# MIDCITIES FILING NO. 16

A MINOR SUBDIVISION PLAT OF LOT 4, MIDCITIES FILING No. 15, BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Sheet 1 of 2

Recorded april2, 2004, City and County of Broomfield, at Reception No. 2004004704.

## LEGAL DESCRIPTION & DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

LOT 4, MIDCITIES FILING No. 15, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO. Containing 11.855 acres or 516,398 square feet, more or less.

HAS LAID OUT, PLATTED AND RE-SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "MIDCITIES FILING No. 16" 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.

#### OWNERS:

COALTON HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: COALTON ACRES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, Sole Member

By: The MidCities Company, LLP, a Colorado limited liability partnership, Member

limited partnership, General Partner of The MidCities Company, LLP By: MidCities Land Limited Liability Company, a

By: Steven & Miller, Manager

By: Amounts (b. 1 inlelin

Colorado limited liability company, General Partner of MidCities Group, LLLP

By: Coalton Associates, LLC, a Delaware limited liability company, Member

Kenneth W. Tribbey, Manager

By: Alliance Commercial Holdings I, 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 I, LLC

By June By Larry Lance, Authorized Signatory

By: Tarmid Development, LLC, a Colorado limited liability commendation of the Member By: White W. Tribbey, Manager

NOTARY CERTIFICATES

STATE OF COLORADO

COUNTY OF DOUGLAS

ss.

SUBSCRIBED and sworn to before me this <u>307H</u> day of <u>Mullin</u>, 2004 by Steven H. Miller and Kenneth W. Tribbey as Managers of MidCities Land Limited Liability Company, as General Partner of MidCities Group, LLLP, as General Partner of The MidCities Company, LLP, as Member of Coalton Acres, LLC, a Delaware limited liability company. Sole Member of Coalton Holdings, LLC, a Delaware limited liability company.

WITNESS my hand and official seal.

Sharry Pu

NOTARY PUBLIC STATE OF COLORADO

DeLuca

STATE OF COLORADO

COUNTY OF JEfferson

Ss.

SUBSCRIBED and sworn to before me this day of March, 2004 by by Larry Lance as Authorized Signatory of Alliance Commercial Partners, LLC, Manager of Alliance Commercial Holdings I, LLC, as Manager of Coalton Associates, LLC, as Member of Coalton Acres, LLC, a Delaware limited liability company, Sole Member of Coalton Holdings, LLC, a Delaware limited liability company.

WITNESS my hand and official seal.

My commission expires: 10/31/05

Mayore M. Bell

STATE OF COLORADO )
COUNTY OF DOUGLAS

SUBSCRIBED and sworn to before me this <u>30771</u> day of <u>MAVH</u>, 2004 by Kenneth W. Tribbey and Steven H. Miller as Managers of Tarmid Developement LLC, as Member of Coalton Acres LLC, a Delaware limited liability company, Sole Member of Coalton Holdings, LLC, a Delaware limited liability company.

WITNESS my hand and official seal.

My commission expires: 11/18/04

Notagy, Public

Sharon K. Deluca Notary Public State of Colorado

#### MORTAGEE

BANK OF AMERICA, N.A., as Administrative Agent, a national banking association, on behalf of such association

Name: John Wilynass
Title: Vice President

NOTARY CERTIFICATE

STATE OF COLORADO
COUNTY OF

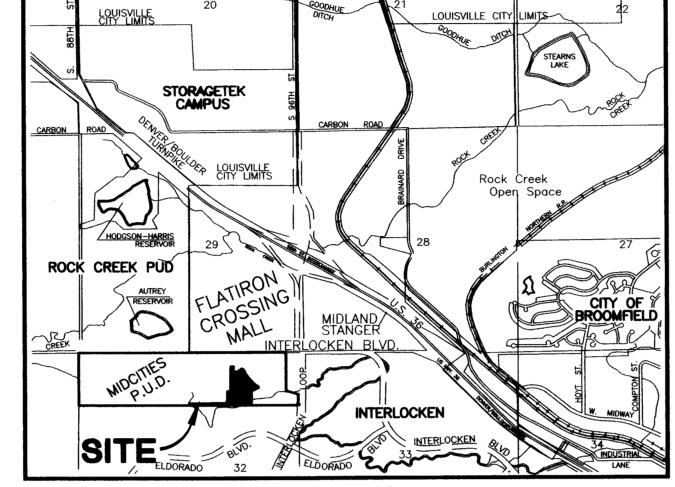
SUBSCRIBED and sworn to before me this day of MACL.

2004, by John M. Lya ess., as VICE PRIJES, of Bank America, N.A. as Administrative Agent, a national banking association, on behalf of such association.

WINESS my hand and official seal

WILLIAM R. BULLEN
NOTARY PUBLIC
STATE OF COLORADO

My commission expires 4-24-04



Vicinity Map
(N.T.S.)

#### GENERAL NOTES:

1. THERE ARE 4 LOTS WITHIN MIDCITIES FILING No. 16.

2. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE LINE BETWEEN NGS CONTROL POINT "JEFFCO RESET" AND NGS CONTROL POINT "ENERGY AZIMUTH MARK" BEARS SOUTH 87'35'31" WEST (GRID). SAID LINE IS MONUMENTED AS SHOWN HEREON.

3. THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.999714549. THIS FACTOR IS TO BE APPLIED TO ANY GROUND COORDINATE OR DISTANCE VALUES IN ORDER TO REDUCE SAID VALUES TO STATE PLANE GRID VALUES.

4. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS ORDER C2-I, 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.

5. 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.

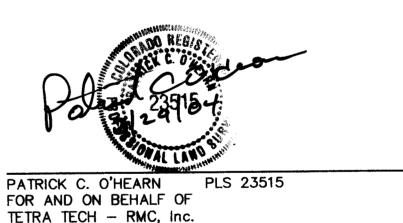
6. NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS FINAL PLAT UNLESS AND UNTILL AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THERON IN ACCORDANCE WITH THE PROVISIONS OF 16-20-030(0) OF THE BROOMFIELD MUNICIPAL CODE.

7. RECIPROCAL ACCESS AND PARKING RIGHTS ARE PROVIDED FOR IN THE FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE FLATIRON, RECORDED AS RECEPTION No. 2054831 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF BOULDER COUNTY, COLORADO.

## SURVEYORS CERTIFICATE

I, PATRICK C. O'HEARN, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPE LINES, IRRIGATION DITCHES, OR OTHER EASEMENTS OF RECORD, OR OTHER OWNERSHIPS IN EVIDENCE, OR KNOWN BY ME TO EXIST ON OR ACROSS THE HERE BEFORE DESCRIBED LAND EXCEPT AS SHOWN ON THIS PLAT OF MIDCITIES FILING NO. 16; THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING THE MONTH OF OCTOBER, 2003 BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 0.01 FEET; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO, DEALING WITH SUBDIVISION AND/OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE CITY AND COUNTY OF BROOMFIELD SUBDIVISION REGULATIONS.

1 ATTEST THE ABOVE ON THIS 29 DAY OF Harch, 200



#### APPROVALS:

DIRECTOR OF COMMUNITY DEVELOPMENT

CITY AND COUNTY MANAGER



#### MIDCITIES FILING NO. 16 A MINOR SUBDIVISION PLAT OF LOT 4, MIDCITIES FILING No. 15, BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO Sheet 2 of 2 S 89°51'05" E 82.26'— LOT 1, BLOCK 3 MidCities Filing No. 4 LOT 2, BLOCK 3 MidCities Filing No. 4 Reception No. 2056680 Reception No. 2056680 30' Detention Outfall Easement 15' ACCESS & UTILITY EASEMENT — (per plat of MidCities Filing 2) — (Reception No. 2023460) Per Easement Agreement recorded as Reception No. 2003003466. |<del>Δ=</del>41'47'28' R=80.00' L=58.35' NORTHEAST CORNER, NORTHEAST QUARTER, SECTION 32, T1S, R69W OF THE 6th P.M. N = 1217481.07 E = 3105152.73 GROUND COORDINATES NAD 1983 ChB=S61°44'10"E 12' UTILITY & LANDSCAPING EASEMENT-ChD=57.07' (per plat of MidCities Filing No. 15) (Reception No. 2003018755) N = 1217133.54 E = 3104266.36 GRID COORDINATES NAD 1963 15' ACCESS & UTILITY EASEMENT-(per plat of MidCities Filing No. 15) LATITUDE=39'55'43.7230" LONGITUDE=105'07'41.5606" (Reception No. 2003018755) Lot 4 0.509 acres SCALE: 1" = 60'22,187 sf +/-R=30.00° Legend ChB=N60°02'31"W Found / SET Rebar & Cap or Brass Disc in concrete - LS 23515 O Found survey monument as indicated **|∆=32**°08'34" R=1015.00' Δ=11°45'03" R=750.00 Lot 3 0.378 acres L=569.41' (per plat of MidCities Filing No. 15) CURVE INFORMATION (easements) CURVE DELTA LENGTH RADIUS CHORD BEARING CHORD C1 44°24′10" 704.45′ 909.00′ N 83°12′33" E 686.95′ C2 43°38′36" 715.26′ 939.00′ N 83°05′22" E 698.09′ C3 43°24′50" 717.93′ 947.50′ N 82°18′56" E 700.88′ C4 31°36′27" 536.48′ 972.50′ N 88°13′08" E 529.71′ C5 02°02′40" 12.49′ 350.00′ S 74°57′19" E 12.49′ C6 03°21′55" 22.03′ 375.00′ S 74°17′41" E 22.02′ (Reception No. 2003018755) ChB=S40'40'42"E L=153.82 16,468 sf +/-ChB=S3616'47"E ChD=561.97' ChD=153.55' ∆=89°34'02" R=29.00' PROPERTY CORNER N=1216608.06 E=3104110.31 GROUND COORDINATES (NAD83) N=1216260.78 E=3103224.24 GRID COORDINATES (NAD83) L=45.33'}-ChB=S86\*56'20"E ChD=40.86' Water Comment LATITUDE=39°55'35.1408" LONGITUDE=105°07'54.9845" Lot 2 25' ACCESS AND UTILITY EASEMENT Δ=33°01'35" **6.481 acres** 282,300 sf +/-(per plat of MidCities Filing No. 15) Property Line-12' SIDEWALK & UTILITY EASEMENT— (per plat of MidCities Filing No. 15) R=80.00' (Reception No. 2003018755) \_=46.11′ Δ=13'40'02" ChB=S15"14'18"E R=353.06' ChD=45.48' L=84.22' ⊲See Detail 'A' 30' UTILITY EASEMENT — (per plat of MidCities Filing No. 15) ChB=S72'31'57"E ChD=84.02' Lot | Δ=11°32'39" Detail 'A R=960.00' 25' ACCESS AND UTILITY EASEMENT L=193.42' ChB=S66'24'30"W ChD=193.10' R=990.00' LOT 2 MidCities Filing No. 15 L=268.87' S 61"53"55" E -N 6476'28" E R=990.00' ChB=N80\*30'49"E ChD=268.04 L=194.96' Reception No. 2003018755 S 88"22"58" E ChB=S7918'26"E ChD=194.64' Area subject to terms and conditions of a License Agreement for a "Zip Shuttle System" recorded at Reception No. 2003017874. Lot 1 4.487 acres 195,443 sf +/-SECOND AMENDMENT TO IRRIGATION - & DRAINAGE EASEMENT AGREEMENT SE Corner, N 1/2, NE 1/4, Section 32-ECORDED AT RECEPTION No. 2003078745 (3 1/4" Aluminum Cap, LS 13155 per Plat of MidCities Filing No. 2, Found 3 1/4" Aluminum Cap, PLS 8141, 0.6' East of platted corner) Access & Utility easement (per plat of MidCities Filing No. 15) 55' ACCESS AND UTILITY EASEMENT -40' UTILITY EASEMENT-(Reception No. 2003018755) (per plat of MidCities Filing No. 15) (per plat of MidCities Filing No. 15) (Reception No. 2003018755) (Reception No. 2003018755) N=1216155.81 E=3103946.07 GROUND COORDINATES (NAD83) -133.82'----N 43°28'48" N=1215808.66 E=3103060.04 GRID COORDINATES (NAD83) N 89'43'09" E N 89'52'09" E 821.66' LATITUDE=39'55'30.6793" LONGITUDE=105'07'57.1161" -30' REGIONAL TRAIL EASEMENT (per plat of MidCities Filing No. 15, Reception No. 2003018755) N 89'43'09" E S 89°52'09" W 1436.50 50' IRRIGATION DITCH, MAINTENANCE — & DRAINAGE EASEMENT RECORDED SE Corner, N 1/2, NW 1/4, Section 32 NGS CONTROL POINT "JEFFCO RESET" South Line, North 1/2, 106.37 South Line, North 1/2, NW 1/4, Section 32. TRIANGULATION DISK IN CONCRETE (3 1/4" Aluminum Cap, LS 22100) NE 1/4, Section 32. N=1211378.35 E=3113845.98 GROUND COORDINATES (NAD83) N=1211032.56 E=3112957.13 GRID COORDINATES (NAD83) AT RECEPTION No. 1991918 cap, LS 9329 - PROPERTY CORNER N=1216152.01 E=3102403.21 GROUND COORDINATES (NAD83) LATITUDE=39°54'43.0541" LONGITUDE=105°05'50.3567" N=1215804.86 E=3101517.62 GRID COORDINATES (NAD83) NGS CONTROL POINT -"ENERGY AZIMUTH MARK" LATITUDE=39'55'30.7045" LONGITUDE=105'08'16.9147" TRIANGULATION DISK IN CONCRETE "ENERGY AZIMUTH MARK"-N=1210556.30 E=3094297.26 GROUND COORDINATES (NAD83) TETRA TECH RMC, Inc. "JEFFCO RESET" N=1210210.75 E=3093413.99 GRID COORDINATES (NAD83) 8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111 \_\_\_\_\_(Basis of Bearings) LATITUDE=39'54'35.7335" LONGITUDE=105'10'01.2020" \_\_\_\_\_\_\_\_\_ TEL 303.741.6000 FAX 303.741.6106 MIDCITIES FILING No. 16

Job No. 2387.008.08

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03/26/2004

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