LEGAL DESCRIPTION AND DEDICATION:

DISTANCE OF 22.72 FEET) TO THE POINT OF BEGINNING.

FEET AND THE POINT OF BEGINNING:

TO THE POINT OF BEGINNING;

TRACT C:

TRACT D:

FILING NO. 2.

BY THESE PRESENTS: THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCELS OF LAND:

P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE NORTH 89'34'24" EAST, A DISTANCE OF 2636.94 FEET

ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE CENTER QUARTER CORNER OF SAID SECTION

21; THENCE SOUTH 00°00'55" WEST, A DISTANCE OF 2239.02 FEET ALONG THE N-S CENTER SECTION LINE OF SAID SECTION 21

THENCE ALONG SAID N-S CENTER SECTION LINE SOUTH 00°00'55" WEST, A DISTANCE OF 45.56 FEET TO A POINT FROM WHICH

A CURVE TO THE RIGHT, SAID CURVE BEING ALONG THE EASTERLY LINE OF A RAILROAD RIGHT-OF-WAY RECORDED IN THE COUNTY OF BOULDER, IN BOOK 296, PAGE 481 DATED JANUARY 28, 1908, HAVING A RADIUS OF 730.00 FEET, A CENTRAL ANGLE

THENCE CONTINUING PARALLEL ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1955.00 FEET, A CENTRAL ANGLE OF

THE SOUTH QUARTER CORNER OF SAID SECTION 21 BEARS SOUTH 00°00'55" WEST, A DISTANCE OF 379.79 FEET; THENCE ALONG

OF 03"26'59" AND AN ARC LENGTH OF 43.95 FEET (WITH A CHORD BEARING OF SOUTH 34"06'30" WEST AND A CHORD DISTANCE

POINT ON A THE NORTH RIGHT-OF-WAY LINE OF CARBON ROAD, SAID POINT BEING 30 FEET NORTH OF THE SOUTH LINE OF THE

SOUTHWEST QUARTER OF SECTION 21; THENCE SOUTH 89°49'00" WEST 30 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF

THE SOUTHWEST QUARTER OF SECTION 21, A DISTANCE OF 23.86 FEET; THENCE ALONG A LINE 25 FEET EAST OF AND PARALLEL

TO THE CENTERLINE OF THE EXISTING RAILROAD NORTH 35°51'53" EAST, A DISTANCE OF 297.96 FEET TO A POINT OF CURVATURE;

04'45'00" AND AN ARC LENGTH OF 162.08 FEET (WITH A CHORD BEARING OF NORTH 33'29'23" EAST AND A CHORD DISTANCE OF 162.03 FEET) TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 710.23 FEET, A CENTRAL

ANGLE OF 01'49'58" AND AN ARC LENGTH OF 22.72 FEET (WITH A CHORD BEARING OF NORTH 30'12'41" EAST AND A CHORD

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH

POINT FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 21 BEARS SOUTH 00°00"55" WEST, A DISTANCE OF 544.45

OF 660.23 FEET, A CENTRAL ANGLE OF 10'53'13" AND AN ARC LENGTH OF 125.45 FEET (WITH A CHORD BEARING OF SOUTH

25°40'17" WEST AND A CHORD DISTANCE OF 125.26 FEET) TO A POINT OF CURVATURE; THENCE CONTINUING PARALLEL ALONG A

CURVE TO THE RIGHT WITH A RADIUS OF 1905.00 FEET, A CENTRAL ANGLE OF 04'45'00" AND AN ARC LENGTH OF 157.93' (WITH A CHORD BEARING OF SOUTH 33'29'23" WEST AND A CHORD DISTANCE OF 157.89 FEET); THENCE CONTINUING SOUTH 35'51'53"

WEST, A DISTANCE OF 334.35 FEET, 25 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF THE EXISTING RAILROAD, TO A

POINT ON THE NORTH RIGHT-OF-WAY LINE OF CARBON ROAD, SAID POINT BEING 30 FEET NORTH OF THE SOUTH LINE OF THE

SOUTHWEST QUARTER OF SECTION 21; THENCE SOUTH 89'49'00" WEST, 30 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF

THE SOUTHWEST QUARTER OF SECTION 21, A DISTANCE OF 37.94 FEET; THENCE NORTH 35'49'59" EAST, A DISTANCE OF 460.26

FEET ALONG THE WESTERLY LINE OF A RAILROAD RIGHT-OF-WAY RECORDED IN THE COUNTY OF BOULDER, IN BOOK 296, PAGE

481 DATED JANUARY 28, 1908 TO A POINT OF CURVATURE; THENCE CONTINUING ON SAID RIGHT-OF-WAY WITH A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 23'58'22" AND AN ARC LENGTH OF 263.59 FEET (WITH A CHORD BEARING OF NORTH

23'50'47" EAST AND A CHORD DISTANCE OF 261.68 FEET) TO THE N-S CENTER SECTION LINE OF SAID SECTION 21; THENCE

NORTH 00°00'55" EAST ALONG THE N-S CENTER SECTION LINE OF SAID SECTION 21, A DISTANCE OF 24.68 FEET TO A POINT

FROM WHICH THE CENTER QUARTER OF SAID SECTION 21 BEARS NORTH 00'00'55" EAST, A DISTANCE OF 1998.41 FEET; THENCE NORTH 89°45'38" EAST. A DISTANCE OF 32.02 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, SAID

CURVE BEING 25 FEET WEST OF THE CENTERLINE OF THE EXISTING RAILROAD, HAVING A RADIUS OF 660.23 FEET, A CENTRAL

DISTANCE OF 125.79 FEET) TO A POINT ON SAID N-S CENTER SECTION LINE OF SECTION 21 FROM WHICH THE SOUTH QUARTER

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE THE OVERLOOK DISTRICT

ANGLE OF 10°56'00" AND AN ARC LENGTH OF 125.99 FEET (WITH A CHORD BEARING SOUTH 14°45'40" WEST AND A CHORD

CORNER OF SAID SECTION 21 BEARS SOUTH 00°00'55" WEST, A DISTANCE OF 544.45 FEET AND THE POINT OF BEGINNING.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE NORTH 89°34'24" EAST, A DISTANCE OF 2636.94 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE CENTER QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 00°00'55" WEST, A DISTANCE OF 2119.92 ALONG THE N-S CENTER SECTION LINE OF SAID SECTION 21 TO A

THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE BEING 25 FEET WEST OF AND PARALLEL TO THE CENTERLINE OF A RAILROAD RIGHT-OF-WAY RECORDED IN THE COUNTY OF BOULDER, IN BOOK 296, PAGE 481 DATED JANUARY 28, 1908, HAVING A RADIUS

P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OF 43.95 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 35°49'59" WEST, A DISTANCE OF 387.56 FEET TO A

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Page: 1 of 2 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield

1. 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD, RUBINO SURVEYING

COORDINATE SYSTEM, NORTH ZONE (0501) NAD 83/92 BEING THE LINE BETWEEN A FOUND 3" CAP

SET IN A CONCRETE SIDEWALK, DENOTED AS FC-1 AND A FOUND GPS CAP, DENOTED AS GPS #10,

WITH A GROUND BEARING SOUTH 67"20'18" EAST, AS SHOWN HEREON AND BEING CONSISTENT WITH

4. ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP NUMBER 0850730078 F, DATED AUGUST 18,

RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. F228565,

3. THE BEARINGS ARE BASED ON THE GRID BEARINGS OF THE COLORADO STATE PLANE

2004, THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE. THE SUBJECT

5. TRACT C IS THE SAME PARCEL AS PARCEL ONE FROM THE ABOVE REFERENCED TITLE

THE BEARINGS ROTATED TO MATCH GRID BEARINGS PER THE CITY OF BROOMFIELD'S GIS

6. TOTAL AREA OF PROPERTY IS 30,861 SQUARE FEET OR 0.7085 ACRES, MORE OR LESS.

GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

COMMITMENT POLICY WITH THE BEARINGS ROTATED TO MATCH GRID BEARINGS PER THE CITY OF

PARCELS TWO, THREE AND FOUR FROM THE ABOVE REFERENCED TITLE COMMITMENT POLICY WITH

7. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS "C 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

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO ON THIS _23' DAY OF ______ 20_12.

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO

14142

HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY

DATE

DEPUTY CITY MANAGER

prepared by:

RUBINO SURVEYING 3312 AIRPORT ROAD

(303) 464-9515

BOULDER, COLORADO 80301

BROOMFIELD'S GIS REQUIREMENTS FOR PLAT SUBMITTAL. TRACT D IS THE SAME PARCEL AS

MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

THE CITY AND COUNTY OF BROOMFIELD GIS STANDARDS.

GENERAL NOTES:

EFFECTIVE AUGUST 4, 2010.

PROPERTY IS IN ZONE X.

APPROVALS:

SURVEYOR'S CERTIFICATE:

REPRESENTS SAID SURVEY.

ROBERT J. RUBINO, PLS 14142

REQUIREMENTS FOR PLAT SUBMITTAL.

THE OVERLOOK DISTRICT FILING NO. 2

A MINOR SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 21, TOWNSHIP 1

SOUTH, RANGE 69 WEST OF THE 6TH P.M. CITY AND COUNTY

OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 2

FLATIRON CROSSING

VICINITY MAP

OWNER'S CERTIFICATE:

STATE OF COLORADO

COUNTY OF DENVER

_ _ _ _

TERRACINA APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: PCI GRIFFIS TERRACINA, LLC,

BY: TERRACINA GRIFFIS, LLC,

ITS MANAGER

ITS SOLE MEMBER

A DELAWARE LIMITED LIABILITY COMPANY,

A COLORADO LIMITED LIABILITY COMPANY,

ITS MANAGING MEMBER

BY: GRIFFIS PREMIUM APARTMENT FUND, LLC,

ITS MANAGING MEMBER

SS.

LLC. AS THE SOLE MEMBER OF TERRACINA APARTMENTS, LLC.

MY COMMISSION EXPIRES: 111511

WITNESS MY HAND AND OFFICIAL SEAL.

A DELAWARE LIMITED LIABILITY COMPANY,

BY: PREMIUM APARTMENT FUND MANAGEMENT, LLC,

A COLORADO LIMITED LIABILITY COMPANY,

BY: GRIFFIS GROUP OF COMPANIES, LLC,

ITS ADMINISTRATIVE MEMBER

GRIFFIS GROUP OF COMPANIES, LLC, AS ADMINISTRATIVE MEMBER OF PREMIUM APARTMENT FUND MANAGEMENT, LLC, AS MANAGING MEMBER OF GRIFFIS PREMIUM APARTMENT FUND, LLC, AS MANAGING MEMBER OF TERRACINA GRIFFIS, LLC, AS MANAGER OF PCI GRIFFIS TERRACINA,

A COLORADO LIMITED LIABILITY COMPANY,

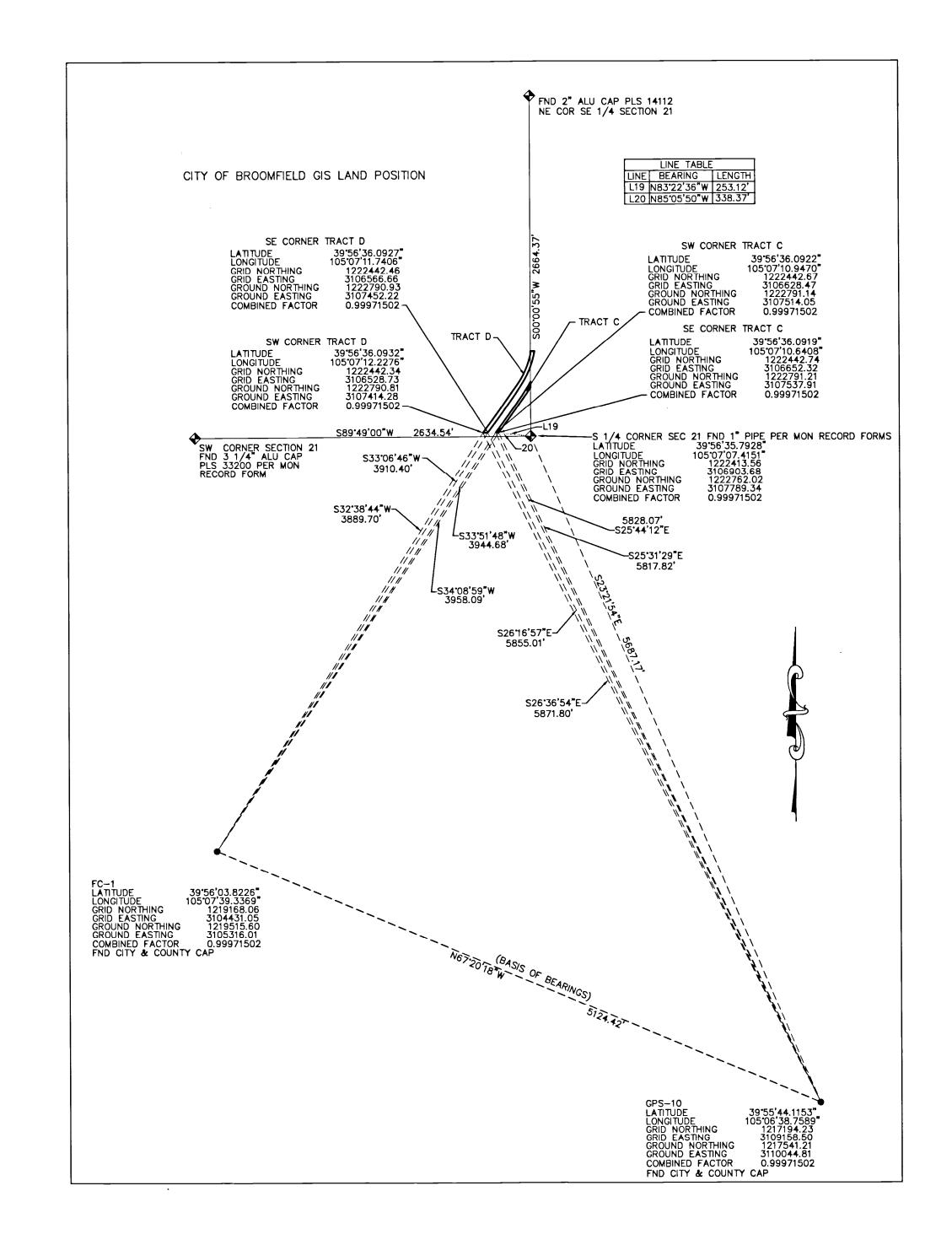
BIRNBAUM, MANAGER

THE OVERLOOK DISTRICT FILING NO. 2

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City and County of Broomfield

A MINOR SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 2 OF 2



NOTE:

BRAINARD DRIVE

1. THE MODIFICATION FACTOR (COMBINED FACTOR) FOR THIS PROJECT IS 0.99971502. IN ORDER TO REDUCE THE MODIFIED STATE PLANE COORDINATES TO STATE PLANE COORDINATES (GRID COORDINATES), THE MODIFIED STATE PLANE COORDINATES ARE TO BE MULTIPLIED BY THE MODIFICATION FACTOR (COMBINED FACTOR) OF 0.99971502.

