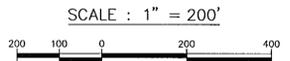


FLATIRON CROSSING SUBDIVISION FILING NO. 1

FINAL PLAT

A SUBDIVISION OF A TRACT OF LAND LOCATED IN THE E1/2 OF SECTION 29, T1S, R69W OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO
 AREA = 173.854 ACRES, MORE OR LESS



LEGEND

--- EXISTING FENCE

ACKNOWLEDGEMENT

STATE OF Arizona)
 COUNTY OF Maricopa) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GILBERT W. CHESTER AS General Partner OF WESTCOR REALTY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AS GENERAL PARTNER OF THE WESTCOR COMPANY II LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, SOLE MEMBER OF TWO II BROOMFIELD HOLDING, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THIS 11 DAY OF September, A.D., 1998.

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES 3/11/2002
Shantelle Harding
 NOTARY PUBLIC

APPROVALS

LAND USE REVIEW COMMISSION CERTIFICATE
 THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 13 DAY OF July, 1998.
John Malone CHAIRMAN
Kristen Handwood SECRETARY

CITY COUNCIL CERTIFICATE
 THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THIS 22 DAY OF July, 1998.
William M. Burns MAYOR
Ueli Amis CITY CLERK

ATTORNEY'S CERTIFICATE
 I, AN ATTORNEY AT LAW LICENSED IN THE STATE OF COLORADO, CERTIFY THAT THE OWNER AND SUBDIVIDER DESCRIBED IN ANY STREET, EASEMENT, OR RIGHT OF WAY HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

SURVEYOR'S CERTIFICATE
 I, WILLIAM K. WRIGHT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "FLATIRON CROSSING SUBDIVISION FILING NO. 1" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.
William K. Wright
 8/13/98

OWNER AND SUBDIVIDER
 TWO II BROOMFIELD HOLDING, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
 BY: *Gilbert W. Chester*
 GILBERT W. CHESTER
 1411 N. TATUM BLVD.
 PHOENIX, AZ 85028

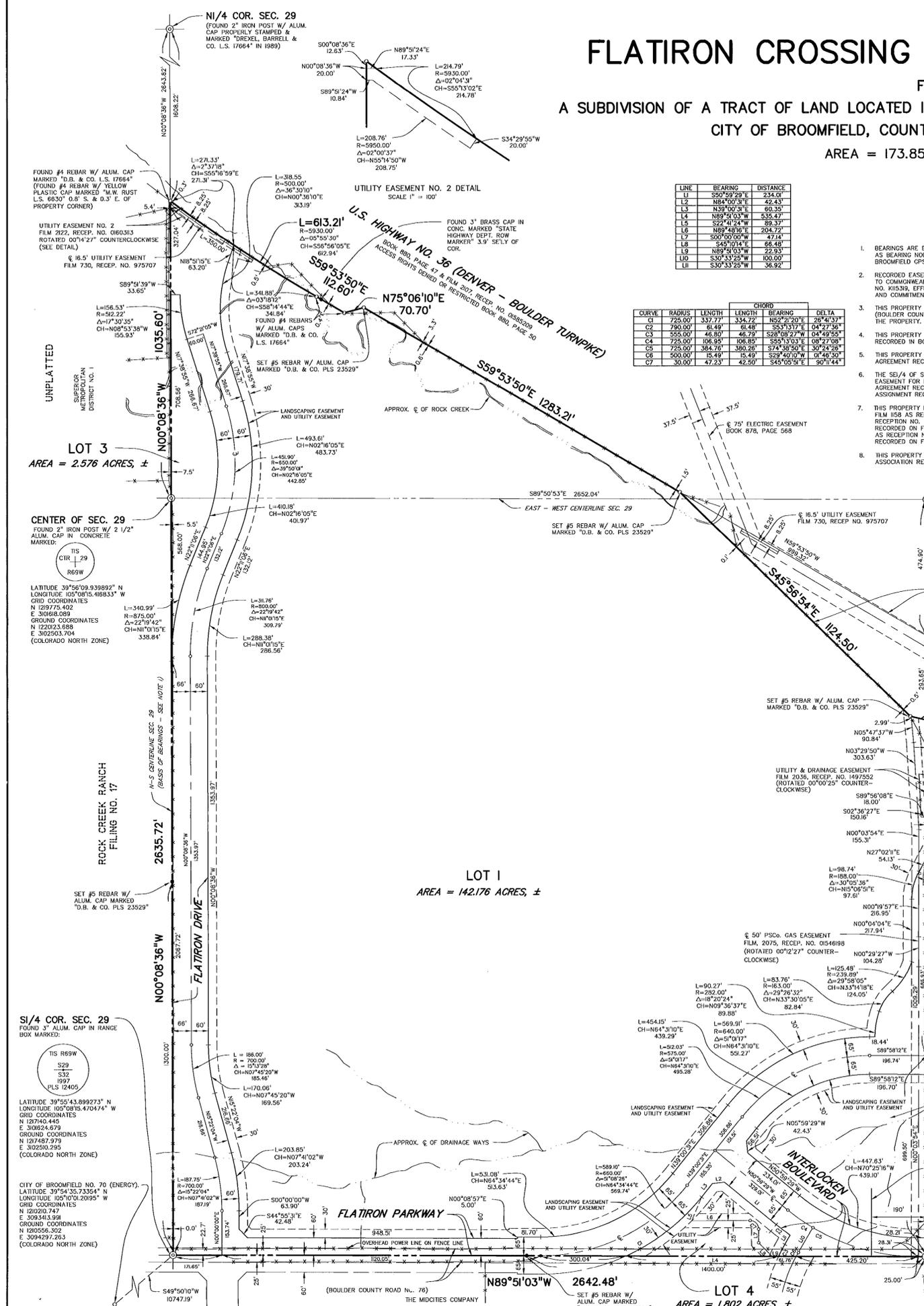
CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF BOULDER) SS
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 9:15 O'CLOCK A.M., THIS 8 DAY OF DECEMBER, A.D., 1998, AND IS RECORDED IN PLAN FILE P-46-F-3 #1, RECEPTION NO. 1879572
 FEES \$11.00 PAID.

BY: *Charlotte Houston*
 CHARLOTTE HOUSTON
 CLERK AND RECORDER
 BY: *Carol Jacobson*
 CAROL JACOBSON
 DEPUTY

LINE	BEARING	DISTANCE
L1	S50°59'29"E	234.01
L2	N84°03'31"E	42.43
L3	N39°00'31"E	60.35
L4	N89°51'03"W	535.47
L5	S24°42'24"W	89.37
L6	N89°48'16"E	204.72
L7	S00°00'00"W	471.4
L8	S49°04'14"E	68.48
L9	N89°51'03"W	22.93
L10	S30°33'29"W	100.00
L11	S30°33'29"W	36.92

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	725.00'	337.77'	334.72'	N52°29'20"E	28°43'31"
C2	790.00'	61.49'	61.48'	S53°31'17"E	04°27'36"
C3	555.00'	46.89'	46.79'	S28°08'27"W	04°49'55"
C4	725.00'	198.89'	198.82'	S55°13'03"E	08°27'08"
C5	725.00'	384.70'	380.28'	S74°38'50"E	30°24'28"
C6	500.00'	15.49'	15.49'	S29°40'10"W	04°45'50"
C7	30.00'	47.23'	42.60'	S45°09'51"E	50°14'44"

- ### NOTES
- BEARINGS ARE BASED ON THE NORTH-SOUTH CENTERLINE OF SECTION 29 AS BEARING N00°08'36"W AS CALCULATED FROM THE BROOMFIELD GPS MONUMENTATION MAP (ASSUMED MERIDIAN)
 - RECORDED EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN ACCORDING TO COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. 815319, EFFECTIVE DATE: JANUARY 27, 1998 AND COMMITMENT NO. 106552, EFFECTIVE DATE: APRIL 5, 1996.
 - THIS PROPERTY IS SUBJECT TO A RIGHT-OF-WAY FOR COALTON ROAD (BOULDER COUNTY ROAD NO. 76) ACROSS THE SOUTHERLY PORTION OF THE PROPERTY.
 - THIS PROPERTY IS SUBJECT TO THE RESERVATIONS IN THE DEED RECORDED IN BOOK 157 AT PAGE 46.
 - THIS PROPERTY IS SUBJECT TO TERMS AND CONDITIONS IN THE AGREEMENT RECORDED IN BOOK 718 AT PAGE 25.
 - THE SE1/4 OF SECTION 29 IS SUBJECT TO A RIGHT-OF-WAY AND EASEMENT FOR NATURAL GAS PIPELINES AS DISCLOSED IN LICENSE AGREEMENT RECORDED ON FILM 1297 AS RECEPTION NO. 12280 AND ASSIGNMENT RECORDED ON FILM 872 AS RECEPTION NO. 122807.
 - THIS PROPERTY IS SUBJECT TO THE OIL AND GAS LEASE RECORDED ON FILM 158 AS RECEPTION NO. 438395 AS CORRECTED ON FILM 159 AS RECEPTION NO. 439800 AND AFFIDAVITS OF LEASE EXTENSION RECORDED ON FILM 1297 AS RECEPTION NO. 122809 AND ON FILM 2065 AS RECEPTION NO. 1533708 AND NON-DISTURBANCE AGREEMENT RECORDED ON FILM 2121 AS RECEPTION NO. 160999.
 - THIS PROPERTY IS SUBJECT TO THE NOTICE BY UNION RURAL ELECTRIC ASSOCIATION RECORDED ON FILM 1184 AS RECEPTION NO. 488375.



NI/4 COR. SEC. 29
 (FOUND 2" IRON POST W/ ALUM. CAP PROPERLY STAMPED & MARKED "DREXEL, BARRELL & CO. L.S. 17664" IN 1989)

FOUND #4 REBAR W/ ALUM. CAP MARKED "D.B. & CO. L.S. 17664" (FOUND #4 REBAR W/ YELLOW PLASTIC CAP MARKED "M.W. RUST L.S. 6630" 0.8' S. & 0.3' E. OF PROPERTY CORNER)

UTILITY EASEMENT NO. 2
 FILM 2122, RECEPT. NO. 0160513
 ROTATED 00°14'21" COUNTERCLOCKWISE (SEE DETAIL)

LANDSCAPING EASEMENT AND UTILITY EASEMENT

LANDSCAPING EASEMENT AND UTILITY EASEMENT

LOT 3
 AREA = 2.576 ACRES, ±

CENTER OF SEC. 29
 FOUND 2" IRON POST W/ 2 1/2" ALUM. CAP IN CONCRETE MARKED:

LATITUDE 39°56'09.938892" N
 LONGITUDE 105°08'15.416833" W
 GRID COORDINATES
 N 129775.402
 E 30168.089
 GROUND COORDINATES
 N 122023.688
 E 302593.704
 (COLORADO NORTH ZONE)

ROCK CREEK RANCH FILING NO. 17

SI/4 COR. SEC. 29
 FOUND 3" ALUM. CAP IN RANGE BOX MARKED:

LATITUDE 39°55'43.899273" N
 LONGITUDE 105°08'15.470474" W
 GRID COORDINATES
 N 127140.445
 E 308254.678
 GROUND COORDINATES
 N 127487.979
 E 302593.795
 (COLORADO NORTH ZONE)

CITY OF BROOMFIELD NO. 70 (ENERGY)
 LATITUDE 39°54'35.23554" N
 LONGITUDE 105°07'01.20955" W
 GRID COORDINATES
 N 129200.747
 E 309343.999
 GROUND COORDINATES
 N 121056.302
 E 309429.263
 (COLORADO NORTH ZONE)

SE COR. SEC. 29
 FOUND 2" ALUM. CAP MARKED:

LATITUDE 39°55'43.899273" N
 LONGITUDE 105°08'15.470474" W
 GRID COORDINATES
 N 127140.445
 E 308254.678
 GROUND COORDINATES
 N 127487.979
 E 302593.795
 (COLORADO NORTH ZONE)

LOT 1
 AREA = 142.176 ACRES, ±

LOT 2
 AREA = 6.124 ACRES, ±

LOT 3
 AREA = 2.576 ACRES, ±

LOT 4
 AREA = 1.802 ACRES, ±

E1/4 COR. SEC. 29
 T1S, R69W OF THE
 6TH P.M.
 (FOUND 2" IRON POST W/ 2 1/2" ALUM. CAP IN MOUND OF STONES MARKED:
 IN 1989)

TO CITY OF BROOMFIELD
 FILM 2036, RECEPT. NO. 1497553
 (ROTATED 00°00'25" COUNTER-CLOCKWISE)

CITY OF BROOMFIELD FC-1
 LATITUDE 39°56'03.822558" N
 LONGITUDE 105°07'39.336894" W
 GROUND COORDINATES
 N 129516.171
 E 305337.470
 (COLORADO NORTH ZONE)

TRUE POINT OF BEGINNING
 SET #5 REBAR W/ ALUM. CAP MARKED "D.B. & CO. PLS 23529"

UTILITY & DRAINAGE EASEMENT
 FILM 2036, RECEPT. NO. 1497552
 (ROTATED 00°00'25" COUNTER-CLOCKWISE)

LANDSCAPING EASEMENT AND UTILITY EASEMENT

LANDSCAPING EASEMENT AND UTILITY EASEMENT