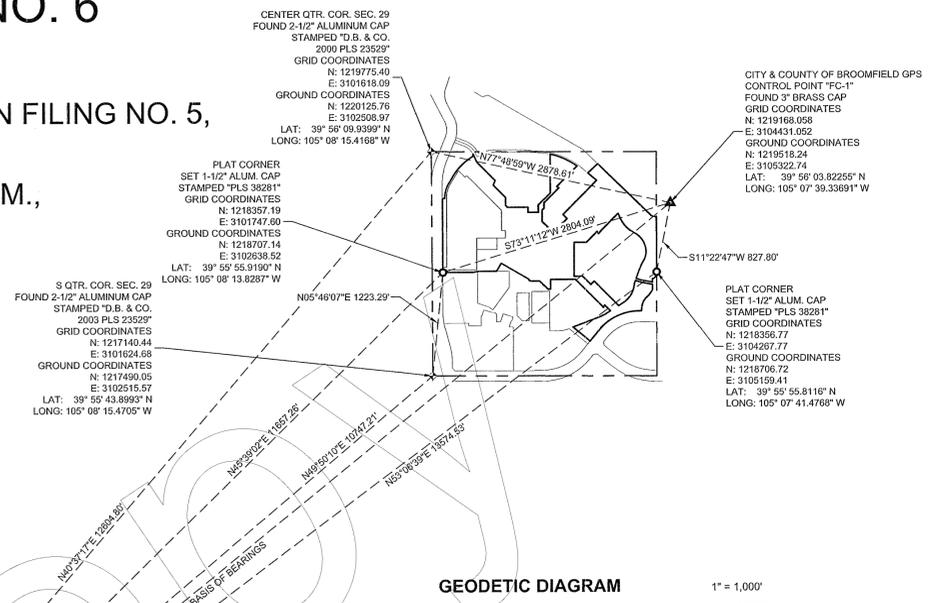
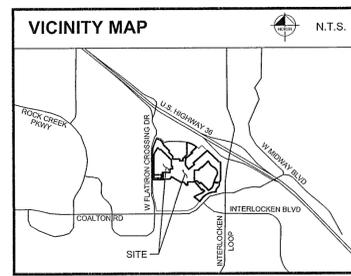


# FLATIRON CROSSING SUBDIVISION FILING NO. 6 MINOR SUBDIVISION

A RESUBDIVISION OF PORTIONS OF LOT 1, FLATIRON CROSSING SUBDIVISION FILING NO. 5,  
 AND LOT 4, FLATIRON CROSSING SUBDIVISION FILING NO. 3,  
 LOCATED IN THE SE 1/4 OF SECTION 29, T1S, R69W OF THE 6TH P.M.,  
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO



**LEGAL DESCRIPTION AND DEDICATION**

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND DESCRIBED AS FOLLOWS:  
 A REPLAT OF LOT 1, FLATIRON CROSSING SUBDIVISION FILING NO. 5 AS RECORDED AT RECEPTION NUMBER 2024005589 AND LOT 4, FLATIRON CROSSING SUBDIVISION FILING NO. 3 RECORDED AT RECEPTION NUMBER 2200601 OF THE BROOMFIELD COUNTY RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO;  
 CONTAINING AN AREA OF 2,310,577 SQ. FT. OR 53.0435 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF FLATIRON CROSSING SUBDIVISION FILING NO. 6; 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 BY THE CITY AND COUNTY OF BROOMFIELD.

**OWNERS CERTIFICATE**

FLATIRON PROPERTY HOLDING, LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY

BY: MACERICH HHF CENTERS, LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY,  
 ITS SOLE MEMBER

BY: MACERICH DEPTFORD GP CORP.,  
 A DELAWARE CORPORATION  
 ITS MANAGER

BY: Nancy S. Berdos  
 NAME: Nancy S. Berdos  
 TITLE: SVP, Sr Development & Leasing Counsel

**ACKNOWLEDGMENT**

STATE OF Colorado } ss.  
 COUNTY OF Broomfield }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Nancy S. Berdos AS SVP, Sr Dev & Leasing Counsel OF MACERICH DEPTFORD GP CORP., AS MANAGER OF THE MACERICH HHF CENTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY A SOLE MEMBER OF FLATIRON PROPERTY HOLDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THIS 29th DAY OF August, 2025.

WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES April 10, 2028

[Signature]  
 NOTARY PUBLIC

GINA STRICKLAND  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20204013390  
 MY COMMISSION EXPIRES APRIL 10, 2028

**OWNERS CERTIFICATE**

MACY'S RETAIL HOLDINGS, LLC,  
 AN OHIO LIMITED LIABILITY COMPANY

BY: [Signature]

NAME: Charles D. Giovanni  
 TITLE: Vice President

**ACKNOWLEDGMENT**

STATE OF OH } ss.  
 COUNTY OF Hunter }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF August, 2025 BY Charles D. Giovanni AS VP OF MACY'S RETAIL HOLDINGS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES 10-15-2029

[Signature]  
 NOTARY PUBLIC



**NOTES:**

1. 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 CERTIFICATION.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THE INTENT OF THIS REPLAT IS TO CREATE THREE NEW LOTS FROM LOT 1, FLATIRON CROSSING SUBDIVISION FILING NO. 5 RECEPTION NO. 2024005589 AND LOT 4, FLATIRON CROSSING SUBDIVISION FILING NO. 3 RECEPTION NO. 2200601 FOR THE PURPOSE OF EXCHANGING LOTS BETWEEN ADJACENT OWNERS.
4. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY KIMLEY-HORN AND ASSOCIATES, INC. FOR ALL RECORD INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, ENCUMBRANCES, OR TITLE OF RECORD, KIMLEY-HORN AND ASSOCIATES, INC. RELIED UPON TITLE COMMITMENT FILE NO. 100-N0050125-010-TO2, AMENDMENT NO. 4, EFFECTIVE DATE MAY 27, 2025, PREPARED BY FIDELITY NATIONAL TITLE AND TITLE COMMITMENT FILE NO. 100-N0050126-010-TO2, AMENDMENT NO. 3, EFFECTIVE DATE MAY 27, 2025, PREPARED BY FIDELITY NATIONAL TITLE
5. THERE ARE NO KNOWN PLUGGED AND ABANDONED OIL AND GAS WELLS, PRODUCTION SITES, OR ANY FORMER OIL AND GAS PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THE MINOR SUBDIVISION PLAT OR WITHIN 200 FEET OF SUCH BOUNDARIES ON ABUTTING PROPERTY, THAT THE SURVEYOR OF RECORD IS AWARE OF.
6. THIS PROPERTY IS LOCATED WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR COUNTY OF BROOMFIELD, COMMUNITY PANEL NUMBER 080730087C, MAP EFFECTIVE DATE 08/15/2019. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.
7. ALL EXTERIOR CORNERS ARE MONUMENTED WITH A SET 18" LONG NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 38281" OR NAIL WITH 1-1/2" ALUMINUM WASHER STAMPED "PLS 38281" UNLESS OTHERWISE NOTED.

**CITY APPROVAL**

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS 2nd DAY OF September, 2025.

[Signature]  
 DIRECTOR OF COMMUNITY DEVELOPMENT  
 CITY MANAGER

**ATTORNEY'S CERTIFICATE:**

I, Nancy S. Berdos, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON DEDICATING EASEMENTS TO THE CITY AND COUNTY OF BROOMFIELD OWNS 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.

[Signature], REGISTRATION NO. 52820 DATE: 8-29-2025  
 ATTORNEY AT LAW

SURVEYOR:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 6200 SOUTH SYRACUSE WAY, SUITE 300  
 GREENWOOD VILLAGE, CO 80111  
 PHONE: 303-228-2300  
 CONTACT: DARREN R. WOLTERSTORFF, PLS

**GEODETIC NOTES:**

1. THE COLORADO COORDINATE SYSTEM SHOWN HERE ON IS DEFINED AS 2-1 ORDER, CLASS C, 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.
2. BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501) NAD 83/92. THE MODIFIED STATE PLANE GRID BEARING AND MODIFIED STATE PLANE DISTANCE BETWEEN CITY & COUNTY OF BROOMFIELD GPS CONTROL POINTS "ENERGY", BEING A FOUND 3-1/4" BRASS CAP, AND "FC-1", BEING A FOUND 3" BRASS CAP, AS SHOWN HEREON IS N 50°53'15" E, 14,202.99 FEET.
3. THE COMBINED SCALE FACTOR FOR THIS SITE = 0.999712850
4. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

**SURVEYOR'S CERTIFICATE:**

I, DARREN R. WOLTERSTORFF, 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 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.



DARREN R. WOLTERSTORFF, P.L.S. 38281  
 FOR AND ON BEHALF OF:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 6200 SOUTH SYRACUSE WAY, SUITE 300  
 GREENWOOD VILLAGE, CO 80111

No.	DATE	REVISION DESCRIPTION	Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
10	8/25/25	REV.	N/A			2025-08-25	096292020	1 OF 2
9	8/21/25	REV. NOTES						
8	6/2/25	REV. T.C.						
7	5/15/25	REV.						
6	4/1/25	REV.						

**Kimley»Horn**

6200 S. SYRACUSE WAY, # 300  
 GREENWOOD VILLAGE, CO 80111  
 Tel. No. (303) 228-2300  
 www.kimley-horn.com

DIG NAME: KSEB; CHILDS: 2025007201; FILE: PLAT.DWG; PLOTTED BY: MOORAN, PATRICK; DATE: 2025-08-25 10:46 AM; LAST SAVED: 2025-08-25 10:46 AM

# FLATIRON CROSSING SUBDIVISION FILING NO. 6 MINOR SUBDIVISION

A RESUBDIVISION OF PORTIONS OF LOT 1, FLATIRON CROSSING SUBDIVISION FILING NO. 5,  
 AND LOT 4, FLATIRON CROSSING SUBDIVISION FILING NO. 3,  
 LOCATED IN THE SE 1/4 OF SECTION 29, T1S, R69W OF THE 6TH P.M.,  
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

**LEGEND**

- ◆ RECOVERED SECTION CORNER AS NOTED
- RECOVERED #5 REBAR W/ 1-1/2" ALUMINUM CAP "D.B. & CO. PLS 23529"
- RECOVERED #5 REBAR
- RECOVERED #5 REBAR W/ 1-1/2" ALUMINUM CAP "PLS 38281"
- RECOVERED #5 REBAR W/ 1-1/2" ALUMINUM CAP "PLS 38281"
- RECOVERED NAIL W/ 1-1/2" ALUMINUM WASHER "PLS 38281"
- SET PROPERTY MONUMENT - SET 18" LONG NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38281"
- SET PROPERTY MONUMENT - SET NAIL WITH 1-1/2" ALUMINUM DISC STAMPED "PLS 38281"
- ▲ RECOVERED CONTROL POINT AS NOTED
- (C) CALCULATED DIMENSION
- (M) MEASURED DIMENSION
- (P1) RECORD DIMENSION PER FLATIRON CROSSING SUBDIVISION FILING NO. 1 (REC. NO. 1879892)
- (P2) RECORD DIMENSION PER FLATIRON CROSSING SUBDIVISION FILING NO. 2 (REC. NO. 1983605)
- (P3) RECORD DIMENSION PER FLATIRON CROSSING SUBDIVISION FILING NO. 3 (REC. NO. 2200601)
- (P4) RECORD DIMENSION PER FLATIRON CROSSING SUBDIVISION FILING NO. 4 (REC. NO. 2022011367)
- (P5) RECORD DIMENSION PER FLATIRON CROSSING SUBDIVISION FILING NO. 5 (REC. NO. 2024005589)

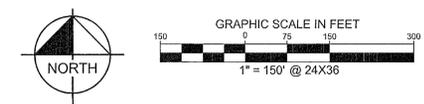
— BOUNDARY LINE  
 - - - EASEMENT LINE AS NOTED  
 --- SECTION LINE  
 --- INTERIOR LOT LINE  
 --- ADJOINER LOT LINE

**LINE TABLE**

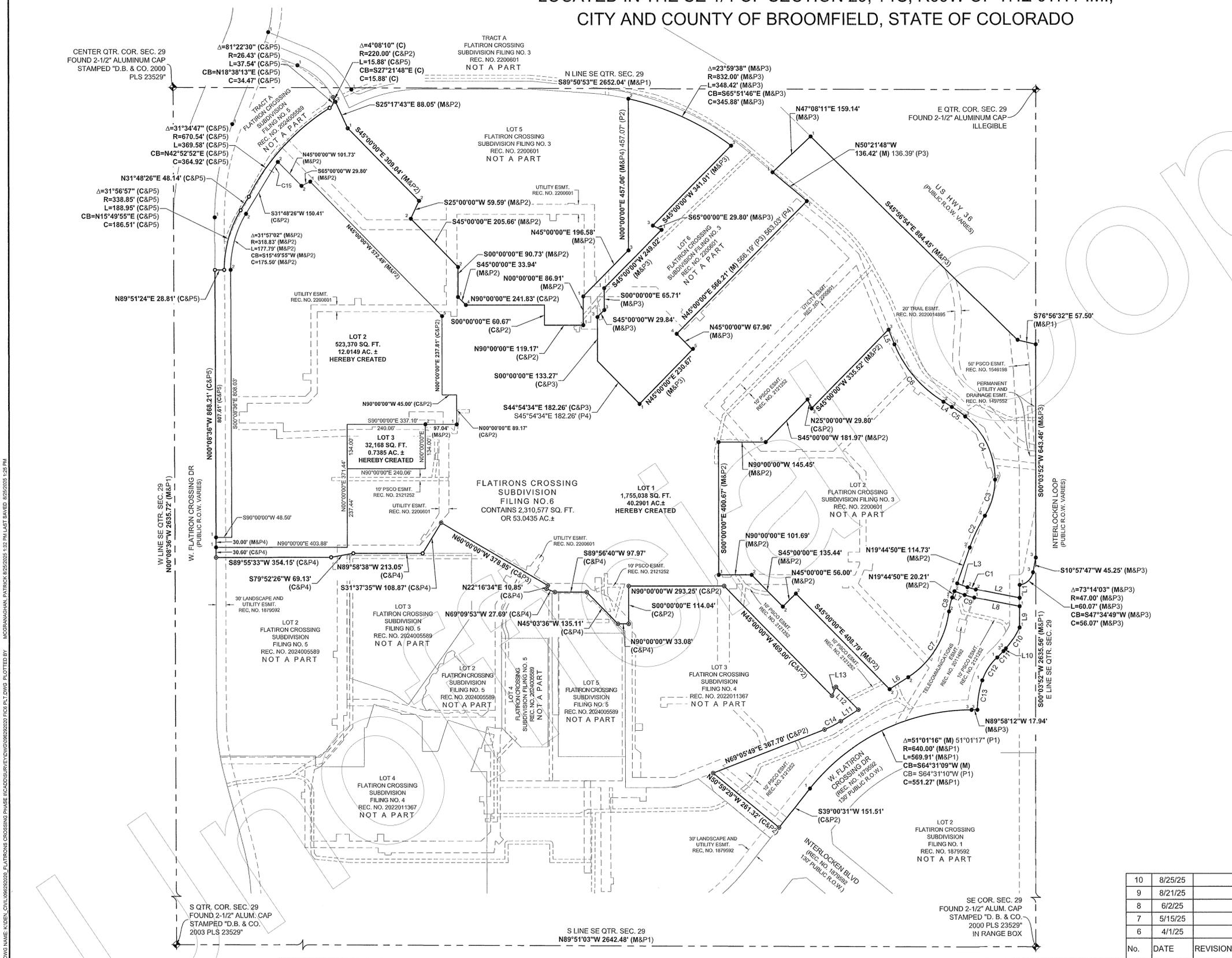
NO.	BEARING	LENGTH	NOTE
L1	S00°04'04"W	39.20'	(M&P3)
L2	N79°02'13"W	136.25'	(M&P2)
L3	N70°15'10"W	33.48'	(M&P2)
L4	N58°28'25"W	30.33'	(M&P2)
L5	N22°17'58"W	48.28'	(M&P2)
L6	N57°28'48"E	67.47'	(M&P2)
L7	S70°15'10"E	33.48'	(M&P2)
L8	S79°02'13"E	141.16'	(M&P2)
L9	S00°04'04"W	63.95'	(M) 63.85'(P3)
L10	S41°14'44"W	10.37'	(M&P3)
L11	N57°28'48"E	64.38'	(C&P2)
L12	N45°00'00"W	97.37'	(C&P2)
L13	S25°00'00"W	29.80'	(C&P2)

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NOTE
C1	8°47'03"	175.00'	26.83'	N74°38'41"W	26.80'	(M&P2)
C2	12°12'54"	499.00'	106.38'	N25°51'17"E	106.18'	(M&P2)
C3	31°57'44"	205.24'	114.49'	N15°58'52"E	113.01'	(M&P2)
C4	50°51'13"	247.00'	219.23'	N25°25'36"W	212.10'	(M&P2)
C5	8°37'12"	332.00'	49.95'	N55°09'49"W	49.90'	(M&P2)
C6	37°10'27"	358.64'	232.69'	N41°00'52"W	228.63'	(M&P2)
C7	50°19'43"	276.00'	242.44'	N32°18'56"E	234.72'	(M&P2)
C8	12°35'45"	199.00'	43.75'	N13°26'58"E	43.66'	(M&P2)
C9	8°47'03"	200.00'	30.86'	S74°38'41"E	30.63'	(M&P2)
C10	15°53'45"	274.50'	76.16'	S33°44'51"W	75.91'	(M&P3)
C11	6°31'23"	239.39'	27.25'	S44°57'25"W	27.24'	(M&P3)
C12	29°26'19"	163.50'	84.01'	S33°29'58"W	83.09'	(M&P3)
C13	18°20'25"	282.50'	90.43'	S09°36'36"W	90.04'	(M&P3)
C14	11°37'01"	276.00'	55.96'	N63°17'18"E	55.86'	(C&P2)
C15	3°59'22"	482.00'	33.56'	S33°48'07"W	33.55'	(C)



10	8/25/25	REV.		6200 S. SYRACUSE WAY, # 300 GREENWOOD VILLAGE, CO 80111 Tel. No. (303) 228-2300 www.kimley-horn.com				
9	8/21/25	REV. NOTES						
8	6/2/25	REV. T.C.						
7	5/15/25	REV.						
6	4/1/25	REV.						
No.	DATE	REVISION DESCRIPTION	Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
			1" = 150'	CAD/PTM	DRW	2025-08-25	096292020	2 OF 2



DWS: NAME: WISEN, CITY: BROOMFIELD, COUNTY: BROOMFIELD, STATE: COLORADO, DATE: 08/25/25, TIME: 1:28 PM  
 MGR: MGR: MGR, CITY: BROOMFIELD, COUNTY: BROOMFIELD, STATE: COLORADO, DATE: 08/25/25, TIME: 1:28 PM  
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