

**LEGAL DESCRIPTION AND DEDICATIONS**

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

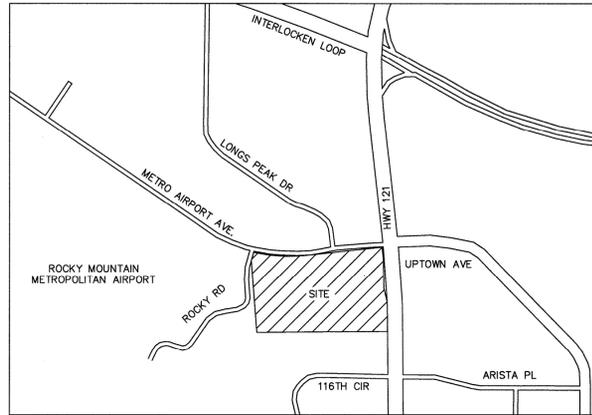
LOT 1, JEFFCO AIRPORT BUSINESS CENTER EAST FILING NO. 1 MINOR SUBDIVISION PLAT, RECORDED JANUARY 21, 2005 AT RECEPTION NUMBER 2005000905, LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS MONUMENT AND NGS MONUMENT JEFFCO AZ MK, AND CITY AND COUNTY OF BROOMFIELD GPS MONUMENT AND NGS MONUMENT JEFFCO RESET BEARS NORTH 07°43'10" WEST, A DISTANCE OF 3736.57 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.; THENCE NORTH 03°35'22" WEST A DISTANCE OF 2659.29 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, AND THE POINT OF BEGINNING; THENCE NORTH 04°28'31" WEST, A DISTANCE OF 641.08 FEET; THENCE 434.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1233.28 FEET, AN INCLUDED ANGLE OF 20°10'31" AND SOUTHWEST BY A CHORD WHICH BEARS SOUTH 85°51'18" EAST, A DISTANCE OF 432.03 FEET; THENCE NORTH 83°53'50" EAST, A DISTANCE OF 19.43 FEET; THENCE NORTH 84°03'41" EAST, A DISTANCE OF 590.22 FEET; THENCE SOUTH 05°55'16" EAST, A DISTANCE OF 94.99 FEET; THENCE SOUTH 00°59'03" EAST, A DISTANCE OF 227.34 FEET; THENCE SOUTH 13°43'57" EAST, A DISTANCE OF 231.95 FEET; THENCE SOUTH 01°35'20" EAST, A DISTANCE OF 115.27 FEET; THENCE SOUTH 89°30'23" WEST, A DISTANCE OF 611.87 FEET; THENCE SOUTH 89°36'29" WEST, A DISTANCE OF 144.86 FEET; THENCE SOUTH 89°32'00" WEST, A DISTANCE OF 302.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 651,735 SQ FT, OR 14.96 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF JEFFCO AIRPORT BUSINESS CENTER EAST FILING NO. 1 REPLAT A, MINOR SUBDIVISION PLAT, 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.



Vicinity Map  
NOT TO SCALE

**OWNER AND SUBDIVIDER CERTIFICATE**

COUNTY OF JEFFERSON, STATE OF COLORADO, A BODY POLITIC AND CORPORATE

BY: *Donald Rosier*

NAME: **IBBY SZABO - Donald Rosier**

TITLE: **CHAIRMAN, BOARD OF COUNTY COMMISSIONERS**

STATE OF COLORADO

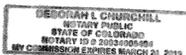
COUNTY OF JEFFERSON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF JULY, 2016, BY **IBBY SZABO**, AS CHAIRMAN OF THE BOARD OF JEFFERSON COUNTY COMMISSIONERS.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: **March 24, 2019**

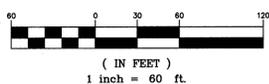
NOTARY PUBLIC



**PARCEL AREAS**

LOT NUMBER	SQUARE FOOTAGE	ACREAGE
1	513,758±	11.79
2	50,923±	1.17
3	52,107±	1.19
TRACT A	34,947±	0.80

**GRAPHIC SCALE**



**ATTORNEY'S CERTIFICATE**

I, **Kartrney Hartman**, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, ON BEHALF OF JEFFERSON COUNTY, DO HEREBY CERTIFY TO ONLY THE CITY AND COUNTY THAT THE PERSON 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 AND ENCUMBRANCES EXCEPT THOSE ENCUMBRANCES BURDENING THE PROPERTY AS A RESULT OF THE AIRPORT OPERATIONS AND FEDERAL AVIATION ADMINISTRATION REGULATIONS AND THE ITEMS LISTED ON THE TITLE COMMITMENT FROM LAND TITLE GUARANTEE COMPANY NO. ABB70429135-3 DATED JANUARY 28, 2016, AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

**CITY MANAGER'S CERTIFICATE**

THIS MINOR SUBDIVISION IS HEREBY APPROVED AND THE DEDICATION ACCEPTED BY THE CITY AND COUNTY MANAGER THIS 20th DAY OF JULY, 2016.

CITY MANAGER: *Donald Rosier* DEPUTY CITY MANAGER: *B. S.*

**APPROVALS**

**DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE**

THIS MINOR SUBDIVISION IS HEREBY APPROVED AND THE DEDICATION ACCEPTED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT ON THIS 21st DAY OF JULY, 2016.

DIRECTOR OF COMMUNITY DEVELOPMENT: *John B. Guyton*

**SURVEYOR'S CERTIFICATE**

I, JOHN B. GUYTON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY FOR AND ON BEHALF OF FLATRONS, INC., THAT THE SURVEY AND THE 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.

BEARINGS ARE BASED ON COLORADO STATE PLANE NORTH ZONE NAD83/92

DATE: 7/15/16  
JOHN B. GUYTON  
CHAIRMAN & CEO, FLATRONS, INC.  
3825 IRIS AVENUE  
SUITE 395  
BOULDER, CO 80301

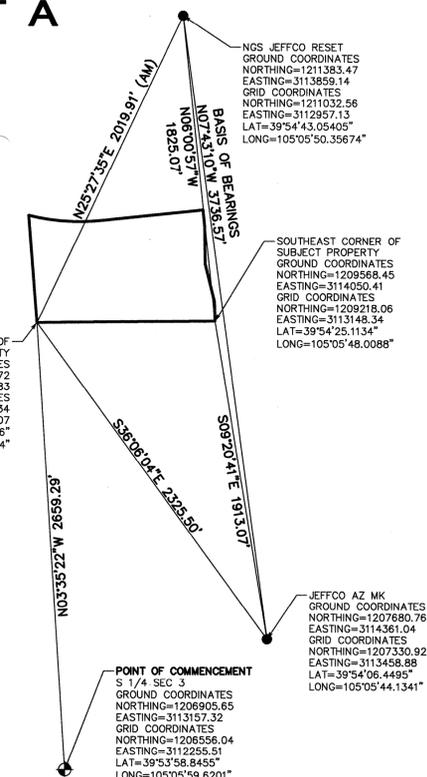
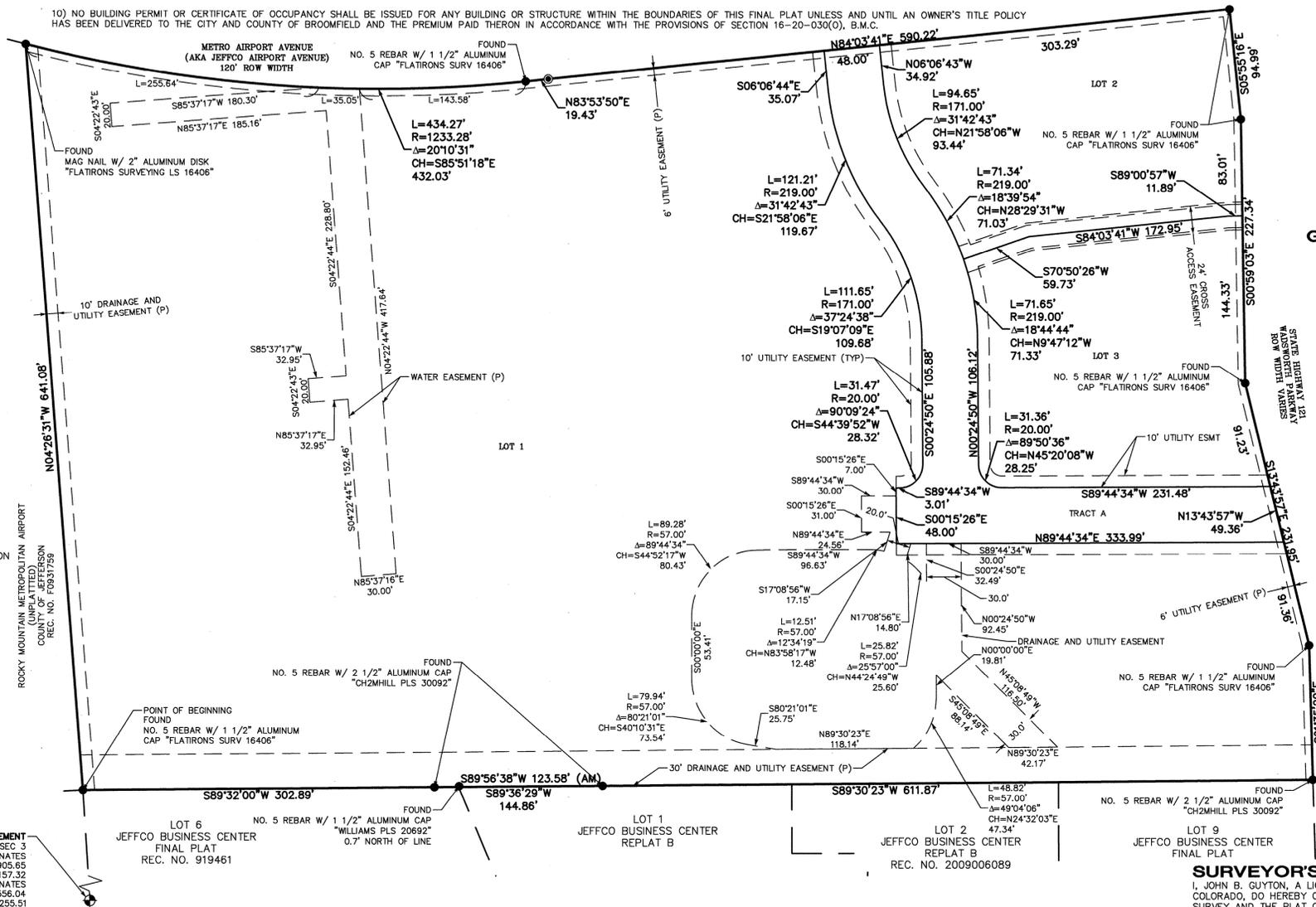
**JEFFCO AIRPORT BUSINESS CENTER EAST FILING NO. 1 REPLAT A  
MINOR SUBDIVISION PLAT**

A REPLAT OF LOT 1, JEFFCO AIRPORT BUSINESS CENTER EAST FILING NO. 1 MINOR SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
SHEET 1 OF 1

**NOTES**

- 1) THIS SUBDIVISION PLAT CREATES A TOTAL OF THREE LOTS AND ONE TRACT.
- 2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABB70429135-3, DATED JANUARY 28, 2016 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 3) 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.
- 4) 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 AND NGS MONUMENT JEFFCO AZ MK, AND CITY AND COUNTY OF BROOMFIELD GPS MONUMENT AND NGS MONUMENT JEFFCO RESET BEARS NORTH 07°43'10" WEST, A DISTANCE OF 3736.57 FEET, AS SHOWN HEREON. BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD GIS STANDARDS.
- 5) 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 DEFACES, 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.
- 6) ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED.
- 7) THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS "C ORDER, CLASS 2-1, 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.
- 8) THE COMBINED SCALE FACTOR, SCALED FROM 0.0 FOR THIS SITE = 0.99971032
- 9) ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
- 10) 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 OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THERON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-20-030(O), B.M.C.

TOTAL AREA = 651,735 SQ FT, OR 14.96 ACRES, MORE OR LESS



**GEODETIC TIE DIAGRAM**  
SCALE = 1" = 500'

**Legend**

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATRONS SURV 16406"
- AS PER THE PLAT OF JEFFCO AIRPORT BUSINESS CENTER EAST FILING NO. 1 DATED 1/21/2005 REC. NO. 2005000905
- AS MEASURED AT TIME OF SURVEY

**Boundary Closure Report**

Course: N04°26'31"W Length: 641.08'  
Length: 434.27' Radius: 1233.28'  
Delta: 02°01'03.1"  
Chord: 432.03' Course: S85°51'18"E  
Course: N83°53'50"E Length: 19.43'  
Course: N84°03'41"E Length: 590.22'  
Course: S05°55'16"E Length: 94.99'  
Course: S00°59'03"E Length: 227.34'  
Course: S13°43'57"E Length: 231.95'  
Course: S01°35'20"E Length: 115.27'  
Course: S89°30'23"W Length: 611.87'  
Course: S89°36'29"W Length: 144.86'  
Course: S89°32'00"W Length: 302.89'

Perimeter: 3414.17' Area: 651735 Sq. Ft.  
Error Closure: 0.00 Course: S15°21'51"W  
Error North: -0.005 East: -0.001  
Precision 1: 341470000.00

DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

MINOR SUBDIVISION: METRO AIRPORT EAST

**FLATRONS, Inc.**  
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BOULDER, CO 80301  
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655 FOURTH AVE  
LONGMONT, CO 80501  
PH: (303) 776-1733  
PH: (303) 776-4355

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 16406

JOB NUMBER: 15-66,887  
DATE: 04-01-2016  
DRAWN BY: B. LUND  
CHECKED BY: ETB/JJZ/WW

SHEET 1 OF 1