McWHINNEY BROOMFIELD FILING NO. 2

MINOR SUBDIVISION PLAT

LYING WITHIN THE NORTHEAST 1/4 SECTION 8 , T1S, R68W, 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, COLORADO

LEGAL DESCRIPTION

BY THESE PRESENTS, the undersigned being the owner of:

A parcel of land lying in the Northeast Quarter of Section 8, Township 1 South, Range 68 West of the 6th Principal Meridian, City and County of Broomfield, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 8 (a found 3 ¼" aluminum cap stamped "CARTER BURGESS PLS 24942");
WHENCE the East Quarter corner of said Section 8 (a found 3 1/4" aluminum cap stamped "ALPHA ENGINEERING CO. LS 12330 1986") bears S00°33'06"W (Basis of Bearing, assumed) a distance of 2641.75 feet;

THENCE S82°41'18"W a distance of 628.78 feet to a point on the westerly line of Sheridan Parkway as dedicated by Preble Creek Filing No. 1, recorded at the City and County of Broomfield Clerk & Recorder's Office at Reception No. 2004005783 on April 23, 2004, being the POINT OF BEGINNING;

THENCE S11°00'00"W along said westerly line of Sheridan Parkway a distance of 272.05 feet;
THENCE the following three (3) courses along the northerly line of a parcel of land described in Book 3517, Page 192, recorded at the Adams County Clerk & Recorder's Office on December 9, 1988:

1. S81°40'36"W a distance of 436.71 feet;
2. THENCE S70°07'07"W a distance of 1462.01 feet;
3. THENCE S73°33'30"W a distance of 31.92 feet;

THENCE the following six (6) courses along the easterly line of the Farmer's Reservoir and Irrigation Company ditch as described at Reception No. 2004002794, recorded in the City and County of Broomfield Clerk & Recorder's Office on February 25, 2004:

1. N36°21'41"E a distance of 120.17 feet;
2. THENCE N33°09'50"E non-tangent with the following described curve a distance of 102.34 feet;
3. THENCE along the arc of a curve to the left, having a central angle of 20°43'12", a radius of 311.82 feet, a chord bearing of N26°48'12"E a distance of 112.15 feet, and an arc distance of 112.76 feet;
4. THENCE N17°13'13"E non-tangent with the last described curve a distance of 100.39 feet;
5. THENCE N13°35'17"E a distance of 54.05 feet;
6. THENCE N05°17'18"E non-tangent with the following described curve a distance of 102.22 feet;

THENCE the following three (3) courses along the southerly line of proposed 160th Avenue:

1. along the arc of a curve to the right, having a central angle of 30°01'09", a radius of 2432.00 feet, a chord bearing of N74°31'33"E a distance of 1259.69 feet, and an arc distance of 1274.21 feet;
2. THENCE N89°32'08"E tangent with the last and following described curves a distance of 416.16 feet;
3. THENCE along the arc of a curve to the right, having a central angle of 101°27'52", a radius of 30.00 feet, a chord bearing S39°43'56"E a distance of 46.45 feet, and an arc distance of 53.13 feet to the POINT OF BEGINNING.

Containing 727,600 square feet, (16.703 Acres), more or less.

Has laid out, platted, and subdivided the above described land, under the name and style of McWHINNEY BROOMFIELD FILING NO. 2; 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 9415.11 feet.

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 = 0.999716267

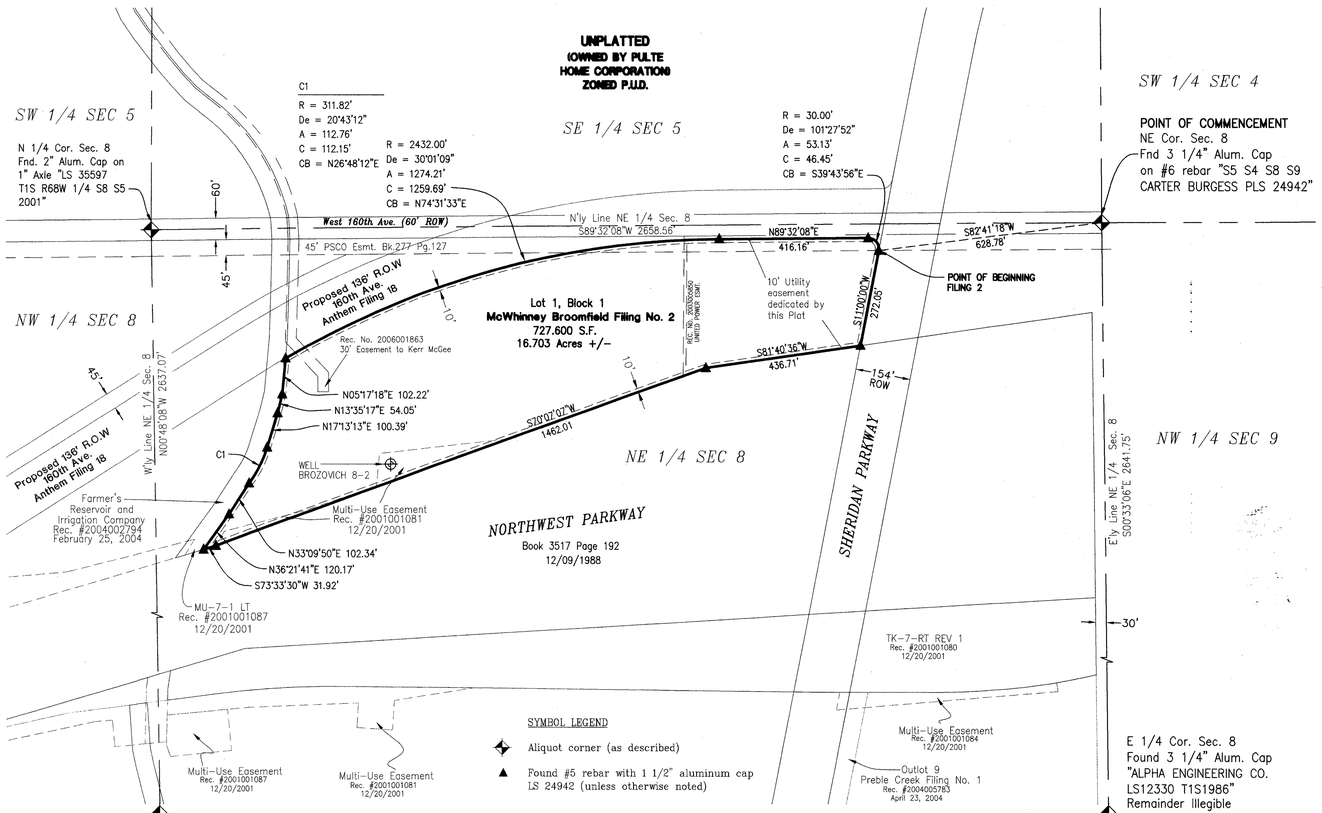
Project coordinates were modified to ground at NGS 1ST Order horizontal control mark "LUCY"
The mark is a City of Broomfield 3 ¼" brass disk set into 18" round concrete post, flush with the ground.
The location of the mark matches the NGS Data sheet "Station Description"

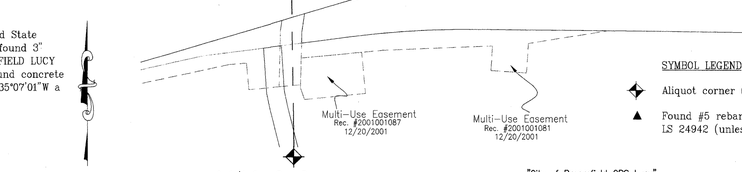
Designation =LUCY
Project Point Number = 464
NGS PID = AI3578
NAD 83(1992) Coordinates
Latitude = 40° 00' 00.35831" (N)
Longitude = 105° 00' 41.29278" (W)
Ellp. Height = 5240.15 sft
NAVD 88 Elevation = 5297.00 sft

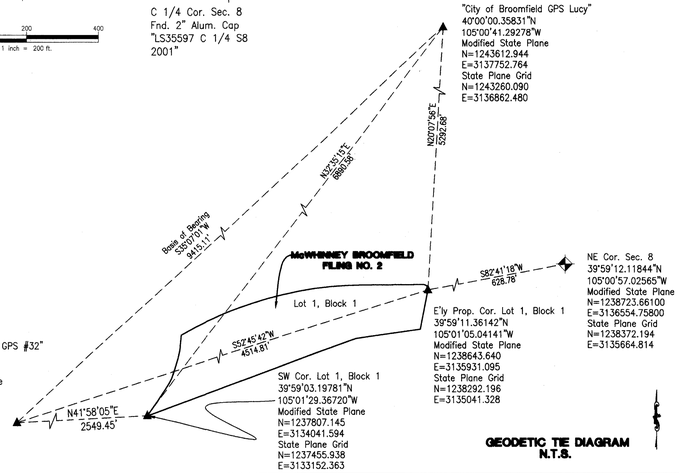
State Plane coordinates North Zone (501)
N= 1,243,260.090 sft
E= 3,136,862.480 sft

Modified State Plane coordinates (Ground)
N= 1,243,612.944 sft
E= 3,137,752.764 sft

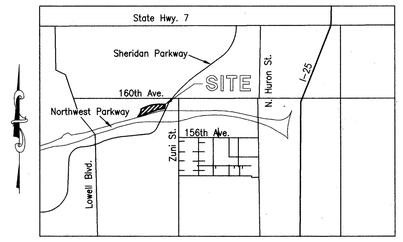
Project Bench Mark:
"LUCY" as described above.
NAVD 88 Elevation = 5297.00 sft







GEODETIC TIE DIAGRAM
N.T.S.



VICINITY MAP
N.T.S.

SYMBOL LEGEND

Aliquot corner (as described)

Found #5 rebar with 1 1/2" aluminum cap LS 24942 (unless otherwise noted)

STATEMENT OF ACCURACY:

The Colorado Coordinate System hereon shown is defined as 2nd order, Class 2-I, 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. (Open Lands) per the Preble Creek PUD Plan and Preliminary Plat-1st Amendment recorded at Reception number 200302216 on November 11, 2003.

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.

STATUTE 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 Carter Burgess, to determine ownership or easements of record. For all information regarding easements, Jacobs Engineering Group relied upon Title Commitment No.ABN70193009.4 dated May 2, 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.

OWNER'S CERTIFICATE

Executed this 19 day of March, 2009

PULTE HOME CORPORATION, a Michigan Corporation
6400 South Fiddlers Green Circle, Suite 1320
Englewood, Colorado 80111

By: _____

Todd Levitt,
Vice President of Land, Pulte Home Corporation

ACKNOWLEDGMENT:

State of Colorado)
County of Broomfield) SS)

The foregoing instrument was acknowledged before me this 19 day of March, 2009 by Todd Levitt as VP of PULTE HOME CORPORATION, a Michigan corporation.

Witness my hand and official seal.
My commission expires 4-25-09

Notary Public _____

APPROVALS

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

By: _____

City & County Manager

By: _____

Director of Community Development

ATTORNEY'S CERTIFICATE:

I, Scott A. Ross, 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. SUBJECT TO EASEMENTS SHOWN HEREON

_____, Registration No. 20966, Date: 3/19/2009

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 McWHINNEY BROOMFIELD FILING NO. 2 truly and correctly represents the results of a survey made under my supervision and has been performed in accordance with State Law.

_____

Kenneth W. Carlson PLS 24942
For and on behalf of
Jacobs Engineering Group
Date: 3/19/09

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

THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS ENGINEERING GROUP FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS CARTER BURGESS SHALL BE AT THE SOLE RISK OF THE USER.

J C B	SIGNATURE	DATE
DRAWN	DDH	03-05-09
DESIGNED	DDH	03-05-09
QC REVIEW	DGW	03-05-09
APPROVED	KWC	03-05-09
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		

CAD FILE NAME: FILING_2.DWG

McWHINNEY BROOMFIELD FILING NO. 2
NORTHWEST PARKWAY AND SHERIDAN PARKWAY
CITY & COUNTY OF BROOMFIELD, COLORADO

CLIENT PROJECT NO.

J C B PROJECT NO. 072780

SCALE: AS SHOWN

McWHINNEY

TITLE: SUBDIVISION PLAT LYING WITHIN THE NORTHEAST QUARTER SECTION 8 T1S, R68W, 6TH P.M. BROOMFIELD COUNTY, COLORADO

REVISION:	DRAWING NO.	SHEET NO.
0	FILING_2	1 of 1