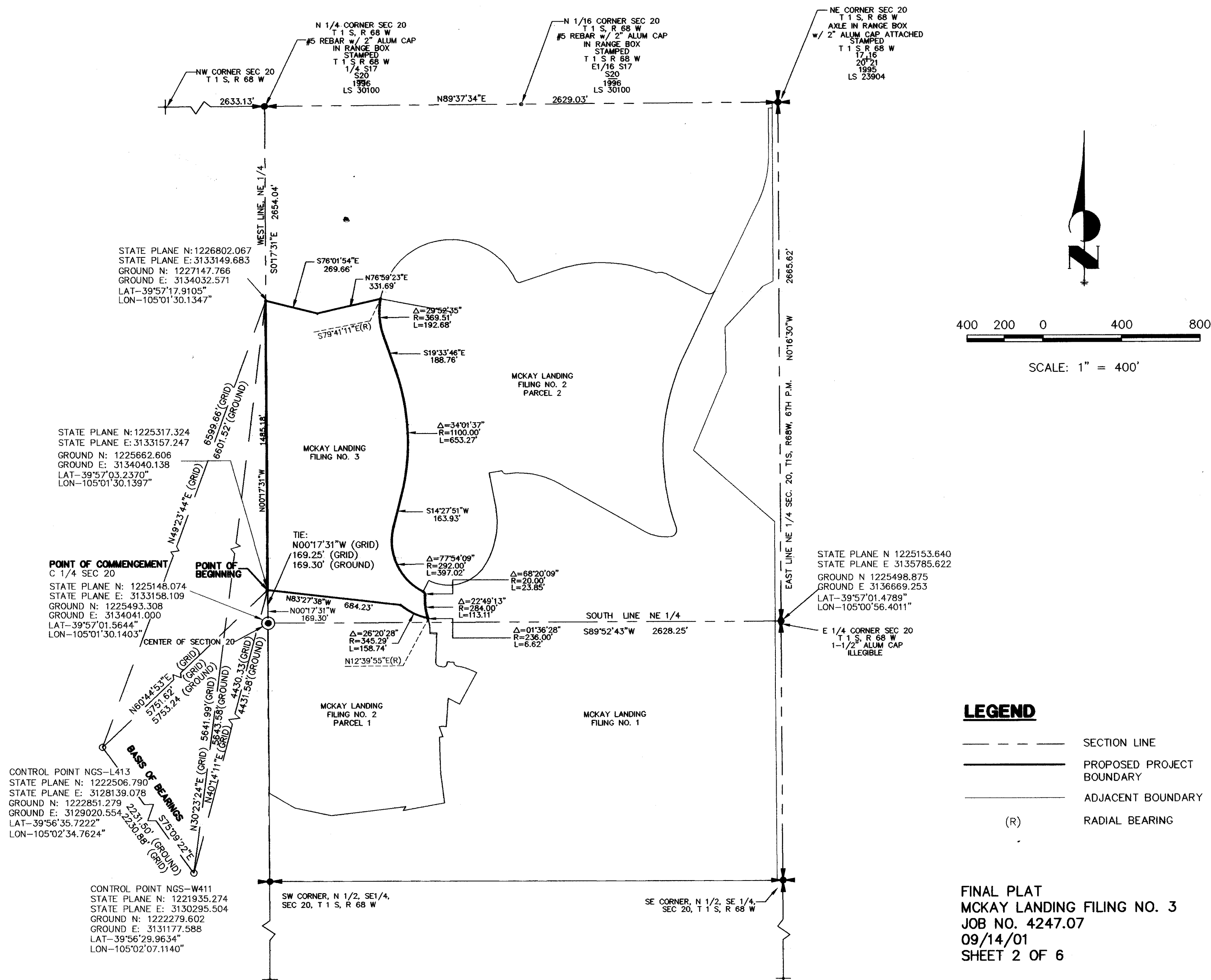
THENCE ALONG SAID WESTERLY BOUNDARY OF MCKAY LANDING FILING NO. 1 THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 68°20'09" AND AN ARC LENGTH OF 23.85 FEET TO A POINT OF REVERSE CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 284.00 FEET, A CENTRAL ANGLE OF 22°49'13" AND AN ARC LENGTH OF 113.11 FEET TO A POINT OF REVERSE CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 236.00 FEET, A CENTRAL ANGLE OF 01°36'28" AND AN ARC LENGTH OF 6.62 FEET TO A POINT ON CURVE ON THE NORTHERLY BOUNDARY OF PARCEL 1 OF SAID MCKAY LANDING FILING NO. 2;

THENCE ALONG SAID NORTHERLY BOUNDARY OF PARCEL 1 THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N12°39'55"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 CURVE;
2. N83°27'38"W A DISTANCE OF 684.23 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,018,704 SQUARE FEET OR 23.386 ACRES.

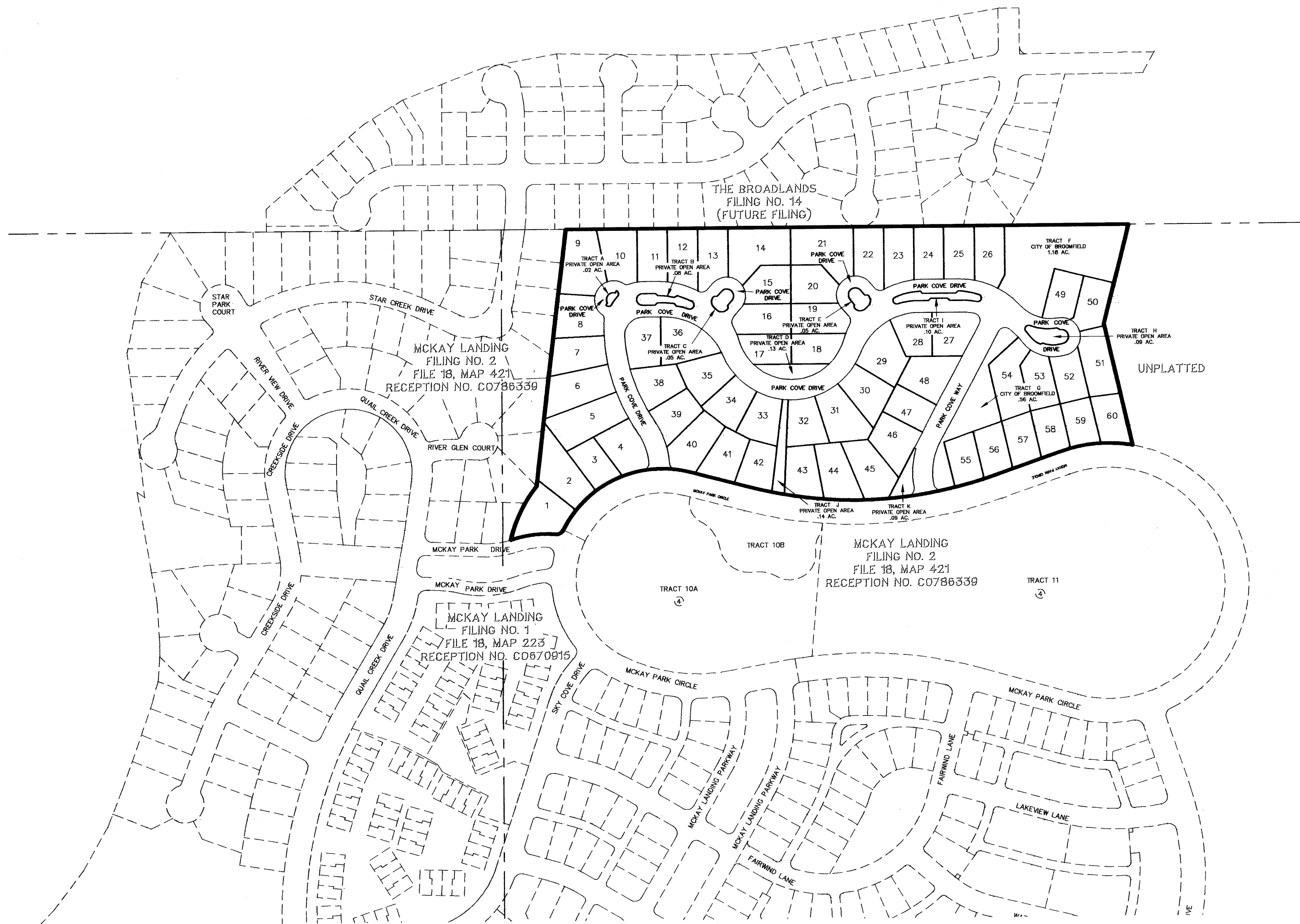




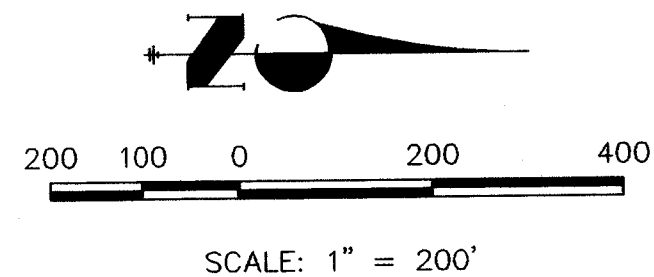
# MCKAY LANDING FILING NO. 3

## 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.



- (A) TRACT A  
PRIVATE OPEN AREA  
.02 AC.
- (B) TRACT B  
PRIVATE OPEN AREA  
.08 AC.
- (C) TRACT C  
PRIVATE OPEN AREA  
.05 AC.
- (D) TRACT D  
PRIVATE OPEN AREA  
.13 AC.
- (E) TRACT E  
PRIVATE OPEN AREA  
.05 AC.
- (F) TRACT F  
CITY OF BROOMFIELD  
1.18 AC.
- (G) TRACT G  
CITY OF BROOMFIELD  
.56 AC.
- (H) TRACT H  
PRIVATE OPEN AREA  
.09 AC.
- (I) TRACT I  
PRIVATE OPEN AREA  
.10 AC.
- (J) TRACT J  
PRIVATE OPEN AREA  
.14 AC.
- (K) TRACT K  
PRIVATE OPEN AREA  
.09 AC.



### LEGEND

- PROPOSED LOT LINE
- PROPOSED R.O.W.
- PROJECT BOUNDARY
- SECTION LINE



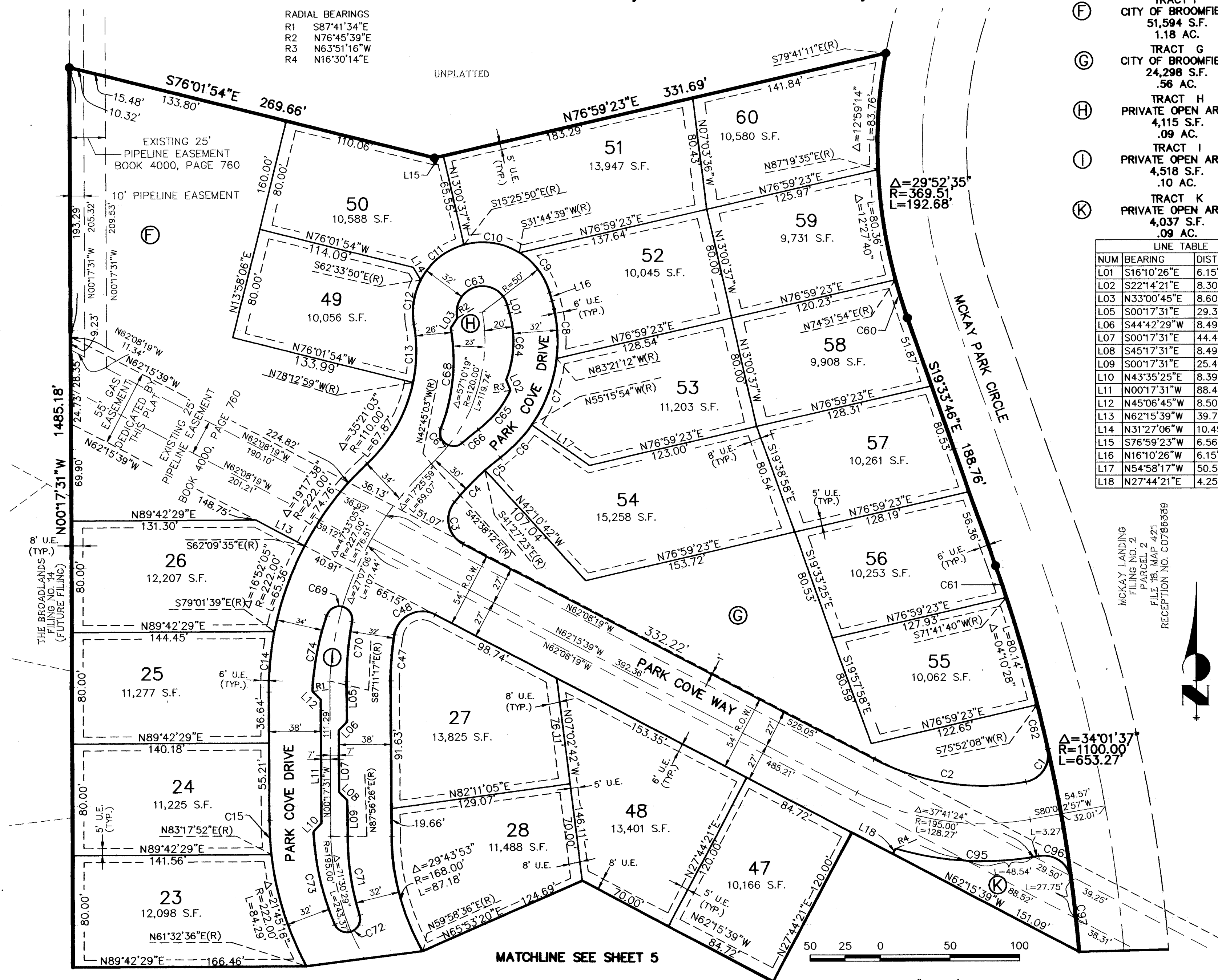
DRAWING NUMBER  
FINAL PLAT

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 075AR  
POSITION EDGE OF PRINT ON THIS LINE

DRAWING NUMBER  
MCKAY LANDING  
EILING 3

PLAN HCLD CORPORATION • IRVINE, CALIFORNIA

RADIAL BEARINGS  
R1 S87°41'34"E  
R2 N76°45'39"E  
R3 N63°51'16"W  
R4 N16°30'14"E



TRACT F  
CITY OF BROOMFIELD  
51,594 S.F.  
1.18 AC.

TRACT G  
CITY OF BROOMFIELD  
24,298 S.F.  
.56 AC.

TRACT H  
PRIVATE OPEN AREA  
4,115 S.F.  
.09 AC.

TRACT I  
PRIVATE OPEN AREA  
4,518 S.F.  
.10 AC.

TRACT K  
PRIVATE OPEN AREA  
4,037 S.F.  
.09 AC.

| LINE TABLE |             |        |
|------------|-------------|--------|
| NUM        | BEARING     | DIST   |
| L01        | S16°10'26"E | 6.15'  |
| L02        | S22°14'21"E | 8.30'  |
| L03        | N33°00'45"E | 8.60'  |
| L05        | S00°17'31"E | 29.38' |
| L06        | S44°42'29"W | 8.49'  |
| L07        | S00°17'31"E | 44.41' |
| L08        | S45°17'31"E | 8.49'  |
| L09        | S00°17'31"E | 25.49' |
| L10        | N43°35'25"E | 8.39'  |
| L11        | N00°17'31"W | 88.43' |
| L12        | N45°06'45"W | 8.50'  |
| L13        | N62°15'39"W | 39.77' |
| L14        | N31°27'06"W | 10.49' |
| L15        | S76°59'23"W | 6.56'  |
| L16        | N16°10'26"W | 6.15'  |
| L17        | N54°58'17"W | 50.57' |
| L18        | N27°44'21"E | 4.25'  |

| CURVE TABLE |            |          |         |
|-------------|------------|----------|---------|
| NUM         | DELTA      | RADIUS   | LENGTH  |
| C1          | 91°53'48"  | 20.00'   | 32.08'  |
| C2          | 38°17'15"  | 168.00'  | 112.27' |
| C3          | 101°45'33" | 20.00'   | 35.52'  |
| C4          | 09°02'42"  | 200.00'  | 31.57'  |
| C5          | 04°01'22"  | 200.00'  | 14.04'  |
| C6          | 17°49'53"  | 105.00'  | 32.68'  |
| C7          | 28°05'19"  | 105.00'  | 51.47'  |
| C8          | 22°49'13"  | 105.00'  | 41.82'  |
| C9          | 42°04'55"  | 50.00'   | 36.72'  |
| C10         | 47°10'29"  | 50.00'   | 41.17'  |
| C11         | 47°08'00"  | 50.00'   | 41.13'  |
| C12         | 37°30'39"  | 50.00'   | 32.73'  |
| C13         | 21°51'30"  | 110.00'  | 41.97'  |
| C14         | 11°15'52"  | 222.00'  | 43.65'  |
| C15         | 06°24'37"  | 222.00'  | 24.84'  |
| C47         | 09°27'48"  | 200.00'  | 33.03'  |
| C48         | 108°34'04" | 20.00'   | 37.90'  |
| C60         | 04°25'40"  | 369.51'  | 28.56'  |
| C61         | 01°15'26"  | 1100.00' | 24.14'  |
| C62         | 01°41'09"  | 1100.00' | 32.37'  |
| C63         | 177°03'56" | 18.50'   | 57.17'  |
| C64         | 38°01'01"  | 73.50'   | 48.77'  |
| C65         | 26°25'15"  | 79.50'   | 36.66'  |
| C66         | 03°51'08"  | 225.50'  | 15.16'  |
| C67         | 152°16'42" | 9.50'    | 25.25'  |
| C68         | 30°57'04"  | 135.50'  | 73.20'  |
| C69         | 171°09'40" | 9.50'    | 28.38'  |
| C70         | 10°32'01"  | 231.50'  | 42.56'  |
| C71         | 16°30'57"  | 199.50'  | 57.51'  |
| C72         | 173°19'36" | 9.50'    | 28.74'  |
| C73         | 20°39'21"  | 190.50'  | 68.68'  |
| C74         | 16°46'25"  | 190.50'  | 55.77'  |
| C95         | 26°49'15"  | 222.00'  | 103.92' |
| C96         | 92°51'36"  | 20.00'   | 32.41'  |
| C97         | 02°41'43"  | 1100.00' | 51.75'  |

## LEGEND

|              |                     |
|--------------|---------------------|
| S.F.         | SQUARE FEET         |
| R.O.W.       | RIGHT-OF-WAY        |
| U.E.         | UTILITY EASEMENT    |
| _____        | PROPOSED LOT LINE   |
| _____        | PROPOSED R.O.W.     |
| <b>_____</b> | PROJECT BOUNDARY    |
| _____        | SECTION LINE        |
| _____        | EXISTING R.O.W.     |
| <b>_____</b> | MATCHLINE           |
| ●            | SET REBAR W/ 1-1/2" |
| (R)          | ALUM CAP LS 19606   |
|              | RADIAL BEARING      |

FINAL PLAT  
MCKAY LANDING FILING NO. 3  
JOB NO. 4247.07  
09/14/01  
SHEET 4 OF 6



**J-R ENGINEERING**  
A Subsidiary of Westrian

# MCKAY LANDING FILING NO. 3

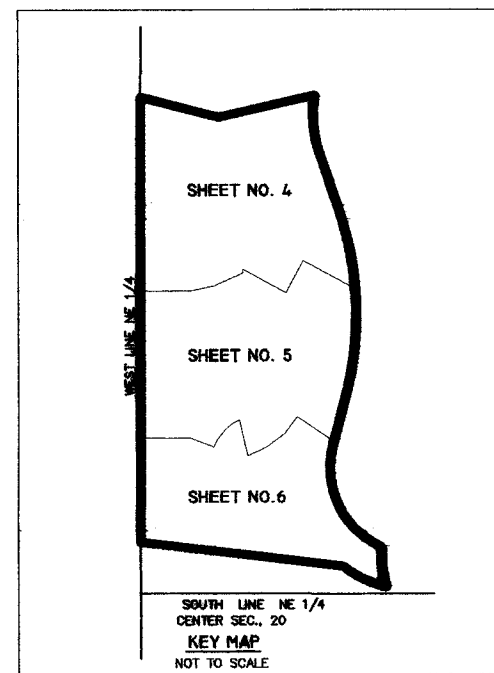
## FINAL PLAT

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.

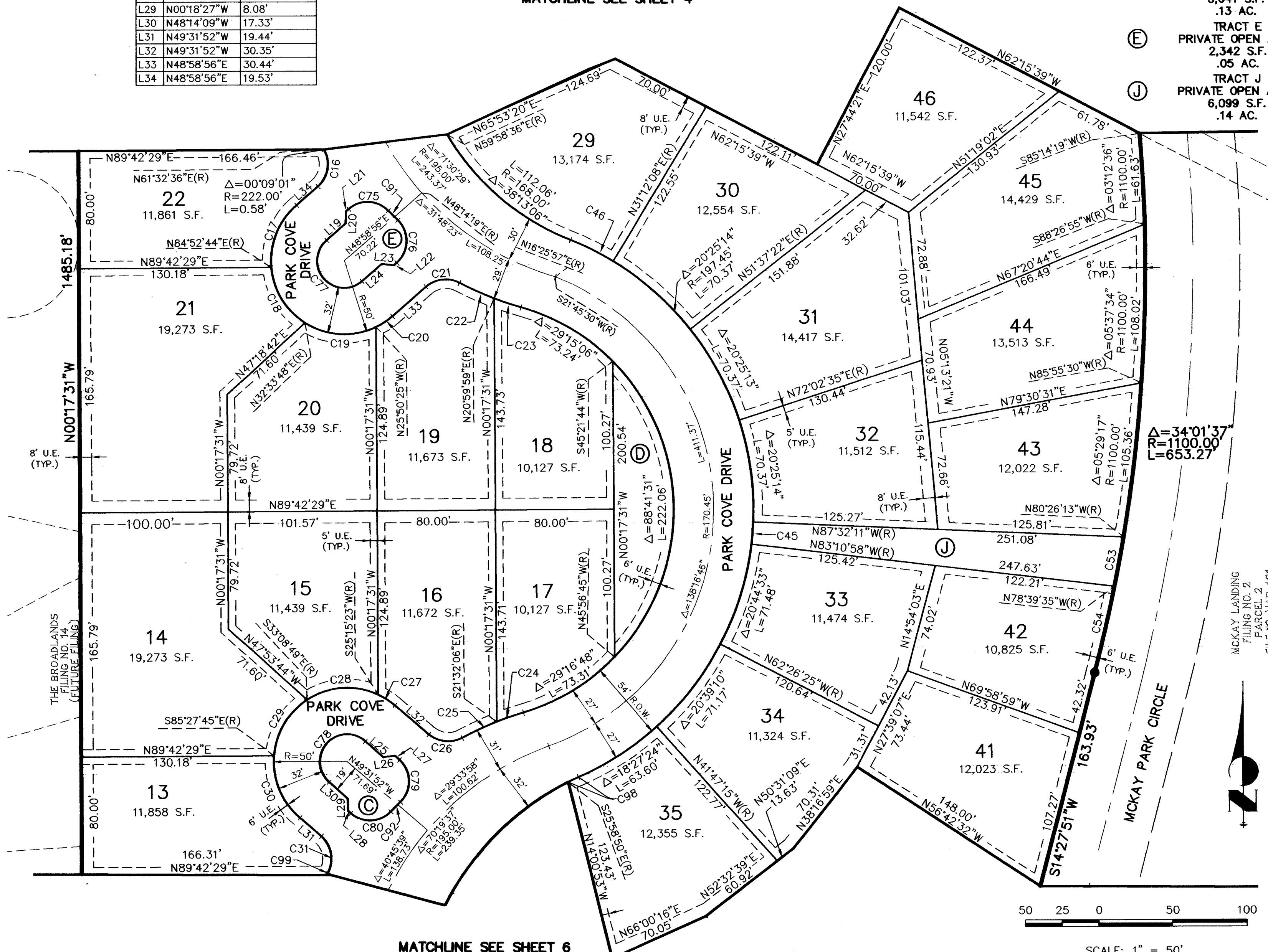
| LINE TABLE |             |        |
|------------|-------------|--------|
| NUM        | BEARING     | DIST   |
| L19        | N48°58'56"E | 17.41' |
| L20        | N00°26'49"E | 8.01'  |
| L21        | N48°58'56"E | 2.53'  |
| L22        | S48°58'56"W | 2.69'  |
| L23        | N84°13'32"W | 8.23'  |
| L24        | S48°58'56"W | 17.69' |
| L25        | S48°14'09"E | 16.47' |
| L26        | N82°22'33"E | 7.90'  |
| L27        | S48°14'09"E | 4.15'  |
| L28        | N48°14'09"W | 2.50'  |
| L29        | N00°18'27"W | 8.08'  |
| L30        | N48°14'09"W | 17.33' |
| L31        | N49°31'52"W | 19.44' |
| L32        | N49°31'52"W | 30.35' |
| L33        | N48°58'56"E | 30.44' |
| L34        | N48°58'56"E | 19.53' |

MATCHLINE SEE SHEET 4

- TRACT C  
PRIVATE OPEN AREA  
2,345 S.F.  
.05 AC.
- TRACT D  
PRIVATE OPEN AREA  
5,641 S.F.  
.13 AC.
- TRACT E  
PRIVATE OPEN AREA  
2,342 S.F.  
.05 AC.
- TRACT J  
PRIVATE OPEN AREA  
6,099 S.F.  
.14 AC.



| CURVE TABLE |            |          |        |
|-------------|------------|----------|--------|
| NUM         | DELTA      | RADIUS   | LENGTH |
| C16         | 77°35'20"  | 20.00'   | 27.08' |
| C17         | 54°06'11"  | 50.00'   | 47.21' |
| C18         | 52°18'56"  | 50.00'   | 45.65' |
| C19         | 58°24'13"  | 50.00'   | 50.97' |
| C20         | 15°10'40"  | 50.00'   | 13.25' |
| C21         | 68°40'45"  | 20.00'   | 23.97' |
| C22         | 06°39'41"  | 222.00'  | 25.81' |
| C23         | 04°53'21"  | 222.00'  | 18.94' |
| C24         | 04°52'09"  | 222.00'  | 18.87' |
| C25         | 06°40'32"  | 222.00'  | 25.87' |
| C26         | 68°40'47"  | 20.00'   | 23.97' |
| C27         | 15°12'45"  | 50.00'   | 13.28' |
| C28         | 58°24'12"  | 50.00'   | 50.97' |
| C29         | 52°18'56"  | 50.00'   | 45.65' |
| C30         | 54°04'06"  | 50.00'   | 47.18' |
| C31         | 77°35'19"  | 20.00'   | 27.08' |
| C45         | 04°21'13"  | 197.45'  | 15.00' |
| C46         | 09°26'38"  | 197.45'  | 32.55' |
| C53         | 01°46'38"  | 1100.00' | 34.12' |
| C54         | 03°07'26"  | 1100.00' | 59.98' |
| C75         | 86°46'36"  | 19.50'   | 29.53' |
| C76         | 95°42'41"  | 19.50'   | 32.57' |
| C77         | 180°00'00" | 18.50'   | 58.12' |
| C78         | 180°00'00" | 18.50'   | 58.12' |
| C79         | 94°16'13"  | 19.50'   | 32.08' |
| C80         | 88°12'50"  | 19.50'   | 30.02' |
| C91         | 02°29'17"  | 211.50'  | 9.18'  |
| C92         | 02°29'02"  | 211.50'  | 9.17'  |
| C98         | 02°38'59"  | 168.00'  | 7.77'  |
| C99         | 00°10'10"  | 222.00'  | 0.66'  |



MATCHLINE SEE SHEET 6

### LEGEND

- S.F. SQUARE FEET  
R.O.W. RIGHT-OF-WAY  
U.E. UTILITY EASEMENT  
AC ACRES
- PROPOSED LOT LINE  
PROPOSED R.O.W.  
PROJECT BOUNDARY  
SECTION LINE  
EXISTING R.O.W.  
MATCHLINE
- SET REBAR W/ 1-1/2" ALUM CAP LS 19606  
RADIAL BEARING

FINAL PLAT  
MCKAY LANDING FILING NO. 3  
JOB NO. 4247.07  
09/14/01  
SHEET 5 OF 6



# MCKAY LANDING FILING NO. 3

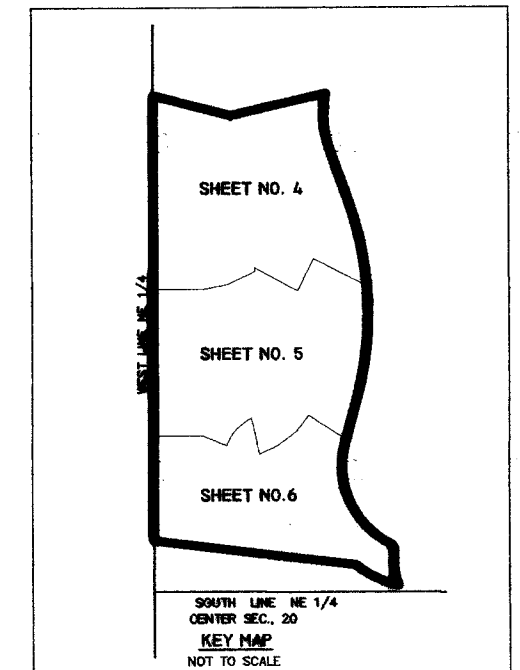
## FINAL PLAT

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   |
|-----|-------------|--------|
| L35 | S53°24'15"W | 8.46'  |
| L36 | S00°17'31"E | 16.91' |
| L37 | S45°17'31"E | 8.49'  |
| L38 | S00°17'31"E | 33.07' |
| L39 | N00°17'31"W | 33.94' |
| L40 | N44°41'27"E | 8.49'  |
| L41 | N00°17'31"W | 1.71'  |
| L42 | N30°43'46"W | 8.54'  |
| L43 | N57°20'45"W | 6.59'  |
| L44 | N68°37'08"W | 6.01'  |
| L45 | N00°17'31"W | 8.11'  |
| L46 | S14°27'51"W | 14.33' |
| L47 | N83°27'38"W | 18.09' |

MATCHLINE SEE SHEET 5

- Ⓐ TRACT A  
PRIVATE OPEN AREA  
751 S.F.  
.02 AC.
- Ⓑ TRACT B  
PRIVATE OPEN AREA  
3,584 S.F.  
.08 AC.

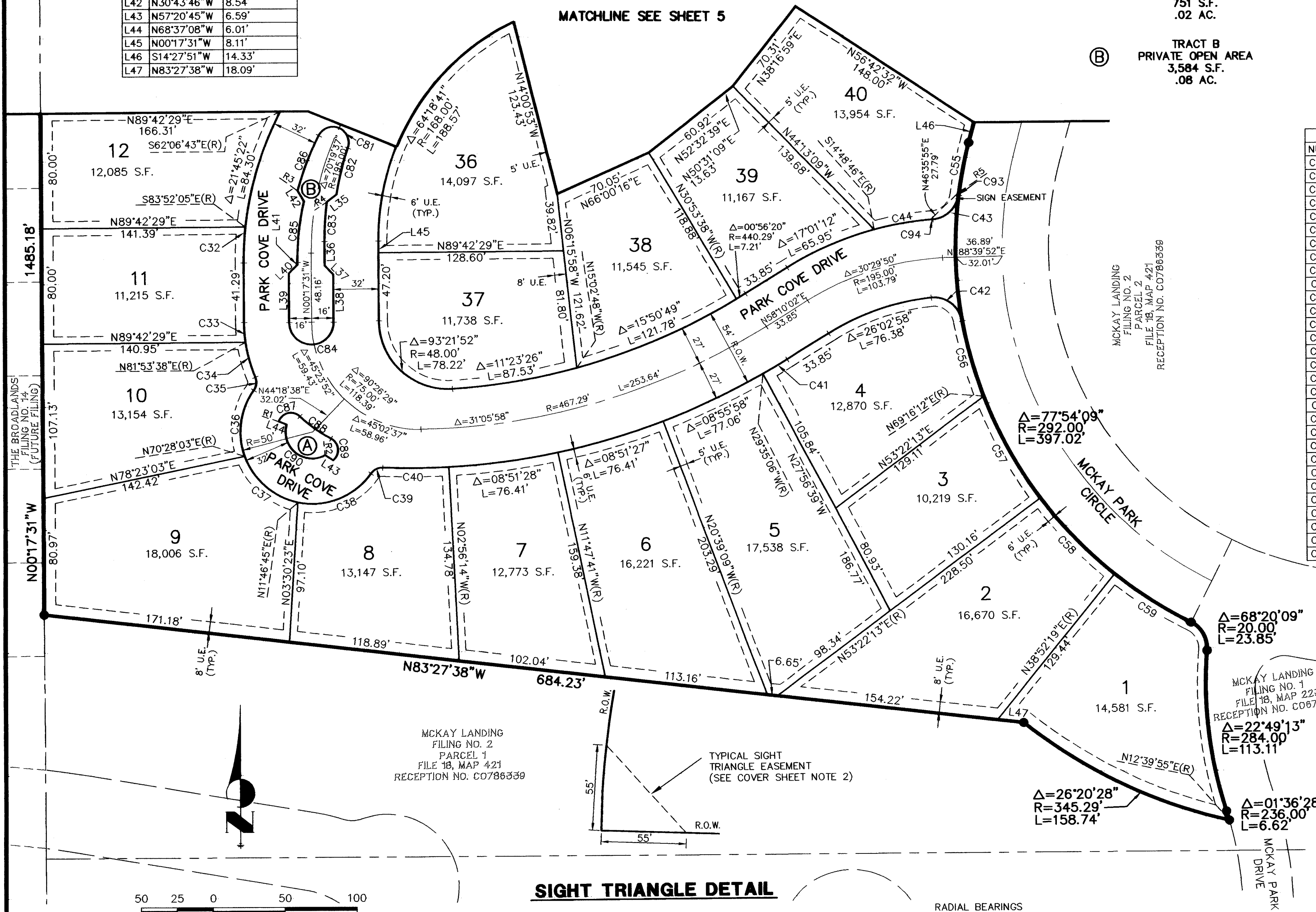


| NUM | DELTA      | RADIUS  | LENGTH |
|-----|------------|---------|--------|
| C32 | 06°25'25"  | 222.00' | 24.89' |
| C33 | 07°48'52"  | 102.00' | 13.91' |
| C34 | 14°09'58"  | 102.00' | 25.22' |
| C35 | 57°48'07"  | 9.50'   | 9.58'  |
| C36 | 55°03'44"  | 50.00'  | 48.05' |
| C37 | 58°41'18"  | 50.00'  | 51.22' |
| C38 | 66°20'23"  | 50.00'  | 57.89' |
| C39 | 56°58'46"  | 9.50'   | 9.45'  |
| C40 | 05°21'22"  | 494.29' | 46.21' |
| C41 | 02°14'51"  | 494.29' | 19.39' |
| C42 | 85°42'11"  | 20.00'  | 29.92' |
| C43 | 78°38'29"  | 20.00'  | 27.45' |
| C44 | 10°43'51"  | 222.00' | 41.59' |
| C55 | 07°11'15"  | 292.00' | 36.63' |
| C56 | 10°38'56"  | 292.00' | 54.27' |
| C57 | 15°54'02"  | 292.00' | 81.04' |
| C58 | 14°29'54"  | 292.00' | 73.89' |
| C59 | 12°18'35"  | 292.00' | 62.73' |
| C81 | 17°29'26"  | 11.10'  | 33.22' |
| C82 | 09°35'23"  | 199.50' | 33.39' |
| C83 | 07°40'57"  | 205.50' | 27.55' |
| C84 | 180°00'00" | 15.50'  | 48.69' |
| C85 | 13°13'55"  | 184.50' | 42.61' |
| C86 | 12°22'41"  | 190.50' | 41.16' |
| C87 | 114°34'45" | 9.00'   | 18.00' |
| C88 | 16°45'32"  | 91.50'  | 26.76' |
| C89 | 115°21'20" | 9.00'   | 18.12' |
| C90 | 134°57'47" | 18.50'  | 43.58' |
| C93 | 00°18'33"  | 292.00' | 1.58'  |
| C94 | 00°24'27"  | 222.00' | 1.58'  |

### LEGEND

- S.F. SQUARE FEET  
R.O.W. RIGHT-OF-WAY  
U.E. UTILITY EASEMENT  
AC ACRES
- PROPOSED LOT LINE  
PROPOSED R.O.W.  
PROJECT BOUNDARY  
SECTION LINE  
EXISTING R.O.W.  
MATCHLINE
- SET REBAR W/ 1-1/2" ALUM CAP LS 19606  
(R) RADIAL BEARING

FINAL PLAT  
MCKAY LANDING FILING NO. 3  
JOB NO. 4247.07  
09/14/01  
SHEET 6 OF 6



### SIGHT TRIANGLE DETAIL

- RADIAL BEARINGS  
R1 S70°43'23"E  
R2 N28°48'32"W  
R3 S75°12'03"E  
R4 S82°36'33"E



SCALE: 1" = 50'