

MCKAY LANDING FILING NO. 1, REPLAT C

1 OF 2

File 18 MAP 365

MINOR SUBDIVISION PLAT
MCKAY LANDING FILING NO. 1, REPLAT C
A RESUBDIVISION OF TRACT 4, TRACT 6 & TRACT 7, 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 4, MCKAY LANDING FILING NO. 1,
 TOGETHER WITH
 TRACT 6, MCKAY LANDING FILING NO. 1,
 TOGETHER WITH
 TRACT 7, MCKAY LANDING FILING NO. 1.
 CONTAINING 3,167 SQUARE FEET, OR 0.07 ACRES, MORE OR LESS.

OWNER

MCKAY LANDING LLC
 BY JAMES CONSTRUCTION CO., INC., MANAGER
 2919 VALMONT ROAD, SUITE 204
 BOULDER, CO. 80301

BY James G. Postle
 JAMES G. POSTLE, PRESIDENT

12/30/00
 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.
 NOTARY PUBLIC

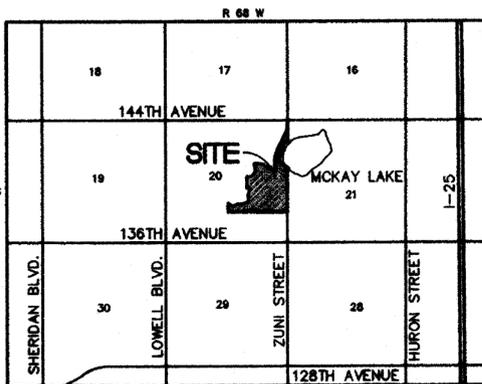


MY COMMISSION EXPIRES: 1-25-04

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.

BY Catherine A. Hance 12/4/00
 DATE



VICINITY MAP
 SCALE: 1" = 5000'

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 THE STREETS, ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OF THIS SURVEY 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 THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

BY James T. Jones
 JAMES T. JONES, PROFESSIONAL LAND SURVEYOR
 COLORADO NO. 19606
 FOR AND ON BEHALF OF JR ENGINEERING, P.C. & P.L.S.

DATE: 10/29/00

GENERAL NOTES

- NO PORTION OF EITHER SITE, MCKAY LANDING FILING NO. 1, REPLAT C, ARE 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.
- 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 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.
- 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 2001.

BY John Franklin
 PLANNING DIRECTOR
 BY [Signature]
 CITY MANAGER
 BY [Signature]
 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 4:10 P.M., ON THE 31st DAY OF JANUARY, 2000, A.D.

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

18 365 CD756437
 FILE MAP RECEPTION #

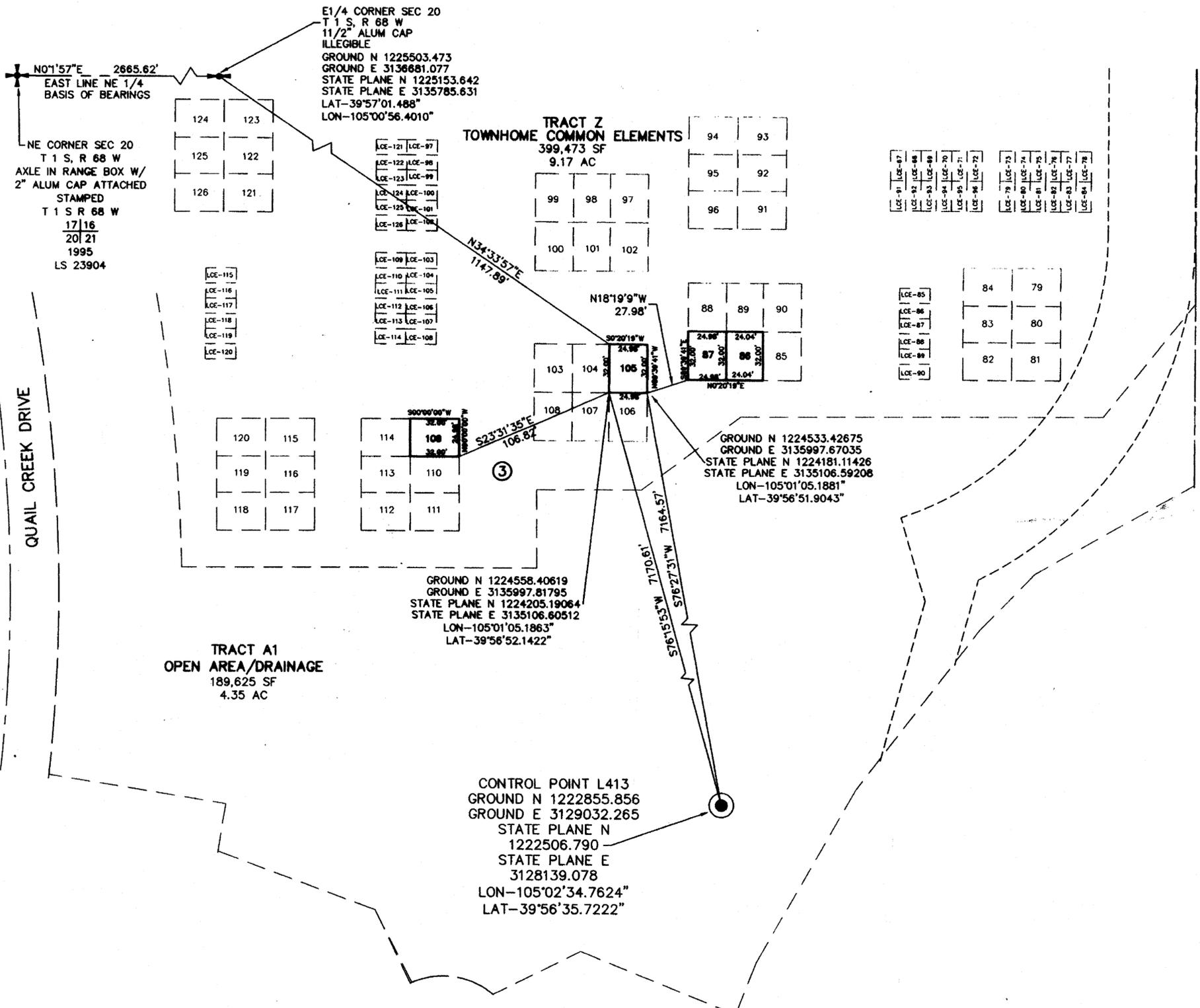
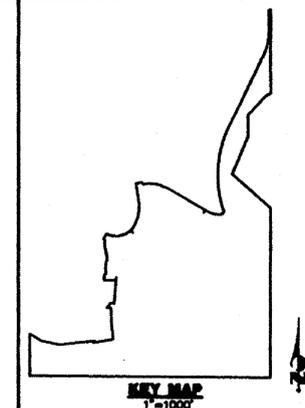
MINOR SUBDIVISION REPLAT
 MCKAY LANDING FILING NO. 1
 JOB NO. 4247.00
 DATE: NOVEMBER 30, 2000
 SHEET 1 OF 2



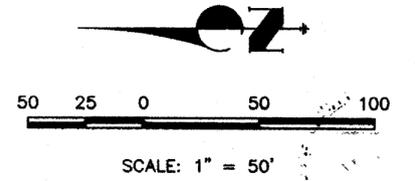
JR Engineering, Ltd.
 6020 Greenwood Plaza Blvd.
 Englewood, Colorado 80111
 Tel. (303) 740-9393
 FAX (303) 721-9019

File B MMP 365

MINOR SUBDIVISION PLAT
MCKAY LANDING FILING NO. 1, REPLAT C
A RESUBDIVISION OF TRACT 4, TRACT 6 & TRACT 7 MCKAY LANDING FILING NO. 1
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 CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO



- 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 C
 JOB NO. 4247.00
 DATE: DECEMBER 12, 2000
 SHEET 2 OF 2

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