BY THESE PRESENTS the undersigned being the owner of,

Outlots 2 and 3, Anthem Filing No 5, recorded at the City and County of Broomfield Clerk & Recorder's Office at Reception No 2006006606 on May 25, 2006 and unplatted lands lying in a portion of Sections 3 and 4 Township 1 South Range 68 West of the 6th Principal Meridian, City and County of Broomfield, Colorado, being more particularly described as follows

COMMENCING at the North Quarter Corner of said Section 4 (found illegible 2" aluminum

WHENCE the Center Quarter Corner of said Section 4 (2 ½ aluminum sleeve on an axle "AM Hascall PLS 23500') bears S00°21'07 E a distance of 2353 26 feet. THENCE S00°21'07"E along the easterly line of the Northwest Quarter of said Section 4 a

distance of 75 00 feet to the POINT OF BEGINNING, THENCE the following three (3) courses along the westerly southerly and easterly lines of a parcel of land described in Book 255 Page 434 Recorded at the Adams County Clerk and Recorder's Office on June 1, 1939

1 Continuing S00°21'07"E along the easterly line of the Northwest Quarter of said Section 4 a distance of 500 feet

2 THENCE N89°36 52'E along a line being 80 00 feet southerly of and parallel with the northerly line of the Northeast Quarter of said Section 4 a distance of 679 56 feet, 3 THENCE NO1°5458'W a distance of 500 feet

THENCE the following (8) eight courses along the southerly line of Colorado Department of Highways Federal Aid Project No S0048(1) State Highway No 7 1964 1 N89°36'52'E along a line being 75 00 feet southerly of and parallel with the south line

of the Southeast Quarter of Section 33, Township 1 North, Range 68 West a distance of

2 THENCE N89°36'49'E along a line being 75 00 feet southerly of and parallel with the northerly line of the Northeast Quarter of said Section 4 a distance of 432 04 feet.

3 THENCE S45°23'04"E a distance of 70 78 feet, 4 THENCE N89°56'11"E a distance of 300 feet to the westerly line of Huron Street.

5 THENCE N89°50'15"E a distance of 60 00 feet to the easterly line of Huron Street 6 THENCE continuing N89°50'15"E a distance of 300 feet

7 THENCE N44°24'33"E a distance of 70 91 feet,

8 THENCE N89°36'38"E along a line being 75 00 feet southerly of and parallel with the north line of said Section 3 a distance of 3144 40 feet THENCE the following six (6) courses along the northerly, easterly and southerly lines of a parcel of land described in Book 3240 at Page 664 recorded on December 5, 1986 in

the Adams County Clerk and Recorders Office 1 S56°3315 E a distance of 4490 feet, 2 THENCE N89°36'38"E along a line being 100 00 feet southerly of and parallel with the

northerly line of said Section 3 a distance of 563 47 feet 3 THENCE S32°20'16"E a distance of 682 68 feet 4 THENCE S14°21'55"W along the westerly line of Colorado Department of Highways

Federal Aid Project No I-25-3(41)218 Section 1 Valley Highway 1974 a distance of 192 09 5 THENCE S22°30'02"W continuing along said westerly line a distance of 618 73 feet.

6 THENCE N89°39'34 W a distance of 1039 34 feet THENCE S00°11'30 E along the westerly line of a parcel of land described in Book 3240 at Page 664 recorded on December 5, 1986 in said Adams County Clerk and Recorders Office a distance of 973 98 feet to a point on the southerly line of the Northeast Quarter of

THENCE N89°39'32"W along said southerly line of the Northeast Quarter of Section 3 a distance of 197 06 feet to the Center Quarter Corner of said Section 3

THENCE S00°08'03'E along the easterly line of the Southwest Quarter of said Section 3 a THENCE N89°44'11"W along the northerly line of a parcel of land described in Book 2930

at Page 572 on October 24, 1984 a distance of 2625 54 feet, THENCE NO0°2516"W along a line being 3000 feet easterly of and parallel the westerly line of the Southwest Quarter of said Section 3 with the a distance of 642 08 feet. THENCE S89°34'28"W along the northerly line of the Southwest Quarter of said Section 3 a

THENCE S89°41 20 W along the northerly line of the Southeast Quarter of said Section 4 a distance of 30 00 feet

THENCE S89°41'20"W continuing along the northerly line of the Southeast Quarter of said Section 4 a distance of 1925 35 feet THENCE S00°23'27"E a distance a distance of 2577 61 feet,

THENCE S89°47'54"W along a line being 30 00 feet northerly of and parallel with the southerly line of the Southeast Quarter of said Section 4 a distance of 3261 00 feet THENCE the following two (2) courses along the easterly and northerly lines of a parcel of land described in Book 2401 at Page 606 recorded at the Adams County Clerk & Recorder s Office

1 N00°20'49"W a distance of 20 00 feet, 2 THENCE S89°32 08 W a distance of 441 92 feet

THENCE the following three (3) courses along the easterly line of Sheridan Boulevard, 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 1 N11°00 00 E tangent with the following described curve a distance of 428 20 feet,

2 THENCE along the arc of a curve to the right, having a central angle of 37°31'47" a radius of 2423 00 feet, a chord bearing N29°45'53"E a distance of 1558 88 feet and an arc distance of 1587 10 feet,

3 THENCE N48°31'47"E tangent with the last described curve a distance of 744 95 feet, THENCE the following three (3) courses along the southerly, easterly and northerly lines of Outlot 10, said Preble Creek filing No 1

1 S68°45'47"E a distance of 105 14 feet 2 THENCE N41°27 12 E a distance of 168 65 feet,

3 THENCE N00°05'25'W a distance of 9683 feet, THENCE the following four (4) courses along the easterly line of said Sheridan Parkway 1 N48°31'47"E tangent with the following described curve a distance of 163 82 feet, 2 THENCE along the arc of a curve to the left, having a central angle of 48°5557, a

radius of 2877 00 feet a chord bearing N24°03'48"E a distance of 2383 06 feet and an arc distance of 2457 05 feet. 3 THENCE NOO°24'10"W tangent with the last and following described curves a distance

4 THENCE along the arc of a curve to the right having a central angle of 90°00'00

a radius of 4150 feet, a chord bearing N44°35'50"E a distance of 5869 feet, and an arc distance of 65 19 feet.

THENCE N89°35 50 E tangent with the last described curve and along a line being 75 00 feet southerly of and parallel with the northerly line of the Northwest Quarter of said Section 4 a distance of 26119 feet to the POINT OF BEGINNING

Containing 25,049,240 square feet, (575 051 Acres), more or less

Has laid out platted and subdivided the above described land under the name and style of NORTH PARK 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

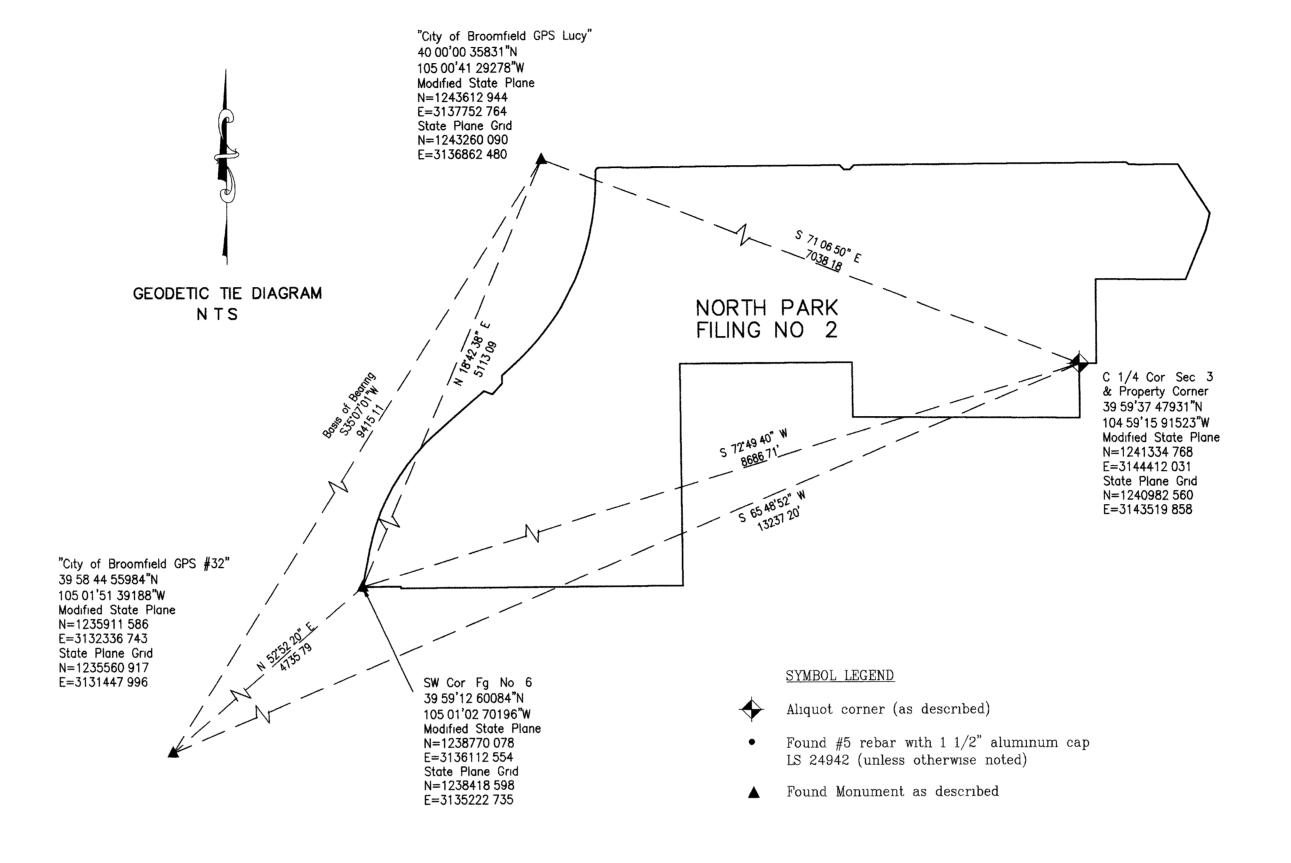
Bearings are based upon (2) Broomfield Colorado GPS Control (Modified State Plane - Colorado North Zone) - GIS LAND POSITION corners "Lucy" (found 3" brass disk set into 18 round concrete post stamped CITY OF BROOMFIELD LUCY GPS NO 15") and GPS #32" (found 3 1/4" brass disk set into 18 round concrete post stamped CITY OF BROOMFIELD 1995 GPS NO 32" bearing being S35°07 01 W a distance of 9415 11 feet

NORTH PARK FILING NO. 2

MINOR SUBDIVISION PLAT

LYING WITHIN THE WEST 1/2 & NORTHEAST 1/4 SECTION 3, SECTION 4 & SOUTHEAST 1/4 SECTION 5

> T1S, R68W, 6TH P.M. CITY AND COUNTY OF BROOMFIELD, COLORADO



1 of 2 R 0 00 D 0 00 City&Cnty Broomfield

NORTH PARK FILING NO 2 ARKWAY NORTHWES

STATE HIGHWAY 7

VICINITY MAP N.T S.

152ND AVE

OWNERS CERTIFICATE

McWhinney CCOB Land Investments, LLC, a Colorado limited liability

By McWhinney Real Estate Services, Inc. a Colorado corporation

STATE OF COLORADO COUNTY OF LARIMER

The foregoing instrument was acknowledged before me this ____, 2010, by Douglas L Hill, as Chief day of ______ Operating Officer of McWhinney Real Estate Services, Inc., a Colorado corporation, as Manager of McWhinney CCOB Land Investments, LLC, a Colorado limited liability company

Witness my hand and official seal

My Commission Expires June 21, 2013

Notary Public



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 = AI3578NAD 83(1992) Coordinates Latitude = 40° 00 00 35831 (N) Longitude = 105° 00' 41 29278" (W) Ellp Height = 5240 15 sft NAVD 88 Elevation = 529700 sft

State Plane coordinates North Zone (501) N= 1243,260 090 sft E= 3136 862 480 sft

Modified State Plane coordinates (Ground) N= 1.243.612 944 sft E= 3137752764 sft

Project Bench Mark "LUCY" as described above NAVD 88 Elevation = 5297 00 sft

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

Lands contained within and adjacent to this Final Plat are zoned as PUD Development of these lands will comply with the NORTH PARK PUD Plan

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 Engineering Group, to determine ownership or easements of record For all information regarding easements, Jacobs Engineering Group relied upon Title Commitment No ABD70244446 dated May 11 2009 at 5 00 pm, 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

<u>APPROVALS</u>

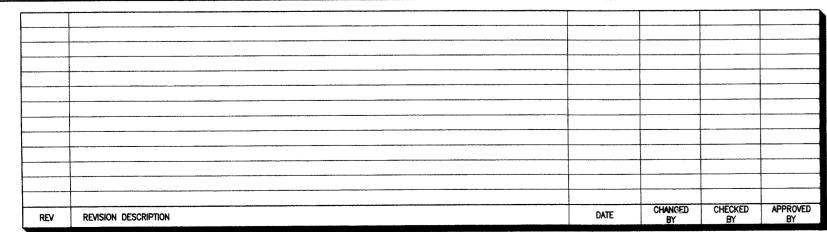
CITY & COUNTY OF BROOMFIELD One DesCombes Drive

Director of Community Development

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 NORTH PARK FILING NO 2 truly and correctly represents the results of a survey made under my supervision and has been performed in accordance with Colorado State

Jacobs E**ngine**ering



JACOBS 10-28-09 DRAWN DDH DESIGNED DDH 10-28-09 10-28-09 QC REVIEW DGW Denver, Colorado 80202 (303) 820-5240 Fax (303) 820-4842 10-28-09 APPROVED KWC CLIENT SIGNATURE THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS ENGINEERING GROUP FOR THE REVIEW PROJECT INDICATED ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS ENGINEERING GROUP SHALL BE AT THE SOLE RISK OF THE USER NPNo2 DWG

NORTH PARK FILING NO. 2 OF SHERIDAN PARKWAY & S OF SH 7 COUNTY OF BROOMFIELD, COLORADO

CLIENT PROJECT NO 072780 JACOBS PROJECT NO AS SHOWN SCALE



SUBDIVISION PLAT LYING WITHIN THE W. 1/2 & N.E. 1/4 Sec. 3, Section 4 & S.E 1/4 Section 5 T.1S, R.68W, 6TH P.M BROOMFIELD COUNTY, COLORADO

