

FLATIRONS ACADEMY FILING NO. 1 FINAL PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 1 OF 3
TOTAL AREA = 5,392,954 SQ FT, OR 123.81 ACRES, MORE OR LESS

2019002379 PL 03/13/2019 08:18 AM
Page: 1 of 3 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield

DATE	REVISION

FINAL PLAT
FLATIRONS ACADEMY FILING NO. 1

Flatirons, Inc.
Surveying, Engineering & Geomatics
www.flatironsinc.com
3660 DOWNING ST
BOULDER, CO 80301 DENVER, CO 80202
TEL: (303) 443-9830 FAX: (303) 443-9830
PH: (303) 938-6697



JOB NUMBER:
16-68,518
DATE:
10-11-2018
DRAWN BY:
T. HENDERSON
CHECKED BY:
BOL/TAC/JJZ
SHEET 1 OF 3

LEGAL DESCRIPTION AND DEDICATIONS

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH EXCEPT THOSE PORTIONS CONVEYED IN DEEDS RECORDED DECEMBER 5, 1958 IN BOOK 1519 AT PAGE 241; APRIL 19, 1957 IN BOOK 1475 AT PAGE 492; JUNE 24, 1973 IN BOOK 604 AT RECEPTION 1616136; SEPTEMBER 30, 1991 AT RECEPTION NO. 2264662; MAY 31, 2001 AT RECEPTION NO. 2852960; AUGUST 20, 2007 AT RECEPTION NO. 2007010691; AND AUGUST 20, 2007 AT RECEPTION NO. 2007010692, AND EXCEPT THOSE PORTIONS DESCRIBED IN DEEDS RECORDED MARCH 15, 2001 AT RECEPTION NOS. 2832710 AND 2832711, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

BEING MORE PARTICULARLY DESCRIBED AS:

A PARCEL OF LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING A LINE TO BEAR NORTH 30°06'05" EAST, A DISTANCE OF 18417.21 FEET BETWEEN CITY AND COUNTY OF BROOMFIELD GPS AND NGS MONUMENT LUCY, BEING A CITY AND COUNTY OF BROOMFIELD 3-1/2" BRASS CAP IN CONCRETE AND CITY AND COUNTY OF BROOMFIELD GPS MONUMENT RAMONA RESET, BEING A 3-1/2" BRASS CAP STAMPED "CITY OF BROOMFIELD, RAMONA RESET 2005 GPS", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 23, BEING A FOUND 3 1/4" ALUMINUM CAP STAMPED "TIN R66W C 1/4 + S23 1993 PLS-13155 MERRICK & COMPANY" (PER MONUMENT RECORD DATED 02/14/1994);

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 23, SOUTH 88°58'47" WEST A DISTANCE OF 2530.17 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF CITY AND COUNTY OF BROOMFIELD RECORDED ON AUGUST 8, 2007 AT RECEPTION NO. 2007010691;

THENCE ALONG THE WEST LINE OF SAID PARCEL, NORTH 00°13'58" WEST A DISTANCE OF 149.66 FEET TO A POINT OF TANGENCY;

THENCE 183.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1591.82 FEET, AN INCLUDED ANGLE OF 06°37'10" AND SUBTENDED BY A CHORD BEARING NORTH 06°15'02" EAST, A DISTANCE OF 183.80 FEET;

THENCE DEPARTING SAID WEST LINE AND ALONG THE EAST RIGHT-OF-WAY LINE OF BULL CANAL AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON DECEMBER 11, 1914 IN BOOK 406 AT PAGE 293 ALSO BEING THE EAST RIGHT-OF-WAY LINE OF FARMER'S RESERVOIR AND IRRIGATION COMPANY DEED AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON FEBRUARY 1, 1915 IN BOOK 493 AT PAGE 439, NORTH 54°47'04" E A DISTANCE OF 312.57 FEET TO A POINT OF TANGENCY;

THENCE 220.25 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 543.93 FEET, AN INCLUDED ANGLE OF 23°12'00" AND SUBTENDED BY A CHORD BEARING NORTH 43°11'04" EAST, A DISTANCE OF 218.74 FEET; THENCE NORTH 31°35'04" EAST A DISTANCE OF 175.16 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 31°35'04" EAST A DISTANCE OF 172.99 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 58°07'24" WEST A DISTANCE OF 90.00 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID BULL CANAL AND FARMER'S RESERVOIR AND IRRIGATION COMPANY DEED;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 89°46'04" WEST A DISTANCE OF 583.71 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 25 AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON DECEMBER 5, 1958 IN BOOK 1519 AT PAGE 241;

THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 00°13'56" WEST, A DISTANCE OF 421.74 FEET TO THE SOUTH CORNER OF DEPARTMENT OF TRANSPORTATION PARCEL NO. 402B AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON MAY 5, 2001 AT RECEPTION NO. 2852960;

THENCE ALONG THE SOUTHEAST LINE OF SAID PARCEL 402B, NORTH 16°25'34" EAST, A DISTANCE OF 201.66 FEET TO THE SOUTHWEST CORNER OF DEPARTMENT OF TRANSPORTATION PARCEL NO. 404R AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON MARCH 15, 2001 AT RECEPTION NO. 2832711;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL 404R, NORTH 89°12'48" EAST, A DISTANCE OF 226.18 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE ALONG THE EAST LINE OF SAID PARCEL 404R, NORTH 00°13'56" WEST, A DISTANCE OF 155.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE ALONG THE NORTH LINE OF SAID PARCEL 404R, SOUTH 89°12'48" WEST, A DISTANCE OF 179.66 FEET TO THE NORTHWEST CORNER OF SAID PARCEL ALSO BEING A POINT ON THE SOUTHWESTERLY LINE OF DEPARTMENT OF TRANSPORTATION PARCEL NO. 402A REV;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 402A REV, NORTH 16°25'30" EAST, A DISTANCE OF 371.05 FEET TO A SOUTHERLY CORNER OF SAID PARCEL;

THENCE ALONG A SOUTHERLY OF SAID PARCEL 402A REV, SOUTH 73°34'26" EAST, A DISTANCE OF 511.50 FEET TO A SOUTHERLY CORNER OF SAID PARCEL;

THENCE DEPARTING SAID SOUTHERLY LINE OF SAID PARCEL 402A REV, SOUTH 61°28'35" EAST, A DISTANCE OF 160.00 FEET TO A POINT OF THE EASTERLY LINE OF SAID PARCEL;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 402A REV, NORTH 28°31'25" EAST, A DISTANCE OF 220.66 FEET TO A POINT OF TANGENCY;

THENCE ALONG SAID EASTERLY LINE OF SAID PARCEL 402A REV 313.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 653.00 FEET, AN INCLUDED ANGLE OF 27°28'26" AND SUBTENDED BY A CHORD BEARING NORTH 14°47'12" EAST, A DISTANCE OF 310.13 FEET TO A POINT OF NON TANGENCY ALSO BEING A NORTHEASTERLY CORNER OF SAID PARCEL;

THENCE ALONG EASTERLY LINE OF SAID PARCEL 402A REV, NORTH 37°36'27" EAST, A DISTANCE OF 156.04 FEET TO A NORTHEASTERLY CORNER OF SAID PARCEL;

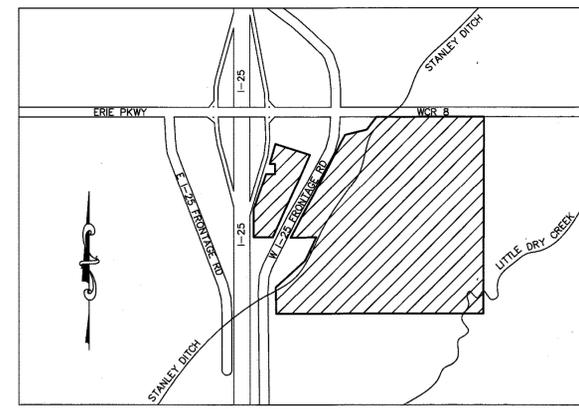
THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 402A REV, NORTH 83°11'37" EAST, A DISTANCE OF 395.44 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID BULL CANAL AND FARMER'S RESERVOIR AND IRRIGATION COMPANY DEED;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 33°59'36" EAST, A DISTANCE OF 90.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID BULL CANAL AND FARMER'S RESERVOIR AND IRRIGATION COMPANY DEED;

THENCE ALONG THE SAID RIGHT-OF-WAY LINE, NORTH 56°00'24" EAST, A DISTANCE OF 277.30 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD B AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON OCTOBER 14, 1889 IN BOOK 86 AT PAGE 273;

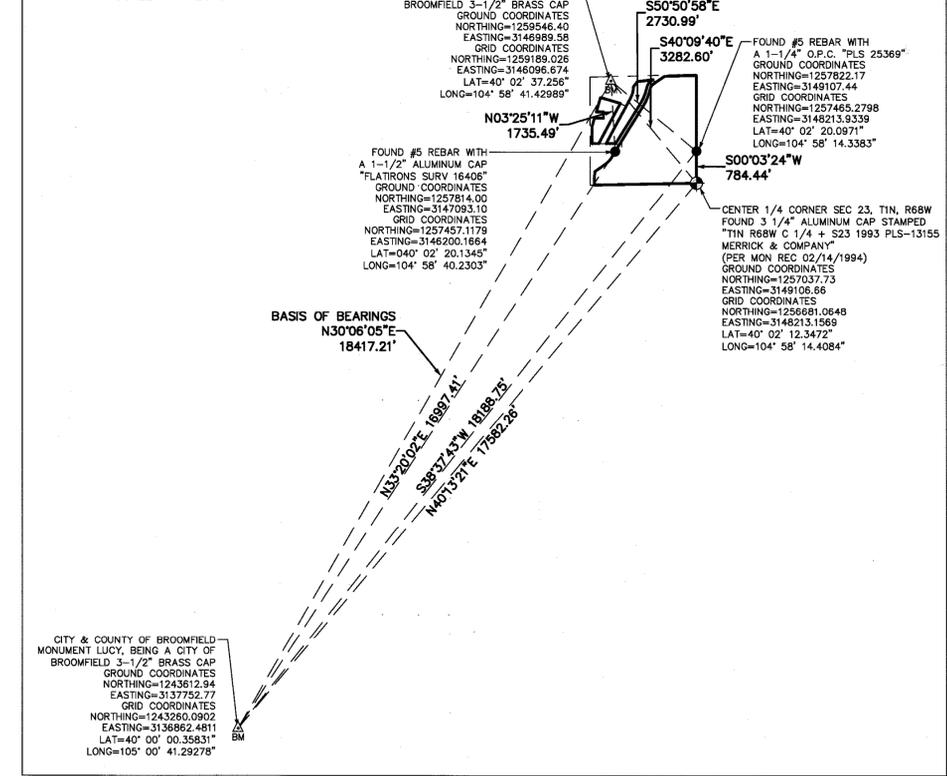
NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT AND 5 TRACTS
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AS AN AGENT FOR LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABZ70500037-5, DATED JANUARY 11, 2018, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 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.
- BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501) NAD 83/92. A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS AND NGS MONUMENT LUCY, BEING A CITY AND COUNTY OF BROOMFIELD 3-1/2" BRASS CAP IN CONCRETE AND CITY AND COUNTY OF BROOMFIELD GPS MONUMENT RAMONA RESET, BEING A 3-1/2" BRASS CAP STAMPED "CITY OF BROOMFIELD, RAMONA RESET 2005 GPS", BEARS NORTH 30°06'05" EAST, A DISTANCE OF 18417.21 FEET, AS SHOWN HEREON. BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD GIS STANDARDS.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED.
- THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS "C. ORDER, CLASS 2-1, 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.
- THE COMBINED SCALE FACTOR, SCALED FROM 0.0, FOR THIS SITE = 0.999971627
- ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
- A 10' WIDE RIGHT OF WAY EASEMENT IS GRANTED TO VESSELS OIL AND GAS CO IN INSTRUMENT RECORDED MARCH 10, 1986, AT RECEPTION NO. 2045644 IN BOOK 1105, OVER AND ACROSS THE SUBJECT PROPERTY. EASEMENT SHOWN HEREON IS BASED ON GAS LINE MARKERS LOCATED AT THE TIME OF FIELD WORK. PER DESCRIPTION IN DOCUMENT, THIS EASEMENT WAS SET TO EXPIRE IN 2006.
- TRACT D SHALL BE DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE AND PUBLIC ROAD/ACCESS PURPOSES WHEN REQUESTED BY THE CITY AND COUNTY OF BROOMFIELD.
- TRACT E SHALL BE DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE AND PUBLIC ROAD/ACCESS PURPOSES WHEN REQUESTED BY THE CITY AND COUNTY OF BROOMFIELD.



Vicinity Map
NOT TO SCALE

GEODETIC TIE DIAGRAM



APPROVALS

PLANNING AND ZONING COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 10th DAY OF September 20 19.

Thomas A. Salinas CHAIRMAN
W. J. ... 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 26th DAY OF February 20 19.

Michael Koehn MAYOR
Daniel Hunzler CITY CLERK-Deputy

ATTORNEY CERTIFICATE

I, James C. Tienken, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON(S) DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD OWNS THEM IN FEE SIMPLE FREE AND CLEAR OF ALL LIENS, EXCEPT AS IDENTIFIED HEREIN OR AS OTHERWISE IDENTIFIED ON THIS PLAT, AND THAT THERE ARE NO ENCUMBRANCES, EXCEPT AS IDENTIFIED HEREIN OR AS OTHERWISE IDENTIFIED ON THIS PLAT, WHICH PREVENT THE CITY FROM UTILIZING THE DEDICATED PROPERTY FOR SUCH PURPOSES AS IS IDENTIFIED ON THIS PLAT, AND THE CITY MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

James C. Tienken LICENSE NUMBER: 11553

DEVELOPER

FLATIRONS COMMUNITY CHURCH, INC
CONTACT: MICHAEL KOEHN
355 WEST SOUTH BOULDER ROAD
LAFAYETTE, CO 80026

BY: *Michael Koehn*
MICHAEL KOEHN

SURVEYOR'S CERTIFICATE

I, JOHN B. GUYTON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY FOR AND ON BEHALF OF FLATIRONS, INC., THAT THE SURVEY AND THE PLAT OF THE REAL PROPERTY DESCRIBED HEREON IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 16-20 OF THE BROOMFIELD MUNICIPAL CODE, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING.

BEARINGS ARE BASED ON COLORADO STATE PLANE NORTH ZONE NAD83/92 (SEE NOTE 3)

JOHN B. GUYTON COLORADO P.L.S. #16406
CHAIRMAN & CEO, FLATIRONS, INC.
355 WEST SOUTH BOULDER ROAD
BOULDER, CO 80301



FLATIRONS ACADEMY FILING NO. 1 FINAL PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 2 OF 3

TOTAL AREA = 5,392,954 SQ FT, OR 123.81 ACRES, MORE OR LESS

2019002379 PL 03/13/2019 08:18 AM
Page: 2 of 3 Rec Fee \$9.00 Doc Fee \$
City & County of Broomfield

OWNERS CERTIFICATE

ESTATE OF ROLAND BURY
6880 ROAD 18
GOODLAND, KS 67735

BY: Wesley R. Bury P.A.
(WESLEY R. BURY
AS PERSONAL REPRESENTATIVE OF THE
ESTATE OF ROLAND BURY)

ACKNOWLEDGEMENT

STATE OF Kansas)
COUNTY OF Sherman)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 29 DAY OF October, 2018.

Wesley Roland Bury
FOR THE ESTATE OF ROLAND BURY

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 1/20/2019

Kim Cole
NOTARY PUBLIC (SEAL)

OWNERS CERTIFICATE

CSP-KOL, LLLP,
AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: CSP PARTNERS, LLLP,
AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP,
ITS GENERAL PARTNER

BY: FOGO, L.L.C.,
AN ARIZONA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: BINGHAMPTON, L.L.C.,
AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: THE CARDON GROUP, L.L.C.,
AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: Matthew Foster
GRANT LYON, AS RECEIVER

ACKNOWLEDGEMENT

STATE OF Arizona)
COUNTY OF Maricopa)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 8 DAY OF November, 2018.

Matthew Foster
FOR CSP-KOL, LLLP

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 8-5-2019

Janet Boyd
NOTARY PUBLIC (SEAL)

OWNERS CERTIFICATE

THE CARDON GROUP, L.L.C.,
AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: Matthew Foster
GRANT LYON, AS RECEIVER

ACKNOWLEDGEMENT

STATE OF Arizona)
COUNTY OF Maricopa)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 8 DAY OF November, 2018.

Matthew Foster
FOR THE CARDON GROUP, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 8-5-2019

Janet Boyd
NOTARY PUBLIC (SEAL)

OWNERS CERTIFICATE

CAROLINE JOYCE BURY
1469 CEMENT STREET
SILVERTON, CO 81433

BY: Caroline Joyce Bury
(CAROLINE JOYCE BURY)

ACKNOWLEDGEMENT

STATE OF Colorado)
COUNTY OF Delta)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 30 DAY OF October, 2018.

Caroline Joyce Bury
FOR CAROLINE JOYCE BURY

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES September 15, 2019

Julie A. Cherry
NOTARY PUBLIC (SEAL)

OWNERS CERTIFICATE

CHARLESVIEW, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

BY: Gregory J. Davis
GREGORY J. DAVIS, MANAGER

ACKNOWLEDGEMENT

STATE OF Arizona)
COUNTY OF Maricopa)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 8 DAY OF November, 2018.

Gregory J. Davis
FOR CHARLESVIEW, LLC

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 8-5-2019

Janet Boyd
NOTARY PUBLIC (SEAL)

OWNERS CERTIFICATE

SPG-WHEATLEY, LLLP,
AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: WHEATLEY FINANCIAL CONSULTING, L.L.C.,
A UTAH LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: Charles S. Wheatley
CHARLES S. WHEATLEY, MANAGER

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 12 DAY OF November, 2018.

Charles S. Wheatley
FOR SPG-WHEATLEY, LLLP

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 7-21-19

Janet Boyd
NOTARY PUBLIC (SEAL)

OWNERS CERTIFICATE

THE LEO R. BEUS 401K PROFIT SHARING PLAN

BY: Suzanne E. Quinton
SUZZANNE E. QUINTON, TRUSTEE

ACKNOWLEDGEMENT

STATE OF Arizona)
COUNTY OF Maricopa)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 9 DAY OF November, 2018.

Suzanne E. Quinton
FOR THE LEO R. BEUS 401K PROFIT SHARING PLAN

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 7-13-2020

Sarah Stael
NOTARY PUBLIC (SEAL)

OWNERS CERTIFICATE

SPG-DALTON, LLLP,
AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: SPG PARTNERS, LLLP,
AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP,
ITS GENERAL PARTNER

BY: STRATEGIC PARTNERS GROUP, L.L.C.,
AN ARIZONA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: Gregory J. Davis
GREGORY J. DAVIS, MANAGER

ACKNOWLEDGEMENT

STATE OF Arizona)
COUNTY OF Maricopa)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 8 DAY OF November, 2018.

Gregory J. Davis
FOR SPG-DALTON, LLLP,

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 8-5-2019

Janet Boyd
NOTARY PUBLIC (SEAL)

OWNERS CERTIFICATE

CSP-UNITED, LLLP,
AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: FOGO, L.L.C.,
AN ARIZONA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: BINGHAMPTON, L.L.C.,
AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: THE CARDON GROUP, L.L.C.,
AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: Matthew Foster
GRANT LYON, AS RECEIVER

ACKNOWLEDGEMENT

STATE OF Arizona)
COUNTY OF Maricopa)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 8 DAY OF November, 2018.

Matthew Foster
FOR CSP-UNITED, LLLP

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 8-5-2019

Janet Boyd
NOTARY PUBLIC (SEAL)

OWNERS CERTIFICATE

BOA SORTE LIMITED PARTNERSHIP,
AN ARIZONA LIMITED PARTNERSHIP

BY: BOA SORTE, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: Matthew Foster
GRANT LYON, AS RECEIVER

ACKNOWLEDGEMENT

STATE OF Arizona)
COUNTY OF Maricopa)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 8 DAY OF November, 2018.

Matthew Foster
FOR BOA SORTE LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 8-5-2019

Janet Boyd
NOTARY PUBLIC (SEAL)

OWNERS CERTIFICATE

PIVOTAL 650 CALIFORNIA ST., LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

BY: LEVINE INVESTMENTS LIMITED PARTNERSHIP, ITS MEMBER
AN ARIZONA LIMITED PARTNERSHIP

BY: KEIM, INC., ITS GENERAL PARTNER
AN ARIZONA CORPORATION

BY: Andrew M. Cohn
ANDREW M. COHN

ITS: Janet Boyd

ACKNOWLEDGEMENT

STATE OF Arizona)
COUNTY OF Maricopa)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 9 DAY OF November, 2018.

Andrew M. Cohn
PIVOTAL 650 CALIFORNIA STREET, LLC,

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 11-15-2019

Janet Boyd
NOTARY PUBLIC (SEAL)

DATE	
REVISION	
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FINAL PLAT	
FLATIRONS ACADEMY FILING NO. 1	
Flatirons, Inc. Surveying, Engineering & Geomatics www.FlatironsInc.com 3825 IRLS AVE, STE 305 3860 CONNING ST DENVER, CO 80201 UNIT 1 DENVER, CO 80205 PH: (303) 443-7001 PH: (303) 443-9830 PH: (303) 836-8987 655 FOURTH AVE LONGMONT, CO 80501 PH: (303) 778-1333 PH: (303) 778-1355 FAX: (303) 443-9830	
JOB NUMBER: 16-68,518	
DATE: 10-11-2018	
DRAWN BY: T. HENDERSON	
CHECKED BY: BOL/TAC/JZG	
SHEET 2 OF 3	

