

FLATIRON CROSSING SUBDIVISION FILING NO. 7
 MINOR SUBDIVISION
 A RESUBDIVISION OF LOT 4, FLATIRON CROSSING SUBDIVISION FILING NO. 4
 AND LOT 2, FLATIRON CROSSING SUBDIVISION FILING NO. 5
 SITUATED IN THE SE 1/4 OF SECTION 29, T1S, R69W OF THE 6TH P.M.,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

2025007893 PL 09/17/2025 09:25 AM
 Page 1 of 4 File Fee \$0.00 Fee \$

LEGAL DESCRIPTION AND DEDICATIONS
 BY THESE PRESENTS THE UNDERSIGNED, BEING THE OWNER OF THOSE LANDS DESCRIBED AS FOLLOWS:
 LOT 4, FLATIRON CROSSING SUBDIVISION FILING NO. 4,
 LOT 2, FLATIRON CROSSING FILING NO. 5,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING AN AREA OF 1,277,302 SQUARE FEET OR 29.3228 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. 7, 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 BY THE CITY AND COUNTY OF
 BROOMFIELD.

OWNER'S CERTIFICATE

FLATIRON PROPERTY HOLDINGS II L.L.C.,
 A DELAWARE LIMITED LIABILITY COMPANY,

BY: Jacob Knudsen
 NAME: Jacob Knudsen
 TITLE: Vice President
 STATE OF Arizona)
) SS.
 COUNTY OF Marijuana

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF August, 2025,
 BY Jacob Knudsen as Vice President of FLATIRON PROPERTY HOLDINGS II L.L.C., A DELAWARE
 LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: January 6, 2027
Maura Stephens
 NOTARY PUBLIC



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 A DELAWARE LIMITED LIABILITY COMPANY,

BY: Jacob Knudsen
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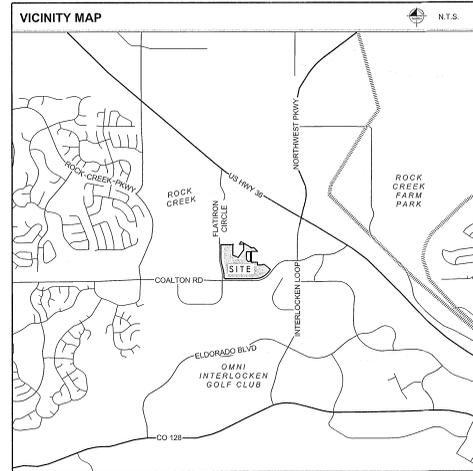
MY COMMISSION EXPIRES: January 6, 2027
Maura Stephens
 NOTARY PUBLIC



ATTORNEY CERTIFICATE

I, Nancy S. Rendic, 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, AND THAT THERE ARE NO
 ENCUMBRANCES, EXCEPT AS IDENTIFIED HEREIN OR AS OTHERWISE IDENTIFIED ON THIS PLAT, WHICH PREVENT
 THE CITY FROM UTILIZING THE DEDICATED PROPERTY FOR SUCH PURPOSES AS IS IDENTIFIED ON THIS PLAT, AND
 THE CITY MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

Nancy S. Rendic, LICENSE NUMBER: 52830



NOTES:

- 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 DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-908, C.R.S.
- BASIS OF BEARINGS: 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 3/16" BRASS CAP, AND "C-1", BEING A FOUND 3" BRASS CAP, AS SHOWN HEREON IS N 50°53'15" E, 14,262.99 FEET.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THE SURVEYED PROPERTY CONTAINS A CALCULATED AREA OF 1,277,302 SQ. FT. OR 29.3228 ACRES, MORE OR LESS.
- 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 80573007G, MAP EFFECTIVE DATE 09/15/2010. 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.
- ALL COORDINATES SHOWN HEREON ARE MODIFIED COLORADO NORTH ZONE (0501) STATE PLANE COORDINATES, NAD83(92) USING A COMBINED SCALE FACTOR OF 0.999712850. STATE PLANE COORDINATES (FT) = (PROJECT COORDINATES (FT)) * 0.999712850.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS 2-1 ORDER, CLASS C, 1:50,000 AS DESCRIBED IN THE "GEODETIC STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- 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. 00506590-201-T21-SC, EFFECTIVE DATE MARCH 21, 2025, AND TITLE COMMITMENT FILE NO. 00506589-201-T21-SC, EFFECTIVE DATE MARCH 21, 2025, BOTH PREPARED BY FIDELITY NATIONAL TITLE INSURANCE CO., NATIONAL COMMERCIAL SERVICES.
- 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 OWNERS TITLE POLICY HAS BEEN DELIVERED TO THE CITY AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-20-030(X), B.M.C.
- THIS PLAT CONTAINS TWO LOTS.
- ALL EASEMENTS ARE HEREBY GRANTED ON ALL LOTS AS SHOWN HEREIN.
- AN AVIGATION EASEMENT HAS BEEN GRANTED BY SEPARATE INSTRUMENT RECORDED AT RECEPTION NO. 202300959 OF THE CITY AND COUNTY OF BROOMFIELD RECORDS.

CITY APPROVAL

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 16th DAY OF September, 2025.

Karl
 DIRECTOR OF COMMUNITY DEVELOPMENT
Christy
 CITY MANAGER

SURVEYOR'S CERTIFICATION

I, DARREN R. WOLTERSTORFF, 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.

DARREN R. WOLTERSTORFF, PLS 38281
 FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
 DARREN.WOLTERSTORFF@KIMLEY-HORN.COM



DEPOSITING CERTIFICATE:

DEPOSITED THIS ___ DAY OF ___ 20__ A.D. AT ___ O'CLOCK ___ M. IN BOOK ___ OF LAND SURVEY PLATS AT PAGE ___ DEPOSIT NO. ___ RECORDS OF ___ COUNTY, COLORADO.

SIGNED: _____
 TITLE: _____
 BY: _____

No.	DATE	REVISION DESCRIPTION
6	7/29/25	REV.
5	7/22/25	REV.
4	7/8/25	REV.
3	8/30/25	REV.
2	8/29/25	REV.

Kimley»Horn

6200 S. SYRACUSE WAY, # 300
 GREENWOOD VILLAGE, CO 80111
 www.kimleyhorn.com

Tel. No. (303) 228-2300

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	PTM	DRW	2025-08-04	09622020	1 OF 4

FLATIRON CROSSING SUBDIVISION FILING NO. 7

MINOR SUBDIVISION

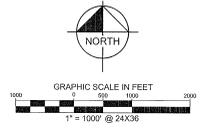
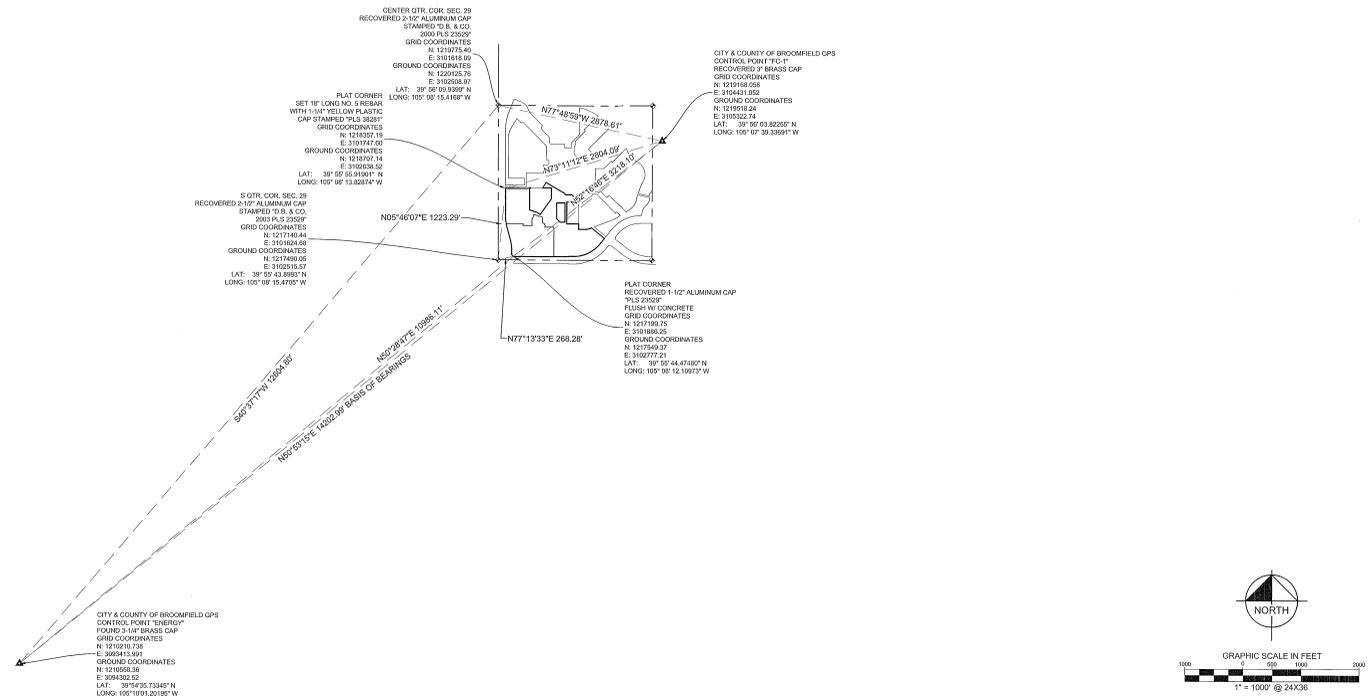
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AND LOT 2, FLATIRON CROSSING SUBDIVISION FILING NO. 5

SITUATED IN THE SE 1/4 OF SECTION 29, T1S, R69W OF THE 6TH P.M.,

CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

20250807583 PL 09/17/2025 09:25 AM
 City & County of Broomfield
 City & County of Broomfield



No.	DATE	REVISION DESCRIPTION	Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
6	7/28/25	REV.	1" = 80'	PTM	DRW	2025-08-04	198292020	2 OF 4
5	7/22/25	REV.						
4	7/9/25	REV.						
3	6/30/25	REV.						
2	6/25/25	REV.						

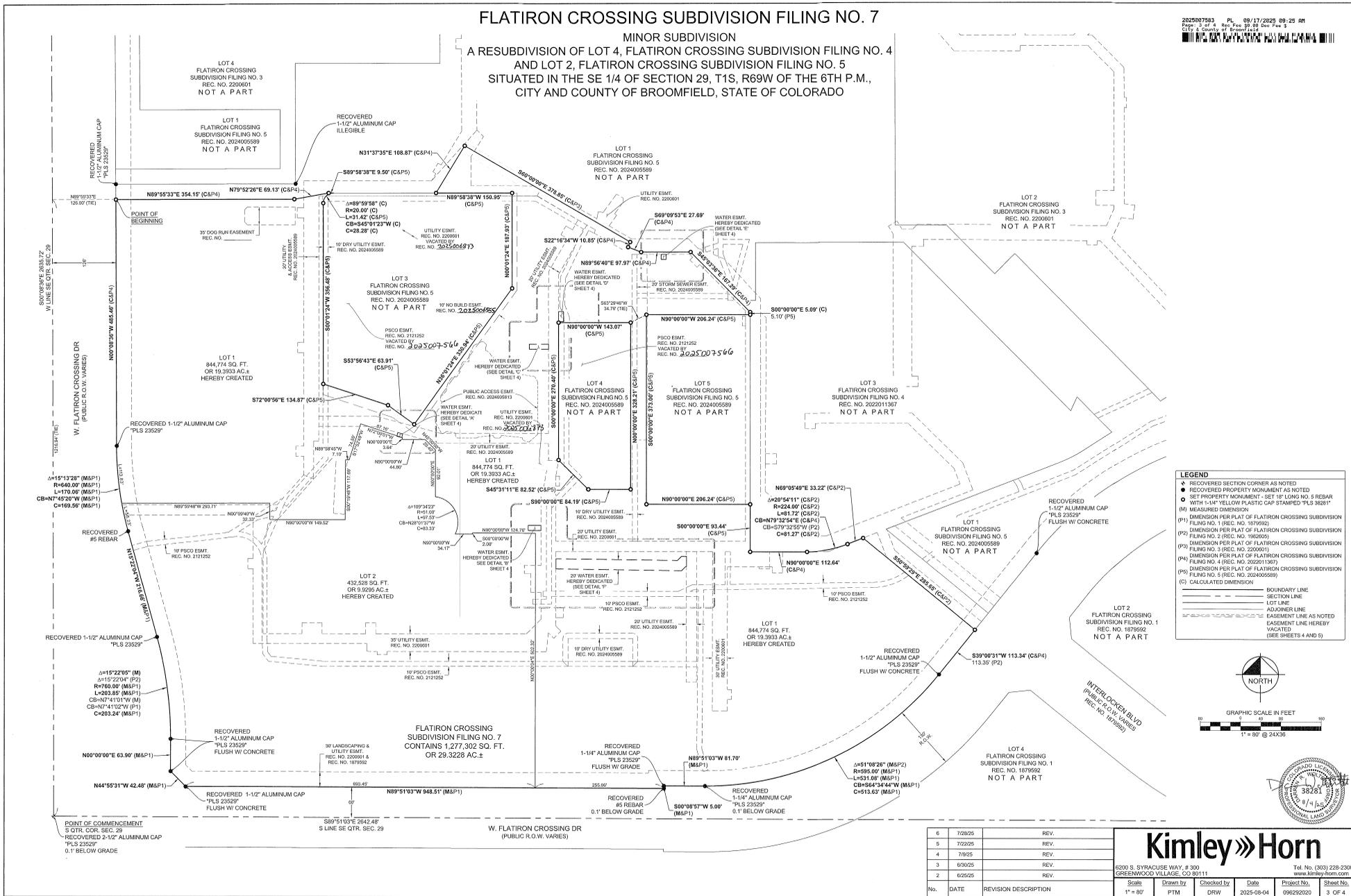
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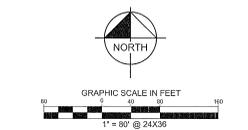
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202507253 PL 09/17/2025 09:25 AM
 Page 3 of 4 Rev. Fee \$1.00 Doc Fee \$
 City & County of Broomfield



LEGEND

- RECOVERED SECTION CORNER AS NOTED
- RECOVERED PROPERTY MONUMENT AS NOTED
- SET PROPERTY MONUMENT - SET 18" LONG NO. 5 REBAR WITH 1/4" YELLOW PLASTIC CAP STAMPED "15.3831"
- (M) MEASURED DIMENSION
- (P1) DIMENSION PER PLAT OF FLATIRON CROSSING SUBDIVISION FILING NO. 1 (REC. NO. 1879592)
- (P2) DIMENSION PER PLAT OF FLATIRON CROSSING SUBDIVISION FILING NO. 2 (REC. NO. 1862009)
- (P3) DIMENSION PER PLAT OF FLATIRON CROSSING SUBDIVISION FILING NO. 3 (REC. NO. 2020011927)
- (P4) DIMENSION PER PLAT OF FLATIRON CROSSING SUBDIVISION FILING NO. 4 (REC. NO. 2022011987)
- (P5) DIMENSION PER PLAT OF FLATIRON CROSSING SUBDIVISION FILING NO. 5 (REC. NO. 2024005589)
- (C) CALCULATED DIMENSION
- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- ADJOINER LINE
- - - EASEMENT LINE AS NOTED
- - - EASEMENT LINE HEREBY VACATED (SEE SHEETS 4 AND 5)



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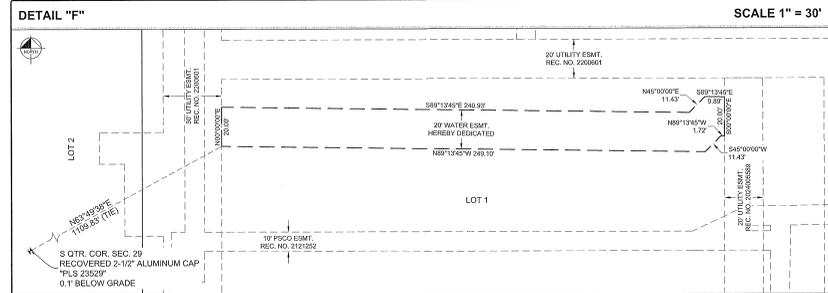
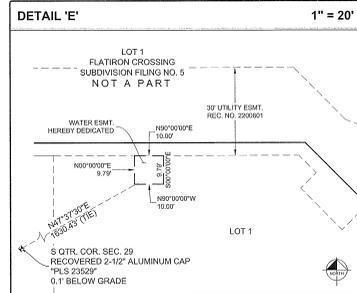
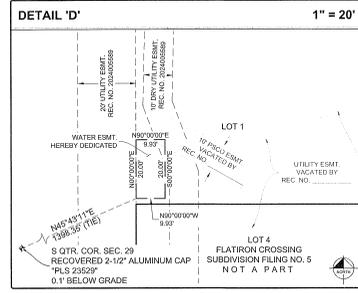
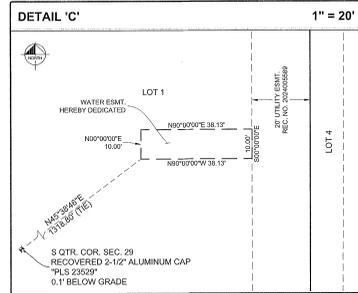
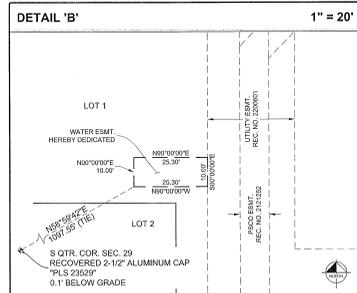
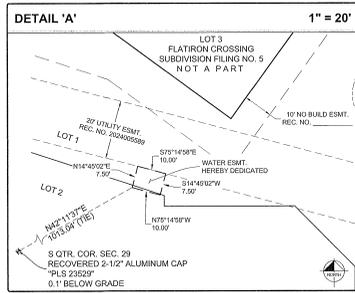
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	PTM	DRW	2025-08-04	098250200	3 OF 4

FLATIRON CROSSING SUBDIVISION FILING NO. 7

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202507563 PL 09/17/2025 09:25 AM
 Page 4 of 4 Doc Fee \$0.00 Del Fee \$
 City & County of Broomfield



NOTE:
 THE PURPOSE OF THESE DETAILED RENDERINGS IS TO DEPICT THE DIMENSIONS
 OF THE WATER EASEMENTS BEING HEREBY DEDICATED. DUE TO THEIR
 INTRICACY AND SMALLER SCALE, THESE DETAILS COULD NOT BE ADEQUATELY
 REPRESENTED IN THE PRECEDING SHEETS. THUS, THESE DRAWINGS PRESENT
 THE EASEMENTS AT AN APPROPRIATE AND ACCURATE SCALE.



6	7/28/25	REV.
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No.	DATE	REVISION DESCRIPTION
		VARIES
		PTM
		DRW

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Scale: _____
 Drawn by: _____
 Checked by: _____
 Date: 2025-08-04
 Project No. 096292020
 Sheet No. 4 OF 4