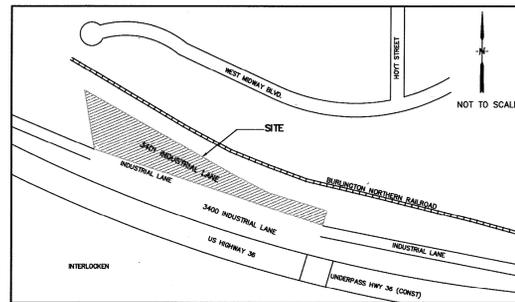


# INDUSTRIAL LANE FILING NO. 1 FINAL PLAT

LOCATED IN THE NORTHWEST ONE-QUARTER SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO



VICINITY MAP

## LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:  
A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST QUARTER SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BASIS OF BEARINGS IS BASED ON A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD MONUMENT NO. 9 AND CITY AND COUNTY OF BROOMFIELD MONUMENT NO. 10 WITH ALL BEARINGS BEING REFERENCED THERETO, SAID STATE PLANE GRID BEARING BEING N76°45'52"W, 5931.50 FEET  
BEGINNING AT THE WEST QUARTER CORNER; THENCE ALONG THE WEST LINE OF THE NORTHWEST ONE QUARTER SAID SECTION 34, N00°12'59"E, 1126.83 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF INDUSTRIAL LANE BEING A 60 FOOT WIDE PUBLIC RIGHT OF WAY DESCRIBED IN INSTRUMENT RECORDED APRIL 15, 1970 ON FILM 696 AT RECEPTION NUMBER 940783, BOULDER COUNTY RECORDS AND THE POINT OF BEGINNING.  
THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 62°07'37" EAST A DISTANCE OF 1430.20 FEET;  
THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE NORTH 22°02'58" EAST A DISTANCE OF 89.82 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BURLINGTON NORTHERN RAILROAD (FORMERLY COLORADO AND SOUTHERN RAILROAD);  
THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:  
1) NORTH 63°36'11" WEST A DISTANCE OF 329.06 FEET;  
2) NORTH 56°57'34" WEST A DISTANCE OF 169.22 FEET;  
3) NORTH 50°56'56" WEST A DISTANCE OF 1107.50 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER SECTION 34;  
THENCE ALONG SAID WEST LINE OF THE NORTHWEST QUARTER SECTION 34, SOUTH 00°12'59" WEST A DISTANCE OF 350.91 FEET TO THE POINT OF BEGINNING.  
**CONTAINS 5.488 ACRES MORE OR LESS**  
CITY AND COUNTY OF BROOMFIELD,  
STATE OF COLORADO.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF INDUSTRIAL LANE FILING NO. 1 FINAL PLAT; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR THE PUBLIC USE THE STREETS, RIGHTS-OF-WAY AND OTHER PUBLIC WAYS AND TRACT A, B, 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 THE USE BY FRANCHISEES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

## OWNER ACKNOWLEDGMENT

IN WITNESS WHEREOF THIS INSTRUMENT HAS BEEN EXECUTED BY THE UNDERSIGNED THIS 24 DAY OF November 2015 BY INTERLOCKEN SELF STORAGE LLC.

JOHN MCSHANE, PRESIDENT  
5300 DTC PARKWAY, SUITE 280  
GREENWOOD VILLAGE COLORADO, 80111

STATE OF COLORADO }  
COUNTY OF BROOMFIELD } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME A COLORADO NOTARY PUBLIC THIS 24 DAY OF November 2015 PERSONALLY BY JOHN MCSHANE AS PRESIDENT OF INTERLOCKEN SELF STORAGE LLC.

MY COMMISSION EXPIRES 11-19-2016

NOTARY PUBLIC Janis R...  
STATE OF COLORADO COMMISSION NO. 20044028232

## ATTORNEYS CERTIFICATE

I, Richard S. Spelt, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNER DEDICATING ANY STREET, EASEMENT OR RIGHT-OF-WAY PARCEL OR TRACT HEREON OWNS THEM IN FEE SIMPLE FREE AND CLEAR OF ALL ENCUMBRANCES, AND THE CITY OF BROOMFIELD MAY RELY ON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

REGISTRATION NO. 10683 DATE 11-24-2015

## SURVEYORS CERTIFICATE

I, SCOTT A. PULLING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS FINAL PLAT OF INDUSTRIAL LANE FILING NO. 1 WAS PREPARED UNDER MY RESPONSIBLE CHARGE, SUPERVISION AND CHECKING AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



SCOTT A. PULLING  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 27936  
4740 YATES CT.  
BROOMFIELD, CO. 80020

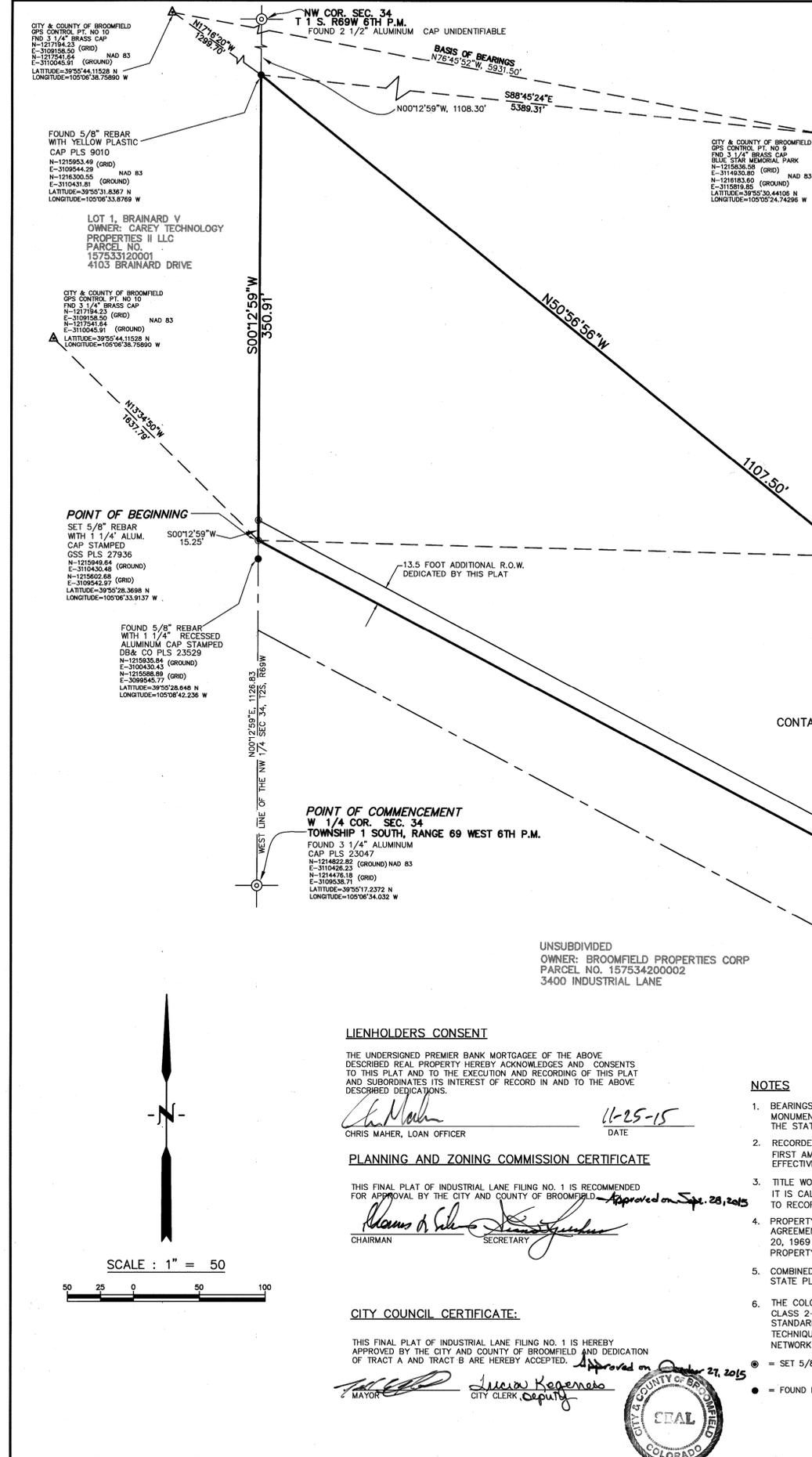
ACCORDING TO COLORADO LAW YOU MUST SIGN AND DATE THIS INSTRUMENT WITHIN THREE YEARS AFTER YOU FIRST MAY TAKE ANY ACTION BASED ON ANY DEFECT IN THIS SURVEY BEING COMMERCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PREPARED FOR:  
**JOHN MCSHANE OWNER, DEVELOPER**  
7340 SOUTH ALTON WAY  
CENTENNIAL, CO. 80112  
CONTACT: JOHN  
(303)-721-0857

PREPARED BY:  
**GORTON SCOTT SURVEYING, LLC**  
4740 YATES CT.  
BROOMFIELD, COLORADO 80020  
(303) 884-8955

NO.	REVISION	DATE	BY
1	UPDATED TO FINAL PLAT	7/15/13	
2	ADDED 8.5 FOOT R.O.W. DEDICATION	7/25/13	
3	PLOTTED SOUTH R.O.W. OF INDUSTRIAL LANE	6/06/13	
4	ELIMINATE TRACT FOR PUMP STATION	6/08/15	

PROJECT:  
**INDUSTRIAL LANE FILING NO. 1**  
BROOMFIELD, COLORADO  
DRAWING:  
SHEET 1 OF 1  
JOB NO. 13-003P



LOT 1  
CONTAINS 4.551 AC. MORE OR LESS  
3401 INDUSTRIAL LANE

TRACT A  
CONTAINS 0.444 AC. MORE OR LESS  
13.5 FT. R.O.W. DEDICATION BY THIS PLAT

TRACT B  
CONTAINS 0.493 AC. MORE OR LESS  
R.O.W. DEDICATION BY THIS PLAT

## LIENHOLDERS CONSENT

THE UNDERSIGNED PREMIER BANK MORTGAGEE OF THE ABOVE DESCRIBED REAL PROPERTY HEREBY ACKNOWLEDGES AND CONSENTS TO THIS PLAT AND TO THE EXECUTION AND RECORDING OF THIS PLAT AND SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS.

Chris Maher 11-25-15  
CHRIS MAHER, LOAN OFFICER DATE

## PLANNING AND ZONING COMMISSION CERTIFICATE

THIS FINAL PLAT OF INDUSTRIAL LANE FILING NO. 1 IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD. Approved on Sept. 28, 2015

Thomas D. Silva Secretary  
CHAIRMAN SECRETARY

## CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT OF INDUSTRIAL LANE FILING NO. 1 IS HEREBY APPROVED BY THE CITY AND COUNTY OF BROOMFIELD AND DEDICATION OF TRACT A AND TRACT B ARE HEREBY ACCEPTED. Approved on October 27, 2015

Mayor Luciano Regenero  
MAYOR CITY CLERK, Deputy



## NOTES

- BEARINGS ARE BASED ON A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD MONUMENT NO. 10 AND CITY AND COUNTY OF BROOMFIELD MONUMENT NO. 9 THE STATE PLANE GRID BEARING AND DISTANCE IS N76°45'52"W, 5931.50 FEET
- RECORDED EASEMENTS, RIGHTS-OF-WAY ARE SHOWN ACCORDING TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 3020-594655 EFFECTIVE DATE JANUARY 13TH, 2015.
- TITLE WORK DOES NOT INDICATE A RIGHT-OF-WAY FOR INDUSTRIAL LANE. IT IS CALLED OUT IN SOME OF THE DOCUMENTS AS 60 FOOT WIDE BUT NO REFERENCE TO RECORDED DOCUMENT.
- PROPERTY SUBJECT TO TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE UTILITY SERVICE AGREEMENT RECORDED JUNE 20, 1969 ON FILM 671 AT RECEPTION NO. 916571. (INCLUDES ENTIRE SUBJECT PROPERTY)
- COMBINED SCALE FACTOR TO REDUCE MODIFIED STATE PLANE COORDINATES TO STATE PLANE COORDINATES VALUES=0.999714664.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER, CLASS 2-11, 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.

- = SET 5/8" REBAR WITH CAP STAMPED GSS PLS 27936.
- = FOUND PIN & CAP AS NOTED

## OWNER

INTERLOCKEN SELF STORAGE LLC,  
JOHN MCSHANE, OWNER, DEVELOPER  
5300 DTC PARKWAY, SUITE 280  
GREENWOOD VILLAGE COLORADO, 80111

CITY & COUNTY OF BROOMFIELD  
GPS CONTROL PT. NO. 10  
END 3 1/4" BRASS CAP  
N-121583.58 (GRID) NAD 83  
E-311043.81 (GROUND)  
L-311043.81 (GROUND)  
LATITUDE=39°55'44.11528 N  
LONGITUDE=105°06'38.75880 W

FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PLS 9010  
N-121583.49 (GRID) NAD 83  
E-310954.29 (GROUND) NAD 83  
N-1216300.55 (GROUND) NAD 83  
E-311043.81 (GROUND) NAD 83  
L-311043.81 (GROUND) NAD 83  
LATITUDE=39°55'31.8367 N  
LONGITUDE=105°06'33.6769 W

LOT 1, BRAINARD V  
OWNER: CAREY TECHNOLOGY  
PROPERTIES II LLC  
PARCEL NO.  
157533120001  
4103 BRAINARD DRIVE

CITY & COUNTY OF BROOMFIELD  
GPS CONTROL PT. NO. 10  
END 3 1/4" BRASS CAP  
N-1217184.23 (GRID) NAD 83  
E-310954.29 (GROUND) NAD 83  
N-1217541.64 (GROUND) NAD 83  
E-311043.81 (GROUND) NAD 83  
LATITUDE=39°55'44.11528 N  
LONGITUDE=105°06'38.75880 W

POINT OF BEGINNING  
SET 5/8" REBAR WITH 1 1/4" ALUM. CAP STAMPED GSS PLS 27936  
N-1215849.64 (GRID) NAD 83  
E-311043.81 (GROUND) NAD 83  
N-1215602.68 (GRID) NAD 83  
E-310954.29 (GROUND) NAD 83  
LATITUDE=39°55'28.3688 N  
LONGITUDE=105°06'33.9137 W

FOUND 5/8" REBAR WITH 1 1/4" RECESSED ALUMINUM CAP STAMPED DB & CO PLS 23529  
N-121583.58 (GRID) NAD 83  
E-311043.81 (GROUND) NAD 83  
N-121588.89 (GRID) NAD 83  
E-309545.17 (GROUND) NAD 83  
LATITUDE=39°55'28.646 N  
LONGITUDE=105°06'42.236 W

POINT OF COMMENCEMENT  
W 1/4 COR. SEC. 34  
TOWNSHIP 1 SOUTH, RANGE 69 WEST 6TH P.M.  
FOUND 3 1/4" ALUMINUM CAP PLS 23047  
N-1214822.82 (GROUND) NAD 83  
E-310426.23 (GROUND) NAD 83  
N-1214476.18 (GROUND) NAD 83  
E-310953.71 (GROUND) NAD 83  
LATITUDE=39°55'17.2372 N  
LONGITUDE=105°06'34.032 W

UNSUBDIVIDED  
OWNER: BROOMFIELD PROPERTIES CORP  
PARCEL NO. 157534200002  
3400 INDUSTRIAL LANE

