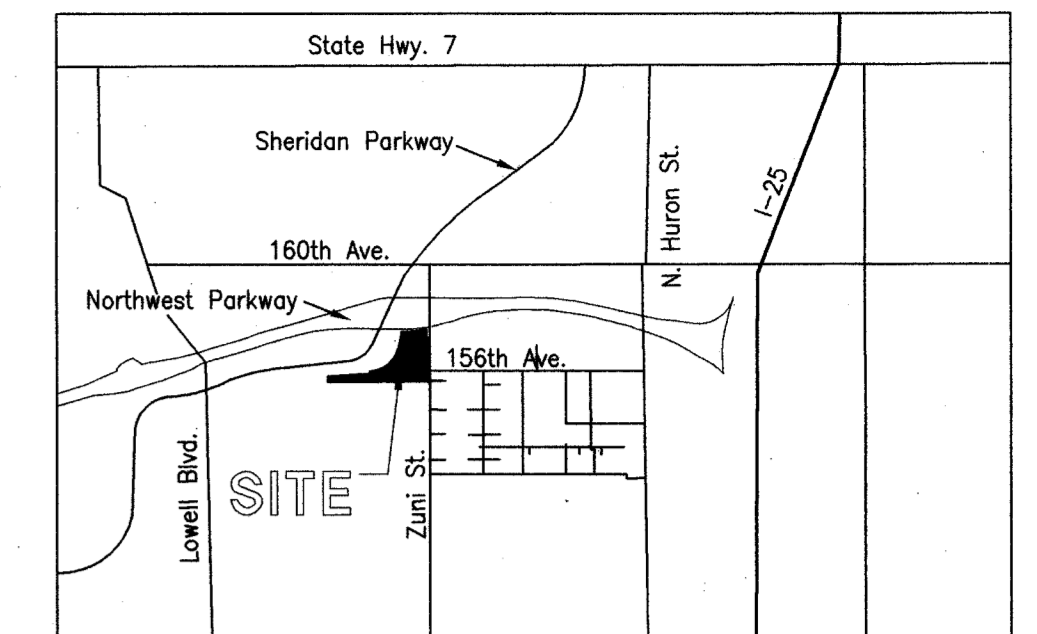


McWHINNEY BROOMFIELD FILING NO. 3

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



VICINITY MAP
N.T.S.

NE Cor. Sec. 8
Fnd 3 1/4" Alum. Cap
on #6 rebar "S5 S4 S8 S9
CARTER BURGESS PLS 24942"

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 East Quarter corner of said Section 8 (a found 3 1/4" aluminum cap stamped "Alpha Engineering Co. IS 12330 1986"),
WHENCE the Center Quarter corner of said Section 8 (a found 2" aluminum cap stamped "LS 35997 2001") bears S89°38'16"W (Basis of Bearing, assumed) a distance of 2647.05 feet;
THENCE S89°38'16"W along the southerly line of the Northeast Quarter of said Section 8 a distance of 30.00 feet to the POINT OF BEGINNING;

THENCE continuing S89°38'16"W along said southerly line a distance of 2617.05 feet to the Center Quarter corner of said Section 8;
THENCE the following five (5) courses along the easterly and southerly lines of Outlot 9, Preble Creek Filing No. 1, recorded at the City & County of Broomfield Clerk & Recorder's Office at Reception No. 2004005783 on April 23, 2004:

1. N00°48'08"W a distance of 117.90 feet;
2. THENCE N86°50'57"E a distance of 1114.65 feet;
3. THENCE N03°10'37"W a distance of 77.47 feet;
4. THENCE along the arc of a curve to the left, having a central angle of 76°36'32", a radius of 827.00 feet, a chord bearing of N49°18'16"E a distance of 1025.22 feet, and an arc distance of 1105.76 feet;
5. THENCE N11°00'00"E tangent with the last described curve a distance of 424.41 feet;

THENCE the following two (2) courses along the southerly line of Parcel TK-7-RT Rev. 1 as described at Reception No. 2001001080, recorded at the City & County of Broomfield Clerk & Recorder's Office on December 20, 2001:

1. S89°59'56"E non-tangent with the following described curve a distance of 194.84 feet;
2. THENCE along the arc of a curve to the left, having a central angle of 12°48'57", a radius of 1999.86 feet, a chord bearing of N83°35'31"E a distance of 446.39 feet, and an arc distance of 447.32 feet;

THENCE S00°33'06"E non-tangent with the last described curve and along a line being 30.00 feet westerly of and parallel with the easterly line of the Northeast Quarter of said Section 8 a distance of 1374.93 feet to the POINT OF BEGINNING.

Containing 1,442,195 square feet, (33.108 Acres), more or less.

Has laid out, platted, and subdivided the above described land, under the name and style of McWHINNEY BROOMFIELD FILING NO. 3; 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 1/4" brass disk set into 18" round concrete post, flush with the ground.
The location of the mark matches the NGS Data sheet "Station Description"

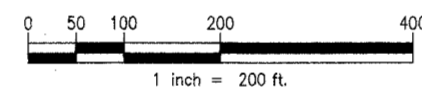
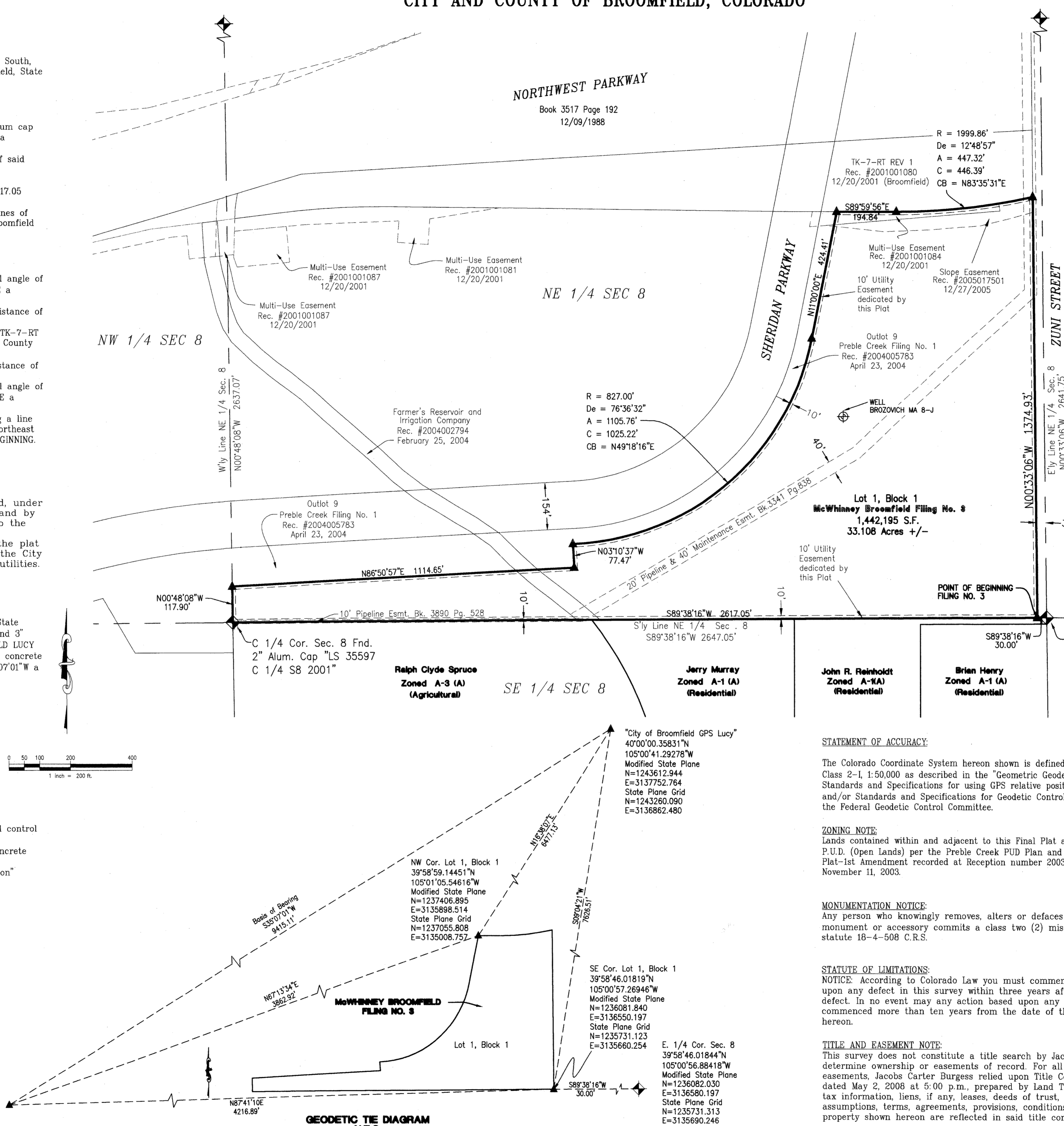
Designation = LUCY
Project Point Number = 464
NGS PID = A15578
NAD 83(1992) Coordinates
Latitude = 40° 00' 00.35831" (N)
Longitude = 105° 00' 41.29278" (W)
Ellip. Height = 5240.15 sft
NAVD 88 Elevation = 5297.00 sft

State Plane coordinates North Zone (501)
N = 1,243,280.090 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

"City of Broomfield GPS #32"
39°58'44.55984"N
105°01'51.39188"W
Modified State Plane
N = 1235511.586
E = 3132336.743
State Plane Grid
N = 1235560.917
E = 3131447.996



OWNER'S CERTIFICATE

Executed this 13 day of March, 2009
PULTE HOME CORPORATION, a Michigan Corporation
6400 South Fiddlers Green Circle, Suite 1320
Englewood, Colorado 80111
By: Todd Levitt
Todd Levitt,
Vice President of Land, Pulte Home Corporation

ACKNOWLEDGMENT

State of Colorado) ss)
County of Broomfield)
The foregoing instrument was acknowledged before me this
13 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 Sharon Sun

APPROVALS

CITY & COUNTY OF BROOMFIELD
One DesCombes Drive
Broomfield, CO 80020
By: Greg Di Dio
City & County Manager
By: B.S.
Director of Community Development

SYMBOL LEGEND

- ◆ Aliquot corner (as described)
- ▲ Found #5 rebar with 1 1/2" aluminum cap IS 24942 (unless otherwise noted)

ATTORNEY'S CERTIFICATE

I, Scott A. Ross, an Attorney at Law licensed to practice in the State of Colorado, do hereby certify 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 ENCUMBRANCES SHOWN HEREON.

Scott A. Ross, 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. 3 truly and correctly represents the results of a survey made under my supervision and has been performed in accordance with the laws of the State of Colorado.

Kenneth W. Carlson, 24942
For action on behalf of
Jacobs Carter Burgess
Date: 3/19/2009

REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY

JACOBS Carter Burgess
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 CARTER & BURGESS, INC. 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	01-15-09
DESIGNED	DDH	01-15-09
DC REVIEW	DDH	01-15-09
APPROVED	KWC	01-15-09
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		
DC FILE NAME	FILING_3.DWG	

McWHINNEY BROOMFIELD FILING NO. 3	
ZUNI STREET AND WEST 156TH AVENUE CITY & COUNTY OF BROOMFIELD, COLORADO	
CLIENT PROJECT NO.	
J C B PROJECT NO.	072780
SCALE:	AS SHOWN

McWHINNEY

SUBDIVISION PLAT LYING WITHIN THE NORTHEAST QUARTER SECTION 8 T1S, R68W, 6TH P.M. BROOMFIELD COUNTY, COLORADO	
REVISION	DRAWING NO.
0	FILING_3
SHEET NO.	1 of 1