

# MIDCITIES FILING NO.13 FINAL PLAT

## A REPLAT OF LOTS 1 AND 3, BLOCK 5, MIDCITIES FILING NO.7

Recorded 8/1/2003  
at Reception No. 2003015064

A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOGETHER WITH A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

### LEGAL DESCRIPTION

LOTS 1 AND 3, BLOCK 5, MIDCITIES FILING No. 7 ACCORDING TO THE PLAT RECORDED AT RECEPTION No. 2138529 IN THE RECORDS OF THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER TOGETHER WITH A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32 AND A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33 AND CONSIDERING THE WEST LINE OF SAID NORTHWEST QUARTER TO BEAR SOUTH 00°02'31" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00°02'31" WEST, ALONG SAID WEST LINE, A DISTANCE OF 25.00 FEET TO THE "POINT OF BEGINNING"; THENCE SOUTH 89°45'36" EAST, ALONG A LINE LYING 25.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1.00 FEET TO A POINT ON A LINE LYING 1.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00°02'31" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 932.02 FEET TO A POINT ON THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION No. 1991924 IN THE RECORDS OF THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER; THENCE NORTH 89°57'29" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1.00 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER, SAID LINE BEING ALSO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 00°02'31" WEST, ALONG SAID EAST LINE, A DISTANCE 1.05 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FLATIRON BOULEVARD AS DEDICATED BY THE PLAT OF MIDCITIES FILING No. 1, RECORDED AT RECEPTION No. 1991935, SAID BOULDER COUNTY RECORDS; THENCE NORTH 71°42'57" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 4.28 FEET TO THE SOUTH LINE OF LOT 3, BLOCK 5, SAID MIDCITIES FILING No. 7; THENCE SOUTH 89°49'15" WEST, ALONG SAID SOUTH LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 230.94 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 00°02'31" EAST, ALONG A LINE LYING 235.00 FEET EASTERLY OF AND PARALLEL WITH SAID EAST LINE OF THE NORTHEAST QUARTER AND ALONG THE WEST LINE OF SAID LOT 3 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 446.65 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 5, SAID MIDCITIES FILING No. 7; THENCE NORTH 89°57'29" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 437.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 AND ALONG THE EASTERLY RIGHT-OF-WAY OF SAID FLATIRON BOULEVARD THE FOLLOWING 4 (FOUR) COURSES:

- 1) NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°35'24", A RADIUS OF 345.00 FEET, AN ARC LENGTH OF 105.92 FEET AND A CHORD WHICH BEARS NORTH 21°44'25" EAST, A DISTANCE OF 105.50 FEET TO A POINT TANGENT;
- 2) NORTH 30°32'07" EAST, A DISTANCE OF 362.26 FEET;
- 3) SOUTH 59°27'53" EAST, A DISTANCE OF 20.00 FEET;
- 4) NORTH 30°32'07" EAST, A DISTANCE OF 129.38 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 89°52'23" EAST, ALONG THE NORTH LINE OF SAID LOT 1, SAID LINE BEING ALSO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 24.72 FEET TO A NON-TANGENT POINT OF CURVE; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 1, SAID LINE BEING ALSO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERLOCKEN BOULEVARD, SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°14'23", A RADIUS OF 790.00 FEET, AN ARC LENGTH OF 113.61 FEET AND A CHORD WHICH BEARS SOUTH 70°35'18" EAST, A DISTANCE OF 113.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ALSO ON THE WEST LINE OF THE PROPERTY DESCRIBED IN THAT RULE AND ORDER FOR CONDEMNATION RECORDED AT RECEPTION No. 1962415, SAID BOULDER COUNTY RECORDS; THENCE ALONG SAID WEST LINE, AND ALONG SAID LINE LYING 235.00 FEET EASTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER, SOUTH 00°02'31" WEST, A DISTANCE OF 31.05 FEET TO A NON-TANGENT POINT OF CURVE; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID PROPERTY, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°31'19", A RADIUS OF 820.00 FEET, AN ARC LENGTH OF 207.36 AND A CHORD WHICH BEARS SOUTH 82°31'19" EAST, A DISTANCE OF 206.80 FEET TO A POINT TANGENT; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 89°45'58" EAST, A DISTANCE OF 29.94 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE NORTH 00°02'31" EAST, ALONG SAID EAST LINE, A DISTANCE OF 70.06 FEET TO THE "POINT OF BEGINNING", CONTAINING 8.183 ACRES OR 356,451 SQUARE FEET MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF MIDCITIES FILING NO.13 FINAL PLAT A REPLAT OF LOTS 1 AND 3, BLOCK 5, MIDCITIES FILING NO.7 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 FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 20<sup>th</sup> DAY OF June, A.D. 2003

### OWNER

HERITAGE BANK  
400 S. McCASLIN BOULEVARD  
LOUISVILLE, COLORADO 80027

BY: [Signature]  
Owner

### ACKNOWLEDGMENT

STATE OF COLORADO )  
CITY AND COUNTY OF BROOMFIELD) S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS 20<sup>th</sup> DAY OF June, 2003  
BY ROBERT BEAUPREZ AS PRESIDENT OF  
HERITAGE PLACE DEVELOPMENT

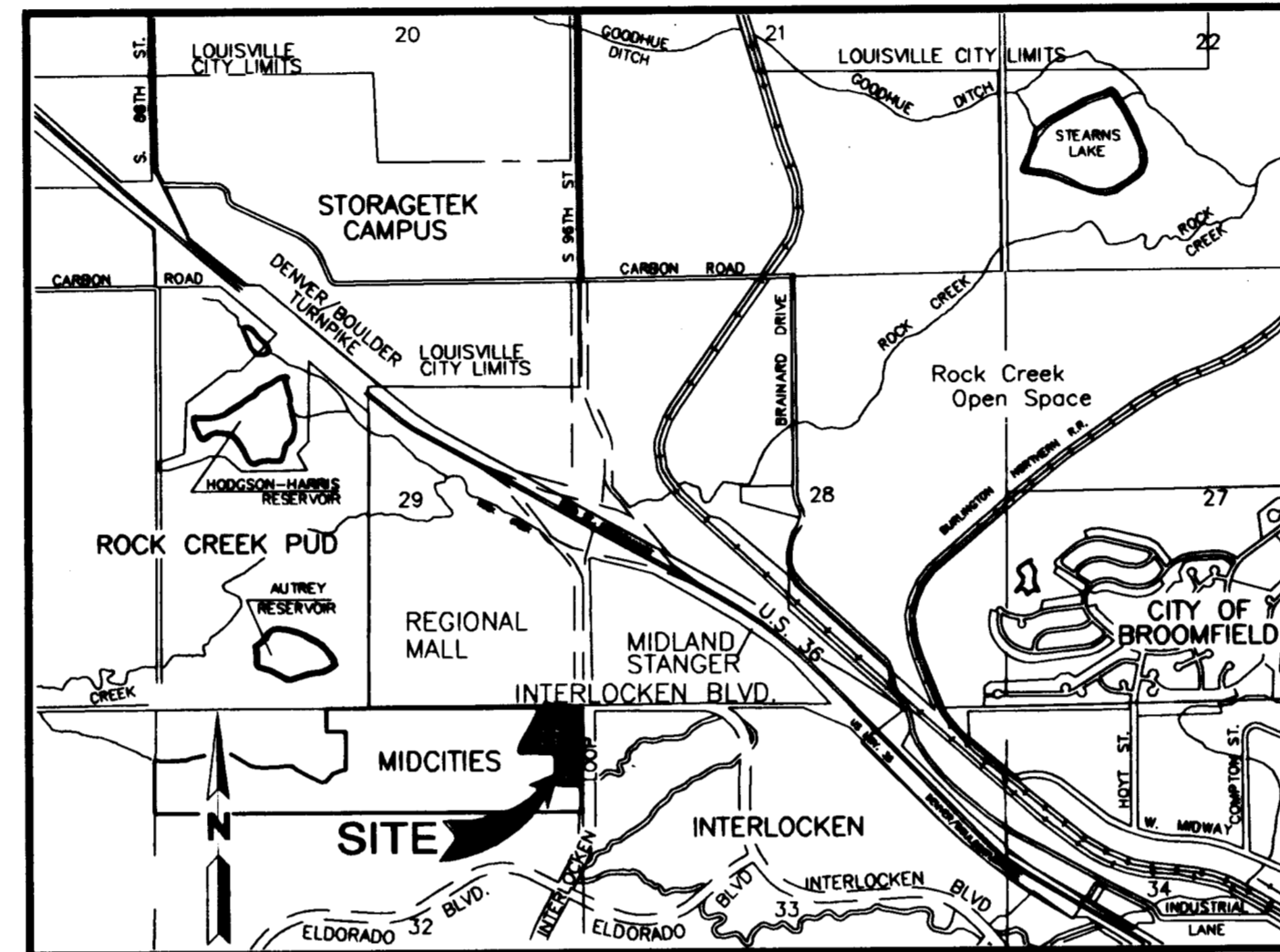
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 8-6-05

NOTARY PUBLIC: Frances Green



1 OF 2



VICINITY MAP  
N.T.S.

### BASIS OF BEARING

BEARINGS ARE BASED ON THE LINE BETWEEN CITY OF BROOMFIELD GIS LAND POSITIONS NGS CONTROL POINT JEFFCO TRIANGULATION DISK IN CONCRETE AND NGS CONTROL POINT ENERGY TRIANGULATION DISK IN CONCRETE BEARING SOUTH 87°35'31" WEST.

### STANDARD OF ACCURACY

THE COLORADO COORDINATE SYSTEM HEREON SHOWN 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.

### ATTORNEY'S CERTIFICATE

I, Curt Rautenstrauss 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 DEDICATION ANY STREET, 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.

Curt Rautenstrauss REGISTRATION NO. 2602, DATE: 8-1-03

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY FOR THIS PLAT HAS BEEN MADE IN AGREEMENT WITH RECORDS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY AND COUNTY OF BROOMFIELD AND THAT THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS AND ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED AND ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

RICHARD A. NOBBE PLS  
LS NO. 23899  
4251 KIPLING ST.  
WHEAT RIDGE CO, 80033



### LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 18<sup>th</sup> DAY OF January, 2003.

[Signature]  
CHAIRMAN

[Signature]  
SECRETARY

### CITY COUNCIL CERTIFICATE:

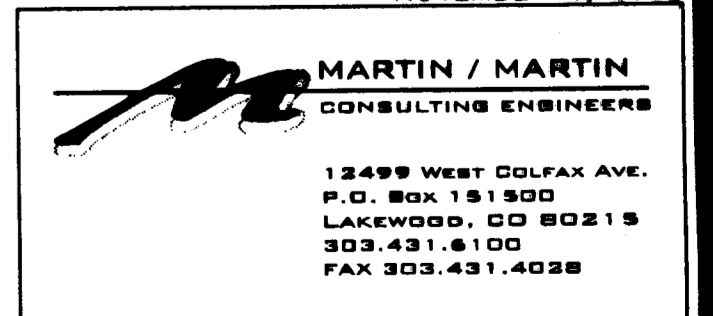
THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO THIS 13<sup>th</sup> DAY OF May, 2003.

[Signature]  
MAYOR

[Signature]  
CITY CLERK



FEBRUARY 26, 2003  
FEBRUARY 6, 2003  
JANUARY 24, 2003  
DECEMBER 18, 2002  
NOVEMBER 27, 2002  
NOVEMBER 13, 2002  
NOVEMBER 5, 2002



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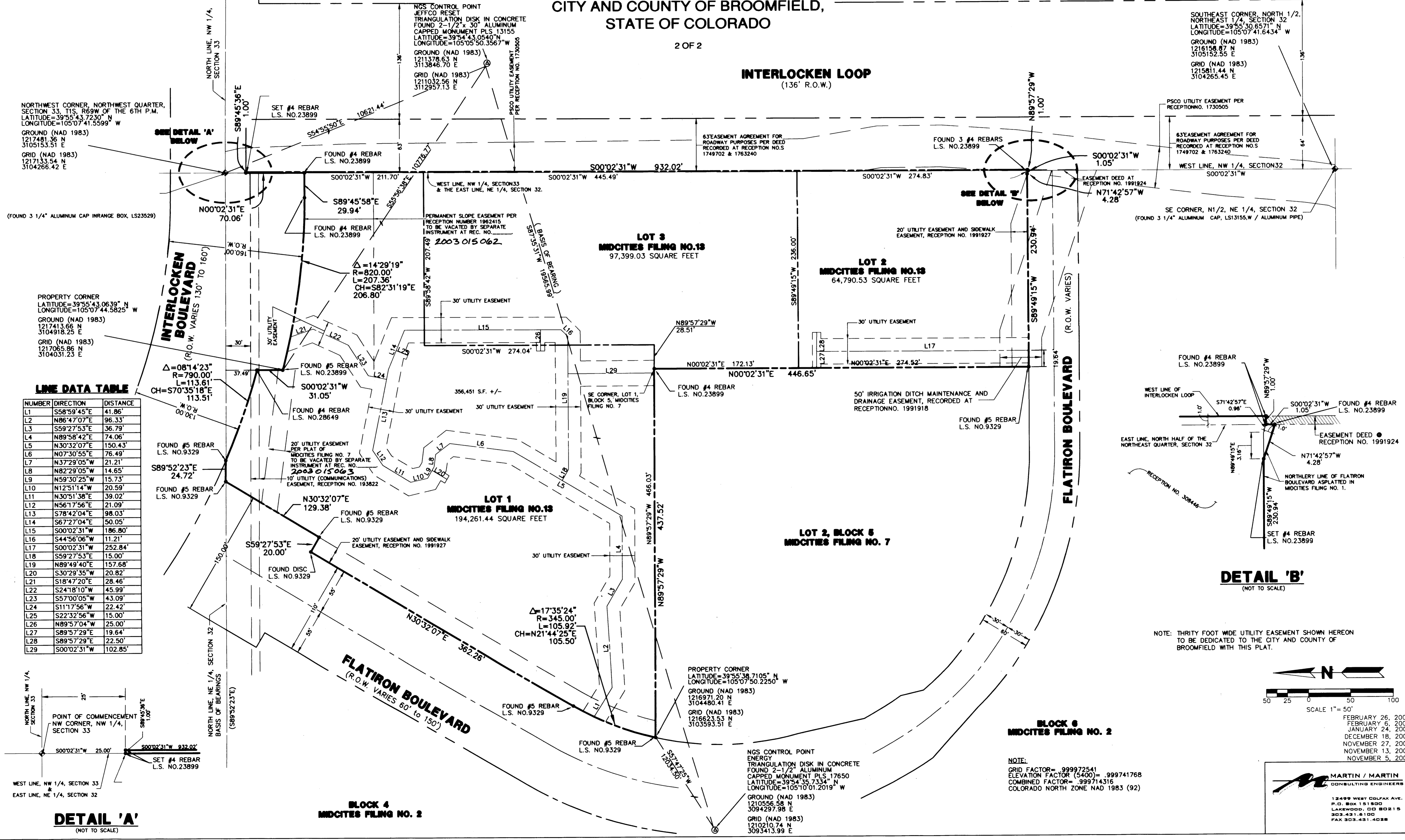
## A REPLAT OF LOTS 1 AND 3, BLOCK 5, MIDCITIES FILING NO.7

### A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOGETHER WITH A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

2 OF 2

**INTERLOCKEN LOOP**  
(136' R.O.W.)

**FLATIRON BOULEVARD**  
(R.O.W. VARIES)



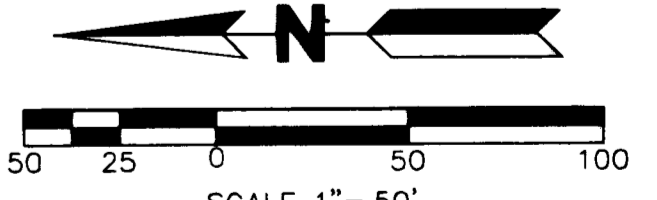
**LINE DATA TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S58°59'45"E	41.86'
L2	N86°47'07"E	96.33'
L3	S59°27'53"E	36.79'
L4	N89°58'42"E	74.06'
L5	N30°32'07"E	150.43'
L6	N07°30'55"E	76.49'
L7	N37°29'05"W	21.21'
L8	N82°29'05"W	14.65'
L9	N59°30'25"W	15.73'
L10	N12°51'14"W	20.59'
L11	N30°51'38"E	39.02'
L12	N56°17'56"E	21.09'
L13	S78°42'04"E	98.03'
L14	S67°27'04"E	50.05'
L15	S00°02'31"W	186.80'
L16	S44°56'06"W	11.21'
L17	S00°02'31"W	252.84'
L18	S59°27'53"E	15.00'
L19	N89°49'40"E	157.68'
L20	S30°29'35"W	20.82'
L21	S18°47'20"E	28.46'
L22	S24°18'10"W	45.99'
L23	S57°00'05"W	43.09'
L24	S11°17'56"W	22.42'
L25	S22°32'56"W	15.00'
L26	N89°57'04"W	25.00'
L27	S89°57'29"E	19.64'
L28	S89°57'29"E	22.50'
L29	S00°02'31"W	102.85'

**DETAIL 'A'**  
(NOT TO SCALE)

**DETAIL 'B'**  
(NOT TO SCALE)

NOTE: THIRTY FOOT WIDE UTILITY EASEMENT SHOWN HEREON TO BE DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD WITH THIS PLAT.



**BLOCK 6**  
**MIDCITIES FILING NO. 2**

NOTE:  
GRID FACTOR= .999972541  
ELEVATION FACTOR (5400)= .999741768  
COMBINED FACTOR= .999714316  
COLORADO NORTH ZONE NAD 1983 (92)

**MARTIN / MARTIN**  
CONSULTING ENGINEERS  
13499 WEST GOLFAX AVE.  
P.O. BOX 151900  
LAKEWOOD, CO 80215  
303.421.8100  
FAX 303.431.4028

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