

MIDCITIES FILING NO. 5

BEING A REPLAT OF A PORTION OF BLOCK 2, MIDCITIES FILING No. 2 AND BLOCK 1, MIDCITIES FILING No. 3, TOGETHER WITH THE SUMMIT BOULEVARD RIGHT OF WAY, MIDCITIES FILING No. 2 ALL IN 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 2

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF

A TRACT OF LAND BEING A PART OF BLOCK 2, MIDCITIES FILING No. 2, A SUBDIVISION RECORDED AT RECEPTION No. 2023460 IN THE RECORDS OF THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER, AND INCLUDING THE RIGHT-OF-WAY FOR SUMMIT BOULEVARD AS DEDICATED BY THE PLAT OF SAID MIDCITIES FILING No. 2, TOGETHER WITH LOTS 3 AND 4 OF BLOCK 1, MIDCITIES FILING No. 3, A SUBDIVISION RECORDED AT RECEPTION NUMBER 2054026 SAID BOULDER COUNTY RECORDS, ALL IN THE NORTH HALF OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO AND DESCRIBED AS FOLLOWS:

"COMMENCING" AT THE NORTHEAST CORNER OF SAID SECTION 32 AND CONSIDERING THE NORTH LINE OF SAID NORTHEAST QUARTER TO BEAR NORTH 89°51'05" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 88°28'23" WEST, A DISTANCE OF 2051.94 FEET TO THE NORTHEAST CORNER OF BLOCK 2, SAID MIDCITIES FILING No. 2, AND THE "POINT OF BEGINNING"; THENCE SOUTH 00°08'55" WEST, ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 311.10 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 2; THENCE NORTH 89°51'05" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 346.75 FEET TO A POINT OF NON-TANGENT CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF SUMMIT BOULEVARD; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°25'37", A RADIUS OF 545.00 FEET, AN ARC LENGTH OF 51.82 FEET AND A CHORD WHICH BEARS SOUTH 17°13'23" EAST, A DISTANCE OF 51.60 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 109°30'23", A RADIUS OF 405.00 FEET, AN ARC LENGTH OF 774.05 FEET AND A CHORD WHICH BEARS SOUTH 34°49'00" WEST, A DISTANCE OF 661.51 FEET; THENCE SOUTH 89°34'11" WEST, A DISTANCE OF 29.78 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID MIDCITIES FILING No. 2; THENCE ALONG THE WESTERLY BOUNDARY OF SAID MIDCITIES FILING No. 2 THE FOLLOWING 4 (FOUR) COURSES:

- 1) NORTH 29°55'35" WEST, A DISTANCE OF 5.74 FEET;
- 2) NORTH 89°34'11" EAST, A DISTANCE OF 32.61 FEET TO A POINT OF CURVE;
- 3) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°48'09", A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 5.60 FEET AND A CHORD WHICH BEARS NORTH 89°10'07" EAST, A DISTANCE OF 5.60 FEET TO A NON-TANGENT POINT;
- 4) THENCE NORTH 00°55'02" EAST, A DISTANCE OF 216.74 FEET TO A POINT OF NON-TANGENT CURVE ON THE NORTHWESTERLY LINE OF LOT 3, BLOCK 1, SAID MIDCITIES FILING No. 3;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 72°40'08", A RADIUS OF 320.00 FEET, AN ARC LENGTH OF 405.86 FEET AND A CHORD WHICH BEARS NORTH 36°28'59" EAST, A DISTANCE OF 379.20 FEET; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE AND ALONG THE EASTERLY LINE OF LOT 1, BLOCK 1, SAID MIDCITIES FILING No. 3, NORTH 00°08'55" EAST, A DISTANCE OF 347.13 FEET; THENCE NORTH 44°51'05" WEST, A DISTANCE OF 42.43 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST FLATIRON CIRCLE; THENCE SOUTH 89°51'05" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 504.49 FEET TO THE "POINT OF BEGINNING".

CONTAINING 6.389 ACRES OR 278,282 SQUARE FEET MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "MIDCITIES FILING No. 5" AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE, SUMMIT 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 limited 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

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Douglas } ss.

SUBSCRIBED and sworn to before me this 29th day of December, 2000, by Steven H. Miller, Manager, and Kenneth W. Tribbey, Manager, of MidCities Land Limited Liability Company, General Partner of MidCities Group, LLLP, General Partner of The MidCities Company, LLP, Member of Coalton Acres, LLC.

WITNESS my hand and official seal.

My commission expires 11/10/2005

Notary Public Ashley Kay DeZure

STATE OF COLORADO }
COUNTY OF Jefferson } ss.

SUBSCRIBED and sworn to before me this 29 day of December, 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 Margorie M. Ball

MORTGAGEES

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

By: [Signature]
Its: V.P.

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: [Signature]
Richard W. Stone, Manager

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

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

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

By: [Signature]
Steven H. Miller, Manager

By: [Signature]
Kenneth W. Tribbey, Manager

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Denver } ss.

SUBSCRIBED and sworn to before me this 29 day of December, 2000, by Brian C. Cird, as Vice President of U.S. Bancorp Investments, Inc.

WITNESS my hand and official seal.

My commission expires 11/10/2005

Notary Public Ashley Kay DeZure

NOTARY CERTIFICATE

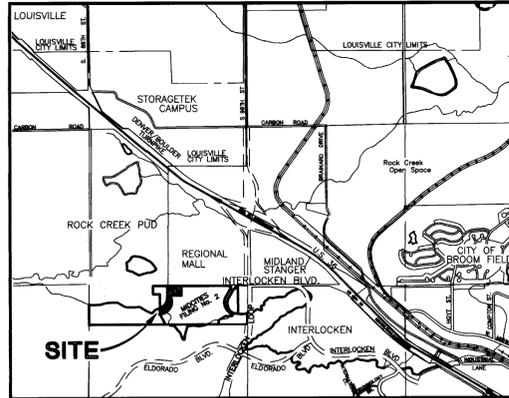
STATE OF COLORADO }
COUNTY OF Jefferson } ss.

SUBSCRIBED and sworn to before me this 29 day of December, 2000, by Richard W. Stone, Manager of Alliance Commercial Partners, LLC, Manager of Alliance Commercial Holdings I, LLC, Manager of Coalton Associates, LLC.

WITNESS my hand and official seal.

My commission expires October 31, 2001

Notary Public Margorie M. Ball



Vicinity Map
(N.T.S.)

GENERAL NOTES:

1. THERE ARE 3 LOTS WITHIN MIDCITIES FILING No. 5.
2. SUMMIT BOULEVARD IS 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. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE NORTH LINE OF THE NE 1/4 OF SECTION 32 BEARS NORTH 89°51'05" WEST, AS SHOWN ON THE PLAT OF MIDCITIES FILING No. 2, RECORDED AT RECEPTION NUMBER 2023460.
6. 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.
7. 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.
8. NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS FINAL PLAT UNLESS AND UNTIL AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF 16-20-030 (O) OF THE BROOMFIELD MUNICIPAL CODE.

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. 5; THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING THE MONTH OF JUNE, 2000 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 27th DAY OF December, 2000

[Signature]
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 27th DAY OF November, 2000.

[Signature]
CHAIRMAN

[Signature]
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 12th DAY OF December, 2000.

[Signature]
MAYOR

[Signature]
CITY CLERK



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF BOULDER } ss.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 3:26 O'CLOCK AM / PM THIS 9th DAY OF January, 2000, AND IS DULY RECORDED IN PLAN FILE P-52 P-41AP AS RECEPTION NUMBER 2109274 FEE \$ 20.00 PAID.

ATTEST:
[Signature]
DEPUTY

[Signature]
RECORDER

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Douglas } ss.

SUBSCRIBED and sworn to before me this 29th day of December, 2000, by Steven H. Miller, as Manager, and Kenneth W. Tribbey, as Manager of MidCities Land Limited Liability Company, as General Partner of MidCities Group, LLLP, as General Partner of The MidCities Company, LLP.

WITNESS my hand and official seal.

My commission expires 11/10/2005

Notary Public Ashley Kay DeZure



ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING + PLANNING
6301 E. Prentiss Ave Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 778-5648
Date: 11/29/2000 Job No. 2387.008.00
DRAWING NAME: P:\PROJECTS\CHEARN\MIDCITIES\FILINGS.DWG DRAWN BY: PCOH

MIDCITIES FILING NO. 5

BEING A REPLAT OF A PORTION OF BLOCK 2, MIDCITIES FILING No. 2 AND BLOCK 1, MIDCITIES FILING No. 3, TOGETHER WITH THE SUMMIT BOULEVARD RIGHT OF WAY, MIDCITIES FILING No. 2 ALL IN 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 2

FLATIRON CROSSING SUBDIVISION FILING No. 1

SE 1/4 Sec. 29

NW Corner, NE 1/4, Section 32 (found 3 1/4" aluminum cap in range box, LS 23529)

(Basis of Bearings) North Line, NE Quarter N 89°51'05" W 2642.45'

29 28 32 33

WEST FLATIRON CIRCLE

POINT OF COMMENCEMENT
NORTHEAST CORNER, NORTHEAST QUARTER, SECTION 32, T1S, R69W OF THE 6th P.M.
N = 1217481.07 E = 3105152.73
GROUND COORDINATES NAD 1983 (found 3 1/4" aluminum cap in 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
NE CORNER, BLOCK 2, MIDCITIES FILING No. 2
Northing = 1217426.39 Easting = 3103101.52
GROUND COORDINATES NAD 1983
Northing = 1217078.87 Easting = 3102215.74
GRID COORDINATES NAD 1983
LATITUDE=39°55'43.2666" LONGITUDE=105°08'07.8865"

N 1/2, NW 1/4 Section 32

LOT 1 Block 1
MidCities Filing No. 3
Reception No. 2054026

Block 2

Lot 1
1.377 acres
60,000 SF

Lot 2
1.215 acres
52,945 SF

LOT 2 Block 3
MidCities Filing No. 4
Reception No. 2055580

N 1/2, NE 1/4 Section 32

unplatted
Coalition Acres, LLC

LOT 2 Block 1

Block 11
MidCities Filing No. 2
Reception No. 2023460

Lot 3
1.577 acres
68,675 SF

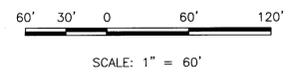
Block 12
MidCities Filing No. 2
Reception No. 2023460

NGS CONTROL POINT "JEFFCO"
TRIANGULATION DISK IN CONCRETE
N=1211378.360 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"

NGS CONTROL POINT "ENERGY AZIMUTH MARK"
TRIANGULATION DISK IN CONCRETE
N=1210556.305 E=3094287.262
GROUND COORDINATES (NAD83)
N=1210210.749 E=3093413.990
GRID COORDINATES (NAD83)
LATITUDE=39°54'35.7335" LONGITUDE=105°10'01.2020"

SW Corner, N 1/2, NE 1/4, Section 32 (found 3 1/4" aluminum cap, LS 22100, w/aluminum pipe)

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11/29/2009 Job No. 2387.008.00 DRAWING NAME: P:\PROJECTS\CHERRY\MIDCITIES\FILINGS.DWG DRAWN BY: PCOM



Legend
● Found/Set Rebar and plastic cap, LS 9329

Curve Information

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	75°23'43"	375.00	493.46	N 37°50'47" E	458.62
C2	77°24'04"	430.00	580.89	N 38°50'57" E	537.71