

FLATIRON CROSSING SUBDIVISION FILING NO. 2

MINOR SUBDIVISION

A RESUBDIVISION OF LOT I, FLATIRON CROSSING SUBDIVISION FILING NO. 1,
 LOCATED IN THE E1/2 OF SECTION 29, T1S, R69W OF THE 6TH P.M.,
 CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

AREA = 142.176 ACRES, MORE OR LESS



SCALE: 1" = 200'



LEGEND

----- EXISTING FENCE

ACKNOWLEDGEMENT

STATE OF Arizona) SS
 COUNTY OF Maricopa)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GILBERT W. CHESTER AS EXECUTIVE VICE PRESIDENT OF WESTCOR REALTY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, GENERAL PARTNER OF THE WESTCOR COMPANY II LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, A MEMBER OF FLATIRON HOLDING, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THIS 12th DAY OF August, A.D., 1999.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES 3/11/2002.

 Shantelle Harding
 NOTARY PUBLIC

APPROVALS

CITY MANAGER APPROVAL

APPROVED BY THE CITY MANAGER OF THE CITY OF BROOMFIELD THIS 23rd DAY OF August, A.D., 1999.

James M. Allen
 CITY MANAGER

PLANNING DIRECTORS APPROVAL

APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF BROOMFIELD THIS 23rd DAY OF August, A.D., 1999.

K. J. ...
 PLANNING DIRECTOR

CITY ENGINEER APPROVAL

APPROVED BY THE CITY ENGINEER OF THE CITY OF BROOMFIELD THIS 23rd DAY OF August, A.D., 1999.

James C. Black
 CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, WILLIAM K. WRIGHT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAN OF "FLATIRON CROSSING SUBDIVISION FILING NO. 2" 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
 8/19/99

WILLIAM K. WRIGHT
 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 23529
 4840 PEARL EAST CIRCLE #14
 BOULDER, CO 80303
 (303) 442-4338

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) SS
 COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:07 O'CLOCK P.M., THIS 17th DAY OF August, A.D., 1999, AND IS RECORDED IN PLAN FILE P-47 P. 33, RECEPTION NO. 1923605.
 FEES 10.00 PAID.

Christelle Houston
 CLERK AND RECORDER

BY: Renee M. Nelson
 DEPUTY

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, FLATIRON HOLDING, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, BEING THE OWNER OF LOT I, FLATIRON CROSSING SUBDIVISION FILING NO. 1, A SUBDIVISION RECORDED DECEMBER 8, 1998 IN PLAN FILE P-46 F-3 # OF THE RECORDS OF BOULDER COUNTY, COLORADO, LOCATED IN THE E1/2 OF SECTION 29, T1S, R69W OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "FLATIRON CROSSING SUBDIVISION FILING NO. 2".

IN WITNESS WHEREOF, FLATIRON HOLDING, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 12th DAY OF August, A.D., 1999.

OWNER AND SUBDIVIDER

FLATIRON HOLDING, L.L.C.,
 AN ARIZONA LIMITED LIABILITY COMPANY

BY: THE WESTCOR COMPANY II LIMITED PARTNERSHIP,
 AN ARIZONA LIMITED PARTNERSHIP,
 A MEMBER

BY: WESTCOR REALTY LIMITED PARTNERSHIP,
 ITS GENERAL PARTNER

BY: Gilbert W. Chester
 GILBERT W. CHESTER
 EXECUTIVE VICE PRESIDENT
 1141 N. TATUM BOULEVARD
 PHOENIX, AZ 85028

LINE TABLE

NO.	BEARING	DISTANCE
L1	S202°04'04"W	25.48'
L2	N72°05'00"W	106.29'
L3	S19°44'50"W	20.21'
L4	S57°28'48"W	67.47'
L5	S45°00'00"W	54.00'
L6	S25°00'00"E	23.80'
L7	S22°17'58"E	48.28'
L8	S59°28'25"E	20.13'
L9	S70°15'10"E	33.48'
L10	S39°00'36"W	42.00'
L11	S69°05'45"W	33.22'
L12	N25°00'00"E	23.80'
L13	S57°28'48"W	64.38'
L14	N65°00'00"E	23.80'
L15	S90°00'00"E	45.00'
L16	N00°08'36"W	30.00'
L17	N00°00'00"E	16.29'
L18	S25°17'43"E	34.16'
L19	N64°42'17"E	25.88'
L20	N45°00'00"W	33.54'
L21	N25°00'00"E	59.59'
L22	S30°33'25"W	100.00'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	500.00'	0°46'50"	15.49'	S29°40'10"W	5.49'
C2	725.00'	0°07'00"	106.29'	S55°13'02"E	106.65'
C3	725.00'	30°24'26"	384.76'	S74°38'50"E	380.26'
C4	725.00'	38°24'54"	498.71'	N70°25'16"W	482.34'
C5	200.00'	08°47'03"	30.66'	N74°58'42"W	30.63'
C6	189.00'	12°35'45"	43.75'	S3°20'57"W	43.66'
C7	276.00'	50°19'43"	242.44'	S32°18'58"W	234.77'
C8	358.64'	37°07'27"	232.69'	S40°13'12"E	228.63'
C9	332.00'	08°37'12"	49.95'	S55°09'49"E	49.90'
C10	247.00'	50°30'33"	219.23'	S25°23'37"E	212.10'
C11	209.24'	35°57'44"	14.44'	S89°59'02"W	13.00'
C12	499.00'	12°12'54"	106.38'	S25°51'17"W	106.18'
C13	175.00'	08°47'03"	26.83'	S74°38'42"E	26.80'
C14	224.00'	8°17'43"	33.26'	S89°59'02"W	33.50'
C15	276.00'	11°37'08"	55.56'	S63°17'18"W	55.87'
C16	388.83'	31°57'02"	177.79'	N65°49'55"E	175.50'
C17	482.00'	03°59'22"	33.56'	N33°48'07"E	33.50'
C18	250.00'	42°58'12"	187.49'	S46°46'49"E	183.13'
C19	476.00'	22°17'43"	201.15'	N77°21'08"E	208.45'
C20	832.00'	03°59'22"	101.16'	S89°59'02"W	101.00'
C21	220.00'	42°58'12"	164.39'	N46°46'49"E	161.15'
C22	70.00'	02°58'21"	32.29'	N00°15'01"E	32.29'
C23	70.00'	02°58'21"	32.29'	N00°15'01"E	32.29'
C24	70.00'	16°22'35"	202.93'	S09°27'38"E	202.24'

