

MIDCITIES FILING NO. 23

FINAL PLAT

BEING A REPLAT OF LOT 1 AND TRACT A, MIDCITIES FILING NO. 22,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SHEET 1 OF 3

2016016031 PL 12/07/2016 02:55 PM
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City and County of Broomfield

NOTES:

- THIS PLAT REPLACES MIDCITIES FILING NO. 22, VACATES ALL EASEMENTS CREATED ON SAID MIDCITIES FILING NO. 22 AND CREATES ONE LOT AND ONE TRACT.
- 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 FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501), NORTH AMERICAN DATUM 1983/92. THE BEARING OF THE LINE BETWEEN CITY OF BROOMFIELD GPS NO.14 AND GPS NO. 15 IS SOUTH 86°58'08" EAST.
- THE PLATTED PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT RECORDED MARCH 2, 1999 AT RECEPTION NO. 1911846 AND AMENDMENT RECORDED FEBRUARY 7, 2001 AT RECEPTION NO. 2117071 OF THE RECORDS OF THE CLERK AND RECORDER OF BOULDER COUNTY, STATE OF COLORADO.
- THE PLATTED PROPERTY IS SUBJECT TO A DECLARATION OF AN EXCLUSIVE USE RESTRICTION, RECIPROCAL EASEMENTS, MAINTENANCE OBLIGATIONS AND DEVELOPMENT AGREEMENTS RECORDED APRIL 30, 2002 AT RECEPTION NO. 200206024 OF THE RECORDS OF THE CLERK AND RECORDER OF BOULDER COUNTY, STATE OF COLORADO.
- FLOOD ZONE DESIGNATION: SUBJECT PROPERTY FALLS WITHIN "ZONE X - OTHER AREAS" AS INDICATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 67 OF 125, MAP NUMBER 0850730067F, HAVING A MAP REVISED DATE OF AUGUST 18, 2004. "ZONE X - OTHER AREAS" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER, CLASS 2-II, 1:20,000 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.
- COMBINED SCALE FACTOR TO REDUCE MODIFIED STATE PLANE GRID COORDINATES TO STATE PLANE VALUES = 0.9997126517.
- AN EASEMENT FOR EMERGENCY ACCESS FOR POLICE, FIRE AND EMERGENCY VEHICLES IS HEREBY GRANTED OVER THE DRIVEWAYS AND PARKING AREAS AS THEY EXIST FROM TIME TO TIME.
- TRACT A IS DEDICATED BY THIS FINAL PLAT TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC OPEN LANDS INCLUDING A PUBLIC PARK AND TRAILS.

PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD
PLANNING AND ZONING COMMISSION ON THIS 10th DAY OF October, 2016
Thomas A. Silva *David J. Jenkins*
CHAIRMAN SECRETARY

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 15th DAY OF November, 2016
Michael *David J. Jenkins*
MAYOR CITY CLERK, Deputy

SURVEYOR'S CERTIFICATION:

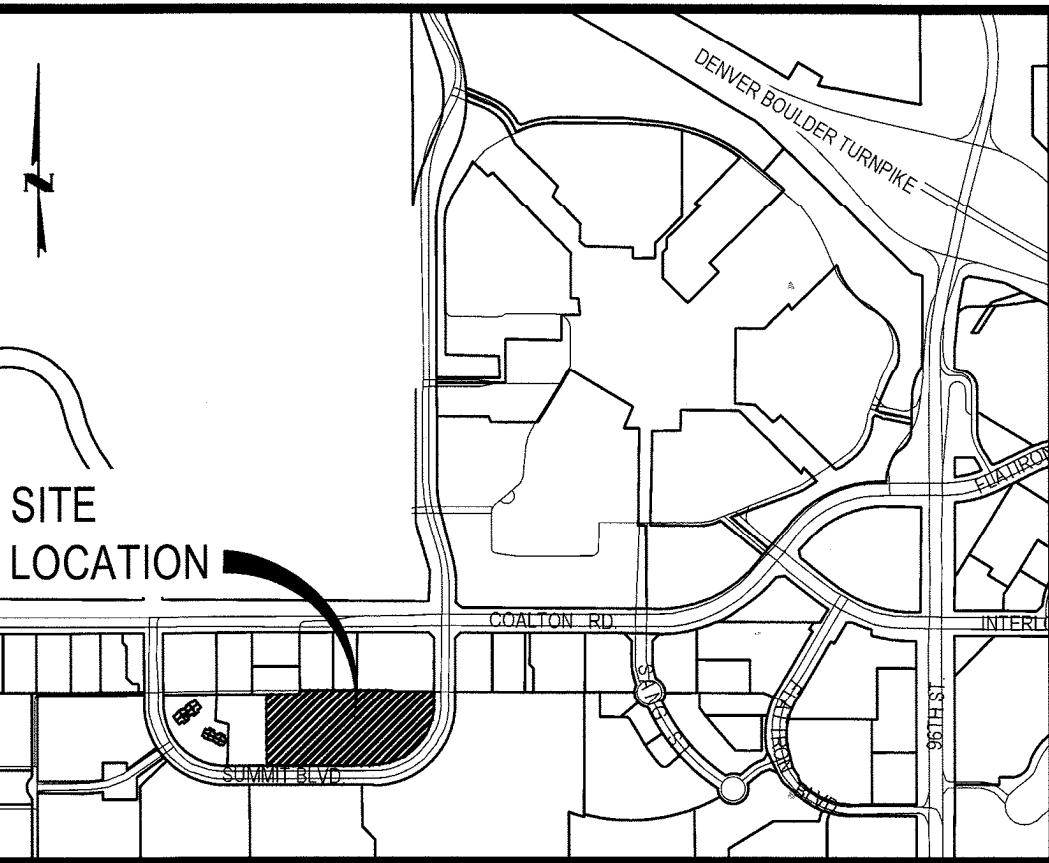
I, AARON MURPHY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY
CERTIFY THAT THIS PLAT IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE
REQUIREMENTS SET FORTH IN CHAPTERS 16-20 OF THE BROOMFIELD MUNICIPAL CODE, AND THAT THE SURVEY
WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME OR UNDER MY DIRECT RESPONSIBILITY,
SUPERVISION AND CHECKING.

AARON MURPHY, PLS 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH



PREPARED BY:

HKS HARRIS
KOCHER
SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com



VICINITY MAP

SCALE: 1" = 100'

LEGAL DESCRIPTION AND DEDICATION:

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

LOT 1 AND TRACT A, MIDCITIES FILING NO. 22, AS RECORDED AT RECEPTION NO. 2013009538 OF THE CITY AND COUNTY OF BROOMFIELD CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SAID PARCEL CONTAINING 319,918 SQ. FT., OR 7.34 ACRES, MORE OR LESS,

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF MIDCITIES FILING NO. 23 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, OTHER PUBLIC WAYS AND TRACT A 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.

EXECUTED THIS 8th DAY OF November, 2016.

SUMMIT GREEN APARTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY

BY: WOODBURY STRATEGIC PARTNERS FUND, LP,

A DELAWARE LIMITED PARTNERSHIP, ITS MANAGER

BY: WSP TRUFFLES, LLC,

A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: WOODBURY STRATEGIC PARTNERS MANAGEMENT, LLC

A UTAH LIMITED LIABILITY COMPANY, ITS MANAGER

BY: WOODBURY CORPORATION

A UTAH CORPORATION, ITS AUTHORIZED REPRESENTATIVE

BY: *Randall Woodbury*

TITLE: *Randall Woodbury, President*

BY: *W. Richards Woodbury*

TITLE: *W. Richards Woodbury, Vice Chairman*

ACKNOWLEDGMENT:

STATE OF Utah

COUNTY OF Salt Lake

ON THE 8th DAY OF November, 2016, BEFORE ME PERSONALLY APPEARED Randall Woodbury AND W. Richards Woodbury, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THEY ARE THE President AND Vice Chairman OF WOODBURY CORPORATION, KNOWN TO BE THE AUTHORIZED REPRESENTATIVE OF WOODBURY STRATEGIC PARTNERS MANAGEMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, KNOWN TO BE THE MANAGER OF WSP TRUFFLES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO BE THE GENERAL PARTNERS OF WOODBURY STRATEGIC PARTNERS FUND, LP, A DELAWARE LIMITED PARTNERSHIP, MANAGER OF SUMMIT GREEN APARTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE WITHIN INSTRUMENT, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH COMPANY EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS OPERATING AGREEMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ATTORNEY'S CERTIFICATE:

I, Lance Chernow, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF Colorado, DO HEREBY CERTIFY THAT THE PERSON DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD 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.

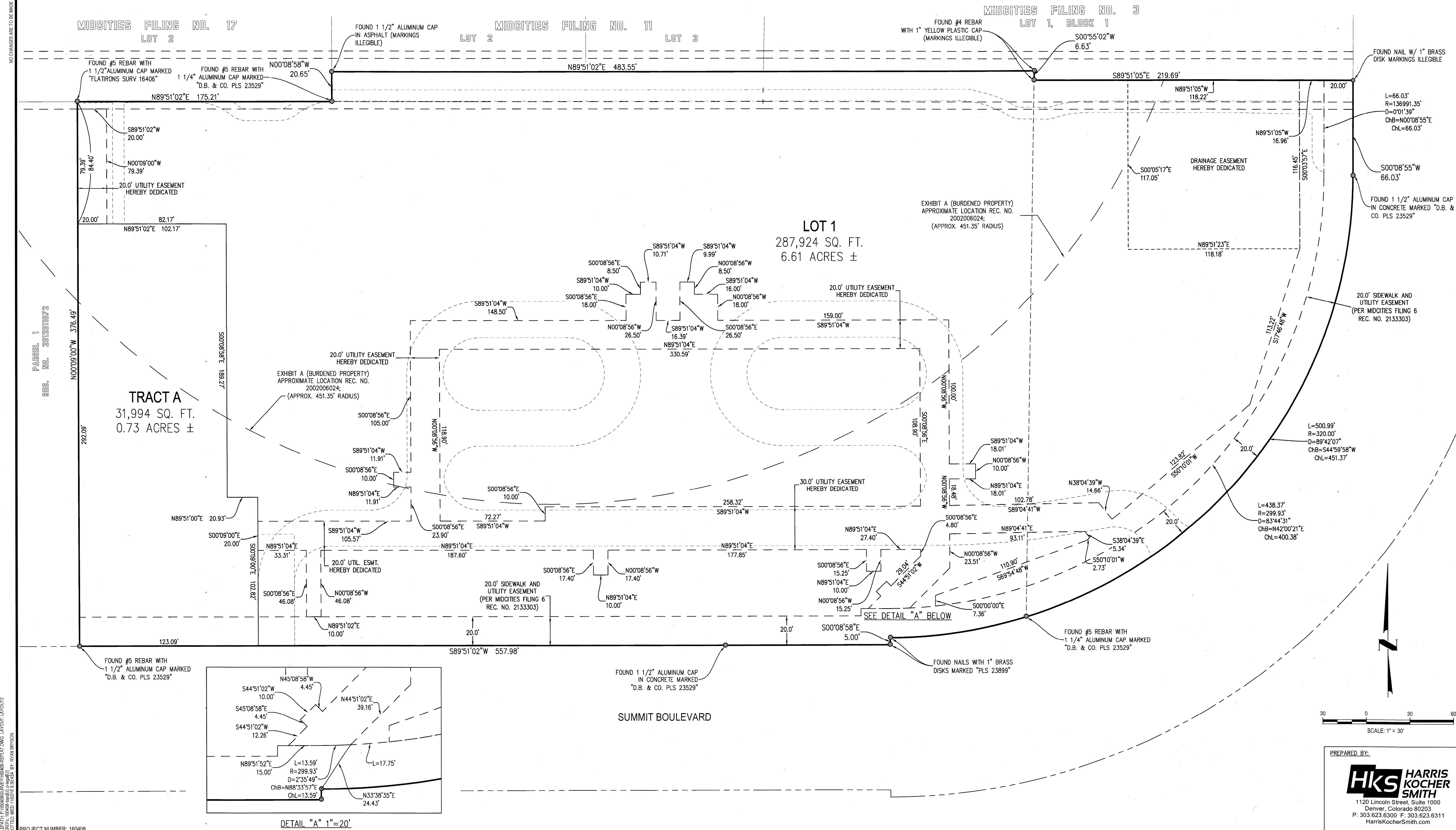
REGISTRATION NO. 123389

DATE 11/29/16

PROJECT NUMBER: 160408

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Page: 2 of 3 Rec Fee \$0.00 Doc Fee \$
City and County of Broomfield

BOUNDARY AND DRAINAGE AND UTILITY EASEMENTS



PREPARED BY



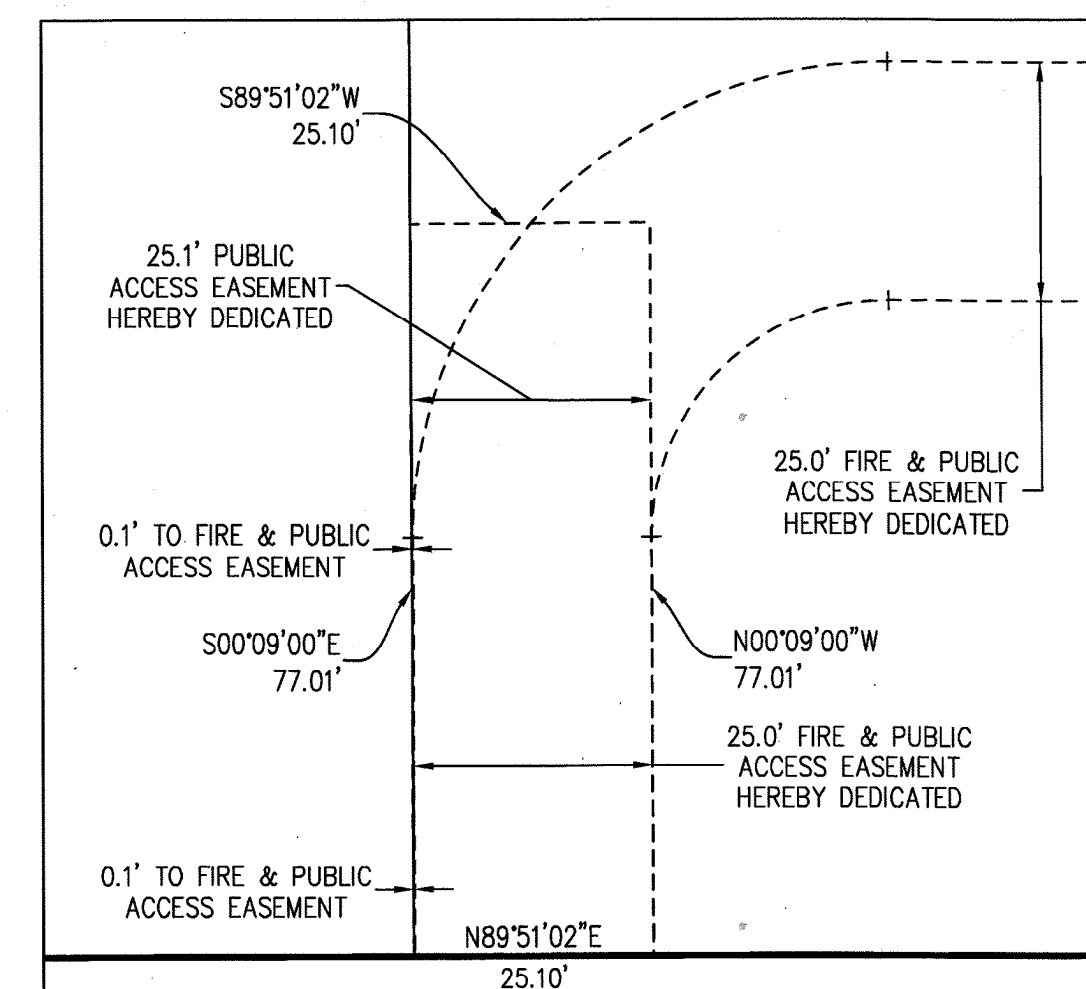
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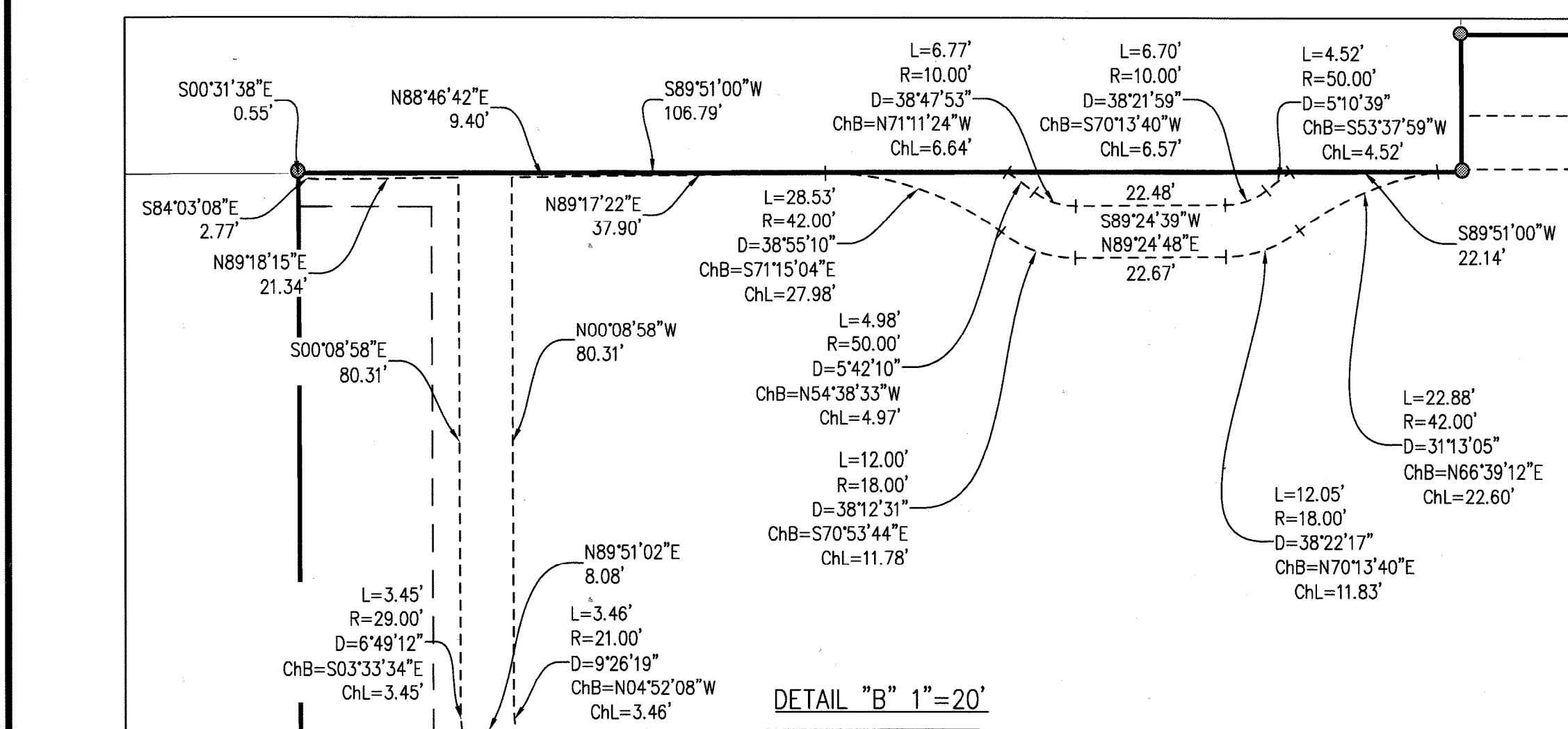
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SITUATED IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

The diagram shows a plan view of a proposed road layout. It features two parallel roads, one on the left and one on the right, both with a centerline width of 1.00'. The roads are connected by a series of curves and straight segments. The left road has a curve with L=29.41', R=75.00', and ChB=S69°31'2". The right road has a curve with L=21.68', R=67.00', and ChB=S80°54'46"W. The roads are separated by a 17.50' gap. The layout includes several curves with their respective lengths (L), radii (R), and centerline bearings (ChB). The detail is labeled "C" 1"=20'.

DETAIL "C" 1"=20'

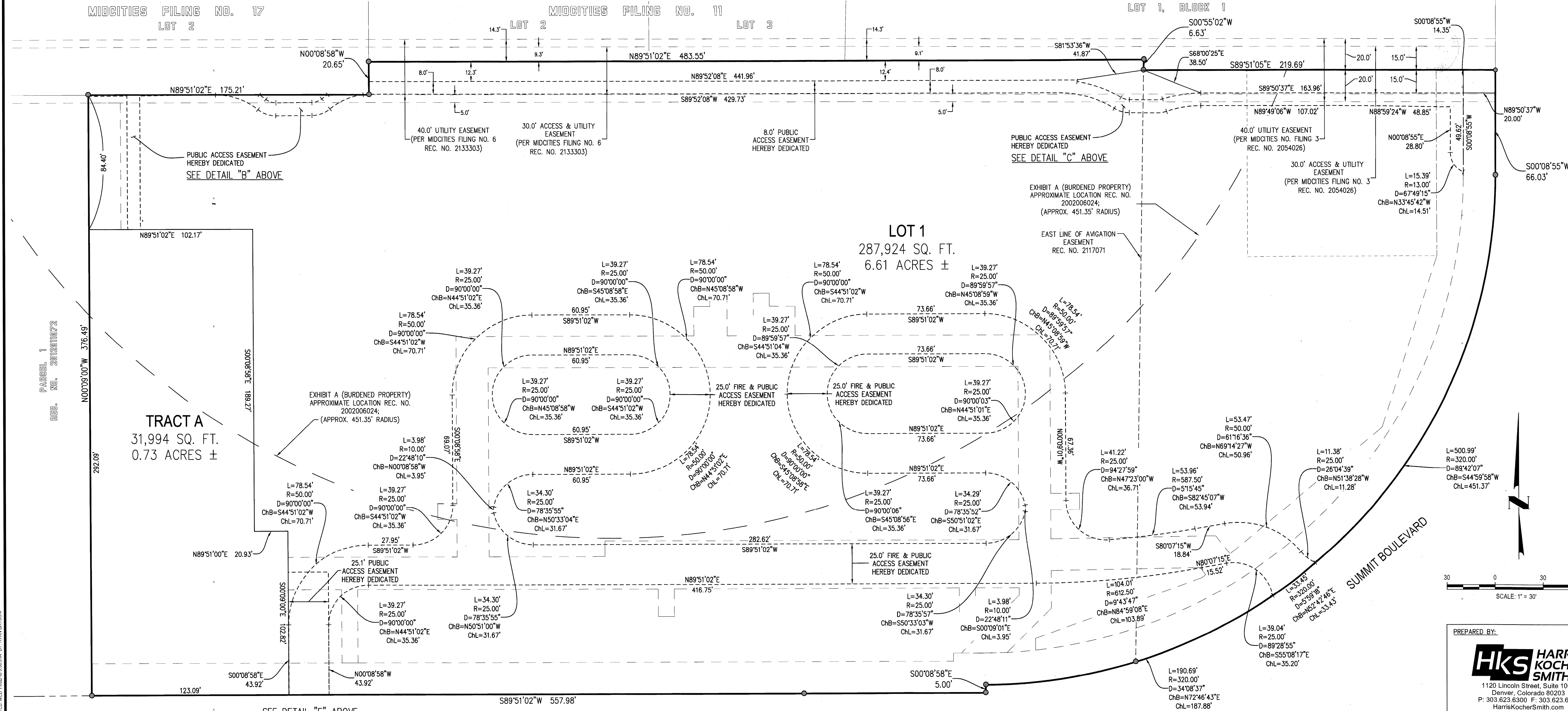


DETAIL "E" 1"=20'



MIDCITIES FILING NO. 11

LOT 3



PREPARED BY:

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PLOT: 11/02/16 9:20:51A BY: RYAN BOYSON