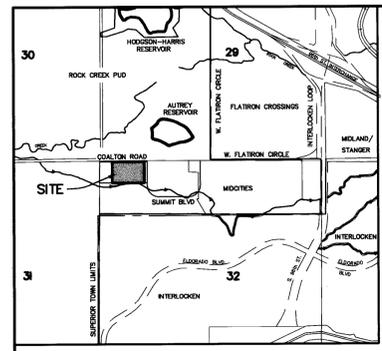


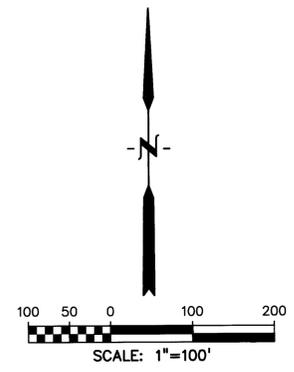
# MIDCITIES FILING NO. 9 - REPLAT A

## FINAL PLAT

A RESUBDIVISION OF LOT 2, MIDCITIES FILING NO. 9,  
LOCATED IN THE N1/2 OF THE NW1/4 OF SECTION 32, T1S, R69W OF THE 6TH P.M.,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
AREA = 6.420 ACRES, MORE OR LESS



VICINITY MAP  
NTS



### LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:  
LOT 2, MIDCITIES FILING NO. 9, A SUBDIVISION RECORDED IN THE RECORDS  
OF BOULDER COUNTY, COLORADO, CITY AND COUNTY OF BROOMFIELD,  
COLORADO.  
HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND,  
UNDER THE NAME AND STYLE OF "MIDCITIES FILING NO. 9 - REPLAT  
A"; AND BY THESE PRESENTS GRANTS TO THE CITY AND COUNTY 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 COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND  
PRIVATE UTILITIES.  
IN WITNESS WHEREOF, COALTON ACRES, LLC, A DELAWARE LIMITED  
LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HERETO  
SUBSCRIBED THIS 5th DAY OF September, A.D., 2007.

### OWNER

COALTON ACRES, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
BY: COALTON ASSOCIATES, LLC, A DELAWARE  
LIMITED LIABILITY COMPANY, MEMBER  
BY: ALLIANCE COMMERCIAL HOLDINGS 1, LLC,  
A COLORADO LIMITED LIABILITY COMPANY, MANAGER  
OF COALTON ASSOCIATES, LLC  
BY: ALLIANCE COMMERCIAL PARTNERS, LLC,  
A COLORADO LIMITED LIABILITY COMPANY,  
MANAGER OF ALLIANCE COMMERCIAL HOLDINGS 1, LLC  
BY: *Douglas McCormick*  
DOUGLAS MCCORMICK, AUTHORIZED SIGNATORY

### NOTES

- BEARINGS ARE BASED ON THE LINE BETWEEN CITY AND COUNTY OF  
BROOMFIELD GPS CONTROL POINTS NGS JEFFCO RESET AND NGS ENERGY AS  
BEARING S87°35'31"W - AS CALCULATED FROM THE CITY AND COUNTY OF  
BROOMFIELD GPS MONUMENTATION MAP.
- RECORDED EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN ACCORDING TO LAWYERS  
TITLE INSURANCE CORPORATION TITLE COMMITMENT NO. 11002685, EFFECTIVE  
DATE: APRIL 2, 2007. ADDITIONAL ENCUMBRANCES, NON-SPECIFIC EASEMENTS,  
COVENANTS AND RESTRICTIONS, INCLUDING BUT NOT LIMITED TO CROSS-ACCESS  
EASEMENTS AS DESCRIBED IN SECTION 2(g) OF THE DECLARATION OF AN  
EXCLUSIVE USE RESTRICTION, RECIPROCAL EASEMENTS, MAINTENANCE OBLIGATIONS  
AND DEVELOPMENT AGREEMENTS RECORDED SEPTEMBER 20, 2001 AT RECEPTION  
NO. 2198949, BOULDER COUNTY, COLORADO RECORDS (THE "DECLARATION")  
AFFECTING THIS PROPERTY AS DESCRIBED IN SAID TITLE COMMITMENT ARE NOT  
DESCRIBED ON THIS MAP AS REQUESTED BY THE CITY AND COUNTY 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.  
1800 38TH STREET  
BOULDER, CO 80301  
(303) 442-4338
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS THIRD  
ORDER, CLASS 1, 1:10,000 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 = 0.999712052.
- 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. 8 RECORDED MARCH 30, 2001 IN PLAN  
FILE P-53 F-3 #46 & 47, RECEPTION NO. 2133303. EASEMENTS ON THIS  
SITE LABELED "PER FILING 9" WERE GRANTED ON THE PLAT OF MIDCITIES  
FILING NO. 9 RECORDED SEPTEMBER 20, 2001 AT RECEPTION NO. 2198945.
- 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 AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN  
ACCORDANCE WITH THE PROVISIONS OF SECTION 16-22-020(S) OF THE  
BROOMFIELD MUNICIPAL CODE.
- THIS FINAL PLAT SHALL CONFORM TO THE REQUIREMENTS OF SECTION  
16-20-020.

### ACKNOWLEDGMENT

STATE OF COLORADO } SS  
COUNTY OF Jefferson  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF September,  
2007 BY DOUGLAS MCCORMICK AS AUTHORIZED SIGNATORY OF ALLIANCE COMMERCIAL  
PARTNERS, LLC, AS MANAGER OF ALLIANCE COMMERCIAL HOLDINGS 1, LLC, AS MANAGER  
OF COALTON ASSOCIATES, LLC, AS MEMBER OF COALTON ACRES, LLC, A DELAWARE  
LIMITED LIABILITY COMPANY.  
WITNESS MY HAND AND OFFICIAL SEAL  
COMMISSION EXPIRES 10/31/09  
*Maigris M Ball*  
NOTARY PUBLIC



### ATTORNEY'S OPINION

*Lucy C. Fullam* AN ATTORNEY AT LAW LICENSED TO PRACTICE IN  
THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD  
THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREETS, EASEMENT, RIGHT OF  
WAY, PARCEL OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF  
ALL LIENS AND ENCUMBRANCES, AND THE CITY AND COUNTY OF BROOMFIELD MAY  
RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

REGISTRATION NUMBER: 4139  
DATE: September 5, 2007

### LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF  
BROOMFIELD LAND USE REVIEW COMMISSION THIS 20th DAY OF July  
2007.

*John Stokes* CHAIRMAN  
*Samuel Berglund* SECRETARY

### CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND  
COUNTY OF BROOMFIELD, COLORADO THIS 20th DAY OF August  
2007.

*Chris Stewart* MAYOR  
*Lizette Keresness* CITY CLERK



### SURVEYOR'S CERTIFICATE

I, WILLIAM K. WRIGHT, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN  
THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "MIDCITIES  
FILING NO. 9 - REPLAT A" 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 LICENSED PROFESSIONAL  
LAND SURVEYOR NO. 23529  
1800 38TH STREET  
BOULDER, CO 80301

