# MIDCITIES FILING NO. 7

A REPLAT OF BLOCK 5, MIDCITIES FILING No. 2, BEING 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 1 of 2

Rock Creek

#### LEGAL DESCRIPTION AND DEDICATION

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

BLOCK 5, MIDCITIES FILING No. 2, 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. CONTAINING 7.678 ACRES OR 334,432 SQUARE FEET, MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "MIDCITIES FILING No. 7" AND BY THESE PRESENTS GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS AS SHOWN ON THE 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 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,

arry A. Lance

### **MORTAGEES**

NOTARY CERTIFICATE

NOTARY CERTIFICATE

STATE OF COLORADO

Associates, LLC.

WITNESS my has

STATE OF CO

U.S. BANCORP INVESTMENTS, INC., a Minnesota corporation

COALTON ASSOCIATES, LLC. a Delaware limited liability company

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

Vicinity Map

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

Richard W. Stone, Manager Larry A. Lonce

### GENERAL NOTES:

1. THERE ARE 3 LOTS WITHIN MIDCITIES FILING No. 7.

2. ALL LANDS PLATTED HEREBY ARE SUBJECT TO A BLANKET EASEMENT FOR EMERGENCY ACCESS PURPOSES.

3. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE EAST LINE OF THE NE 1/4 OF SECTION 32 BEARS SOUTH 00°03'49" WEST, AS SHOWN ON THE PLAT OF MIDCITIES FILING No. 2, RECORDED AT RECEPTION NUMBER 2023460.

4. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS ORDER C2-I, 1:50,000 AS DESCRIBED IN THE "GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

5. NO BUILDING PERMIT OR CERTIFICATE OF OCCPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS FINAL PLAT UNLESS AND UNTIL 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.

6. 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. 7; THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING THE MONTH OF JULY, 2000 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 BOULDER COUNTY SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 19th DAY OF MARCH , 2001.



## LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 22 DAY OF January, 2001

### CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THIS 27th DAY OF FEBRUAY , 2001.



### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO COUNTY OF BOULDER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT /:20 O'CLOCK AM / PM THIS 17th DAY OF April , 2001, AND IS DULY RECORDED IN PLAN FILE \_\_\_\_\_, MAP P-58 F-4 +42+43 FILM N/A AS RECEPTION NUMBER 2/38529

FEE \$ 20.00

ATTEST:

Latherine Correll
DEPUTY

MIDCITIES FILING No. 7

02/16/01 sheet 1 of 2

### NOTARY CERTIFICATE

STATE OF COLORADO

SUBSCRIBED and sworn to before me this Manager, and Kenneth W. Tribbey, Manager, of MidCities Land Limited Liability Company, General Partner MidCities Group, LLLP, General Partner of The MidCities Company, LLP, Member of Coalton Acres, LLC.

WITNESS my hand and official seal.

My commission expires



### NOTARY CERTIFICATE

STATE OF COLORADO

Manager of Alliance Commercial Partners, LLC, Manager of Alliance Commercial Holdings I, LLC, Manager of Coalton Associates LLC. Member of Coalton Acres, LLC.

COUNTY OF DENVEL

2001, by BRIAN C CURS U.S. Bancorp Investments, Inc.

2001, by Richard W. Stone, Manager of Alliance Commercial Partners, LLC,

My commission expires

Manager of Alliance Commercial Holdings I, LLC, Manager of Coalton

WITNESS my hand and official seal.

ROCK CREEK PUD

WITNESS my hand and official seal.

NOTARY CERTIFICATE

STATE OF COLORADO

My Commission Expires My commission expires \_

Group, LLLP, as General Partner of The MidCities Company, LLP.

2001, by Steven H. Miller, as Manager, and Kenneth W. Tribbey, as Manager

of MidCities Land Limited Liability Company, as General Partner of MidCities

THE MIDCITIES COMPANY, LLP,

By: MidCities Group, LLLP,

General Partner

a Colorado limited liability partnership, Member

a Colorado limited liability limited partnership.

Colorado limited liability company, General

By: MidCities Land Limited Liability Company, a

Suite 101 Englewood, CO 80111 (303) 741-6000 FAX (303) 779-5648 DRAWING NAME: P:\PROJECTS\OHEARN\MIDCITIES\FILING7.DWG DRAWN BY: PCOH

My commission expire Notary Public Mayorie M. Ball

### MIDCITIES FILING NO. 7 FINAL PLAT A REPLAT OF BLOCK 5, MIDCITIES FILING No. 2, BEING 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 2 of 2 - 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 = 3104266.36 GRID COORDINATES NAD 1983 LATITUDE=39'55'43.7230" LONGITUDE=105'07'41.5606" INTERLOCKEN-**BOULEVARD** ChB = S 70°34'00" E ChD = 113.51' 28 (found 3 1/4" aluminum cap in range box, LS 23529) \_\_ <u>S 82'30'22" E \_ 158.26' \_ \_</u> N 30,33'25" E 20' UTILITY EASEMENT ∽S 59°26'35″ E 20.00' Block 4 MIDCITIES FILING 2 -20' UTILITY AND SIDEWALK EASEMENT (Reception No. 1991927) Lot 1 3.468 acres 151,057 sf. +/- $\Delta = 46'14'16'' / R = 345.00' / L = 278.42' - C$ Block 5 ChB = N 07°26'17" E ChD = 270.92' 120' S 89°56'11" E 437.52' SCALE: 1" = 60'Block 6 Legend MIDCITIES FILING 2 Found/Set Rebar and plastic cap, LS 9329 N 00°03'49" E-S 89°56'11" E-Lot 2 **4.000 acres** 174,238 sf. +/-N 12\*52\*30" W 80.19' ZANGT $\Delta = 0816'23''$ R = 358.00' L = 51.69' ChB = N 32'44'42'' W ChD = 51.65'N 23°01'17" W 11.49' PROPERTY CORNER Northing = 1216722.02 Easting = 3104501.55 GROUND COORDINATES NAD 1983 N 69°01'17" W S 66\*58'43" W -Lot 3 N 13'41'09" W-28.17' 0.210 acres 9137 sf. +/- $\Delta = 4975'49''$ R = 370.00' L = 318.13' N 65'31'32'' W ChD = 308.42'S 89°50'33" W 19182 - 50' IRRIGATION DITCH MAINTENANCE AND DRAINAGE EASEMENT, RECORDED AT RECEPTION No. 1991918 MIDCITIES FILING 2 SE Corner, N 1/2, NE 1/4, Section 32— (found 3 1/4" aluminum cap, LS 13155,w/aluminum pipe) NGS CONTROL POINT "JEFFCO" TRIANGULATION DISK IN CONCRETE N=1211378.360 E=3113845.979 GROUND COORDINATES (NAD83) MIDCITIES FILING NGS CONTROL POINT "ENERGY AZIMUTH MARK" TRIANGULATION DISK IN CONCRETE ~ 8301 E. Prentice Ave. Suite 101 Englewood, CO 80111 (303) 741-6000 FAX (303) 779-5648 N=1210210.749 E=3093413.990 GRID COORDINATES (NAD83) N=1210556.305 E=3094297.262 GROUND COORDINATES (NAD83) N=1211032.558 E=3112957.127 GRID COORDINATES (NAD83)

Job No. 2387.008.03

DRAWING NAME: P:\PROJECTS\OHEARN\MIDCITIES\FILING7.DWG DRAWN BY: PCOH

Date: 02/16/2001

MIDCITIES FILING No. 7

sheet 2 of 2

02/16/01

LATITUDE=39°54'43.0542" LONGITUDE=105°05'50.357"

LATITUDE=39'54'35.7335" LONGITUDE=105'10'01.2020"