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 56 West of the Sixth Principal Meridian, CITY OF BROOMEFIELD, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIPTED ON SHEET 1 OF THIS FINAL PLAT, CONTAINING A TOTAL CALCULATED AREA OF 1.018,714 SQUARE FEET, OR 23.39 ACRES, MORE OR LESS, HAS LAY 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 EASEM TO SIMPLY TO THE CITY OF BROOMEFIELD FOR PUBLIC USE OF THE STREETS, ALLEYS, PUBLIC WAYS AND TRACTS IT AND APPEARS ON THE PLAT, WHOSE LEGAL DESCRIPTION IS IN THE HAND OF THE INDIVIDUALS OR ENTITIES AT THE TIME OF THE DEDICATION OR AS 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
2819 VALMONT ROAD, SUITE 204
BOULDER, CO 80301

BY JAMES POSTLE, PRESIDENT DATE

STATE OF COLORADO
COUNTY OF ADAMS

THE PRECEDING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THE 11TH DAY OF JULY, 2008, STATE AT JAMES G. POSTLE, AS PRESIDENT OF JAMES CONSTRUCTION CO., INC., MANAGER OF McKAY LANDING, LLC.

WITNESS MY HAND AND SEAL

My commission expires 6-15-2025

S/P: C. H. Meyer

ATLORNEYS CERTIFICATE

Melinda Bartlett, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENTING THE CITY OF BROOMEFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL OR TRACT HEREIN OSMING THEM IN EASEM TO SIMPLY, FREE AND CLEAR OF ALL LENS AND ENCUMBRANCES, AND THE CITY OF BROOMEFIELD MAY RELY UPON THIS REPRESENTATION IN THE FUTURE.

Melinda Bartlett
REGISTRATION NO. 23126B. DATE 1-11-02

INDEX OF SHEETS

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

SURVEYOR'S CERTIFICATE

The undersigned, 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 violation of said plat, located in the area described herein before described property except as shown on this plat. I further certify that I have made the survey for this plat, that this plat accurately represents said survey, and that all monuments exist as shown herein.

Richard J. Ramondo, Professional Land Surveyor
COLORADO REGISTRATION NO. 300119

CITY COUNCIL CERTIFICATE

This plat is hereby approved and the dedications accepted by the City Council of the City of Broomefield, Colorado, on this 15th Day of September, 2008.

Kurt Geier, City Manager

LAND USE REVIEW COMMISSION CERTIFICATE

This Final Plat is recommended for approval by the City of Broomefield Land Use Review Committee on this 15th Day of September, 2008.

Kurt Geier, City Manager
LEGAL DESCRIPTION

A PARCEL 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:

BASE OF BEARINGS: THE LINE BETWEEN NATIONAL GEODETIC SURVEY MARKERS NGS-1413 AND NGS-W141, VERNACULATED AT THE NORTHWESTERLY CORNER BY NGS-1413 AND AT THE SOUTHEASTERLY CORNER BY NGS-W141, BOTH BEING STAINLESS STEEL RODS IN 5-INCH ALUMINUM NGS/logo BOXES, BEARS 579/23 BY 579/23 PER THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83/92.

COMMENCING AT THE CENTER ONE-QUARTER CORNER OF S40 SEC 20, FROM WHICH SAID MARKER NGS-1413 BEARS 579/23 PER A DISTANCE OF 567.25 FEET, THENCE N00°57'35"W ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20 A DISTANCE OF 569.20 FEET TO A POINT FOUND:

THENCE N00°57'35"W ALONG SAID WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20 A DISTANCE OF 1485.18 FEET:

THENCE THE FOLLOWING TWO (2) COURSES:

1. S07°35'57"E A DISTANCE OF 288.86 FEET;
2. N99°02'35"E A DISTANCE OF 33.09 FEET TO A POINT ON CURVE ON THE WESTERLY BOUNDARY OF PARCEL 2, MCKAY LANDING FILING NO. 2, RECORDED IN PL 18, MAP 42C, UNDER RECEPTION NO. 210786035, 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 WHENCE CENTER BEARS 579/23 PER A RADIUS OF 369.03 FEET, A CENTRAL ANGLE OF 290/23° AND AN ARC LENGTH OF 110.68 FEET TO A POINT OF TANGENCY;
2. 519/35'54E 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 155.02 FEET, A CENTRAL ANGLE OF 347/52° AND AN ARC LENGTH OF 426.63 FEET TO A POINT OF TANGENCY;
4. 514/37'55"A DISTANCE OF 163.83 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 75.07 FEET, A CENTRAL ANGLE OF 758/23° AND AN ARC LENGTH OF 130.51 FEET TO A POINT OF REVERSE CURVATURE.

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 33°55'
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 284.00 FEET, A CENTRAL ANGLE OF 224.00° AND AN ARC LENGTH OF 111.11 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 79°35' AND AN ARC LENGTH OF 9.62 FEET TO A POINT ON CURVE ON THE NORTHERLY BOUNDARY OF PARCEL 1 OF S40 SEC 20, FROM WHICH SAID MARKER NGS-W141 BEARS 579/23 PER A DISTANCE OF 280.00 FEET, A CENTRAL ANGLE OF 274/23° AND AN ARC LENGTH OF 111.11 FEET TO A POINT OF TANGENCY:

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

1. ALONG THE ARC OF A CURVE TO THE RIGHT WHENCE CENTER BEARS 579/23 PER A RADIUS OF 345.29 FEET, A CENTRAL ANGLE OF 260/23° AND AN ARC LENGTH OF 108.74 FEET TO A POINT ON CURVE;
2. 580/27° A DISTANCE OF 68.43 FEET TO THE POINT OF BEGINNING CONTAINING A CALCULATED AREA OF 1,018.70 SQUARE FEET OR 23.36 ACRES.

LEGEND

FINAL PLAT
MCKAY LANDING FILING NO. 3
JOB NO. 4247.07
09/14/07
SHEET 2 OF 6

J.R. ENGINEERING
A Subsidiary of Wetco