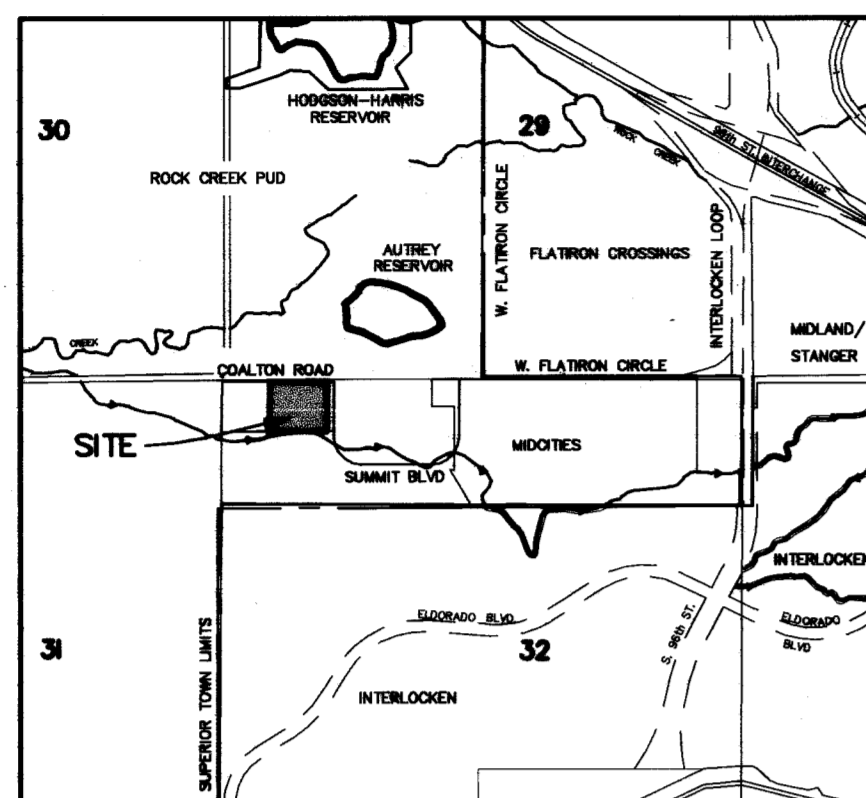


# MIDCITIES FILING NO. 9 - REPLAT B

## FINAL PLAT

A RESUBDIVISION OF LOT 2, MIDCITIES FILING NO. 9 - REPLAT A,  
LOCATED IN THE N1/2 OF THE NW1/4 OF SECTION 32, T1S, R69W OF THE 6TH P.M.,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
AREA = 4.963 ACRES, MORE OR LESS



VICINITY MAP  
NTS

### LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:  
LOT 2, MIDCITIES FILING NO. 9 - REPLAT A, A SUBDIVISION RECORDED IN  
THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND,  
UNDER THE NAME AND STYLE OF "MIDCITIES FILING NO. 9 - REPLAT B";  
AND BY THESE PRESENTS GRANTS 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, COALTON ACRES, LLC, A DELAWARE LIMITED  
LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO  
SUBSCRIBED THIS 12th DAY OF March, A.D., 2009.

### OWNER

COALTON ACRES, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: COALTON ASSOCIATES, LLC, A DELAWARE  
LIMITED LIABILITY COMPANY, MEMBER

BY: ALLIANCE COMMERCIAL HOLDINGS 1, LLC,  
A COLORADO LIMITED LIABILITY COMPANY, MANAGER  
OF COALTON ASSOCIATES, LLC

BY: ALLIANCE COMMERCIAL PARTNERS, LLC,  
A COLORADO LIMITED LIABILITY COMPANY,  
MANAGER OF ALLIANCE COMMERCIAL HOLDINGS 1, LLC

BY: *[Signature]*  
DOUGLAS MCCORMICK, AUTHORIZED SIGNATORY

### ACKNOWLEDGMENT

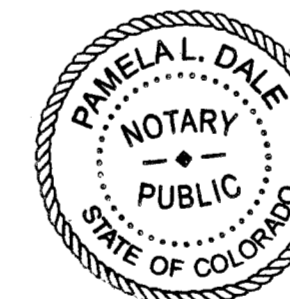
STATE OF COLORADO } SS  
COUNTY OF Denver

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF March  
2009 BY DOUGLAS MCCORMICK AS AUTHORIZED SIGNATORY OF ALLIANCE COMMERCIAL  
PARTNERS, LLC, AS MANAGER OF ALLIANCE COMMERCIAL HOLDINGS 1, LLC, AS MANAGER  
OF COALTON ASSOCIATES, LLC, AS MEMBER OF COALTON ACRES, LLC, A DELAWARE  
LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 2-12-11

*[Signature]*  
Pamela L. Dale  
NOTARY PUBLIC



### MORTGAGEE

FIRSTBANK OF TECH CENTER, A COLORADO CORPORATION

BY: *[Signature]*

NAME: Thomas J. Dunbar

TITLE: Senior Vice President

### ACKNOWLEDGMENT

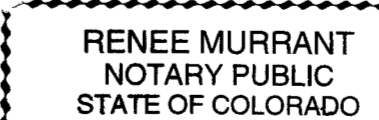
STATE OF COLORADO } SS  
COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF  
March, 2009 BY Thomas J. Dunbar AS Senior Vice President  
OF FIRSTBANK OF TECH CENTER, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 12/1/10

*[Signature]*  
Renee Murrant  
NOTARY PUBLIC



My Commission Expires 12/01/2011

### ATTORNEY'S OPINION

I, Larry C. Fuller, 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 DEDICATING ANY STREETS, EASEMENT, RIGHT OF  
WAY, PARCEL OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF  
ALL LIENS AND ENCUMBRANCES, AND THE CITY AND COUNTY OF BROOMFIELD MAY  
RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS, except as  
otherwise shown hereon.

REGISTRATION NUMBER: 4159

DATE: March 12, 2009

### LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED FOR APPROVAL BY THE CITY AND COUNTY OF  
BROOMFIELD LAND USE REVIEW COMMISSION THIS 12th DAY OF March,  
2009.

*[Signature]*  
CHAIRMAN

*[Signature]*  
SECRETARY

### CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND  
COUNTY OF BROOMFIELD, COLORADO THIS 10th DAY OF March,  
2009.

*[Signature]*  
MAYOR

*[Signature]*  
CITY CLERK, Deputy

### OWNER AND SUBDIVIDER

COALTON ACRES, LLC  
165 S. UNION BLVD., SUITE 510  
LAKEWOOD, CO 80228  
HANK BRUMLEY

### SURVEYOR

DREXEL BARRELL & CO.  
1800 38TH STREET  
BOULDER, CO 80301  
WILLIAM K. WRIGHT, PLS 23529

### FLOOD ZONE INFORMATION

THIS PROPERTY LIES IN FLOOD ZONE X  
ACCORDING TO FLOOD INSURANCE RATE  
MAP (FIRM) MAP NUMBER 0850730067 F,  
MAP REVISED: AUGUST 18, 2004.

### SURVEYOR'S CERTIFICATE

I, WILLIAM K. WRIGHT, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN  
THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "MIDCITIES  
FILING NO. 9 - REPLAT B" TRULY AND CORRECTLY REPRESENTS THE RESULTS  
OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND  
CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE  
LAW.



WILLIAM K. WRIGHT  
COLORADO LICENSED PROFESSIONAL  
LAND SURVEYOR NO. 23529  
1800 38TH STREET  
BOULDER, CO 80301

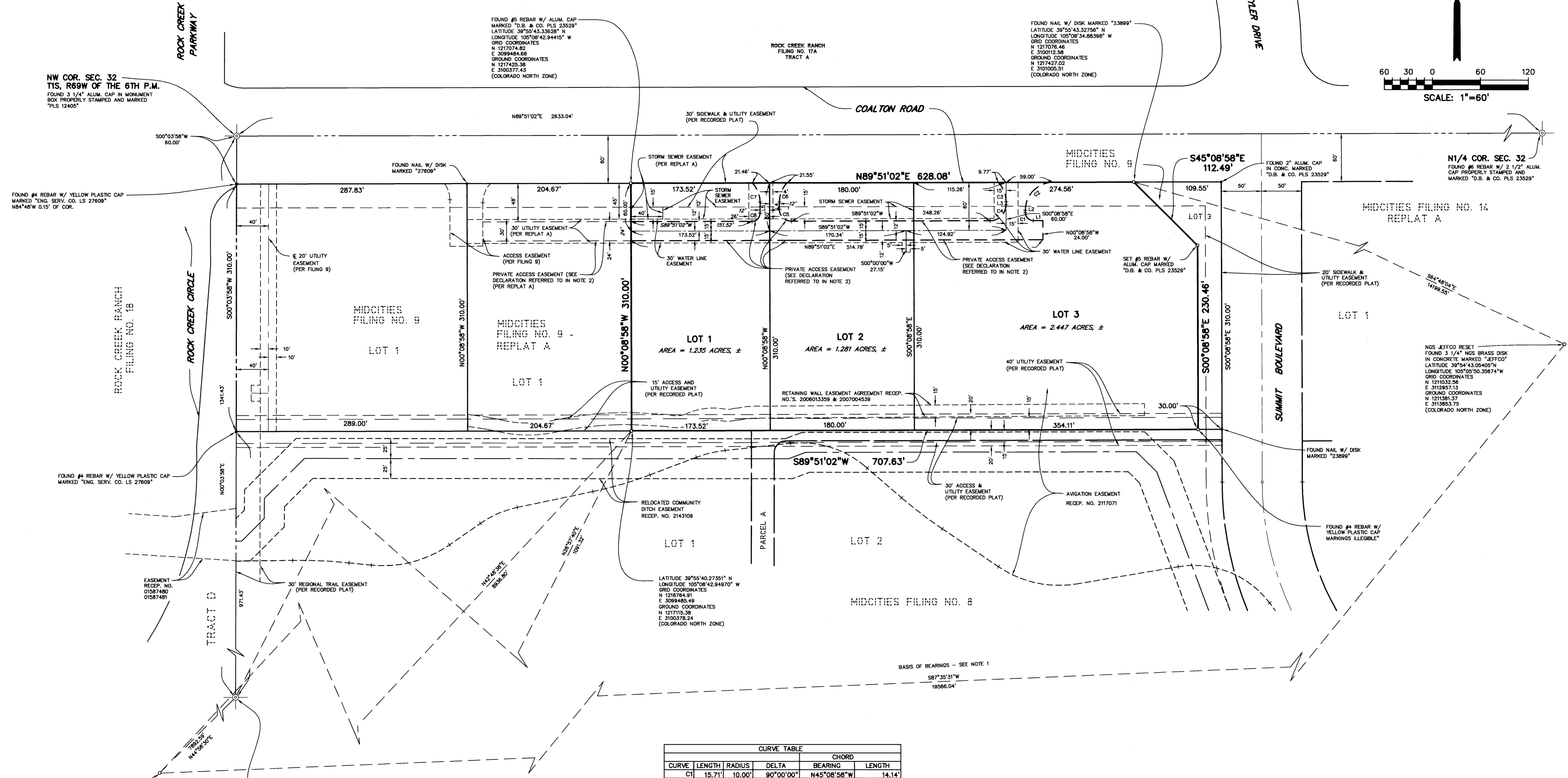
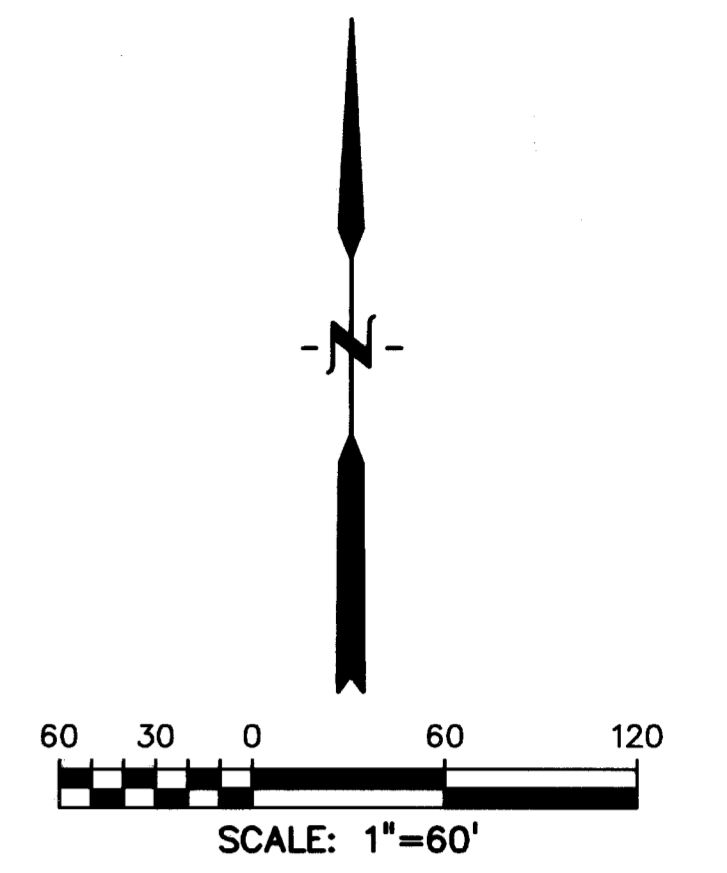
### NOTES

- BEARINGS ARE BASED ON THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINTS NGS JEFFCO RESET AND NGS ENERGY AS BEARING S87°35'31"W - AS CALCULATED FROM THE CITY AND COUNTY OF BROOMFIELD GPS MONUMENTATION MAP.
- RECORDED EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN ACCORDING TO FIRST AMERICAN HERITAGE TITLE COMPANY TITLE COMMITMENT NO. 273-H0193028-266-NCS, AMENDMENT NO. 2, EFFECTIVE DATE: MARCH 26, 2008 AND THE RECORDED PLAT OF MIDCITIES FILING NO. 9 - REPLAT A. ADDITIONAL ENCUMBRANCES, NON-SPECIFIC EASEMENTS, COVENANTS AND RESTRICTIONS, INCLUDING BUT NOT LIMITED TO CROSS-ACCESS EASEMENTS AS DESCRIBED IN SECTION 2(G) OF THE DECLARATION OF AN EXCLUSIVE USE RESTRICTION, RECIPROCAL EASEMENTS, MAINTENANCE OBLIGATIONS AND DEVELOPMENT AGREEMENTS RECORDED SEPTEMBER 20, 2001 AT RECEPTION NO. 2198948, BOULDER COUNTY, COLORADO RECORDS (THE "DECLARATION") AFFECTING THIS PROPERTY AS DESCRIBED IN SAID TITLE COMMITMENT ARE NOT DESCRIBED ON THIS MAP AS REQUESTED BY THE CITY AND COUNTY OF BROOMFIELD.
- SET NO. 5 REBARS WITH ALUMINUM CAPS MARKED "D.B. & CO. PLS 23529" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS SUBJECT TO THE EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 435 AT PAGE 145 WHICH IS NOT SPECIFICALLY DESCRIBED AND THEREFORE CANNOT BE SHOWN ON THIS MAP.
- PREPARED BY: DREXEL BARRELL & CO.  
1800 38TH STREET  
BOULDER, CO 80301  
(303) 442-4338
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS THIRD ORDER, CLASS 1, 1:10,000 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. COMBINED MODIFICATION FACTOR = 0.999712052.
- IN ACCORDANCE WITH CRS 13-80-105:  
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.
- EASEMENTS ON THIS SITE LABELED "PER RECORDED PLAT" WERE GRANTED ON THE PLAT OF MIDCITIES FILING NO. 6 RECORDED MARCH 30, 2001 IN PLAN FILE P-53 F-3 #46 & 47, RECEPTION NO. 2133303. EASEMENTS ON THIS SITE LABELED "PER FILING 9" WERE GRANTED ON THE PLAT OF MIDCITIES FILING NO. 9 RECORDED SEPTEMBER 20, 2001 AT RECEPTION NO. 2198945. EASEMENTS ON THIS SITE LABELED "PER REPLAT A" WERE GRANTED ON THE PLAT OF MIDCITIES FILING NO. 9 - REPLAT A RECORDED SEPTEMBER 13, 2007 AT RECEPTION NO. 2007011909.
- NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY 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 AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-22-020(S) OF THE BROOMFIELD MUNICIPAL CODE.
- THIS FINAL PLAT SHALL CONFORM TO THE REQUIREMENTS OF SECTION 16-20-020.

# MIDCITIES FILING NO. 9 – REPLAT B

## FINAL PLAT

A RESUBDIVISION OF LOT 2, MIDCITIES FILING NO. 9 – REPLAT A,  
 LOCATED IN THE N1/2 OF THE NW1/4 OF SECTION 32, T1S, R69W OF THE 6TH P.M.,  
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
 AREA = 4.963 ACRES, MORE OR LESS



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	
				BEARING	LENGTH
C1	15.71'	10.00'	90°00'00"	N45°08'58"W	14.14'
C2	54.98'	35.00'	90°00'00"	N44°51'02"E	49.50'
C3	26.80'	35.00'	43°51'58"	S22°04'57"E	26.15'
C4	31.42'	20.00'	90°00'00"	S44°51'02"W	28.28'
C5	23.56'	15.00'	90°00'00"	N45°08'58"W	21.21'
C6	26.49'	35.00'	43°21'37"	N21°31'50"E	25.86'
C7	26.35'	35.00'	43°08'19"	S21°43'07"E	25.73'
C8	15.71'	10.00'	90°00'00"	S44°51'02"W	14.14'

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.00'	S89°51'02"W
L2	3.00'	N00°08'58"W
L3	3.75'	S00°08'58"E
L4	8.97'	N00°08'58"W
L5	14.07'	S00°08'58"E



**SW COR. N1/2 NW1/4 SEC. 32**  
 FOUND 3 1/4" ALUM. CAP MARKED  
 T1S R69W 6 PM  
 N 1216210.74  
 E 3094304.69  
 GROUND COORDINATES  
 N 1216210.74  
 E 3094304.69  
 (COLORADO NORTH ZONE)

LATITUDE 39°55'40.27351" N  
 LONGITUDE 105°08'42.94970" W  
 GRID COORDINATES  
 N 1216764.91  
 E 309485.49  
 GROUND COORDINATES  
 N 1217115.38  
 E 3100378.24  
 (COLORADO NORTH ZONE)

**NW COR. SEC. 32**  
 T1S, R69W OF THE 6TH P.M.  
 FOUND 3 1/4" ALUM. CAP IN MONUMENT  
 BOX PROPERLY STAMPED AND MARKED  
 "PLS 12405"

**N1/4 COR. SEC. 32**  
 FOUND #6 REBAR W/ 2 1/2" ALUM.  
 CAP PROPERLY STAMPED AND  
 MARKED "D.B. & CO. PLS 23529"

NGS JEFFCO RESET  
 FOUND 3 1/4" NGS BRASS DISK  
 IN CONCRETE MARKED "JEFFCO"  
 LATITUDE 39°54'43.06405" N  
 LONGITUDE 105°08'50.35674" W  
 GRID COORDINATES  
 N 1211332.96  
 E 3112857.13  
 GROUND COORDINATES  
 N 1211331.37  
 E 3113653.75  
 (COLORADO NORTH ZONE)