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 CONSIDERED AS 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 IN SHEETS 2 AND 3 OF THIS FINAL PLAT,

CONTAINING A TOTAL CALCULATED AREA OF 2,934.25 SQUARE FEET, OR 67,982 ACRES, MORE OR LESS.

HAS LAY 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, C2, AND C3 [OPEN AREA, DRAINAGE], C3, D1, V [OPEN AREA, PARKING, AND SIDEWALK], TRACT 10B [LOT 10B, TRACT 11, PARK/FUTURE SCHOOL SITE] 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
2393 VALMONT ROAD, SUITE 204
BOULDER, CO 80301
BY JAMES C. POSTLE, PRESIDENT

STATE OF COLORADO
COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY JAMES C. POSTLE AS PRESIDENT OF JAMES CONSTRUCTION CO., INC., MANAGER OF MCKAY LANDING LLC.

WITNESS MY HAND AND SEAL.

RE: NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/25/04

ATTORNEY'S CERTIFICATE

HELEN L. GALLOW
ATTORNEY AT LAW

THE ATTORNEY AT LAW SIGNED TO PRACTICE IN THE STATE OF COLORADO CERTIFY THAT THE OWNER AND SUBDEEDOR DESCRIBING ANY STREET, EASEMENT, ALLEY, TRACT, PUBLIC WAY OR RIGHT-OF-WAY HEREBY OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

GENERAL NOTES

1. LIMIT OF THIS SITE MCKAY LANDING FILING NO. 2, IS LOCATED WITHIN THE OAK CREEK OR MACK LAKE FLOOD PLAIN AS DEFINED BY THE FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 001926, DATED AUGUST 18, 1985.
2. TYPICAL SIGHT TRIANGLE EASEMENTS ARE RESTRICTED TO LANDSCAPING, FENCES, RETAINING WALLS, SIGNS (EXCEPT STREET SIGNS) AND ANY OTHER OBSTRUCTIONS THAT ARE NO MORE THAN 38 INCHES IN HEIGHT AS MEASURED FROM THE CROWN OF THE STREET INTERSECTION (SEE SHEET 2 OF THIS FINAL PLAT).
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITTS A CIVIL OFFENSE PURSUANT TO STATE STATUTE 16-4-506, C.R.S.

INDEX OF SHEETS

COVER SHEET 1
LEGAL DESCRIPTION AND EXHIBIT SHEETS 2 & 3
COMPOSITE FINAL PLAT SHEET 4
FINAL PLAT SHEETS 5 - 15

SURVEYOR'S CERTIFICATE

I, RICHARD L. HAMMER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PUBLIC UTILITIES, OR OTHER EASEMENTS IN EXISTENCE OR ON RECORD AGAINST THE PROPERTY DEPICTED 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 HEREIN.

CITY COUNCIL CERTIFICATE


MAYOR OF CITY OF BROOMFIELD

LAND USE REVIEW COMMITTEE CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMITTEE THIS 15TH DAY OF DECEMBER, 2003.

CERTIFICATE OF CLERK AND RECORDER


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.
5530 East 17th Avenue
Englewood, Colorado 80110
Ph: (303) 740-9303
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
COMMENCED AT THE EAST ONE-CORNER QUADRANT OF SAID SECTION 20, THENCE NORTH 90° 30' WEST TO A DISTANCE OF 267.25 FEET TO A POINT (ONE FOOT EAST OF THE CENTER 1/4 CORNER OF SAID SECTION 20, WHICH IS THE POINT OF BEGINNING);
THENCE NORTH 90° 30' WEST, PARALLELS WITH AND 1.00 FEET EAST OF THE WEST LINE OF SAID EAST ONE-CORNER QUADRANT OF SAID SECTION 20 A DISTANCE OF 108.18 FEET;
THENCE THE FOLLOWING TWENTY-FIVE (25) COURSES:
1) 58781.74 FEET TO A NON-TANGENT CURVE;
2) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS 339° 39' 50" N, HAVING A RADIUS OF 348.39 FEET, A CENTRAL ANGLE OF 38° 29' 38" AND AN ARC LENGTH OF 106.74 FEET TO A POINT ON A CURVE;
3) ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS 337° 39' 50" N, HAVING A RADIUS OF 336.00 FEET, A CENTRAL ANGLE OF 180° 32' 54" AND AN ARC LENGTH OF 74.34 FEET;
4) 58781.74 FEET, NON-TANGENT TO SAID LAST CURVE, 34.50 FEET;
5) 30.3259 FEET A DISTANCE OF 151.96 FEET TO A TANGENT CURVE;
6) ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS 337° 39' 50" N, HAVING A RADIUS OF 19.50 FEET, A CENTRAL ANGLE OF 33° 45' 18" AND AN ARC LENGTH OF 33.50 FEET;
7) 58781.74 FEET, 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 337° 39' 50" N, HAVING A RADIUS OF 14.50 FEET, A CENTRAL ANGLE OF 28° 54' 36" AND AN ARC LENGTH OF 28.78 FEET TO A NON-TANGENT REVERSE CURVE;
9) 58781.74 FEET, A DISTANCE OF 34.54 FEET TO A NON-TANGENT CURVE;
10) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS 337° 39' 50" N, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 32° 39' 36" AND AN ARC LENGTH OF 28.78 FEET TO A NON-TANGENT REVERSE CURVE;
11) 58781.74 FEET, A DISTANCE OF 34.54 FEET TO A NON-TANGENT CURVE;
12) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS 337° 39' 50" N, HAVING A RADIUS OF 31.00 FEET, A CENTRAL ANGLE OF 27° 32' 16" AND AN ARC LENGTH OF 106.09 FEET;
13) 58781.74 FEET, NON-TANGENT TO SAID LAST CURVE, 108.21 FEET;
14) 58781.74 FEET, A DISTANCE OF 88.27 FEET TO A TANGENT CURVE;
15) 58781.74 FEET, 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 337° 39' 50" N, HAVING A RADIUS OF 222.00 FEET, A CENTRAL ANGLE OF 38° 29' 38" AND AN ARC LENGTH OF 36.09 FEET;
17) 58781.74 FEET, NON-TANGENT TO SAID LAST CURVE, 88.25 FEET TO A NON-TANGENT CURVE;
18) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS 337° 39' 50" N, HAVING A RADIUS OF 188.00 FEET, A CENTRAL ANGLE OF 12° 54' 36" AND AN ARC LENGTH OF 16.51 FEET;
19) 58781.74 FEET, NON-TANGENT TO SAID LAST CURVE, 108.19 FEET;
20) 58781.74 FEET, A DISTANCE OF 125.18 FEET;
21) 58781.74 FEET, A DISTANCE OF 215.69 FEET;
22) 58781.74 FEET, A DISTANCE OF 24.14 FEET;
23) 58781.74 FEET, A DISTANCE OF 38.35 FEET;
24) 58781.74 FEET, A DISTANCE OF 18.06 FEET;
25) 58781.74 FEET, A DISTANCE OF 151.23 FEET;
THENCE NORTH 90° 30' WEST, PARALLELS WITH AND 1.00 FEET EAST OF THE WEST LINE OF THE SOUTHEAST ONE-CORNER QUADRANT OF A DISTANCE OF 108.18 FEET TO THE POINT OF BEGINNING;
CONTAINING A CALCULATED AREA OF 961.968 SQUARE FEET OR 22.04 ACRES.
PARCELS 1 AND 2 CONTAIN A TOTAL CALCULATED AREA OF 2,943.897 SQUARE FEET OR 67.582

LEGEND
SECTION LINE
PROPOSED PROJECT BOUNDARY
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) 780-9000
Fax (303) 721-9909

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 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.
MCKAY LANDING FILING NO. 2
FINAL PLAT
LOCATED IN A PORTION OF THE EAST ONE-HALF OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO.

LEGEND

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(1) BLOCK NUMBER

- SET REBAR W/ 1-1/2" ALUM CAP LS 18636

(R) RADIAL BEARING

SCALE: 1" = 50'
MCKAY LANDING FILING NO. 2
FINAL PLAT

LOCATED IN A PORTION OF THE EAST ONE-HALF OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BROOMEFIELD, COUNTY OF ADAMS, STATE OF COLORADO.