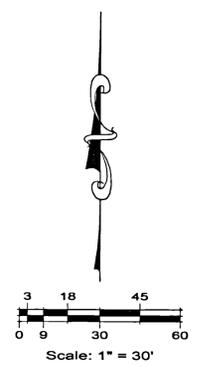
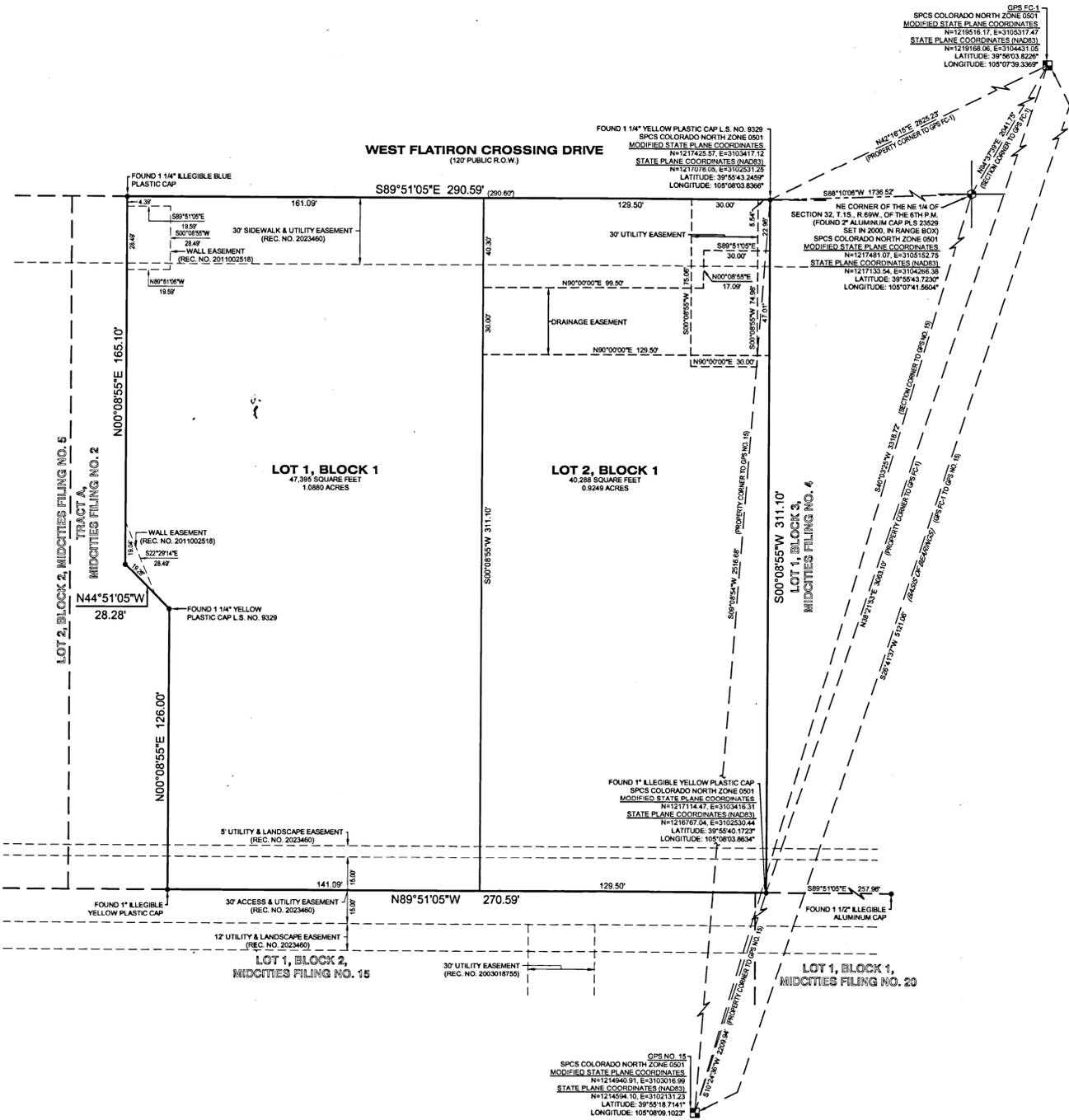
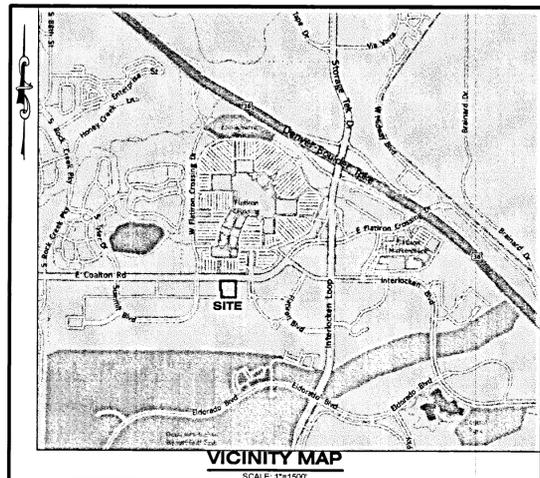


MIDCITIES FILING NO. 4, REPLAT A FINAL PLAT

A REPLAT OF LOT 2, BLOCK 3, MIDCITIES FILING NO. 4
SITUATED IN THE NE 1/4 OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 1 OF 1

2014007845 PL 08/20/2014 03:28 PM
Page: 1 of 1 Doc Fee \$0.00 Doc Fee \$
City and County of Broomfield



LEGEND	
---	SUBDIVISION BOUNDARY LINE
---	ADJACENT BOUNDARY LINE
---	SECTION CORNER TIE LINE
---	MONUMENT TIE LINE
---	EXISTING EASEMENT AS NOTED
■	BROOMFIELD GPS MONUMENT
●	SECTION CORNER MONUMENT
REC. NO.	RECEPTION NUMBER
(XXX.XX)	AS RECORDED
●	SET NAIL & 1 1/4" BRASS TAG L.S. NO. 3322 UNLESS NOTED OTHERWISE

ENGINEERING SERVICE COMPANY
ENGINEERS - SURVEYORS - PLANNERS
Creative Solutions Since 1954
1300 South Poplar Street, Suite 126, Aurora, Colorado 80012
Office (303) 337-1393 Fax (303) 337-7481
www.engineering-service.com

Drawer No.: E-730 Date of Preparation: 03/10/2014 Date of Last Revision: 06/04/2014

LEGAL DESCRIPTION & DEDICATION:
BY THESE PRESENTS THE UNDERSIGNED, BEING OWNER OF
A PARCEL OF LAND BEING LOT 2, BLOCK 3, MIDCITIES FILING NO. 4,
(RECEPTION NO. 2086680)
CITY AND COUNTY OF BROOMFIELD, COLORADO,
CONTAINING (87,683 SQUARE FEET) 2.0129 ACRES.
HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND
STYLE OF MIDCITIES FILING NO. 4, REPLAT A, 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-WAY AND OTHER PUBLIC PLACES 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 USE BY FRANCHISEES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC
AND PRIVATE UTILITIES NOT PREVIOUSLY DEDICATED.

OWNER:
SHOPS AT FLATIRON LLC, A COLORADO LIMITED LIABILITY COMPANY
DAVID J. ERB, COMPANY MANAGER
DAVID J. ERB, PRESIDENT
8480 E. ORCHARD ROAD, SUITE 5550, GREENWOOD VILLAGE, COLORADO 80111
STATE OF Colorado)
COUNTY OF ARAPAHOE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF
July, 2014 BY DAVID J. ERB OF SHOPS AT FLATIRON LLC, A COLORADO LIMITED
LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: DEC 4, 2015
Matthew A. Erb
NOTARY PUBLIC

ATTORNEY'S CERTIFICATE:
Laurence Gerich AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO
COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER AND
SUBDIVIDER DEDICATING ANY STREET EASEMENT, RIGHT OF WAY, PARCEL OR TRACT HEREON
OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS
PROVIDED HEREIN, AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS
REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.
Laurence Gerich, REGISTRATION NO. 118,554, DATE: July 31, 2014

GENERAL NOTES:
1. THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER 1505464 PREPARED BY CHICAGO TITLE
INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF DECEMBER 6, 2013 AT 7:30 A.M., AND DOES
NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR
EXCEPTIONS OF RECORD.
2. BEARINGS ARE BASED ON GRID BEARING OF S26°41'37"W, BETWEEN CITY OF BROOMFIELD
CONTROL POINTS GCS FC-1 AND GCS NO. 15 AS DEFINED IN THE COLORADO STATE PLANE
COORDINATE SYSTEM NORTH ZONE 0501 AT A MODIFIED DISTANCE OF 5121.06 FEET.
3. THE MODIFICATION FACTOR FOR COORDINATE CONVERSION BETWEEN PUBLISHED COLORADO
STATE PLANE COORDINATE VALUES AND MODIFIED STATE PLANE VALUES IS 0.999714549.
4. THE COLORADO COORDINATE SYSTEM 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.
5. BENCHMARK: CITY AND COUNTY OF BROOMFIELD GPS NO. 15
ELEVATION: 5516.10 FEET (NAVD 1988 DATUM)
6. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD
INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 0850730067F LAST REVISED AUGUST 18,
2004. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS
INFORMATION.
7. ALL UNITS ARE U.S. SURVEY FEET.

SURVEYOR'S CERTIFICATE:
I, CHARLES N. BECKSTROM, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO
HEREBY CERTIFY THAT THE SURVEY OF MIDCITIES FILING NO. 4, REPLAT A, WAS MADE BY ME OR
DIRECTLY UNDER MY SUPERVISION ON OR ABOUT FEBRUARY 12, 2014, AND THAT THE
ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY
THEREOF.
Charles N. Beckstrom
CHARLES N. BECKSTROM
PROFESSIONAL L.S. NO. 33202

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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY
MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2)
MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

PLANNING AND ZONING COMMISSION CERTIFICATE:
THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD
PLANNING AND ZONING COMMISSION ON THIS 22nd DAY OF June, 2014.
William D. Williams
CHAIRMAN
Laurence Gerich
SECRETARY

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 22nd DAY OF July, 2014
John Stohs
MAYOR
David L. Rainey
CITY CLERK, Deputy

