MCKAY LANDING FILING NO. 1

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 PARTNERSHIP, 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 AS EXHIBIT A ON SHEET 2 OF THIS FINAL PLAT,

CONTAINING 3,930,598 SQUARE FEET, OR 90.23 ACRES, MORE OR LESS.

HAS LAY OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "MCKAY LANDING FILING NO. 1," AND BY THESE PRESENTS DEDICATES IN FEY SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS, ALLEYS, PUBLIC WAYS AND TRACTS A1, B1 (OPEN AREA), B2 (OPEN AREA), A2 (OPEN AREA), B3 (OPEN AREA), D1 (OPEN AREA), B4 (OPEN AREA), B5 (OPEN AREA), B6 (OPEN AREA), B7 (OPEN AREA), A3 (OPEN AREA), B8 (OPEN AREA), B9 (OPEN AREA), AND B10 (OPEN AREA) AS SHOWN ON THIS PLAT; AND

GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS AS SHOWN ON NOTES 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 E. POSTLE, PRESIDENT

2/16/00

STATE OF COLORADO

COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16TH DAY OF JANUARY, 2000, BY JAMES E. POSTLE, AS PRESIDENT OF JAMES CONSTRUCTION CO., INC., MANAGER OF MCKAY LANDING LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

KERRY McCaabry

NOTARY PUBLIC

MY COMMISSION EXPIRES: JANUARY 25, 2004

ATTORNEY'S CERTIFICATE

I, James E. Postle, an attorney at law licensed to practice in the state of Colorado, certify that the owner and subdivider dedicate any street, easement, alley, tract, public way or right-of-way herein shown in the plat, free and clear of all liens and encumbrances.

James E. Postle

February 6, 2000

MORTGAGEE'S CONSENT

SWIF Family Farms, Ltd., a Colorado limited partnership, the mortgagee under the mortgage recorded on June 17, 1999 in Book 5794 at Page 378, which encumbers a portion of the property described in this final plat, hereby consents to the dedications made by this final plat and to the easements granted by this final plat.

By: Easter Dumont

DATE: 2/6/00

INDEX OF SHEETS

COVER SHEET

LEGAL DESCRIPTION AND EXHIBIT

FINAL PLAT EXHIBIT

SHEETS 1-20

SURVEYOR'S CERTIFICATE

I, James T. Jones, a registered professional surveyor, registered in the state of Colorado, do certify that the lines, areas, distances and elevations shown on this plat are as shown by us to exist on or across the herein described property, and that this plat is in conformity with all laws, ordinances, regulations and requirements of the city of Broomfield, Colorado. I further certify that this plat accurately represents said survey and that it is correct.

James T. Jones

5/12/00

CITY COUNCIL CERTIFICATE

This plat is hereby approved and the dedications accepted by the city council of the city of Broomfield, Colorado, at this 23RD DAY OF AUGUST, 1999.

The Mayor and City Council of the City of Broomfield, Colorado.

LAND USE REVIEW COMMISSION CERTIFICATE

This final plat is recommended for approval by the city of Broomfield land use review commission this 23RD DAY OF AUGUST, 1999.

By: Deputy Clerk and Recorder

CERTIFICATE OF CLERK AND RECORDER

This plat was filed for record in the office of the Adams County Clerk and Recorder in the state of Colorado at 23RD DAY OF AUGUST, 1999.

By: Deputy Clerk and Recorder

FINAL PLAT

MCKAY LANDING FILING NO. 1

JOB NO. 4247.00

SHEET 1 OF 20

JR Engineering, Ltd.

6029 Greenwood Plaza Blvd.
Englewood, Colorado 80111
Tel: (303) 740-5000
Fax: (303) 721-9819

ENGINEERING/PLANNING/SURVEYING

LEGAL DESCRIPTION

A parcel of land located in a part of the east one-half of Section 20, T.5 S, R.66 W, of the 6th Pk., City of Broomfield, County of Adams, State of Colorado.

Comprising the NE corner thereof.

Thence S89°50’56”W, along the North Line of Section 20 a distance of 30.00 feet to the WEST LINE OF MCKAY LAKE.

Thence S90°0’57”N along said west right-of-way line 30.00 feet to the POINT OF BEGINNING.

Thence S0°00’57”W continuing along said north—right—of—way line, 689.85 feet to the west line of MCKAY LAKE as recorded in book 448, page 364, as recorded in said County.

Thence along the west line of MCKAY LAKE through the following six courses:

1) S89°50’56”W, 60.96 feet; 2) S41°10’00”W, 281.00 feet; 3) S00°00’00”E, 333.80 feet; 4) S32°10’00”W, 433.60 feet; 5) S40°10’00”E, 511.80 feet; 6) S48°00’00”E, 44.05 feet to the west right-of—way line of Zuni Street.

Thence S90°00’37”W along said right—of—way line, 510.58 feet; 7) S90°00’37”W continuing along said right—of—way, 1322.15 feet to the south line of the north half of the southeast one—quarter of section 20.

Thence N99°04’00”E along said south line, 2597.61 feet to the west line of said southeast 1/4 section.

Thence N00°00’57”E along said west line 454.67 feet.

Thence through the following thirty—six courses:

1) S59°19’17”E, 105.38 feet; 2) S77°00’00”E, 190.36 feet; 3) N83°36’00”E, 384.35 feet; 4) S32°35’00”W, 21.99 feet; 5) N79°50’00”E, 215.69 feet; 6) N07°10’00”E, 151.86 feet; 7) N01°27’00”E, 169.00 feet; 8) N89°00’00”W, 43.10 feet; 9) N30°24’31”W, 62.40 feet; 10) S09°40’00”W, 27.34 feet to a tangent 222.00—foot radius curve; 11) Easestly along said 222.00—foot radius curve, concave to the south, through a central angle of 434°33’57”E, a distance of 17.99 feet.

12) N94°27’27”W, non—tangent to last said curve, 248.90 feet, to a non—tangent 228.00—foot radius curve.

13) Wastestly along said 228.00—foot radius curve, concave to the south, from which the center bears N28°25’12”E, through a central angle of 911°07’00”E a distance of 362.19 feet to a tangent compound, 436.00—foot radius curve.

14) Northestly along said 436.00—foot radius curve, concave to the north, from which the center bears N28°25’17”W, through a central angle of 72°53’54”E, a distance of 277.99 feet.

15) N09°37’14”W, tangent to last said curve, 173.86 feet to a tangent 1164.00—foot radius curve.

16) Northestly along said 1164.00—foot radius curve, concave to the east, from which the center bears N01°13’33”E, through a central angle of 5.09 feet; a distance of 5.09 feet.

17) Eastestly along said 5.09—foot radius curve, concave to the north, from which the center bears N20°00’20”E, through a central angle of 27°54’08”E, a distance of 286.15 feet.

18) Eastestly along said 286.15—foot radius curve, concave to the south, through a central angle of 357°43’58”E, a distance of 225.11 feet to a tangent 228.00—foot radius curve.

19) Southestly along said 228.00—foot radius curve, concave to the north, through a central angle of 357°43’58”E, a distance of 143.66 feet to a 330.00—foot radius compound, tangent curve.

21) Northestly along said 330.00—foot radius compound, tangent curve, concave to the west, through a central angle of 103°30’37”E, a distance of 63.39 feet to a 1,180.00—foot radius tangent curve.

22) Northestly along said 1,180.00—foot radius tangent curve, concave to the west, through a central angle of 49°58’12”E, a distance of 228.80 feet.

23) Northestly along said 228.80—foot radius curve, concave to the west, along the South Line of section 20, a distance of 427.05 feet.

24) Northestly along said 427.05—foot radius curve, 20.00 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION AND EXHIBIT

MCKAY LANDING FILING NO. 1
JOB NO. 4247.00
DATE: AUGUST 23, 1999
SHEET 2 OF 20

LEGEND

- SECTION LINE
- PROPOSED PROJECT
- BOUNDARY
- RAILWAY BEARING

BASIS OF BEARINGS

The east line of the NE 1/4 of Section 20, T.5 S, R.66 W, of the 6th P.M., measured at the east 1/4 corner of said section by a 1-1/2” steel aluminum cap, and at the NE corner by an angle in range box with 2” aluminum cap attached stamped 3.1 S R 68 W 17/16/2/2020 1994 LS 23964. Sold line shown to bear N90°00’56”E per the Public Land System.

CONTAINING 3,930,588 square feet, or 89.23 acres, more or less.
FINAL PLAT
MCKAY LANDING FILING NO. 1
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

NE CORNER SEC 20
T 1 S, R 68 W
AXLE IN RANGE BOX
W/ 2" ALUM CAP ATTACHED
STAMPED
T 1 S R 68 W
17.116
20 21
1995
LS 23904

BARNETT ESTATES
OWNERSHIP BERTHA BARNETT
ZONED A-1

UNPLATTED
OWNERSHIP QUINCY & LUCILLE BARNETT
ZONED A-3

E 1/4 CORNER SEC 20 1/2
ALUM CAP T 1 S, R 68 W
ILLEGIBLE
GROUND N 1232513.473
GROUND E 3136681.077
STATE PLANE N 1223153.542
STATE PLANE E 3130785.631
LAT= 39°57'01"479N
LON=105°00'36.401"N

EXIST. 25 PIPELINE EASEMENT
BOOK 4000 PG 760
NOO'01'57"E
30' UTILITY EASEMENT

ZUNI STREET

EAST LINE NE 1/4 BASIS OF BEARINGS
S00'01'57"W
889.85'

SIGHT TRIANGLE DETAIL

LEGEND
SF SQUARE FEET
R.O.W. RIGHT-OF-WAY
G.E. GAS EASEMENT
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
P.L. PROPOSED LOT LINE
P.R.O.W. PROPOSED R.O.W.
B.P.L. PROJECT BOUNDARY LINE
S.L. SECTION LINE
E.C.E. EXISTING R.O.W.
L.C.E. LIMITED COMMON ELEMENTS
M.L. MATCHLINE

1 SIGHT TRIANGLE EASEMENT (SEE COVER SHEET NOTE 2)

NOTES:
1. SEE SHEET 20 FOR CURVE AND LINE TABLES.

SCALE: 1" = 50'

DATE: AUGUST 23, 1999
SHEET 3 OF 20

JR Engineering, Ltd.
6003 Greenwood Plaza Blvd
Englewood, Colorado 80111
Tel. (303) 740-9361
Fax (303) 721-9019

ENGINEERING/PLANNING/SURVEYING
REV. 10/13/99 11/18/99 2/92/00
FINAL PLAT
MCKAY LANDING FILING NO. 1
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

ZONED A-3

UNPLATTED
OWNERSHIP MCKAY LANDING LLC
ZONED A-3

LEGEND

SF. SQUARE FEET
R.O.W. RIGHT-OF-WAY
U.E. UTILITY EASEMENT
L.C.E. LIMITED COMMON EASEMENTS

NOTES:
1. SEE SHEET 20 FOR CURVE AND LINE TABLES.

FINAL PLAT
MCKAY LANDING FILING NO. 1
JOB NO. 4247.00
DATE: AUGUST 27, 1999
SHEET 4 OF 20

JR Engineering, Ltd.
6015 Greenwood Plaza Blvd.
Englewood, Colorado 80111
Tel: (303) 749-8000
Fax: (303) 749-0019
ENGINEERING/PLANNING/SURVEYING
FINAL PLAT
MCKAY LANDING FILING NO. 1
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

NOTES:
1. ALL DIMENSIONS TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE.
2. SEE SHEET 18 FOR TOWNHOME EASEMENTS.
3. SEE SHEET 20 FOR CURVE AND LIE TABLES.

LEGEND
SF = SQUARE FEET
R.O.W. = RIGHT-OF-WAY
G.C. = GAS EASEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.L. = PROPOSED LOT LINE
P.L.O. = PROPOSED L.O.W.
B.R. = PROJECT BOUNDARY
S.E. = SECTION LINE
L.C.E. = LIMTED COMMON ELEMENTS
(1) = MATCHLINE

FINAL PLAT
MCKAY LANDING FILING NO. 1
JOB NO. 4247.00
DATE: AUGUST 23, 1999
SHEET 9 OF 20

JR Engineering, Ltd.
6200 Greenwood Plaza Blvd.
Englewood, Colorado 80111
Tel. (303) 748-9201
Fax (303) 721-9203

ENGINEERING/PLANNING/SURVEYING
REV/10/24/99, 11/19/99, 2/02/00
FINAL PLAT
MCKAY LANDING FILING NO. 1
LOCATED IN A PORTION OF THE EAST ONE-HALF OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND
SF
SQUARE FEET
R.O.M.
RIGHT-OF-WAY
G.E.
GAS EASEMENT
U.E.
UTILITY EASEMENT
D.E.
DRAINAGE EASEMENT
P.L.
PROP PROPOSED LOT
P.B.
PROPOSED BLOCK
P.R.
PROJECT BOUNDARY
S.L.
SECTION LINE
E.R.
EXISTING R.O.W.
L.C.E.
LIMITED COMMON ELEMENTS
M.C.E.
MATCHLINE
B.F.
BLOCK NUMBER
R.B.
SET REBAR W/ 1-1/2"
A.S.H.
ALUM CAP LS 10GDS
R.B.
RADIAL BENCHING

(1"
SCALE: 1" = 50'

NOTES
1. ALL DIMENSIONS TO PROPERTY LINES ARE
   PERPENDICULAR TO THE PROPERTY LINE.
2. SEE SHEET 16 FOR TOWNHOME EASEMENTS.
3. SEE SHEET 20 FOR CURVE AND LINE TABLES.

FINAL PLAT
MCKAY LANDING FILING NO. 1
JOB NO. 4247.00
DATE: AUGUST 23, 1999
SHEET 10 OF 20

Engineering, Ltd.
6025 Greenwood Plaza Blvd
Englewood, Colorado 80111
Tel. (303) 746-9380
Fax (303) 721-9019
AEC/ENGINEERING/PAYMENT/SURVEYING
REV 10/24/95, 11/19/95, 2/22/96
MCKAY LANDING FILING NO. 1

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

FINAL PLAT

Engineering, Ltd.
6620 Greenwood Plaza Blvd.
Englewood, Colorado 80111
Tel. (303) 740-8950
Fax (303) 721-9019

NOTES:
1. SEE SHEET 20 FOR CURVE AND LINE TABLES.
FINAL PLAT
MCKAY LANDING FILING NO. 1
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

TRACT B
OPEN AREA
647,336 SF
14.86 AC

LEGEND
SF.
R.O.W.
G.E.
U.E.
N.U.E.
B.W.
P.B.
P.O.B.
B.O.E.
MATCHLINE
SQUARE FEET
RIGHT-OF-WAY
GAS EASEMENT
UTILITY EASEMENT
NURSING HOME EASEMENT
PROP. LOT LINE
PROP. R.O.W.
PROJECT BOUNDARY
SECTION LINE
EXISTING R.O.W.
LIMITED COMMON ELEMENTS
MATCHLINE

NOTES:
1. SEE SHEET 20 FOR CURVE AND LINE TABLES.

OWNERSHIPSCHOOL DISTRICT 22
ZONED E-2

FINAL PLAT
MCKAY LANDING FILING NO. 1
JOB NO. 4247.00
DATE: AUGUST 23, 1999
SHEET 13 OF 20

JR Engineering, Ltd.
6050 Greenwood Plaza Blvd
Englewood, Colorado 80111
Tel. (303) 740-9000
Fax (303) 721-9019

ENGINEERING/PLANNING/SURVEYING
REV 10/23/99, 11/7/99
FINAL PLAT
MCKAY LANDING FILING NO. 1
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 BROO姆FIELD, COUNTY OF ADAMS, STATE OF COLORADO

SCALE: 1" = 50'

LEGEND
SF. SQUARE FEET
R.O.W. RIGHT-OF-WAY
G.E. GAS EASEMENT
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
P.L. PROPOSED LOT LINE
P.R.W. PROPOSED R.O.W.
P.B. PROJECT BOUNDARY
S.L. SECTION LINE
C.L.E. EXISTING R.O.W.
L.C.E. LIMITED COMMON ELEMENTS
M. MATCHLINE
B. BLOCK NUMBER
R.B. SET REBAR W/ 1/2" ALUM CAP LS 19405
D. RADIAL DEGREE

NOTES:
1. SEE SHEET 20 FOR CURVE AND LINE TABLES.

FINAL PLAT
MCKAY LANDING FILING NO. 1
JUDG. NO. 4247.UU
DATE: AUGUST 23, 1999
SHEET 15 OF 20

JR Engineering, Ltd.
6500 Greenwood Plaza Blvd.
Englewood, Colorado 80111
Tel. (303) 740-8305
Fax (303) 721-9019

ENGINEERING / PLANNING / SURVEYING
REV. 10/13/98, 11/19/99, 2/02/00
FINAL PLAT
MCKAY LANDING FILING NO. 1
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 BROOKFIELD, COUNTY OF ADAMS, STATE OF COLORADO

TRACT 2
TOWNHOME COMMON ELEMENTS

TRACT A1
OPEN AREA/DRAINAGE

LEGEND

SF: SQUARE FEET
R.O.W: RIGHT-OF-WAY
D.E: DRAINAGE EASEMENT
U.E: UTILITy EASEMENT
S.E: SIDESLOT EASEMENT
P.S:E: PROPOSED LOT LINE

MATCHLINE

NOTE:
1. SEE SHEET 7 FOR TOWNHOMES.
2. SEE SHEET 20 FOR CURVE AND LINE TABLES.

FINAL PLAT
MCKAY LANDING FILING NO. 1
JOB NO. 4247.00
DATE: AUGUST 23, 1999
SHEET 17 OF 20

JR Engineering, Ltd.
6028 Greenwood Plaza Blvd.
Englewood, Colorado 80111
Tel. (303) 740-9305
Fax (303) 721-9019

ENGINEERING/PLANNING/SURVEYING
REV 10/12/99, 11/19/99, 2/02/00
FINAL PLAT
MCKAY LANDING FILING NO. 1
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 BROOKFIELD, COUNTY OF ADAMS, STATE OF COLORADO

NOTES:
1. SEE SHEET 9 FOR TOWNHOMES.
2. SEE SHEET 20 FOR CURVE AND LINE TABLES.

LEGEND
SF
SQUARE FEET
R.O.W.
RIGHT-OF-WAY
U.E.
UTILITY EASEMENT
D.E.
DRAINAGE EASEMENT
P.R.W.
PROPOSED R.O.W.
SECTION LINE
EXISTING R.O.W.
LIMITED COMMON ELEMENTS
MATCHLINE
BLOCk NUMBER
SET REBAR W/ 1-1/2"
ALUM CAP LS 19656
RADIAL BEARING

FINAL PLAT
MCKAY LANDING FILING NO. 1
JOB NO. 4247.00
DATE: AUGUST 23, 1999
SHEET 18 OF 20

JR Engineering, Ltd.
6020 Greenwood Plaza Blvd.
Englewood, Colorado 80111
Tel: (303) 769-4000
Fax: (303) 761-0019
FINAL PLAT

MCKAY LANDING FILING NO. 1

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

SF
SQUARE FEET
R.O.M.
RIGHT-OF-WAY
G.E.
GAS EASEMENT
U.E.
UTILITY EASEMENT
D.E.
DRAINAGE EASEMENT
P.L.
PROPOSED LOT LINE
P.M.
PROPOSED R.O.W.
PB.
PROJECT BOUNDARY
SL.
SECTION LINE
E.E.
EXISTING R.O.W.
LC.
LIMITED COMMON ELEMENTS
L.C.E.
MATCHLINE

NOTE:

1. SEE SHEET 10 FOR TOWNHOMES.
2. SEE SHEET 20 FOR CURVE AND LINE TABLES.

FINAL PLAT
MCKAY LANDING FILING NO. 1
JOB NO. 4247.00
DATE: AUGUST 23, 1999
SHEET 19 OF 20

JR Engineering, Ltd.
6033 Greenwood Plaza Blvd
Englewood, Colorado 80111
Tel: (303) 740-9565
Fax: (303) 721-9019

ENGINEERING/PLANNING/SURVEYING
REV: 10/24/95, 11/30/95, 2/02/00