

Recorded at Reception No 2009004959 on April 23, 2009
in the City and County of Broomfield.

LEGAL DESCRIPTION AND DEDICATION:

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

A PARCEL OF LAND BEING ALL OF LOTS 2 AND 3, PARKWAY CIRCLE FILING NO. 5, A REPLAT OF BLOCK 3, PARKWAY CIRCLE NO. 1 AS RECORDED AT RECEPTION NO. 2008003163 OF THE CITY AND COUNTY OF BROOMFIELD CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON NORTHERLY CORNER OF LOT 1 AND LOT 4, PARKWAY CIRCLE FILING NO. 5; THENCE SOUTH 00°00'44" WEST ALONG THE COMMON LINE OF SAID LOTS A DISTANCE OF 265.34 FEET TO THE POINT OF BEGINNING;

- THENCE ALONG THE SOUTHERLY BOUNDARY OF LOT 1 THE FOLLOWING SEVEN (7) COURSES:
1) NORTH 89°59'16" WEST, A DISTANCE OF 88.91 FEET TO A POINT OF CURVATURE;
2) ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°27'41", A RADIUS OF 136.00 FEET AND AN ARC LENGTH OF 34.33 FEET (CHORD BEARS NORTH 82°46'53" EAST, A DISTANCE OF 34.24 FEET);
3) NORTH 75°33'03" EAST, A DISTANCE OF 218.06 FEET TO A POINT OF CURVATURE;
4) ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20°24'34", A RADIUS OF 209.00 FEET AND AN ARC LENGTH OF 74.45 FEET (CHORD BEARS NORTH 85°45'20" EAST, A DISTANCE OF 74.06 FEET);
5) SOUTH 84°02'23" EAST, A DISTANCE OF 33.10 FEET TO A POINT OF NON-TANGENT CURVATURE;
6) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°01'26", A RADIUS OF 396.43 FEET AND AN ARC LENGTH OF 14.00 FEET (CHORD BEARS SOUTH 04°58'56" WEST, A DISTANCE OF 14.00 FEET);
7) SOUTH 84°02'23" EAST A DISTANCE OF 41.49 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WEST MIDWAY BOULEVARD;

- THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES:
1) ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26°44'53", A RADIUS OF 437.93 FEET AND AN ARC LENGTH OF 204.44 FEET, (CHORD BEARS SOUTH 19°20'08" WEST, A DISTANCE OF 202.59 FEET);
2) SOUTH 32°42'36" WEST, A DISTANCE OF 260.37 FEET TO A POINT OF NON-TANGENT CURVATURE;
3) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°52'25", A RADIUS OF 1,098.82 FEET AND AN ARC LENGTH OF 342.78 FEET, (CHORD BEARS SOUTH 19°41'07" WEST, A DISTANCE OF 341.39 FEET) TO A POINT ON THE NORTHERLY LINE OF OUTLOT A, PARKWAY CIRCLE FILING NO. 1 AS RECORDED IN THE SAID CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER 2003004328;

- THENCE ALONG THE NORTHERLY RIGHT LINE OF SAID OUTLOT A, THE FOLLOWING FIVE (5) COURSES:
1) SOUTH 51°22'14" WEST, A DISTANCE OF 10.04 FEET TO A POINT OF CURVATURE;
2) ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 58°17'58", A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 50.88 FEET (CHORD BEARS SOUTH 80°31'13" WEST, A DISTANCE OF 48.71 FEET);
3) NORTH 70°19'48" WEST, A DISTANCE OF 45.23 FEET;
4) NORTH 57°08'58" WEST, A DISTANCE OF 145.08 FEET;
5) ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°56'32", A RADIUS OF 224.90 FEET AND AN ARC LENGTH OF 66.50 FEET, (CHORD BEARS NORTH 65°37'12" WEST, A DISTANCE OF 66.26 FEET);

- THENCE ALONG THE EASTERLY BOUNDARY LINE OF LOT 4, PARKWAY CIRCLE NO. 5 THE FOLLOWING EIGHT (8) COURSES:
1) NORTH 15°54'34" EAST A DISTANCE OF 75.15 FEET;;
2) NORTH 19°41'07" EAST A DISTANCE OF 63.67 FEET TO A POINT OF CURVATURE;
3) ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20°33'27", A RADIUS OF 40.00 FEET AND AN ARC LENGTH OF 14.35 FEET (CHORD BEARS NORTH 29°57'51" EAST, 14.27 FEET);
4) NORTH 40°14'34" EAST A DISTANCE OF 28.21 FEET TO A POINT OF CURVATURE;
5) ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20°33'27", A RADIUS OF 40.00 FEET AND AN ARC LENGTH OF 14.35 FEET (CHORD BEARS NORTH 29°57'51" EAST, 14.27 FEET);
6) NORTH 19°41'07" EAST A DISTANCE OF 108.78 FEET TO A POINT OF CURVATURE;
7) ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°40'23", A RADIUS OF 195.00 FEET AND AN ARC LENGTH OF 66.96 FEET (CHORD BEARS NORTH 09°50'56" EAST, 66.63 FEET);
8) NORTH 00°00'44" EAST A DISTANCE OF 235.66 FEET TO THE POINT OF BEGINNING;

CONTAINING 246,776 SQ. FT OR 5.665 ACRES MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF PARKWAY CIRCLE FILING NO. 6, A REPLAT OF LOTS 2 AND 3, PARKWAY CIRCLE FILING NO. 5 AND BY THESE PRESENTS GRANT TO THE CITY AND COUNTY OF BROOMFIELD ALL ACCESS AND UTILITY EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 10th DAY OF April, A.D. 2009.

ACKNOWLEDGMENT:

OWNER: MI DEVELOPMENT CORPORATION-TEXAS, A TEXAS CORPORATION;

BY: John K. Scott, Jr.
NAME: JOHN K. SCOTT, JR.
TITLE: PRESIDENT

STATE OF Colorado
COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY JOHN K. SCOTT, JR., AS PRESIDENT OF MI DEVELOPMENT CORPORATION-TEXAS

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES 12/22/12

Notary Public Signature

HOLDER OF DEED OF TRUST:

HOLDER: NJD, LTD., A TEXAS LIMITED PARTNERSHIP DOING BUSINESS IN COLORADO AS BROOMFIELD/NJD, LTD.,

BY: PCS, INC.
A COLORADO CORPORATION, ITS GENERAL PARTNER

BY: John K. Scott, Jr.
NAME: JOHN K. SCOTT, JR.
TITLE: VICE PRESIDENT

STATE OF Colorado
COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY PCS, INC., GENERAL PARTNER OF NJD, LTD, A TEXAS LIMITED PARTNERSHIP

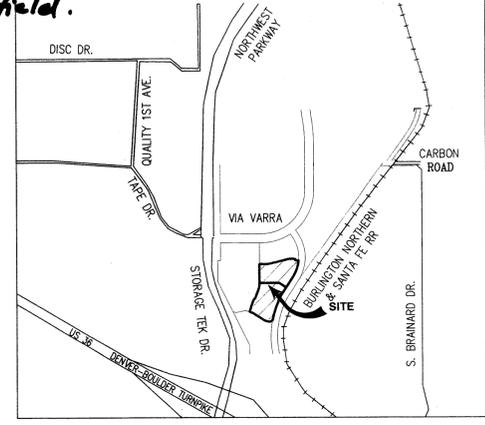
WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES 12/22/12

Notary Public Signature

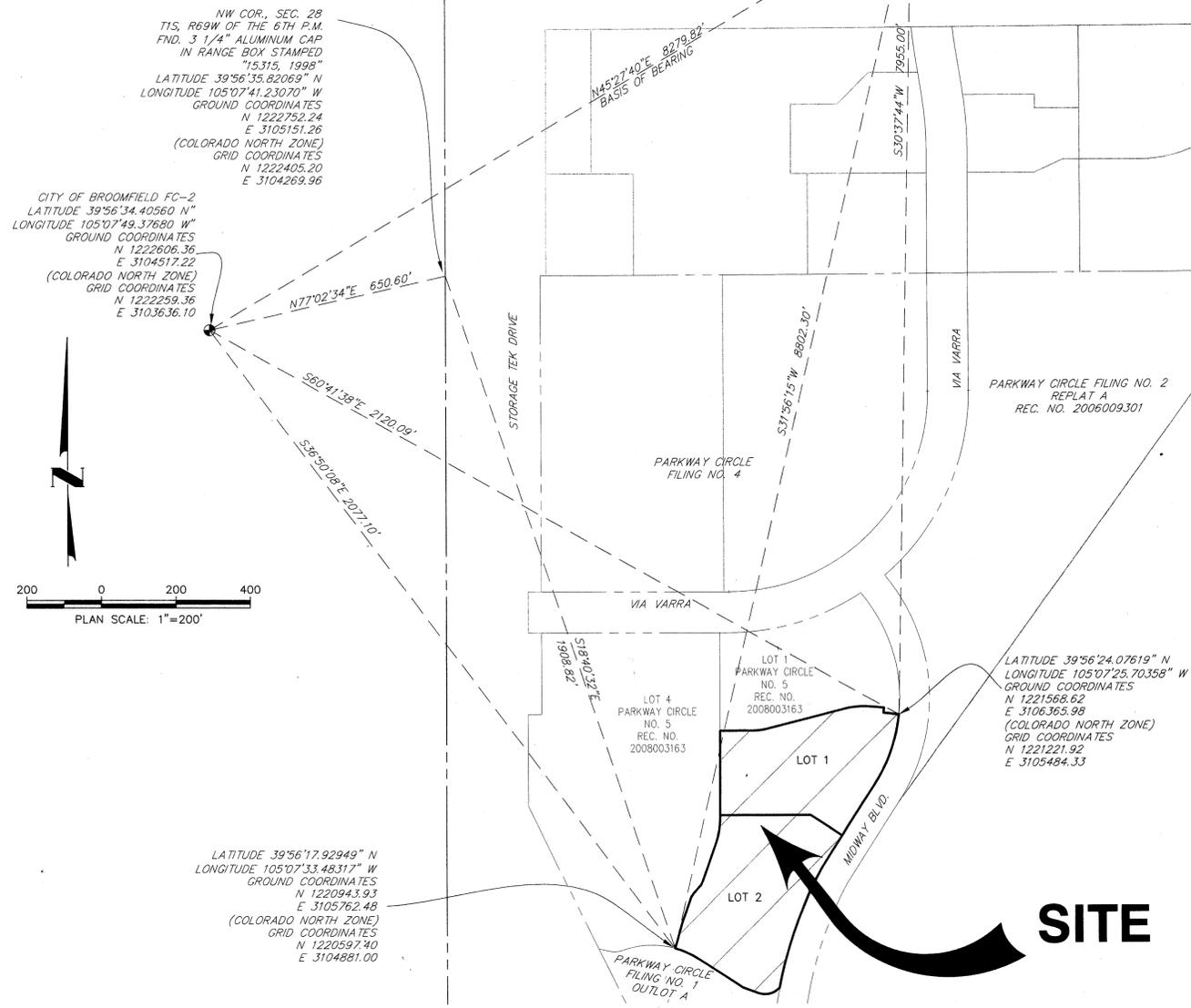
PARKWAY CIRCLE FILING NO. 6

MINOR SUBDIVISION PLAT

A SUBDIVISION, BEING A RE-PLAT OF LOTS 2 AND 3 OF PARKWAY CIRCLE FILING NO. 5, SITUATED IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO. SHEET 1 OF 2



VICINITY MAP SCALE: 1"=1000'



NGS 0413
LATITUDE 39°57'31.53189" N
LONGITUDE 105°06'33.29741" W
GROUND COORDINATES
N 1228413.78
E 3110418.86
(COLORADO NORTH ZONE)
GRID COORDINATES
N 1228065.13
E 3109536.06

NW COR., SEC. 28
T1S, R69W OF THE 6TH P.M.
FND. 3 1/4" ALUMINUM CAP
IN RANGE BOX STAMPED
"15315, 1998"
LATITUDE 39°56'35.82069" N
LONGITUDE 105°07'41.23070" W
GROUND COORDINATES
N 1222752.94
E 3105151.26
(COLORADO NORTH ZONE)
GRID COORDINATES
N 1222405.20
E 3104269.96

CITY OF BROOMFIELD FC-2
LATITUDE 39°56'34.40560" N
LONGITUDE 105°07'49.37680" W
GROUND COORDINATES
N 1222606.36
E 3104517.22
(COLORADO NORTH ZONE)
GRID COORDINATES
N 1222259.36
E 3103636.10

PLAN SCALE: 1"=200'

LATITUDE 39°56'17.92949" N
LONGITUDE 105°07'33.48311" W
GROUND COORDINATES
N 1220943.93
E 3105762.48
(COLORADO NORTH ZONE)
GRID COORDINATES
N 1220597.40
E 3104881.00

PARKWAY CIRCLE FILING NO. 2
REPLAT A
REC. NO. 2006009301

LATITUDE 39°56'24.07619" N
LONGITUDE 105°07'25.70358" W
GROUND COORDINATES
N 1221568.62
E 3106365.98
(COLORADO NORTH ZONE)
GRID COORDINATES
N 1221221.92
E 3105484.33

NOTES:

- 1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD...
2. 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...
3. BASIS OF BEARINGS: BASED ON THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD MONUMENTS, #FC-2 AND Q-413 AS BEARING NORTH 45°27'40" EAST...
4. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER, CLASS 2-II, 1:20,000 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...
5. COMBINED SCALE FACTOR TO REDUCE MODIFIED STATE PLANE GRID COORDINATES TO STATE PLANE VALUES (COLORADO NORTH ZONE, 0501, NAD 83/92) = 0.99971618.
6. AN EASEMENT FOR EMERGENCY ACCESS FOR POLICE, FIRE AND EMERGENCY VEHICLES IS HEREBY GRANTED TO THE CITY AND COUNTY OF BROOMFIELD OVER THE DRIVEWAYS AND PARKING AREAS AS THEY EXIST FROM TIME TO TIME.
7. NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR 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(O) OF THE BROOMFIELD MUNICIPAL CODE.
8. OWNER AND DEVELOPER AGREE BY SIGNATURE ON THIS REPLAT (PARKWAY CIRCLE FILING NO. 6) THAT ALL OF THE PROVISIONS OF THE SUBDIVISION IMPROVEMENT AGREEMENT, DATED MARCH 6, 2003, BETWEEN THE CITY AND COUNTY OF BROOMFIELD AND MI DEVELOPMENT CORPORATION APPLY TO THIS REPLAT OF FILING 6 AND TO LOTS 1 AND 4 OF FILING 5 AND ALL OF THE PROVISIONS OF SAID SUBDIVISION IMPROVEMENT AGREEMENT REMAIN IN FORCE AND EFFECT AS PROVIDED THEREIN.

APPROVALS:

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO ON THIS 17th DAY OF April, A.D. 2009.

Director of Community Development
City Manager

SURVEYOR'S CERTIFICATION:

I, MARK T. WILSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS RE-PLAT OF "PARKWAY CIRCLE FILING NO. 5" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

NAME: MARK T. WILSON
TITLE: SURVEY MANAGER
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO.: 35062
ADDRESS: 1391 SPEER BLVD. SUITE 390
DENVER CO. 80204
TELEPHONE NO.: 303-623-6300



HARRIS KOCHER SMITH
engineers • land surveyors
1391 Speer Blvd. - Suite 390
Denver, Colorado 80204
Phone (303) 623-6300
Fax (303) 623-6311

PARKWAY CIRCLE FILING NO. 6

MINOR SUBDIVISION PLAT

A SUBDIVISION, BEING A RE-PLAT OF LOTS 2 AND 3, PARKWAY CIRCLE FILING NO. 5,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

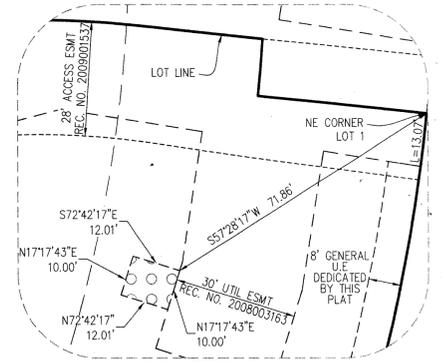
SHEET 2 OF 2

LEGEND

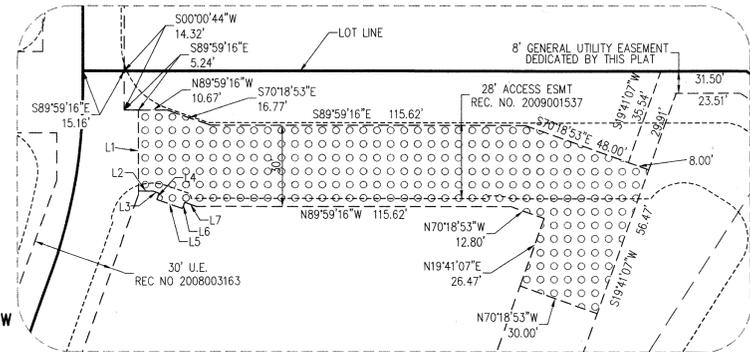
- FOUND 18" LONG #5 REBAR WITH 1-1/2" RED PLASTIC CAP STAMPED: "PLS 36062"
- ▲ FOUND #5 REBAR W/1.5" ALUM. CAP STAMPED: "PLS 25646"
- ◆ FOUND 1.5" ALUM. CAP STAMPED: "PLS 27936"
- ⊕ CITY AND COUNTY OF BROOMFIELD SURVEY GPS CONTROL POINT.
- ▨ EXISTING UTILITY ESMT REC. NO. 2008003163
- ▩ UTILITY EASEMENT DEDICATED BY THIS PLAT

| CURVE TABLE | | | | | |
|-------------|-----------|---------|--------|-------------|-------------|
| CURVE | DELTA | RADIUS | LENGTH | CHORD | CHORD DIST. |
| C1 | 02°01'26" | 396.43' | 14.00' | S04°56'56"W | 14.00' |
| C2 | 20°24'34" | 209.00' | 74.45' | N85°45'20"E | 74.06' |
| C3 | 14°27'41" | 136.00' | 34.33' | N82°46'53"E | 34.24' |
| C4 | 20°33'27" | 40.00' | 14.35' | N29°57'51"E | 14.27' |

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 10.04' | S51°22'14"W |

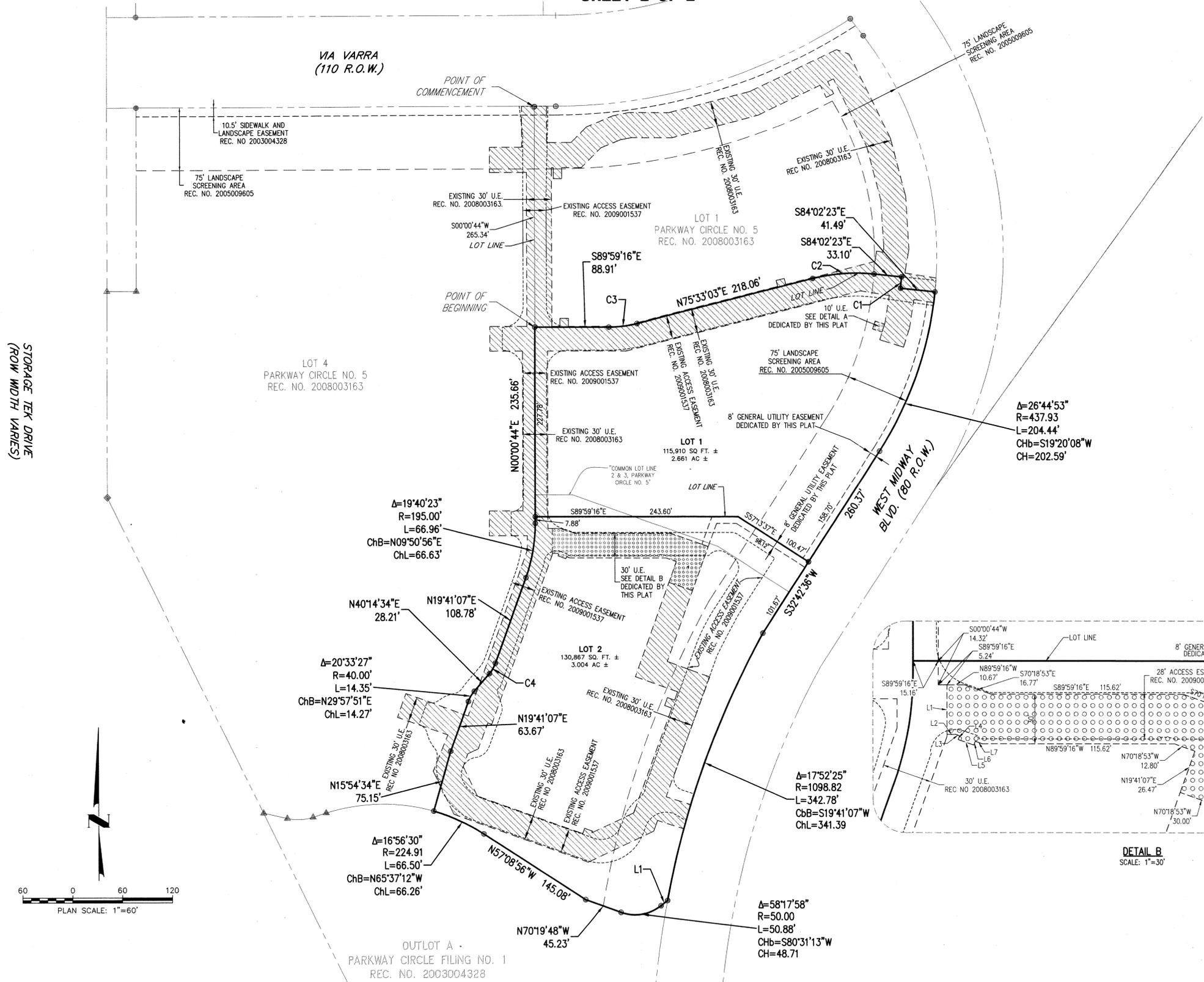


DETAIL A
SCALE: 1"=20'



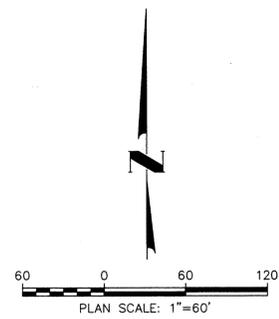
DETAIL B
SCALE: 1"=30'

| EASEMENT LINE TABLE | | |
|---------------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 30.00' | S00°00'29"E |
| L2 | 5.42' | S89°51'56"E |
| L3 | 2.28' | S70°18'53"E |
| L4 | 2.45' | S19°41'07"W |
| L5 | 10.00' | S70°18'53"E |
| L6 | 2.45' | N19°41'07"E |
| L7 | 4.52' | S70°18'53"E |



STORAGE TRK DRIVE
(ROW WIDTH VARIES)

WEST LINE OF THE NW 1/4 SEC. 28



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

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