

DRAWING NUMBER  
1 of 2

DRAWING NUMBER  
Final Plat

DRAWING NUMBER  
Interlocken  
Filing No. 25

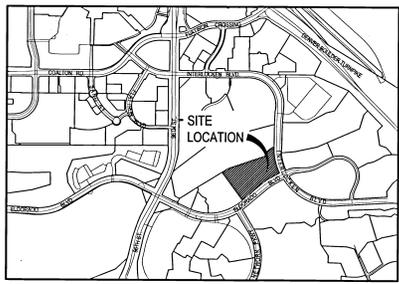
DRAWING NUMBER  
1 of 2

# INTERLOCKEN FILING NO. 25

FINAL PLAT

SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
SHEET 1 OF 2

201910264 PL 10/31/2019 03:35 PM  
Sheet 1 of 2 PLOT 25 OF 25  
HARRIS KOECHER SMITH



### LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF:  
A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE EAST CORNER OF LOT 2, INTERLOCKEN FILING NO. 9;  
THENCE NORTH 36°24'23" WEST ALONG THE NORTHEAST LINE THEREOF, A DISTANCE OF 648.41 FEET TO A POINT ON THE SOUTH LINE OF LOT 4, BLOCK 2, INTERLOCKEN FILING NO. 4;  
THENCE ALONG SAID SOUTH LINE THE FOLLOWING FIVE (5) COURSES:  
1) NORTH 59°13'25" EAST, A DISTANCE OF 139.30 FEET;  
2) NORTH 77°41'21" EAST, A DISTANCE OF 765.45 FEET;  
3) NORTH 28°44'18" EAST, A DISTANCE OF 119.48 FEET;  
4) NORTH 55°50'12" EAST, A DISTANCE OF 106.77 FEET;  
5) SOUTH 89°42'47" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF INTERLOCKEN BOULEVARD AS DESIGNATED BY SAID INTERLOCKEN FILING NO. 4 AND A POINT OF NON-TANGENT CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 408.53 FEET SAID CURVE HAVING A RADIUS OF 1065.00 FEET, A CENTRAL ANGLE OF 26°10'28" AND A CHORD WHICH BEARS SOUTH 12°49'39" EAST A CHORD DISTANCE OF 482.81 FEET TO A POINT ON THE NORTH LINE OF ELDORADO BOULEVARD AS DESIGNATED BY SAID INTERLOCKEN FILING NO. 4;  
THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES:  
1) SOUTH 60°50'20" WEST, A DISTANCE OF 199.77 FEET TO A POINT OF CURVATURE;  
2) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 201.85 FEET, SAID CURVE HAVING A RADIUS OF 1044.83 FEET, A CENTRAL ANGLE OF 11°25'42" AND A CHORD WHICH BEARS SOUTH 50°29'28" WEST A CHORD DISTANCE OF 201.52 FEET;  
3) SOUTH 49°27'37" WEST, A DISTANCE OF 457.02 FEET TO THE POINT OF BEGINNING.

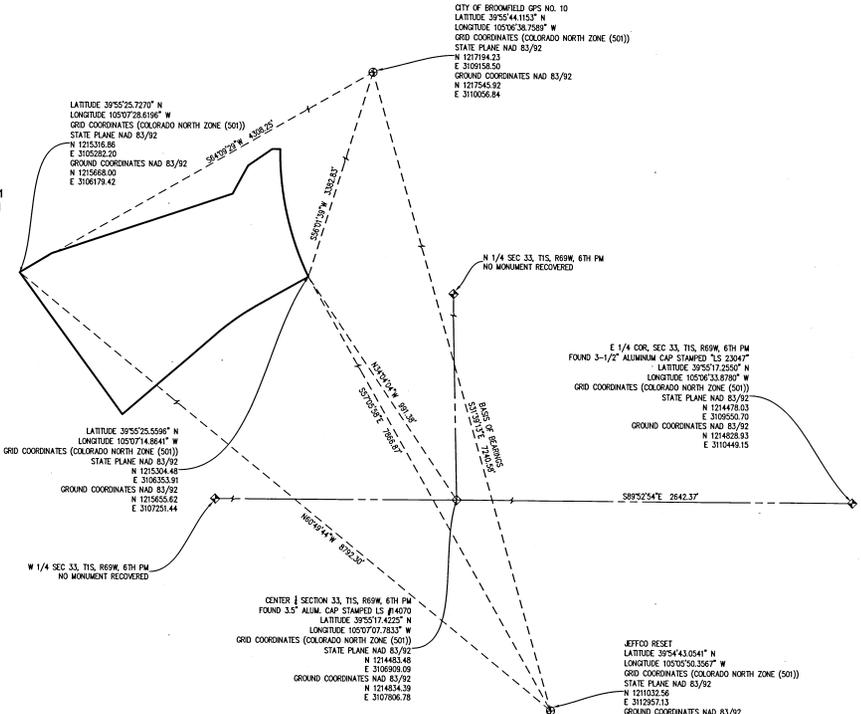
SAID PARCEL IS ALSO DESCRIBED AND DEPICTED AS:  
TRACT 5 (EXCEPTION), ON THE FINAL PLAT OF INTERLOCKEN FILING NO. 4 RECORDED MARCH 1, 1995 UNDER RECEPTION NO. 1500901, IN THE RECORDS OF BOULDER COUNTY, COLORADO, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
SAID PARCEL CONTAINING 480,128 SQUARE FEET, OR 11.02 ACRES, MORE OR LESS.  
HAS Laid OUT, PLATTED AND SUBMITTED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF THE INTERLOCKEN FILING NO. 25; 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 AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.  
EXECUTED THIS 14th DAY OF October, 2015.

OWNER:  
JP COLORADO LAND, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP FORMERLY KNOWN AS JP COLORADO LAND, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP  
BY: John K. James  
NAME: John K. James  
TITLE: GENERAL PARTNER  
STATE OF TEXAS  
COUNTY OF TRAVIS  
BEFORE ME, the undersigned authority, on this 14th day of October, 2015, the foregoing instrument was acknowledged before me by the undersigned as the authorized signatory of JP COLORADO LAND, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.



WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES 12-22-2017  
John K. James  
NOTARY PUBLIC  
DEVELOPER:  
THE SPANOS CORPORATION, A CALIFORNIA CORPORATION  
10100 TRINITY PARKWAY, 5TH FLOOR, STOCKTON, CA 95219  
BY: Robert J. Ramirez  
NAME: Robert J. Ramirez  
TITLE: Division Manager  
STATE OF Colorado  
COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF October, 2015,  
BY Robert J. Ramirez, Division Manager OF THE SPANOS CORPORATION, A CALIFORNIA CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES 11/17/2015  
Robert J. Ramirez  
NOTARY PUBLIC



CITY OF BROOMFIELD GIS LAND POSITION  
SCALE: 1"=200'

### NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOECHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOECHER SMITH RELIES UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 7040293-2 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF APRIL 3, 2015 AT 17:00:00.
2. 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.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (501 US SURVEY FEET, NORTH AMERICAN DATUM 1983). THE BEARING OF THE LINE BETWEEN CITY OF BROOMFIELD GPS MONUMENTS GPS NO. 10 AND JETCO RESET IS SOUTH 31°30'11" EAST.
4. THE PLATTED PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT RECORDED OCTOBER 17, 1994 UNDER REC. NO. 1470624.
5. THE SURVEYED PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 050730900, DATED OCTOBER 2, 2013. ZONE X IS DEFINED AS AREAS OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
6. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER, CLASS 2-4, 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.
7. COMBINED SCALE FACTOR TO REDUCE MODIFIED STATE PLANE GRID COORDINATES TO STATE PLANE VALUES = 0.9997115.
8. AN EASEMENT FOR EMERGENCY ACCESS FOR POLICE, FIRE AND EMERGENCY VEHICLES IS HEREBY GRANTED OVER THE DRIVEWAYS AND PAVING AREAS AS THEY EXIST FROM TIME TO TIME.

### ATTORNEY'S CERTIFICATE:

I, Alan J. Morrison, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON DESIGNATING 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.  
Alan J. Morrison  
REGISTRATION NO. 44950  
DATE: 10-26-15

### 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 28th DAY OF September, 2015.  
Thomas J. Sil  
CHAIRMAN  
John J. Sil  
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 27th DAY OF October, 2015.  
John J. Sil  
CITY CLERK  
John J. Sil  
SEAL

### SURVEYOR'S CERTIFICATE:

I, ARON MURPHY, 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 15-20 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.



ARON MURPHY, PLS 38162  
FOR AND ON BEHALF OF  
HARRIS KOECHER SMITH



DRAWING NUMBER  
2 of 2

DRAWING NUMBER  
Final Plat

DRAWING NUMBER  
Interlocken  
Filing No. 25

DRAWING NUMBER  
Interlocken  
Filing No. 25

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

# INTERLOCKEN FILING NO. 25

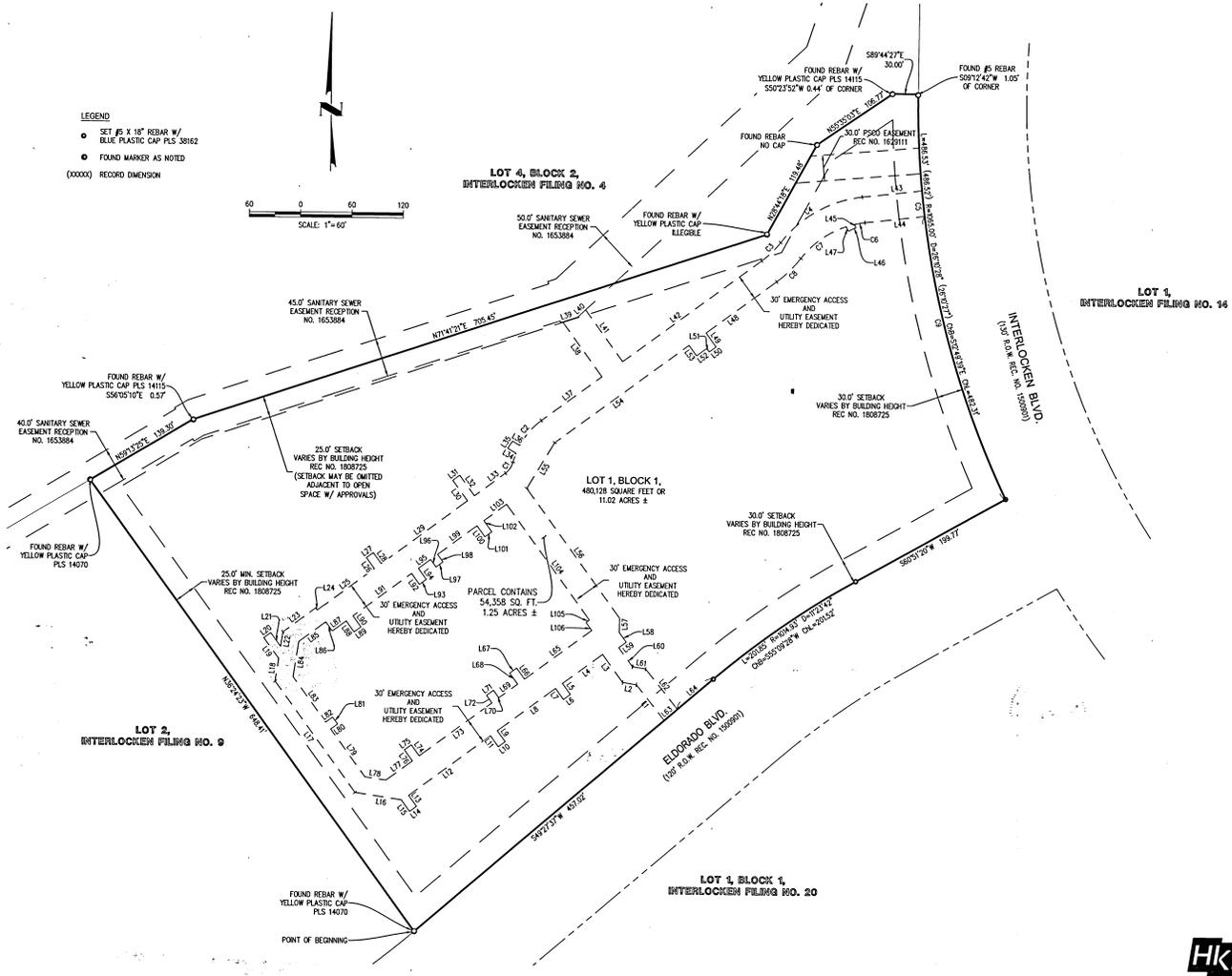
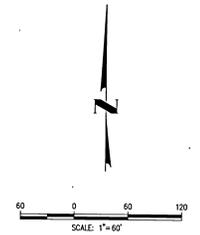
FINAL PLAT  
SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
SHEET 2 OF 2

2016010264 .dwg, 12/21/2015 03:35 PM  
City of Broomfield, Colorado  
P. 303.424.4300 F. 303.424.4311  
harris@hks.com

LINE TABLE		LINE TABLE			
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N38°59'12"W	52.72	L54	S53°35'37"W	194.07
L2	N81°24'23"W	16.26	L55	S31°05'37"W	62.46
L3	N36°24'23"W	40.27	L56	S36°24'23"W	186.14
L4	S53°35'37"W	57.89	L57	S00°52'17"W	16.54
L5	S36°24'23"E	15.83	L58	S36°24'23"E	14.02
L6	S53°35'37"W	10.00	L59	S53°35'37"W	10.79
L7	N36°24'23"W	15.83	L60	S36°24'23"E	27.16
L8	S53°35'37"W	84.00	L61	S81°24'23"E	15.74
L9	S36°24'23"E	15.83	L62	S38°59'12"E	59.93
L10	S53°35'37"W	10.00	L63	N49°27'37"E	20.01
L11	N36°24'23"W	15.83	L64	S49°27'37"W	54.81
L12	S53°35'37"W	118.00	L65	S53°35'37"W	97.10
L13	S36°24'23"E	15.72	L66	N36°24'23"W	15.83
L14	S53°35'37"W	10.00	L67	S53°35'37"W	10.00
L15	N36°24'23"W	16.42	L68	S36°24'23"E	15.83
L16	N81°31'11"W	54.97	L69	S53°35'37"W	27.06
L17	N36°24'23"W	159.76	L70	N36°24'23"W	10.83
L18	N08°28'49"E	26.62	L71	S53°35'37"W	10.00
L19	N36°24'23"W	29.90	L72	S36°24'23"E	10.83
L20	S53°35'37"E	10.00	L73	S53°35'37"W	104.81
L21	S36°24'23"E	19.86	L74	N36°24'23"W	15.83
L22	N08°28'49"E	17.31	L75	S53°35'37"W	10.00
L23	S53°35'37"E	47.24	L76	S36°24'23"E	15.83
L24	S36°24'23"E	3.00	L77	S53°35'37"W	38.26
L25	S53°35'37"E	82.21	L78	N81°31'11"W	24.89
L26	N36°24'23"W	15.83	L79	N36°24'23"W	68.49
L27	S53°35'37"E	10.00	L80	N53°35'37"E	10.00
L28	S36°24'23"E	15.83	L81	N36°24'23"W	10.00
L29	S53°35'37"E	124.60	L82	S53°35'37"W	10.00
L30	N36°24'23"W	29.50	L83	N36°24'23"W	64.93
L31	S53°35'37"E	10.00	L84	N08°28'49"E	41.57
L32	S36°24'23"E	29.50	L85	N53°35'37"E	38.93
L33	S53°35'37"E	44.76	L86	S36°24'23"E	15.00
L34	N08°28'49"E	11.20	L87	S53°35'37"E	19.93
L35	N33°49'00"E	10.01	L88	S36°24'23"E	15.83
L36	S58°54'23"E	9.63	L89	N53°35'37"E	10.00
L37	S53°35'37"E	87.45	L90	N36°24'23"W	15.83
L38	N36°24'23"W	78.41	L91	N53°35'37"E	84.42
L39	N71°51'30"E	16.26	L92	S36°24'23"E	15.83
L40	N46°46'17"E	12.75	L93	N53°35'37"E	10.00
L41	S36°24'23"E	74.21	L94	N36°24'23"W	15.83
L42	S53°35'37"E	200.62	L95	N53°35'37"E	17.55
L43	N81°25'43"E	70.27	L96	S36°24'23"E	10.83
L44	S81°25'43"W	70.26	L97	N53°35'37"E	10.00
L45	S25°09'27"E	4.11	L98	N36°24'23"W	10.83
L46	S84°50'37"W	10.00	L99	N53°35'37"E	56.86
L47	N25°09'27"W	5.79	L100	S36°24'23"E	15.83
L48	S53°35'37"W	101.66	L101	N53°35'37"E	10.00
L49	S36°24'23"E	20.00	L102	N36°24'23"W	15.83
L50	S53°35'37"W	10.00	L103	N53°35'37"E	32.84
L51	N36°24'23"W	5.00	L104	S36°24'23"E	166.01
L52	S53°35'37"W	14.61	L105	S53°35'55"W	4.77
L53	N36°24'23"W	15.00	L106	S36°24'23"E	11.40

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	22.50	39°24'02"	15.47	N33°53'36"E	15.17
C2	87.50	27°27'29"	38.88	N40°51'55"E	38.56
C4	140.00	45°55'26"	112.21	N50°28'00"E	109.23
C5	1065.00	1°36'50"	30.00	S08°35'47"E	30.00
C6	110.00	6°25'34"	12.34	S81°25'56"W	12.33
C7	110.00	34°12'52"	65.69	S54°36'43"W	64.72
C8	140.00	16°05'20"	39.31	S45°32'57"W	39.18
C9	1065.00	18°30'41"	344.09	S16°39'33"E	342.59

**LEGEND**  
 • SET #5 X 18" REBAR W/ BLUE PLASTIC CAP PLS 38162  
 • FOUND MARKER AS NOTED  
 (0.0000) RECORD DIMENSION



**HKS** HARRIS KOCHER SMITH  
 1101 Lincoln Street, Suite 1000  
 Denver, Colorado 80202  
 P. 303.424.4300 F. 303.424.4311  
 harris@hks.com