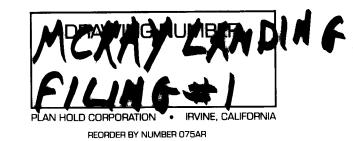
REORDER BY NUMBER 075AF

HOLD CORPORATION • IRVINE, CALIFORNIA



PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

FIK 18 MAP 363

MINOR SUBDIVISION PLAT

MCKAY LANDING FILING NO. 1, REPLAT A

A RESUBDIVISION OF TRACT 3, MCKAY LANDING FILING NO. 1

LOCATED IN A PORTION OF THE EAST ONE-HALF OF SECTION 20, township 1 south, range 68 west of the sixth principal meridian CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

TRACT 3, MCKAY LANDING FILING NO. 1.

CONTAINING 3,937 SQUARE FEET, OR 0.09 ACRES, MORE OR LESS.

SS

OWNER

MCKAY LANDING LLC

BY JAMES CONSTRUCTION CO., INC., MANAGER

2919 VALMONT BOAD, SUITE 204 BOULDER, CO 80334

STATE OF COLORADO

COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF New Control of Ne 2000, BY JAMES G. POSTLE AS PRESIDENT OF JAMES CONSTRUCTION CO., INC., MANAGER OF MCKAY LANDING LLC.

WITNESS MY HAND AND OF

ATTORNEY'S CERTIFICATE

CATHERINE A. HANCE, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORAD CERTIFY THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, ALLEY, TRACT, PUBLIC WAY OR RIGHT-OF-WAY HEREON OWNS THEM IN FEE SIMPLE, FREE AND

CLEAR OF ALL LIENS AND ENCLIMBRANCES.

144TH AVENUE MCKAY LAKE TIS 136TH AVENUE 128TH AVENUE VICINITY MAP

GENERAL NOTES

- 1. NO PORTION OF THIS SITE, MCKAY LANDING FILING NO. 1, REPLAT A, ARE LOCATED WITHIN THE QUAIL CREEK AND MCKAY LAKE FLOOD PLAIN AS DEFINED BY THE FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 08001C0010G, DATED AUGUST 16, 1995.
- 2. BASIS OF BEARINGS: THE EAST LINE OF THE NE 1/4 OF SECTION 20, TIS. R68W, OF THE 6TH P.M., MONUMENTED AT THE EAST 1/4 CORNER OF SAID SECTION BY A 1-1/2" ILLEGIBLE ALUMINUM CAP, AND AT THE NE CORNER BY AN AXEL IN RANGE BOX WITH 2" ALUMINUM CAP ATTACHED STAMPED TIS R68W 17/16/21/S20 1994 LS 23904. SAID LINE KNOWN TO BEAR N 00'00'56" E PER THE ADAMS COUNTY GIS CONTROL NETWORK
- 3. 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.
- 4. THIS PLAT IS TIED TO THE CITY OF BROOMFIELD CONTROL NETWORK AS SHOWN HEREON, SAID CONTROL NETWORK CONFORMS TO THE COLORADO COORDINATE SYSTEM 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
- 5. TRACT Z IS FOR OPEN SPACE LANDSCAPING, DRIVE AISLES, PARKING, AND DRY UTILITIES. TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S

TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

6. 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 HEREIN.

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.

INDEX OF SHEETS

COVER SHEET PLAT EXHIBIT

SHEET 1

SHEET 2

SURVEYOR'S CERTIFICATE:

REGISTERED IN THE STATE OF ADS, PIPELINES, IRRIGATION DITCHES, COLORADO, DO HEREBY CERTIFY THAT OR OTHER EASEMENTS IN EVIDENCE exist on or across the Herein BEFORE DESCRIBED PROPERTY EXC HAVE MADE THE SURVEY BY THIS PLAT. I FURTHER CERTIFY THAT CCURATELY REPRESENTS SAID

MES T. JONES, PROFESSIONAL COLORADO NO. 19606 FOR AND ON BEHALF OF JR ENGINEE 100 27 00 DATE

APPROVALS

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO, THIS THE DAY OF

CERTIFICATE OF CLERK AND RECORDER

MAP RECEPTION # CLERK AND RECORDER

MINOR SUBDIVISION REPLAT MCKAY LANDING FILING NO. 1, JOB NO. 4247.00 DATE: NOVEMBER 30, 2000 SHEET 1 OF 2

Engineering, Ltd. 6020 Greenwood Plaza Blvd. Englewood, Colorado 80111 Tel. (303) 740-9393 FAX (303) 721-9019

ENGINEERING/PLANNING/SURVEYING

REORDER BY NUMBER 075AR

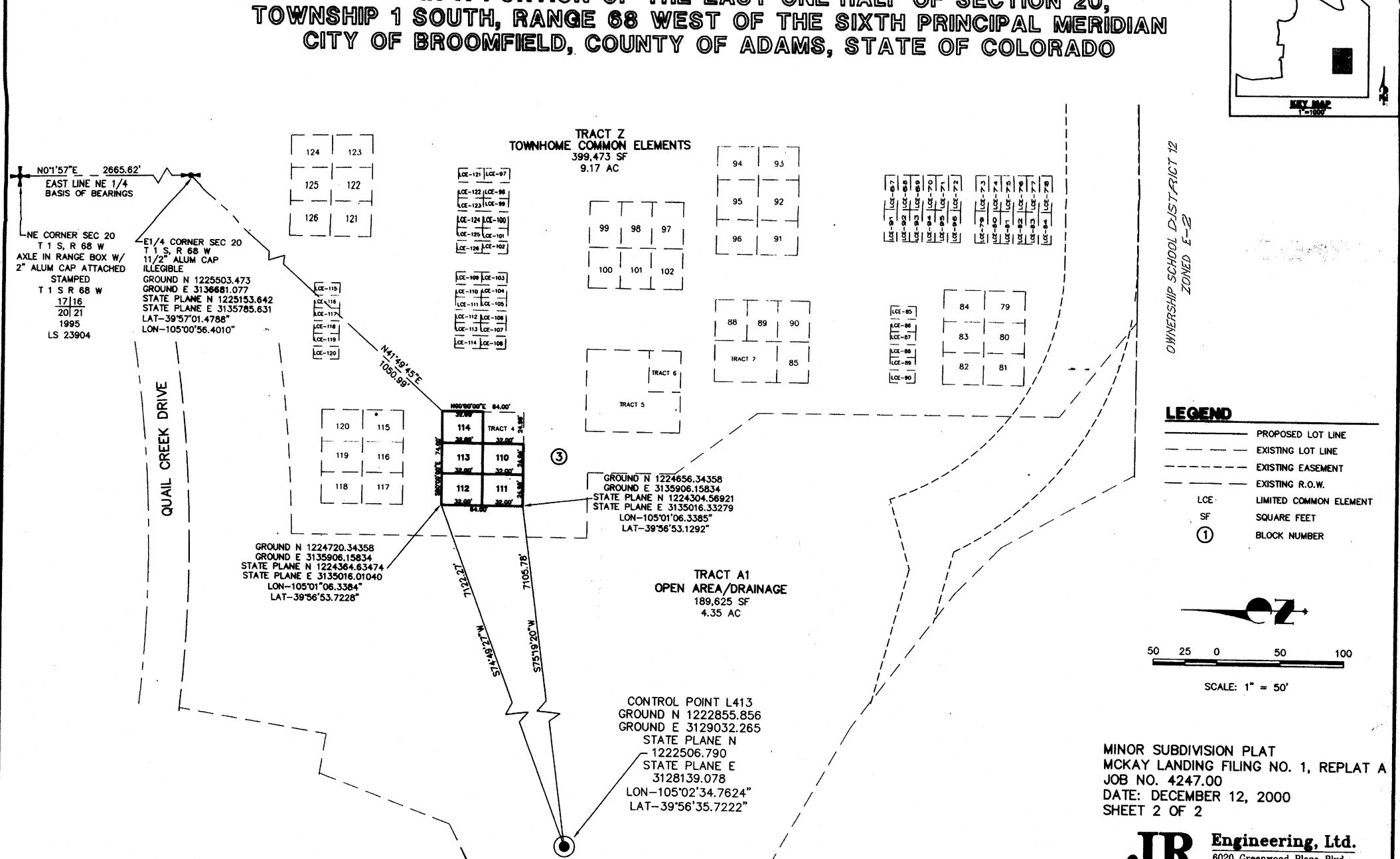


PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

FIR BMAP 363

MINOR SUBDIVISION PLAT MCKAY LANDING FILING NO. 1, REPLAT A

A RESUBDIVISION OF TRACT 3, MCKAY LANDING FILING NO. 1 Located in a portion of the east one-half of section 20,



6020 Greenwood Plaza Blvd. Englewood, Colorado 80111 Tel. (303) 740-9393 FAX (303) 721-9019