

# MCKAY LANDING FILING NO. 5

## FINAL PLAT

PART OF THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO

Recorded at City and County of Broomfield  
March 24, 2004  
2004004159

### LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE LINE BETWEEN NATIONAL GEODETIC SURVEY MONUMENTS NGS-L413 AND NGS-W411, BOTH BEING STAINLESS STEEL RODS IN 5-INCH ALUMINUM NGS LOGO BOXES, BEARING S75°09'22"E A DISTANCE OF 2231.50 FEET (MODIFIED GROUND) OR 2230.88 FEET (GRID) PER THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83/92.

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER;

THENCE ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER, S00°16'30"E A DISTANCE OF 95.15 FEET;

THENCE S89°43'30"W A DISTANCE OF 50.00 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF ZUNI STREET AND THE WESTERLY BOUNDARY OF MCKAY LANDING FILING NO. 1, RECORDED IN FILE 18, MAP 233, UNDER RECEPTION NO. C0670915 ADAMS COUNTY RECORDS;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:

- S00°16'30"E A DISTANCE OF 182.67 FEET, TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S89°43'30"W, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 26°05'11" AND AN ARC LENGTH OF 239.03 FEET, TO A POINT OF TANGENCY;
- S25°48'41"W A DISTANCE OF 135.15 FEET, TO THE POINT OF BEGINNING;
- CONTINUING S25°48'41"W A DISTANCE OF 370.69 FEET, TO A POINT OF CURVE ON THE NORTHERLY BOUNDARY OF PARCEL 2, MCKAY LANDING FILING NO. 2, RECORDED IN FILE 18, MAP 421, UNDER RECEPTION NO. C0786339 ADAMS COUNTY RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING THREE (3) COURSES:

- ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N64°11'19"W, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 54.98 FEET, TO A POINT OF TANGENCY;
- N64°11'19"W A DISTANCE OF 232.86 FEET, TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S25°48'41"W, HAVING A RADIUS OF 65.50 FEET, A CENTRAL ANGLE OF 145°3'48" AND AN ARC LENGTH OF 17.03 FEET, TO A POINT OF REVERSE CURVE ON THE EASTERLY BOUNDARY OF MCKAY LANDING FILING NO. 4, RECORDED UNDER RECEPTION NO. 2003017837 CITY & COUNTY OF BROOMFIELD RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING NINE (9) COURSES:

- ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N10°54'53"E, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 101°02'09" AND AN ARC LENGTH OF 35.27 FEET, TO A POINT OF TANGENCY;
- N21°57'03"E A DISTANCE OF 33.74 FEET, TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N68°02'57"W, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 74°52'20" AND AN ARC LENGTH OF 261.35 FEET, TO A POINT OF NON-TANGENCY;
- N45°40'11"E A DISTANCE OF 20.70 FEET;
- N48°59'23"E A DISTANCE OF 43.17 FEET, TO A POINT OF NON-TANGENT CURVE;
- ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N61°23'28"E, HAVING A RADIUS OF 340.24 FEET, A CENTRAL ANGLE OF 21°05'10" AND AN ARC LENGTH OF 125.22 FEET, TO A POINT OF NON-TANGENCY;
- N67°29'30"W A DISTANCE OF 139.75 FEET;
- N27°10'26"E A DISTANCE OF 82.28 FEET;
- N00°16'30"W A DISTANCE OF 228.62 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 144TH AVENUE AS SHOWN ON SAID MCKAY LANDING FILING NO. 4;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE N89°37'34"E A DISTANCE OF 115.05 FEET;

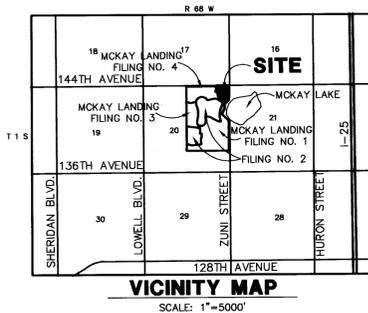
THENCE S00°22'26"E A DISTANCE OF 118.97 FEET;

THENCE S45°19'28"E A DISTANCE OF 636.95 FEET;

THENCE N89°43'30"E A DISTANCE OF 16.06 FEET, TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 253,640 SQUARE FEET OR 5.823 ACRES.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "MCKAY LANDING FILING NO. 5"; 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 ON THE PLAT; AND GRANTS 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.



### OWNER

McKAY LANDING, LLC  
BY: TOUSA HOMES, INC., MANAGER  
7340 EAST CALEY AVENUE, SUITE 300  
ENGLEWOOD, CO 80111

THIS 31 DAY OF December, 2003

BY: ERIC ECKBERG, DIVISION PRESIDENT

### NOTARY

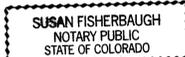
STATE OF COLORADO }  
CITY AND COUNTY OF BROOMFIELD } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF December 2003 BY J. ERIC ECKBERG AS DIVISION PRESIDENT OF TOUSA HOMES, INC, A FLORIDA CORPORATION, MANAGER OF MCKAY LANDING, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-11-06



### ATTORNEY'S CERTIFICATE

I, CATHERINE A. HANCE, 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.

REGISTRATION NO. 27319, DATE 3/23/04

### SHEET INDEX

SHEET	DESCRIPTION
1	LEGAL, DEDICATION, NOTES & CERTS.
2	OVERALL BOUNDARY, TIE TO MONUMENTS
3	LOT & EASEMENTS

### GENERAL NOTES

- NO PORTION OF THIS SITE, MCKAY LANDING FILING NO. 5, 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.
- TYPICAL SIGHT TRIANGLE EASEMENTS ARE RESTRICTED TO LANDSCAPING, FENCES, RETAINING WALLS, SIGNS (EXCEPT TRAFFIC CONTROL DEVICES AND STREET LIGHTS) AND ANY OTHER OBSTRUCTIONS THAT ARE NO MORE THAN 36 INCHES IN HEIGHT AS MEASURED FROM THE CROWN OF THE STREET INTERSECTION.
- THE BASIS OF BEARINGS FOR THE STATE PLANE GRID BEARINGS AND TIES TO THE CITY AND COUNTY OF BROOMFIELD GIS NETWORK AND PUBLIC LAND SURVEY SYSTEM WAS ESTABLISHED USING MONUMENTS NGS-L413 AND NGS-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.
- 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 ORDER C 2-1, 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.
- 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 HEREON.
- 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.
- 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.
- ACCESS TO 144TH AVENUE IS PROHIBITED ALONG 144TH AVENUE PER THE MUNICIPAL CODE OF THE CITY AND COUNTY OF BROOMFIELD.
- A #5 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "JR ENG LS 30109" IS SET AT ALL ANGLE POINTS ON THE EXTERIOR BOUNDARY OF THIS PLAT.
- THE BENCHMARK FOR THIS PLAT IS THE NORTHWEST CORNER OF LOT 1, BLOCK 1, ELEVATION AS SHOWN HEREON.

### SURVEYOR'S CERTIFICATE

I, ROBERT B MICHELSON, 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.



ROBERT B MICHELSON, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 30109  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

### LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND

USE REVIEW COMMISSION THIS 23rd DAY OF June, 2003.

CHAIRPERSON  
 SECRETARY

### CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 12th DAY OF August, 2003.

MAYOR  
 CITY CLERK DEPUTY



MCKAY LANDING FILING NO. 5  
FINAL PLAT  
JOB NO. 14247.17  
02/28/03 REV 06/18/03  
SHEET 1 OF 3



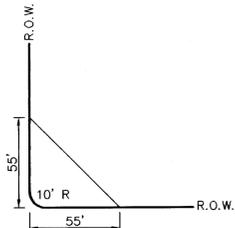
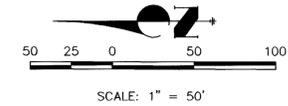
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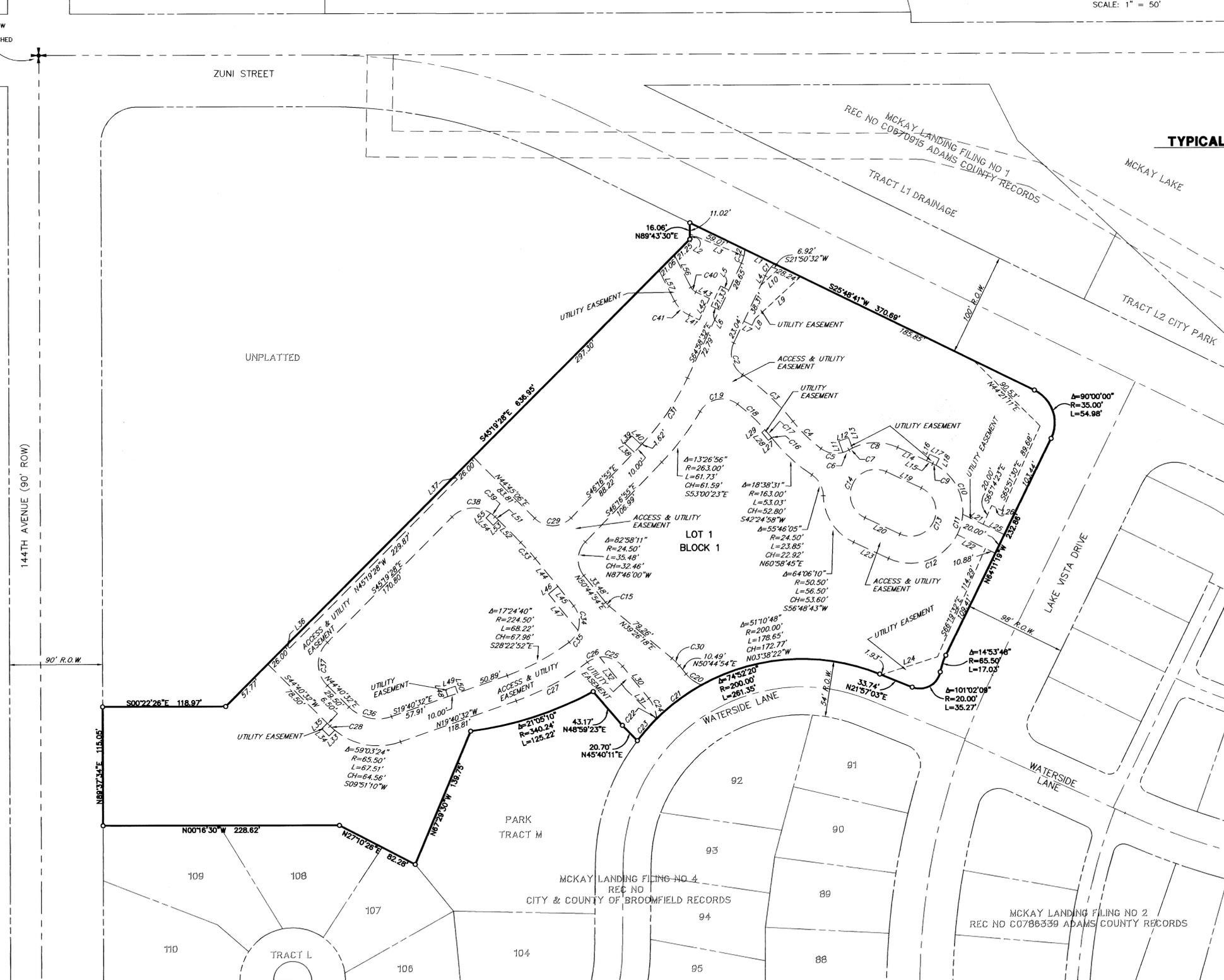
PART OF THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO



**TYPICAL SIGHT TRIANGLE EASEMENT**  
(SEE SHEET 1 GENERAL NOTE 2)

LINE	LENGTH	BEARING
L1	31.86	S25°48'41"W
L2	5.04	N89°43'30"E
L3	56.31	N21°50'32"E
L4	10.40	N64°58'32"W
L5	8.81	N25°01'28"E
L6	8.81	N25°01'28"E
L7	8.83	S25°01'28"W
L8	6.69	S64°58'32"E
L9	60.31	S43°03'12"E
L10	22.73	S43°03'12"E
L11	11.59	N69°45'37"E
L12	10.00	S20°14'23"E
L13	10.68	S69°45'37"W
L14	30.94	S24°45'37"W
L15	6.36	S24°45'37"W
L16	7.00	S65°14'23"E
L17	10.00	S24°45'37"W
L18	7.13	N65°14'23"W
L19	37.30	N24°45'37"E
L20	37.30	N24°45'37"E
L21	21.92	N25°51'44"E
L22	30.30	S25°51'44"W
L23	37.30	N24°45'37"E
L24	60.57	S18°01'59"E
L25	23.01	N25°51'44"E
L26	11.09	S25°51'44"W
L27	4.01	N42°44'23"W
L28	10.01	N50°07'11"E
L29	4.00	N42°44'23"W
L30	40.29	S50°44'54"W
L31	41.22	S44°03'04"W
L32	40.12	N50°44'54"E
L33	7.78	S45°19'28"E
L34	10.00	S44°40'32"W
L35	7.50	S45°19'28"E
L36	4.00	N44°40'32"E
L37	4.00	S44°45'06"W
L38	12.51	S43°07'17"W
L39	10.00	N46°52'43"W
L40	12.61	S43°07'17"W
L41	10.71	S25°01'28"W
L42	23.00	S64°58'32"E
L43	14.57	S25°01'28"W
L44	34.73	S50°44'54"W
L45	24.44	S46°03'15"W
L46	11.67	N39°35'19"W
L47	45.16	S50°44'54"W
L48	7.00	N70°19'28"E
L49	10.00	S19°40'32"E
L50	7.00	N70°19'28"E
L51	4.49	S44°45'06"W
L52	30.56	S44°45'06"W
L53	6.99	N45°19'28"W
L54	10.00	S44°40'32"W
L55	6.49	S45°19'28"E
L56	35.25	S62°53'28"W
L57	33.56	N62°53'28"E

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	24°31'09"	34.50	14.76	14.65	N52°42'57"W
C2	81°16'07"	24.50	34.75	31.91	S74°23'25"W
C3	17°58'52"	213.00	66.85	66.57	N42°44'47"E
C4	15°54'16"	137.00	38.03	37.91	S43°47'05"W
C5	51°52'42"	24.50	22.18	21.43	S09°53'36"W
C6	14°48'29"	24.50	6.33	6.31	S23°27'00"E
C7	04°14'25"	50.50	3.74	3.74	N28°44'02"W
C8	52°54'24"	49.14	45.37	43.78	N00°55'36"W
C9	04°07'54"	50.50	3.64	3.64	N26°49'34"E
C10	64°40'29"	50.50	57.00	54.03	N61°13'46"E
C11	23°15'00"	50.50	20.49	20.35	S74°48'30"E
C12	87°56'38"	50.50	77.51	70.12	S19°12'41"E
C13	180°00'00"	24.50	76.97	49.00	S65°14'23"E
C14	180°00'00"	24.50	76.97	49.00	N65°14'23"W
C15	11°18'36"	24.50	4.84	4.83	N45°05'36"E
C16	00°08'41"	187.00	0.47	0.47	N51°39'53"E
C17	03°04'05"	187.00	10.01	10.01	N50°03'30"E
C18	11°06'39"	187.00	36.28	36.22	N42°57'59"E
C19	97°08'20"	24.50	41.54	36.74	N11°09'41"W
C20	30°36'20"	34.50	18.43	18.21	S35°26'44"W
C21	15°33'08"	200.00	54.29	54.12	N37°00'20"W
C22	00°10'08"	200.00	0.59	0.59	N44°51'58"W
C23	07°58'15"	200.00	27.82	27.80	N48°56'09"W
C24	35°05'52"	34.50	21.13	20.80	N68°17'50"E
C25	58°24'43"	24.50	24.98	23.91	N21°32'33"E
C26	30°00'50"	24.50	12.83	12.69	N22°40'13"W
C27	18°00'07"	250.50	78.70	78.38	S28°40'35"E
C28	03°03'39"	65.50	3.50	3.50	S43°08'42"W
C29	91°02'01"	24.50	38.93	34.96	S00°45'54"E
C30	11°18'36"	50.50	9.97	9.95	N45°05'36"E
C31	18°41'37"	237.00	77.32	76.98	S55°37'43"E
C32	23°00'22"	34.50	13.86	13.76	S76°28'43"E
C33	05°59'48"	199.50	20.88	20.87	N47°45'00"E
C34	58°24'43"	24.50	24.98	23.91	N75°57'16"E
C35	33°45'11"	24.50	14.43	14.23	S53°57'48"E
C36	64°21'04"	39.50	44.36	42.07	S12°30'00"W
C37	90°00'00"	29.50	46.34	41.72	N89°40'32"E
C38	79°19'04"	29.50	40.84	37.65	S05°39'56"E
C39	10°45'30"	29.50	5.54	5.53	S39°22'21"W
C40	37°52'00"	10.00	6.61	6.49	S43°57'28"W
C41	37°52'00"	30.00	19.83	19.47	S43°57'28"W



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SHEET 3 OF 3



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