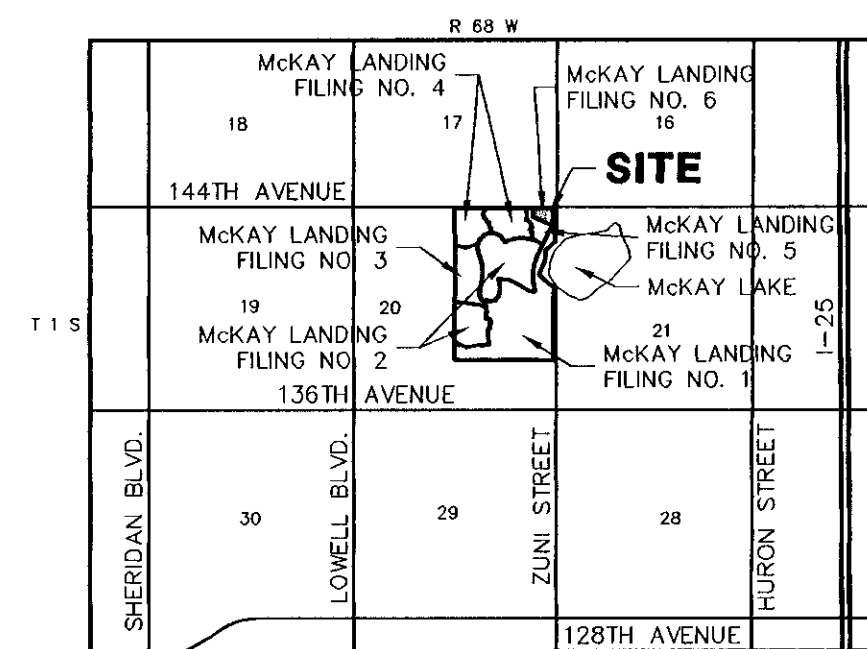


MCKAY LANDING FILING NO. 6

FINAL PLAT

PART OF THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO

200605601 05/25/2006 09:18A PL
1 of 3 R 0.00 D 0.00 City&Cnty Broomfield



VICINITY MAP
SCALE: 1"=500'

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE LINE BETWEEN BROOMFIELD MONUMENTS GPS NO. 26 AND GPS NO. 27, COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83/92, WITH THE GRID BEARING BETWEEN THESE TWO MONUMENTS BEING N07°32'54"W.

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER;

THENCE ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER, S00°16'30"E A DISTANCE OF 95.15 FEET;

THENCE S89°43'30"W A DISTANCE OF 50.00 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF ZUNI STREET AND THE WESTERLY BOUNDARY OF MCKAY LANDING FILING NO. 1, RECORDED IN FILE 18, MAP 233, UNDER RECEPTION NO. C0670915 ADAMS COUNTY RECORDS, BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES:

- S00°16'30"E A DISTANCE OF 182.67 FEET, TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S89°43'30"W, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 26°05'11" AND AN ARC LENGTH OF 239.03 FEET, TO A POINT OF TANGENCY;
- S25°48'41"W A DISTANCE OF 135.15 FEET, TO THE EASTERLY BOUNDARY OF MCKAY LANDING FILING NO. 5, RECORDED UNDER RECEPTION NO. 2004004159 CITY & COUNTY OF BROOMFIELD RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES:

- S89°43'30"W A DISTANCE OF 16.06 FEET;
- N45°19'28"W A DISTANCE OF 636.95 FEET;
- N00°22'26"W A DISTANCE OF 118.97 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 144TH AVENUE AS SHOWN ON MCKAY LANDING FILING NO. 4, RECORDED UNDER RECEPTION NO. 2003017837 CITY & COUNTY OF BROOMFIELD RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- N89°37'34"E A DISTANCE OF 544.90 FEET;
- ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S00°22'26"E, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°05'56" AND AN ARC LENGTH OF 55.04 FEET, TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 214,346 SQUARE FEET OR 4.921 ACRES.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "MCKAY LANDING FILING NO. 6", AND BY THESE PRESENTS GRANTS TO THE CITY AND COUNTY 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 COUNTY AND OR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER

MCKAY LANDING, LLC
BY: TOUSA HOMES, INC., MANAGER
7340 EAST CALEY AVENUE, SUITE 300
ENGLEWOOD, CO 80111

THIS 17th DAY OF April, 2006

BY: DON C. MERRELL, DIVISION PRESIDENT

NOTARY

STATE OF COLORADO
CITY AND COUNTY OF BROOMFIELD } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF April, 2006 BY DON C. MERRELL AS DIVISION PRESIDENT OF TOUSA HOMES, INC., A FLORIDA CORPORATION, MANAGER OF MCKAY LANDING, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

Sarah R. Kush
NOTARY PUBLIC
MY COMMISSION EXPIRES: June 22, 2009

ATTORNEY'S CERTIFICATE

I, John G. McGrath, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY 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 AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

John G. McGrath
REGISTRATION NO. 019878, DATE 4/18/06

SHEET INDEX

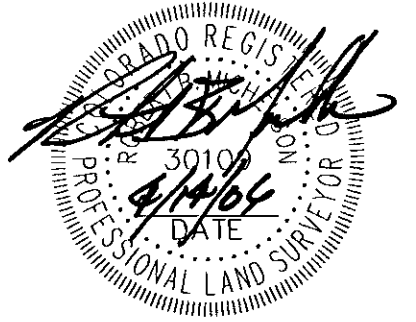
SHEET	DESCRIPTION
1	LEGAL, DEDICATION, NOTES & CERTS.
2	OVERALL BOUNDARY, TIE TO MONUMENTS
3	LOT & EASEMENTS

GENERAL NOTES

- NO PORTION OF THIS SITE, MCKAY LANDING FILING NO. 6, 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 TRAFFIC CONTROL DEVICES AND STREET LIGHTS) AND ANY OTHER OBSTRUCTIONS THAT ARE NO MORE THAN 36 INCHES IN HEIGHT AS MEASURED FROM THE CROWN OF THE STREET INTERSECTION.
- THE BASIS OF BEARINGS FOR THE STATE PLANE GRID BEARINGS AND TIES TO THE CITY AND COUNTY OF BROOMFIELD GIS NETWORK AND PUBLIC LAND SURVEY SYSTEM WAS ESTABLISHED USING BROOMFIELD MONUMENTS GPS NO. 26 AND GPS NO. 27, COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83/92, WITH THE GRID BEARING BETWEEN THESE TWO MONUMENTS BEING N07°32'54"W.
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.
- 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 HEREON. 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.
- A #5 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "JR ENG LS 30109" IS SET AT ALL ANGLE POINTS ON THE EXTERIOR BOUNDARY OF THIS PLAT.
- THE BENCHMARK FOR THIS PLAT IS THE NORTHWEST CORNER OF LOT 1, BLOCK 1, ELEVATION AS SHOWN HEREON.
- GRANTOR(S) HEREBY GRANTS UNTO PUBLIC SERVICE COMPANY OF COLORADO (PSCO), QWEST AND COMCAST, THEIR SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE TEMPORARY BLANKET EASEMENT TO CONSTRUCT UTILITY LINES AND ALL FIXTURES AND DEVICES, USED OR USEFUL IN THE OPERATION OF SAID LINES, THROUGH, OVER, UNDER, ACROSS, AND ALONG A COURSE AS SAID LINES MAY BE HEREAFTER CONSTRUCTED TO SERVICE MCKAY LANDING FILING NO. 6.
UPON COMPLETION OF THE INSTALLATION GRANTOR(S) HEREBY GRANTS UNTO PSCO, QWEST AND COMCAST, THEIR SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT BEING A STRIP OF LAND TEN (10) FEET IN WIDTH, FIVE (5) FEET ON EACH SIDE OF AND CONTIGUOUS TO THE UTILITY LINES AS INSTALLED, TO OPERATE, MAINTAIN, REPAIR, AND REPLACE UTILITY LINES AND ALL FIXTURES AND DEVICES, USED OR USEFUL IN THE OPERATION OF SAID LINES, THROUGH, OVER, UNDER, AND ACROSS MCKAY LANDING FILING NO. 6.
THE SIDE BOUNDARY LINES OF THE EASEMENT SHALL BE LENGTHENED AND SHORTENED AS NECESSARY TO ENCOMPASS A CONTINUOUS STRIP OF NOT LESS THAN THE ABOVE WIDTH AT ALL POINTS ON GRANTOR(S) PROPERTY AND EXTENDING TO THE BOUNDARIES OF ADJACENT PROPERTIES.

SURVEYOR'S CERTIFICATE

I, ROBERT B. MICHELSON, 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.



ROBERT B. MICHELSON, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30109
FOR AND ON BEHALF OF JR ENGINEERING, LLC

LAND USE REVIEW COMMISSION CERTIFICATE

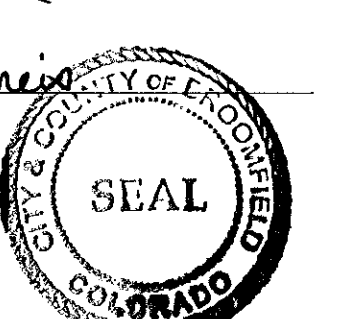
THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 23rd DAY OF January, 2006.

J.G. Stohar CHAIRPERSON
Kevin J. Stangor SECRETARY

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 28th DAY OF March, 2006.

Kevin Stohar MAYOR
Lucia Kegemiss CITY CLERK



CERTIFICATE OF CLERK AND RECORDER

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CITY AND COUNTY OF BROOMFIELD CLERK AND RECORDER IN THE STATE OF COLORADO AT _____ M., ON THE _____ DAY OF _____, 20____, A.D. AT RECEPTION NO. _____

BY: _____ DEPUTY _____ CLERK AND RECORDER

MCKAY LANDING FILING NO. 6
FINAL PLAT
JOB NO. 14247.60
08/01/05 REV 02/10/06
SHEET 1 OF 3

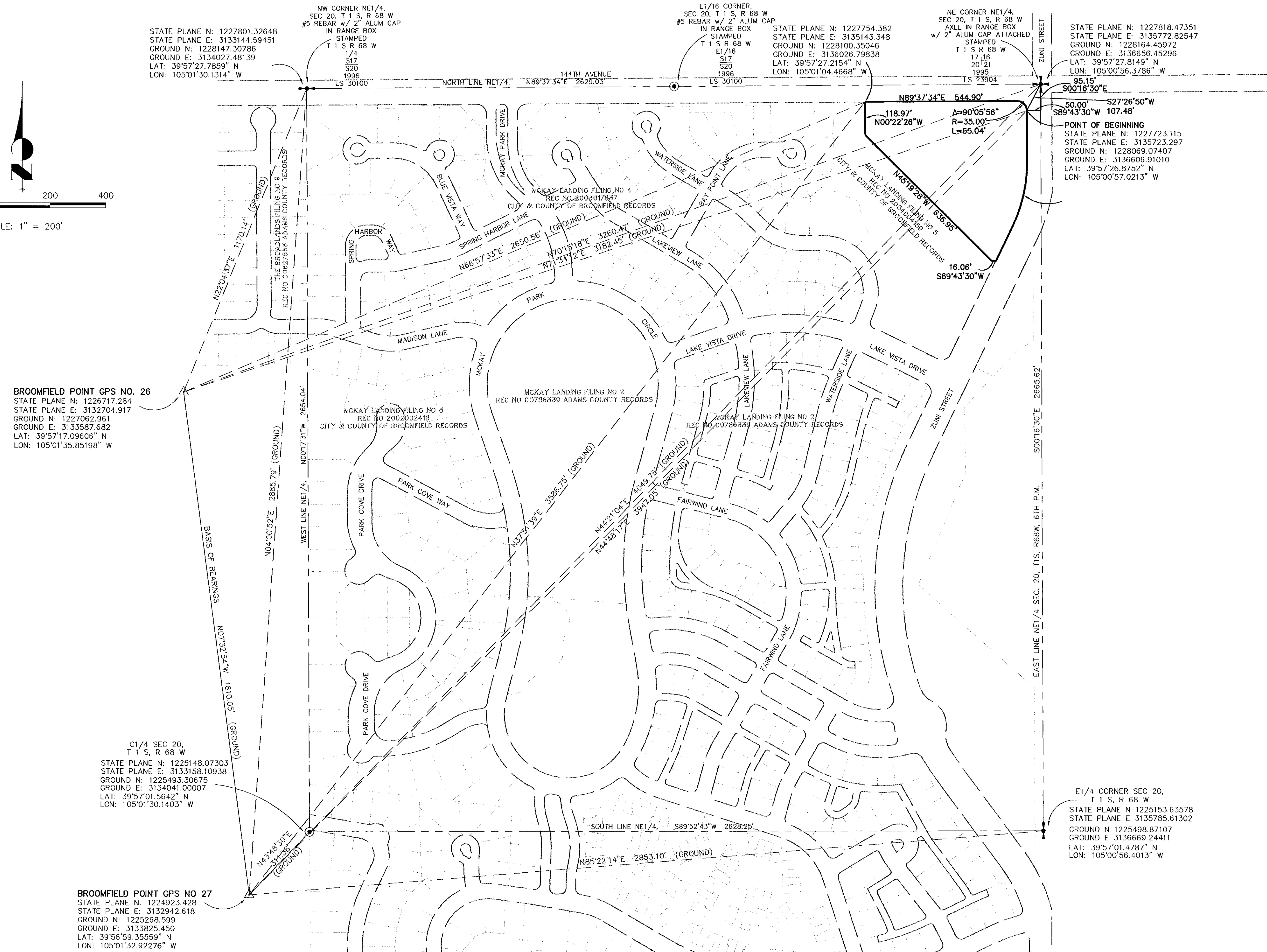
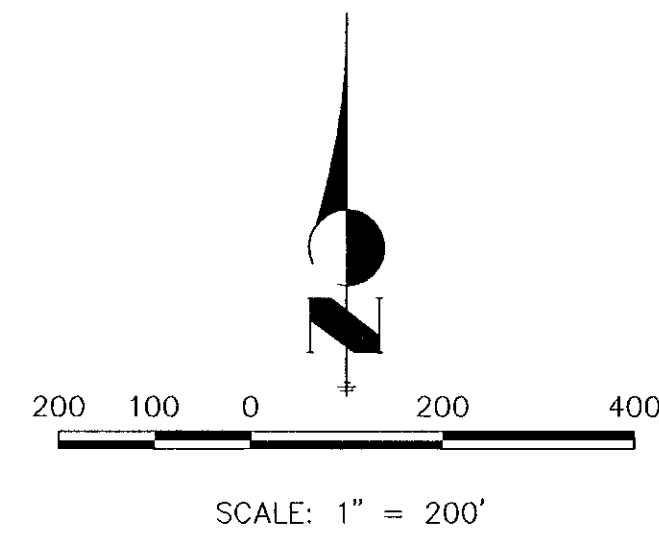
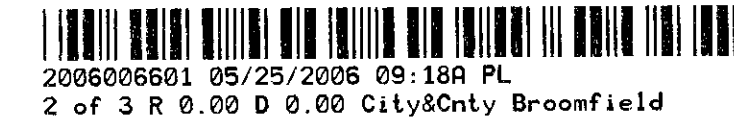


6020 Greenwood Plaza Blvd. • Englewood, CO 80111
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MCKAY LANDING FILING NO. 6

FINAL PLAT

PART OF THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO



STATE PLANE N: 1227801.32648
STATE PLANE E: 3133144.59451
GROUND N: 1228147.30786
GROUND E: 3134027.48139
LAT: 39°57'27.7859" N
LON: 105°01'30.1314" W

STATE PLANE N: 1227754.382
STATE PLANE E: 3135143.348
GROUND N: 1228100.35046
GROUND E: 3136026.79838
LAT: 39°57'27.2154" N
LON: 105°01'04.4668" W

STATE PLANE N: 1227818.47351
STATE PLANE E: 3135772.82547
GROUND N: 1228164.45972
GROUND E: 3136656.45296
LAT: 39°57'27.8149" N
LON: 105°00'56.3786" W

BROOMFIELD POINT GPS NO. 26
STATE PLANE N: 1226717.284
STATE PLANE E: 3132704.917
GROUND N: 1227062.961
GROUND E: 3133587.682
LAT: 39°57'17.0966" N
LON: 105°01'35.8519" W

C1/4 SEC. 20,
T 1 S, R 68 W
STATE PLANE N: 1225148.07303
STATE PLANE E: 3133158.10938
GROUND N: 1225493.30675
GROUND E: 3134041.00007
LAT: 39°57'01.5642" N
LON: 105°01'30.1403" W

BROOMFIELD POINT GPS NO. 27
STATE PLANE N: 1224923.428
STATE PLANE E: 3132942.618
GROUND N: 1225268.599
GROUND E: 3133825.450
LAT: 39°56'59.3559" N
LON: 105°01'32.9227" W

E1/4 CORNER SEC. 20,
T 1 S, R 68 W
STATE PLANE N: 1225153.63578
STATE PLANE E: 3135788.61302
GROUND N: 1225498.87107
GROUND E: 3136669.24411
LAT: 39°57'01.4787" N
LON: 105°00'56.4013" W

MCKAY LANDING FILING NO. 6
FINAL PLAT
JOB NO. 14247.60
08/01/05 REV 02/10/06
SHEET 2 OF 3



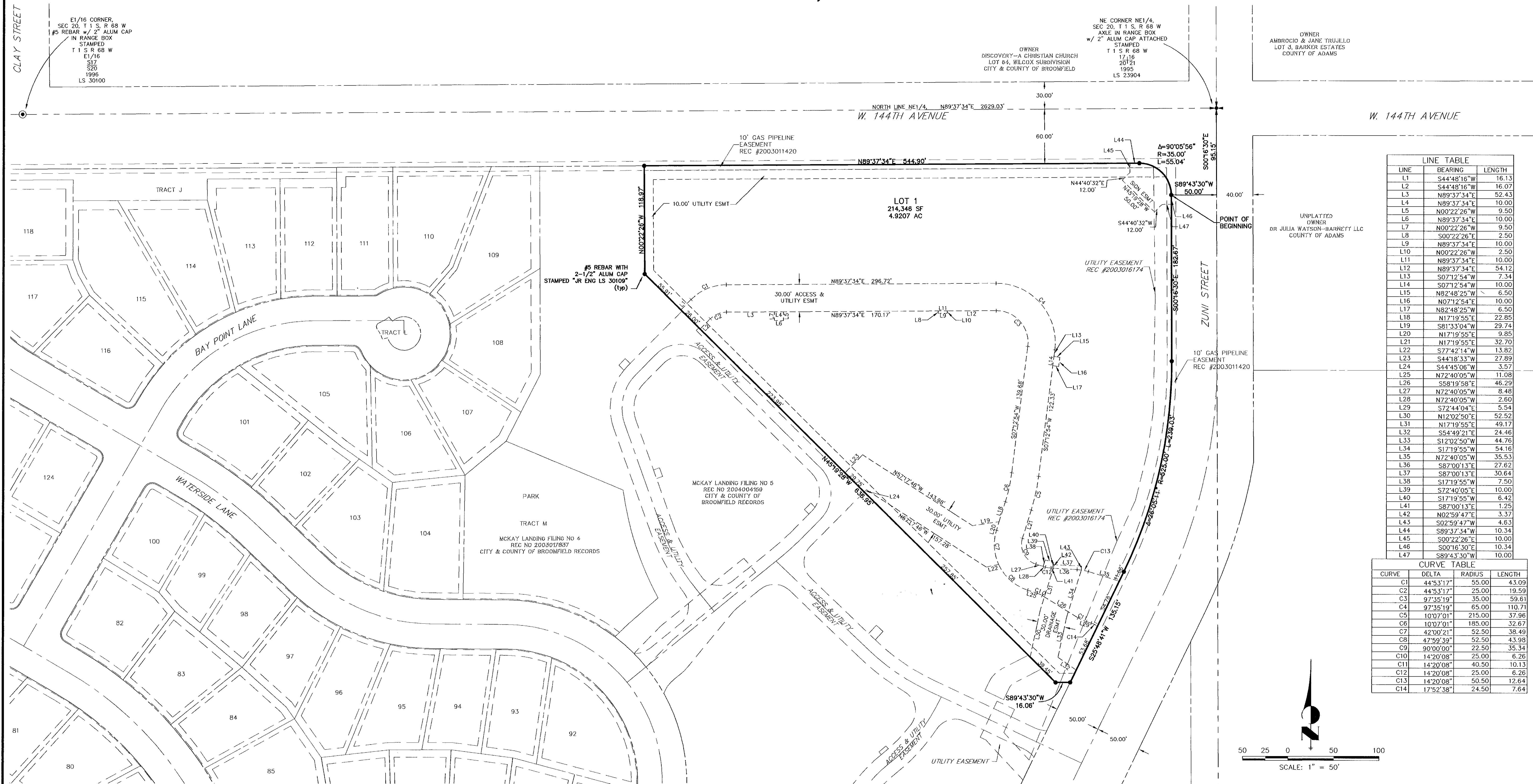
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CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO

200606601 05/25/2006 09:18A PL
3 of 3 R 0.00 D 0.00 City&Cnty Broomfield



LINE	BEARING	LENGTH
L1	S44°48'16"W	16.13
L2	S44°48'16"W	16.07
L3	N89°37'34"E	52.43
L4	N89°37'34"E	10.00
L5	N00°22'26"W	9.50
L6	N89°37'34"E	10.00
L7	N00°22'26"W	9.50
L8	S00°22'26"E	2.50
L9	N89°37'34"E	10.00
L10	N00°22'26"W	2.50
L11	N89°37'34"E	10.00
L12	N89°37'34"E	54.12
L13	S07°12'54"W	7.34
L14	S07°12'54"W	10.00
L15	N82°48'25"W	6.50
L16	N07°12'54"E	10.00
L17	N82°48'25"W	6.50
L18	N17°19'55"E	22.85
L19	S81°33'04"W	29.74
L20	N17°19'55"E	9.85
L21	N17°19'55"E	32.70
L22	S77°42'14"W	13.82
L23	S44°48'33"W	27.89
L24	S44°45'06"W	3.57
L25	N72°40'05"W	11.08
L26	S58°19'58"E	46.29
L27	N72°40'05"W	8.48
L28	N72°40'05"W	2.60
L29	S72°44'04"E	5.54
L30	N12°02'50"E	52.52
L31	N17°19'55"E	49.17
L32	S54°49'21"E	24.46
L33	S12°02'50"W	44.76
L34	S17°19'55"W	54.16
L35	N72°40'05"W	35.53
L36	S87°00'13"E	27.62
L37	S87°00'13"E	30.64
L38	S17°19'55"W	7.50
L39	S72°40'05"E	10.00
L40	S17°19'55"W	6.42
L41	S87°00'13"E	1.25
L42	N02°59'47"E	3.37
L43	S02°59'47"W	4.83
L44	S89°37'34"W	10.34
L45	S00°22'26"E	10.00
L46	S00°16'30"E	10.34
L47	S89°43'30"W	10.00

CURVE	DELTA	RADIUS	LENGTH
C1	44°53'17"	55.00	43.09
C2	44°53'17"	25.00	19.59
C3	97°35'19"	35.00	59.61
C4	97°35'19"	65.00	110.71
C5	10°07'01"	215.00	37.96
C6	10°07'01"	185.00	32.67
C7	42°00'21"	52.50	38.49
C8	47°59'39"	52.50	43.98
C9	90°00'00"	22.50	35.34
C10	14°20'08"	25.00	6.26
C11	14°20'08"	40.50	10.13
C12	14°20'08"	25.00	6.26
C13	14°20'08"	50.50	12.64
C14	17°52'38"	24.50	7.64

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SHEET 3 OF 3



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