A REPLAT OF LOTS 12 AND 13, FLATIRON MARKETPLACE FILING NO. 1 AND LOT 5,

FLATIRON MARKETPLACE FILING NO. 1, REPLAT A LOCATED IN THE SOUTH HALF OF SECTION 28,

TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD,

STATE OF COLORADO

O. 17440 201 0,

2010004278 05/04/2010 01:36P PL 1 of 2 R 0.00 D 0.00 City&Cnty Broomfield

2010 01:36P PL
.00 City&Cnty Broomfield

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF:

LOTS 12 AND 13, TOGETHER WITH THE NORTH HALF OF VACATED COALTON ROAD VACATED BY ORDINANCE NO. 1848 RECORDED APRIL 27, 2007 AT RECEPTION NO. 2007005190 AND MAY 3, 2007 AT RECEPTION NO. 2007005498 ADJACENT TO LOT 13, FLATIRON MARKETPLACE FILING NO. 1, AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED OCTOBER 25, 2000 AT RECEPTION NO. 2089842, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, AND LOT 5, FLATIRON MARKETPLACE SUBDIVISION FILING NO. 1, REPALT A, TOGETHER WITH THE NORTH HALF OF VACATED COALTON ROAD VACATED BY ORDINANCE NO. 1848 RECORDED APRIL 27, 2007 AT RECEPTION NO. 2007005190 AND MAY 3, 2007 AT RECEPTION NO. 2007005498 ADJACENT TO LOT 5 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

LOCATED IN THE SOUTH HALF OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 471,587 SQUARE FEET OR 10.826 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "FLATIRON MARKETPLACE FILING NO. 1 REPLAT C"; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE 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, OWNER, HAS CAUSED IT'S NAME TO BE HEREUNTO SUBSCRIBED THIS_____, DAY OF______ A.D. 2010

CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE INVERSE OF STATE PLANE VALUES AS PUBLISHED BETWEEN CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINTS "FC-1" AND "GPS-10" BEING SOUTH 67'20'18" EAST, AS PER THE CITY OF BROOMFIELD PUBLISHED COORDINATES (GRID BEARINGS PER COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE) A DISTANCE OF 5124.43 FEET (MODIFIED STATE PLANE DISTANCE)

STATE PLANE - LOCAL GRID EXPLANATION:

THE LOCAL GRID, AS SHOWN HEREON, IS A MODIFIED VERSION OF THE COLORADO STATE PLANE NORTH ZONE NAD83 (0501).

THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.99971455.

GENERAL NOTES:

1) RECORDED EASEMENTS AND RIGHTS OF WAY OF LOTS 12 AND 13, FLATIRON MARKETPLACE FILING NO. 1 AND LOT 5, FLATIRON MARKETPLACE FILING NO. 1 REPLAT A ARE SHOWN ACCORDING TO FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER F225649, EFFECTIVE DATE: JANUARY 19, 2010 AT 7:30 AM.

2) AN AVIGATION AND HAZARD EASEMENT GRANTED TO THE JEFFERSON COUNTY AIRPORT BY THE INSTRUMENT RECORDED NOVEMBER 22, 2000 AT RECEPTION NO. 2097673 (BOULDER COUNTY RECORDS) APPLIES TO THIS PROPERTY.

3) 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 THIS SURVEY COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

4) THE SUBJECT PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FLOOD INSURANCE RATE MAP FOR THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, PANEL NUMBER 0850730067F, DATED AUGUST 18, 2004.

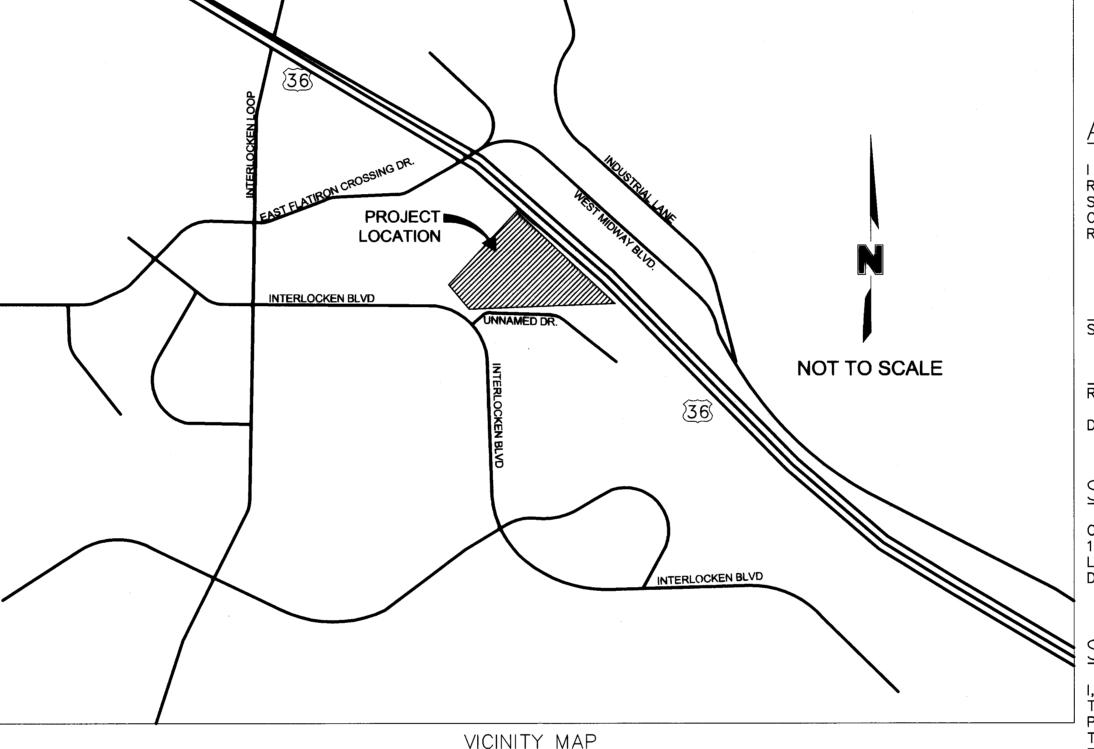
5) THERE ARE 2 LOTS WITHIN FLATIRON MARKETPLACE FILING NO. 1 REPLAT C.

6) THIS PLAT IS TIED TO THE CITY OF BROOMFIELD CONTROL NETWORK AS SHOWN HEREON, THE CONTROL NETWORK CONFORMS TO THE COLORADO COORDINATE SYSTEM OF 1983.

7) 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.

8) EASEMENTS DEDICATED BY THIS PLAT ARE ACCESS, UTILITY AND PUBLIC ACCESS EASEMENTS.

SHEET 1 NOTES AND SIGNATURES SHEET 2 LOT LAYOUT, GEODETICS, AND EASEMENT DEDICATIONS



<u>OWNERS:</u>

AUTO-OWNERS INSURANCE COMPANY, A MICHIGAN CORPORATION

BY BRIAN L. HICS FOOT, Drecture of Real GSTATE

NAME/TITLE Development and Acquisition

My Commission Expires 01/13/2013

NOTARY CERTIFICATE

STATE OF Colorado

county of Jefferson)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF APril , 2010 BY FINAL HIESTOOD AN AUTHORIZED SIGNATORY OF AUTO-OWNERS INSURANCE COMPANY.

SS MY HAND AND OFFICIAL SEALER MY COMMISSION EXPIRES: 1-13-2013

NOTAR, NOTARY PUBLIC

ATTORNEY'S CERTIFICATE

I _________, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATION OF ANY STREETS, EASEMENT, RIGHT OF WAY, PARCEL OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, SET FORTH HEREON, AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION FOR ACCEPTING SUCH DEDICATIONS.

SIGNATURE

REGISTRATION NUMBER
DATE: March 31, 2010

SURVEYOR:

OLSSON ASSOCIATES 143 UNION BLVD. SUITE 700 LAKEWOOD, CO 80228 DANA L. SPERLING 38012

SURVEYOR'S CERTIFICATE:

I, DANA L. SPERLING, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THERE ARE NO EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE ABOVE—DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

FOR AND ON BEHALF OF OLSSON ASSOCIATES.

DANA L. SPERLING
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 3801

APPROVALS:

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS REPLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND

USE REVIEW COMMISSION THIS 22nd DAY OF Tebruary, 2010.

CHAIRMAN

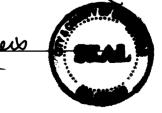
SECRETARY

CITY COUNCIL CERTIFICATE:

THIS REPLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF

THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS 15th DAY OF Hore , 2010

CITY CLERK, DEPORTY



NO. DATE REVISIONS DESCRIPTION

NO. DATE REVISIONS DESCRIPTION

REVISIONS

LATIRON MARKETPLACE FILING NO. 1 REPLAT C DF LOTS 12 AND 13, FLATIORON MARKETPLACE FILING DT 5, FLATIRON MARKETPLACE FILING NO. 1, REPLAT

drawn by: BRK
checked by: DLS
approved by: DLS
QA/QC by: DLS
project no.: 008-1387
drawing no.: FINAL PLAT
date: 01/25/10

SHEET 1 OF 2

.008-1387\ SVYO\dwa\FINAL PLAT 1-25-10.dwa USER: ierram

138/_SVYU\dwg\FINAL PLAI :29pm XREFS:

	LINE TABLE	
LINE	BEARING	LENGTH
L1	N31°51'06"E	30.00
L2	S58°08'54"E	63.76
L3	N31°51'13"E	112.64
L4	S84°14'53"E	198.43
L5	S05°45'07"W	30.00'
L6	N84°14'53"W	179.72
L7	S31°51'13"W	93.93
L8	S58°08'54"E	48.57
L9	N32°06'08"E	124.34
L10	N90°00'00"E	137.81
L11	S00°00'00"E	30.00'
L12	N90°00'00"W	121.22
L13	S32°06'08"W	108.55
L14	S00°00'00"E	182.00
L15	N90°00'00"W	290.11
L16	N89°44'27"W	30.58
L17	N90°00'00"E	188.60'
L18	N00°00'00"E	17.50'
L19	N90°00'00"E	30.00'
L20	S00°00'00"E	17.50'
L21	N90'00'00"E	71.51
L22	N00°00'00"E	166.42
L23	N58°08'54"W	67.77
L24	S31°51'06"W	21.00'
L23 L24 L25	N58°08'54"W	30.00'
L26	N31°51'06"E	21.00'
L27	N58°08'54"W	57.30'

	LINE TABLE	
LINE	BEARING	LENGTH
L28	S58°08'54"E	30.00'
L29	S56°22'17"E	30.01
L30	S26°41'48"W	21.11
L31	N44°37'29"W	186.57
L32	N51°02'14"W	207.70
L33	S31°51'07"W	306.68
L34	N58°08'54"W	245.58
L35	N31°51'06"E	336.69
L36	S58°08'54"E	376.30
L37	N58°08'54"W	135.72
L38	M31°51'06"E	5.75
L39	\$58°08'54"E	245.58
L40	S31°51'06"W	2.25'
L41	S31°51'06"W	18.00'
L42	N58°08'54"W	302.89
L43	N31°51'07"E	15.75
L44	N31°51'06"E	18.00'
L45	S58°08'54"E	47.67
L46	500°00'00"E	189.52
L47	S90°00'00"W	66.94
L48	W"00'00'00″W	15.00'
L49	590 ° 00'00"E	51.94
L50	N00°00'00"W	162.65
L51	1 58°08'54"W	41.19
L52	N89°44'27"W	15.06'
L53	%90°00'00"E	188.60'
L54	500°00'00"E	15.00'

CURVE TABLE							
CURVE	RADIUS	DELTA	LENGTH	CHD. BRG.	CHORD		
C1	42.50'	90'00'00"	66.76	N45°00'00"E	60.10'		
C2	12.50'	68°57'15"	15.04	S55°31'23"W	14.15'		
С3	42.50'	83°44'58"	62.12'	S48°07'31"W	56.74		
C4	12.50'	90°00'00"	19.63'	N45°00'00"E	17.68'		
C5	5560.00	1°45'26"	170.52	N45°26'08"W	170.51'		
C6	2217.83	4°40'53"	181.21'	N53°22'41"W	181.16'		
C7	15.00'	90°00'00"	23.56'	S76°51'06"W	21.21'		
C8	57.50'	85°18'58"	85.62'	N47°20'31"E	77.93		

<u>LEGEND</u>

SET #5 REBAR WITH YELLOW CAP PLS 38012

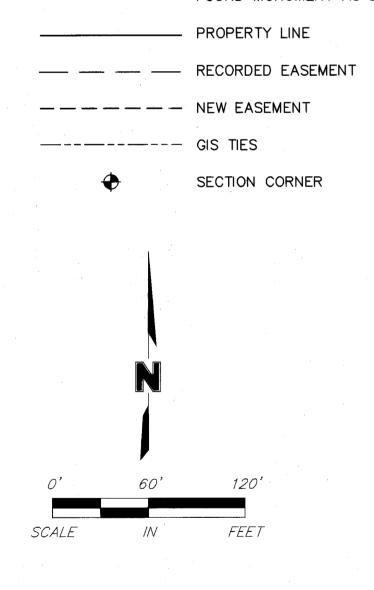
FOUND MONUMENT AS DESCRIBED

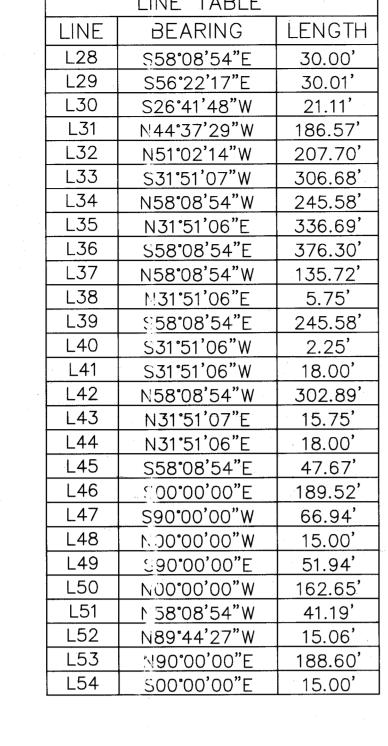
SW COR. SEC. 28 T1S, R69W LATITUDE 39*55'43.7232"N LONGITUDE 105*07':1.5601"W GRID COORDINATES

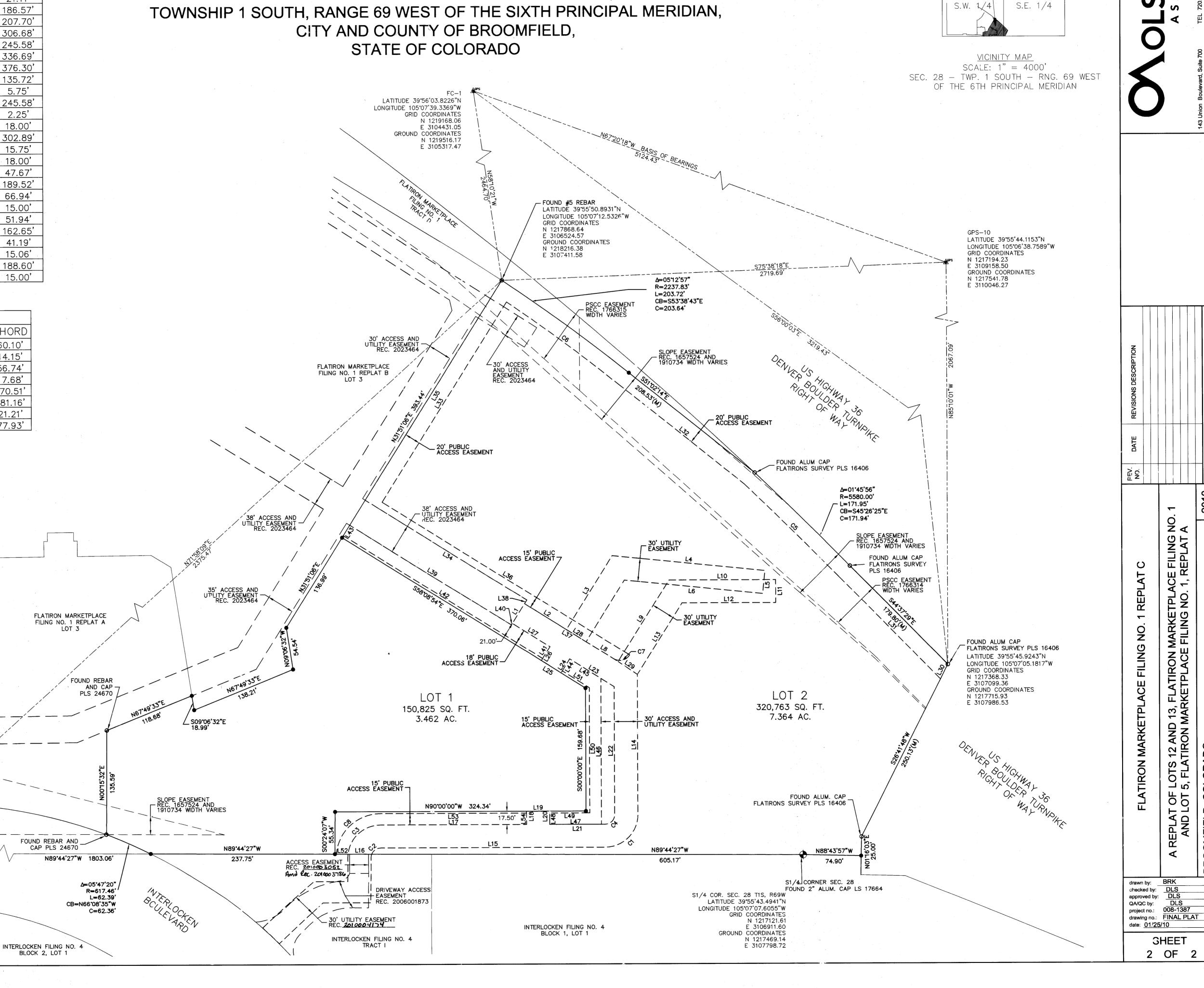
BLOCK 2, LOT 1

N 1217133.57 E 3104266.40 GROUND COORDINATES

N 1217481.10 E 3105152.77







FLATIRON MARKETPLACE FILING NO. 1 REPLAT C

A REPLAT OF LOTS 12 AND 13, FLATIRON MARKETPLACE FILING NO. 1 AND LOT 5,

FLATIRON MARKETPLACE FILING NO. 1, REPLAT A

LOCATED IN THE SOUTH HALF OF SECTION 28,

2010004278 05/04/2010 01:36P PL 2 of 2 R 0.00 D 0.00 City&Cnty Broomfield

N.W. 1/4

N.E. 1/4

PROJECT _

LOCATION