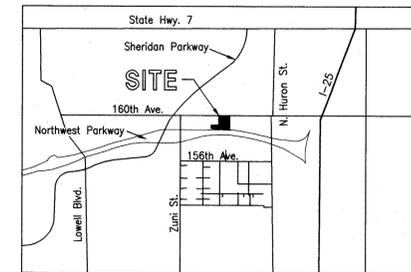


McWHINNEY BROOMFIELD FILING NO. 4

MINOR SUBDIVISION PLAT

A RESUBDIVISION OF A PORTION OF LOTS 4 & 5, WILCOX SUBDIVISION
LYING WITHIN THE NORTH 1/2 SECTION 9, T1S, R68W, 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, COLORADO



LEGAL DESCRIPTION

BY THESE PRESENTS, the undersigned being the owner of

Portions of Lots 4 and 5 of WILCOX SUBDIVISION, recorded in Book 1 at Page 16 in the Adams County, Colorado Clerk and Recorder's Office, lying in the North Half of Section 9, Township 1 South, Range 68 West of the 6th Principal Meridian, City and County of Broomfield, Colorado, being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 9 (a found 3 1/4" aluminum cap on a 2 1/2" pipe stamped "Carter Burgess PLS 24942");
WHENCE the Northwest corner of said Section 9 (a found 3 1/4" aluminum cap on a #6 rebar stamped "Carter Burgess PLS 24942") bears S89°47'54"W (Basis of Bearing-assumed) a distance of 2608.78 feet;
THENCE S75°06'24"E a distance of 115.21 feet to a point being 30.00 feet southerly of the northerly line of the Northeast Quarter of said Section 9, being the POINT OF BEGINNING;

THENCE S00°39'08"E a distance of 516.75 feet;
THENCE the following two (2) courses 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, 1988:

1. along the arc of a curve to the left, having a central angle of 1°03'56", a radius of 11609.19 feet, a chord bearing of N85°47'37"W a distance of 215.90 feet, and an arc distance of 215.90 feet;
2. THENCE N83°46'37"W non-tangent with the last described curve a distance of 447.18 feet;

THENCE N00°39'08"W along the easterly line of Lot 1, Block 1, Northwest Parkway Maintenance Yard Filing No. 1, recorded at the City & County of Broomfield Clerk & Recorder's Office at Reception No. 2005014192 on October 12, 2005 a distance of 100.10 feet;

THENCE the following two (2) courses along the southerly and easterly lines of Lot 1, Block 1, Preble Creek Fire Station Filing No. 1, recorded at the City & County of Broomfield Clerk & Recorder's Office at Reception No. 2003024117 on December 12, 2003:

1. N89°47'54"E a distance of 285.01 feet;
2. THENCE N00°39'08"W a distance of 350.01 feet;

THENCE N89°47'54"E along a line being 30.00 feet southerly of and parallel with the northerly line of the Northwest Quarter of said Section 9 a distance of 263.10 feet;

THENCE N89°48'02"E along a line being 30.00 feet southerly of and parallel with the northerly line of the Northeast Quarter of said Section 9 a distance of 111.00 feet to the POINT OF BEGINNING.

Containing 220,499 square feet, (5.062 Acres), more or less.

Has laid out, platted, and subdivided the above described land, under the name and style of McWHINNEY BROOMFIELD FILING NO. 4, 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 = 0.999718267

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 = A3570
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 = 1243,260.090 sft
E = 3,136,862.480 sft

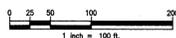
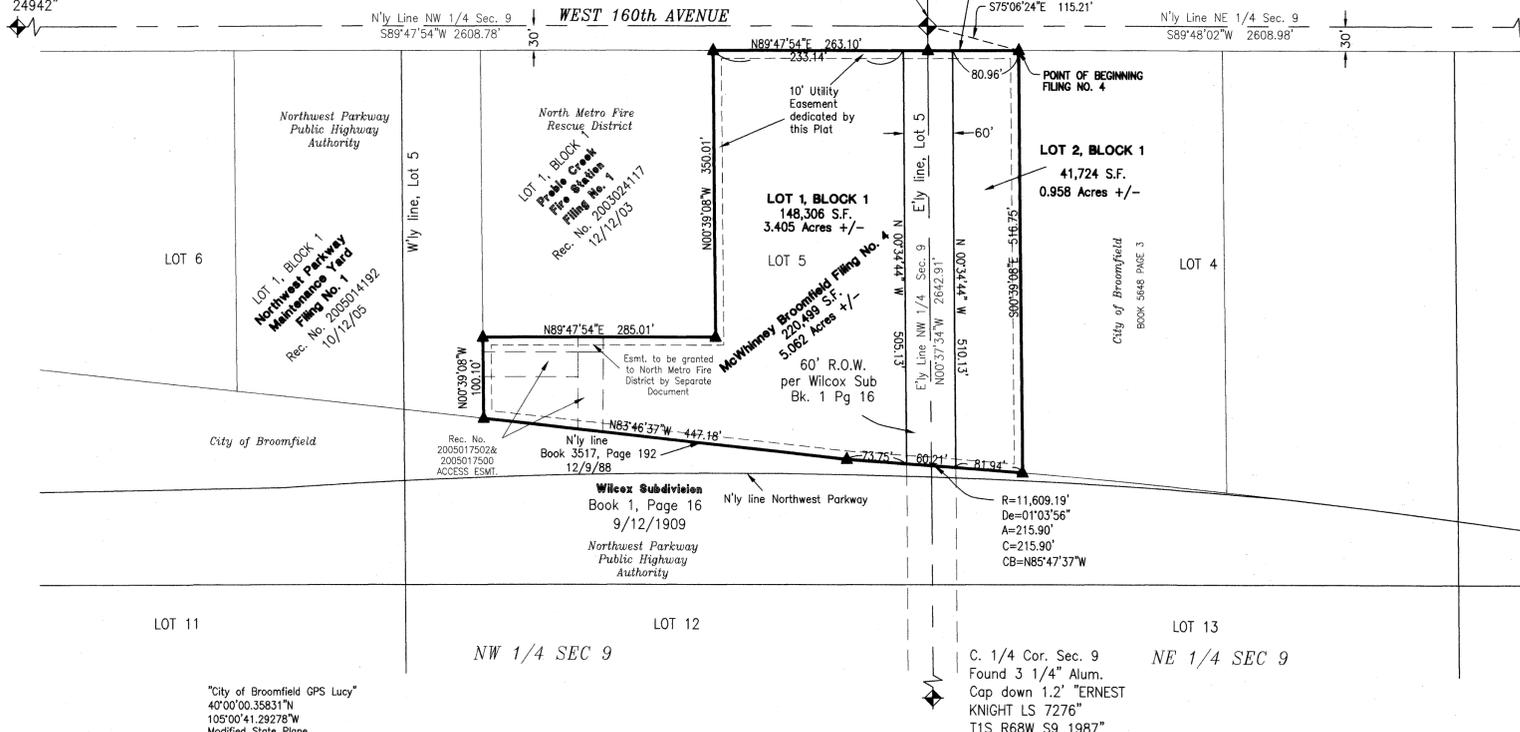
Modified State Plane coordinates (Ground)
N = 1,243,612.944 sft
E = 3,137,752.764 sft

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

NW Cor. Sec. 9
Found 3 1/4" Alum. Cap
on #6 rebar "S5 S4 S8 S9
CARTER BURGESS PLS
24942"

POINT OF COMMENCEMENT
N 1/4 COR. SEC. 9
Fnd 3 1/4" Alum. Cap on 2 1/2"
Pipe "CARTER BURGESS T1S R68W
1987 1/4 S4 S9"

C 1/4 Cor. Sec. 4
Found 2 1/2" Alum Sleeve on
axle. Up 0.9' "AM Hascall
PLS 23500 C 1/4 S4 T1S
R68W 1998"



"City of Broomfield GPS Lucy"
40°00'00.35831"N
105°00'41.29278"W
Modified State Plane
N=1243612.944
E=3137752.764
State Plane Grid
N=1243260.090
E=3136862.480

N. 1/4 Cor. Sec. 9
39°58'12.06703"N
105°00'33.51874"W
Modified State Plane
N=1238732.840
E=3139163.518
State Plane Grid
N=1238381.371
E=3138272.834

NE Cor. Lot 2, Block 1
39°58'11.76836"N
105°00'22.09078"W
Modified State Plane
N=1238703.228
E=3139274.862
State Plane Grid
N=1238351.767
E=3138384.146

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 Land) 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. ABN70193009.6 dated May 2, 2006 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.

OWNER'S CERTIFICATE

Executed this 19 day of March, 2009

PULTE HOME CORPORATION a Michigan Corporation
6400 South Fiddlers Green Circle, Suite 1320
Englewood, Colorado 80111

By: *Todd Levitt*
Todd Levitt,
Vice President of Land, Pulte Home Corporation

ACKNOWLEDGMENT

State of Colorado) SS)
County of Broomfield)
The foregoing instrument was acknowledged before me this 19 day of March, 2009, by Todd Levitt as VP of PULTE HOME CORPORATION, a Michigan corporation.

Witness my hand and official seal.
My commission expires 4-25-09

Notary Public *Sharon Sun*

APPROVALS

CITY & COUNTY OF BROOMFIELD
One DesCombes Drive
Broomfield, CO 80020

By: *Angela Lee*
City & County Manager

By: *K.S.*
Director of Community Development

SYMBOL LEGEND

- ◆ Aliquot corner (as described)
- ▲ Found #5 rebar with 1 1/2" aluminum cap IS 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. 20966, 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. 4 truly and correctly represents the results of a survey made under my supervision and has been performed in accordance with the State Law.

Kenneth W. Carlson
Kenneth W. Carlson PLS: 24942
For and on behalf of
Jacobs Engineering Group
Date: 3/19/2009

REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY

JE JACOBS
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	03-06-09
DESIGNED	DDH	03-06-09
QC REVIEW	DGW	03-06-09
APPROVED	KWC	03-06-09
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		
CAD FILE NAME	FILING_4.DWG	

McWHINNEY BROOMFIELD FILING NO. 4	
W 160th STREET, EAST OF HURON STREET	
CITY & COUNTY OF BROOMFIELD, COLORADO	
CLIENT PROJECT NO.	
J C B PROJECT NO.	072780
SCALE:	AS SHOWN



TITLE: SUBDIVISION PLAT LYING WITHIN THE NORTH HALF SECTION 9 T1S, R68W, 6TH P.M. BROOMFIELD COUNTY, COLORADO		
REVISION: 0	DRAWING NO: FILING_4	SHEET NO: 1 of 1