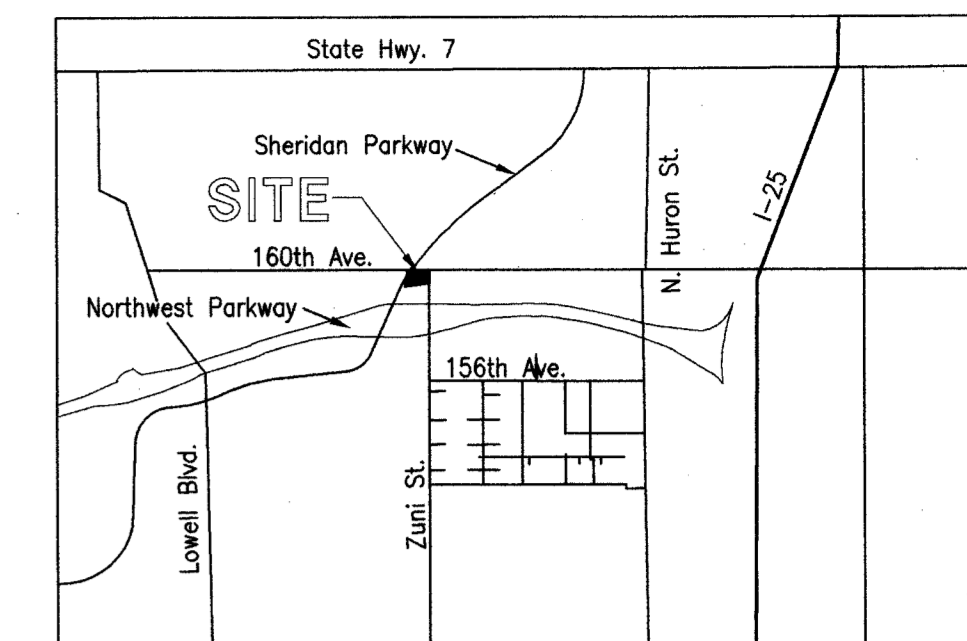


McWHINNEY BROOMFIELD FILING NO. 1

MINOR SUBDIVISION PLAT

LYING WITHIN THE NORTHEAST 1/4 SECTION 8, T1S, R68W, 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, COLORADO



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

BY THESE PRESENTS, the undersigned being the owner of:

A parcel of land lying in the Northeast Quarter of Section 8, Township 1 South, Range 68 West of the 6th Principal Meridian, City and County of Broomfield, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 8 (a found 3 1/4" aluminum cap stamped "CARTER BURGESS PLS 24942");

WHENCE the East Quarter corner of said Section 8 (a found 3 1/4" aluminum cap stamped "ALPHA ENGINEERING CO. LS 12330 1986") bears S00°33'06"W (Basis of Bearing, assumed) a distance of 2641.75 feet;

THENCE S44°29'31"W a distance of 42.39 feet to the POINT OF BEGINNING;

THENCE S00°33'06"E along a line being 30.00 feet westerly of and parallel with the easterly line of the Northeast Quarter of said Section 8 a distance of 222.04 feet;

THENCE S81°40'36"W along the northerly line of a parcel of land described in Book 3517, Page 192, recorded at the Adams County Clerk & Recorder's Office on December 9, 1986 a distance of 491.71 feet;

THENCE N1°00'00"E along the easterly line of Sheridan Parkway as dedicated by Preble Creek Filing No. 1, recorded at the City and County of Broomfield Clerk & Recorder's Office at Reception No. 200405783 on April 23, 2004 a distance of 295.16 feet;

THENCE N89°32'08"E along a line being 30.00 feet southerly of and parallel with the northerly line of the Northeast Quarter of said Section 8 a distance of 428.08 feet to the POINT OF BEGINNING.

Containing 116,002 square feet, (2.663 Acres), more or less.

Has laid out, platted, and subdivided the above described land, under the name and style of MCWHINNEY BROOMFIELD FILING NO. 1; 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 or noted on the plat for public and municipal uses and for use by franchisees of the City and County of Broomfield and for use by public and private utilities.

BASIS OF BEARING

Bearings are based upon (2) Broomfield Colorado GPS Control (Modified State Plane - Colorado North Zone) - GIS LAND POSITION corners "LUCY" (found 3" brass disk set into 18" round concrete post stamped "CITY OF BROOMFIELD LUCY GPS NO. 15") and "GPS #32" (found 3 1/4" brass disk set into 18" round concrete post stamped "CITY OF BROOMFIELD 1995 GPS NO. 32" bearing being S35°07'01"W a distance of 9415.11 feet.

PROJECT DATUM

Geodetic coordinates are based on NAD 83(1992)
Orthometric Heights are based on the NAVD 88
State Plane coordinates are based on the Colorado North Zone (501)
Units are US Survey Feet (sft)

Project (Ground) coordinates are Modified State Plane
Project Combined factor = 0.999716257

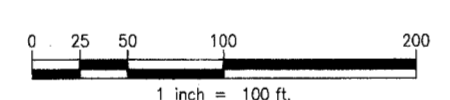
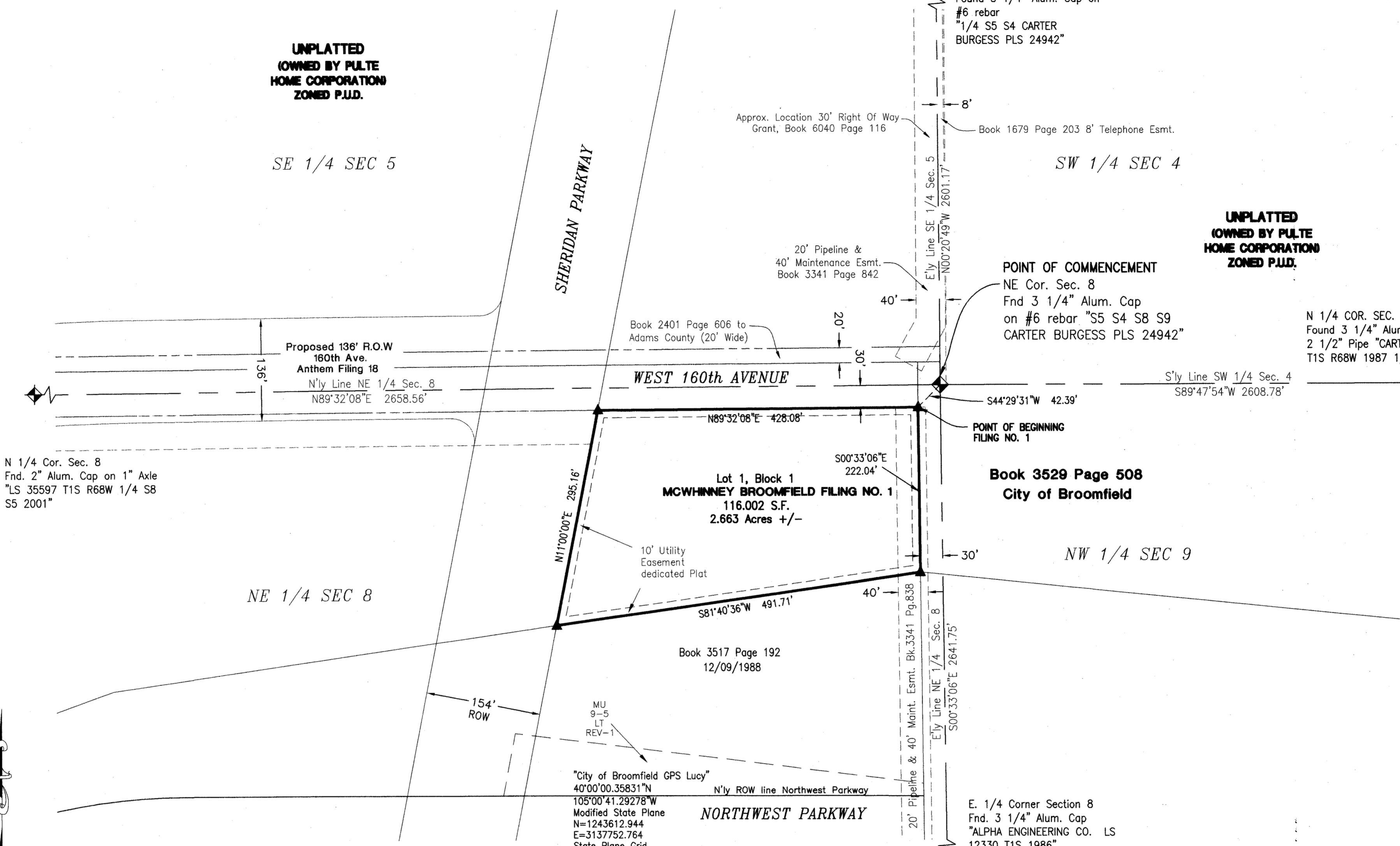
Project coordinates were modified to ground at NGS 1ST Order horizontal control mark "LUCY"
The mark is a City of Broomfield 3 1/4" brass disk set into 18" round concrete post, flush with the ground.
The location of the mark matches the NGS Data sheet "Station Description"

Designation = LUCY
Project Point Number = 464
NGS PID = A13578
NAD 83(1992) Coordinates
Latitude = 40° 00' 00.35831" (N)
Longitude = 105° 00' 41.29278" (W)
Ellip. Height = 5240.15 sft
NAVD 88 Elevation = 5297.00 sft

State Plane coordinates North Zone (501)
N = 1,243,260.090 sft
E = 3,136,862.480 sft

Modified State Plane coordinates (Ground)
N = 1,243,612.944 sft
E = 3,137,752.764 sft

Project Bench Mark:
"LUCY" as described above.
NAVD 88 Elevation = 5297.00 sft



GEODETIC TIE DIAGRAM
N.T.S.

STATEMENT OF ACCURACY

The Colorado Coordinate System herein shown is defined as 2nd order, Class 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.

ZONING NOTE

Lands contained within and adjacent to this Final Plat are zoned as P.U.D. (Open Lands) per the Preble Creek PUD Plan and Preliminary Plat-1st Amendment recorded at Reception number 200302216 on November 11, 2003.

MONUMENTATION NOTICE

Any person who knowingly removes, alters or defaces any public land survey monument or accessory commits a class two (2) misdemeanor pursuant to state statute 18-4-508 C.R.S.

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 herein.

TITLE AND EASEMENT NOTE

This survey does not constitute a title search by Jacobs Carter Burgess, to determine ownership or easements of record. For all information regarding easements, Jacobs Engineering Group relied upon Title Commitment No. ABN70193009.7 dated May 2, 2008 at 5:00 p.m., prepared by Land Title Guarantee Company. All tax information, liens, if any, leases, deeds of trust, releases, assignments, assumptions, terms, agreements, provisions, conditions and obligations for the property shown herein are reflected in said title commitment.

SYMBOL LEGEND

- Aliquot corner (as described)
- Found #5 rebar with 1 1/2" aluminum cap LS 24942 (unless otherwise noted)

ATTORNEY'S CERTIFICATE

I, Scott A. Ross, 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 SUBJECT TO EASEMENTS SHOWN HEREON.

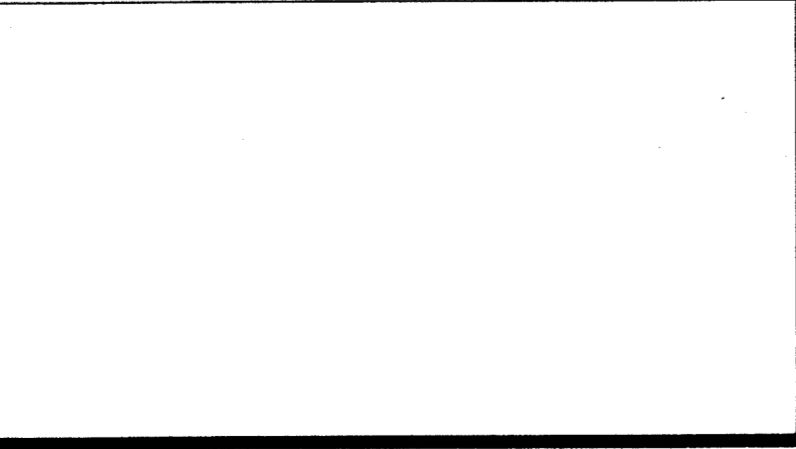
Scott A. Ross, Registration No. 20746, Date: 3/19/2009

SURVEYOR'S CERTIFICATE

I, Kenneth W. Carlson, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of MCWHINNEY BROOMFIELD FILING NO. 1 truly and correctly represents the results of a survey made under my supervision and has been performed in accordance with the Colorado State Law.

Kenneth W. Carlson, Registration No. 4942
For and on behalf of
Jacobs Engineering Group
Date: 3/19/2009

REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY



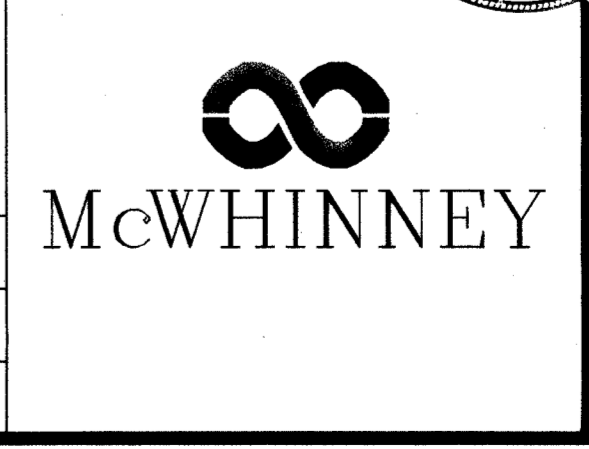
JACOBSON ENGINEERING GROUP, INC.
707 Seventeenth Street, Suite 2300
Denver, Colorado 80202
(303) 820-5240 Fax (303) 820-4842

THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS ENGINEERING GROUP FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS CARTER BURGESS SHALL BE AT THE SOLE RISK OF THE USER.

J C B	SIGNATURE	DATE
DRAWN	DDH	01-15-09
DESIGNED	DDH	01-15-09
QC REVIEW	DCW	01-15-09
APPROVED	KWC	01-15-09
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		
OD FILE NAME	FILING_1.DWG	

MCWHINNEY BROOMFIELD FILING NO. 1
WEST 160th AVENUE and SHERIDAN PARKWAY
CITY & COUNTY OF BROOMFIELD, COLORADO

CLIENT PROJECT NO. _____
J C B PROJECT NO. 072780
SCALE: AS SHOWN



SUBDIVISION PLAT LYING
WITHIN THE NORTHEAST QUARTER
SECTION 8
T1S, R68W, 6TH P.M.
BROOMFIELD COUNTY, COLORADO

REVISION: 0 DRAWING NO. FILING_1 SHEET NO. 1 of 1