

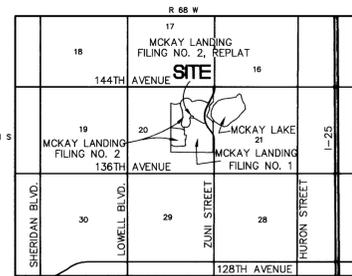
**MINOR SUBDIVISION PLAT**  
**MCKAY LANDING FILING NO. 2, REPLAT B**  
**A REPLAT OF LOT 2, LOT 109, TRACT 13, AND TRACT T, MCKAY LANDING FILING NO. 2**  
**LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 20,**  
**TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN**  
**CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO**

**LEGAL DESCRIPTION AND DEDICATION**

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF LOTS 2 AND 109, TOGETHER WITH TRACTS 13 AND T, AS PLATTED IN MCKAY LANDING FILING NO. 2, RECORDED IN FILE 18, MAP 421 UNDER RECEPTION NO. CO786339, ADAMS COUNTY, COLORADO, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING A TOTAL CALCULATED AREA OF 19,672 SQUARE FEET OR 0.452 ACRES.

HAVE LAID OUT, PLATTED, AND RESUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "MCKAY LANDING FILING NO. 2, REPLAT B", AND BY THESE PRESENTS GRANT TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.



**VICINITY MAP**  
SCALE: 1"=500'

**INDEX OF SHEETS**

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**SURVEYOR'S CERTIFICATE**

I, RICHARD L. HARVANEK, 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 BY ME 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, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

*Richard L. Harvanek*  
RICHARD L. HARVANEK, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 30099  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

2/10/2003  
DATE



**OWNERS**

ENGLER HOMES/COLORADO INC.  
7340 EAST CALEY AVENUE, SUITE 300  
ENGLEWOOD, CO 80111

BY *J. Eric Eckberg*  
BY J. ERIC ECKBERG AS PRESIDENT  
2/11/03  
DATE

STATE OF COLORADO }  
COUNTY OF ARAPAHOE } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11<sup>TH</sup> DAY OF FEBRUARY, 2003, BY J. ERIC ECKBERG AS PRESIDENT OF ENGLER HOMES/COLORADO INC.

WITNESS MY HAND AND OFFICIAL SEAL.

*Deborah Cobb*  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 8-25-04

MCKAY LANDING HOMEOWNER'S ASSOCIATION, INC.  
2535 S. WADSWORTH BLVD.  
LAKEWOOD, CO 80227

BY *Robyn Burson*  
BY ROBYN BURSON AS PRESIDENT  
2/11/03  
DATE

ATTEST:  
*Rob Thorsheim*  
ROB THORSHEIM  
2/11/03  
DATE

STATE OF COLORADO }  
COUNTY OF ARAPAHOE } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11<sup>TH</sup> DAY OF FEBRUARY, 2003, BY ROBYN BURSON AS PRESIDENT, AND ROB THORSHEIM AS SECRETARY OF MCKAY LANDING HOMEOWNER'S ASSOCIATION, INC.

WITNESS MY HAND AND OFFICIAL SEAL.

*Deborah Cobb*  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 8-25-04

**GENERAL NOTES**

- NO PORTION OF THIS SITE, MCKAY LANDING FILING NO. 2, REPLAT B, IS 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.
- THE BASIS OF BEARINGS FOR THE STATE PLANE GRID BEARINGS AND TIES TO THE CITY OF BROOMFIELD GIS NETWORK AND PUBLIC LAND SURVEY SYSTEM WAS ESTABLISHED USING MONUMENTS NOS-1413 AND NOS-W411, COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83/92, WITH THE GRID BEARING BETWEEN THESE TWO MONUMENTS BEING S75°09'22"E.
- THE COMBINED FACTOR USED IS 0.99971829. MULTIPLY GROUND COORDINATES BY 0.99971829 TO OBTAIN STATE PLANE GRID COORDINATES, OR MULTIPLY STATE PLANE GRID COORDINATES BY 1.00028179 TO OBTAIN GROUND COORDINATES.
- 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 OF 1983 (NORTH ZONE) AS STATED BELOW. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS SECOND ORDER, CLASS 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.
- 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.
- TRACT T IS FOR PRIVATE OPEN AREA AND UTILITIES. IT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

**ATTORNEY'S CERTIFICATE**

I, *John G. McGrath*, 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.

*John G. McGrath*, REGISTRATION NO. 1978, DATE: 2/25/03

**APPROVALS**

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS 11<sup>TH</sup> DAY OF March, 2003.

*James C. Black*  
DIRECTOR OF COMMUNITY DEVELOPMENT

*George D. Amis*  
CITY COUNTY MANAGER

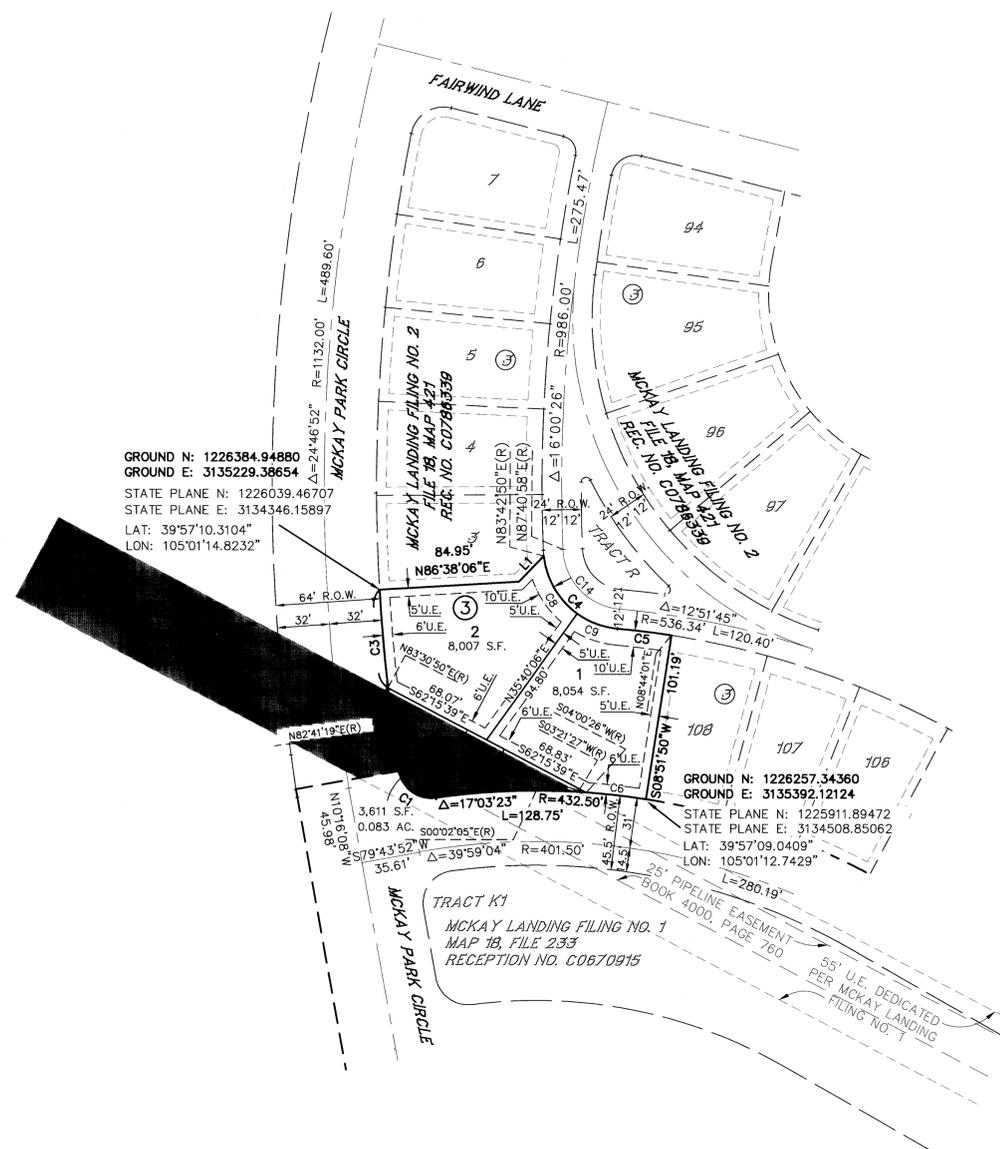
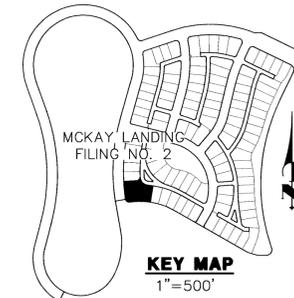
MINOR SUBDIVISION PLAT  
MCKAY LANDING FILING NO. 2, REPLAT B  
JOB NO. 4247.08  
DATE: 01/09/2003  
SHEET 1 OF 3



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**MINOR SUBDIVISION PLAT**  
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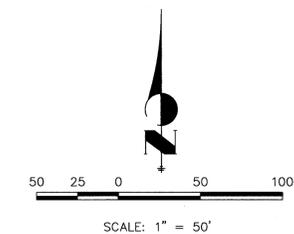


CURVE TABLE			
NUM	DELTA	RADIUS	LENGTH
C1	88°10'26"	20.00'	30.78'
C2	01°34'49"	1100.00'	30.34'
C3	03°07'32"	1100.00'	60.01'
C4	78°36'29"	50.00'	68.60'
C5	03°37'39"	524.35'	33.20'
C6	04°51'24"	432.50'	36.66'
C7	12°11'59"	432.50'	92.09'
C8	48°02'46"	50.00'	41.93'
C9	30°33'43"	50.00'	26.67'
C10	00°45'18"	1100.00'	14.49'
C11	00°41'58"	1100.00'	13.43'
C12	03°23'31"	432.50'	25.60'
C13	06°24'52"	432.50'	48.42'
C14	82°44'57"	38.00'	54.88'

LINE TABLE		
NUM	BEARING	DIST
L1	N44°17'11"E	21.95'
L2	N08°03'59"W	20.87'
L3	S62°08'19"E	40.99'
L4	S62°08'19"E	100.42'
L5	N62°15'39"W	131.06'
L6	N08°03'59"W	16.31'

**LEGEND**

- S.F. SQUARE FEET
- R.O.W. RIGHT-OF-WAY
- U.E. UTILITY EASEMENT DEDICATED BY THIS PLAT
- PROPOSED LOT LINE
- PROPOSED R.O.W. & BOUNDARY LINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- EXISTING SUBDIVISION BOUNDARY
- EXISTING R.O.W. LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- (R) RADIAL BEARING
- (TYP) TYPICAL
- (3) BLOCK NUMBER



MINOR SUBDIVISION PLAT  
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 SHEET 3 OF 3



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