

INTERPARK - FILING NO. 1 FINAL PLAT

LOCATED IN THE SOUTHEAST QUARTER, SECTION 2, TOWNSHIP 2 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN.
CITY AND COUNTY OF BROOMFIELD, COLORADO
SHEET 1 OF 2

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2, THENCE ALONG THE EAST LINE OF SAID SECTION 2 N00°23'18"W, 1585.67 FEET; THENCE DEPARTING SAID SECTION LINE AND ALONG THE SOUTH LINE OF THE PARCEL DESCRIBED AT RECEPTION NO. 87153017 S89°48'18"W, 29.90 FEET TO A POINT ON THE EASTERLY LINE OF THE PARCEL DESCRIBED AT RECEPTION NO. F0390997 ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SEVEN (7) CONSECUTIVE COURSES; 1) THENCE S00°22'45"E, 769.34 FEET; 2) THENCE S89°35'56"W, 27.09 FEET; 3) THENCE 244.81 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22°59'40", A RADIUS OF 610.00 FEET, AND A CHORD WHICH BEARS S11°05'32"W, 243.17 FEET; 4) THENCE S22°35'11"W, 165.94 FEET; 5) THENCE 290.92 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE 22°31'29", A RADIUS OF 740.00 FEET, AND A CHORD WHICH BEARS S11°19'32"W, 289.05 FEET; 6) THENCE S89°28'48"W, 1.10 FEET; 7) THENCE S00°23'10"E, 78.50 FEET TO A POINT ON THE SOUTHERLY LINE OF THE PARCEL DESCRIBED AT RECEPTION NO. F0390997; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) CONSECUTIVE COURSES: 1) THENCE S89°17'39"W, 434.65 FEET; 2) THENCE S00°42'10"E 35.01 FEET; 3) THENCE S89°17'25"W, 739.01 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE COLORADO & SOUTHERN RAILROAD AS RECORDED IN BOOK 34, PAGE 505 AND BOOK 153, PAGE 182; THENCE ALONG SAID RIGHT-OF-WAY LINE N12°26'39"W, 1981.21 FEET TO A POINT ON THE SOUTHERLY LINE OF THE BROOMFIELD INDUSTRIAL PARK FILING NO. 5 AS RECORDED AT RECEPTION NO. 89059965; THENCE ALONG SAID SOUTHERLY LINE N89°49'57"E, 1120.60 FEET TO A POINT ON THE WESTERLY LINE OF A PARCEL DESCRIBED AT RECEPTION NO. 87153017; THENCE ALONG SAID LINE S00°20'56"E, 367.42 FEET; THENCE ALONG THE NORTH LINE OF SAID PARCEL N89°48'18"E, 667.08 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 61.76 ACRES (2,690,480 SQUARE FEET), MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF INTERPARK - FILING NO. 1; 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, PUBLIC WAYS AND TRACT 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 FOR USE BY PUBLIC AND PRIVATE UTILITIES.

PLAT NOTES:

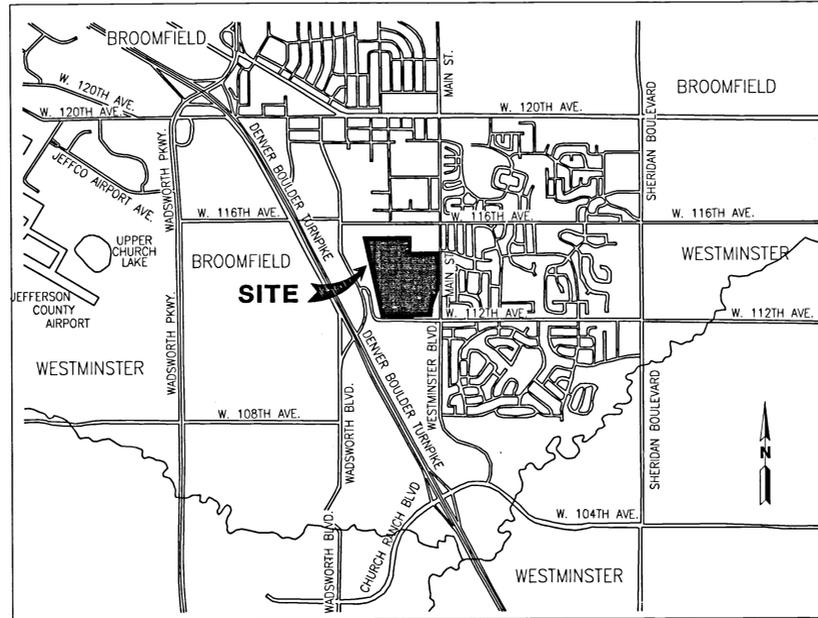
1. BASIS OF BEARING
BEARINGS ARE BASED ON THE CITY OF BROOMFIELD GIS STATIONS NGS B413 AND GPS NO. 8 AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
3. A CROSS ACCESS EASEMENT IS PROVIDED ACROSS BLOCKS 1,2 AND 3 TO ALLOW FOR THE USE OF DRIVES AND PARKING BETWEEN THE THREE BLOCKS.
4. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
5. THE CITY OF BROOMFIELD OWNS THE LAND WHICH IS SHOWN PLATTED AS LOT 3, BLOCK 1. THE REMAINDER OF THE PLATTED AREA IS OWNED BY BROOMFIELD 112TH & MAIN PARTNERS.

OWNER/DEVELOPER:

BROOMFIELD 112TH & MAIN PARTNERS
6312 SOUTH FIDDLER'S GREEN CIRCLE, SUITE 260N
ENGLEWOOD, COLORADO 80111
CONTACT: J.R. HILL
PHONE: (303) 329-9900

SURVEYOR:

MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE
P.O. BOX 151500
LAKEWOOD, CO. 80215
CONTACT: JOHN MOORE
PHONE: (303) 431-6100
FAX: (303) 431-4028



VICINITY MAP

OWNER: BROOMFIELD 112TH & MAIN PARTNERS, LTD., A COLORADO LIMITED PARTNERSHIP

BY: DHF ASSOCIATES, LLC, A COLORADO LIMITED LIABILITY COMPANY, GENERAL PARTNER

BY: J.R. Hill
JAMES R. HILL

TITLE: MANAGER

STATE OF COLORADO)
COUNTY OF Arapahoe) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF April, 2005, BY JAMES R. HILL AS MANAGER OF DHF ASSOCIATES, LLC, A COLORADO LIMITED LIABILITY COMPANY, WHICH IS GENERAL PARTNER OF BROOMFIELD 112TH & MAIN PARTNERS, LTD., A COLORADO LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 06/17/2006 Linda A. Tracy
NOTARY PUBLIC



THE CITY AND COUNTY OF BROOMFIELD,
A COLORADO MUNICIPAL CORPORATION AND COUNTY

BY: George DiCunto
CITY AND COUNTY MANAGER

ATTEST: Vicki Mason
CITY CLERK



STATE OF COLORADO)
COUNTY OF Broomfield) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF July, 2005, BY THE CITY AND COUNTY MANAGER OF THE CITY AND COUNTY OF BROOMFIELD, A COLORADO MUNICIPAL CORPORATION AND COUNTY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 10-12-05 Julia A. Moser
NOTARY PUBLIC



HOLDERS OF DEED OF TRUST: COLORADO STATE BANK

BY: Richard D. Nichols
TITLE: Senior Vice President

ATTEST: Richard D. Nichols
TITLE: Admin Asst.

STATE OF Colorado)
COUNTY OF Denver) SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF April, 2005,

BY: Tremor V. Stafford
AS: Senior Vice President OF COLORADO STATE BANK, AND;
BY: Richard D. Nichols
AS: Admin. Assistant OF COLORADO STATE BANK

WITNESS MY HAND AND OFFICIAL SEAL.

Donna Layton
NOTARY PUBLIC

MY COMMISSION EXPIRES: 09-29-05



ATTORNEY'S CERTIFICATE:

I, _____, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL, OR TRACT HEREON 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. _____, DATE: _____

APPROVALS

LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 20th DAY OF March, 2005

Keith Lopez Keith Ferguson
CHAIRMAN 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 24th DAY OF August, 2005.

Pro Tem Juliana Kegeress
MAYOR CITY CLERK, Deputy



SURVEYOR'S CERTIFICATE:

I, Jerald W. Richmond, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEYS REPRESENTED BY THIS PLAT WERE MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

DATE April 7, 2005



- REV: DEC. 22, 2003
- REV: AUG. 14, 2003
- REV: JUNE 11, 2003
- REV: APRIL 29, 2003
- REV: AUG. 12, 2002
- REV: MAY 31, 2002
- REV: MAY 01, 2002
- REV: MAY 18, 2001
- REV: MAY 08, 2001
- REV: MAR. 15, 2001
- REV: MAR. 08, 2001
- SEPT. 05, 2000



INTERPARK - FILING NO. 1 FINAL PLAT

LOCATED IN THE SOUTHEAST QUARTER, SECTION 2,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN.
CITY AND COUNTY OF BROOMFIELD, COLORADO

SHEET 2 OF 2

project manager J. C. MOORE
designed by JCM
drawn by NNL
sheet no. 2

project G:\THOMAS\broom-d\plat
job no.
sheet no. 2

MARTIN / MARTIN CONSULTING ENGINEERS
1848 West Colfax Ave.
P.O. Box 151500
Boulder, CO 80521-1500
Phone: 303.441.1000
Fax: 303.441.1002
SEPTEMBER 05, 2005

int unit US-1b-UI
paper space
model space
main file gis-plat.dwg
reference dunn.dwg

EAST QUARTER CORNER, SECTION 2
FOUND 3/4" ALUM. CAP
LS #12405
LAT=39°54'25.2861"N
LONG=105°04'18.3658"W
GRID N=1209268.292
GRID E=3120133.750
GROUND N=1209608.379
GROUND E=3121011.238

GPS NO. 8
RMS NO. 37
LAT=39°54'25.5343"N
LONG=105°04'17.6865"W
GRID N=1209293.652
GRID E=3120186.565
GROUND N=1209633.747
GROUND E=3121064.068

NOTE: MODIFICATION
FACTOR USED TO
REDUCE TO GROUND
MODIFIED STATE PLANE
GRID COORDINATES IS
0.999718845

FOUND NO. 5 REBAR WITH
ALLOY CAP - PLS # 27601
LAT=39°54'15.1458"N
LONG=105°04'27.2813"W
GRID N=1208238.889
GRID E=3119443.931
GROUND N=1208578.687
GROUND E=3120321.225

NGS 8413
RMC NO. 35
LAT= 39°54'52.5310"N
LONG=105°04'18.0378"W
GRID N=1212025.190
GRID E=3120145.992
GROUND N=1212366.053
GROUND E=3121023.463

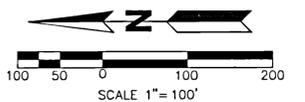
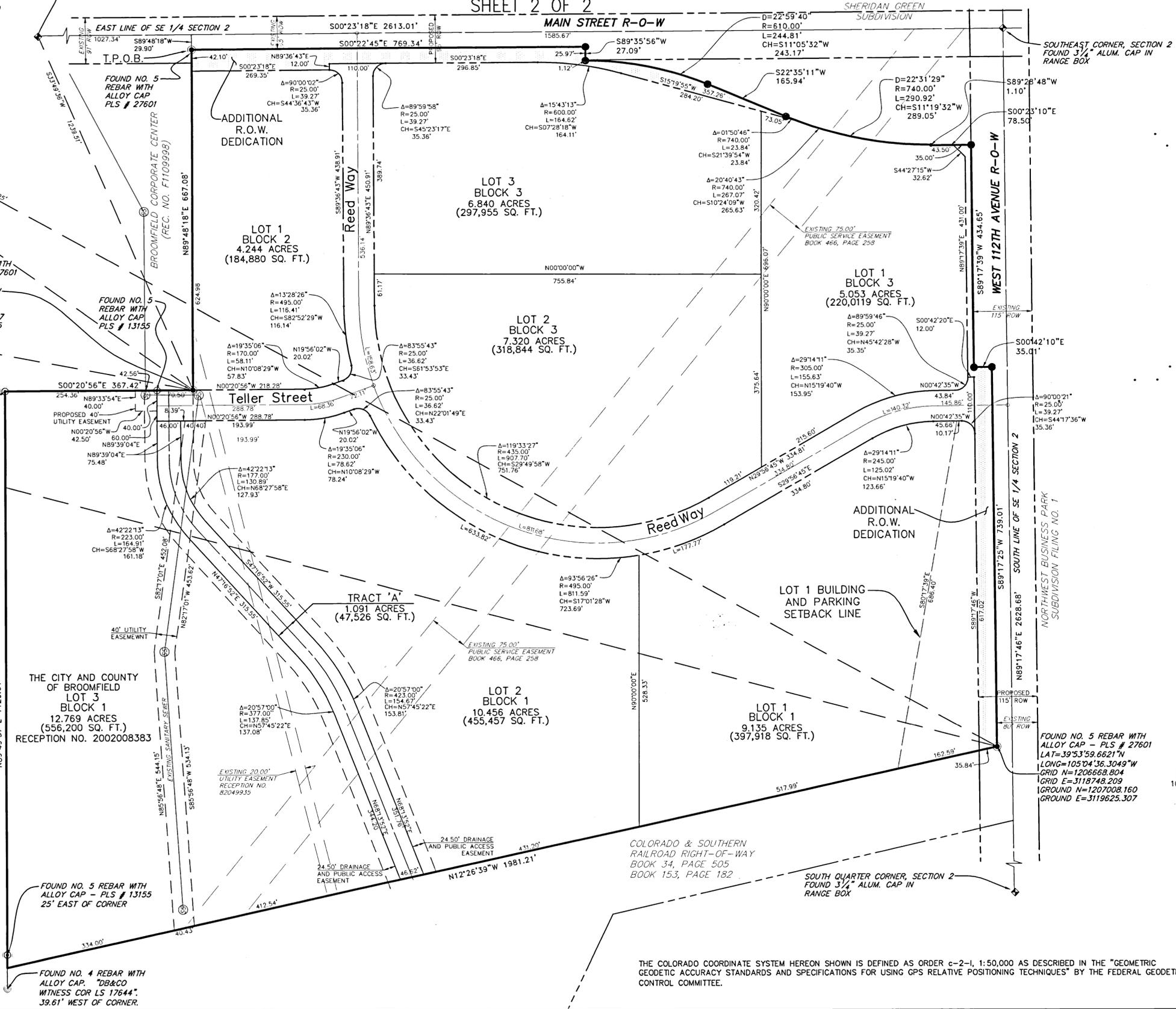
FOUND NO. 5 REBAR WITH
ALLOY CAP - PLS # 13155

BROOMFIELD INDUSTRIAL PARK
FILING NO. 5
(COMMUNITY BALL FIELDS)

BROOMFIELD INDUSTRIAL PARK
FILING NO. 5
(BOULDER STEEL)
REC.# 89059965

LEGEND:

- PROPERTY LINE
- - - EASEMENT
- ==== CURB AND GUTTER
- 5500 CONTOUR
- SS SANITARY SEWER
- SANITARY MANHOLE
- CURB INLET
- PIN FOUND LS#17644
- PIN FOUND LS#27601
- PIN FOUND LS#13155
- PIN SET LS#26298



FOUND NO. 5 REBAR WITH
ALLOY CAP - PLS # 27601
LAT=39°53'59.6621"N
LONG=105°04'36.3049"W
GRID N=1206668.804
GRID E=3118748.209
GROUND N=1207008.160
GROUND E=3119625.307

REV. DEC. 22, 2003
REV. AUG. 14, 2003
REV. JUNE 11, 2003
REV. APRIL 29, 2003
REV. APRIL 29, 2003
REV. AUG. 12, 2002
REV. MAY 31, 2002
REV. MAY 01, 2002
REV. APRIL 19, 2002
REV. APRIL 06, 2002
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REV. MAR. 15, 2001
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SEPT. 05, 2000

MARTIN / MARTIN CONSULTING ENGINEERS
12498 WEST COLFAX AVE.
P.O. BOX 151500
LAKEWOOD, CO 80215
303.441.1000
FAX 303.441.4028

THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER c-2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODEIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODEIC CONTROL COMMITTEE.