

INTERLOCKEN FILING NO. 21

FINAL SUBDIVISION PLAT
 BEING A REPLAT OF LOT 4, INTERLOCKEN FILING NO. 17
 SITUATE IN THE SOUTHWEST 1/4 OF SECTION 34,
 TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH P.M.
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
 (SHEET 1 OF 2)

Recorded 9/19/2007 at
 Receipt No 2007012111

CLERK AND RECORDER RECORDING INFORMATION

DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN; AND LOCATED IN THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO; BEING ALL OF LOT 4, INTERLOCKEN FILING NO. 17, AS FILED IN THE BROOMFIELD COUNTY CLERK AND RECORDER'S OFFICE ON 4-24-2002, AT RECEPTION NO. 2002005676, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4;

THENCE N 00°00'36" W 1327.86 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 36;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 36 N 59°24'18" W 1473.02 FEET;

THENCE S 30°35'42" W 223.49 FEET;

THENCE S 88°47'35" W 103.78 FEET;

THENCE S 31°18'25" W 174.76 FEET;

THENCE S 58°31'50" E 15.00 FEET;

THENCE S 31°18'25" W 249.20 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE SOUTHERLY WHOSE RADIUS BEARS S 31°18'25" W 767.38 FEET, BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF INTERLOCKEN BOULEVARD;

THENCE EASTERLY 658.41 FEET ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 49°09'35" TO A POINT OF NON-TANGENT CURVE CONCAVE WESTERLY WHOSE RADIUS BEARS S 80°27'59" W 782.50 FEET;

THENCE SOUTHERLY 434.53 FEET ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 31°49'02";

THENCE S 22°17'01" W 128.31 FEET;

THENCE S 79°12'05" E 543.76 FEET;

THENCE S 61°12'21" E 704.35 FEET;

THENCE N 89°38'16" E 280.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,196,387 SQUARE FEET OR 50.422 ACRES.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF INTERLOCKEN FILING NO. 21; 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, AND OTHER PUBLIC WAYS [AND OUTLOTS/PARCELS] 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 OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER ACKNOWLEDGMENT

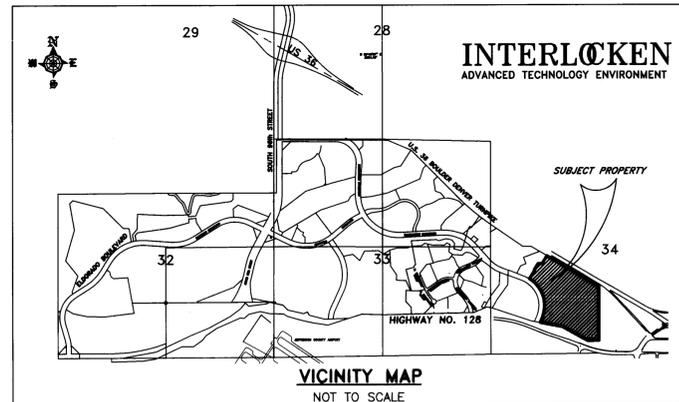
IN WITNESS WHEREOF, THIS INSTRUMENT HAS BEEN EXECUTED BY THE UNDERSIGNED THIS 12th DAY OF SEPTEMBER, 2007. JP COLORADO LAND, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

John K. James
 JOHN JAMES
 GENERAL PARTNER
 JP COLORADO LAND, LLLP

STATE OF Colorado)
)SS.
 COUNTY OF Broomfield)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, Camille Cave AS Colorado NOTARY PUBLIC, THIS 12th DAY OF September, 2007, PERSONALLY BY JOHN JAMES AS GENERAL PARTNER OF JP COLORADO LAND, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP. WITNESS MY HAND

MY COMMISSION EXPIRES 06/06/2010
 NOTARY PUBLIC Camille Cave
 STATE OF Colorado COMMISSION # N/A



GENERAL NOTES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ACCURATE TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. TITLE COMMITMENT NUMBER 1429384, DATED APRIL 24, 2007, PREPARED BY CHICAGO TITLE OF COLORADO, INC., WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
- AVIGATION EASEMENT AS GRANTED TO THE JEFFERSON COUNTY AIRPORT AUTHORITY RECORDED SEPTEMBER 7, 1990 UNDER RECEPTION NO. 1062836 AND OCTOBER 17, 1994 UNDER RECEPTION NO. 1470924. RE-RECORDED APRIL 13, 1995 UNDER RECEPTION NO. 01509906. ENCUMBERS ALL PORTIONS OF THIS PLAT.
- COORDINATES SHOWN ARE COLORADO NORTH ZONE, NAD83, MODIFIED GROUND COORDINATES, WITH A COMBINED GRID SCALE FACTOR OF (0.99971148) FOR PROJECTION ELEVATION OF 5,500.00 (US SURVEY FEET).
- 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARING: BEARINGS ARE BASED ON THE CITY/COUNTY OF BROOMFIELD GIS CONTROL POINTS "BROOMFIELD PANEL POINT NO. 10" AND "JEFFCO RESET". A LINE BETWEEN SAID GIS POINTS BEARS S31°39'13"E AS MONUMENTED AND OCCUPIED.
- SETBACKS SHOWN HEREON ARE MINIMUM SETBACKS.
- THE COLORADO COORDINATE SYSTEM HERE SHOWN IS DEFINED AS 3RD ORDER, 1:10,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL CONTROL COMMITTEE.
- CROSS-EASEMENTS FOR GENERAL ACCESS AND EMERGENCY ACCESS TO BE GRANTED UNDER SEPARATE DOCUMENT AS PART OF THE DEVELOPMENT AND/OR SITE PLAN
- UTILITY, DRAINAGE AND DETENTION EASEMENTS WILL BE GRANTED VIA SEPARATE INSTRUMENT OR FINAL PLATS TO THE APPROPRIATE ENTITIES WHEN THE APPROPRIATE ENGINEERING DESIGN HAS TAKEN PLACE. THE LOCATION AND SIZE OF THESE EASEMENTS WILL BE DETERMINED BY THE CITY AND COUNTY OF BROOMFIELD ENGINEERING REQUIREMENTS AND THE FINAL ENGINEERING PLANS.
- SITE BENCHMARK: 3" BRASS CAP IN CONCRETE LOCATED 60' NORTHEAST OF INTERLOCKEN BOULEVARD, AND 97' SOUTH OF A CONCRETE CANAL. THE MONUMENT ELEVATION IS 5447.22 FEET (NAVD 88) PER BROOMFIELD MONUMENT RECORD FOR "GPS NO. 14".
- ALL DIMENSIONS OF RIGHT-OF-WAY WIDTHS ARE MEASURED PERPENDICULAR TO THE CENTERLINE OF THE STREET.

SURVEYOR'S CERTIFICATE

I, DOUGLAS H. ORT III, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FINAL PLAT OF INTERLOCKEN FILING NO. 21, WAS CREATED UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT IT IS ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, OPINION AND BELIEF.



DOUGLAS H. ORT III
 COLORADO PLS 37066

ATTORNEYS CERTIFICATE:

I, JOEL S. ROSENSTEIN, 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, 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.

Joel S. Rosenstein
 REGISTRATION NO. 28810, DATE 9/12/07

LAND USE REVIEW COMMISSION:

THIS FINAL SUBDIVISION PLAT IS HEREBY RECOMMENDED FOR APPROVAL BY THE LAND USE REVIEW COMMITTEE OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS 20th DAY OF September, 2007.

J. Stohes
 CHAIRMAN
Deanne L. Targaud
 SECRETARY

CITY COUNCIL CERTIFICATE:

THIS FINAL SUBDIVISION PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS 11th DAY OF September, 2007.

Kevin Stewart
 MAYOR

Lizette Kegeners
 CITY CLERK Deputy



SHEET	REVISIONS	DRAWN BY:	APPROVED BY:
1 OF 2	CITY COMMENTS 9/5/07 TJB	TJB	DHO
	NEW EASEMENTS 8/13/07 TJB	BR/TM	DATE OF SURVEY: 4/2/07
	REVISED ROW LAYOUT 6/29/07 DHO	DATE OF DWG: 5/1/07	PROJECT NO. 11NT0806

9/12/2007 7:25 AM
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INTERLOCKEN FILING NO. 21

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 BEING A REPLAT OF LOT 4, INTERLOCKEN FILING NO. 17
 SITUATE IN THE SOUTHWEST 1/4 OF SECTION 34,
 TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH P.M.
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
 (SHEET 2 OF 2)

SITE REFERENCE BENCHMARK: BRASS DISK IN MONUMENT BOX (BROOMFIELD PANEL POINT #14)
 COLORADO NORTHERN ZONE
 STATE PLANE COORDINATES (NAD 83/92)
 LATITUDE 39°55'14.51381"N
 LONGITUDE 105°06'33.768300"W
 (MODIFIED TO ELEV. 5500')
 GRID COORDINATES GROUND COORDINATES
 N 1,214,200.70 N 1,214,551.53
 E 3,109,560.47 E 3,110,458.93
 ELEVATION 5447.22' (NAVD 88)

FOUND 1.5" ALUM. CAP. PLS 14070, ACCEPTED AS NORTHWEST CORNER OF LOT 3, INTERLOCKEN FILING 17
 COLORADO NORTHERN ZONE
 STATE PLANE COORDINATES (NAD 83/92)
 LATITUDE 39°55'15.01523"N
 LONGITUDE 105°06'16.26537"W
 (MODIFIED TO ELEV. 5500')
 GRID COORDINATES GROUND COORDINATES
 N 1,214,257.48 N 1,214,608.32
 E 3,110,923.90 E 3,111,822.76

BROOMFIELD PANEL POINT #10
 COLORADO NORTHERN ZONE
 STATE PLANE COORDINATES (NAD 83/92)
 LATITUDE 39°55'44.11528"N
 LONGITUDE 105°06'38.75890"W
 (MODIFIED TO ELEV. 5500')
 GRID COORDINATES GROUND COORDINATES
 N 1,217,194.23 N 1,217,545.92
 E 3,109,158.50 E 3,110,056.85

FOUND 2 1/2" ALUMINUM CAP. NO PLS #, PER MONUMENT RECORD DATED 2-13-75, BY PLS 11330, ACCEPTED AS N.E. CORNER OF THE SW 1/4 OF SECTION 34, T1S, R69W.
 COLORADO NORTHERN ZONE
 STATE PLANE COORDINATES (NAD 83/92)
 LATITUDE 39°55'17.27900"N
 LONGITUDE 105°05'59.98423"W
 (MODIFIED TO ELEV. 5500')
 GRID COORDINATES GROUND COORDINATES
 N 1,213,507.96 N 1,213,858.80
 E 3,112,191.33 E 3,113,090.55

FOUND 2" ALUM. CAP. PLS 23047, ACCEPTED AS NORTHEAST CORNER OF LOT 4, INTERLOCKEN FILING 17
 COLORADO NORTHERN ZONE
 STATE PLANE COORDINATES (NAD 83/92)
 LATITUDE 39°55'09.45566"N
 LONGITUDE 105°06'21.75079"W
 (MODIFIED TO ELEV. 5500')
 GRID COORDINATES GROUND COORDINATES
 N 1,213,693.03 N 1,214,043.71
 E 3,110,499.03 E 3,111,397.76

LEGEND
 ○ = SET MAG WITH SHINER PLS 37066
 ● = FOUND 2.5" ALUMINUM CAP IN MONUMENT BOX
 ● = FOUND MONUMENT AS DESCRIBED

FOUND 1 1/2" ALUM. CAP. PLS 14070, ACCEPTED AS SOUTHEAST CORNER OF LOT 4, INTERLOCKEN FILING 17
 COLORADO NORTHERN ZONE
 STATE PLANE COORDINATES (NAD 83/92)
 LATITUDE 39°54'54.43298"N
 LONGITUDE 105°06'00.11293"W
 (MODIFIED TO ELEV. 5500')
 GRID COORDINATES GROUND COORDINATES
 N 1,212,180.50 N 1,212,530.74
 E 3,112,191.73 E 3,113,090.95

JEFFCO RESET
 COLORADO NORTHERN ZONE
 STATE PLANE COORDINATES (NAD 83/92)
 LATITUDE 39°54'43.05405"N
 LONGITUDE 105°05'50.35674"W
 (MODIFIED TO ELEV. 5500')
 GRID COORDINATES GROUND COORDINATES
 N 1,211,032.56 N 1,211,382.47
 E 3,112,957.13 E 3,113,856.57

LINE TABLE

LINE	LENGTH	BEARING
L1	43.12	S83°32'02"E
L2	20.00	N83°32'06"W
L3	12.76	N07°38'24"E
L4	20.00	S82°21'36"E
L5	12.35	S07°38'24"W
L6	31.25	S83°32'03"E
L7	13.97	N06°35'47"E
L8	20.00	N83°24'13"W
L9	14.02	S06°35'47"W
L10	17.95	S83°32'03"E
L11	278.82	N00°01'05"W
L12	118.79	N32°08'56"E
L13	178.20	N57°40'14"W
L14	30.00	S32°19'46"W
L15	148.29	S57°40'14"E
L16	97.53	S32°08'56"W
L17	288.10	S00°01'05"E
L18	175.21	N90°00'00"E
L19	154.16	S22°24'11"E
L20	30.00	N67°05'49"W
L21	134.08	S22°24'11"W
L22	152.60	N90°00'00"W
L23	39.22	S45°00'00"E
L24	174.52	S00°21'46"E
L25	192.16	S82°58'41"E
L26	18.61	N00°50'30"W
L27	12.50	N22°26'30"W
L28	157.10	S90°00'00"W
L29	157.03	N00°21'46"W
L30	35.39	N45°00'00"W
L31	19.81	S42°49'33"W
L32	20.00	S47°10'27"E
L33	19.82	N42°49'33"E
L34	17.43	S03°23'43"E
L35	30.00	N86°36'17"E
L36	29.02	N03°23'43"W
L37	4.45	S81°04'58"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	ANGLE
C1	2.05	235.50	0°29'51"	
C2	30.69	61.50	28°35'42"	
C3	30.32	61.50	28°14'42"	
C4	73.13	61.50	68°07'38"	
C5	38.42	61.50	28°20'09"	
C6	41.03	61.50	38°13'32"	
C7	34.52	61.50	32°09'30"	
C8	47.13	61.50	43°54'44"	
C9	6.83	61.50	6°21'49"	
C10	13.25	43.50	17°26'45"	
C11	24.44	43.50	32°11'31"	
C12	28.36	45.00	36°06'48"	

