

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR
POSITION EDGE OF PRINT ON THIS LINE

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REORDER BY NUMBER 075AR
POSITION EDGE OF PRINT ON THIS LINE

File 18 MAP 364

MINOR SUBDIVISION PLAT

MCKAY LANDING FILING NO. 1, REPLAT B

A RESUBDIVISION OF TRACT 5, MCKAY LANDING FILING NO. 1

LOCATED IN A PORTION OF 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

LEGAL DESCRIPTION

TRACT 5, MCKAY LANDING FILING NO. 1.
CONTAINING 3,937 SQUARE FEET, OR 0.09 ACRES, MORE OR LESS.

OWNER

MCKAY LANDING LLC
BY JAMES CONSTRUCTION CO., INC., MANAGER
2919 VALMONT ROAD, SUITE 204
BOULDER, CO 80501

BY James G. Postle, PRESIDENT

11/20/00
DATE

STATE OF COLORADO }
COUNTY OF ADAMS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF November 2000, BY JAMES G. POSTLE AS PRESIDENT OF JAMES CONSTRUCTION CO., INC., MANAGER OF MCKAY LANDING LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

Dennis McArthur
NOTARY PUBLIC

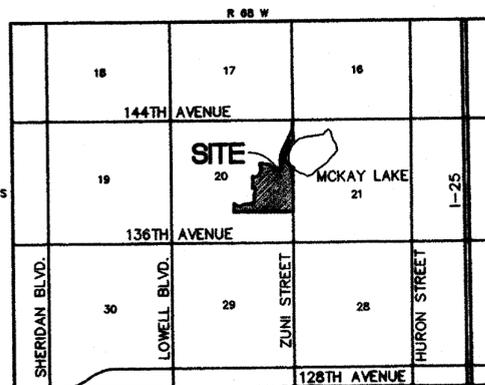
MY COMMISSION EXPIRES: 1-25-04



ATTORNEY'S CERTIFICATE

I, CATHERINE A. HANCE, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO CERTIFY THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, ALLEY, TRACT, PUBLIC WAY OR RIGHT-OF-WAY HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

Catherine A. Hance 12/4/00
DATE



VICINITY MAP
SCALE: 1" = 500'

INDEX OF SHEETS

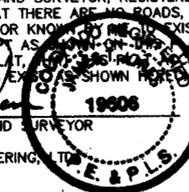
COVER SHEET	SHEET 1
PLAT EXHIBIT	SHEET 2

SURVEYOR'S CERTIFICATE

I, JAMES T. JONES, 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 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, AND THAT ALL MONUMENTS SHOWN HEREON ARE CORRECTLY REPRESENTED SAID SURVEY, AND THAT ALL MONUMENTS EXCEPT AS SHOWN HEREON ARE NOT SHOWN.

James T. Jones
JAMES T. JONES, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 19606
FOR AND ON BEHALF OF JR ENGINEERING, INC.

10/29/00
DATE



GENERAL NOTES

- NO PORTION OF THIS SITE, MCKAY LANDING FILING NO. 1, REPLAT B, ARE LOCATED WITHIN THE QUAIL CREEK AND MCKAY LAKE FLOOD PLAIN AS DEFINED BY THE FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 08001C0010G, DATED AUGUST 16, 1995.
- BASIS OF BEARINGS: THE EAST LINE OF THE NE 1/4 OF SECTION 20, T1S, R68W, OF THE 6TH P.M., MONUMENTED AT THE EAST 1/4 CORNER OF SAID SECTION BY A 1-1/2" ILLEGIBLE ALUMINUM CAP, AND AT THE NE CORNER BY AN AXEL IN RANGE BOX WITH 2" ALUMINUM CAP ATTACHED STAMPED T1S R68W 17/16/21/S20 1994 LS 23904. SAID LINE KNOWN TO BEAR N 00°00'56" E PER THE ADAMS COUNTY GIS CONTROL NETWORK.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES 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.
- THIS PLAT IS TIED TO THE CITY OF BROOMFIELD CONTROL NETWORK AS SHOWN HEREON. SAID CONTROL NETWORK CONFORMS TO THE COLORADO COORDINATE SYSTEM 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" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- TRACT Z IS FOR OPEN SPACE LANDSCAPING, DRIVE AISLES, PARKING, AND DRY UTILITIES. TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 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 HEREIN.

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.

APPROVALS

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO, THIS 24th DAY OF January, 2000.

J. Franklin
PLANNING DIRECTOR
Bob Balaban
CITY MANAGER
Greg Zickler
CITY ENGINEER

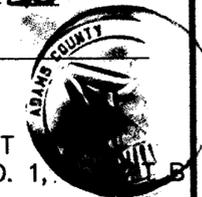
CERTIFICATE OF CLERK AND RECORDER

THIS MINOR SUBDIVISION WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT 4:12 P.M., ON THE 30th DAY OF January, 2000, A.D.

BY: Ruby Lucero DEPUTY
Carol A. Snyder CLERK AND RECORDER

18 364 CD756436
File MAP RECEPTION #

MINOR SUBDIVISION REPLAT
MCKAY LANDING FILING NO. 1,
JOB NO. 4247.00
DATE: NOVEMBER 30, 2000
SHEET 1 OF 2



JR Engineering, Ltd.
6020 Greenwood Plaza Blvd.
Englewood, Colorado 80111
Tel. (303) 740-9393
FAX (303) 721-9019

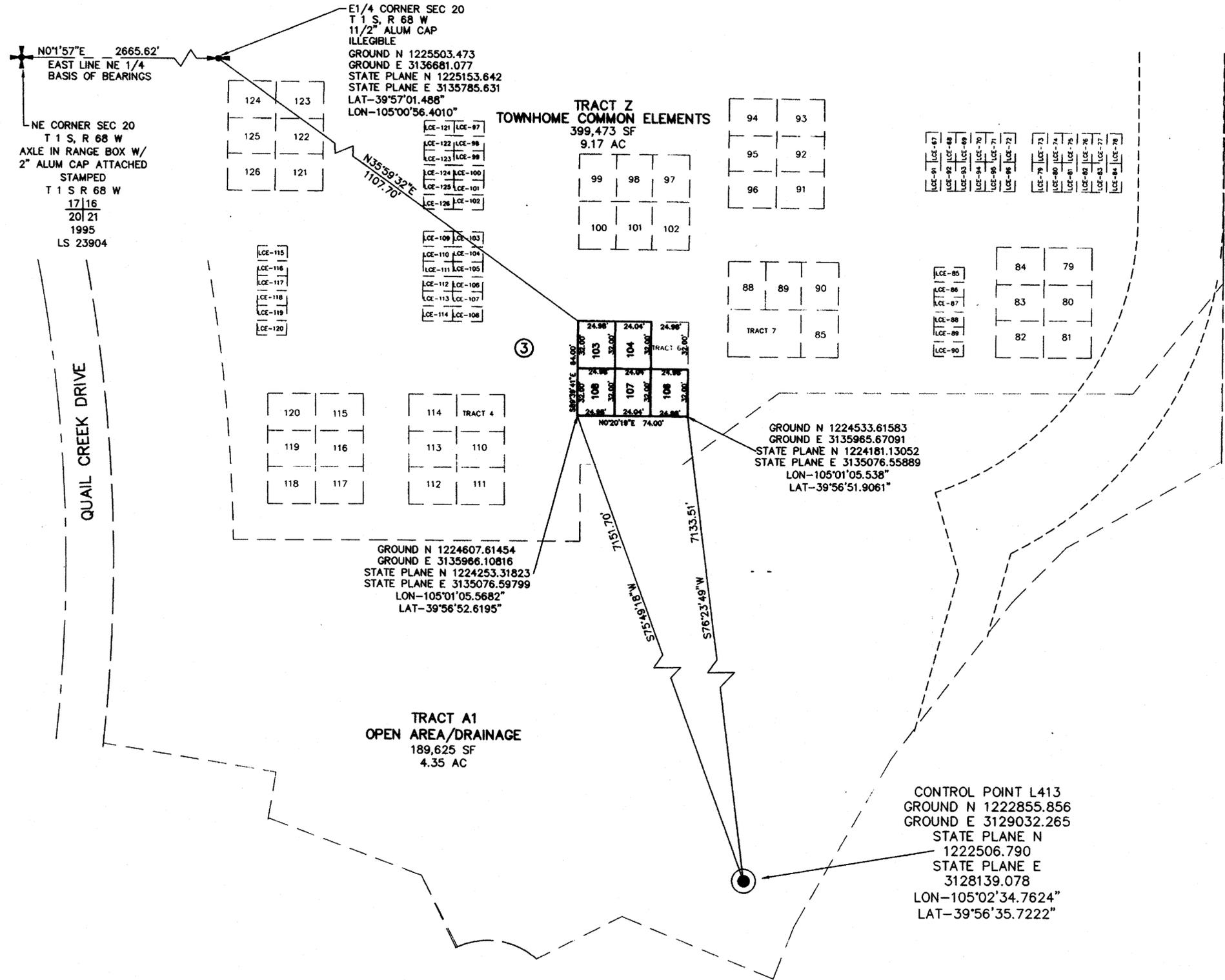
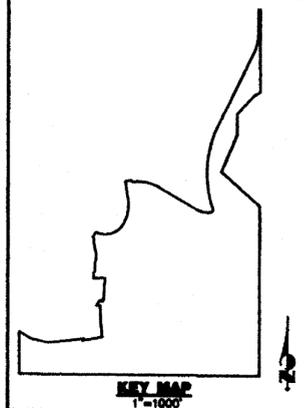
FILE 18 MAP 364

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A RESUBDIVISION OF TRACT 5, MCKAY LANDING FILING NO. 1

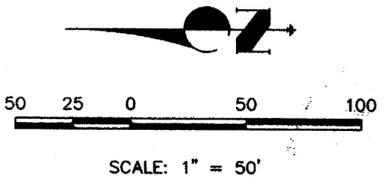
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TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO



OWNERSHIP SCHOOL DISTRICT 12
ZONED E-2

LEGEND

- PROPOSED LOT LINE
- - - EXISTING LOT LINE
- - - EXISTING EASEMENT
- - - EXISTING R.O.W.
- LCE LIMITED COMMON ELEMENT
- SF SQUARE FEET
- ① BLOCK NUMBER



MINOR SUBDIVISION PLAT
MCKAY LANDING FILING NO. 1, REPLAT B
JOB NO. 4247.00
DATE: DECEMBER 12, 2000
SHEET 2 OF 2

JR Engineering, Ltd.
6020 Greenwood Plaza Blvd.
Englewood, Colorado 80111
Tel. (303) 740-9393
FAX (303) 721-9019