

# FLATIRON MARKETPLACE FILING NO. 1 REPLAT A

## A MINOR SUBDIVISION OF A LOTS 7, 14, 15, 16, AND 17, FLATIRON MARKETPLACE FILING NO. 1 LOCATED IN THE S1/2 OF SECTION 28, T1S, R69W OF THE 6TH P.M. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

### SHEET 1 OF 1

Recorded 3/8/2002  
Reception No. 2002003121

#### LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, KDC-BROOMFIELD, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SEARS, ROEBUCK AND COMPANY, A NEW YORK CORPORATION, BEING THE OWNERS OF:

A PARCEL OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BROOMFIELD, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 7, 14, 15, 16, AND 17 FLATIRON MARKETPLACE FILING NO. 1, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "FLATIRON MARKETPLACE SUBDIVISION FILING NO. 1" REPLAT A.

IN WITNESS WHEREOF, KDC-BROOMFIELD, LLC, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 1 DAY OF MARCH, A.D., 2002.

#### OWNERS AND SUBDIVIDERS

LOTS 1, 3, 4, AND 5

LOT 2

KDC-BROOMFIELD, LLC, A DELAWARE LIMITED LIABILITY COMPANY

SEARS, ROEBUCK AND COMPANY, A NEW YORK CORPORATION

BY: KDC-OC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER

BY: KOLL DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL MANAGER

BY: Mark W. Meijer  
NAME: MARK W. MEIJER  
TITLE: VICE PRESIDENT

BY: Charles W. May II  
NAME: Charles W. May II  
TITLE: REAL ESTATE DIRECTOR

#### ACKNOWLEDGMENT

LOTS 1, 3, 4, AND 5

COUNTY OF Arapahoe  
STATE OF Colorado

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY AS Mark W. Meijer OF KOLL DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS GENERAL MANAGER OF KDC-OC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MEMBER OF KDC-BROOMFIELD, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THIS 5 DAY OF February, A.D., 2002.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 4/24/04

Christina A. Trosky  
NOTARY PUBLIC

COUNTY OF Cook  
STATE OF Illinois

LOT 2

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Charles W. May II AS Charles W. May II OF BROOMFIELD METROPOLITAN DISTRICT NO. 1, THIS 1 DAY OF MARCH, A.D., 2002.

WITNESS MY HAND AND OFFICIAL SEAL.

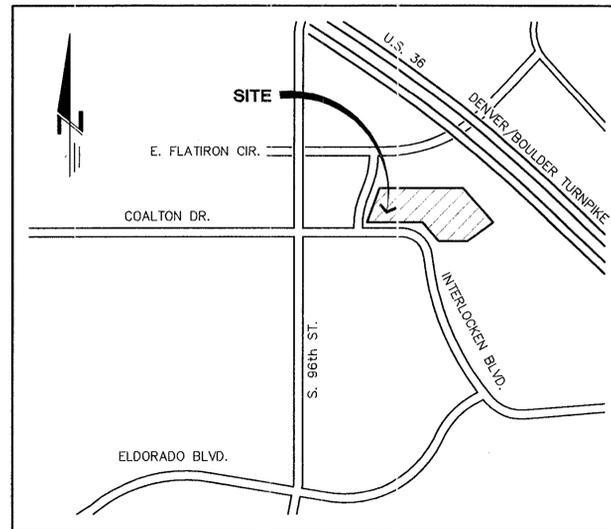
MY COMMISSION EXPIRES

Denise Larson  
NOTARY PUBLIC

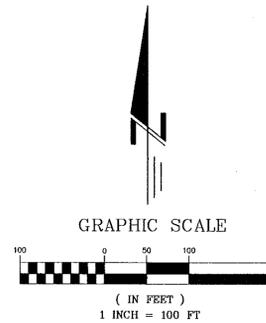
OFFICIAL SEAL  
SONIA LARSEN  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 8/1/2005

NUMBER	DIRECTION	DISTANCE
L1	N 00°41'13" W	20.00'
L2	S 89°18'47" W	4.70'
L3	N 00°41'13" W	11.00'
L4	S 89°18'47" W	33.87'
L5	S 00°41'13" E	11.00'
L6	S 89°18'47" W	4.70'
L7	S 00°41'13" E	20.00'
L8	N 26°22'57" E	47.35'
L9	N 44°02'59" W	41.91'
L10	S 00°04'04" W	40.00'
L11	N 00°04'04" E	40.00'
L12	S 00°41'12" E	0.50'

NUMBER	DELTA	RADIUS	LENGTH	CHORD DIRECTION	DISTANCE
C1	34°10'12"	243.37'	145.14'	N 22°15'37" E	143.00'
C2	05°00'32"	1980.47'	173.14'	N 37°19'07" E	173.08'
C3	09°46'01"	561.32'	95.69'	N 31°57'10" E	95.57'
C4	11°19'45"	837.42'	165.58'	N 18°55'39" E	165.31'
C5	02°24'26"	1076.71'	45.24'	N 10°27'12" E	45.23'



VICINITY MAP  
NOT TO SCALE



W 1/4 COR. SEC. 28  
FD. 2 1/2" A.C.  
L.S. 27936

WEST LINE OF SW 1/4 SEC. 28 N. 00°04'02" E. 2635.32'

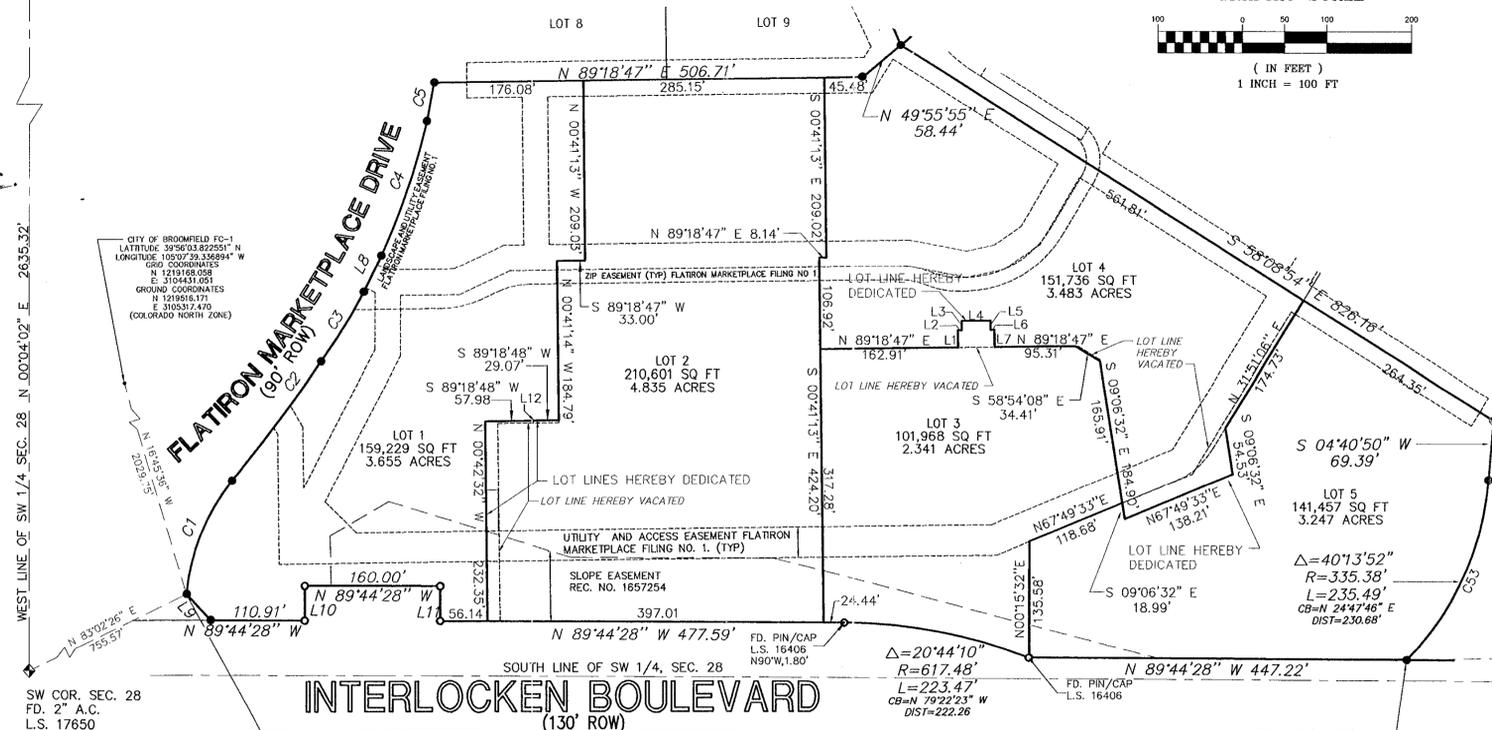
SW COR. SEC. 28  
FD. 2" A.C.  
L.S. 17650

LATITUDE 39°55'44.32856" N  
LONGITUDE 105°07'51.8205" W  
GRID COORDINATES  
N 1217133.566  
E 3104565.399  
GROUND COORDINATES  
N 1217481.029  
E 3105602.769

LATITUDE 39°55'44.347654" N  
LONGITUDE 105°07'51.8205" W  
GRID COORDINATES  
N 1217225.091  
E 3105616.194  
GROUND COORDINATES  
N 1217572.648  
E 3105602.776

#### LEGEND

- SET 24" NO. 5 REBAR WITH YELLOW PLASTIC CAP MARKED CLC INC. LS 24670
- FOUND PIN AND CAP MARKED LS 16406



#### NOTES

- BEARINGS ARE BASED ON THE LINE BETWEEN CITY OF BROOMFIELD GPS CONTROL MONUMENT FC-1 AND CITY OF BROOMFIELD GPS CONTROL MONUMENT GPS-10 AS BEARING S67°20'16"E, AS PER THE CITY OF BROOMFIELD PUBLISHED COORDINATES (GRID BEARINGS PER COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE) AND MODIFIED STATE PLANE DISTANCE OF 5124.44 FEET.
- TO CONVERT GROUND DISTANCES TO GRID DISTANCES, MULTIPLY GROUND DISTANCES BY 0.99971455.
- RECORDED EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN ACCORDING TO NORTH AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. CM 87211-A, EFFECTIVE DATE SEPTEMBER 01, 1999.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C, 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.
- 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 HEREON.

REVISED 02-05-02 NEW LOT CONFIGURATION

### FLATIRON MARKETPLACE FILING NO. 1 REPLAT A

CLC Associates Inc.

8480 E. Orchard Road  
Suite 2000  
Greenwood Village, Colorado 80111  
(303) 770-5600  
FAX (303) 770-2349

Planning/Engineering/Land Surveying  
Landscape Architecture/Architecture

DRW BY: G.D.  
DATE: 01-10-02  
JOB No. 98-201

CITY OF BROOMFIELD GPS-10  
LATITUDE 39°55'44.11528" N  
LONGITUDE 105°07'51.75997" W  
GRID COORDINATES  
N 1217134.531  
E 3104565.027  
GROUND COORDINATES  
N 1217481.135  
E 3105598.692  
(COLORADO NORTH ZONE)

M:\PROJECTS\98-201\SURVEY\REPLAT\REPLAT020502.dwg, 03/05/02 07:10:49 AM, STEVE CLC