MIDCITIES FILING NO. 14 FINAL PLAT

A RESUBDIVISION OF LOT 1, MIDCITIES FILING NO. 11, 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 = 5.328 ACRES, MORE OR LESS

VICINITY MAP

- I. BEARINGS ARE BASED ON THE LINE BETWEEN CITY OF BROOMFIELD GPS CONTROL POINT NOS. 40 (JEFFCO) AND 70 (ENERGY) AS BEARING S87°35'31"W - AS CALCULATED FROM THE CITY AND COUNTY OF BROOMFIELD GPS
- RECORDED EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN ACCORDING TO LAWYERS TITLE INSURANCE CORPORATION TITLE COMMITMENT NO. DLC-03-000117-00 (LAWYERS TITLE INSURANCE COMPANY NO. CO3-3539) REVISION 2, EFFECTIVE DATE: JANUARY 24, 2003. 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 8030I (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 I3-80-105: 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, RECEPTION NO. 2133303.
- 9. 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 16-20-030(0) OF THE BROOMFIELD MUNICIPAL CODE.
- 10. THOSE EASEMENTS LABELED "ACCESS EASEMENTS" HEREON ARE PRIVATE ACCESS EASEMENTS.

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

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF: LOT 1, MIDCITIES FILING NO. 11, A SUBDIVISION RECORDED APRIL 10, 2002 AS RECEPTION NO. 2002004868 OF THE RECORDS OF THE 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. 14"; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAYS AND PUBLIC WAYS AS SHOWN ON THE PLAT; AND 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 HEREUNTO SUBSCRIBED THIS 17th DAY OF DETURNE, A.D., 2003.

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 STEVEN H. MALLER, MANAGER
- 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 BX ance LARRY LANCE, AUTHORIZED SIGNATORY

BY: TARMID DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, MEMBER

KENNETH W. TRIBBEY, MANAGER

ACKNOWLEDGMEN1

2003 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, AS MEMBER OF COALTON ACRES, LLC.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 8 2 100

STATE OF COLORADO



ACKNOWLEDGMENT

STATE OF COLORADO SUBSCRIBED AND SWORN TO BEFORE ME THIS TO DAY OF COMMERCIAL PARTNERS, LLC, AS MANAGER OF ALLIANCE COMMERICAL HOLDINGS I, LLC, AS MANAGER OF COALTON ASSOCIATES, LLC, AS MEMBER OF COALTON ACRES, LLC.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 8 2 2007



ACKNOWLEDGMENT

STATE OF COLORADO

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF COLDER 2003 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 8 2 300

A DELAWARE LIMITED LIABILITY COMPANY



COALTON ASSOCIATES, LLC,

MORTGAGEES

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

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

STEVEN H. MILLER, MANAGER

COMPASS BANK

ACKNOWLEDGMENT

STATE OF COLORADO

2003, 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 8/2 2007

ACKNOWLEDGMENT

STATE OF COLORADO

2003, 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 82 2007



ACKNOWLEDGMENT

STATE OF COLORADO

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 DAY OF CATALOR OF COMPASS BANK.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES BOTTO Compe Notary Public State of Colorado

My Commission Expires: 01-16-06

<u>APPROVALS</u>

LAND USE REVIEW COMMISSION CERTIFICATE

MENDED FOR APPROVAL BY THE CITY AND COUNTY OF DAY OF august ,

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 23rd DAY OF September, 2003.



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. 14" 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. WRIGH COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 23529

4840 PEARL EAST CIRCLE #114 BOULDER, CO 80301 (303) 442-4338

