

LEGAL DESCRIPTION

BY THESE PRESENTS, the undersigned being the owner of;

Outlot 11, Preble Creek Filing No. 1, recorded at Reception No. 2004005783 at the City and County of Broomfield Clerk and Recorder's Office on April 23, 2004 and unplatted lands lying in the West Half of Section 4, and the East Half of Section 5, 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 West Quarter corner of said Section 4 (a found 3 1/4" aluminum cap on a #6 rebar stamped "CARTER BURGESS PLS24942");
 THENCE the Center Quarter corner of said Section 4 (a found 2 1/2" aluminum sleeve on an axle stamped "AM HASCALL PLS23500") bears N89°41'04"E a distance of 2607.23 feet;

THENCE S36°19'40"E a distance of 688.28 feet to a point on the northerly line of Preble Creek Parkway as dedicated by Preble Creek Filing No. 1, recorded at the City & County of Broomfield Clerk & Recorder's Office at Reception No. 2004005783 on April 23, 2004, being the POINT OF BEGINNING;
 THENCE the following three (3) courses along the northerly line of said Preble Creek Parkway:

1. N 41°28'13" W tangent with the following described curve a distance of 291.46 feet;
2. THENCE along the arc of a curve to the left, having a central angle of 90°00'00", a radius of 961.50 feet, a chord bearing N 80°13'13" W a distance of 1400.66 feet, and an arc distance of 1569.06 feet;
3. THENCE S45°01'46" W tangent with the last and following described curves a distance of 30.71 feet to a point on the easterly line of Indian Peaks Parkway as dedicated by Preble Creek Filing No. 8;

THENCE the following five (5) courses along the easterly line of said Indian Peaks Parkway:

1. THENCE along the arc of a curve to the right, having a central angle of 90°00'00", a radius of 30.00 feet, a chord bearing N89°58'14" W a distance of 42.43 feet, and an arc distance of 47.12 feet;
2. THENCE N44°58'14" W tangent with the last and following described curve a distance of 19.40 feet;
3. THENCE along the arc of a curve to the right, having a central angle of 28°25'23", a radius of 554.50 feet, a chord bearing N30°43'32" W a distance of 272.28 feet, and an arc distance of 275.07 feet;
4. THENCE N16°32'51" W tangent with the last and following described curves a distance of 262.60 feet;
5. THENCE along the arc of a curve to the left, having a central angle of 28°32'02", a radius of 545.27 feet, a chord bearing N29°48'52" W a distance of 250.27 feet, and an arc distance of 252.52 feet;

THENCE the following ten (10) courses along the easterly line of Anthem Filing 13, recorded at the City and County of Broomfield Clerk and Recorder's Office at Reception No. 2006010213 on September 27, 2006:

1. Along the arc of a curve to the right, having a central angle of 85°04'41", a radius of 20.00 feet, a chord bearing of N 00°32'33" W a distance of 27.04 feet, and an arc distance of 29.70 feet;
2. THENCE N 41°59'48" E tangent with the last and following describe curves; a distance of 151.46 feet;
3. THENCE along the arc of a curve to the right, having a central angle of 40°44'27", a radius of 371.50 feet, a chord bearing N 62°22'01" E a distance of 258.63 feet, and an arc distance of 264.16 feet;
4. THENCE N 62°44'15" E tangent with the last and following described curves a distance of 232.44 feet;
5. THENCE along the arc of a curve to the left, having a central angle of 122°27'01", a radius of 578.50 feet, a chord bearing of N 21°30'45" E a distance of 1014.13 feet, and an arc distance of 1236.35 feet;
6. THENCE N 35°09'24" E a distance of 264.92 feet;
7. THENCE N 26°23'52" E a distance of 158.38 feet;
8. THENCE N 21°02'56" E a distance of 70.10 feet;
9. THENCE N 09°14'51" E a distance of 70.82 feet;
10. THENCE N 72°01'10" W a distance of 14.69 feet;

THENCE the following five (5) courses along the southerly line of Outlot 1 Anthem Filing No. 5, recorded in the City and County of Broomfield Clerk and Recorder's Office at Reception No. 2006006608 on May 25, 2006:

1. THENCE N 00°21'42" W a distance of 38.65 feet;
2. THENCE N 89°38'18" E a distance of 410.55 feet;
3. THENCE N 89°35'50" E a distance of 730.03 feet;
4. THENCE S 34°46'17" E a distance of 224.45 feet;
5. THENCE S 38°13'15" E a distance of 87.54 feet;

THENCE the following four (4) courses along the southerly line of Lot 2, Block 1, Anthem Filing No. 5, Replat "A", recorded at the City and County of Broomfield Clerk and Recorder's Office at Reception No. 2009003316 on March 20, 2009:

1. THENCE S 38°13'15" E a distance of 83.50 feet;
2. THENCE N 51°46'45" E a distance of 359.29 feet;
3. THENCE N 48°50'23" E a distance of 133.31 feet;
4. THENCE N 42°21'48" E a distance of 85.96 feet;

THENCE the following four (4) courses along the southerly line of Lot 1, Block 1, said Anthem Filing No. 5, Replat "A":

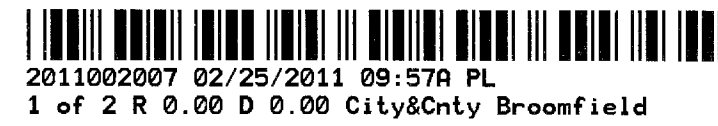
1. THENCE N 89°35'50" E a distance of 461.64 feet;
2. THENCE S 00°09'03" E a distance of 8.22 feet;
3. THENCE S 64°23'05" E a distance of 221.87 feet;
4. THENCE S 14°29'56" E a distance of 173.23 feet;
5. THENCE S 85°49'10" E non-tangent with the following described curve a distance of 33.85 feet:

THENCE the following two (2) courses along the westerly line of Sheridan Parkway, as dedicated by said Preble Creek Filing No. 1:

1. Along the arc of a curve to the right, having a central angle of 44°20'56", a radius of 2723.00 feet, a chord bearing of S 28°21'19" W a distance of 2055.48 feet, and an arc distance of 2107.70 feet;
2. THENCE S 48°31'47" W tangent with the last and following described curves a distance of 1024.31 feet;

THENCE along said Preble Creek Parkway, and along the arc of a curve to the right, having a central angle of 90°00'00", a radius of 30.00 feet, a chord bearing N88°28'13" W a distance of 42.43 feet, and an arc distance of 47.12 feet to the POINT OF BEGINNING.

NORTH PARK FILING NO. 1 contains 6,243,419 square feet, (143.329 Acres), more or less. Has laid out, platted, and subdivided the above described land, under the name and style of NORTH PARK FILING NO. 1.

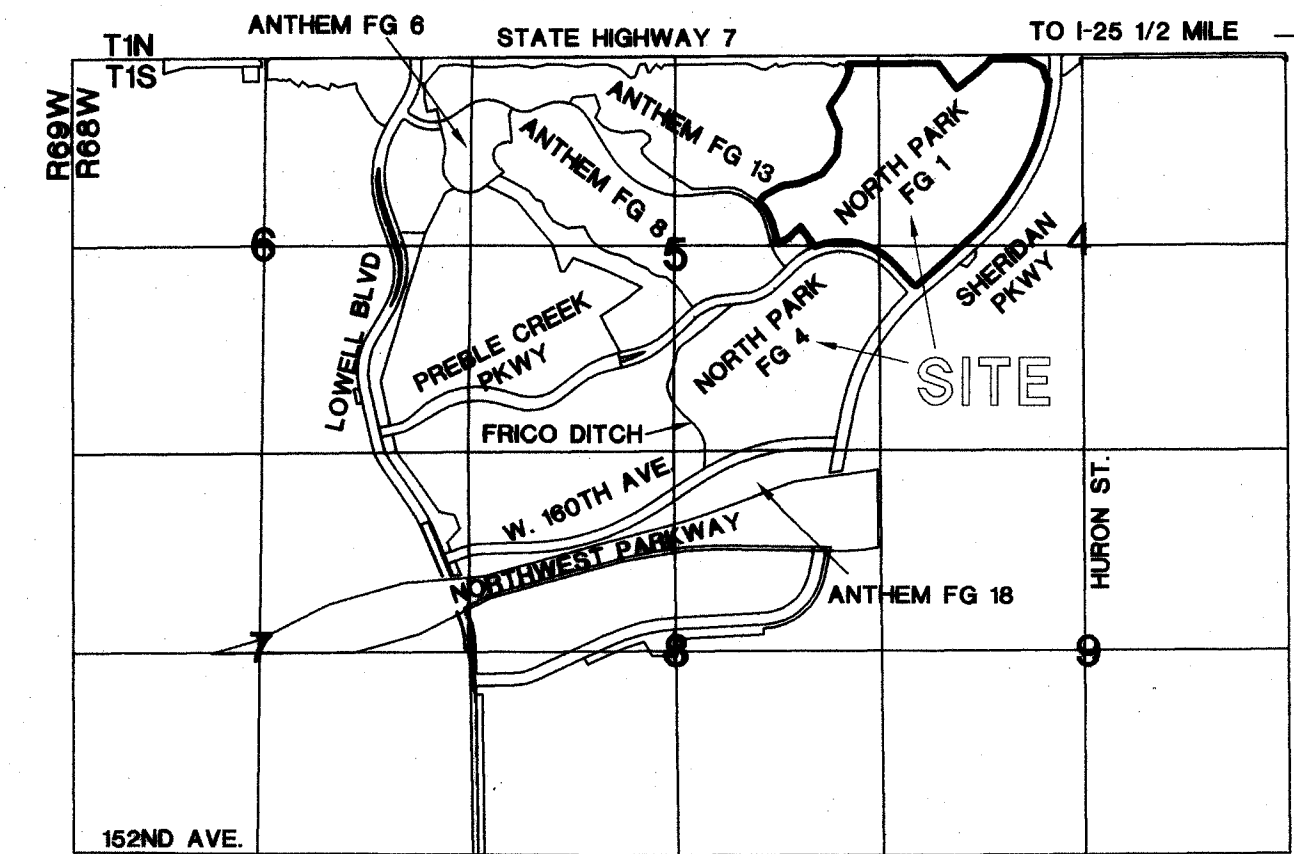


2011092007 02/25/2011 09:57A PL
 1 of 2 R 0.00 D 0.00 City&Cnty Broomfield

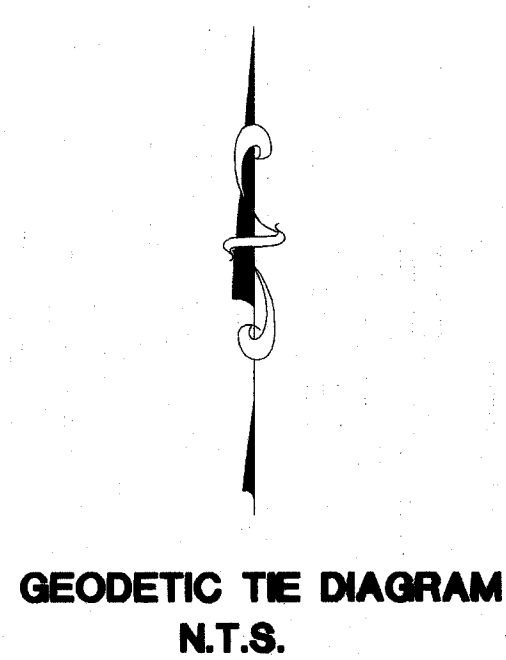
NORTH PARK FILING NO. 1

MINOR SUBDIVISION PLAT

LYING WITHIN THE WEST 1/2 SECTION 4 & THE EAST 1/2 & SECTION 5 T1S, R68W, 6TH P.M. CITY AND COUNTY OF BROOMFIELD, COLORADO



VICINITY MAP
 N.T.S.



GEODETIC TIE DIAGRAM
 N.T.S.

"City of Broomfield GPS #32"
 39°58'44.5598"N
 105°01'51.3919"W
 Modified State Plane
 N=1235911.59
 E=3132336.74
 State Plane Grid
 N=1235560.92
 E=3131448.00

W 1/4 Cor. Sec. 4
 39°59'37.8177"N
 105°00'57.0455"W
 Modified State Plane
 N=1241324.79
 E=3136539.01
 State Plane Grid
 N=1240972.58
 E=3135649.07

"City of Broomfield GPS Lucy"
 40°00'00.3583"N
 105°00'41.2928"W
 Modified State Plane
 N=1243612.94
 E=3137752.76
 State Plane Grid
 N=1243260.09
 E=3136862.48

NE Cor. Lot 1 Block 1
 39°59'58.7818"N
 105°00'30.5231"W
 Modified State Plane
 N=1243458.01
 E=3138591.98
 State Plane Grid
 N=1243105.20
 E=3137701.45

SYMBOL LEGEND

- ◆ Aliquot corner (as described)
- Found/Set #5 rebar with 1 1/2" aluminum cap IS 24942 (unless otherwise noted)
- ▲ Found Monument as described

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 = 0.999716267

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' 00.3583" (N)
 Longitude = 105° 00' 41.2928" (W)
 Ellip. Height = 5240.15 sft
 NAVD 88 Elevation = 5297.00 sft

State Plane coordinates North Zone (501)
 N= 1,243,260.09 sft
 E= 3,136,862.48 sft

Modified State Plane coordinates (Ground)
 N= 1,243,012.94 sft
 E= 3,137,752.76 sft

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

OWNER'S CERTIFICATE

Executed this 10 day of February, 2011

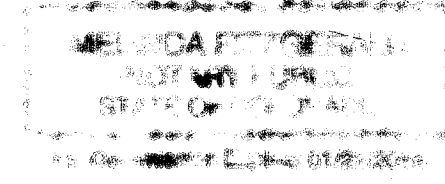
Pulte Home Corporation, a Michigan Corporation
 6400 South Fiddler's Green Circle, Suite 1320
 Greenwood Village, CO 80111

By: *Calvin Moore*
 As: ATTORNEY-IN-FACT

ACKNOWLEDGMENT:

State of Colorado)
 County of Broomfield) ss)
 The foregoing instrument was acknowledged before me this 10 day of February, 2011, by A. Bodary as A.T.F. of PULTE HOME CORPORATION, a Michigan corporation.

Witness my hand and official seal,
 My Commission expires 1/23/2015
 Notary Public *Melinda C. Fitzgerald*



OWNER'S CERTIFICATE

McWhinney CCOB Land Investments, LLC, a Colorado limited liability company

By: McWhinney Real Estate Services, Inc., a Colorado corporation,
 Manager

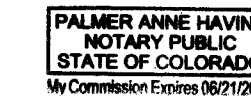
By: *Douglas L Hill*
 Douglas L Hill
 Chief Operating Officer

STATE OF COLORADO)
 COUNTY OF LARIMER) ss)

The foregoing instrument was acknowledged before me this 5th day of January, 2011, by Douglas L. Hill, as Chief Operating Officer of McWhinney Real Estate Services, Inc., a Colorado corporation, as Manager of McWhinney CCOB Land Investments, LLC, a Colorado limited liability company.

Witness my hand and official seal,
 My Commission Expires: June 21, 2013

Palmer Anne Havins
 Notary Public:



APPROVALS

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

By: *Angela D. Lunde*
 City & County Manager

By: *Ken S.*
 Director of Community Development

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 NORTH PARK FILING NO. 1 truly and correctly represents the results of a survey made under my supervision and has been performed in accordance with Colorado State Laws and Regulations.

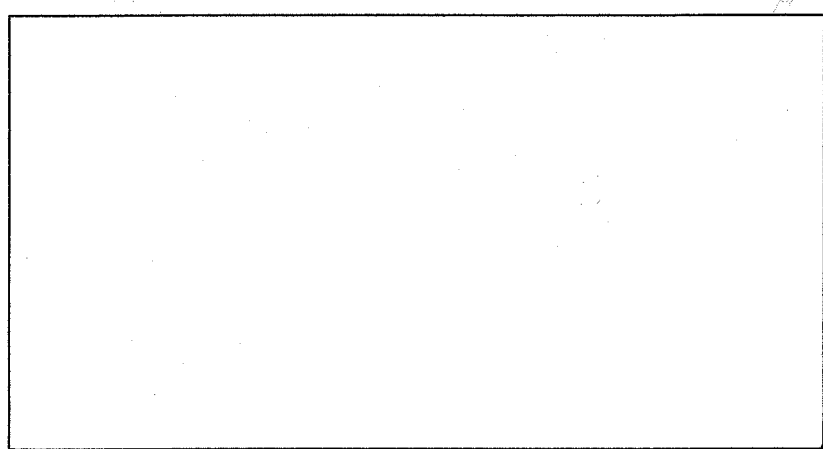
Kenneth W. Carlson
 Kenneth W. Carlson, PLS 4942
 For and on behalf of
 Jacobs Engineering Group, Inc.
 Date: _____



TITLE AND EASEMENT NOTE:

This survey does not constitute a title search by Jacobs Engineering Group to determine ownership or easements of record. For all information regarding easements, Jacobs Engineering Group relied upon Title Commitment No. ABD70244450 dated May 8, 2009 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 hereon are reflected in said title commitment.

REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY



JACOBS
 707 Seventeenth Street, Suite 2500
 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 ENGINEERING GROUP SHALL BE AT THE SOLE RISK OF THE USER.

JACOBS	SIGNATURE	DATE
OWNER	JES	10-03-10
DESIGNED	DGW	10-03-10
CC REVIEW	DGW	10-03-10
APPROVED	KWC	10-03-10
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		
CAD FILE NAME	NPN01REV5.DWG	

NORTH PARK FILING NO. 1	
W. OF SHERIDAN PARKWAY & S. OF S.H. 7	
COUNTY OF BROOMFIELD, COLORADO	
CLIENT PROJECT NO.	
JACOBS PROJECT NO.	072780
SCALE:	AS SHOWN

McWHINNEY

TITLE: SUBDIVISION PLAT LYING WITHIN THE W. 1/2 Sec. 4 & THE E. HALF Sec. 5 T.1S., R.68W., 6TH P.M. CITY AND COUNTY OF BROOMFIELD COLORADO		
REVISION: 5	DRAWING NO.: NPN01REV5.dwg	SHEET NO.: 1 of 2

NORTH PARK FILING NO. 1

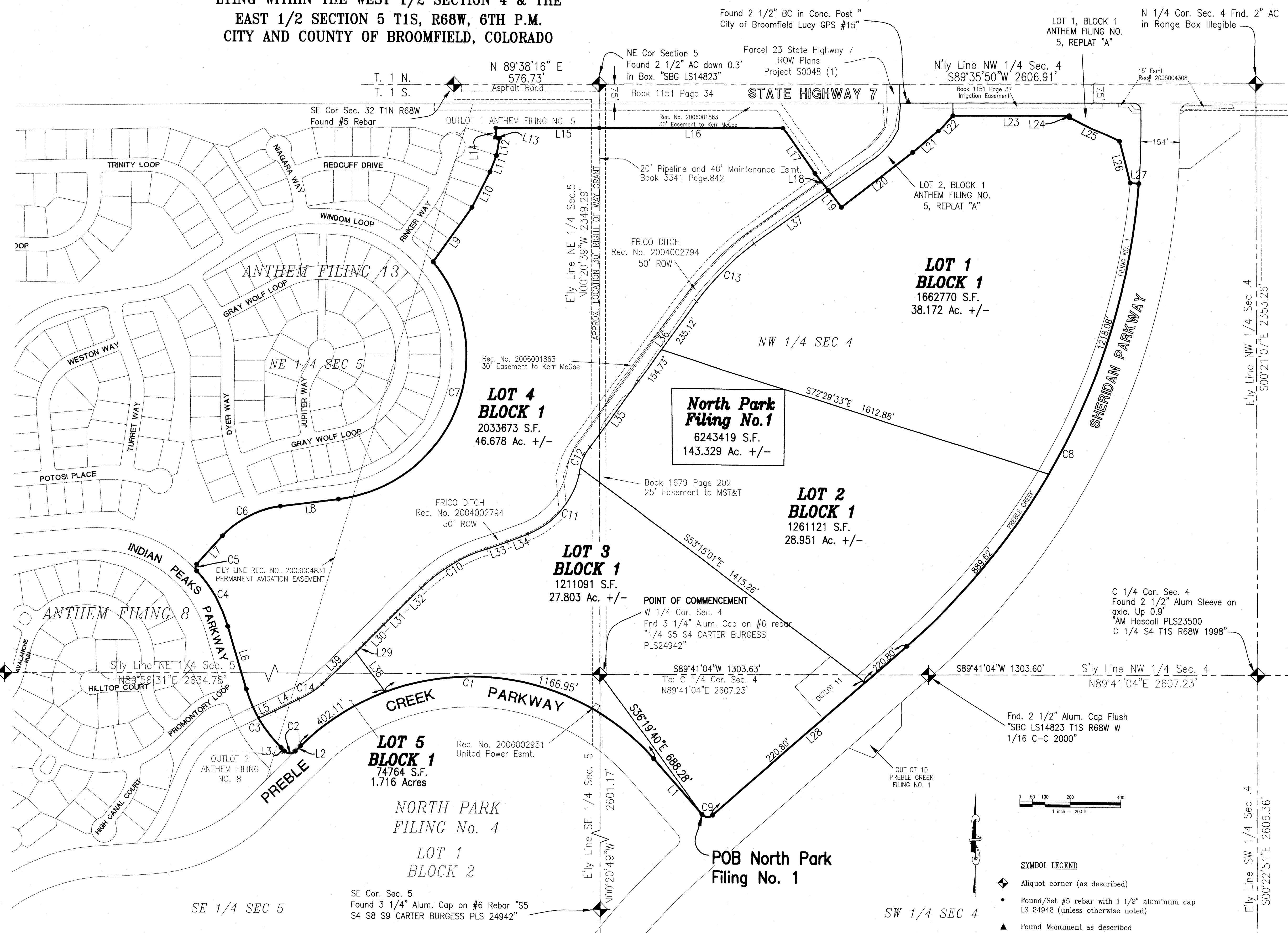
MINOR SUBDIVISION PLAT

LYING WITHIN THE WEST 1/2 SECTION 4 & THE
EAST 1/2 SECTION 5 T1S, R68W, 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, COLORADO

2011062007 02/25/2011 09:576 PL
2 of 2 R 0.00 D 0.00 City&County Broomfield

LINE	LENGTH(ft)	BEARING
L1	291.46	N41°28'13"W
L2	30.71	S45°01'46"W
L3	19.40	N44°58'14"W
L4	104.69	S63°31'56"W
L5	70.58	S65°03'33"W
L6	262.60	N16°32'51"W
L7	151.46	N41°59'48"E
L8	232.44	N82°44'15"E
L9	264.92	N35°09'24"E
L10	158.38	N26°23'52"E
L11	70.10	N21°02'56"E
L12	70.82	N09°14'51"E
L13	14.69	N72°01'10"W
L14	38.65	N00°21'42"W
L15	410.55	N89°38'18"E
L16	730.03	N89°35'50"E
L17	224.45	S34°46'17"E
L18	87.54	S38°13'15"E
L19	83.50	S38°13'15"E
L20	359.20	N51°46'45"E
L21	133.31	N48°50'23"E
L22	85.96	N42°21'48"E
L23	461.64	N89°35'50"E
L24	8.22	S00°09'03"E
L25	221.87	S64°23'05"E
L26	173.23	S14°29'56"E
L27	33.85	S85°49'10"E
L28	1024.31	S48°31'47"W
L29	47.36	N45°52'39"E
L30	109.24	N44°08'32"E
L31	101.93	N44°48'13"E
L32	104.24	N46°28'25"E
L33	87.76	N70°55'12"E
L34	88.21	N68°30'15"E
L35	325.50	N35°49'39"E
L36	389.85	N36°03'00"E
L37	360.87	N54°10'01"E
L38	196.69	N36°42'48"W
L39	184.91	S45°52'39"W

CURVE	DELTA	RADIUS	DIRECTION	CHORD	ARC LENGTH
C1	93°30'00"	961.50	N88°13'13"W	1400.66	1569.06
C2	90°00'00"	30.00	N89°58'14"W	42.43	47.12
C3	28°25'23"	554.50	N30°45'32"W	272.26	275.07
C4	26°32'02"	545.27	N29°48'52"W	250.27	252.52
C5	85°04'41"	20.00	N00°32'33"W	27.04	29.70
C6	40°44'27"	371.50	N62°22'01"E	258.63	264.16
C7	122°27'01"	578.50	N21°30'45"E	1014.13	1236.35
C8	44°20'56"	2723.00	S26°21'19"W	2055.48	2107.70
C9	90°00'00"	30.00	N86°28'13"W	42.43	47.12
C10	27°54'24"	626.12	N58°45'07"E	301.95	304.96
C11	54°33'08"	343.49	N40°03'13"E	314.82	327.04
C12	35°38'33"	189.15	N21°31'43"E	115.78	117.67
C13	16°34'24"	1131.28	N44°41'20"E	326.09	327.23
C14	17°37'41"	363.53	S57°08'43"W	111.41	111.85



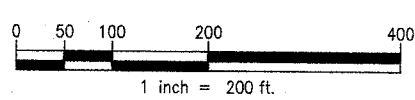
C 1/4 Sec. 5 Fnd. 3 1/4" Alum. Cap On #6 Rebar
"CARTER-BURGESS PLS 24942
C 1/4 SEC 5 T1S R68W"

North Park Filing No. 1
6243419 S.F.
143.329 Ac. +/-

LOT 5 BLOCK 1
74764 S.F.
1.716 Acres

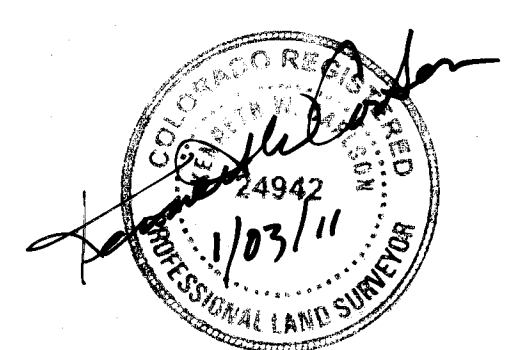
NORTH PARK FILING No. 4
LOT 1 BLOCK 2

POB North Park Filing No. 1



- SYMBOL LEGEND**
- ◆ Aliquot corner (as described)
 - Found/Set #5 rebar with 1 1/2" aluminum cap LS 24942 (unless otherwise noted)
 - ▲ Found Monument as described

REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY



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 ENGINEERING GROUP SHALL BE AT THE SOLE RISK OF THE USER.

JACOBS	SIGNATURE	DATE
DESIGNED	DDH	10-03-10
DESIGNED	DGW	10-03-10
QC REVIEW	DGW	10-03-10
APPROVED	KWC	10-03-10
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		
JOB FILE NAME	NPN01REV5.DWG	

NORTH PARK FILING NO. 1
W. OF SHERIDAN PARKWAY & S. OF S.H. 7
COUNTY OF BROOMFIELD, COLORADO

CLIENT PROJECT NO. _____
JACOBS PROJECT NO. 072780

SCALE: AS SHOWN



SUBDIVISION PLAT LYING WITHIN THE W. 1/2 Sec. 4, & THE E. 1/2 Sec. 5, T1S., R68W., 6TH P.M., CITY AND COUNTY OF BROOMFIELD COLORADO

REVISION: 5 DRAWING NO: NPN01REV5.dwg SHEET NO: 2 of 2