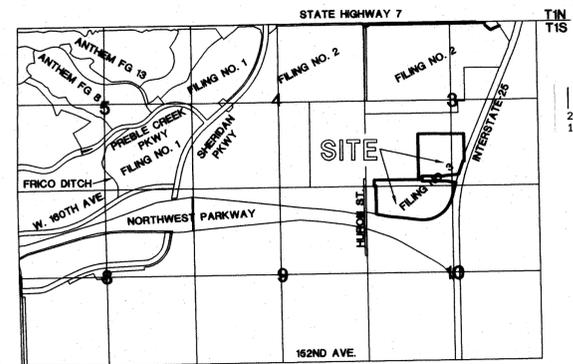


NORTH PARK FILING NO. 3
MINOR SUBDIVISION PLAT
 LYING WITHIN THE SOUTH 1/2 SECTION 3,
 & THE NORTH 1/2 SECTION 10
 T1S, R68W, 6TH P.M.
 CITY AND COUNTY OF BROOMFIELD, COLORADO



2011002005 02/25/2011 09:57A PL
 1 of 2 R 0.00 D 0.00 City&County Broomfield

VICINITY MAP
 N.T.S.

LEGAL DESCRIPTION

BY THESE PRESENTS, the undersigned being the owner of:

Lot 7 and portions of Lots 5, 6, 8, 9, 10, 11 & 12, WILCOX SUBDIVISION, recorded at the Adams County Clerk and Recorder's Office in Book 1 at Pages 16 and 16A on September 12, 1909 lying in the North Half of Section 10, Township 1 South, Range 68 West of the 6th Principal Meridian and unplatted lands lying in the South Half of Section 3, Township 1 South, Range 68 West, of the 6th Principal Meridian, City and County of Broomfield, Colorado, being more particularly described as follows:

BEGINNING at the Center-South 1/16 Corner of said Section 3 (3 3/4" aluminum cap S1/16 S3 CARTER BURGESS PLS 24942);
 WHENCE the Center Quarter Corner of said Section 3 (found 3 3/4" aluminum cap stamped "WSSI PLS 24960 1999") bears N00°08'03"W a distance of 1299.05 feet;

THENCE S00°06'03"E, along the East line of the Southwest Quarter of said Section 3, a distance of 784.63 feet;

THENCE the following four (4) courses along the northerly line of a CDOT Parcel No. 1, described in Book 1658 Page 213 Recorded at the Broomfield County Clerk and Recorder's Office:

1. THENCE S88°53'44"W a distance of 36.43 feet;
2. THENCE S17°57'18"W a distance of 409.99 feet;
3. THENCE S84°18'00"W a distance of 487.32 feet;
4. THENCE N89°53'11"W a distance of 567.57 feet;

THENCE S00°06'34"W a distance of 150.00 feet to the southerly line of said CDOT parcel No. 1;

THENCE the following two (2) courses along the southerly line of said CDOT Parcel No. 1:

1. THENCE S89°53'11"E a distance of 694.42 feet;
2. THENCE S80°07'36"E a distance of 281.80 feet to the northerly Right of Way line of Northwest Parkway;

THENCE the following seven (7) courses along the southerly line of parcel MU 1E-LT, reception number 2001001090 of Broomfield County dated December 20, 2002:

1. THENCE S15°17'59"W a distance of 448.86 feet;
2. THENCE S20°09'11"W tangent with the following described curve a distance of 86.52 feet;
3. THENCE along the arc of a curve to the right, having a central angle of 77°23'21", a radius of 864.93 feet, a chord bearing S58°50'51"W a distance of 1061.45 feet, and an arc distance of 1168.26 feet;
4. THENCE N82°27'28"W tangent with the last described curve a distance of 501.80 feet;
5. THENCE N84°44'54"W a distance of 300.24 feet;
6. THENCE N82°27'28"W tangent with the following described curve a distance of 106.30 feet;

7. THENCE along the arc of a curve to the right, having a central angle of 07°10'01", a radius of 2774.79 feet, a chord bearing N78°52'29"W a distance of 346.86 feet, and an arc distance of 347.09 feet to the easterly line of said parcel of land MU 1E-LT; THENCE N00°33'24"W tangent with the last described curve and along said easterly line, a distance of 819.96 feet;
- THENCE S89°26'36"W a distance of 45.00 feet to the easterly Right of Way line of Huron Street;

THENCE N00°33'22"W along said easterly line, a distance of 178.39 feet to the southerly Right of Way line of West 160th Avenue;

THENCE N86°53'11"W along said southerly line, a distance of 30.00 feet to west line of the Northwest Quarter of said Section 10;

THENCE N00°33'23"W along said west line, a distance of 30.00 feet to the Northwest Quarter Corner of said Section 10 (3 3/4" aluminum cap in a range box "S3 S4 S9 S10 T1S R68W 1999 WSSI PLS 24960")

THENCE N00°25'16"W along the west line of the Southwest Quarter of said Section 3, a distance of 30.00 feet to the northerly Right of Way line of said West 160th Avenue;

THENCE S89°53'19"E along said northerly line, a distance of 30.00 feet;

THENCE S89°53'11"E continuing along said northerly line, a distance of 1289.85 feet;

THENCE N00°26'35"W a distance of 1274.00 feet to the southerly line of a parcel of land described in Book 2930, Page 572 dated October 24 1984, of said Broomfield County;

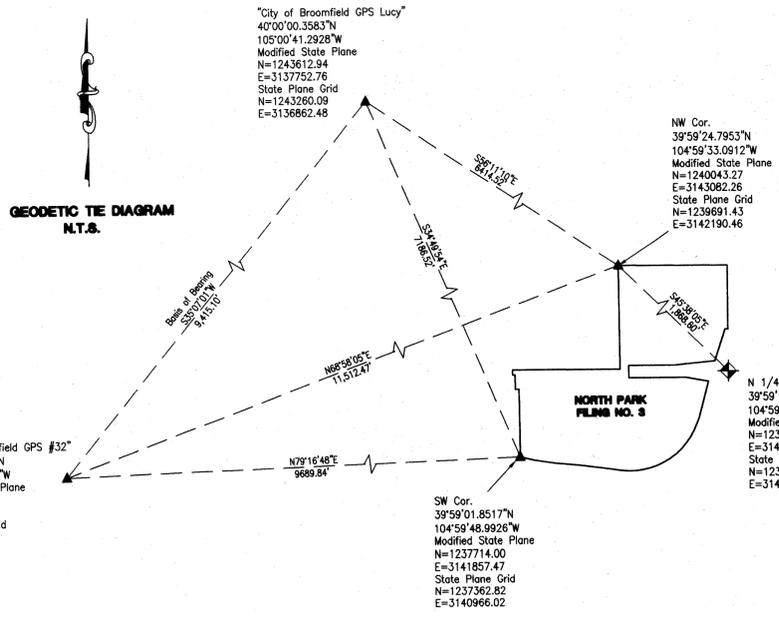
THENCE S89°40'31"E along said southerly line, a distance of 1332.84 feet to the POINT OF BEGINNING.

North Park Filing No. 3 contains 3,998,272 square feet, (91.788 Acres), more or less.

HAS LAID OUT, PLATTED, AND SUBDIVIDED the above described land, under the name and style of NORTH PARK FILING NO. 3; 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 or noted on the plat 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.

BASIS OF BEARING

Bearings are based upon (2) Broomfield Colorado GPS Control (Modified State Plane - Colorado North Zone) - GIS LAND POSITION corners "Lucy" (found 3" brass disk set into 18" round concrete post stamped "CITY OF BROOMFIELD LUCY GPS NO. 15") and "GPS #32" (found 3 1/4" brass disk set into 18" round concrete post stamped "CITY OF BROOMFIELD 1995 GPS NO. 32" bearing being S35°07'01"W a distance of 9415.10 feet.



GEODETIC TIE DIAGRAM
 N.T.S.

PROJECT DATUM

Geodetic coordinates are based on NAD 83(1992) Orthometric Heights are based on the NAVD 88 State Plane coordinates are based on the Colorado North Zone (501) Units are US Survey Feet (sft)
 Project (Ground) coordinates are Modified State Plane Project Combined factor = 0.999716287
 Project coordinates were modified to ground at NGS 1ST Order horizontal control mark "LUCY"
 The mark is a City of Broomfield 3 3/4" brass disk set into 18" round concrete post, flush with the ground.
 The location of the mark matches the NGS Data sheet "Station Description"
 Designation = LUCY
 Project Point Number = 464
 NGS PID = A13578
 NAD 83(1992) Coordinates
 Latitude = 40° 00' 00.3583" (N)
 Longitude = 105° 00' 41.2928" (W)
 Ell. Height = 5240.15 sft
 NAVD 88 Elevation = 5297.00 sft
 State Plane coordinates North Zone (501)
 N = 1,243,280.09 sft
 E = 3,136,862.48 sft
 Modified State Plane coordinates (Ground)
 N = 1,243,812.94 sft
 E = 3,137,752.76 sft
 Project Bench Mark
 "LUCY" as described above.
 NAVD 88 Elevation = 5297.00 sft

SYMBOL LEGEND

- ◆ Aliquot corner (as described)
- Found #5 rebar with 1 1/2" aluminum cap IS 24942 (unless otherwise noted)
- ▲ Found Monument as described

STATEMENT OF ACCURACY

The Colorado Coordinate System hereon shown is defined as 2nd order, Class 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.

ZONING NOTE

Lands contained within and adjacent to this Final Plat are zoned as P.U.D. Development of these lands will comply with the NORTH PARK PUD Plan.

MONUMENTATION NOTICE

Any person who knowingly removes, alters or defaces any public land survey monument or accessory commits a class two (2) misdemeanor pursuant to state statute 18-4-508 C.R.S.

STATEMENT OF LIMITATIONS

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.

TITLE AND EASEMENT NOTE

This survey does not constitute a title search by Jacobs Engineering Group, to determine ownership or easements of record. For all information regarding easements, Jacobs Engineering Group relied upon Title Commitment No. ABN70193009.2 dated March 17, 2008 at 5:00 p.m., prepared by Land Title Guarantee Company. All tax information, liens, if any, leases, deeds of trust, releases, assignments, assumptions, terms, agreements, provisions, conditions and obligations for the property shown hereon are reflected in said title commitment.

OWNERS CERTIFICATE

McWhinney CCOB Land Investments, LLC, a Colorado limited liability company

By: McWhinney Real Estate Services, Inc., a Colorado corporation, Manager

By: Troy McWhinney, Chief Operating Officer First Vice President

STATE OF COLORADO)
) ss.
 COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 14th day of February, 2011, by Douglas L. Hill as Chief Operating Officer of McWhinney Real Estate Services, Inc., a Colorado corporation, as Manager of McWhinney CCOB Land Investments, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My Commission Expires: 02-28-2014

James J. O'Brien
 Notary Public:

APPROVALS

CITY & COUNTY OF BROOMFIELD
 One DesCombes Drive
 Broomfield, CO 80020

By: James J. O'Brien
 City & County Manager

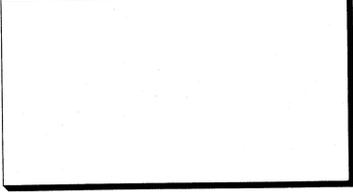
By: James J. O'Brien
 Director of Community Development

SURVEYOR'S CERTIFICATE

I, Kenneth W. Carlson, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of NORTH PARK FILING NO. 3 truly and correctly represents the results of a survey made under my supervision and has been performed in accordance with Colorado Law.

Kenneth W. Carlson
 Kenneth W. Carlson PLS 24942
 For and on behalf of
 Jacobs Engineering Group
 Date: 02/25/2011

REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY



JACOBS
 707 Seventeenth Street, Suite 2300
 Denver, Colorado 80202
 (303) 820-5240 Fax (303) 820-4842

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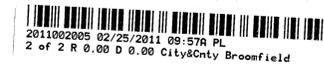
JACOBS	SIGNATURE	DATE
DRAWN	DDH	6-24-10
DESIGNED	DDH	6-24-10
QC REVIEW	DGW	6-24-10
APPROVED	KWC	6-24-10
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		
CAD FILE NAME	NPN03REV1.DWG	

NORTH PARK FILING NO. 3	
N. OF NORTHWEST PARKWAY & W. OF I-25	
COUNTY OF BROOMFIELD, COLORADO	
CLIENT PROJECT NO.	
JACOBS PROJECT NO.	072780
SCALE:	AS SHOWN

McWHINNEY

SUBDIVISION PLAT LYING WITHIN THE South 1/2 Section 3, & the North 1/2 Section 10 T.1S., R.68W., 6TH P.M. BROOMFIELD COUNTY, COLORADO		
REVISION:	DRAWING NO.:	SHEET NO.:
0	NPN03REV1	1 of 2

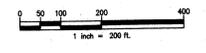
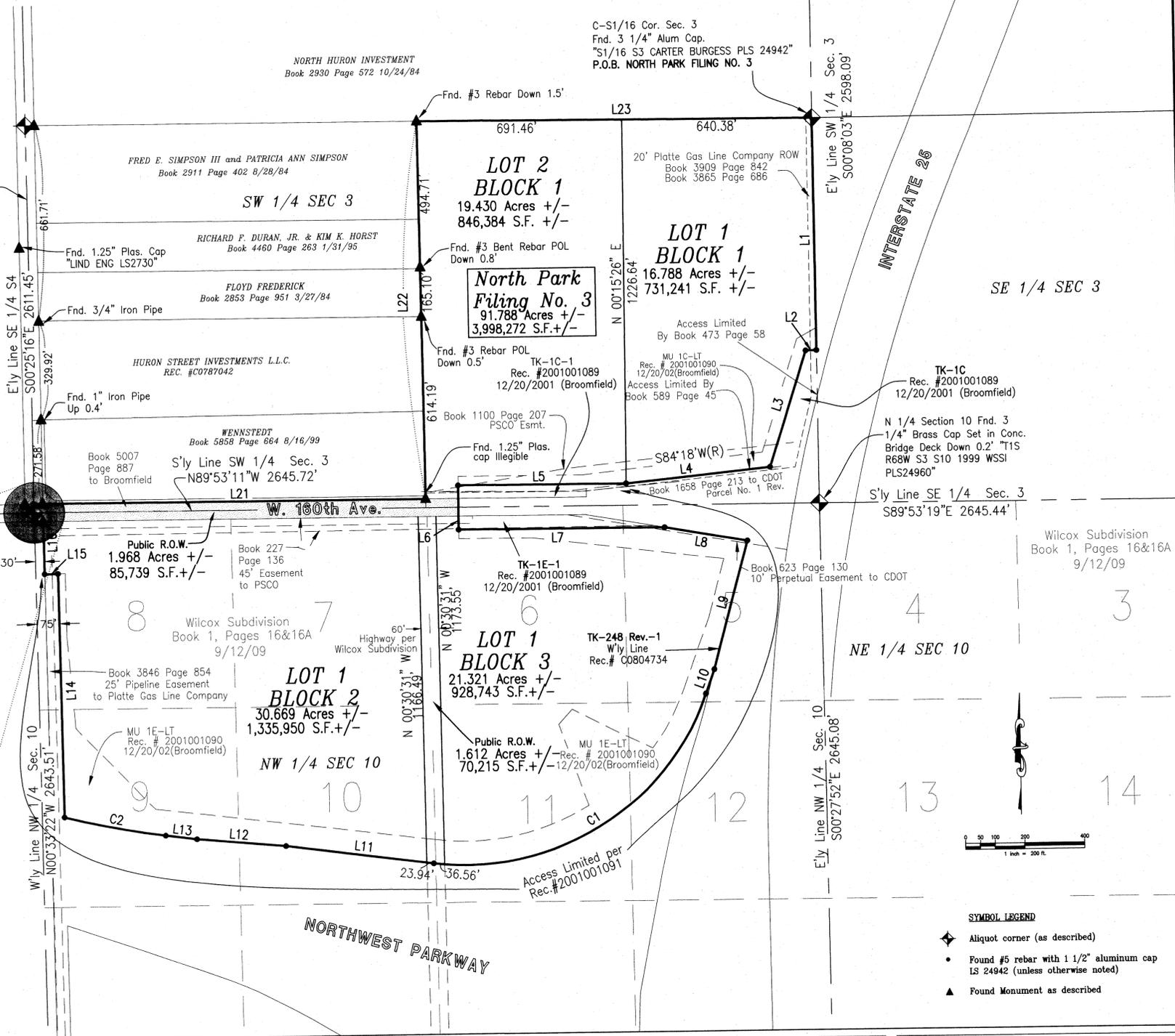
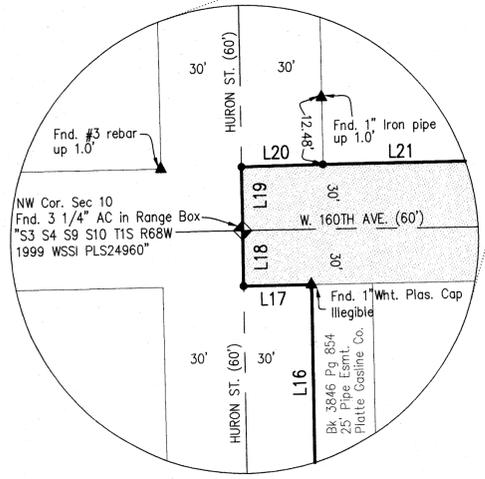
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 & THE NORTH 1/2 SECTION 10
 T1S, R68W, 6TH P.M.
 CITY AND COUNTY OF BROOMFIELD, COLORADO



Tie: C-S1/16 Cor. Sec. 3
 S00°08'03"E 1299.05'
 C 1/4 Sec. 3
 Fnd. 3 1/4" Alum. Cap Down 0.2'
 WSSI PLS 24960
 C 1/4 S3 T1S R68W 1999"

NORTH PARK FILING NO. 3
 AREA = 3,998,272 Square feet, (91.788 Acres) +/-

LINE	Bearing	Distance	CURVE	Central Angle	Radius	Chord Bearing	Chord Length	Arc Length
L1	S00°08'03"E	784.83'						
L2	S88°53'44"W	36.43'						
L3	S17°57'18"W	409.99'						
L4	S84°18'00"W	487.32'						
L5	N89°53'11"W	587.57'						
L6	S00°06'34"W	150.00'						
L7	S89°53'11"E	694.42'						
L8	S80°07'36"E	281.80'						
L9	S15°17'59"W	448.86'						
L10	S20°09'11"W	86.52'						
L11	N82°27'28"W	501.80'	C1	77°23'21"	864.93'	S58°50'51"W	1081.45'	1168.26'
L12	N84°44'54"W	300.24'						
L13	N82°27'28"W	106.30'						
L14	N00°33'24"W	819.96'						
L15	S89°26'36"W	45.00'						
L16	N00°33'22"W	178.39'						
L17	N89°53'11"W	30.00'						
L18	N00°33'23"W	30.00'						
L19	N00°25'16"W	30.00'						
L20	S89°53'19"E	30.00'						
L21	S89°53'11"E	1289.85'						
L22	N00°26'35"W	1274.00'						
L23	S89°40'31"E	1332.84'						



- SYMBOL LEGEND**
- ◆ Aliquot corner (as described)
 - Found #5 rebar with 1 1/2" aluminum cap LS 24942 (unless otherwise noted)
 - ▲ Found Monument as described

REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY



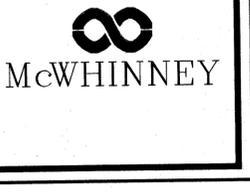
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JACOBS	SIGNATURE	DATE
DESIGNED	DDH	6-24-10
DESIGNED	DDH	6-24-10
QC REVIEW	DGW	6-24-10
APPROVED	KWC	6-24-10
CLIENT	SIGNATURE	DATE
APPROVED		
APPROVED		
CAD FILE NAME	NPN03REV1.DWG	

NORTH PARK FILING NO. 3
 N. OF NORTHWEST PARKWAY & W. OF I-25
 COUNTY OF BROOMFIELD, COLORADO

CLIENT PROJECT NO. _____
 JACOBS PROJECT NO. 072780
 SCALE: AS SHOWN



SUBDIVISION PLAT LYING WITHIN THE South 1/2 Section 3, & THE North 1/2 Section 10 T.1S., R.68W., 6TH P.M. BROOMFIELD COUNTY, COLORADO

REVISION: 0 DRAWING NO. NPN03REV1 SHEET NO. 2 of 2