

# MIDCITIES FILING NO. 2

FINAL PLAT

BEING A PORTION OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 32  
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY OF BROOMFIELD  
COUNTY OF BOULDER, STATE OF COLORADO

Sheet 1 of 5

## LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF  
A TRACT OF LAND BEING A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1  
SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF  
COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32, AND CONSIDERING  
THE EAST LINE OF SAID NORTHEAST QUARTER TO BEAR SOUTH 00°03'49" WEST, WITH ALL BEARINGS CONTAINED  
HEREIN RELATIVE THERETO, THENCE NORTH 89°51'05" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER,  
A DISTANCE OF 235.00 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AT RECEPTION  
No. 308446 IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER AND THE "POINT OF BEGINNING";  
THENCE SOUTH 00°03'49" WEST, ALONG THE WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED AT RECEPTION  
No. 308446, A DISTANCE OF 879.91 FEET; THENCE SOUTH 71°41'39" EAST, ALONG THE SOUTHERLY LINE OF SAID  
TRACT OF LAND, A DISTANCE OF 246.48 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF FLATIRON  
BOULEVARD; THENCE SOUTH 89°50'33" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 333.90  
FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG THE NORTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF  
SAID FLATIRON BOULEVARD, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 49°15'49",  
A RADIUS OF 370.00 FEET, AN ARC LENGTH OF 318.13 FEET AND A CHORD WHICH BEARS NORTH 65°31'32" WEST,  
A DISTANCE OF 308.42 FEET TO A NON-TANGENT POINT; THENCE NORTH 13°41'09" WEST, A DISTANCE OF 28.17  
FEET TO A POINT OF NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL  
ANGLE OF 08°16'23", A RADIUS 358.00 FEET, AN ARC LENGTH 51.69 FEET AND A CHORD WHICH BEARS NORTH  
32°44'42" WEST, A DISTANCE OF 51.65 FEET TO A NON-TANGENT POINT; THENCE NORTH 12°52'30" WEST, A DISTANCE  
OF 80.19 FEET TO A POINT OF NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING  
A CENTRAL ANGLE 46°14'16", A RADIUS OF 345.00 FEET, AN ARC LENGTH OF 278.42 FEET AND A CHORD WHICH  
BEARS NORTH 07°26'17" EAST, A DISTANCE OF 270.92 FEET; THENCE NORTH 30°33'25" EAST, A DISTANCE OF 362.26  
FEET; THENCE SOUTH 59°26'35" EAST, DISTANCE OF 20.00 FEET; THENCE NORTH 30°33'25" EAST, A DISTANCE OF  
129.38 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE DEPARTING SAID RIGHT  
-OF-WAY LINE, SOUTH 89°51'05" EAST, ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF  
131.81 FEET TO THE "POINT OF BEGINNING", CONTAINING 7.727 ACRES OR 336,594 SQUARE FEET, MORE OR LESS;

TOGETHER WITH THE FOLLOWING TRACT BEING ALSO A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND A  
PART OF THE NORTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE SIXTH  
PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32, AND CONSIDERING  
THE EAST LINE OF SAID NORTHEAST QUARTER TO BEAR SOUTH 00°03'49" WEST, WITH ALL BEARINGS CONTAINED  
HEREIN RELATIVE THERETO, THENCE NORTH 89°51'05" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER,  
A DISTANCE OF 540.73 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FLATIRON BOULEVARD AND THE  
"POINT OF BEGINNING"; THENCE SOUTH 30°33'25" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE  
OF 41.35 FEET; THENCE CONTINUING ALONG THE WESTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF FLATIRON  
BOULEVARD, SOUTH 59°26'35" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 30°33'25" WEST, A DISTANCE OF  
362.26 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE  
OF 43°44'48", A RADIUS OF 455.00 FEET, AN ARC LENGTH OF 347.40 FEET AND A CHORD WHICH BEARS SOUTH  
08°41'01" WEST, A DISTANCE OF 339.03 FEET TO A NON-TANGENT POINT; THENCE SOUTH 26°57'51" EAST, A DISTANCE  
OF 100.20 FEET TO A POINT OF NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING  
A CENTRAL ANGLE OF 09°01'08", A RADIUS OF 442.00 FEET, AN ARC LENGTH OF 69.58 FEET AND A CHORD WHICH  
BEARS SOUTH 30°25'08" EAST, A DISTANCE OF 69.50 FEET TO A NON-TANGENT POINT; THENCE SOUTH 48°41'45"  
EAST, A DISTANCE OF 80.68 FEET TO A POINT OF NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO  
THE LEFT HAVING A CENTRAL ANGLE OF 22°25'50", A RADIUS OF 430.00 FEET, AN ARC LENGTH OF 168.34 FEET,  
AND A CHORD WHICH BEARS SOUTH 56°38'36" EAST A DISTANCE OF 167.27 FEET TO A NON-TANGENT POINT; THENCE  
DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 14°59'40" WEST, ALONG THE NORTHWESTERLY LINE OF LOT 1, MIDCITIES  
SUBDIVISION, FILE NO. 1, A DISTANCE OF 59.06 FEET; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE,  
SOUTH 89°52'09" WEST, A DISTANCE OF 238.24 FEET; THENCE SOUTH 58°36'31" WEST, A DISTANCE OF 274.12 FEET;  
THENCE SOUTH 00°07'51" EAST, A DISTANCE OF 138.46 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE  
NORTHEAST QUARTER OF SAID SECTION 32; THENCE DEPARTING THE NORTHWESTERLY LINE OF SAID LOT 1, SOUTH  
89°52'09" WEST, ALONG SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 1591.30  
FEET; THENCE NORTH 29°55'35" WEST, A DISTANCE OF 433.72 FEET; THENCE NORTH 89°34'11" EAST, A DISTANCE  
OF 32.61 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE  
OF 00°44'09", A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 5.60 FEET AND A CHORD WHICH BEARS NORTH  
89°10'06" EAST, A DISTANCE OF 5.60 FEET TO A NON-TANGENT POINT ON THE WESTERLY LINE OF THAT TRACT OF  
LAND DESCRIBED IN BOOK 1038 AT PAGE 194 SAID BOULDER COUNTY RECORDS; THENCE NORTH 00°55'02" EAST, ALONG  
SAID WESTERLY LINE, A DISTANCE OF 708.57 FEET; THENCE SOUTH 89°51'02" WEST, A DISTANCE OF 186.50 FEET;  
THENCE NORTH 00°55'02" EAST, A DISTANCE OF 364.00 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF  
SAID SECTION 32; THENCE NORTH 89°51'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 284.32 FEET TO THE  
NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 89°51'05" EAST, ALONG  
THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2101.72 FEET TO THE "POINT OF  
BEGINNING", CONTAINING 62.556 ACRES OR 2,724,917 SQUARE FEET, MORE OR LESS.  
CONTAINING A NET AREA OF 70.283 ACRES OR 3,061,511 SQUARE FEET MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "MIDCITIES FILING  
NO. 2" AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE, WEST  
FLATIRON CIRCLE, SUMMIT BOULEVARD AND INTERLOCKEN BOULEVARD, AS SHOWN ON THE PLAT; AND GRANTS TO  
THE CITY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR  
USE BY FRANCHISEES OF THE CITY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

## OWNERS:

COALTON ACRES, LLC,  
a Delaware limited liability company

By: The MidCities Company, LLP, a Colorado  
limited liability partnership, Member

By: MidCities Group, LLLP, a Colorado  
limited liability partnership,  
General Partner

By: MidCities Land Limited Liability  
Company, a Colorado limited liability  
company, General Partner

By: Steven H. Miller  
Steven H. Miller, Manager

By: Kenneth W. Tribbey  
Kenneth W. Tribbey, Manager

By: Coalton Associates, LLC, a Delaware limited  
liability company, Member

By: Alliance Commercial Holdings I, LLC,  
a Colorado limited liability company, Manager

By: Alliance Commercial Partners, LLC,  
a Colorado limited liability company,  
Manager

By: Richard W. Stone  
Richard W. Stone, Manager

By: Sharon K. DeLuca  
Sharon K. DeLuca, DIRECTOR

By: Stephen T. Minnaugh  
Stephen T. Minnaugh, DIRECTOR

MIDCITIES METROPOLITAN DISTRICT No. 1

By: Steven H. Miller  
Steven H. Miller, DIRECTOR

By: Kenneth W. Tribbey  
Kenneth W. Tribbey, DIRECTOR

## NOTARY CERTIFICATE

STATE OF COLORADO )  
COUNTY OF Jefferson ) ss.

SUBSCRIBED and sworn to before me this 24th day of January, 2000, by Steven H. Miller,  
Manager, and Kenneth W. Tribbey, Manager, of MidCities Land Limited Liability Company, General Partner,  
MidCities Group, LLLP, General Partner of The MidCities Company, LLP, Member of Coalton Acres, LLC,

WITNESS my hand and official seal. My commission expires October 31, 2001

Notary Public Marjorie M. Ball



## NOTARY CERTIFICATE

STATE OF COLORADO )  
COUNTY OF Denver ) ss.

SUBSCRIBED and sworn to before me this 24th day of January,  
2000, by Bejan Cued, as Vice President of  
U.S. Bancorp Investments, Inc.

WITNESS my hand and official seal. My commission expires 11-16-02

Notary Public Collette L. Miller

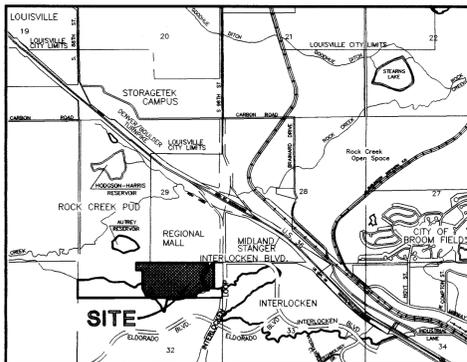


STATE OF COLORADO )  
COUNTY OF Jefferson ) ss.

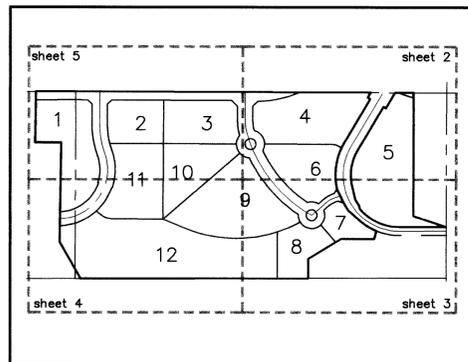
SUBSCRIBED and sworn to before me this 24th day of January,  
2000, by Richard W. Stone, Manager of Alliance Commercial Partners, LLC,  
Manager of Alliance Commercial Holdings I, LLC, Manager of Coalton Associates,  
LLC, as Member of Coalton Acres, LLC.

WITNESS my hand and official seal. My commission expires October 31, 2001

Notary Public Marjorie M. Ball



Vicinity Map  
(N.T.S.)



KEY MAP  
(N.T.S.)

## NOTARY CERTIFICATE

STATE OF COLORADO )  
COUNTY OF Jefferson ) ss.

SUBSCRIBED and sworn to before me this 24th day of January,  
2000, by Richard W. Stone, Manager of Alliance Commercial Partners, LLC,  
Manager of Alliance Commercial Holdings I, LLC, Manager of Coalton Associates  
LLC, Member of Coalton Acres, LLC.

WITNESS my hand and official seal. My commission expires October 31, 2001

Notary Public Marjorie M. Ball



## NOTARY CERTIFICATE

STATE OF COLORADO )  
COUNTY OF Jefferson ) ss.

SUBSCRIBED and sworn to before me this 24th day of January,  
2000, by Steven H. Miller, Richard W. Stone, Kenneth W. Tribbey, Sharon K.  
DeLuca and Stephen T. Minnaugh as Directors of the Midcities Metropolitan  
District No. 1.

WITNESS my hand and official seal. My commission expires October 31, 2001

Notary Public Marjorie M. Ball



## MORTGAGES

U.S. BANCORP INVESTMENTS, INC.,  
a Minnesota corporation

By: [Signature]

Its: VP

COALTON ASSOCIATES, LLC,  
a Delaware limited liability company

By: Alliance Commercial Holdings I, LLC,  
a Colorado limited liability company, Manager

By: Alliance Commercial Partners, LLC,  
a Colorado limited liability company, Manager

By: Richard W. Stone  
Richard W. Stone, Manager

THE MIDCITIES COMPANY, LLP,  
a Colorado limited liability partnership, Member

By: MidCities Group, LLLP,  
a Colorado limited liability partnership,  
General Partner

By: MidCities Land Limited Liability Company, a  
Colorado limited liability company, General  
Partner

By: Steven H. Miller  
Steven H. Miller, Manager

By: Kenneth W. Tribbey  
Kenneth W. Tribbey, Manager

## GENERAL NOTES:

1. THERE ARE 12 BLOCKS WITHIN MIDCITIES FILING No. 2.
2. WEST FLATIRON CIRCLE, SUMMIT BOULEVARD ARE DEDICATED IN FEE SIMPLE TO THE CITY OF BROOMFIELD.
3. ALL LANDS PLATTED HEREBY ARE SUBJECT TO A BLANKET EASEMENT FOR EMERGENCY ACCESS PURPOSES.
4. THOSE MATTERS WHICH PERTAIN TO OWNERSHIP, USE AND MAINTENANCE OF ALL EASEMENTS INDICATED TO HAVE BEEN RECORDED BY SEPARATE DOCUMENT ARE DEFINED THEREIN.
5. TRACT 'A' HAS BEEN ACQUIRED, IN FEE SIMPLE, BY THE MIDCITIES METROPOLITAN DISTRICT No. 1.
6. THE 30' WIDE REGIONAL TRAIL EASEMENT SHOWN HERE IS HEREBY DEDICATED AS A PUBLIC ACCESS EASEMENT TO THE CITY OF BROOMFIELD, TO BE MAINTAINED BY MIDCITIES METROPOLITAN DISTRICT No.1.
7. THOSE EASEMENTS DESIGNATED HEREON AS "ZIP TRANSPORTATION EASEMENTS" ARE HEREBY DEDICATED TO THE CITY OF BROOMFIELD FOR PUBLIC ACCESS, TRAIL AND TRANSPORTATION PURPOSES.
8. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32 BEARING TRUE SOUTH 00°03'49" WEST. SAID LINE IS MONUMENTED AS SHOWN HEREON.
9. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS ORDER C2-1, 1:50,000 AS DESCRIBED IN THE "GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
10. 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.

## SURVEYORS CERTIFICATE

I, DUWAYNE M. PHILLIPS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPE LINES, IRRIGATION DITCHES, OR OTHER EASEMENTS OF RECORD, OR OTHER OWNERSHIPS IN EVIDENCE, OR KNOWN BY ME TO EXIST ON OR ACROSS THE HERE BEFORE DESCRIBED LAND EXCEPT AS SHOWN ON THIS PLAT OF MIDCITIES FILING NO. 2; THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING THE MONTH OF MARCH, 1999 BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 0.01 FEET; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO, DEALING WITH SUBDIVISION AND/OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE BOULDER COUNTY SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 24th DAY OF Jan, 2000

By: Duwayne M. Phillips  
DUWAYNE M. PHILLIPS  
FOR AND ON BEHALF OF  
ROCKY MOUNTAIN CONSULTANTS, INC.



## LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION  
THIS 10 DAY OF January, 2000.

By: John Malow  
CHAIRMAN

By: Kirsten Lunderson  
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 25th DAY OF January, 2000.

By: Donald A. Stovall  
MAYOR

By: Vicki Mays  
CITY CLERK



## CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO ) ss.

COUNTY OF BOULDER )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 3:56 O'CLOCK AM (PM)  
THIS 23rd DAY OF February, 2000, AND IS DULY RECORDED IN PLAN FILE --- MAP ---  
FILM --- AS RECEPTION NUMBER 2023460 P-50 F-2 # 33,34,35,36,37  
FEE \$ 50.00 PAID.

ATTEST:

By: [Signature]  
DEPUTY

By: Charlotte Houston  
RECORDER

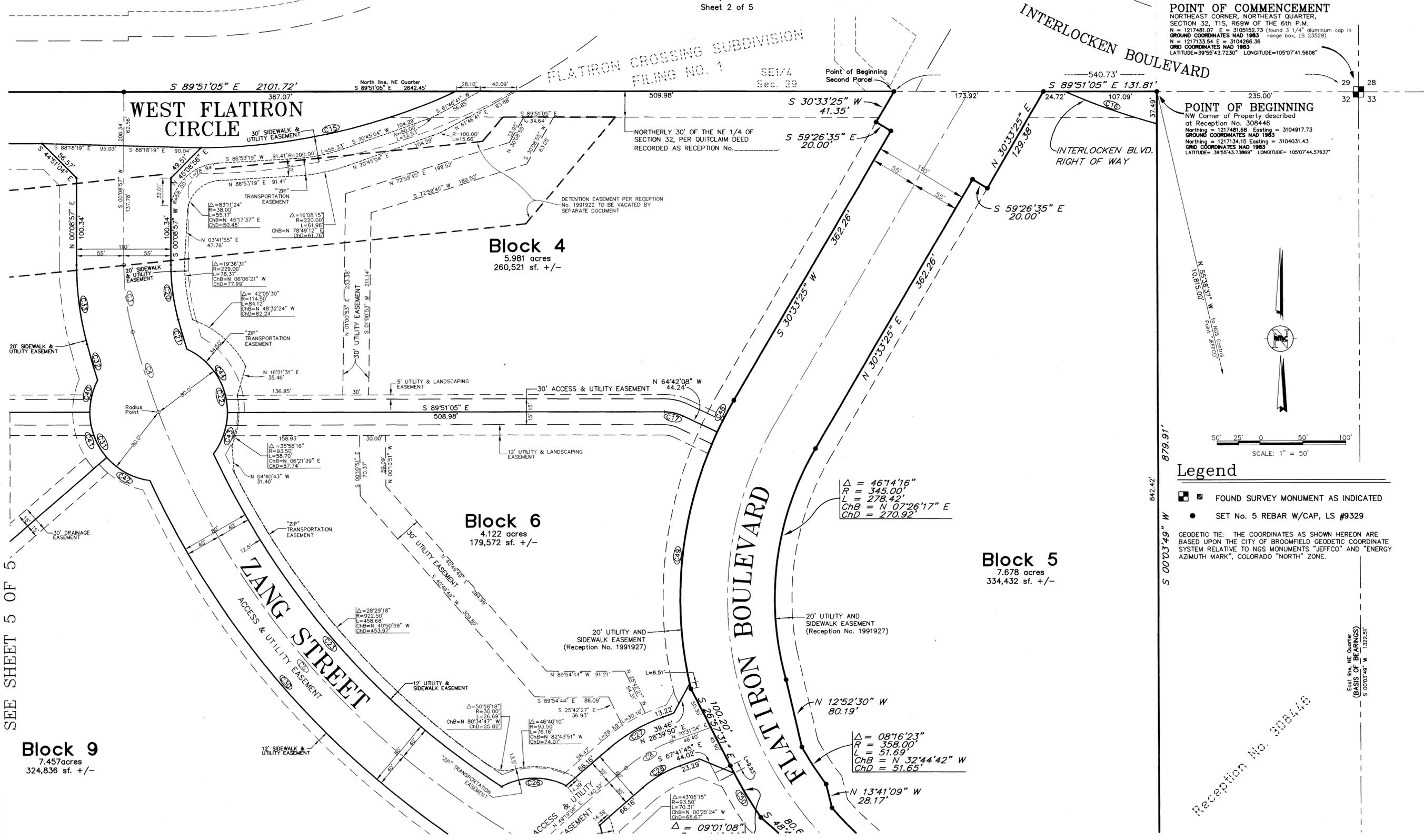
ROCKY MOUNTAIN CONSULTANTS, INC. **RMC**  
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING 8301 E. Prentice Ave.  
Suite 101  
Englewood, CO 80111  
(303) 741-8000  
FAX (303) 741-8100  
Date: 01-21-00 Job No. 2387.008.00

# MIDCITIES FILING NO. 2

FINAL PLAT

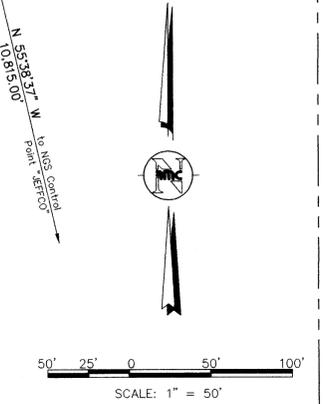
BEING A PORTION OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 32  
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY OF BROOMFIELD  
COUNTY OF BOULDER, STATE OF COLORADO

Sheet 2 of 5



**POINT OF COMMENCEMENT**  
NORTHEAST CORNER, NORTHEAST QUARTER,  
SECTION 32, T1S, R69W OF THE 6th P.M.  
N = 1217481.07 E = 3105152.73 (found 3 1/4" aluminum cap in  
GROUND COORDINATES NAD 1983 range box, LS 23529)  
N = 1217133.54 E = 3104266.36  
GRID COORDINATES NAD 1983  
LATITUDE = 39°55'43.7230" LONGITUDE = 105°07'41.5606"

**POINT OF BEGINNING**  
NW Corner of Property described  
at Reception No. 308446  
Northing = 1217481.68 Easting = 3104917.73  
GROUND COORDINATES NAD 1983  
Northing = 1217134.15 Easting = 3104031.43  
GRID COORDINATES NAD 1983  
LATITUDE = 39°55'43.73669" LONGITUDE = 105°07'44.57637"



**Legend**

- FOUND SURVEY MONUMENT AS INDICATED
- SET No. 5 REBAR W/CAP, LS #9329

GEODETIC TIE: THE COORDINATES AS SHOWN HEREON ARE BASED UPON THE CITY OF BROOMFIELD GEODETIC COORDINATE SYSTEM RELATIVE TO NGS MONUMENTS "JEFFCO" AND "ENERGY AZIMUTH MARK", COLORADO "NORTH" ZONE.

SEE SHEET 5 OF 5

**Block 9**  
7.457 acres  
324,836 sf. +/-

SEE SHEET 3 OF 5

**Rocky Mountain Consultants, Inc. (RMC)**  
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING  
8301 E. Prentice Ave., Suite 101  
Englewood, CO 80111  
(303) 741-6000  
FAX (303) 741-6106

Date: 01-21-00 Job No. 2387.008.00

SEE SHEET 3 OF 5

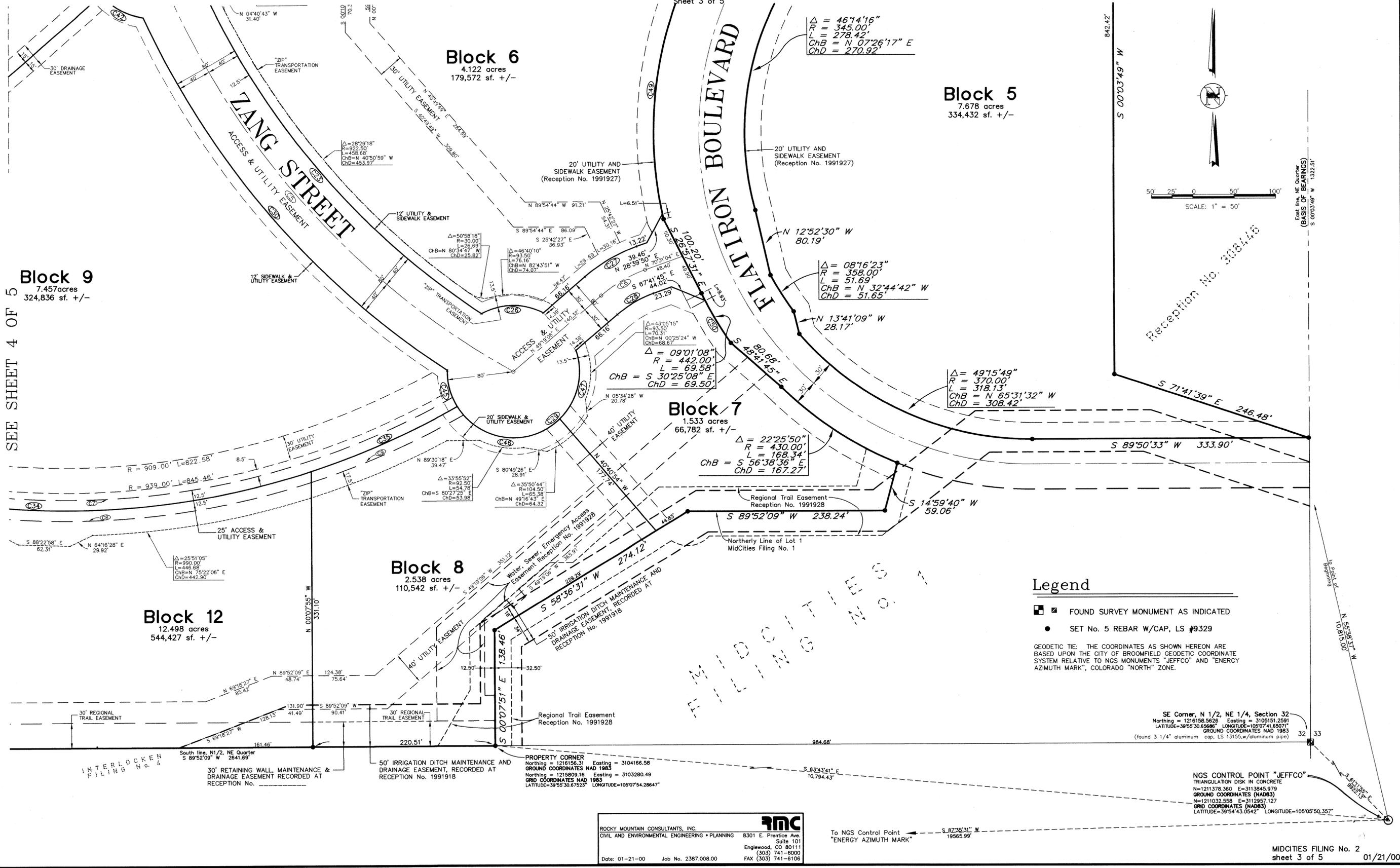
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FINAL PLAT

BEING A PORTION OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 32  
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY OF BROOMFIELD  
COUNTY OF BOULDER, STATE OF COLORADO

SEE SHEET 2 OF 5

Sheet 3 of 5



SEE SHEET 4 OF 5

**Block 9**  
7.457 acres  
324,836 sf. +/-

**Block 6**  
4.122 acres  
179,572 sf. +/-

**Block 5**  
7.678 acres  
334,432 sf. +/-

**Block 7**  
1.533 acres  
66,782 sf. +/-

**Block 8**  
2.538 acres  
110,542 sf. +/-

**Block 12**  
12.498 acres  
544,427 sf. +/-

$\Delta = 46^{\circ}14'16''$   
 $R = 345.00'$   
 $L = 278.42'$   
 $ChB = N 07^{\circ}26'17'' E$   
 $ChD = 270.92'$

$\Delta = 08^{\circ}16'23''$   
 $R = 358.00'$   
 $L = 51.69'$   
 $ChB = N 32^{\circ}44'42'' W$   
 $ChD = 51.65'$

$\Delta = 43^{\circ}05'15''$   
 $R = 93.50'$   
 $L = 70.31'$   
 $ChB = N 00^{\circ}25'24'' W$   
 $\Delta = 09^{\circ}01'08''$   
 $R = 442.00'$   
 $L = 69.58'$   
 $ChB = S 30^{\circ}25'08'' E$   
 $ChD = 69.50'$

$\Delta = 49^{\circ}15'49''$   
 $R = 370.00'$   
 $L = 318.13'$   
 $ChB = N 65^{\circ}31'32'' W$   
 $ChD = 308.42'$

$\Delta = 22^{\circ}25'50''$   
 $R = 430.00'$   
 $L = 168.34'$   
 $ChB = S 56^{\circ}38'36'' E$   
 $ChD = 167.27'$

$\Delta = 25^{\circ}51'05''$   
 $R = 990.00'$   
 $L = 446.68'$   
 $ChB = N 75^{\circ}22'06'' E$   
 $ChD = 442.90'$

$\Delta = 33^{\circ}55'52''$   
 $R = 92.50'$   
 $L = 54.78'$   
 $ChB = S 80^{\circ}27'25'' E$   
 $ChD = 53.98'$

$\Delta = 35^{\circ}50'44''$   
 $R = 104.50'$   
 $L = 65.38'$   
 $ChB = N 49^{\circ}16'43'' E$   
 $ChD = 64.32'$

**Legend**

- FOUND SURVEY MONUMENT AS INDICATED
- SET No. 5 REBAR W/CAP, LS #9329

GEODETIC TIE: THE COORDINATES AS SHOWN HEREON ARE BASED UPON THE CITY OF BROOMFIELD GEODETIC COORDINATE SYSTEM RELATIVE TO NGS MONUMENTS "JEFFCO" AND "ENERGY AZIMUTH MARK", COLORADO "NORTH" ZONE.

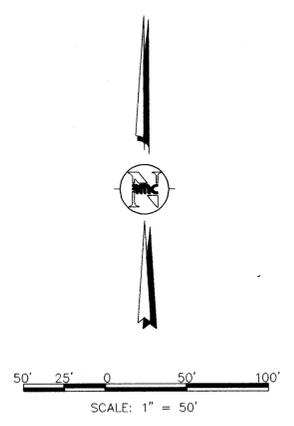
SE Corner, N 1/2, NE 1/4, Section 32  
Northing = 1216158.5626 Easting = 3105151.2591  
LATITUDE = 39°53'30.6586" LONGITUDE = 105°07'41.6507"  
GROUND COORDINATES NAD 1983  
(found 3 1/4" aluminum cap, LS 13155-w/aluminum pipe)

NGS CONTROL POINT "JEFFCO"  
TRIANGULATION DISK IN CONCRETE  
N = 1211378.350 E = 3113845.979  
GROUND COORDINATES (NAD83)  
N = 1211032.558 E = 3112957.127  
GRID COORDINATES (NAD83)  
LATITUDE = 39°54'43.0542" LONGITUDE = 105°05'50.357"

**ROCKY MOUNTAIN CONSULTANTS, INC.**  
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING  
Date: 01-21-00 Job No. 2387.008.00

**rmc**  
8301 E. Prentice Ave., Suite 101  
Englewood, CO 80111  
(303) 741-6000  
FAX (303) 741-6106

To NGS Control Point "ENERGY AZIMUTH MARK"  
S 87°35'31" W  
19565.99'



East line, NE Quarter (BASIS OF BEARINGS)  
S 00°03'49" W  
1322.51'

Reception No. 308446

C:\projects\MIDCITIES\Filing2\Midcity2.dwg Fri, Jan 21, 10:47:06 2000 PLO HEARN

# MIDCITIES FILING NO. 2

## FINAL PLAT

BEING A PORTION OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 32  
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY OF BROOMFIELD  
COUNTY OF BOULDER, STATE OF COLORADO

Sheet 4 of 5

SEE SHEET 5 OF 5

Curve Table (Sheets 2-5)

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	108°23'48"	350.00'	662.16'	S 34°15'42" W	567.73'
C2	20°05'07"	600.00'	210.33'	N 09°53'39" W	209.26'
C3	15°01'07"	300.00'	76.64'	N 07°21'36" W	76.41'
C4	05°44'48"	975.00'	97.79'	S 17°44'33" E	97.75'
C5	40°07'30"	975.00'	682.81'	S 40°40'42" E	668.94'
C6	21°11'58"	167.50'	61.97'	S 59°55'05" W	61.62'
C7	52°14'50"	947.50'	864.01'	S 86°43'57" W	834.39'
C8	40°28'27"	972.50'	686.42'	N 87°21'52" W	672.26'
C9	11°52'04"	972.50'	201.44'	S 66°28'53" W	201.08'
C10	107°56'18"	295.00'	555.74'	N 34°01'57" E	477.13'
C11	109°30'23"	405.00'	774.05'	S 34°49'00" W	661.51'
C12	46°53'32"	150.00'	122.85'	S 66°23'19" E	119.45'
C13	20°05'07"	655.00'	228.61'	N 09°53'39" E	228.44'
C14	20°05'07"	545.00'	191.05'	S 09°53'39" E	190.07'
C15	24°12'41"	725.00'	306.36'	N 77°48'26" E	304.09'
C16	08°14'23"	790.00'	113.61'	N 70°34'00" W	113.51'
C17	23°06'57"	50.00'	21.95'	S 77°16'37" E	21.77'
C18	32°53'00"	45.00'	25.83'	S 57°16'56" E	25.47'
C19	47°34'09"	45.00'	37.36'	S 17°03'22" E	36.30'
C20	15°01'07"	245.00'	84.22'	N 07°21'36" W	84.04'
C21	02°13'54"	920.00'	33.83'	N 15°59'06" W	35.83'
C22	102°46'41"	80.00'	143.51'	S 14°03'44" E	125.02'
C23	31°48'29"	935.00'	519.07'	S 40°40'42" E	512.43'
C24	125°02'14"	45.00'	96.20'	N 78°29'52" W	79.84'
C25	57°44'41"	45.00'	45.35'	N 45°08'55" E	43.46'
C26	55°58'39"	80.00'	78.16'	S 89°18'19" W	75.09'
C27	21°11'58"	197.50'	73.07'	S 59°55'05" W	72.66'
C28	21°11'58"	137.50'	50.87'	N 59°55'05" E	50.59'
C29	199°55'55"	80.00'	279.16'	S 81°18'31" W	157.59'
C30	32°08'54"	1015.00'	569.41'	N 40°40'42" W	561.97'
C31	110°16'01"	80.00'	153.96'	N 27°29'53" W	131.28'
C32	02°25'29"	1030.00'	43.59'	N 16°04'54" W	43.58'
C33	15°01'07"	355.00'	93.05'	N 07°21'36" W	92.79'
C34	40°40'32"	860.00'	681.53'	N 87°28'54" W	667.30'
C35	11°32'39"	860.00'	193.42'	S 66°24'30" W	193.10'
C36	42°29'44"	405.00'	300.38'	S 68°19'19" W	293.54'
C37	67°00'39"	405.00'	473.67'	N 13°34'08" E	447.13'
C38	14°39'30"	545.00'	139.43'	S 07°10'50" E	139.05'
C39	05°25'37"	545.00'	51.62'	S 17°13'23" E	51.60'
C40	27°29'12"	80.00'	38.38'	S 13°53'31" W	38.01'
C41	40°59'21"	80.00'	57.23'	N 20°20'46" W	56.02'
C42	41°47'28"	80.00'	58.35'	S 61°44'10" E	57.07'
C43	37°19'36"	80.00'	52.12'	S 18°39'48" W	51.20'
C44	65°27'05"	80.00'	91.39'	S 32°43'32" E	86.50'
C45	33°01'56"	80.00'	48.11'	S 15°41'18" E	45.48'
C46	102°30'48"	80.00'	143.14'	S 83°00'30" E	124.79'
C47	64°23'33"	80.00'	89.91'	N 13°32'20" E	85.25'
C48	05°15'33"	455.00'	41.77'	S 27°55'38" W	41.75'
C49	37°40'06"	455.00'	299.13'	S 06°27'33" W	293.77'
C50	07°43'53"	442.00'	59.64'	N 31°03'46" W	59.60'

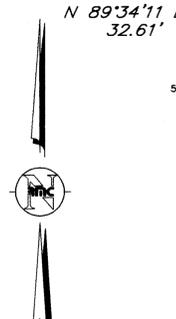
$$\Delta = 00^\circ 48' 09''$$

$$R = 400.00'$$

$$L = 5.60'$$

$$ChB = N 89^\circ 10' 06'' E$$

$$ChD = 5.60'$$



N 1/2, NW 1/4  
SECTION 32  
COALTON ACRES LLC  
UNPLATTED

### Legend

- FOUND SURVEY MONUMENT AS INDICATED
  - SET No. 5 REBAR W/CAP, LS #9329
- GEODETIC TIE: THE COORDINATES AS SHOWN HEREON ARE BASED UPON THE CITY OF BROOMFIELD GEODETIC COORDINATE SYSTEM RELATIVE TO NGS MONUMENTS "JEFFCO" AND "ENERGY AZIMUTH MARK", COLORADO "NORTH" ZONE.

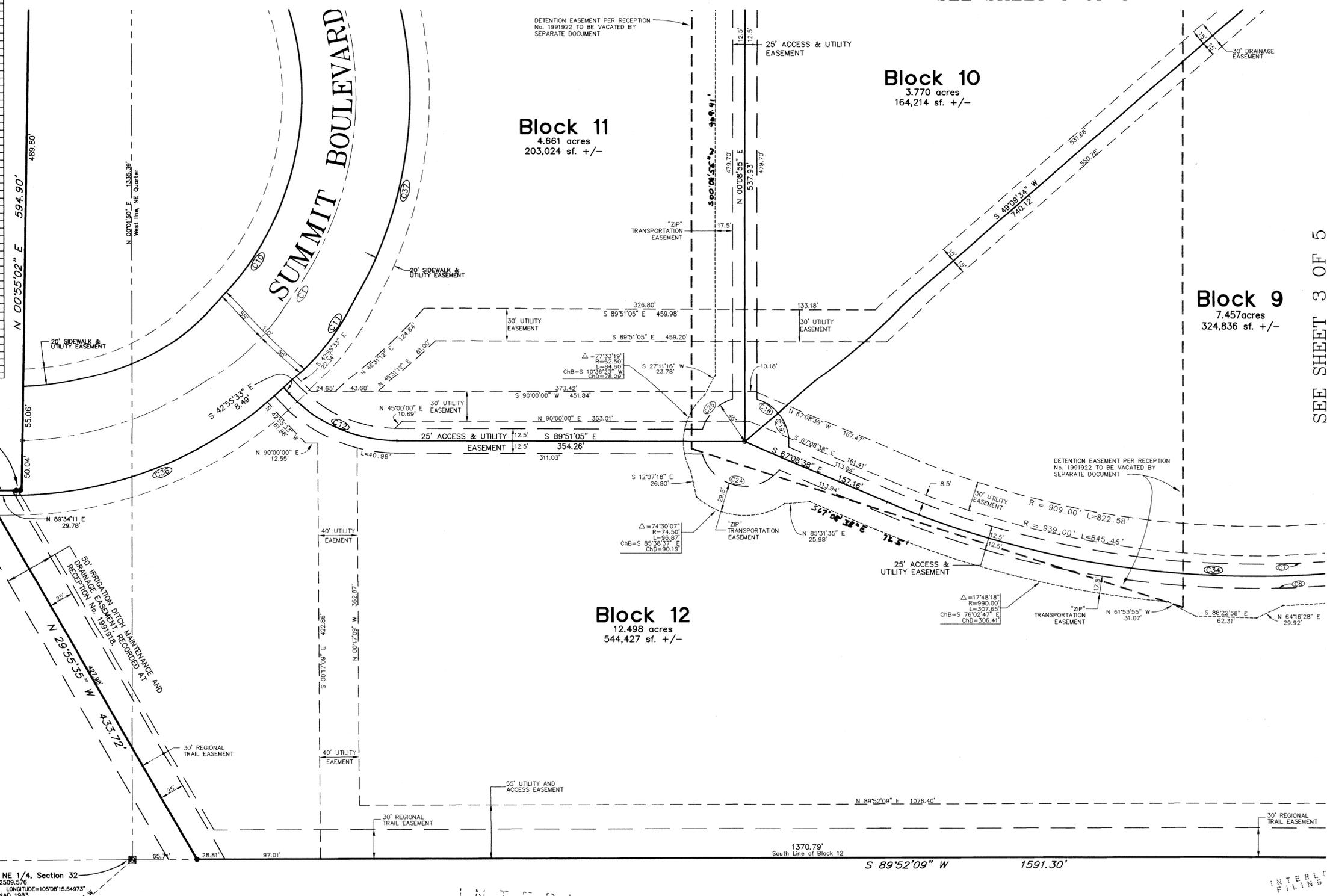
SW Corner, N 1/2, NE 1/4, Section 32  
N=1216152.533 E=3102509.576  
LATITUDE=39°53'30.70532" LONGITUDE=105°08'15.54973"  
GROUND COORDINATES NAD 1983  
(found 3 1/4" aluminum  
cap, LS 22100, w/aluminum pipe)

NGS CONTROL POINT "ENERGY AZIMUTH MARK"  
TRIANGULATION DISK IN CONCRETE  
N=1210556.305 E=3094297.262 N=1210210.749 E=3093413.990  
GROUND COORDINATES (NAD83) GND COORDINATES (NAD83)  
LATITUDE=39°54'35.7232" LONGITUDE=105°10'01.2020"

ROCKY MOUNTAIN CONSULTANTS, INC. **rmc**  
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING 8301 E. Prentice Ave.  
Suite 101  
Englewood, CO 80111  
(303) 741-6000  
FAX (303) 741-6106

Date: 01-21-00 Job No. 2367.008.00

SEE SHEET 3 OF 5



INTERLOCKED  
FILING NO. 4

# MIDCITIES FILING NO. 2

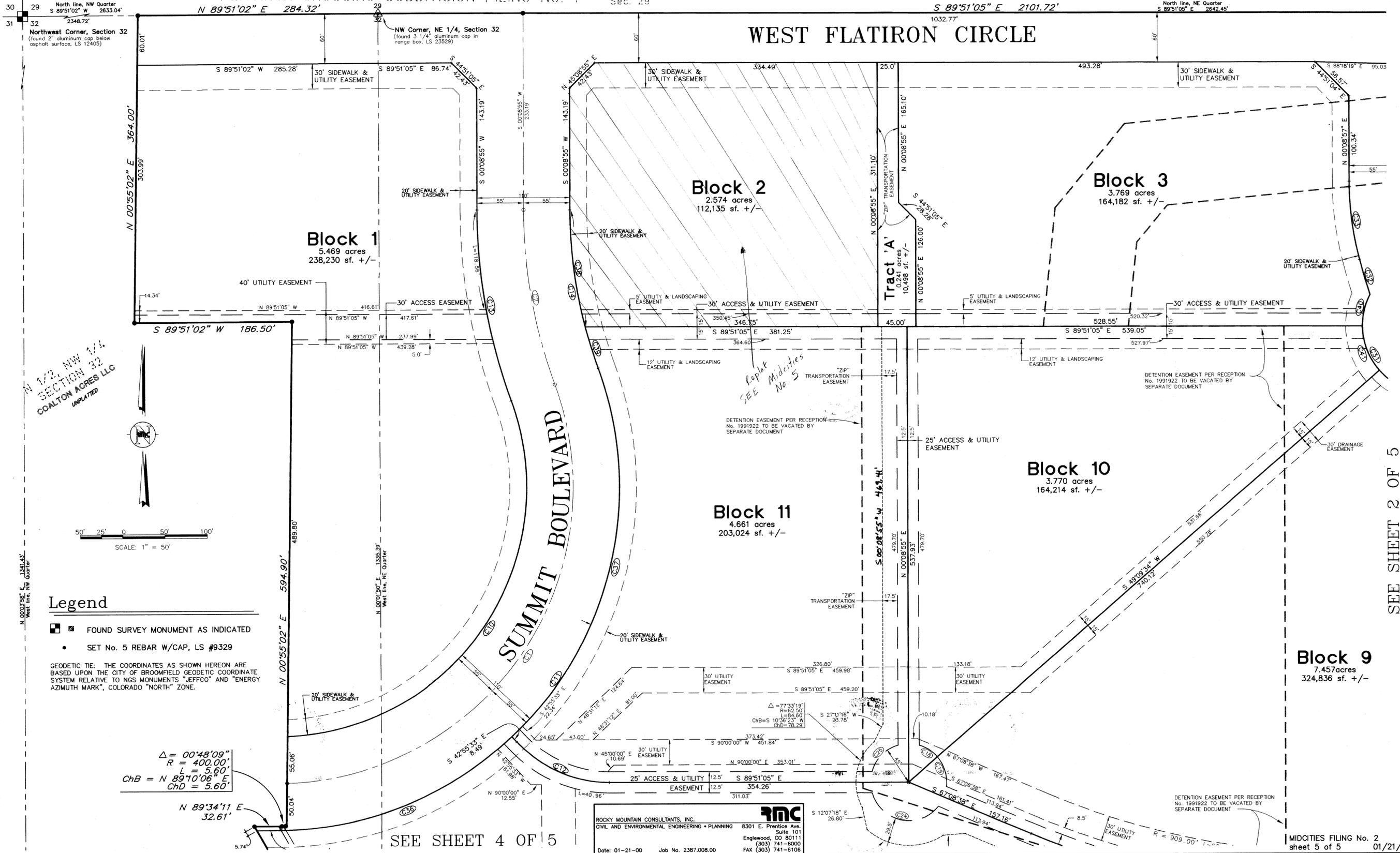
FINAL PLAT

BEING A PORTION OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 32  
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY OF BROOMFIELD  
COUNTY OF BOULDER, STATE OF COLORADO

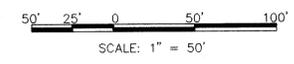
Sheet 5 of 5

FLATIRON CROSSING SUBDIVISION FILING NO. 1

SE 1/4  
Sec. 29



N 1/2, NW 1/4  
SECTION 32  
COALTON ACRES LLC  
UNPLATTED



### Legend

- FOUND SURVEY MONUMENT AS INDICATED
- SET No. 5 REBAR W/CAP, LS #9329

GEODETIC TIE: THE COORDINATES AS SHOWN HEREON ARE BASED UPON THE CITY OF BROOMFIELD GEODETIC COORDINATE SYSTEM RELATIVE TO NGS MONUMENTS "JEFFCO" AND "ENERGY AZIMUTH MARK", COLORADO "NORTH" ZONE.

$$\Delta = 00^{\circ}48'09''$$

$$R = 400.00'$$

$$L = 5.60'$$

$$ChB = N 89^{\circ}10'06'' E$$

$$ChD = 5.60'$$

**RMC**  
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Date: 01-21-00 Job No. 2387.008.00

SEE SHEET 2 OF 5

SEE SHEET 4 OF 5