

LEGAL DESCRIPTION AND DEDICATIONS

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOT 2 PARKWAY CIRCLE FILING NO. 6, RECORDED APRIL 23, 2009 AT RECEPTION NO. 2009004959 AND LOT 4 PARKWAY CIRCLE FILING NO. 5, RECORDED MARCH 20, 2008 AT RECEPTION NO. 2008003163, LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS MONUMENT AND NGS MONUMENT Q413, AND CITY AND COUNTY OF BROOMFIELD GPS MONUMENT AND NGS MONUMENT N413 BEING A BEARING A STAINLESS STEEL ROD BEARS SOUTH 51°41'58" EAST, A DISTANCE OF 6487.79 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO:

COMMENCING AT SAID NGS POINT Q413; THENCE SOUTH 37°07'19" WEST A DISTANCE OF 8305.22 FEET TO THE NORTHWEST CORNER OF LOT 4, PARKWAY CIRCLE FILING NO. 5, AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID LOT 4, SOUTH 89°59'16" EAST, A DISTANCE OF 478.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE EAST LINE OF SAID LOT 4, SOUTH 00°00'44" WEST, A DISTANCE OF 493.12 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2, SOUTH 89°59'16" EAST, A DISTANCE OF 243.60 FEET; THENCE SOUTH 57°13'37" EAST, A DISTANCE OF 100.47 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WEST MIDWAY BOULEVARD; THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 32°42'56" WEST, A DISTANCE OF 101.67 FEET; THENCE 342.78 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1098.82 FEET, AN INCLUDED ANGLE OF 17°52'25" AND SUBTENDED BY A CHORD BEARING SOUTH 19°41'07" WEST, A DISTANCE OF 341.39 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG THE NORTH LINE OF OUTLOT A OF PARKWAY CIRCLE FILING NO. 1, AS DESCRIBED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD, RECORDED AT REC. NO. 2003004328 DATED MARCH 06, 2003, SOUTH 51°22'14" WEST, A DISTANCE OF 10.04 FEET; THENCE 50.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN INCLUDED ANGLE OF 58°17'58" AND SUBTENDED BY A CHORD BEARING SOUTH 80°31'13" WEST, A DISTANCE OF 48.71 FEET; THENCE NORTH 70°19'48" WEST, A DISTANCE OF 45.23 FEET; THENCE NORTH 57°08'56" WEST, A DISTANCE OF 145.08 FEET; THENCE 197.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 224.90 FEET, AN INCLUDED ANGLE OF 50°17'13" AND SUBTENDED BY A CHORD BEARING NORTH 82°17'31" WEST, A DISTANCE OF 191.11 FEET; THENCE SOUTH 72°33'55" WEST, A DISTANCE OF 16.57 FEET; THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, AN INCLUDED ANGLE OF 30°00'00" AND SUBTENDED BY A CHORD BEARING SOUTH 87°33'55" WEST, A DISTANCE OF 31.06 FEET; THENCE NORTH 77°26'05" WEST, A DISTANCE OF 29.18 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STORAGE TEK DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 26°11'22" WEST, A DISTANCE OF 424.11 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 24°28'28" WEST, A DISTANCE OF 35.50 FEET; THENCE SOUTH 89°59'16" EAST, A DISTANCE OF 00°00'44" EAST, A DISTANCE OF 220.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 503,421 SQ. FT. OR 11.56 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF PARKWAY CIRCLE FILING NO. 7, A REPLAT OF LOT 4, PARKWAY CIRCLE FILING NO. 5 AND LOT 2, PARKWAY CIRCLE FILING NO. 6, AND BY THESE PRESENTS DEDICATES TO THE CITY AND COUNTY OF BROOMFIELD ALL ACCESS AND UTILITY EASEMENTS SHOWN OR NOTED AS BEING DEDICATED BY 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, TO THE EXTENT NOTED ON AND AS LIMITED BY THE PLAT.

OWNERS CERTIFICATE

OWNER'S CERTIFICATE:

MI DEVELOPMENT CORPORATION - TEXAS, A TEXAS CORPORATION 3300 EAST FIRST AVE, SUITE 510 DENVER, CO 80206

BY: John K. Scott, Jr., President JOHN K. SCOTT, JR., PRESIDENT

STATE OF COLORADO } SS. CITY AND COUNTY OF DENVER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF NOVEMBER 2015, BY JOHN K. SCOTT, JR., AS PRESIDENT OF MI DEVELOPMENT CORPORATION - TEXAS, A TEXAS CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 4/28/16

NOTARY PUBLIC

HOLDER OF DEED OF TRUST

NJD, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A IN COLORADO AS BROOMFIELD/NJD, LTD. 3300 EAST FIRST AVE, SUITE 510 DENVER, CO 80206

BY: PCS, INC., A COLORADO CORPORATION, ITS GENERAL PARTNER

BY: John K. Scott, Jr., Vice President JOHN K. SCOTT, JR., VICE PRESIDENT

STATE OF COLORADO } SS. CITY AND COUNTY OF DENVER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF NOVEMBER 2015, BY JOHN K. SCOTT, JR., AS VICE PRESIDENT OF PCS, INC., A COLORADO CORPORATION, AS THE GENERAL PARTNER OF NJD, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A IN COLORADO AS BROOMFIELD/NJD, LTD.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 4/28/16

NOTARY PUBLIC

DEVELOPER

GKLC, LLC CHIEF EXECUTIVE CONTACT: GREGORY A. GOODWIN 17800 SE MILL PLAIN BLVD., SUITE 190 VANCOUVER, WA 98683

BY: Gregory A. Goodwin GREGORY A. GOODWIN

STATE OF WASHINGTON } SS. COUNTY OF CLARK }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF NOVEMBER 2015, BY JOHN K. SCOTT, JR., AS VICE PRESIDENT OF PCS, INC., A COLORADO CORPORATION, AS THE GENERAL PARTNER OF NJD, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A IN COLORADO AS BROOMFIELD/NJD, LTD.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:

NOTARY PUBLIC

Allison S. Steinhilber Notary Public State of Washington My Commission Expires July 30, 2017

PARKWAY CIRCLE FILING NO. 7, FINAL PLAT

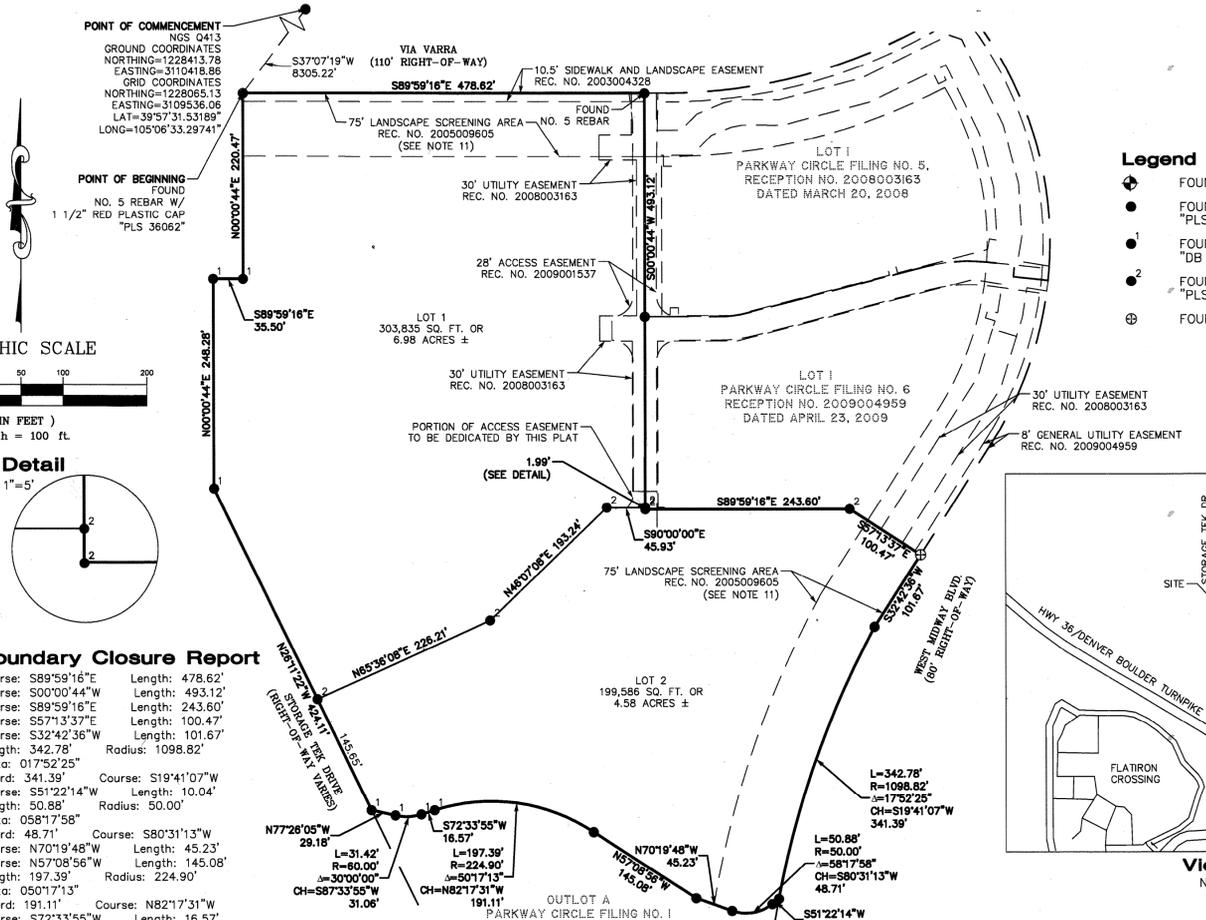
A REPLAT OF LOT 4, PARKWAY CIRCLE FILING NO. 5 AND LOT 2, PARKWAY CIRCLE FILING NO. 6, LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 2

TOTAL AREA = 503,421 SQ FT, OR 11.56 ACRES, MORE OR LESS

NOTES

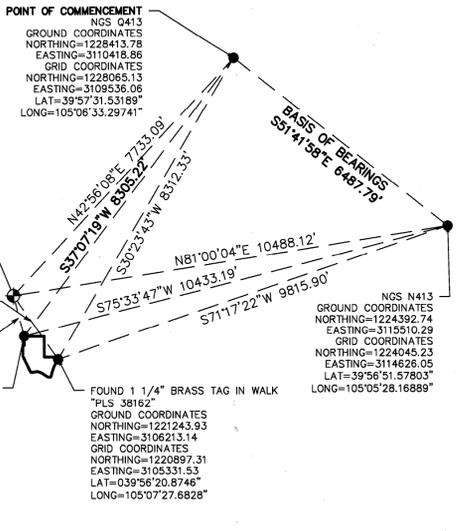
- 1) THIS SUBDIVISION PLAT CREATES A TOTAL OF TWO LOTS.
2) LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABJ70458214, DATED JUNE 26, 2015 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
3) 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 FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4) BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501) NAD 83/92. A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS MONUMENT AND NGS MONUMENT Q413, BEING A STAINLESS STEEL ROD AND CITY AND COUNTY OF BROOMFIELD GPS AND NGS MONUMENT N413, BEING A STAINLESS STEEL ROD, BEARS SOUTH 51°41'58" EAST, A DISTANCE OF 6487.79 FEET, AS SHOWN HEREON. BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD GIS STANDARDS.
5) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEASUREMENT POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1658.
6) ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED.
7) THE COLORADO COORDINATE SYSTEM SHOWN HEREON 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.
8) THE COMBINED SCALE FACTOR, SCALED FROM 0.0 FOR THIS SITE = 0.99971618
9) ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
10) THERE WAS NO VISIBLE SURFACE EVIDENCE OF WELLS OBSERVED WITHIN 200 FEET OF THE SUBJECT PROPERTY.
11) LANDSCAPE SCREENING IS REQUIRED FOR COMMERCIAL IMPROVEMENTS LOCATED WITHIN 75 FEET OF VIA VARRA AND WEST MIDWAY BLVD. BY RECEPTION NO. 2005009605. THIS REQUIREMENT DOES NOT RESTRICT, LIMIT, OR EXCLUDE PERMANENT IMPROVEMENTS WITHIN THE 75-FOOT LANDSCAPE SCREENING AREA.



Boundary Closure Report

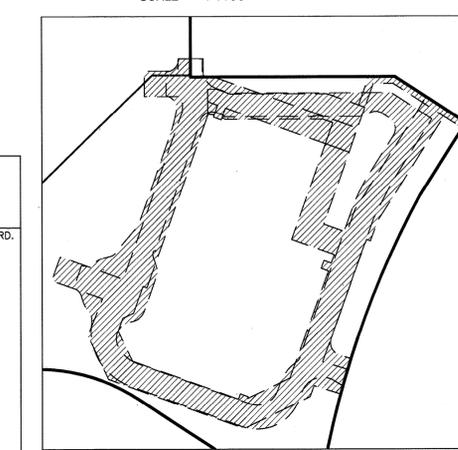
Table with 2 columns: Course and Length. Lists boundary segments for Lot 1, Lot 2, and Outlot A.

Perimeter: 3214.40' Area: 503421 Sq. Ft. Error Closure: 0.01 Course: N79°17'29"E Error North: 0.002 East: 0.013 Precision 1: 321441.00



GEODETIC TIE DIAGRAM SCALE = 1"=2000'

EXISTING EASEMENTS DETAIL



PORTIONS OF EXISTING ACCESS AND UTILITY EASEMENTS PER PLAT OF PARKWAY CIRCLE FILING NO. 5, RECORDED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD AT REC. NO. 2008003163 DATED 3/20/2008; PARKWAY CIRCLE FILING NO. 6, RECORDED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD AT REC. NO. 2009004959 DATED 4/23/2009 AND IN REPROVAL ACCESS EASEMENT RECORDED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD AT REC. NO. 2009001537 DATED 2/12/2009, HAVE BEEN VACATED BY SEPARATE DOCUMENT REC. NO. 2015015629

- Legend: FOUND ALIQUOT MONUMENT AS DESCRIBED, FOUND #5 REBAR W/ RED PLASTIC CAP, FOUND #5 REBAR W/ ALUMINUM COLLAR, FOUND #5 REBAR W/ BLUE PLASTIC CAP, FOUND BRASS TAG "LS 38162"



Vicinity Map NOT TO SCALE

PLANNING AND ZONING COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 18th DAY OF November 2015.

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS 18th DAY OF November 2015.

ATTORNEY'S CERTIFICATE

I, Wendy J. Blacina, an attorney at law licensed to practice in the state of Colorado represent to the city of Broomfield that the owners and subdividers granting any easement hereon own them in fee simple, free and clear of all liens and encumbrances, and the city of Broomfield may rely upon this representation in accepting such dedications.

SURVEYOR'S CERTIFICATE

I, JOHN B. GUYTON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY FOR AND ON BEHALF OF FLATRONS, INC. THAT THE SURVEY AND THE PLAT OF THE REAL PROPERTY DESCRIBED HEREON IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 16-20 OF THE BROOMFIELD MUNICIPAL CODE, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING.

BEARINGS ARE BASED ON COLORADO STATE PLANE NORTH ZONE NAD83/92 (SEE NOTE 3)

John B. Guyton, Surveyor, 3825 IRIS AVENUE, SUITE 395, BOULDER, CO 80301

Table with columns: DATE, REVISION, CITY COMMENTS, CLIENT COMMENTS.

SUBDIVISION PARKWAY CIRCLE FILING NO. 7

Flatrons, Inc. Surveying, Engineering & Geomatics. 3825 IRIS AVE, SUITE 395, BOULDER, CO 80301



JOB NUMBER: 15-65,662 DATE: 07-08-2015 DRAWN BY: B. LUND CHECKED BY: TAC/NBV/JZG SHEET 1 OF 2

PARKWAY CIRCLE FILING NO. 7, FINAL PLAT

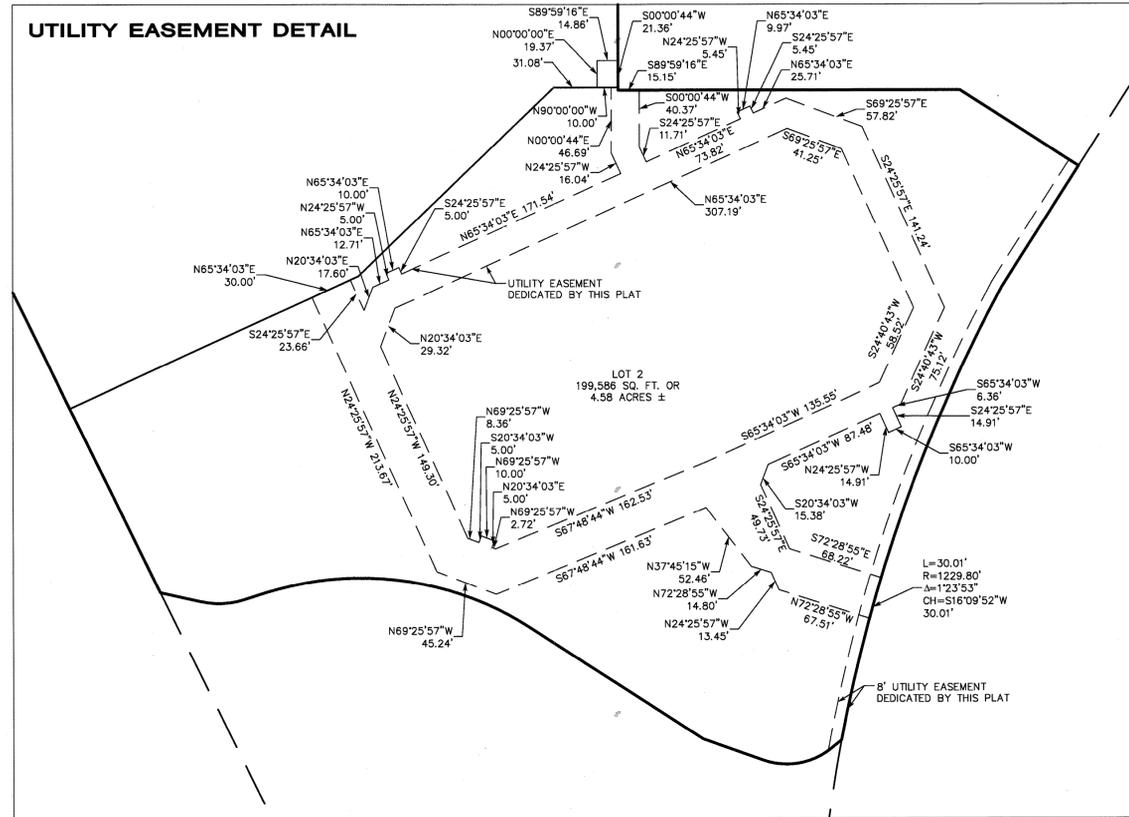
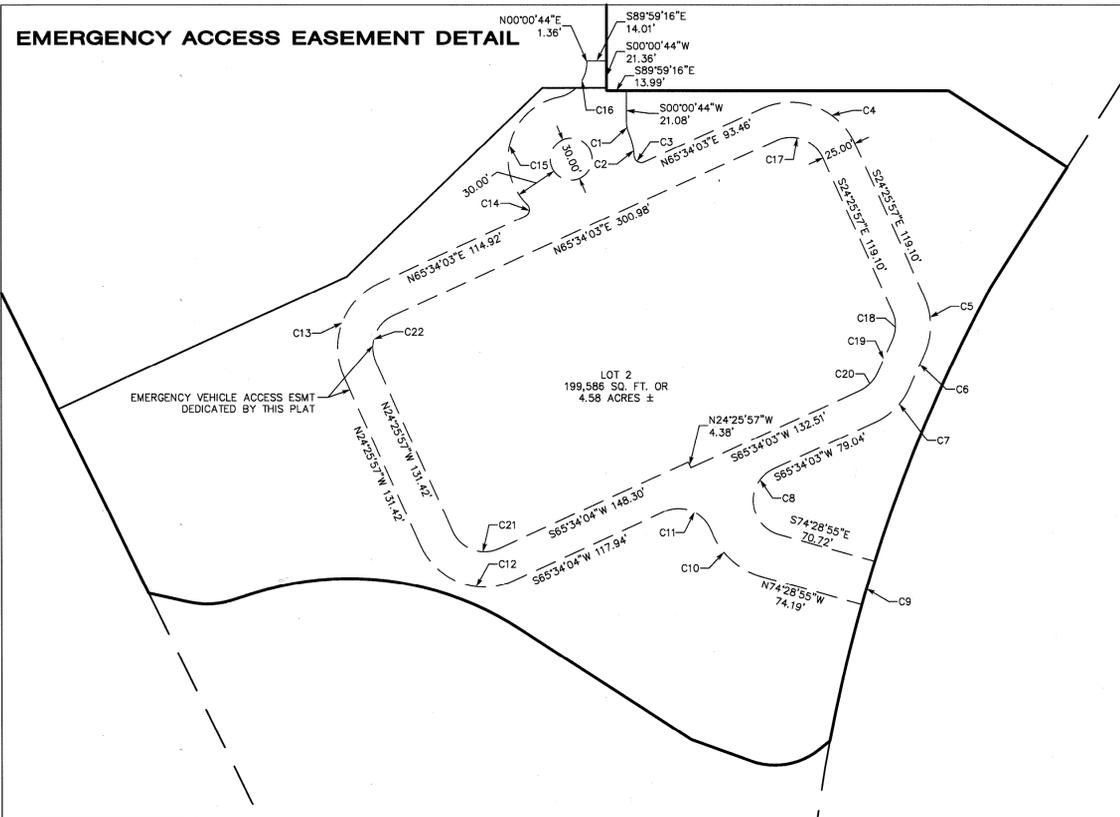
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SHEET 2 OF 2

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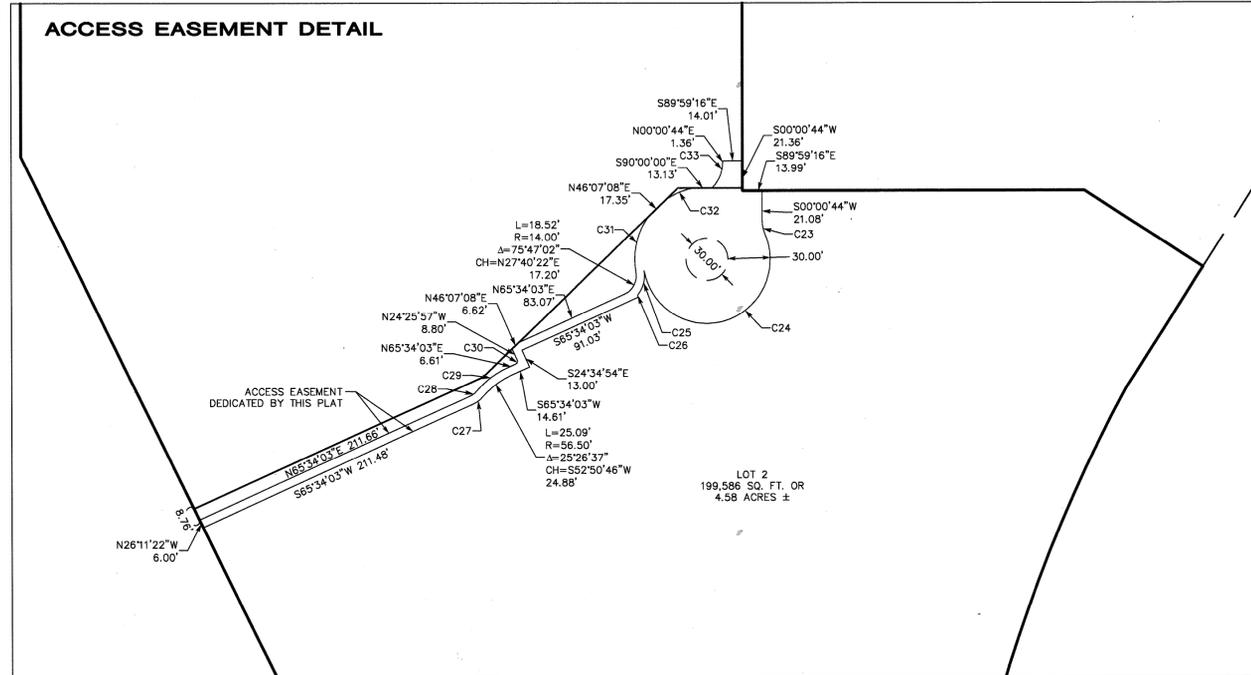
Page: 2 of 2 Rec Fee \$6.00 Doc Fee \$ City and County of Broomfield

11/16/2015 11:16/2015 001

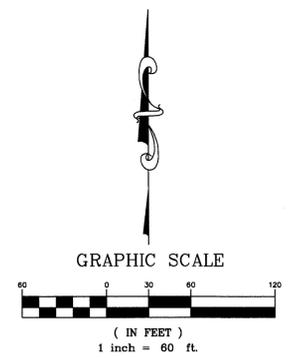


CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	10.12	25.00	23°12'12"	S11°35'22"E	10.06
C2	16.00	45.00	20°22'20"	S13°00'18"E	15.92
C3	9.74	5.00	111°36'49"	S58°37'33"E	8.27
C4	77.30	50.02	88°32'43"	S68°42'19"E	69.83
C5	43.40	50.00	49°44'11"	S00°26'08"W	42.05
C6	24.42	1119.32	1°40'09"	S16°47'09"W	32.01
C7	36.23	50.00	41°30'49"	S44°48'38"W	35.44
C8	61.11	25.00	140°02'57"	S04°27'26"E	46.99
C9	32.01	1098.82	1°40'09"	S16°47'09"W	32.01
C10	49.72	53.50	53°14'51"	N47°51'29"W	47.95
C11	40.67	25.00	93°11'52"	N67°50'00"W	36.33
C12	78.54	50.00	89°59'59"	N69°25'57"W	70.71
C13	78.54	50.00	90°00'00"	N20°34'03"E	70.71
C14	9.74	5.00	111°36'49"	N09°45'38"E	8.27
C15	98.02	45.00	124°48'13"	N16°21'20"E	79.76
C16	34.36	25.00	78°44'42"	N39°23'05"E	31.72
C17	38.40	25.02	87°56'35"	S68°24'15"E	34.74
C18	21.70	25.00	49°44'11"	S00°26'08"W	21.03
C19	24.97	1144.32	1°15'00"	S24°40'43"W	24.97
C20	18.11	25.00	41°30'49"	S44°48'38"W	17.72
C21	39.27	25.00	89°59'59"	N69°25'57"W	35.36
C22	39.27	25.00	90°00'00"	N20°34'03"E	35.36

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C23	10.12	25.00	23°12'12"	S11°35'22"E	10.06
C24	152.41	45.25	192°58'38"	S73°19'51"W	89.92
C25	17.33	20.00	49°38'59"	S14°36'21"W	16.79
C26	2.48	2.04	69°31'54"	S04°15'10"W	2.33
C27	8.88	20.00	25°26'35"	S52°50'45"W	8.81
C28	6.22	14.00	25°26'35"	N52°50'45"E	6.17
C29	27.75	62.50	25°26'37"	N52°50'46"E	27.53
C30	3.14	2.00	90°00'00"	N20°34'03"E	2.83
C31	41.92	51.50	46°38'34"	N13°06'08"E	40.78
C32	21.23	51.82	23°28'33"	N67°35'18"E	21.08
C33	20.11	25.00	46°05'47"	N23°03'37"E	19.58



- Legend**
- FOUND ALIQUOT MONUMENT AS DESCRIBED
 - FOUND #5 REBAR W/ RED PLASTIC CAP "PLS 36062"
 - FOUND #5 REBAR W/ ALUMINUM COLLAR "DB & CO LS 25646"
 - FOUND #5 REBAR W/ BLUE PLASTIC CAP "PLS 38162"
 - ⊙ FOUND BRASS TAG "LS 38162"



DATE	12/09/2015
REVISION	1-CITY COMMENTS
	2-CITY COMMENTS
	3-CITY COMMENTS
	4-CITY COMMENTS
	5-CITY COMMENTS
	6-CITY COMMENTS
	7-CITY COMMENTS
	8-CITY COMMENTS
	9-CITY COMMENTS
	10-CITY COMMENTS

SUBDIVISION
PARKWAY CIRCLE FILING NO. 7

Flatiron, Inc.
Surveying, Engineering & Geomatics
www.FlatironInc.com
3825 IRIS AVE. STE. 395
BOULDER, CO 80501
PH: (303) 443-7001
FAX: (303) 443-9830

3660 DOWNING ST
UNIT E
DENVER, CO 80205
PH: (303) 776-1733
FAX: (303) 776-4355

JOB NUMBER:
15-65,662
DATE:
07-08-2015
DRAWN BY:
B. LUND
CHECKED BY:
TAC/NBV/JZG

SHEET 2 OF 2