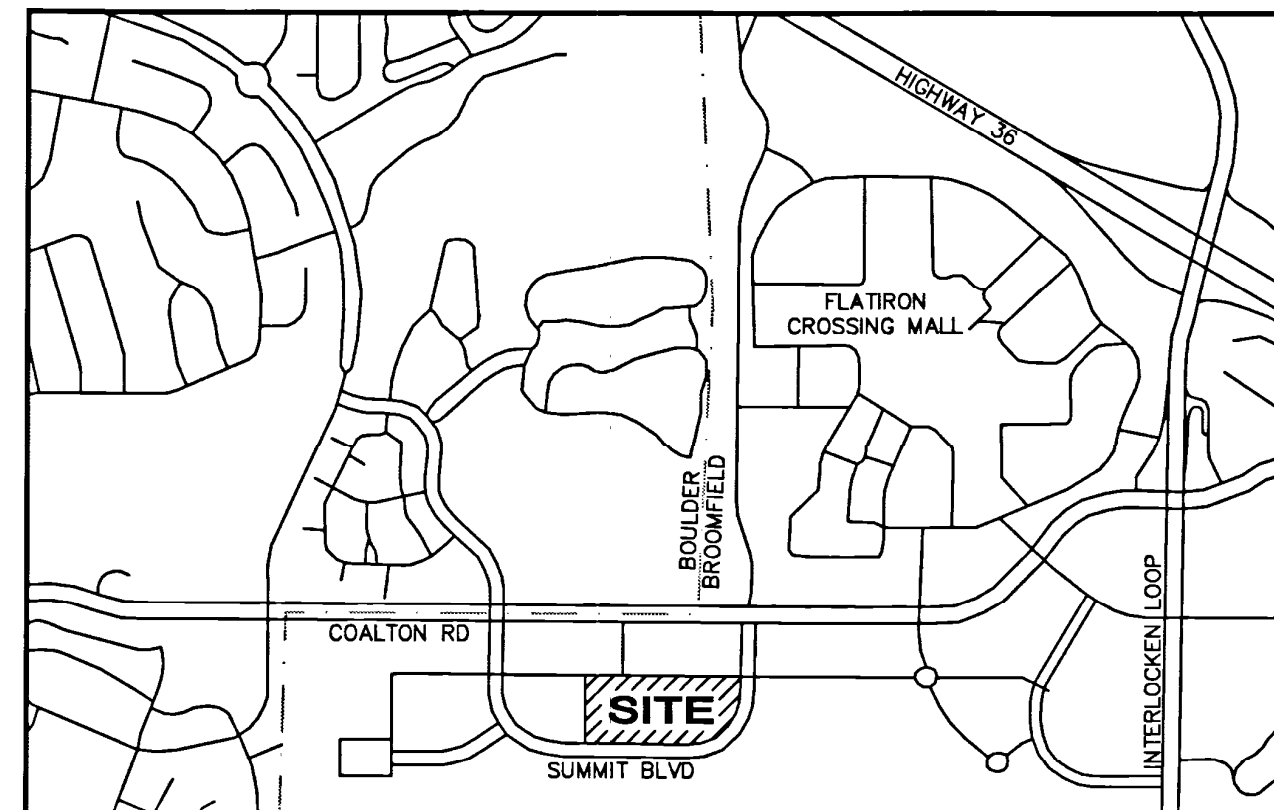




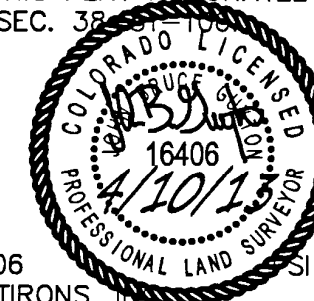
Vicinity Map
NOT TO SCALE

Notes

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY FLATIRON, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 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.
- THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- 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 NO. 15, BEING A 3-1/4" BRASS CAP IN CONCRETE AND CITY AND COUNTY OF BROOMFIELD GPS MONUMENT 14, BEING A CITY AND COUNTY OF BROOMFIELD 3-1/4" BRASS CAP IN CONCRETE, BEARS SOUTH 86°58'08" EAST, A DISTANCE OF 7441.79 FEET, AS SHOWN HEREON. BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD GIS STANDARDS.
- 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 MEANDER 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 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. § 1858 (2009).
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- DATES OF FIELD WORK: OCTOBER 31, 2012
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS 319,918 SQ. FT. OR 7.34 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
- THE COMBINED SCALE FACTOR, SCALED FROM 0.0, FOR THIS SITE = 0.9997126517.
- THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS "C ORDER, CLASS 2-I, 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.
- THIS PROPERTY IS SUBJECT TO THE EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 435 AT PAGE 145 WHICH IS NOT SPECIFICALLY DESCRIBED AND THEREFORE CANNOT BE SHOWN ON THIS MAP.
- THIS PROPERTY IS SUBJECT TO THE EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED IN FILM 790 AT REC. NO. 36777 WHICH IS NOT SPECIFICALLY DESCRIBED AND THEREFORE CANNOT BE SHOWN ON THIS MAP.
- THIS PROPERTY IS SUBJECT TO THE AVIGATION EASEMENT RECORDED AT REC. NO. 1911846 AND AMENDMENT TO AVIGATION EASEMENT RECORDED AT REC. NO. 2117071 WHICH IS A BLANKET EASEMENT AND THEREFORE CANNOT BE SHOWN ON THIS MAP.
- THIS PROPERTY IS SUBJECT TO THE EASEMENTS WITH COVENANTS AND RESTRICTIONS RECORDED AT REC. NO. 2003018757 AND AMENDMENT RECORDED AT REC. NO. 2007013626 WHICH IS NOT SPECIFICALLY DESCRIBED AND THEREFORE CANNOT BE SHOWN ON THIS MAP.

Surveyor's Certificate

I, JOHN B. GUYTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY FOR AND ON BEHALF OF FLATIRON, INC., THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY. THIS LAND SURVEY PLAT COMPLIES WITH C.R.S. SEC. 38-1-101.



JOHN B. GUYTON
COLORADO P.L.S. #16406
CHAIRMAN & CEO, FLATIRON, INC.
JOB NO. 12-60,500

DRAWN BY:	B. OELKE	Flatiron, Inc. Surveying, Engineering & Geomatics	INT: DATE:
DATE:	APRIL 10, 2013	3825 IRIS AVE, STE 395 BOULDER, CO 80301 PH: (303) 443-7001 FAX: (303) 443-9830	REVISIONS:
FSI JOB NO.	12-60,500	655 FOURTH AVE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355	CHECKED BY:

MIDCITIES FILING NO. 22

A RE-SUBDIVISION OF LOT 2, MIDCITIES FILING NO. 11 REPLAT A AND LOT 2, BLOCK 1, MIDCITIES FILING NO. 3, LOCATED IN THE NORTHWEST QUARTER 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 4

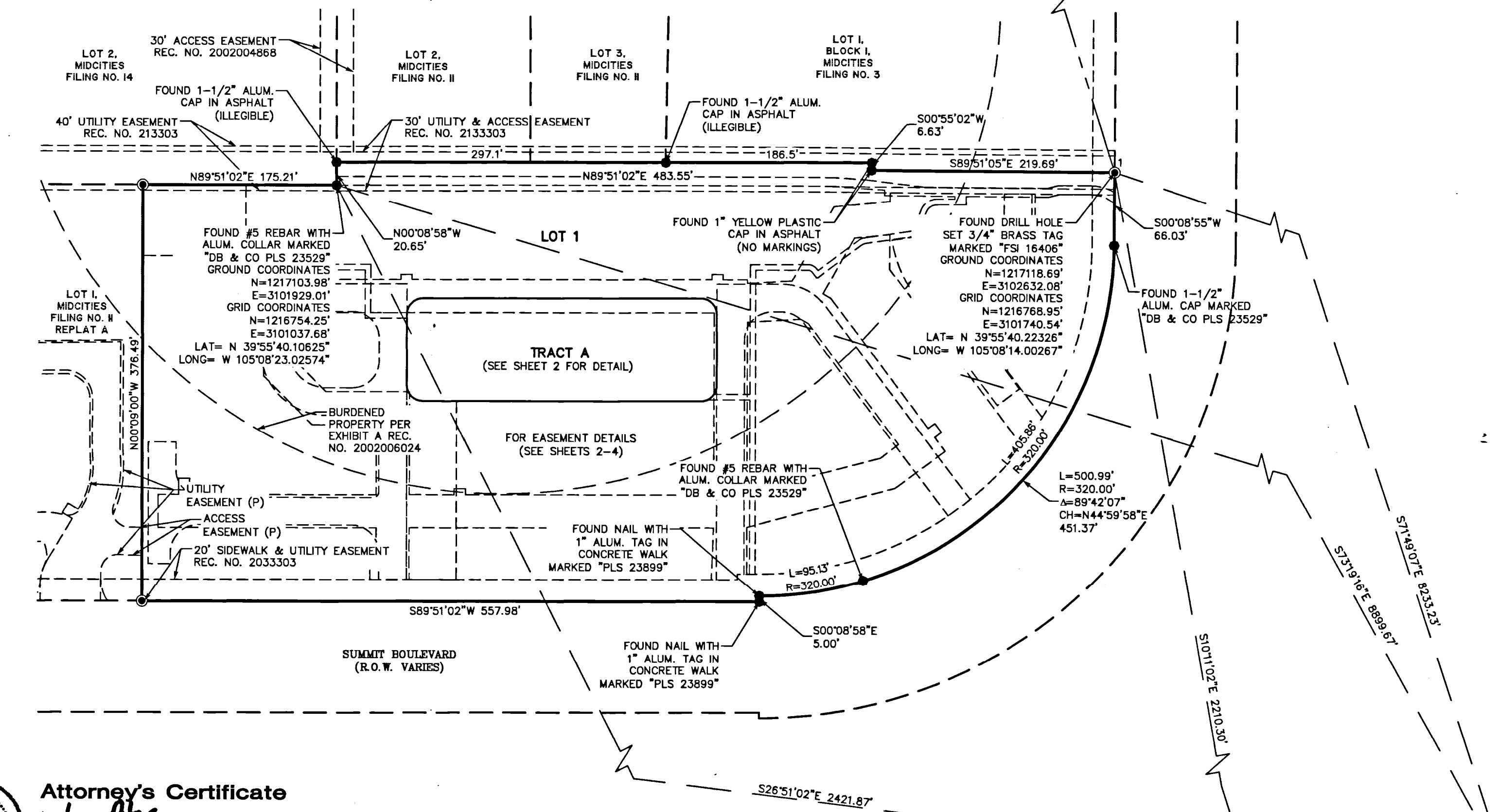
TOTAL AREA = 319,918 SQ FT, OR 7.34 ACRES, MORE OR LESS

Boundary Closure Report

Course: S00°08'55"W Length: 66.03'
Length: 500.99' Radius: 320.00'
Delta: 089°42'07"
Chord: 451.37' Course: S44°59'59"W
Course: S00°08'58"E Length: 5.00'
Course: S89°51'02"W Length: 557.98'
Course: N00°09'00"W Length: 175.21'
Course: N89°51'02"E Length: 20.65'
Course: N00°08'58"W Length: 483.55'
Course: N89°51'02"E Length: 6.63'
Course: S00°55'02"W Length: 219.69'
Course: S89°51'05"E Length: 219.69'

Perimeter: 2412.22' Area: 319,918 Sq. Ft.
Error Closure: 0.00 Course: N11°29'06"E
Error North: 0.004 East: 0.001

Precision 1: 2412220000.00



Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON SURV 16406"
- PER PLAT OF MIDCITIES FILING NO. 11 REPLAT A

CITY & COUNTY OF BROOMFIELD GPS MONUMENT NO. 15 BEING A 3-1/4" BRASS CAP STAMPED "CITY OF BROOMFIELD NO. 15" GROUND COORDINATES N=1214843.21' E=3103022.88' GRID COORDINATES N=1214594.10' E=3102131.23' LAT= N 39°55'18.71411" LONG= W 105°08'09.10230"

BASIS OF BEARINGS
S86°58'08"E 7441.79'

CITY & COUNTY OF BROOMFIELD GPS MONUMENT NO. 14 BEING A 3-1/4" BRASS CAP STAMPED "CITY OF BROOMFIELD NO. 14" GROUND COORDINATES N=1214549.70' E=310454.25' GRID COORDINATES N=1214200.70' E=3109560.47' LAT= N 39°55'14.51381" LONG= W 105°06'33.78830"

Legal Description and Dedications

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

LOT 2, MIDCITIES FILING NO. 11 REPLAT A AND LOT 2, BLOCK 1, MIDCITIES FILING NO. 3, LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32 THENCE SOUTH 17°20'18" EAST, A DISTANCE OF 389.07 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 1 MIDCITIES FILING NO. 3 AND BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF SUMMIT BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

- SOUTH 00°08'55" WEST, A DISTANCE OF 66.03 FEET TO A POINT OF CURVATURE;
 - THENCE 500.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET, AN INCLUDED ANGLE OF 89°42'07" AND SUBTENDED BY A CHORD BEARING SOUTH 44°59'58" WEST, A DISTANCE OF 451.37 FEET;
 - THENCE SOUTH 00°08'58" EAST, A DISTANCE OF 5.00 FEET;
 - THENCE SOUTH 89°51'02" WEST, A DISTANCE OF 557.98 FEET;
- THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 00°09'00" WEST, A DISTANCE OF 376.49 FEET TO THE NORTHWEST CORNER OF LOT 2, MIDCITIES FILING NO. 11 REPLAT A; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2 THE FOLLOWING FOUR (4) COURSES:
- NORTH 89°51'02" EAST, A DISTANCE OF 175.21 FEET;
 - THENCE NORTH 00°08'58" WEST, A DISTANCE OF 20.65 FEET;
 - THENCE NORTH 89°51'02" EAST, A DISTANCE OF 483.55 FEET;
 - THENCE SOUTH 00°55'02" WEST, A DISTANCE OF 6.63 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 1, MIDCITIES FILING NO. 3;

THENCE ALONG THE NORTH LINE OF SAID LOT 2 SOUTH 89°51'05" EAST, A DISTANCE OF 219.69 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SUMMIT BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING 319,918 SQUARE FEET 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. 22; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE, TRACT A FOR A PUBLIC PARK 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 AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

Owner and Subdivider Certificate

PATHFINDER-BROOMFIELD HOLDINGS, LLC

BY: *[Signature]*

TITLE: *MANAGER*

ACKNOWLEDGEMENT

STATE OF *Colorado*

COUNTY OF *Broomfield*

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *11TH* DAY OF *April*, A.D. 2013, BY *Peter W. Greeney* FOR PATHFINDER-BROOMFIELD HOLDINGS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES *1/10/2014*

[Signature]
NOTARY PUBLIC (SEAL)

APPROVALS

Planning and Zoning Commission Certificate

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS *24th* DAY OF *March*, 2013.

CHAIRMAN: *[Signature]*

SECRETARY: *[Signature]*

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 *23rd* DAY OF *April*, 2013.

[Signature]
CITY CLERK, *Deputy*

[Signature]
CITY CLERK, *Deputy*

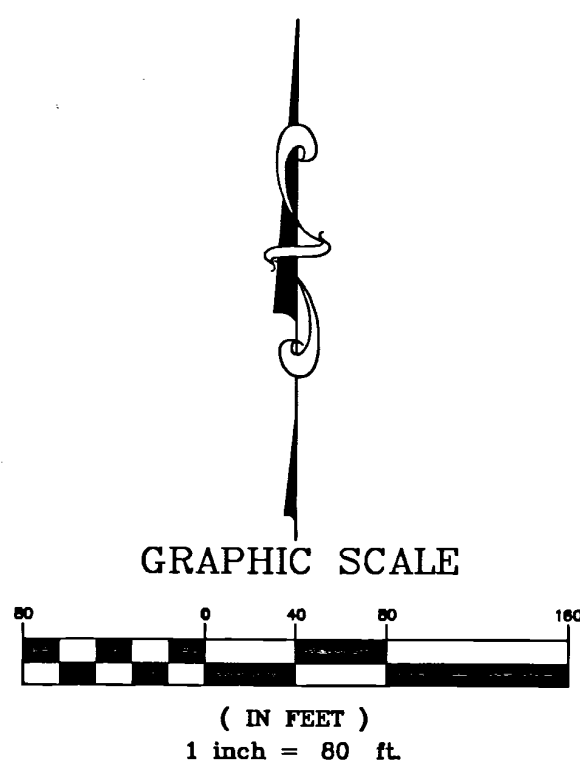


Attorney's Certificate

I, *[Signature]*, 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 HERON 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

REGISTRATION NO. *2251*

[Signature]
ATTORNEY-AT-LAW

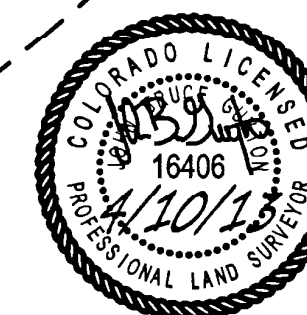
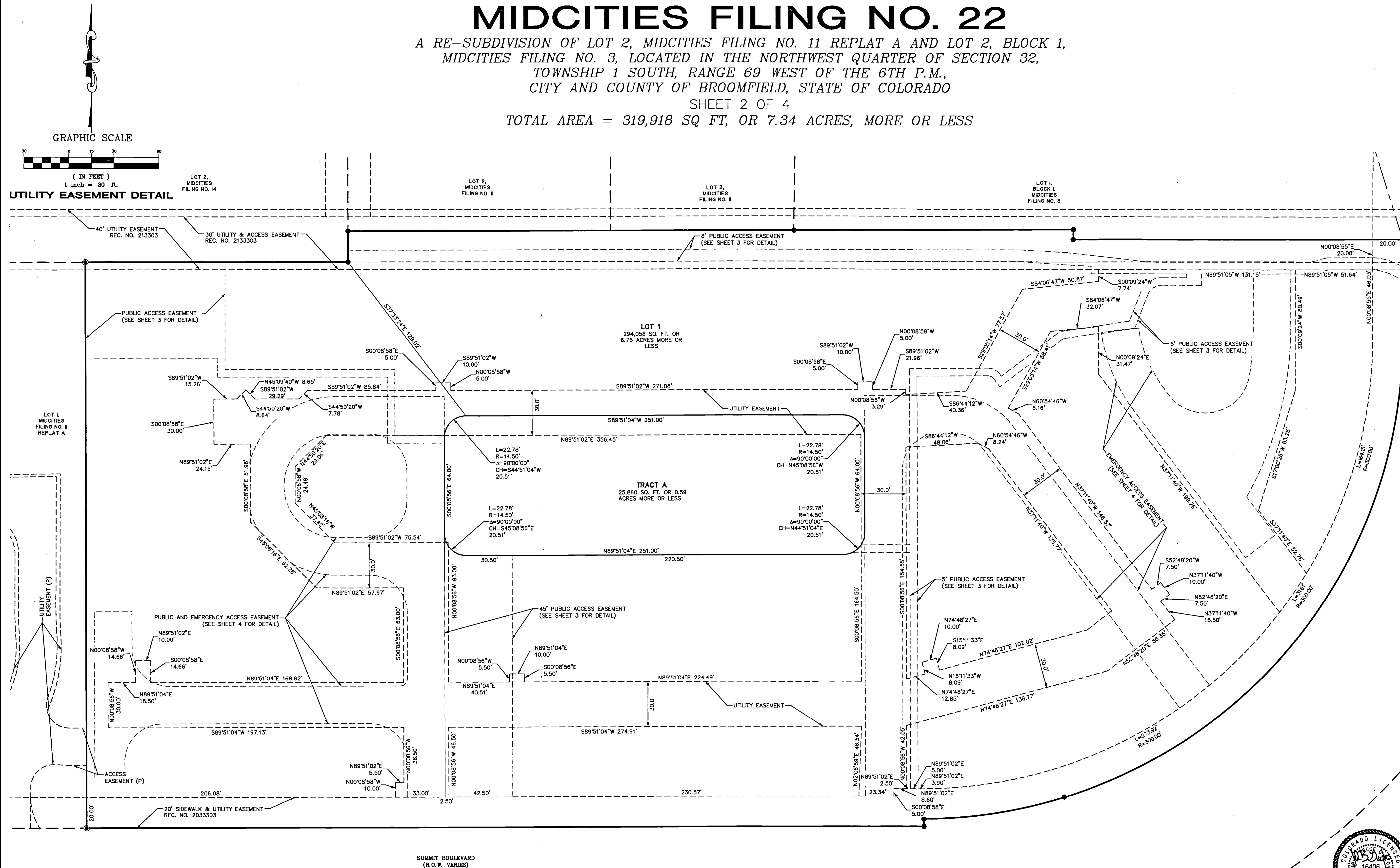


MIDCITIES FILING NO. 22

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MIDCITIES FILING NO. 3, LOCATED IN THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 2 OF 4

TOTAL AREA = 319,918 SQ FT, OR 7.34 ACRES, MORE OR LESS



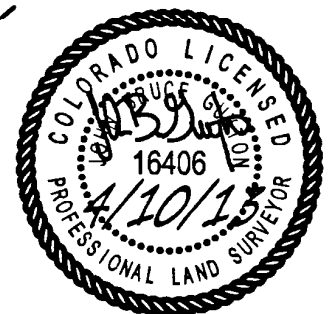
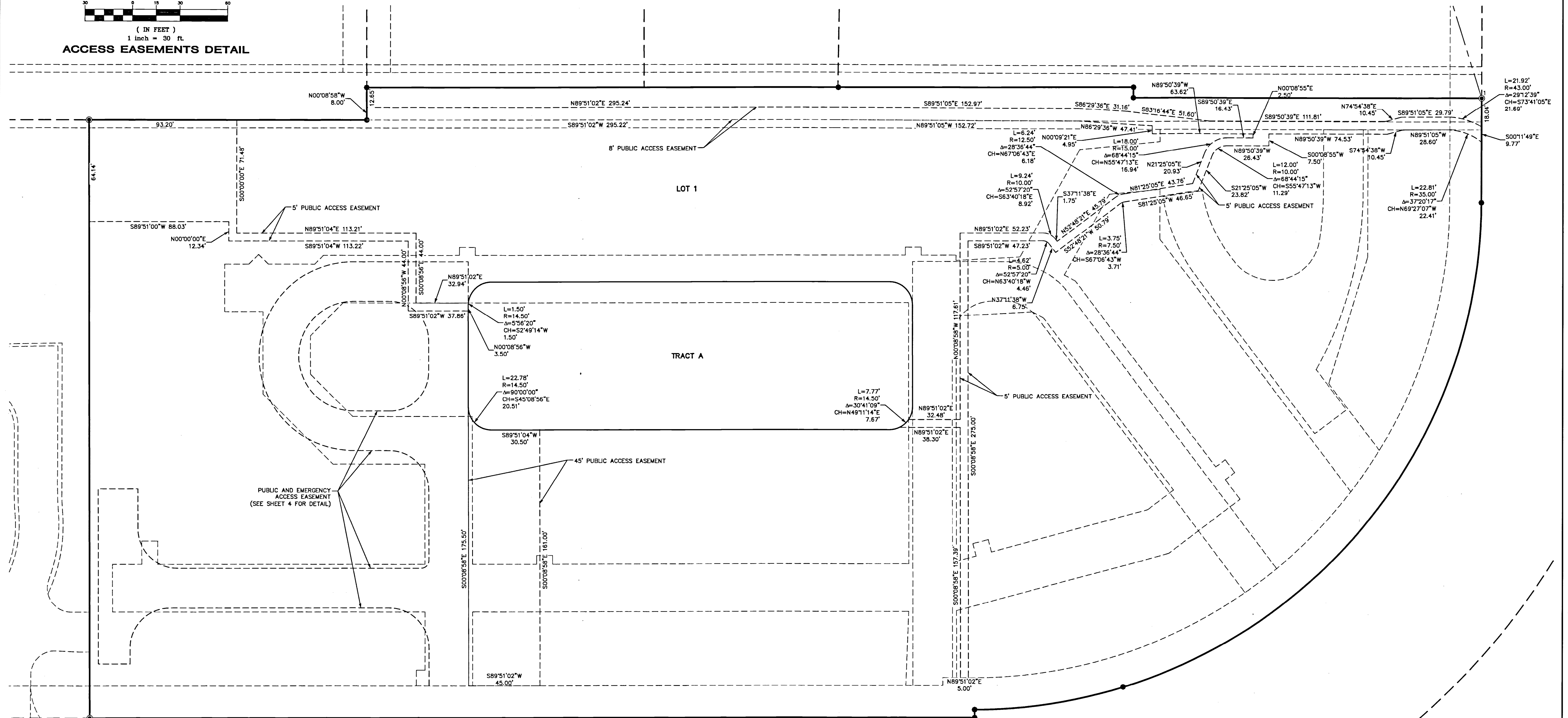
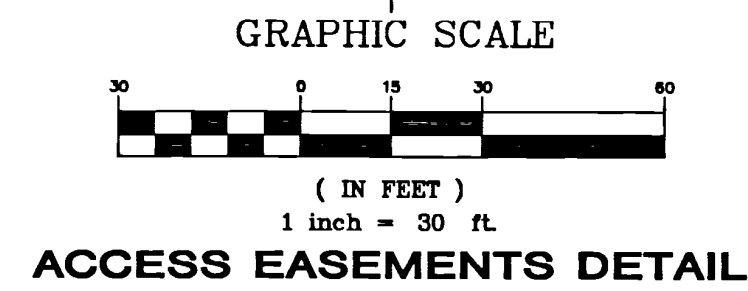
DRAWN BY: B. OELKE		Flatirons, Inc. Surveying, Engineering & Geomatics			
DATE: APRIL 10, 2013				INT: DATE:	
FSI JOB NO. 12-60,500				REVISIONS:	
		www.FlatironsInc.com		CHECKED BY:	
				ZG/TC	

MIDCITIES FILING NO. 22

A RE-SUBDIVISION OF LOT 2, MIDCITIES FILING NO. 11 REPLAT A AND LOT 2, BLOCK 1,
MIDCITIES FILING NO. 3, LOCATED IN THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 3 OF 4

TOTAL AREA = 319,918 SQ FT, OR 7.34 ACRES, MORE OR LESS



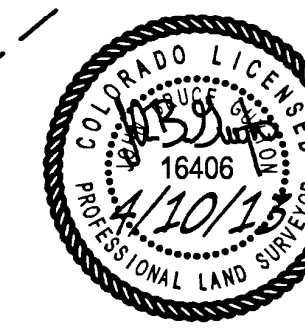
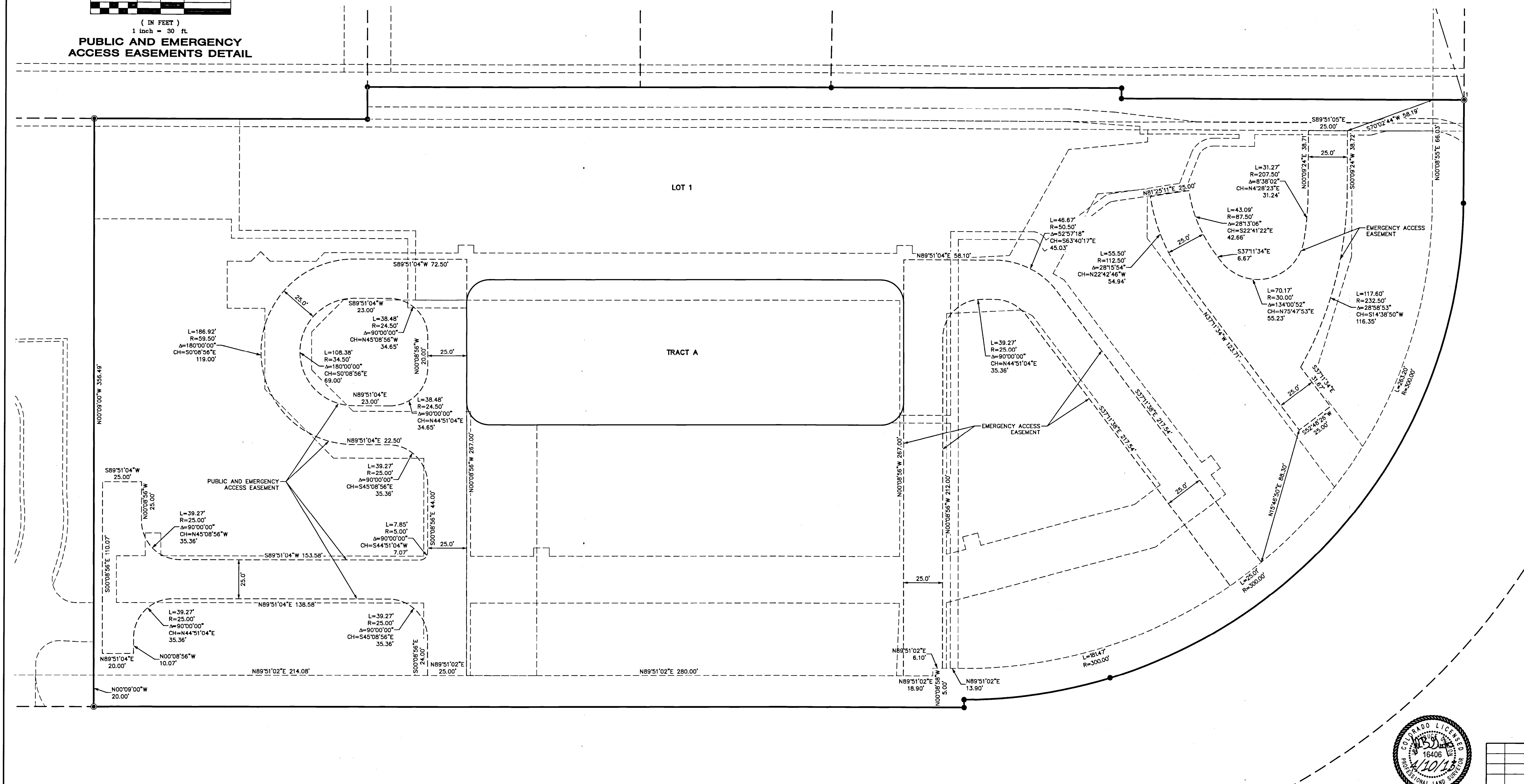
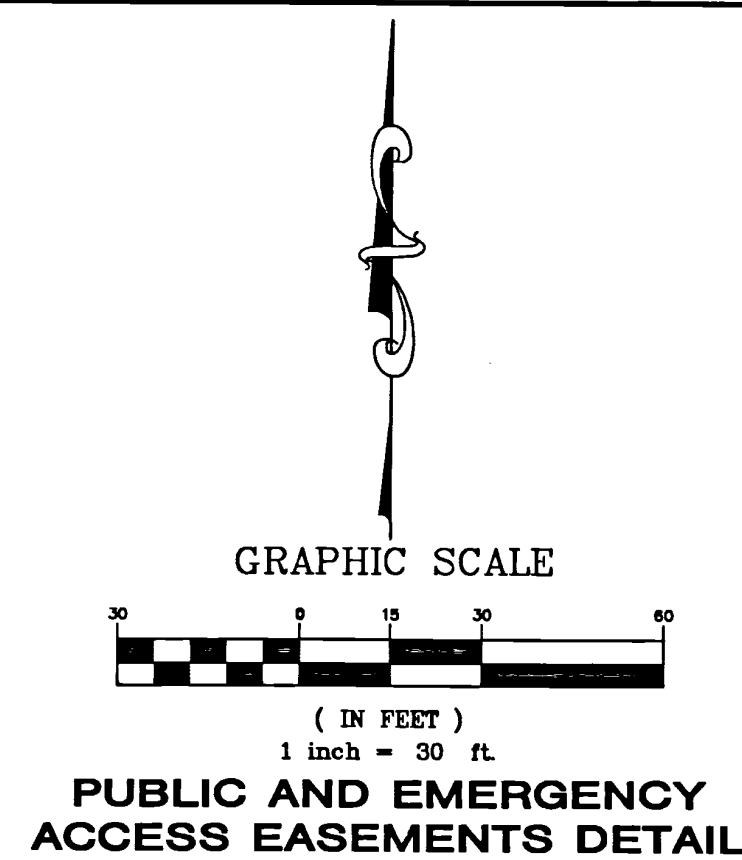
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DATE: APRIL 10, 2013	3825 IRIS AVE, STE. 395 BOULDER, CO 80501 PH: (303) 443-7001 FSI JOB NO.	655 FOURTH AVE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 443-9830	REVISIONS:
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MIDCITIES FILING NO. 22

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TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 4 OF 4

TOTAL AREA = 319,918 SQ FT, OR 7.34 ACRES, MORE OR LESS



DRAWN BY: B. OELKE		Flatirons, Inc. Surveying, Engineering & Geomatics		INT:	DATE:
DATE: APRIL 10, 2013	3825 IRIS AVE, STE 395 BOULDER, CO 80501 PH: (303) 443-7001 FAX: (303) 443-9830	655 FOURTH AVE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355		REVISIONS:	CHECKED BY: ZS/TC
FSI JOB NO. 12-60,500					