#### FINAL PLAT

## MIDCITIES FILING No. 11 REPLAT A (SUMMIT OFFICE PARK)

A RESUBDIVISION OF LOT 4 OF THAT CERTAIN PLAT OF "MIDCITIES FILING NO. 11" AS RECORDED AT RECEPTION NO. 2002004868 IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF BROOMFIELD, STATE OF COLORADO, LYING WITHIN THE N 1/2 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

#### CONTAINS 10.013 ACRES MORE OR LESS

## LEGAL DESCRIPTION AND DEDICATION

- KNOW ALL MEN BY THESE PRESENTS, THE UNDERSIGNED, COALTON ACRES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LANDS THAT LIE IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, FURTHER DESCRIBED AS:

OFFICE PARK)"; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY, AND PUBLIC WAYS AS SHOWN ON THE PLAT; AND 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.

FOR: 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: DOUGLAS MCCORMICK, AUTHORIZED SIGNATORY

#### **ACKNOWLEDGMENT**

STATE OF COLORADO

COUNTY OF JEFFERSON! )

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS  $12^{+h}$  DAY OF 300.7, 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, ILC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

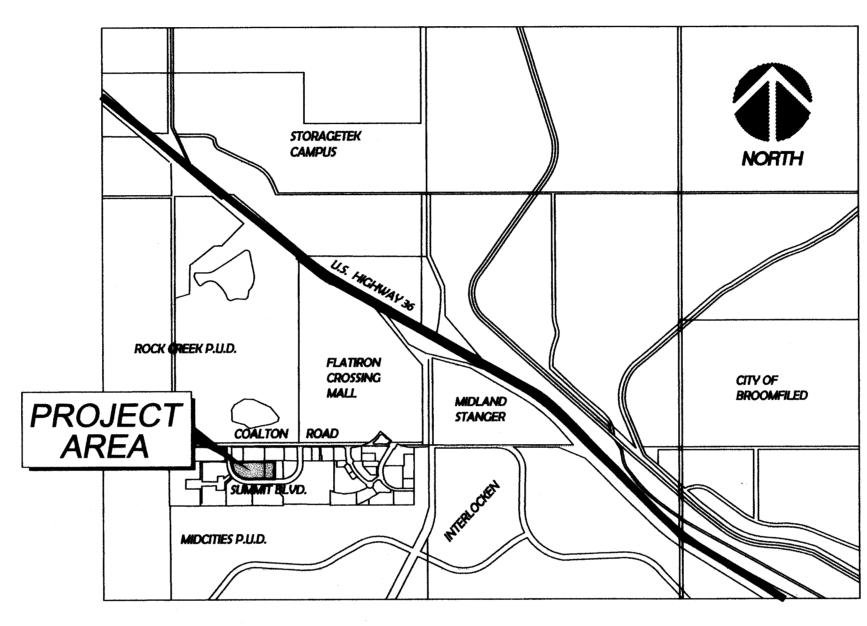
MY COMMISSION EXPIRES: 2/10/2008



## ATTORNEY'S OPINION

Langue C. Follow, 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.

Larry C. Futton REGISTRATION NUMBER: 4139 DATE: July 12, 2007



**VICINITY MAP** 

Not to scale

#### SURVEYOR'S NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT. MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. BASIS OF BEARINGS: NORTH 89'54'53" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A 2-1/2" ALUMINUM CAP IN RANGE BOX, PLS 23529 AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) AND BY A 3-1/4" ALUMINUM CAP IN RANGE BOX, PLS 12405 AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4).

STATE PLANE GRID BEARING: BETWEEN CITY AND COUNTY OF BROOMFIELD STATIONS "GPS No. 15" AND "FC-1", HAVING A GRID BEARING OF NORTH 26'41'37" EAST.

3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORD, CVL CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT NO. 10833721 (REVISION 5) ISSUED BY LAWYERS TITLE INSURANCE COMPANY, DATED OCTOBER 27, 2006 AT 8:00 A.M.

4. THE STATE PLANE COORDINATE SYSTEM UTILIZED FOR THIS SURVEY AND SUBSEQUENT PLAT IS THE STATE PLANE COORDIANTE SYSTEM - COLORADO NORTH ZONE 0501, BASED ON HIGH ACCURACY REFERENCE NETWORK (HARN) STATIONS "GPS No. 15" AND "FC-1" AS PUBLISHED BY THE CITY AND COUNTY OF BROOMFIELD GIS DIVISION. (COMBINED FACTOR = 0.999710413)

5. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS THIRD ORDER, CLASS I, 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.

6. NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS MINOR SUBDIVISION 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.

#### **APPROVALS**

LAND USE REVIEW COMMISSION CERTIFICATE

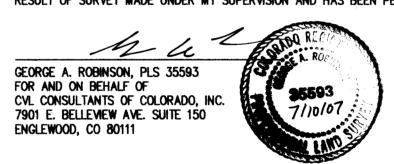
CITY COUNCIL CERTIFICATE

atra CLERK, Deputy



### SURVEYOR'S CERTIFICATE

I, GEORGE A. ROBINSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT, "MIDCITIES FILING No. 11 REPLAT A (SUMMIT OFFICE PARK)", TRULY AND CORRECTLY REPRESENT THE RESULT OF SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.



#### CITY AND COUNTY OF BROOMFIELD CLERK CERTIFICATION

**COVER SHEET** 

STATE OF COLORADO COUNTY OF BROOMFIELD )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_\_ O'CLOCK \_\_M., ON THIS \_\_\_\_ DAY

OF \_\_\_\_\_\_ 2007, AND IS RECORDED AT RECEPTION No. \_\_\_\_\_.

CLERK AND RECORDER

BY: DEPUTY

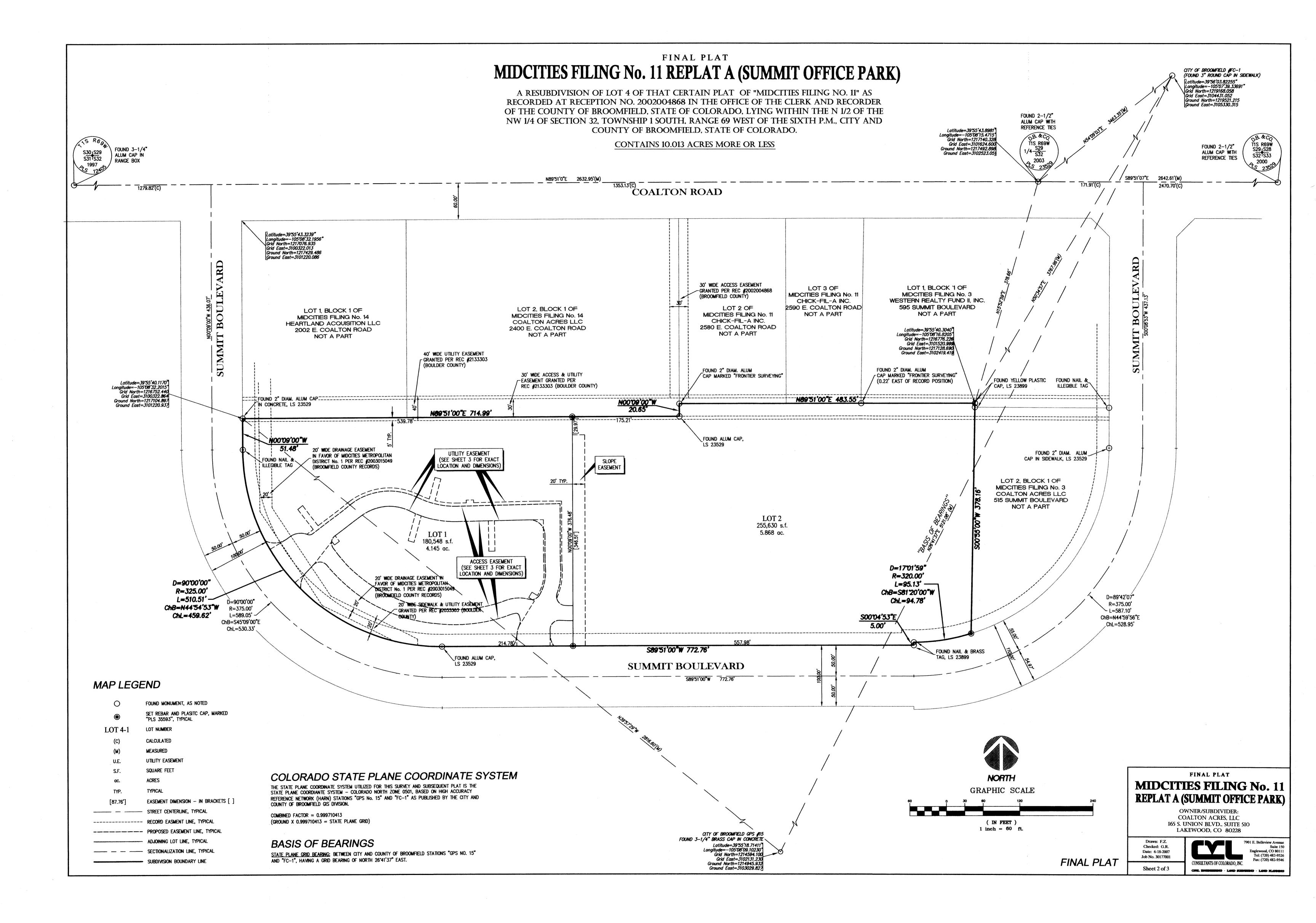
FINAL PLAT

## **MIDCITIES FILING No. 11** REPLAT A (SUMMIT OFFICE PARK)

OWNER/SUBDIVIDER: COALTON ACRES, LLC 165 S. UNION BLVD., SUITE 510 LAKEWOOD, CO 80228

Date: 6-18-2007 Job No. 30177001

Englewood, CO 80111 CONSULTANTS OF COLORADO, INC.



FINAL PLAT

# MIDCITIES FILING No. 11 REPLAT A (SUMMIT OFFICE PARK)

A RESUBDIVISION OF LOT 4 OF THAT CERTAIN PLAT OF "MIDCITIES FILING NO. 11" AS RECORDED AT RECEPTION NO. 2002004868 IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF BROOMFIELD, STATE OF COLORADO, LYING WITHIN THE N 1/2 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

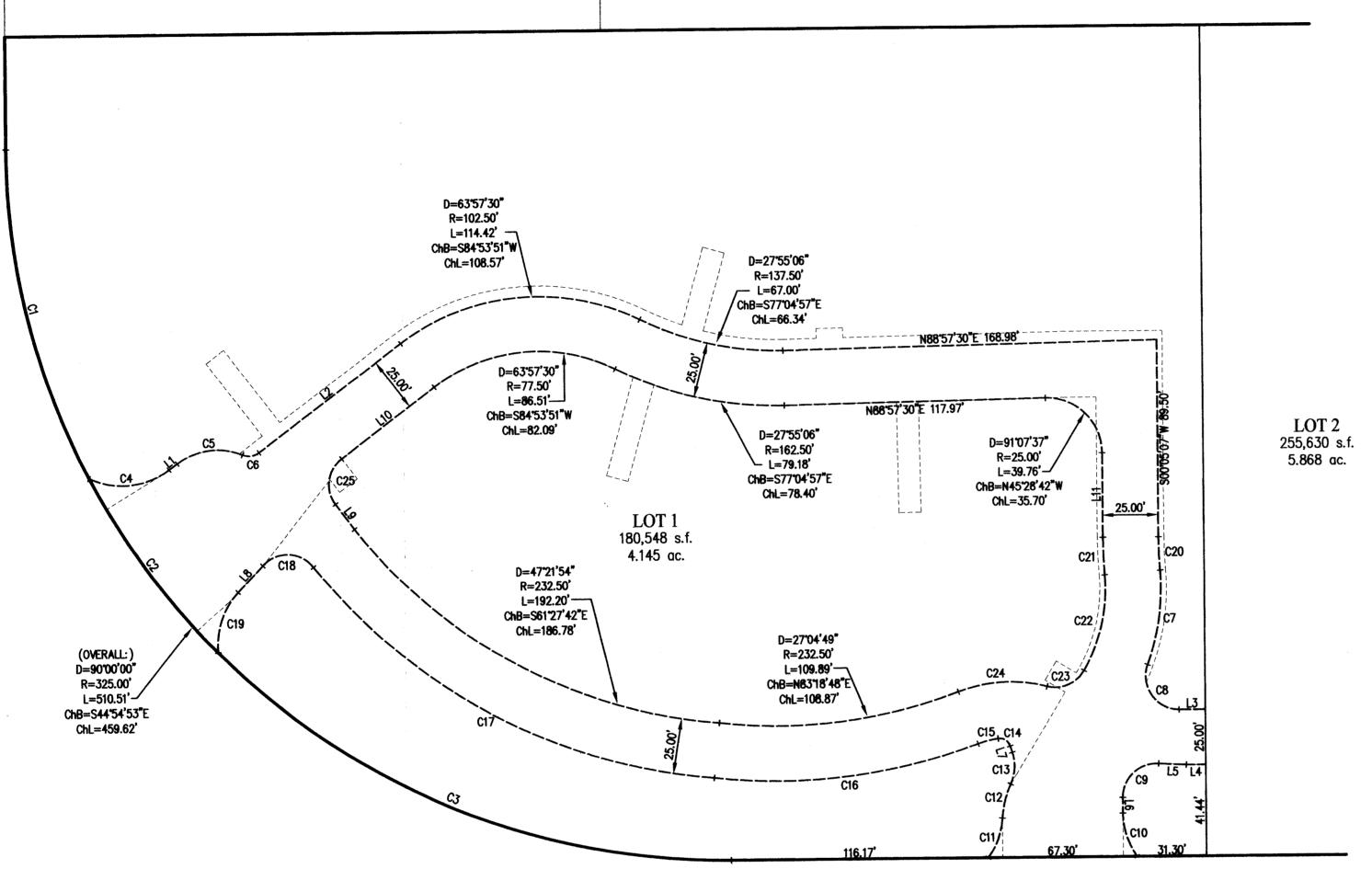
CONTAINS 10.013 ACRES MORE OR LESS

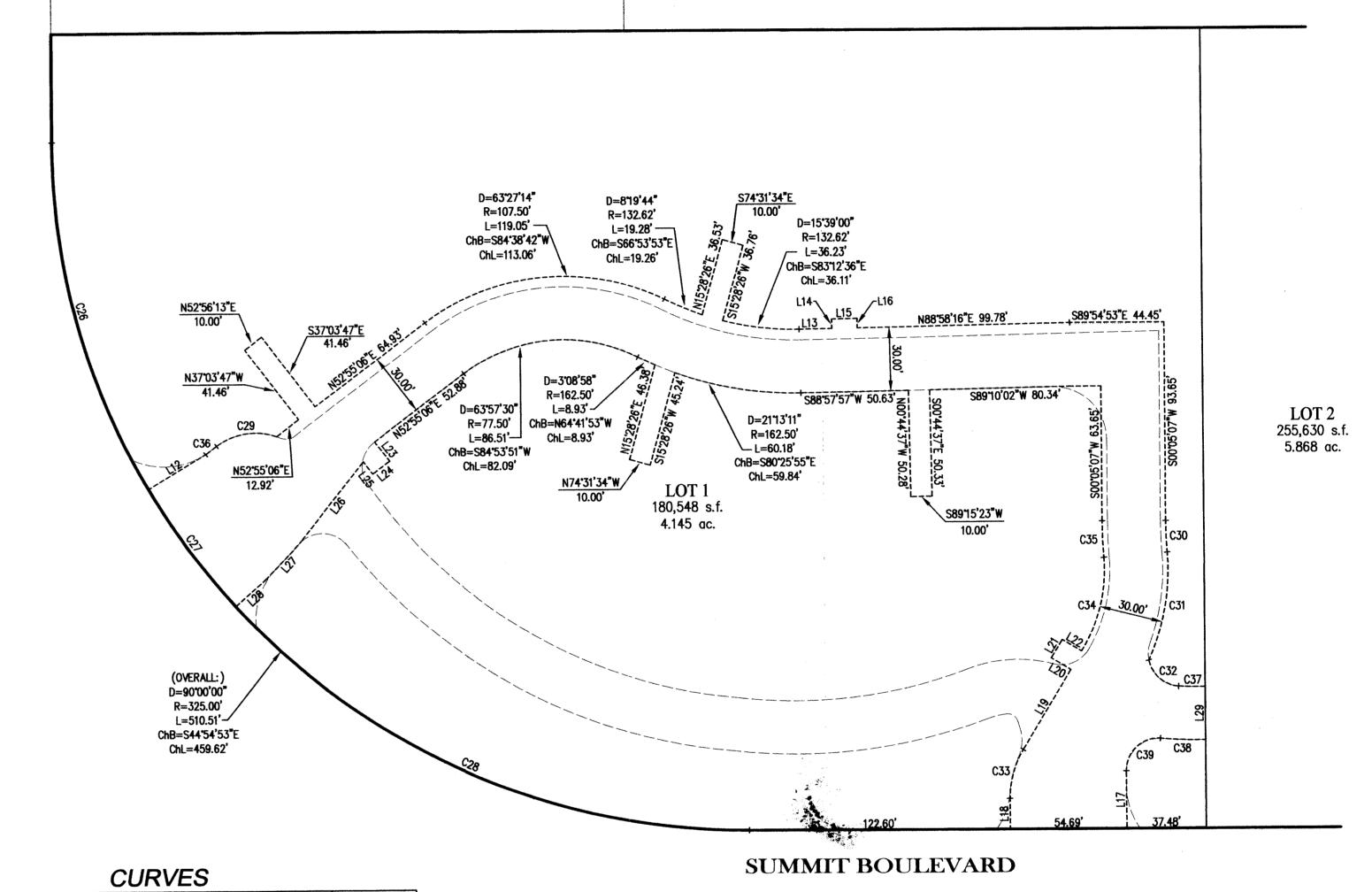
LOT 1, BLOCK 1 OF MIDCITIES FILING No. 14 HEARTLAND ACQUISITION LLC 2002 E. COALTON ROAD NOT A PART

LOT 2, BLOCK 1 OF MIDCITIES FILING No. 14 COALTON ACRES LLC 2400 E. COALTON ROAD NOT A PART

LOT 1, BLOCK 1 OF MIDCITIES FILING No. 14 HEARTLAND ACQUISITION LLC 2002 E. COALTON ROAD NOT A PART

LOT 2, BLOCK 1 OF MIDCITIES FILING No. 14 COALTON ACRES LLC 2400 E. COALTON ROAD NOT A PART





SUMMIT BOULEVARD

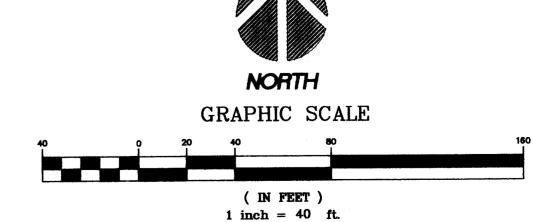
## DETAIL - ACCESS EASEMENT Scale: 1"=40'

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LINES								
LINE	BEARING	LENGTH						
L1	S52"55'06"W	4.55'						
L2	N52°55'06"E	80.56						
L3	S89'59'56"W	11.77'						
L4	S89'59'56"W	8.73'						
L5	N87'06'06"W	12.44'						
L6	S00°05'24"E	7.23'						
L7	S17'35'36"E	2.99'						
L8	S42°54'05"W	16.51						
L9	N36'23'10"W	14.53						
L10	N52'55'06"E	52.88						
L11	N00'05'07"E	38.51						
L12	N58'34'50"E	31.63'						
L13	N88'57'30"E	15.34						
L14	N01°06'47"W	4.47'						
L15	N88'46'52"E	11.99'						
L16	S01'02'30"E	4.51						
L17	S00'02'13"E	27.19						
L18	N00'00'08"E	14.50'						
L19	N31"17'27"E	43.55						
L20	N59°06'14"W	10.49'						
L21	N30'53'46"E	10.00'						
L22	S59'06'14"E	10.57						
L23	S36'45'42"E	11.63'						
L24	S52'56'13"W	10.00'						
L25	N37'03'47"W	7.25'						
L26	N38°24'05"E	47.26						
L27	S42'54'05"W	24.53						
L28	S49'03'04"W	19.34						
L29	N00'05'07"E	25.00'						

	T	55151	LOVOTA	TAMOCAIT	CHOOL DOC	CHOOL LENGTH
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD LENGTH
C1	325.00'	27"20'39"	155.11'	79.06'	S13'35'13"E	153.64'
C2	325.00'	17"23'03"	98.61	49.69'	S35'57'04"E	98.23'
C3	325.00'	4516'18"	256.80'	135.52'	S6716'45"E	250.17'
C4	35.00'	62'47'15"	38.35	21.36'	N6418'43"E	36.46'
C5	30.00'	59'50'20"	31.33'	17.26'	S82'50'16"W	29.93'
C6	7.50	59'50'20"	7.83'	4.32'	N62'50'16"E	7.48'
C7	99.53'	25'02'30"	43.50'	22.10'	N08'00'24"E	43.16'
C8	15.00'	110'31'43"	28.94	21.63'	S34'44'12"E	24.65'
C9	15.30'	92'59'19"	24.83	16.12'	S47'34'58"W	22.20'
C10	35.00'	34'30'04"	21.06'	10.87	S17'20'26"E	20.76
C11	35.00'	31 <b>'48'</b> 52"	19.43'	9.97'	N19°50'09"E	19.19'
C12	44.00'	20'41'22"	15. <b>89</b> ′	8.03'	S1476'24"W	15.80'
C13	20.00'	4272'41"	14.73'	7.72'	N03'30'44"E	14.40'
C14	5.00'	79"54'38"	6.97'	4.19'	N57'32'55"W	6.42'
C15	41.28'	12'56'49"	9.35'	4.70'	S76'00'22"W	9.33'
C16	257.50'	26"59'41"	121.32'	61.81	N8315'33"E	120.20'
C17	257.50'	46'53'17"	210.73'	111.67'	S61*36'11"E	204.89'
C18	15.00'	98'56'22"	25.90'	17.54	N87'37'44"W	22.80'
C19	35.00'	48'22'14"	29.55'	15.72'	S18'42'58"W	28.66
C20	187.50'	4*35'57"	15.05'	7.53'	S0212'52"E	15.05'
C21	212.50'	4*35'57"	17.06'	8.53'	S0212'52"E	17.05'
C22	74.53	34'32'10"	44.93'	23.17'	N12'45'14"E	44.25'
C23	15.00'	74'51'11"	19.60'	11.48'	N67'26'54"E	18.23
C24	66.28	3518'21"	40.84	21.09'	S8713'19"W	40.20'
C25	15.00'	8978'16"	23.38	14.82'	S06"15'56"W	21.08'
C26	325.00'	3010'54"	171.20'	87.64'	S15'00'20"E	169.23'
C27	325.00'	12'06'18"	68.66	34.46'	S36'06'56"E	68.54
C28	325.00'	47'42'48"	270.65	143.73'	S66'03'29"E	262.89'
C29	30.14	56'46'52"	29.87	16.29'	S81"24'56"W	28.66
C30	185.00'	4'35'57"	14.85'	7.43'	S0212'52"E	14.85'
C31	102.01	29"20'08"	52.23'	26.70'	N10'09'11"E	51. <b>66</b> '
C32	15.00'	76'06'50"	19.93'	11.74	S49'02'41"E	18.49'
C33	44.00'	317719"	24.03'	12.32'	S15'38'47"W	23.73
C34	72.03'	36'41'21"	46.13'	23.89'	N13'49'50"E	45.34'
C35	215.00'	4'35'57"	17.26'	8.63'	S02"12'52"E	17.25'
C36	81.83'	4'34'09"	6.53'	3.26'	S52"23'24"W	6.52'
C37	200.00'	3'34'05"	12.46'	6.23'	S88'53'08"E	12.45
C38	225.00'	5'25'44"	21.32'	10.67	S87'52'17"E	21.31
C39	15.00'	94'52'48"	24.84	16.34	S47"24'11"W	22.10'
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DETAIL - UTILITY EASEMENT Scale: 1"=40'



PROPOSED EASEMENTS, LOT 1

FINAL PLAT MIDCITIES FILING No. 11 REPLAT A (SUMMIT OFFICE PARK)

> OWNER/SUBDIVIDER: COALTON ACRES, LLC 165 S. UNION BLVD., SUITE 510 LAKEWOOD, CO 80228

Checked: G.R. Date: 6-18-2007 Job No. 30177001 Sheet 3 of 3 7901 E. Belleview Avenue Suite 150 Englewood, CO 80111 Tel: (720) 482-9526

## BASIS OF BEARINGS

(GROUND X 0.999710413 = STATE PLANE GRID)

COUNTY OF BROOMFIELD GIS DIVISION.

COMBINED FACTOR = 0.999710413

STATE PLANE GRID BEARING: BETWEEN CITY AND COUNTY OF BROOMFIELD STATIONS "GPS NO. 15" AND "FC-1", HAVING A GRID BEARING OF NORTH 26'41'37" EAST.

THE STATE PLANE COORDINATE SYSTEM UTILIZED FOR THIS SURVEY AND SUBSEQUENT PLAT IS THE

REFERENCE NETWORK (HARN) STATIONS "GPS No. 15" AND "FC-1" AS PUBLISHED BY THE CITY AND

STATE PLANE COORDIANTE SYSTEM - COLORADO NORTH ZONE 0501, BASED ON HIGH ACCURACY

COLORADO STATE PLANE COORDINATE SYSTEM