

# MIDCITIES FILING NO. 12

A MINOR SUBDIVISION PLAT OF BLOCK 4, MIDCITIES FILING No. 2, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Sheet 1 of 2

## LEGAL DESCRIPTION & DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

BLOCK 4, MIDCITIES FILING No. 2, A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

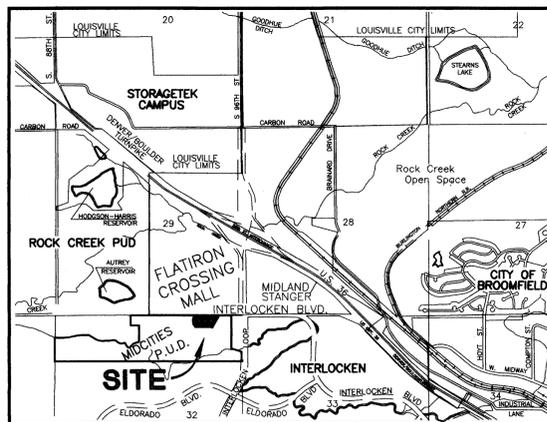
Containing 5.981 acres or 260,521 square feet, more or less.

HAS LAID OUT, PLATTED AND RE-SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "MIDCITIES FILING No. 12" AND BY THESE PRESENTS 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.

### OWNER:

D.L. BROOMFIELD RETAIL PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP

By:   
Timothy McDougall, MANAGER



Vicinity Map  
(N.T.S.)

## GENERAL NOTES:

1. THERE ARE 3 LOTS WITHIN MIDCITIES FILING No. 12.
2. ALL LANDS PLATTED HEREBY ARE SUBJECT TO A BLANKET EASEMENT FOR EMERGENCY ACCESS PURPOSES.
3. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE LINE BETWEEN NGS CONTROL POINT "JEFFCO" AND NGS CONTROL POINT "ENERGY AZMUTH MARK" BEARS SOUTH 87°35'31" WEST (GRID). SAID LINE IS MONUMENTED AS SHOWN HEREON.
4. THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.999714549. THIS FACTOR IS TO BE APPLIED TO ANY GROUND COORDINATE OR DISTANCE VALUES IN ORDER TO REDUCE SAID VALUES TO STATE PLANE GRID VALUES.
5. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS ORDER C2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
6. 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.
7. 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(0) OF THE BROOMFIELD MUNICIPAL CODE.

## SURVEYORS CERTIFICATE

I, PATRICK C. O'HEARN, 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. 12; THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING THE MONTH OF MARCH, 2001 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 CITY AND COUNTY OF BROOMFIELD SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 4<sup>th</sup> DAY OF October, 2002.



PATRICK C. O'HEARN, PLS 23515  
FOR AND ON BEHALF OF  
ROCKY MOUNTAIN CONSULTANTS, INC.

## NOTARY CERTIFICATE

STATE OF COLORADO }  
COUNTY OF } ss.

SUBSCRIBED and sworn to before me this 7<sup>th</sup> day of October, 2002 by Timothy McDougall, as Manager of D. L. BROOMFIELD RETAIL PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP.

WITNESS my hand and official seal.



My commission expires 11-21-05

Notary Public Jay Jendricks

## MORTGAGEE:

GUARANTY BANK AND TRUST COMPANY

By:   
Anthony L. Pizzichini  
Senior Vice President

## NOTARY CERTIFICATE

STATE OF COLORADO }  
COUNTY OF } ss.

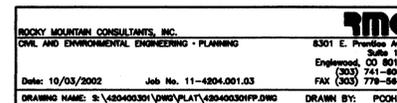
SUBSCRIBED and sworn to before me this 7<sup>th</sup> day of October, 2002 by Anthony L. Pizzichini, as Senior Vice President of Guaranty Bank and Trust Company.

WITNESS my hand and official seal.



My commission expires 11-21-05

Notary Public Jay Jendricks



## APPROVALS:

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 15<sup>th</sup> DAY OF October, 2002.

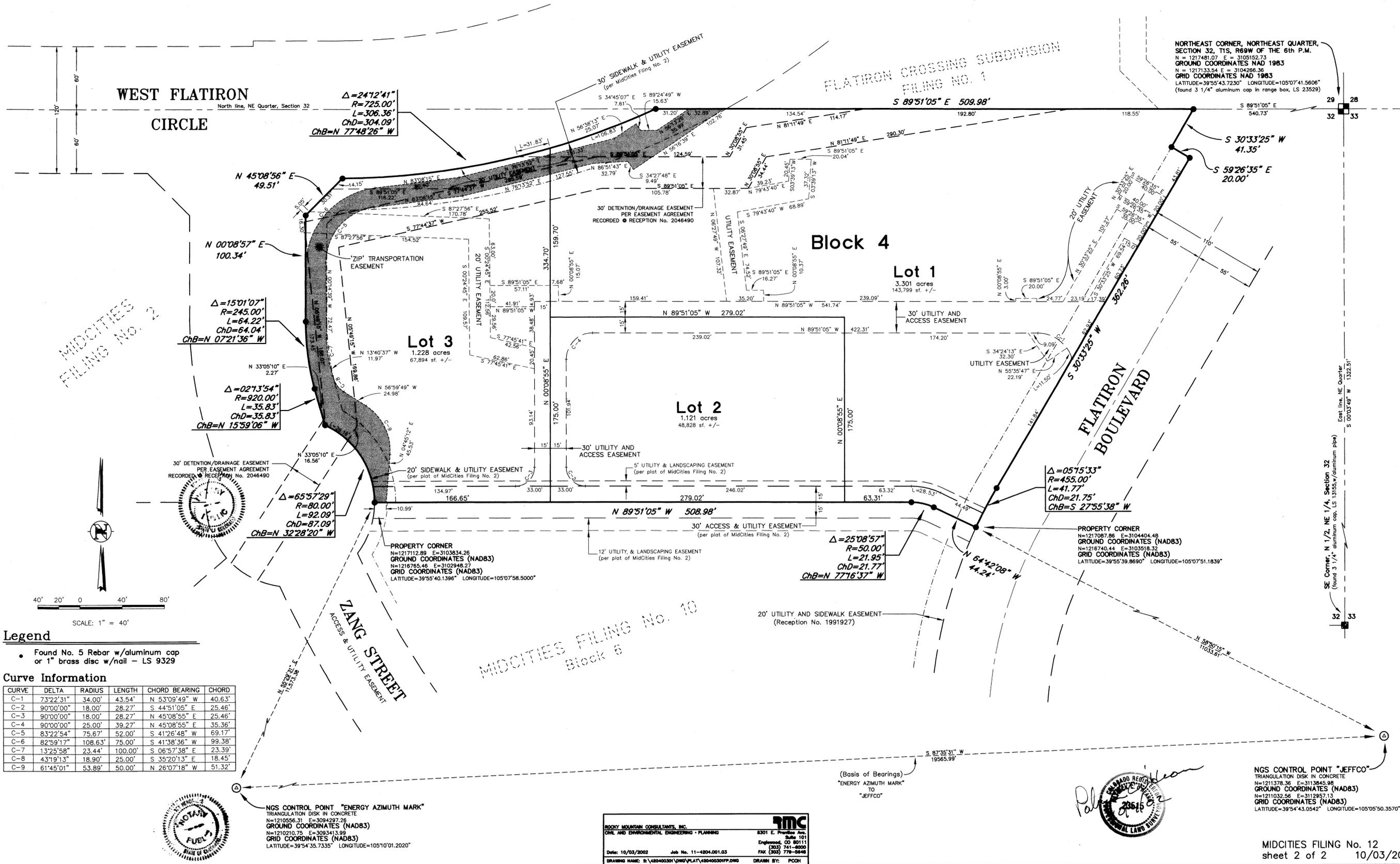
  
DIRECTOR OF COMMUNITY DEVELOPMENT

  
CITY MANAGER

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Sheet 2 of 2



NORTHEAST CORNER, NORTHEAST QUARTER, SECTION 32, T1S, R69W OF THE 6TH P.M.  
 N = 1217481.07 E = 3105152.73  
 GROUND COORDINATES NAD 1983  
 N = 1217133.54 E = 3104366.36  
 GRID COORDINATES NAD 1983  
 LATITUDE=39°55'43.7230" LONGITUDE=105°07'41.5606"  
 (found 3 1/4" aluminum cap in range box, LS 23529)

WEST FLATIRON  
 CIRCLE  
 North line, NE Quarter, Section 32

FLATIRON CROSSING SUBDIVISION  
 FILING NO. 1

Block 4

Lot 1  
 3.301 acres  
 143,799 sf. +/-

Lot 3  
 1.228 acres  
 67,894 sf. +/-

Lot 2  
 1.121 acres  
 48,828 sf. +/-

FLATIRON  
 BOULEVARD

ZANG STREET  
 ACCESS & UTILITY EASEMENT

MIDCITIES FILING No. 10  
 Block 6

SE Corner, N 1/2, NE 1/4, Section 32  
 (found 3 1/4" aluminum cap, LS 13155 w/aluminum pipe)  
 S 00°03'48" W 1332.51'

ROCKY MOUNTAIN CONSULTANTS, INC.  
 8301 E. Prentiss Ave.  
 Suite 101  
 Englewood, CO 80111  
 (303) 741-6000  
 FAX (303) 778-0548

NGS CONTROL POINT "JEFFCO"  
 TRIANGULATION DISK IN CONCRETE  
 N=1211378.36 E=3113845.96  
 GROUND COORDINATES (NAD83)  
 N=1211032.56 E=3112957.13  
 GRID COORDINATES (NAD83)  
 LATITUDE=39°54'43.0542" LONGITUDE=105°05'50.3570"

**Legend**  
 • Found No. 5 Rebar w/aluminum cap or 1" brass disc w/nail - LS 9329

**Curve Information**

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C-1	73°22'31"	34.00'	43.54'	N 53°09'49" W	40.63'
C-2	90°00'00"	18.00'	28.27'	S 44°51'05" E	25.46'
C-3	90°00'00"	18.00'	28.27'	N 45°08'55" E	25.46'
C-4	90°00'00"	25.00'	39.27'	N 45°08'55" E	35.36'
C-5	83°22'54"	75.67'	52.00'	S 41°26'48" W	69.17'
C-6	82°59'17"	108.63'	75.00'	S 41°38'36" W	99.38'
C-7	13°25'58"	23.44'	100.00'	S 06°57'38" E	23.39'
C-8	43°19'13"	18.90'	25.00'	S 35°20'13" E	18.45'
C-9	61°45'01"	53.89'	50.00'	N 26°07'18" W	51.32'

ROCKY MOUNTAIN CONSULTANTS, INC.  
 CIVIL AND ENVIRONMENTAL ENGINEERING - PLANNING  
 Date: 10/03/2002 Job No. 11-4204.001.03  
 DRAWING NAME: S:\420400301\PLAT\PLAT1420400301.DWG DRAWN BY: PCKH

NGS CONTROL POINT "ENERGY AZIMUTH MARK"  
 TRIANGULATION DISK IN CONCRETE  
 N=1210556.31 E=3094287.28  
 GROUND COORDINATES (NAD83)  
 N=1210210.75 E=3093413.99  
 GRID COORDINATES (NAD83)  
 LATITUDE=39°54'35.7335" LONGITUDE=105°10'01.2020"

