

MIDCITIES FILING NO. 11 REPLAT C FINAL PLAT

A RESUBDIVISION OF LOT 1, MIDCITIES FILING NO. 11 REPLAT A (SUMMIT OFFICE PARK)
SITUATED IN THE NW 1/4 OF SECTION 32, T.1S., R.69W. OF THE 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 1 OF 2

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF CERTAIN LANDS IN BROOMFIELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

THAT PART OF THE NW 1/4 OF SECTION 32, T.1S., R.69W. OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO BEING LOT 1, MIDCITIES FILING NO. 11 REPLAT A (SUMMIT OFFICE PARK) PLAT RECORDED AT RECEPTION NO. 2007010439, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 180,549 SQUARE FEET OR 4.1448 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF MIDCITIES FILING NO. 11 REPLAT C, 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, AND OTHER PUBLIC WAYS 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 ____ DAY OF _____, A.D., 20__

OWNER:

FLATIRON OFFICE VENTURES, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: BBY INTERNATIONAL, IT'S MANAGING MEMBER

BY: [Signature]
ROBERT P. YOUNG, PRESIDENT

ACKNOWLEDGMENT:

STATE OF Colorado
COUNTY OF Broomfield'S

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF November, 2018, BY ROBERT P. YOUNG.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES August 24, 2020

[Signature]
NOTARY PUBLIC



OWNER:

SUMMIT PROFESSIONAL OFFICE PARK ASSOCIATION

BY: [Signature]
ERIC SPEER

ACKNOWLEDGMENT:

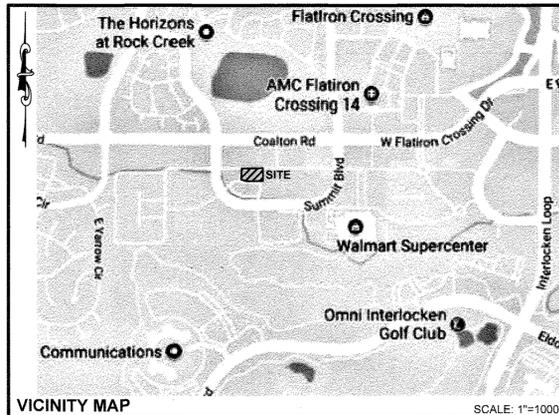
STATE OF Colorado
COUNTY OF Broomfield'S

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF November, 2018, BY ERIC SPEER.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES August 24, 2020

[Signature]
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE:

I, CHARLES N. BECKSTROM, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND 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 USED ON THIS PLAT ARE BASED ON THE INVERSE BEARING BETWEEN BROOMFIELD GPS CONTROL POINT "GPS NO. 15" (NGS UN-PUBLISHED) MONUMENT AND BROOMFIELD GPS CONTROL POINT "FC-1" (NGS UN-PUBLISHED) MONUMENT BEING N26°41'37"E AS CALCULATED FROM THE PUBLISHED FACT SHEETS.

DATE OF SURVEY: JULY 13, 2017

CHARLES N. BECKSTROM,
COLORADO P.L.S. NO. 33202



NOTES:

1. THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 1, MIDCITIES FILING NO. 11 REPLAT A (SUMMIT OFFICE PARK) INTO TWO LOTS.
2. THIS SURVEY WAS BASED ON TITLE BINDER NUMBER ABJ70579936 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH AN ASSURANCE DATE OF APRIL 18, 2018 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
3. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS 1ST ORDER, CLASS 2, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATION FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
4. THE STATE PLANE GRID AND GROUND COORDINATES SHOWN HEREON ARE BASED UPON THE CITY OF BROOMFIELD GPS DATUM, MARCH & APRIL 2010.
5. COORDINATES SHOWN ARE COLORADO NORTH ZONE, NAD83, MODIFIED GROUND COORDINATES, WITH A COMBINED GRID FACTOR OF 0.999710413.
6. THE PLAT OF MIDCITIES FILING NO. 11 REPLAT A (SUMMIT OFFICE PARK) WAS RECORDED ON AUGUST 14, 2007 AT RECEPTION NO. 2007010439, CITY AND COUNTY OF BROOMFIELD, COLORADO RECORDS.
7. ACCORDING TO THE COLORADO OIL & GAS CONSERVATION COMMISSION (COGCC) RECORDS, THERE ARE NO FORMER OIL AND GAS WELLS OR PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THIS SITE OR WITHIN 200 FEET OF THE BOUNDARIES OF THIS SITE.
8. THE PUBLIC ACCESS EASEMENTS, DEDICATED BY THIS PLAT, IS FOR PARKING ACCESS FOR ADJACENT BUILDINGS AND THE PEDESTRIAN WALKWAY ALONG THE NORTH SIDE OF THE PLAT BOUNDARY.
9. LOT 1 COMPRISES THE COMMON AREA FOR SUMMIT OFFICE PARK CONDOMINIUMS PLATTED UNDER RECEPTION NUMBER 2008003895 WITH DECLARATIONS RECORDED UNDER RECEPTION NUMBER 2008003895 ALONG WITH AN AMENDMENT TO THE PLAT UNDER RECEPTION NUMBER 2017013643 AND AMENDMENT TO THE DECLARATIONS UNDER 2017013642.

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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

ATTORNEY'S CERTIFICATE:

I, PHILIP A. GOIRAN, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON(S) 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, EXCEPT AS IDENTIFIED HEREIN OR AS OTHERWISE IDENTIFIED ON THIS PLAT, WHICH PREVENT THE CITY FROM UTILIZING THE DEDICATED PROPERTY FOR SUCH PURPOSES IDENTIFIED ON THIS PLAT, AND THE CITY MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

[Signature] 11/14/2018
PHILIP A. GOIRAN DATE
REGISTRATION NO. 32325

PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD PLANNING AND ZONING COMMISSION ON THIS 22 DAY OF October, 2018.

[Signature] [Signature]
CHAIRMAN SECRETARY

CITY COUNCIL CERTIFICATE:

THIS REPLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, THIS 4th DAY OF December, 2018.

[Signature] [Signature]
MAYOR CITY CLERK/Deputy



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Project No: 1213.1 Date: 01/08/2018 09/14/2018

