

VICINITY MAP  
NTS



# MIDCITIES FILING NO. 8

## MINOR SUBDIVISION

A RESUBDIVISION OF LOT 2, MIDCITIES FILING NO. 6,  
LOCATED IN THE N1/2 OF THE NW/4 OF SECTION 32, T1S, R69W OF THE 6TH P.M.,  
CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO  
AREA = 27.602 ACRES, MORE OR LESS

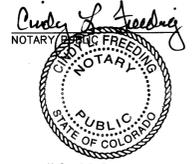
### ACKNOWLEDGMENT

STATE OF COLORADO }  
COUNTY OF JEFFERSON } SS  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF April,  
2001 BY LARRY LANCE AS AUTHORIZED SIGNATORY OF ALLIANCE COMMERCIAL PARTNERS,  
MIDCITIES LAND LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF  
MIDCITIES GROUP, LLLP, AS GENERAL PARTNER OF THE MIDCITIES COMPANY, LLP,  
AS MEMBER OF COALTON ACRES, LLC.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES 3/17/2004



### ACKNOWLEDGMENT

STATE OF COLORADO }  
COUNTY OF JEFFERSON } SS  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF April,  
2001 BY LARRY LANCE AS AUTHORIZED SIGNATORY OF ALLIANCE COMMERCIAL PARTNERS,  
LLC, AS MANAGER OF ALLIANCE COMMERCIAL HOLDINGS I, LLC, AS MANAGER OF COALTON  
ASSOCIATES LLC, AS MEMBER OF COALTON ACRES, LLC.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES 3/17/2004



### ACKNOWLEDGMENT

STATE OF COLORADO }  
COUNTY OF JEFFERSON } SS  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF April,  
2001 BY KENNETH W. TRIBBEY AND STEVEN H. MILLER AS MANAGERS OF  
TARMID DEVELOPMENT, LLC, AS MEMBER OF COALTON ACRES, LLC.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES 3/17/2004



U.S. BANCORP INVESTMENTS, INC.,  
A MINNESOTA CORPORATION

BY: [Signature]  
ITS: V.F.

COALTON ASSOCIATES, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]  
BY: [Signature]  
BY: [Signature]  
LARRY LANCE, AUTHORIZED SIGNATORY

THE MIDCITIES COMPANY, LLP,  
A COLORADO LIMITED LIABILITY PARTNERSHIP

BY: [Signature]  
BY: [Signature]  
BY: [Signature]

COMPASS BANK

BY: [Signature]  
ITS: V.P.

### ACKNOWLEDGMENT

STATE OF COLORADO }  
COUNTY OF DENVER } SS  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF April,  
2001 BY [Signature] AS Vice President  
OF U.S. BANCORP INVESTMENTS, INC.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES 1-9-03



### ACKNOWLEDGMENT

STATE OF COLORADO }  
COUNTY OF JEFFERSON } SS  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF April,  
2001, BY LARRY LANCE AS AUTHORIZED SIGNATORY OF ALLIANCE COMMERCIAL PARTNERS,  
LLC, MANAGER OF ALLIANCE COMMERCIAL HOLDINGS I, LLC, AS MANAGER OF COALTON  
ASSOCIATES, LLC.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES 3/17/2004



### ACKNOWLEDGMENT

STATE OF COLORADO }  
COUNTY OF JEFFERSON } SS  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF April,  
2001, BY STEVEN H. MILLER AND KENNETH W. TRIBBEY AS MANAGERS 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 3/17/2004



### ACKNOWLEDGMENT

STATE OF COLORADO }  
COUNTY OF DENVER } SS  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF April,  
2001, BY Richard R. Kinney AS Vice President  
OF COMPASS BANK.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES 12/18/01



### APPROVALS

#### CITY MANAGER APPROVAL

APPROVED BY THE CITY MANAGER OF THE CITY OF BROOMFIELD THIS 29th  
DAY OF April, A.D., 2001.  
[Signature]  
CITY MANAGER

#### DIRECTOR OF COMMUNITY DEVELOPMENT APPROVAL

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF  
BROOMFIELD THIS 29th DAY OF April, A.D., 2001.  
[Signature]  
DIRECTOR OF COMMUNITY DEVELOPMENT

### 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  
"MIDCITIES FILING NO. 8" 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  
COLORADO REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 23529  
4840 PEARL EAST CIRCLE #14  
BOULDER, CO 80501  
(303) 442-4338

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }  
COUNTY OF BOULDER } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT  
1:32 O'CLOCK P.M., THIS 30th DAY OF April, A.D.,  
2001, AND IS RECORDED IN PLAN FILE P-345-1-440,41 RECEPTION  
NO. 314311.

FEES \$0.00 PAID.

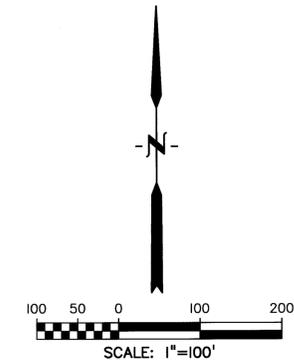
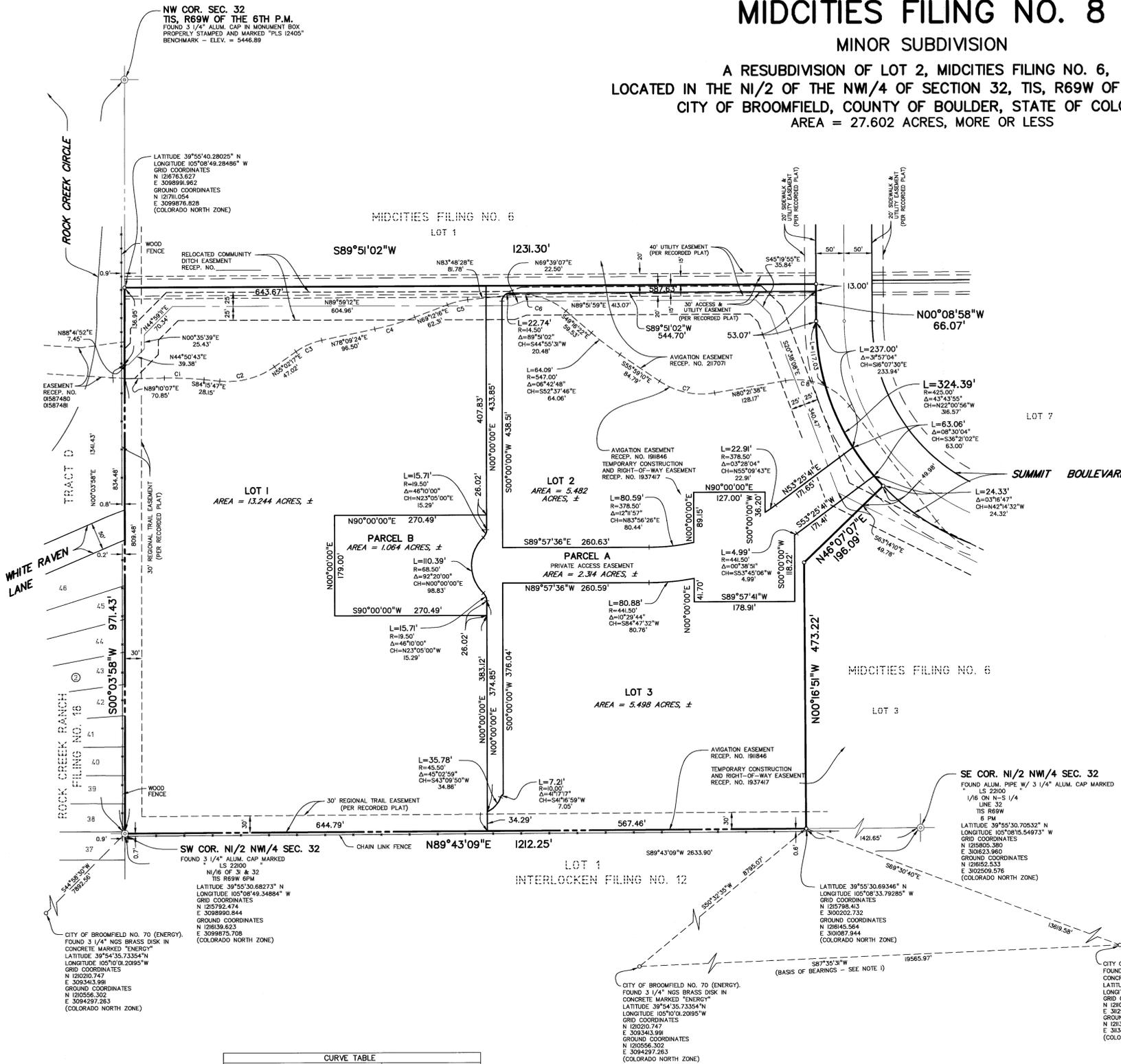
[Signature]  
CLERK AND RECORDER

BY: [Signature]  
DEPUTY

# MIDCITIES FILING NO. 8

MINOR SUBDIVISION

A RESUBDIVISION OF LOT 2, MIDCITIES FILING NO. 6,  
 LOCATED IN THE N1/2 OF THE NW/4 OF SECTION 32, T1S, R69W OF THE 6TH P.M.,  
 CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO  
 AREA = 27.602 ACRES, MORE OR LESS



**NOTES**

- BEARINGS ARE BASED ON THE LINE BETWEEN CITY OF BROOMFIELD GPS CONTROL POINT NOS. 40 (JEFFCO) AND 70 (ENERGY) AS BEARING S87°35'3\"/>
- RECORDED EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN ACCORDING TO TITLE SERVICES, INC. TITLE COMMITMENT NO. 000-1575-C, REVISION NO. 4, EFFECTIVE DATE: FEBRUARY 28, 2001. ADDITIONAL ENCUMBRANCES, NON-SPECIFIC EASEMENTS, COVENANTS AND RESTRICTIONS AFFECTING THIS PROPERTY AS DESCRIBED IN SAID TITLE COMMITMENT ARE NOT DESCRIBED ON THIS MAP AS REQUESTED BY THE CITY OF BROOMFIELD.
- SET NO. 5 REBARS WITH ALUMINUM CAPS MARKED "D.B. & CO. PLS 23529" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS SUBJECT TO THE EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 435 AT PAGE 145 WHICH IS NOT SPECIFICALLY DESCRIBED AND THEREFORE CANNOT BE SHOWN ON THIS MAP.
- PREPARED BY:  
 DREXEL BARRELL & CO.  
 4840 PEARL EAST CIRCLE #14  
 BOULDER, CO 80301  
 (303) 442-4338
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS SECOND ORDER, CLASS 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. COMBINED MODIFICATION FACTOR = 0.99974548.
- IN ACCORDANCE WITH CRS 13-80-105:  
 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.
- EASEMENTS ON THIS SITE LABELED "PER RECORDED PLAT" WERE GRANTED ON THE PLAT OF MIDCITIES FILING NO. 6 RECORDED MARCH 30, 2001 IN PLAN FILE P-53 F-3 #46 AND #47.
- NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS MINOR SUBDIVISION 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 16-22-020(S) OF THE BROOMFIELD MUNICIPAL CODE.

| CURVE | LENGTH  | RADIUS  | DELTA     | CHORD       |         |
|-------|---------|---------|-----------|-------------|---------|
|       |         |         |           | BEARING     | LENGTH  |
| C1    | 70.50'  | 615.00' | 06°34'06" | S87°32'50"E | 70.47'  |
| C2    | 103.00' | 145.00' | 40°41'56" | N75°23'15"E | 100.85' |
| C3    | 50.44'  | 125.00' | 23°07'08" | N66°35'50"E | 50.10'  |
| C4    | 74.22'  | 475.00' | 08°57'08" | N73°40'50"E | 74.14'  |
| C5    | 36.98'  | 145.00' | 14°36'12" | N76°30'22"E | 36.86'  |
| C6    | 101.13' | 123.50' | 46°55'10" | S72°43'57"E | 98.33'  |
| C7    | 102.86' | 135.00' | 43°39'12" | S77°48'46"E | 100.39' |
| C8    | 72.78'  | 118.00' | 35°20'25" | S81°58'09"E | 71.63'  |

**OWNER AND SUBDIVIDER**

COALTON ACRES, LLC  
 680 ATCHISON WAY, #800  
 CASTLE ROCK, CO. 80104  
 STEVEN H. MILLER

**SURVEYOR**

DREXEL BARRELL & CO.  
 4840 PEARL EAST CIRCLE #14  
 BOULDER, CO. 80301  
 WILLIAM K. WRIGHT, PLS 23529

**FLOOD ZONE INFORMATION**

THIS PROPERTY LIES IN FLOOD ZONE X  
 ACCORDING TO FLOOD INSURANCE RATE  
 MAP (FIRM) MAP NUMBER  
 080130000, MAP REVISED: MAY 6, 1996.