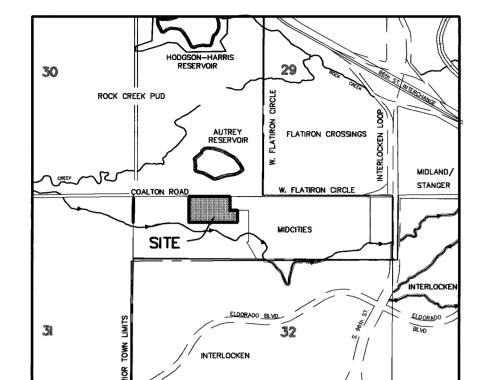
A RESUBDIVISION OF LOTS 6 AND 7, MIDCITIES FILING NO. 6,

LOCATED IN THE NI/2 OF THE NWI/4 OF SECTION 32, TIS, R69W OF THE 6TH P.M.,

CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO AREA = 17.433 ACRES, MORE OR LESS





- BEARINGS ARE BASED ON THE WEST LINE OF THE NI/2 OF THE NWI/4 OF SECTION 32 AS BEARING NO0°03'58"E - ASSUMED MERIDIAN. THE BEARING ON THE LINE BETWEEN CITY OF BROOMFIELD GPS CONTROL POINT NOS. 40 (JEFFCO) AND 70 (ENERGY) IS 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 TITLE SERVICES, INC. TITLE COMMITMENT NO. COI-1952C, EFFECTIVE DATE: FEBRUARY 22, 2001 AND THE RECORDED PLAT OF MIDCITIES FILING NO. 6. 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 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.
- 4. 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 #II4 BOULDER, CO 80301 (303) 442-4338
- 6. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS THIRD ORDER, CLASS I, I: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 = 0.9997122403.
- 7. 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.
- 8. 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 & 47.
- 9. 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 AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF 16-22-020(S) OF THE BROOMFIELD MUNICIPAL CODE.

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 #II4 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 INDEX, MAP NUMBER 08013C0000, MAP REVISED: MAY 6, 1996.

LEGAL DESCRIPTION AND DEDICATION

THAT THE UNDERSIGNED, COALTON ACRES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF A TRACT OF LAND LOCATED IN THE NI/2 OF THE NWI/4 OF SECTION 32, TIS, R69W OF THE 6TH P.M., CITY

LOTS 6 AND 7, MIDCITIES FILING NO. 6, A SUBDIVISION RECORDED MARCH 30, 2001 IN PLAN FILE P-53 F-3 #46 & 47 OF THE RECORDS OF BOULDER COUNTY,

UNDER THE NAME AND STYLE OF "MIDCITIES FILING NO. II" AND BY THESE PRESENTS GRANTS TO THE CITY AND COUNTY OF BROOMFIELD

IN WITNESS WHEREOF, COALTON ACRES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 1st DAY OF Recolement, A.D., 2002.

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 OF THE MIDCITIES COMPANY, LLP

BY: MIDCITIES LAND LIMITED LIABILITY COMPANY, A COLORADO LIMITED LIABILITY COMPANY, GENERAL PARTNER OF MIDCITIES GROUP, LLLP

BY: COALTON ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MEMBER

BY: ALLIANCE COMMERCIAL HOLDINGS I, 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 I, LLC

LARRY LANCE, AUTHORIZED SIGNATORY BY: TARMID DEVELOPMENT, LLC, A COLORADO

LIMITED LIABILITY COMPANY, MEMBER

By any live

STEVEN H. MILLER, MANAGER

KNOW ALL MEN BY THESE PRESENTS:

AND COUNTY OF BROOMFIELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR ITS USE AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

ACKNOWLEDGMENT

2002 BY STEVEN H. MILLER AND KENNETH W. TRIBBEY AS MANAGERS OF MIDCITIES LAND LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF

ACKNOWLEDGMENT

ASSOCIATES, LLC, AS MEMBER OF COALTON ACRES, LLC.

MIDCITIES GROUP, LLLP, AS GENERAL PARTNER OF THE MIDCITIES COMPANY, LLP,

LLC. AS MANAGER OF ALLIANCE COMMERICAL HOLDINGS I, LLC, AS MANAGER OF COALTON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 151 DAY OF

AS MEMBER OF COALTON ACRES, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 5/2/2003

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 8/2/2003

STATE OF COLORADO

STATE OF COLORADO

SUBSCRIBED AND SWORN TO BEFORE ME THIS 151 DAY OF ADVI 2002 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 \$\\\ 2\\\ 2003

MORTGAGEES

COALTON ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

- BY: ALLIANCE COMMERCIAL HOLDINGS I. 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 I, LLC

BY: LARRY LANCE, AUTHORIZED SIGNATORY

THE MIDCITIES COMPANY, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP

BY: MIDCITIES GROUP, LLLP. A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, GENERAL PARTNER OF THE MIDCITIES COMPANY, LLP

BY: MIDCITIES LAND LIMITED LIABILITY COMPANY, A COLORADO LIMITED LIABILITY COMPANY, GENERAL PARTNER OF MIDCITIES GROUP, LLLP

COMPASS BANK

ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF WWW., 2002, 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 6/2/2003

ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS SCRIPT OF 2002, 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 8/2/2003

ACKNOWLEDGMENT

STATE OF COLORADO

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF march OF COMPASS BANK.

AS Vice President

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 191203

APPROVALS

CITY AND COUNTY MANAGER APPROVAL

APPROVED BY THE CITY AND COUNTY MANAGER OF THE CITY AND COUNTY OF BROOMFIELD THIS DAY OF PROPEL A.D., 2002.



DIRECTOR OF COMMUNITY DEVELOPMENT APPROVAL

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY AND COUNTY OF BROOMFIELD THIS BY DAY OF A.D., 2002.

James C. Black 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. II" 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

> WILLIAM K. WRIGHT COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 23529 4840 PEARL EAST CIRCLE #II4 BOULDER, CO 80301

(303) 442-4338

SHEET 2 OF 2 MIDCITIES FILING NO. 11 MINOR SUBDIVISION A RESUBDIVISION OF LOTS 6 AND 7, MIDCITIES FILING NO. 6, LOCATED IN THE NI/2 OF THE NWI/4 OF SECTION 32, TIS, R69W OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO AREA = 17.433 ACRES, MORE OR LESS 100 50 0 SCALE: I"=100' — SET I I/2" ALUM. CAP IN CONC. MARKED "D.B. & CO. PLS 23529" LATITUDE 39°55'43.32462" N FOUND #6 REBAR W/ 2 1/2" ALUM. CAP IN RANGE BOX PROPERLY STAMPED AND MARKED "D.B. & CO. PLS 23529" TRACT A OWNER SUPERIOR IMPROVEMENT FOUNDATION ROCK CREEK RANCH LONGITUDE 105°08'32.19487" W FILING NO. 17 GRID COORDINATES N 1217077.009 E 3100322.067 LATITUDE 39°55'43.89872" N LONGITUDE 105°08'15.47061" W GRID COORDINATES N 1217140.389 E 3101624.668 GROUND COORDINATES N 1217490.734 E 3102517.447 - NW COR. SEC. 32 TIS, R69W OF THE 6TH P.M. FOUND 3 1/4" ALUM. CAP IN MONUMENT BOX TRACT E GROUND COORDINATES N 1217427.335 E 3101214.472 (COLORADO NORTH ZONE) - COALTON ROAD (COLORADO NORTH ZONE) N89°51'02"E 2348.72' S00°55'02"W 1017.70 N89°51'02"E 30' SIDEWALK & UTILITY EASEMENT (PER RECORDED PLAT) LATITUDE 39°55'43.31008" N LONGITUDE 105°08'19.13476" W GRID COORDINATES - 30' SIDEWALK & UTILITY EASEMENT (PER RECORDED PLAT) AVIGATION EASEMENT N 1217079.662 E 3101339.470 GROUND COORDINATES N 1217429,990 E 3102232.168 (COLORADO NORTH ZONE) FILING NO. 9 LOT I LOT 3 0.872 ACRES, ± 10 5.328 ACRES, ± LOT 2 1.220 ACRES, ± MIDCITIES FILING NO. 3 40' UTILITY EASEMENT -N89°51'02"E 186.50' 40' UTILITY EASEMENT (PER RECORDED PLAT) (PER RECORDED PLAT) S89°51'02"W 714.99' N89°51'02"E 296.67' FOUND #5 REBAR W/ YELLOW PLASTIC CAP PARCEL A - 30' ACCESS & UTILITY EASEMENT 30' ACCESS & UTILITY EASEMENT (PER RECORDED PLAT) (PER RECORDED PLAT) MARKED "RMC 9329" LOT 2 LOT 4 LOT 2 10.013 ACRES, ± L=5|0.5|' R=325.00' Δ =90°00'00" CH=N45°08'58"W FILING NO. 8 — S89°51'02"W 772.76' S00°08'58"E 5.00' **BOULEVARD** CITY OF BROOMFIELD NO. 40 (JEFFCO). FOUND 3 I/4" NGS BRASS DISK IN CONCRETE MARKED "JEFFCO" LOT 3 - SW COR. NI/2 NWI/4 SEC. 32 FOUND 3 1/4" ALUM. CAP MARKED " LS 22100 " NI/16 OF 31&32 TIS R69W 6 PM L=95.13¹ R=320.00¹ Δ=17°01'58" LOT 4 CONCRETE MARKED JEFFCO LATITUDE 39°54'43.05416"N LONGITUDE 105°05'50.35703"W GRID COORDINATES N 121032.570 E 3112957.104 GROUND COORDINATES N 1211381.157 E 3113853.145 CH=S8I°20'03"W BASIS OF BEARINGS - SEE NOTE | 887°35'31"W 19566.02' FILING NO. 2 FILING NO. 6 BLOCK 12 (COLORADO NORTH ZONE) CITY OF BROOMFIELD NO. 70 (ENERGY) FOUND 3 I/4" NGS BRASS DISK IN CONC. MARKED "ENERGY" LATITUDE 39°54'35.73354"N LONGITUDE 105°10'01.20195"W GRID COORDINATES N 1210210.747 E 3093413.991 GROUND COORDINATES N 1210559.097 E 3094304.407 (COLORADO NORTH ZONE)