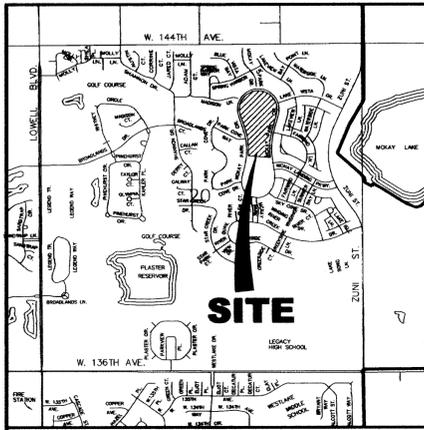


McKAY LANDING FILING No. 2, REPLAT C

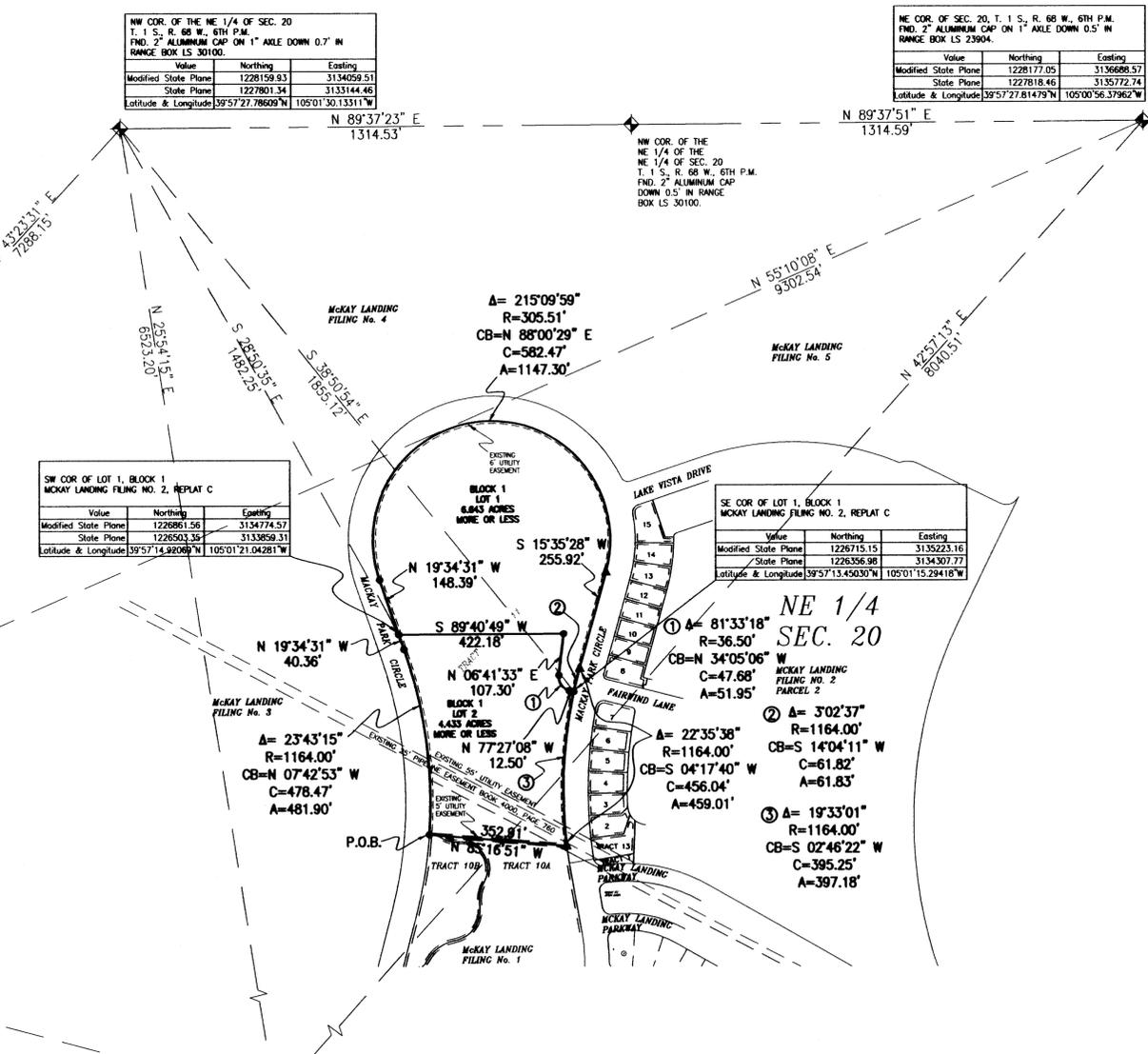
MINOR SUBDIVISION

A REPLAT OF TRACT 11 MCKAY LANDING FILING NO.2,
SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.



LEGEND

- ◆ FOUND ALIQUOT SECTION CORNER AS DESCRIBED
- ▲ FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 30099
- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 13155
- ALIQUOT SECTION LINE
- PARCEL BOUNDARY LINE
- - - TIE LINE
- - - EASEMENT LINE



PROPERTY DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned, being the owner of that parcel of land described as Tract 11, MCKAY LANDING FILING NO. 2 recorded in the Adams County Clerk and Recorder's Office at Reception No. C0786339, being a part of the East Half of Section 20, Township 1 South, Range 68 West of the Sixth Principal Meridian, City and County of Broomfield, State of Colorado, additionally described as follows:

- BEGINNING** at the Southwest Corner of said Tract 11;
- 1.) THENCE the following six (6) courses along the exterior boundary of said Tract 11:
 - 1.) along the arc of a curve to the left, having a central angle of 23°43'15", a radius of 1164.00 feet, a chord bearing of N07°42'53"W a distance of 478.47 feet, and an arc distance of 481.90 feet;
 - 2.) THENCE N19°34'31"W tangent with the last and following described curves a distance of 188.75 feet;
 - 3.) THENCE along the arc of a curve to the right, having a central angle of 215°09'59", a radius of 305.51 feet, a chord bearing N88°00'29"E a distance of 582.47 feet, and an arc distance of 1147.30 feet;
 - 4.) THENCE S15°35'28"W tangent with the last and following described curves a distance of 255.92 feet;
 - 5.) THENCE along the arc of a curve to the left, having a central angle of 22°35'38", a radius of 1164.00 feet, a chord bearing S04°17'40"W a distance of 456.04 feet, and an arc distance of 459.01 feet;
 - 6.) THENCE N85°16'51"W non-tangent with the last described curve a distance of 352.91 feet to the **POINT OF BEGINNING.**

Containing 11.076 Acres, more or less.

Have laid out and Platted the above described land under the name and style of **MCKAY LANDING FILING No. 2, REPLAT C** MINOR SUBDIVISION.

OWNER AND SUBDIVIDER:

City and County of Broomfield
One DesCombes Drive
Broomfield, Colorado 80020

BY: *George Di Ciero*

Title: *George Di Ciero, City and County Manager*

ATTEST

STATE OF COLORADO)
COUNTY OF BROOMFIELD)

The foregoing instrument was acknowledged before me this 4th day of March, A.D., 2005 by the above party.

Witness my hand and official seal, Commission Expires October 4, 2008

My commission expires

Notary Public *Janita A. Keering*



SURVEYORS STATEMENT

I, Doyle G. Abrahamson, a Registered Professional Land Surveyor in the State of Colorado do hereby state that the survey represented by this plat was made under my supervision and that the monuments shown hereon are correct and that this plat accurately represents said survey.

Doyle G. Abrahamson
Doyle G. Abrahamson, P.L.S. No. 13155
December 6, 2004
For and on behalf of
Merrick & Company

APPROVALS

[Signature] Date February 16 A.D., 2005.
Community Development Director

George Di Ciero Date Feb. 16 A.D., 2005.
George Di Ciero, City and County Manager

NOTES:

1. BASIS OF BEARINGS
Bearings are Grid Bearings, State Plane Coordinate System of Colorado, North Zone, NAD83(1992) and are based upon the line between City and County of Broomfield control point NGS L 413 and City and County of Broomfield control point NGS W 411 as bearing S 75°09'22" E, 2,231.53' feet. Distances shown on this survey are ground (modified) distances U.S. Survey Feet. To convert the modified coordinates shown on this survey to Colorado North Zone State Plane Coordinates multiply the modified coordinates by a combined factor of 0.999708029. The Colorado Coordinate System hereon is defined as Third Order, Class 1, 1:10,000, as described in the "Geomatic 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.

2. 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.

NOTES:

3. TITLE COMMITMENT NOTES
This survey does not constitute a title search by Merrick & Company to determine ownership or easements of record. For all information regarding easements, rights-of-way, and title of record Merrick & Company relied upon Order Number ABC889997, prepared by Land Title Guarantee Company, dated November 26, 2002 at 5:00 P.M..

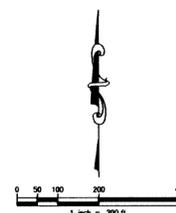
Schedule B - Section 2 Exceptions

ITEM #12 - Easement and Right of Way for irrigation ditch as granted to Mary Bregantner by Thomas Baily in instrument recorded May 19, 1913 in Book 65 at Page 21. Not locatable by description given in instrument.

ITEM 3 13 - Easement and Right of way for pipelines as granted to Colorado-Wyoming Gas Company in instrument recorded April 28, 1950 in Book 394 at Page 106. Covers entire Northeast Quarter.

4. DATE OF SURVEY

The field work for this survey was completed on June 10, 2004.



SCALE	1" = 200'	Architects and Engineers
DRAWN	RDW	MERRICK Merrick & Company Telephone 303/751-0741 2450 S. Peoria Street Aurora, CO 80014 Post Office Box 22026 Denver, Colorado 80222
CHECKED	---	
APPROVED	dgw	
FILE	mckay-landing-R	
JOB 5001425309 DATE 6/10/04 SH 1 OF 1		