

# MIDCITIES FILING NO. 15

Recorded 9/19/03 at  
Receipt No. 2003018755

A MINOR SUBDIVISION PLAT OF BLOCKS 9, 10, 11 AND 12 OF MIDCITIES FILING NO. 2, LOT 3, BLOCK 2, MIDCITIES FILING NO. 5, AND LOTS 4 AND 5, MIDCITIES FILING NO. 6, ALL LOCATED IN THE NORTH HALF OF THE NORTH EAST QUARTER AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

Sheet 1 of 3

## LEGAL DESCRIPTION & DEDICATION

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

BLOCKS 9, 10, 11 AND 12 OF MIDCITIES FILING NO. 2, A SUBDIVISION RECORDED AT RECEPTION NO. 2023460 IN THE RECORDS OF THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER, TOGETHER WITH LOT 3, BLOCK 2, MIDCITIES FILING NO. 5, A SUBDIVISION RECORDED AT RECEPTION NO. 2109274, SAID BOULDER COUNTY RECORDS AND TOGETHER WITH LOTS 4 AND 5, MIDCITIES FILING NO. 6, A SUBDIVISION RECORDED AT RECEPTION NO. 2133303, SAID BOULDER COUNTY RECORDS, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

HAS LAID OUT, PLATTED AND RE-SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "MIDCITIES FILING No. 15" 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.

## OWNERS:

COALTON HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: COALTON ACRES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, Sole Member

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: Steven H. Miller  
Steven H. Miller, Manager

By: Kenneth W. Tribbey  
Kenneth W. Tribbey, 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

By: Larry Lanca  
Larry Lanca, Authorized Signatory

By: Tarmid Development, LLC, a Colorado limited liability company, Member

By: Kenneth W. Tribbey  
Kenneth W. Tribbey, Manager

By: Steven H. Miller  
Steven H. Miller, Manager

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: Steven H. Miller  
Steven H. Miller, Manager

By: Kenneth W. Tribbey  
Kenneth W. Tribbey, 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

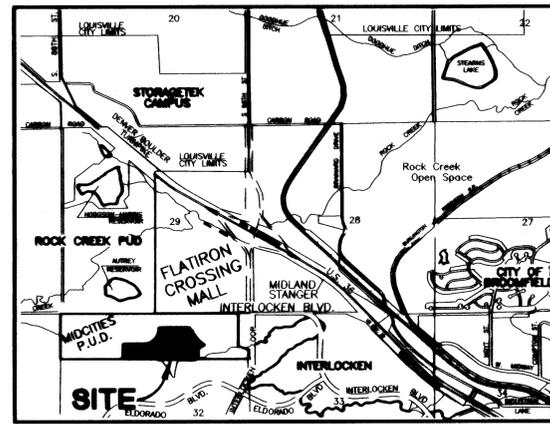
By: Alliance Commercial Partners, LLC, a Colorado limited liability company, Manager of Alliance Commercial Holdings I, LLC

By: Larry Lanca  
Larry Lanca, Authorized Signatory

By: Tarmid Development, LLC, a Colorado limited liability company, Member

By: Kenneth W. Tribbey  
Kenneth W. Tribbey, Manager

By: Steven H. Miller  
Steven H. Miller, Manager



Vicinity Map (N.T.S.)

## 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 Lanca  
Larry Lanca, Authorized Signatory

THE MIDCITIES COMPANY, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP

By: MidCities Group, LLLP, a Colorado limited liability 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: Steven H. Miller  
Steven H. Miller, Manager

By: Kenneth W. Tribbey  
Kenneth W. Tribbey, Manager

BANK OF AMERICA, N.A., as Administrative Agent, a national banking association, on behalf of such association

By: John Myrnes  
Name: John Myrnes

Title: Vice President

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

By: Traci Buckley  
Name: Traci Buckley

Title: Vice President

STATE OF COLORADO }  
COUNTY OF Jefferson }

SUBSCRIBED and sworn to before me this 11th day of SEPT. 2003, by Larry Lanca as Authorized Signatory of Alliance Commercial Holdings I, LLC, as Manager of Coalton Associates, LLC, a Delaware limited liability company.

WITNESS my hand and official seal.  
Sharon K. DeLuca  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires Nov. 16, 2004

STATE OF COLORADO }  
COUNTY OF DOUGLAS }

SUBSCRIBED and sworn to before me this 9th day of SEPT. 2003, by Steven H. Miller, as Manager, and Kenneth W. Tribbey, as Manager of MidCities Land Limited Liability Company, as General Partner of MidCities Group, LLLP, as General Partner of The MidCities Company, LLP, a Colorado limited liability partnership.

WITNESS my hand and official seal.  
Sharon K. DeLuca  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires Nov. 16, 2004

STATE OF COLORADO }  
COUNTY OF Anyahoe }

SUBSCRIBED and sworn to before me this 2nd day of September 2003, by John Myrnes, as Administrative Agent, of Bank of America, N.A., as Administrative Agent, a national banking association, on behalf of such association.

WITNESS my hand and official seal.  
William R. Bullen  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 04/24/04

STATE OF MISSOURI }  
COUNTY OF St. Louis City }

SUBSCRIBED and sworn to before me this 25th day of September 2003, by Traci Buckley, as Vice President of U.S. Bancorp Investments, Inc., a Minnesota Corporation.

WITNESS my hand and official seal.  
James M. Justice  
NOTARY PUBLIC  
STATE OF MISSOURI  
My Commission Expires 02/28/2004

## GENERAL NOTES:

- THERE ARE 4 LOTS WITHIN MIDCITIES FILING NO. 15.
- THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE LINE BETWEEN NGS CONTROL POINT "JEFFCO RESET" AND NGS CONTROL POINT "ENERGY AZIMUTH MARK" BEARS SOUTH 87°35'31" WEST (GRID). SAID LINE IS MONUMENTED AS SHOWN HEREON.
- THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.999714540. THIS FACTOR IS TO BE APPLIED TO ANY GROUND COORDINATE OR DISTANCE VALUES IN ORDER TO REDUCE SAID VALUES TO STATE PLANE GRID VALUES.
- THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS ORDER C2-1, 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.
- 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.
- NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS FINAL PLAT UNLESS AND UNTILL 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. 15; THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING THE MONTH OF JUNE, 2003 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 3 DAY OF September, 2003.



PATRICK C. O'HEARN PLS 23315  
FOR AND ON BEHALF OF  
TETRA TECH - RMC, Inc.

## APPROVALS:

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 12th DAY OF September, 2003.

James C. Black  
DIRECTOR OF COMMUNITY DEVELOPMENT

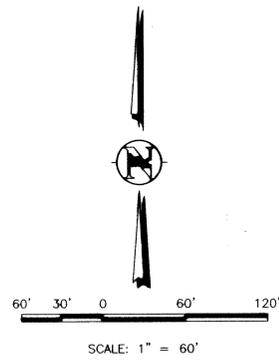
Gregory D. Lima  
CITY MANAGER

**TETRA TECH RMC, Inc.**  
8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111  
TEL 303.741.8000 FAX 303.741.6106  
Date: 09/02/2003 Job No. 11-2387-008.06 FAX (303) 778-5648  
DRAWING NAME: S:\23870080\PLAT\23870080\PL15.DWG DRAWN BY: POCH

# MIDCITIES FILING NO. 15

A MINOR SUBDIVISION PLAT OF BLOCKS 9, 10, 11 AND 12 OF MIDCITIES FILING NO. 2, LOT 3, BLOCK 2, MIDCITIES FILING NO. 5, AND LOTS 4 AND 5, MIDCITIES FILING NO. 6, ALL LOCATED IN THE NORTH HALF OF THE NORTH EAST QUARTER AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

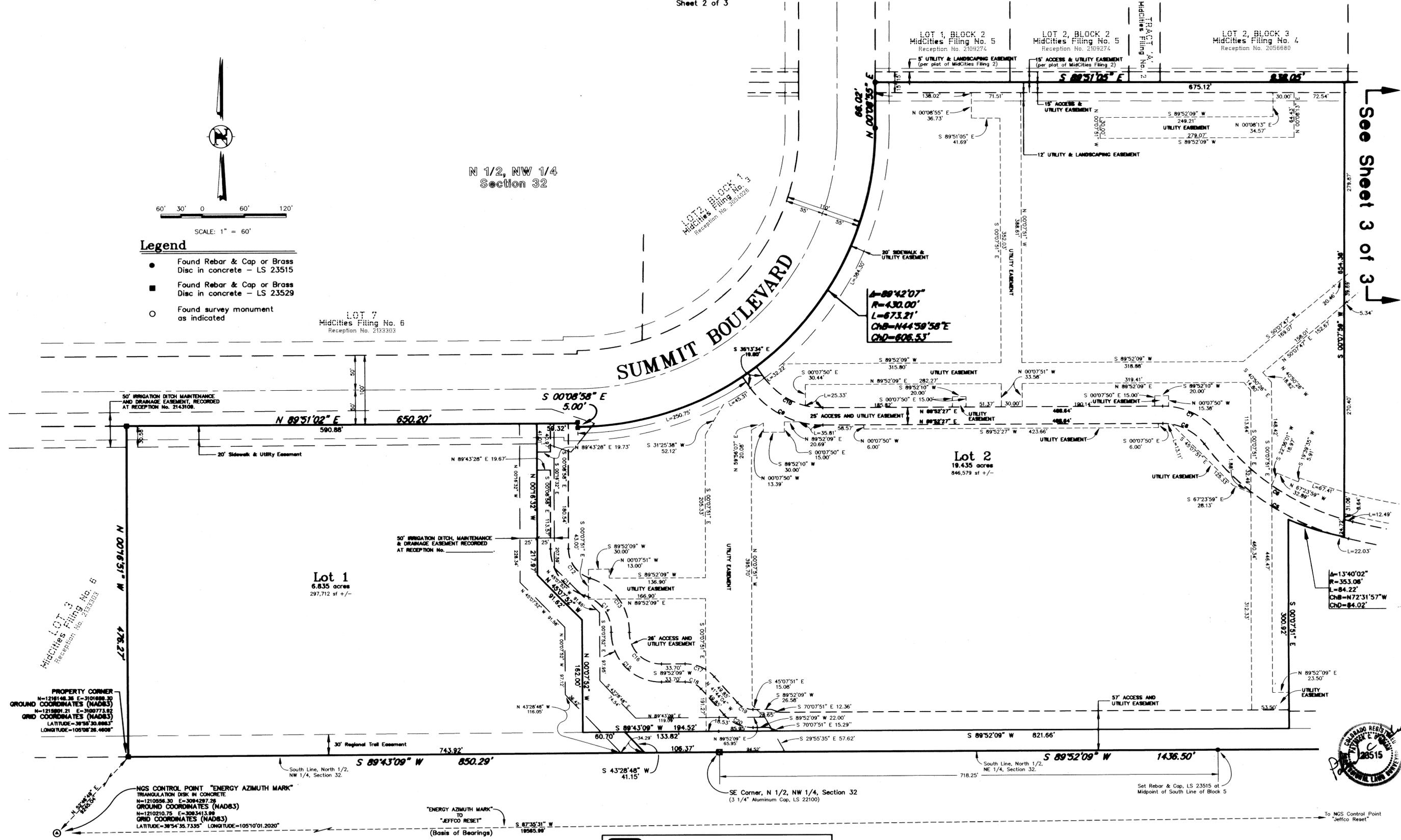
Sheet 2 of 3



## Legend

- Found Rebar & Cap or Brass Disc in concrete - LS 23515
- Found Rebar & Cap or Brass Disc in concrete - LS 23529
- Found survey monument as indicated

N 1/2, NW 1/4  
Section 32



See Sheet 3 of 3

**PROPERTY CORNER**  
N=1218148.38 E=310188.30  
GROUND COORDINATES (NAD83)  
N=121889.21 E=308773.82  
GROUND COORDINATES (NAD83)  
LATITUDE=39°58'30.8883"  
LONGITUDE=-105°08'28.4808"

**NGS CONTROL POINT "ENERGY AZIMUTH MARK"**  
TRIANGULATION DISK IN CONCRETE  
N=1210558.30 E=3084287.28  
GROUND COORDINATES (NAD83)  
N=1210210.75 E=3083413.99  
GROUND COORDINATES (NAD83)  
LATITUDE=39°54'35.7335" LONGITUDE=-105°10'01.2020"

**"ENERGY AZIMUTH MARK" TO "JEFFCO RESET"**  
(Basis of Bearings)  
S 87°35'31" W  
19585.99'

**TETRA TECH RMC, Inc.**  
8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111  
TEL 303.741.8000 FAX 303.741.8108  
Date: 08/02/2003 Job No. 11-2387.008.08 FAX (303) 778-8648  
DRAWING NAME: S:\238700808\DWG\PLAT\238700808PL15.DWG DRAWN BY: PCOH

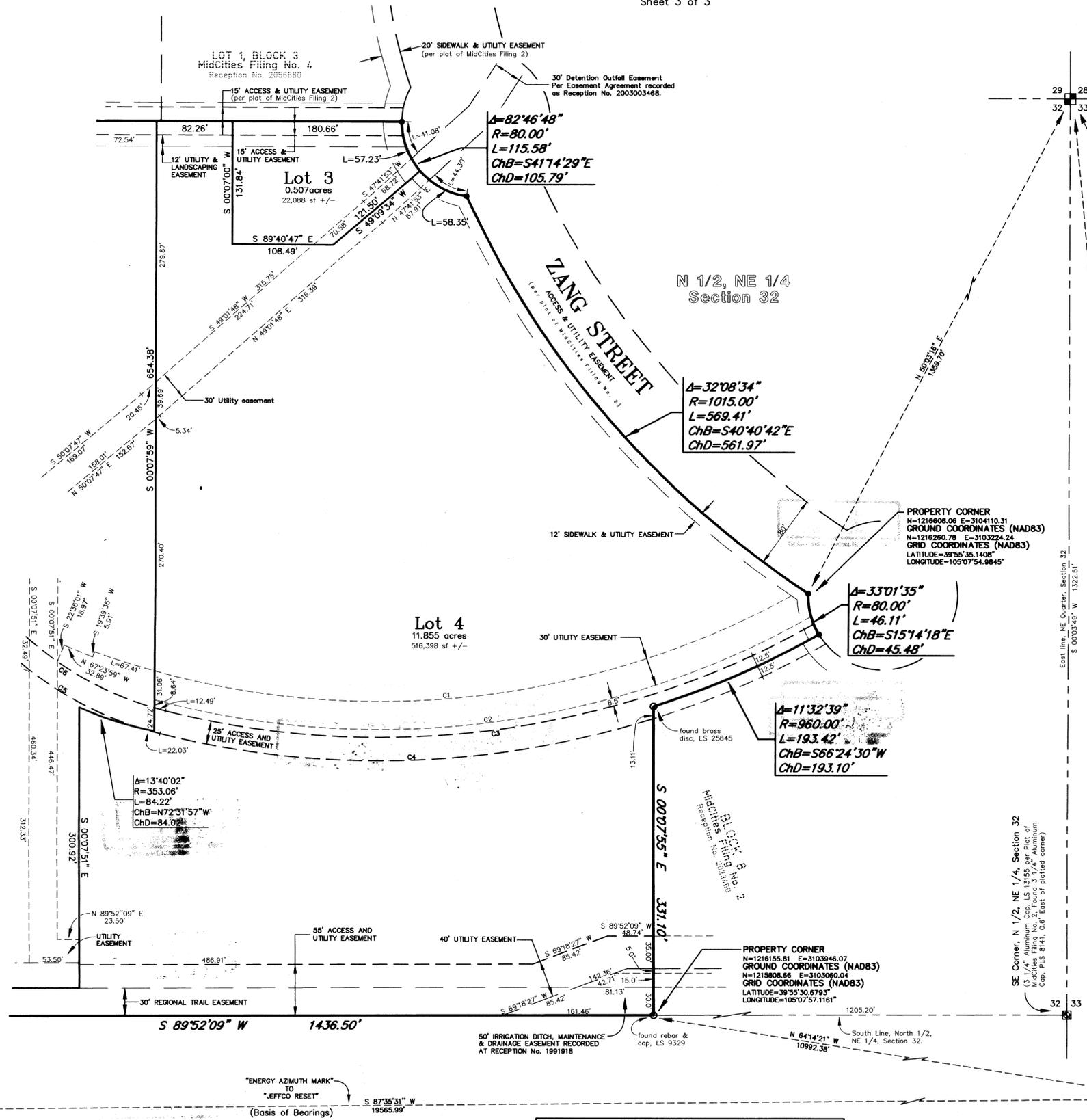


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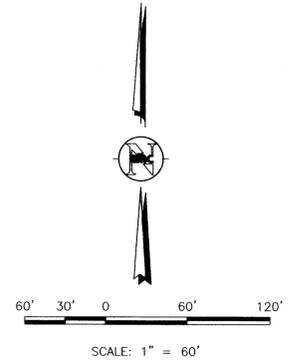
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Sheet 3 of 3

See Sheet 2 of 3



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 = 3104286.36  
 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)



- Legend**
- Found Rebar & Cap or Brass Disc in concrete - LS 23515
  - Found Rebar & Cap or Brass Disc in concrete - LS 23529
  - Found survey monument as indicated

**CURVE INFORMATION**

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	48°39'06"	909.00'	771.86'	N 85°20'01" E	748.88'
C2	44°23'28"	939.00'	727.51'	N 82°42'56" E	709.45'
C3	43°24'50"	947.50'	717.93'	N 82°18'56" E	700.88'
C4	31°36'27"	972.50'	536.48'	N 88°13'08" E	529.71'
C5	38°45'18"	375.00'	253.65'	S 56°36'00" E	248.84'
C6	38°45'18"	350.00'	236.74'	S 56°36'00" E	232.25'
C7	52°54'12"	100.00'	92.33'	N 63°40'27" W	89.09'
C8	52°54'12"	75.00'	69.25'	N 63°40'27" W	66.82'
C9	54°53'59"	127.50'	122.17'	S 62°40'33" E	117.55'
C10	54°53'59"	102.50'	98.21'	S 62°40'33" E	94.50'
C11	72°20'34"	70.50'	89.01'	S 36°19'15" E	83.22'
C12	72°20'34"	44.50'	56.19'	S 36°19'15" E	52.53'
C13	73°08'45"	81.00'	103.41'	N 35°55'10" W	96.53'
C14	73°08'45"	55.00'	70.21'	N 35°55'10" W	65.54'
C15	90°47'03"	71.00'	112.50'	S 44°44'19" E	101.09'
C16	90°47'03"	45.00'	71.30'	S 44°44'19" E	64.07'
C17	48°23'46"	56.00'	47.30'	N 65°55'58" W	45.91'
C18	48°23'46"	30.00'	25.34'	N 65°55'58" W	24.59'
C19	48°23'46"	30.00'	25.34'	S 65°55'58" E	24.59'
C20	48°23'46"	56.00'	47.30'	S 65°55'58" E	45.91'

NGS CONTROL POINT "JEFFCO RESET"  
 TRIANGULATION DISK IN CONCRETE  
 N=1211378.25 E=3113845.98  
 GROUND COORDINATES (NAD83)  
 N=1211032.58 E=3112957.13  
 GRID COORDINATES (NAD83)  
 LATITUDE=39°54'43.0541" LONGITUDE=105°05'50.3567"



**TETRA TECH RMC, Inc.**  
 8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111  
 TEL 303.741.6000 FAX 303.741.6106  
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