MIDCITIES FILING NO. 1

FINAL PLAT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY OF BROOMFIELD COUNTY OF BOULDER, STATE OF COLORADO

Sheet 1 of 3

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF

A TRACT OF LAND BEING A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32 AND CONSIDERING THE EAST LINE OF SAID NORTHEAST QUARTER TO BEAR SOUTH 00°03'49' WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00°03'49" WEST, ALONG SAID EAST LINE, A DISTANCE OF 958.07 FEET TO THE "POINT OF BEGINNING" THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°03'49" WEST, A DISTANCE OF 364.44 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°52'09" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER, A DISTANCE OF 984.68 FEET; THENCE NORTH 00°07'51" WEST, A DISTANCE OF 138.46 FEET; THENCE NORTH 58°36'31" EAST, A DISTANCE OF 274.12 FEET; THENCE NORTH 89°52'09" EAST, A DISTANCE OF 238.24 FEET; THENCE NORTH 14°59'40" EAST. A DISTANCE OF 59.06 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22°25'50", A RADIUS OF 430.00 FEET, AN ARC LENGTH OF 168.34 FEET AND A CHORD WHICH BEARS NORTH 56'38'36" WEST, A DISTANCE OF 167.27 FEET TO A NON-TANGENT POINT; THENCE NORTH 48'41'45" WEST A DISTANCE OF 80.68 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09'01'08" A RADIUS OF 442.00 FEET, AN ARC LENGTH OF 69.58 FEET, AND A CHORD WHICH BEARS NORTH 30°25'08" WEST, A DISTANCE OF 69.50 FEET TO A NON-TANGENT POINT; THENCE NORTH 26°57'31" WEST, A DISTANCE OF 100.20 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING CENTRAL ANGLE OF 43'44'48", A RADIUS OF 455.00 FEET, AN ARC LENGTH OF 347.40 FEET, AND A CHORD WHICH BEARS NORTH 08'41'01" EAST, A DISTANCE OF 339.03 FEET; THENCE NORTH 30'33'25" EAST, A DISTANCE OF 362.26 FEET: THENCE NORTH 59'26'35" WEST, A DISTANCE OF 20.00 FEET THENCE NORTH 30"33'25" EAST, A DISTANCE OF 6.56 FEET TO A POINT ON A LINE LYING 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 89'51'05" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 173.93 FEET; THENCE SOUTH 30°33'25" WEST, A DISTANCE OF 94.60 FEET; THENCE SOUTH 59°26'35" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 30°33'25" WEST, A DISTANCE OF 362.26 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40'37'34", A RADIUS OF 345.00 FEET, AN ARC LENGTH OF 244.63 FEET AND A CHORD WHICH BEARS SOUTH 10"14'38" WEST, A DISTANCE OF 239.53 FEET TO A NON-TANGENT POINT; THENCE SOUTH 12°52'30" EAST, A DISTANCE OF 113.96 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 0816'23", A RADIUS OF 358.00 FEET, AN ARC LENGTH OF 51.69 FEET AND A CHORD WHICH BEARS SOUTH 32'44'42" EAST, A DISTANCE OF 51.65 FEET TO A NON-TANGENT POINT; THENCE SOUTH 13'41'09" EAST, A DISTANCE OF 28.17 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 49°15'49", A RADIUS OF 370.00 FEET, AN ARC LENGTH OF 318.13 FEET, AND A CHORD WHICH BEARS SOUTH 65°31'32" EAST, A DISTANCE OF 308.42 FEET; THENCE NORTH 89'50'33" EAST, A DISTANCE OF 330.74 FEET TO A POINT ON A LINE LYING 1.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED AS RECEPTION NUMBER 308466 IN THE RECORDS OF THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER; THENCE SOUTH 71°41'39" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 4.28 FEET TO THE "POINT OF BEGINNING". CONTAINING 9.491 ACRES, OR 413,443 SQUARE FEET, MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF MIDCITIES FILING No. 1"; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE, FLATIRON BOULEVARD AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS SHOWN ON THE PLAT WHICH ARE NOT GRANTED BY A SEPARATE DOCUMENT (SEE NOTE 4) AND NOTED ON THE PLAT ARE FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER:

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

By: MidCities Land Limited Liability Company, a Colorado limited liability company, General Partner

By: Coalton Associates, LLC, a Delaware limited liability company, Member

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

By: Alliance Commercial Partners, LLC, a Colorado limited liability company,

NOTARY CERTIFICATE

STATE OF COLORADO

COUNTY OF DENT

SUBSED and sworn to before me this ______ day of _______, 1999 by Steven H. Miller, Man and Kenneth W. Tribbey, Manager, of MidCities Land Limited Liability Company, General Partner of MidCities Company, LLP, Member of My commission expires 8 a a003

WITNE by hand and official seal.

NOTARY CERTIFICATE

STATE OF COLORADO

COUNTY OF DEARER

DESCHRED and sworn to before me this had day of Cobber, 1999 by Stephen T. Mimnaugh, signatory of Alliance Commercial Partners, LLC, Manager of Alliance Commercial Holdings I, LLC, Coalton Associates, LLC, Member of Coalton Acres, LLC.

hav hand and official seal.

AUTREY REGIONAL MALL

Vicinity Map

U.S. BANCORP INVESTMENTS, INC.,

Notary Public

MORTAGEES

STATE OF Colonary COUNTY OF DENNY

The foregoing instrument was acknowledged before me this $\underline{6}$ day of $\underline{\text{Corosbe}}$ by BRIAN C-CURD of U.S. Bancorp Investments, Inc.

WITNESS my hand and official seal.

COALTON ASSOCIATES, LLC, THE MIDCITIES COMPANY, LLP, a Colorado limited liability partnership, Member a Delaware limited liability company

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

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

Stephen T. Mimnaugh, authorized 🛹 atory

By: MidCities Group, LLLP, a Colorado limited liability limited partnership, General Partner

MidCities Land Limited Liability Company, a Colorado limited liability company, General

NOTARY CERTIFICATE

STATE OF COLORADO COUNTY OF Denver

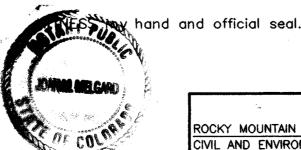
SUBSCRIBED and sworn to before me this day of october, 1999 by Stephen T. Mimnaugh, authorized signatory of Alliance Commercial Partners, LLC, Manager of Alliance Commercial Holdings I, LLC, Manager of Coalton Associates, LLC, as Member of Coalton Acres, LLC.

CARY CERTIFICATE

My commission expires **32,400.3** Notary Publican M. Melard

COUNTY OF DELICE

Partner of MidCities Group, LLLP, as General Partner of The MidCities Company, LLP, as Member of Coalton Acres, LLC.



My commission expires 8/2/2003Notary Publican M. Melgard

ROCKY MOUNTAIN CONSULTANTS, INC. IVIL AND ENVIRONMENTAL ENGINEERING • PLANNING 8301 E. Prentice Ave Englewood, CO 80111 (303) 741-6000 FAX (303) 741-6106 Date: 09-30-99 Job No. 2387.004.00

GENERAL NOTES:

- 1. THERE ARE 2 LOTS WITHIN MIDCITIES FILING No. 1.
- 2. FLATIRON BOULEVARD IS DEDICATED IN FEE SIMPLE TO THE CITY OF BROOMFIELD. 3. ALL LANDS DESCRIBED HEREON ARE SUBJECT TO A NON-EXCLUSIVE BLANKET EASEMENT FOR
- EMERGENCY ACCESS PURPOSES. 4. THOSE MATTERS WHICH PERTAIN TO OWNERSHIP, USE AND MAINTENANCE OF ALL EASEMENTS INDICATED TO HAVE BEEN GRANTED BY A SEPARATE RECORDED DOCUMENT ARE DEFINED THEREIN.
- 5. THE EASEMENT AS SHOWN AND DESIGNATED HEREON AS A UTILITY EASEMENT WHICH IS NOT GRANTED BY A SEPARATE DOCUMENT (SEE NOTE 4) IS HEREBY DEDICATED FOR USE AS PUBLIC WATER, SEWER, ELECTRIC, GAS AND DRAINAGE PURPOSES. THE GRANT OF EASEMENTS FOR ALL OTHER USES ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED AS RECEPTION NUMBER 1991921 IN THE OFFICE OF THE BOULDER COUNTY CLERK AND
- 6. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 32 BEARING TRUE SOUTH 00°03'49" WEST. SAID LINE IS MONUMENTED AS SHOWN HEREON
- 7. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS ORDER C2-1, 1:50,000 AS DESCRIBED IN THE "GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- 8. 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.

SURVEYORS CERTIFICATE

I, DUWAYNE M. PHILLIPS, 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. 1: THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING THE MONTH OF MARCH, 1999 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

ATTEST THE ABOVE ON THIS _____ DAY OF ______ DAY OF ______ DUWAYNE M. FOR AND ON E ROCKY MOUNTAIN

LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 14 DAY OF JULY, 1999.

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL

Velliain M. Toerens



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO COUNTY OF BOULDER

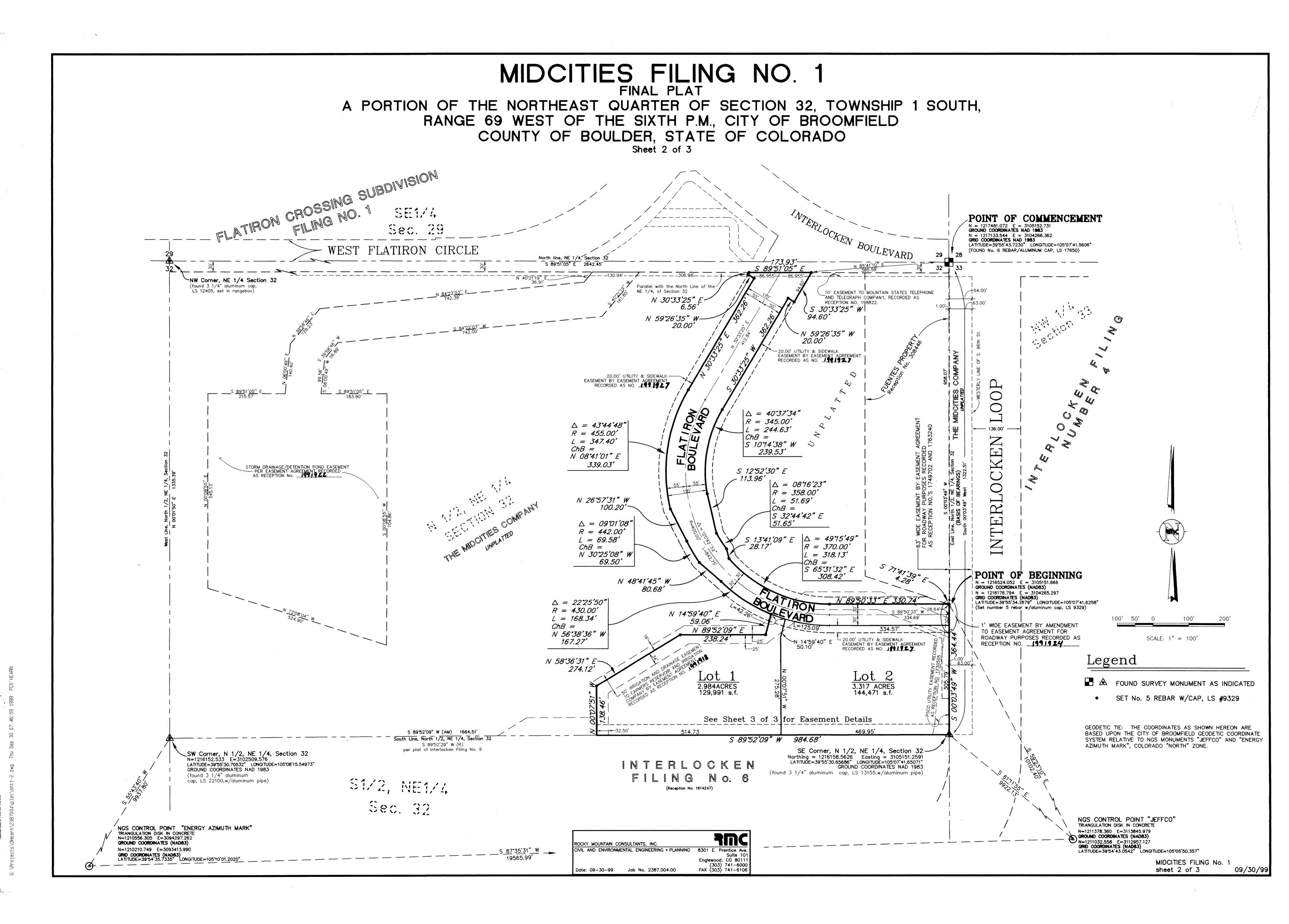
I HEREBY CERTIFY THAT THIS INSTRUMENT, WAS FILED FOR RECORD IN MY OFFICE AT 10:20 O'CLOCK AND PM THIS 20 DAY OF October AND IS DULY RECORDED IN PLAN FILE P-49 F-2 #27,28+29

FEE \$ 3000 PAID.

Charlotte Houston

MIDCITIES FILING No. sheet 1 of 3

09/30/99



MIDCITIES FILING NO. 1

FINAL PLAT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY OF BROOMFIELD COUNTY OF BOULDER, STATE OF COLORADO

Sheet 3 of 3

