

MIDCITIES FILING NO. 19

A MINOR SUBDIVISION PLAT OF A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER
SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

Sheet 1 of 2

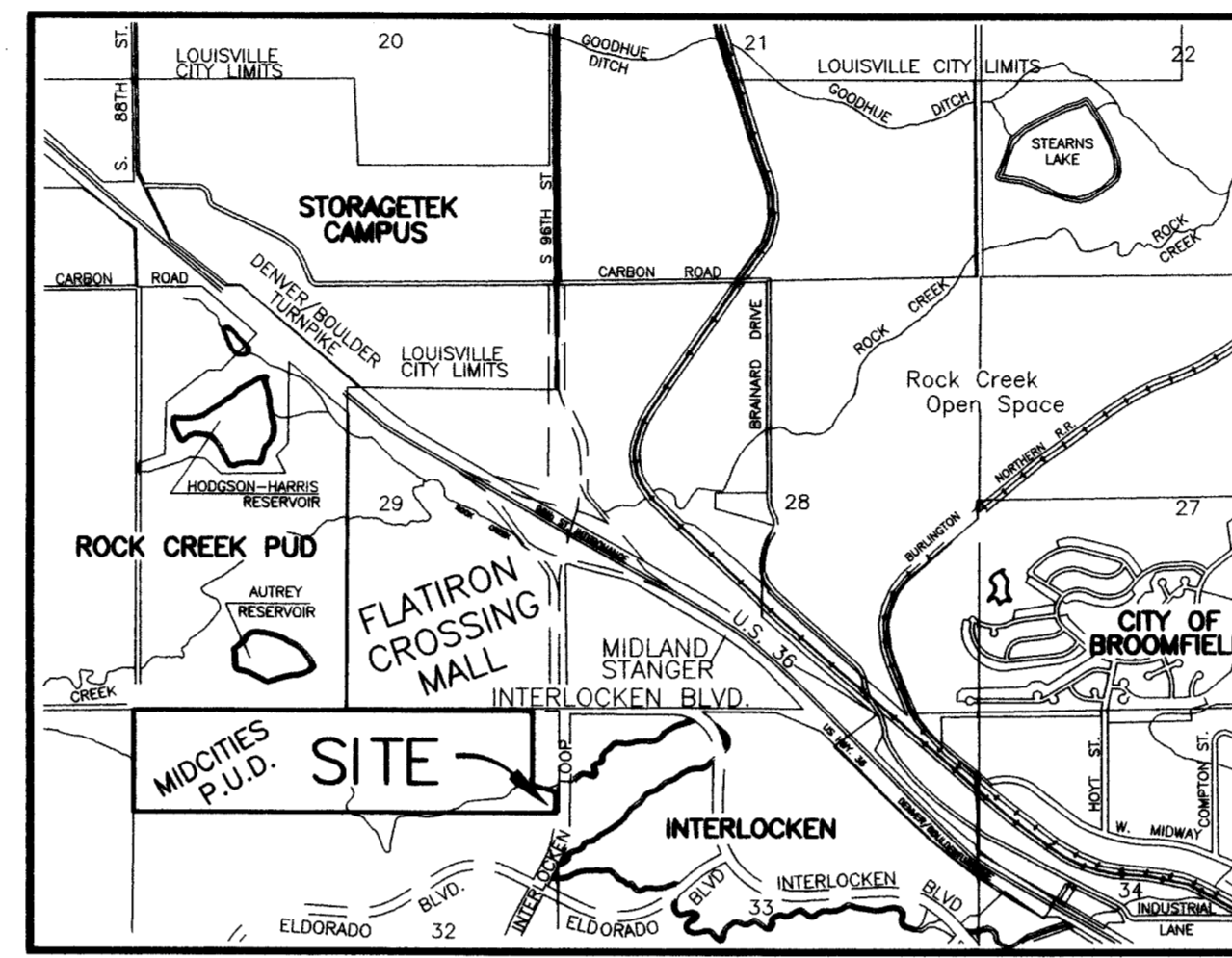
LEGAL DESCRIPTION & DEDICATION

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

A TRACT OF LAND BEING A PART OF THE NORTH HALF 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, BEING DESCRIBED AS FOLLOWS:

"COMMENCING" AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33, AND CONSIDERING THE WEST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER TO BEAR SOUTH 00°03'49" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°44'18" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1.00 FEET; THENCE SOUTH 00°03'49" WEST, ALONG A LINE LYING 1.00 FEET EASTERLY OF AND PARALLEL WITH SAID WEST LINE, A DISTANCE OF 1016.71 FEET TO A POINT AT THE INTERSECTION OF SAID PARALLEL LINE AND THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 2, MIDCITIES FILING No. 1, A SUBDIVISION RECORDED AT RECEPTION No. 1991935 (BOULDER COUNTY RECORDS), SAID POINT BEING THE "POINT OF BEGINNING"; THENCE CONTINUING ALONG SAID PARALLEL LINE, SOUTH 00°03'49" WEST, A DISTANCE OF 305.80 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH 89°45'42" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1.00 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH 00°03'49" EAST, ALONG SAID WEST LINE, SAID LINE BEING ALSO THE EAST LINE OF LOT 2, SAID MIDCITIES FILING No. 1, A DISTANCE OF 305.79 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89°50'33" EAST, ALONG SAID EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 1.00 FEET TO THE "POINT OF BEGINNING", CONTAINING 0.007 ACRES OR 305 SQUARE FEET, MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "MIDCITIES FILING No. 19" 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.



Vicinity Map
(N.T.S.)

GENERAL NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE LINE BETWEEN NGS CONTROL POINT "JEFFCO RESET" AND NGS CONTROL POINT "ENERGY" BEARS SOUTH 87°35'31" WEST (GRID). SAID LINE IS MONUMENTED AS SHOWN HEREON. THE BASIS OF BEARINGS STATED IN THE LEGAL DESCRIPTION SHOWN HEREON IS BASED UPON THIS CONSIDERATION.
2. 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.
3. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS ORDER C2-1, 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.
4. 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.
5. NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS FINAL PLAT UNLESS AND UNTIL 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(O) OF THE BROOMFIELD MUNICIPAL CODE.
6. THE OWNER OF LOT 1, MIDCITIES FILING NO. 19, ITS SUCCESSORS AND ASSIGNS SHALL NOT DENY LEGAL ACCESS TO THE OWNER OF LOT 2, MIDCITIES FILING NO. 1 ACROSS LOT 1, MIDCITIES FILING NO. 19 FROM INTERLOCKEN LOOP, PROVIDED SUCH LEGAL ACCESS AND ITS LOCATION HAS BEEN APPROVED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO.

OWNER:

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

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

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: 
Larry Lance, Authorized Signatory

NOTARY CERTIFICATES

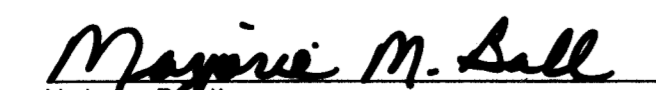
STATE OF COLORADO
COUNTY OF Jefferson ss.

SUBSCRIBED and sworn to before me this 5th day of March, 2006 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: 10/21/09




Majorie M. Bull
Notary Public

PSOMAS

5990 Greenwood Plaza Blvd., Suite 250
Greenwood Village, CO 80111
(720) 493-2920 Fax: (720) 482-8112

Date: 02/06/2007 Job No.: 9CAL010400
DRAWING PATH: L:\9CAL010400\SURVEY\SUBDIVISION\FINAL MAP DRAWN BY: PCO

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. 19; THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING THE MONTH OF OCTOBER, 2006 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.

I ATTEST THE ABOVE ON THIS 1 DAY OF March, 2007.



PATRICK C. O'HEARN PLS 23515
FOR AND ON BEHALF OF
TETRA TECH - RMC, Inc.

APPROVALS:

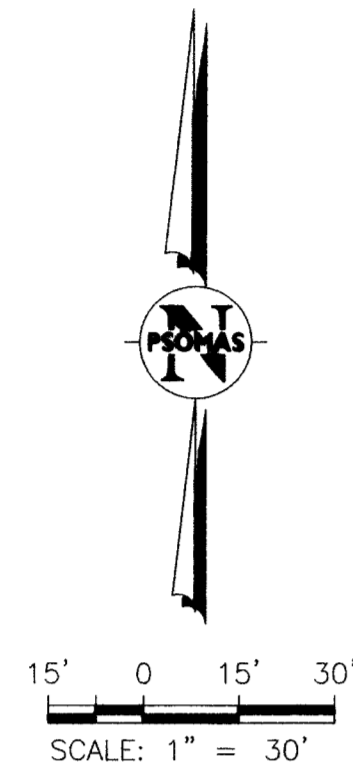
THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON
THIS 9th DAY OF March, 2007.


DIRECTOR OF COMMUNITY DEVELOPMENT


CITY AND COUNTY MANAGER

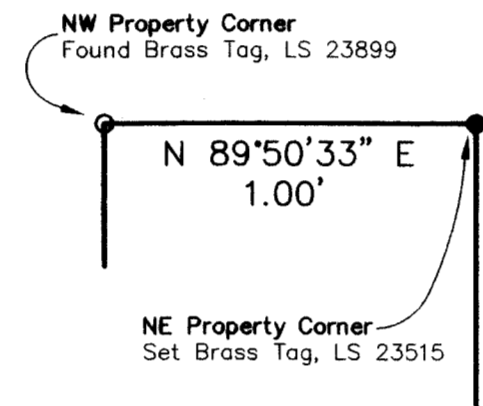
Reception # 2007003/194

MIDCITIES FILING NO. 19
 A MINOR SUBDIVISION PLAT OF A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER
 SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 Sheet 2 of 2

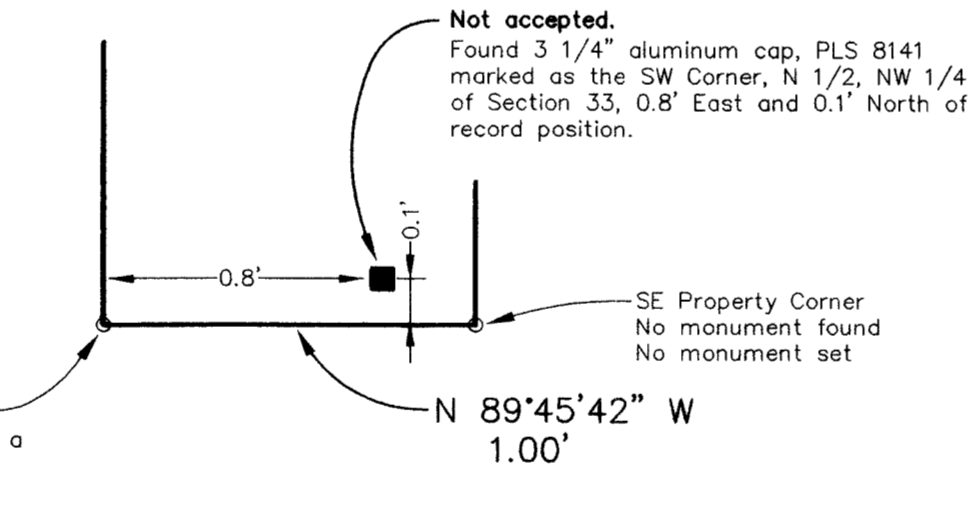


Legend

- Found / SET Rebar & Cap or Brass Disc in concrete - LS 23515
- Found survey monument as indicated



Detail 'B'
Not to Scale



Detail 'A'
Not to Scale

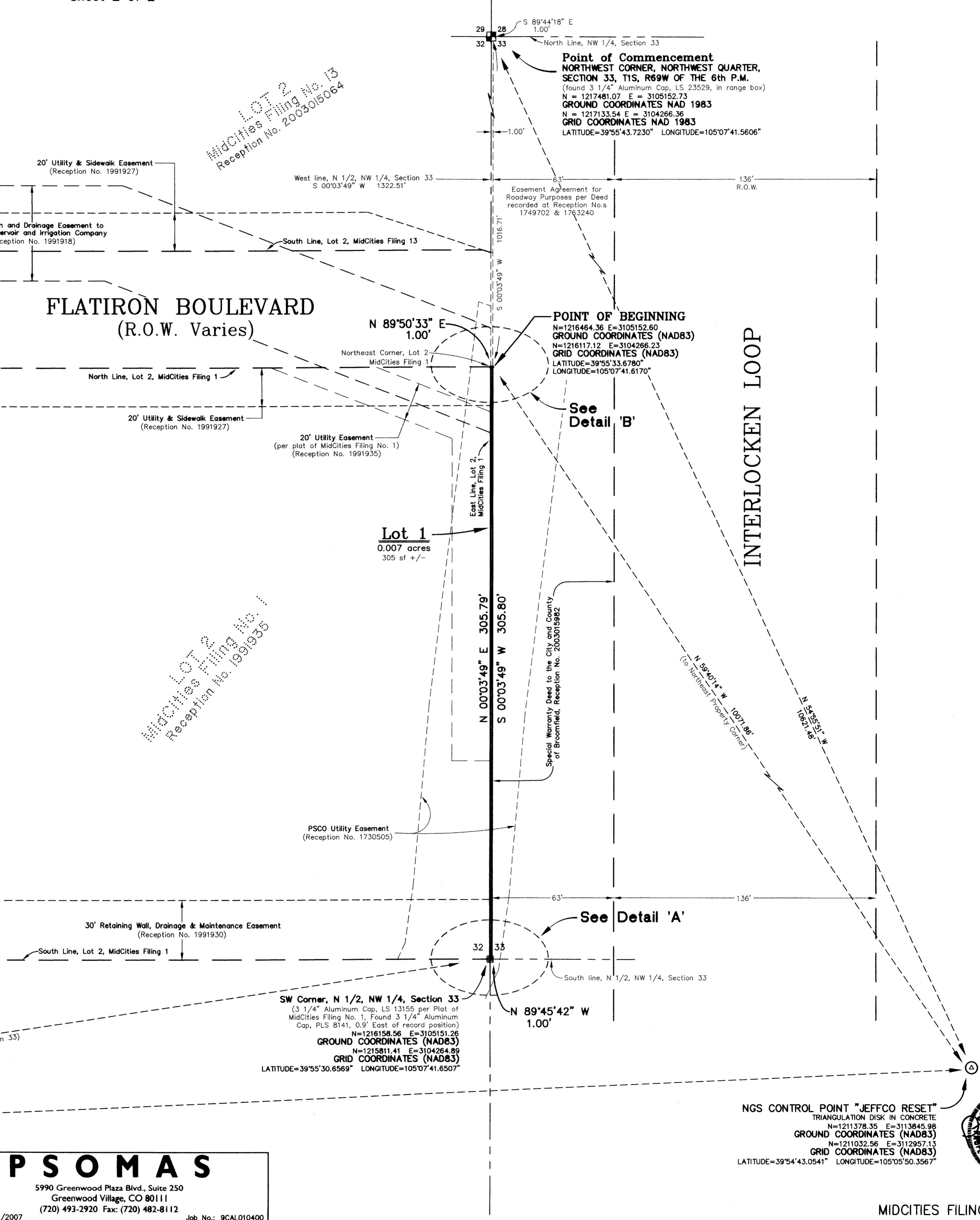
SW Corner, N 1/2, NW 1/4, Section 33
 No monument found, no monument set, originally a 3 1/4" Aluminum Cap, LS 13155, per the Plat of MidCities Filing No. 1, recorded October 20, 1999.

NGS CONTROL POINT
 "ENERGY"
 TRIANGULATION DISK IN CONCRETE
 N=1210556.29 E=3094297.26
 GROUND COORDINATES (NAD83)
 N=1210210.74 E=3093413.99
 GRID COORDINATES (NAD83)
 LATITUDE=39°54'35.7335" LONGITUDE=105°10'01.2020"

"ENERGY" TO "JEFFCO RESET"
 S 87°35'31" W 19,565.99'
 (Basis of Bearings)

SW Corner, N 1/2, NW 1/4, Section 33
 (3 1/4" Aluminum Cap, LS 13155 per Plat of MidCities Filing No. 1, Found 3 1/4" Aluminum Cap, PLS 8141, 0.9' East of record position)
 N=1216158.56 E=3105151.26
 GROUND COORDINATES (NAD83)
 N=1215811.41 E=3104264.89
 GRID COORDINATES (NAD83)
 LATITUDE=39°55'30.6569" LONGITUDE=105°07'41.6507"

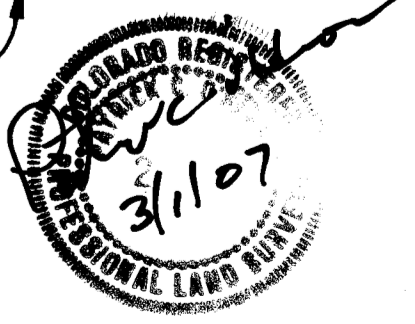
NGS CONTROL POINT "JEFFCO RESET"
 TRIANGULATION DISK IN CONCRETE
 N=1211378.35 E=3113645.95
 GROUND COORDINATES (NAD83)
 N=1211032.56 E=3112957.13
 GRID COORDINATES (NAD83)
 LATITUDE=39°54'43.0541" LONGITUDE=105°05'50.3567"



LOT 2
 MidCities Filing No. 13
 Reception No. 200305064

LOT 2
 MidCities Filing No. 1
 Reception No. 1991935

PSOMAS
 5990 Greenwood Plaza Blvd., Suite 250
 Greenwood Village, CO 80111
 (720) 493-2920 Fax: (720) 482-8112
 Date: 02/06/2007 Job No.: 9CAL010400
 DRAWING PATH: L:\9CAL010400\SURVEY\SUBDIVISION\FINAL MAP DRAWN BY: PCO



Resp. # 2007-003194