

INTERLOCKEN FILING NO. 19

MINOR SUBDIVISION PLAT
ADVANCED TECHNOLOGY ENVIRONMENT
BEING A REPLAT OF LOT 1, 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)

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 1, 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 SOUTHWEST CORNER OF SAID LOT 1;

THENCE S 71°32'07" E 1004.15 FEET ALONG THE SOUTH LINE OF SAID LOT 1 FOR THIS AND THE FOLLOWING COURSE;

THENCE S 79°12'05" E 78.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE ALONG THE SOUTHWESTERLY LINE OF INTERLOCKEN BOULEVARD FOR THE FOLLOWING FOUR COURSES;

THENCE N 22°17'01" E 156.76 FEET TO A POINT OF CURVE CONCAVE WESTERLY HAVING A RADIUS OF 642.50 FEET;

THENCE NORTHWESTERLY 356.79 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°49'06" TO A POINT OF COMPOUND CURVE CONCAVE WESTERLY WHOSE RADIUS BEARS S 80°27'59" W 667.69 FEET;

THENCE CONTINUING NORTHWESTERLY 696.36 FEET ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 59°45'21";

THENCE N 69°17'22" W 340.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 1, FOR THE NEXT THREE COURSES;

THENCE S 02°11'42" W 227.62

THENCE S 35°58'45" W 453.61 FEET;

THENCE S 28°51'16" W 231.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.683 ACRES. (MORE OR LESS)

BEARINGS USED HEREIN ARE BASED ON THE LINE BETWEEN BROOMFIELD PANEL POINT #49 AND "JEFFCO RESET", BEING S 31°39'12" E, PER THE BROOMFIELD CONTROL COORDINATE SYSTEM, AS MONUMENTED AND OCCUPIED.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF INTERLOCKEN FILING NO. 19; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS 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.

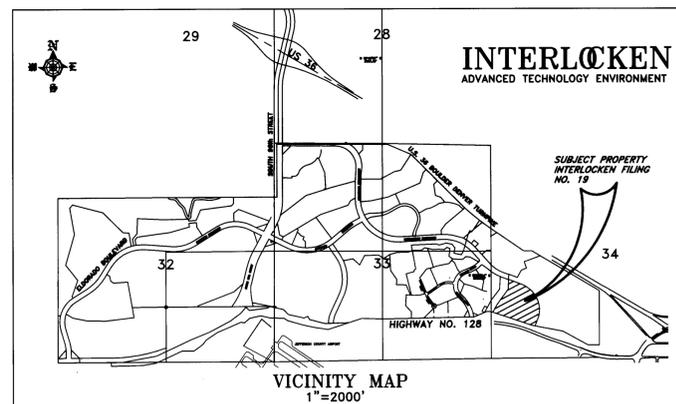
OWNER ACKNOWLEDGMENT

IN WITNESS WHEREOF, THIS INSTRUMENT HAS BEEN EXECUTED BY THE UNDERSIGNED THIS 23 DAY OF MAY, 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,
COUNTY OF Broomfield

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, Camille Cave, AN Notary NOTARY PUBLIC, THIS 23 DAY OF MAY, 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



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 1237193, DATED OCTOBER 18, 2001, PREPARED BY CHICAGO TITLE INSURANCE COMPANY AND TITLE COMMITMENT NUMBER 1237215, DATED OCTOBER 18, 2001, PREPARED BY CHICAGO TITLE INSURANCE COMPANY WERE 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 ELEVATION FACTOR 5,500.00 US 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.
- CALCULATIONS DURING THE CREATION OF INTERLOCKEN FILING NO. 19 FOUND THAT THE AREA FOR LOT 1, INTERLOCKEN FILING NO. 17 WAS INCORRECTLY LABELED. IT SHOULD BE 770,288 S.F. AS INDICATED BY THE COMBINATION OF LOTS 1A AND 1B, SHOWN HEREON.
- 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 SEPERATE DOCUMENT AS PART OF THE DEVELOPMENT AND/OR SITE PLAN
- UTILITY, DRAINAGE AND DETENTION EASEMENTS WILL BE GRANTED VIA SEPERATE INSTRUMENT 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.
- EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE AND TELECOMMUNICATIONS FACILITIES WILL BE GRANTED VIA SEPERATE INSTRUMENT AS REQUIRED BY PUBLIC SERVICE COMPANY OF COLORADO FOR THE SUPPORT OF FUTURE DEVELOPMENT NEEDS. THE LOCATION AND SIZE OF THESE EASEMENTS WILL BE DETERMINED BASED ON THE REQUIREMENTS OF SAID FUTURE DEVELOPMENT. THESE EASEMENTS WILL BE SUBJECT TO THE CONDITIONS AND OBLIGATIONS RECORDED THEREIN. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID EASEMENTS.

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. 19, 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 May 2, 2007

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE:

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF BROOMFIELD, COLORADO ON THIS 23 DAY OF May, 2007.

B. B.
DIRECTOR

CITY & COUNTY MANAGER CERTIFICATE:

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED BY THE CITY & COUNTY MANAGER OF BROOMFIELD, COLORADO ON THIS 23 DAY OF May, 2007.

Gregory J. ...
& COUNTY MANAGER

SHEET 1 OF 2	REVISIONS	DRAWN BY: TJB	APPROVED BY: TEC
		FIELD WORK BY: RT/BR	DATE OF SURVEY: 08/25/06
		DATE OF DWG: 09/05/06	PROJECT NO. 1INT0803

INTERLOCKEN FILING NO. 19

MINOR SUBDIVISION PLAT
 ADVANCED TECHNOLOGY ENVIRONMENT
 BEING A REPLAT OF LOT 1, 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)

FOUND 3 1/4" ALUM. CAP ON 2 1/2" ALUM. PIPE
 L.S. 23047, PER MONUMENT RECORD DATED
 3-19-90 BY PLS 23047.
 ACCEPTED AS NW CORNER OF THE SW 1/4 OF
 SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST
 OF THE 6TH PRINCIPAL MERIDIAN
 COLORADO NORTHERN ZONE
 STATE PLANE COORDINATES (NAD 83/92)
 LATITUDE 39°55'17.25431"N
 LONGITUDE 105°06'33.87840"W
 GRID COORDINATES (MODIFIED TO ELEV. 5500')
 GROUND COORDINATES
 N 1,214,477.96 N 1,214,828.87
 E 3,109,550.67 E 3,110,449.13

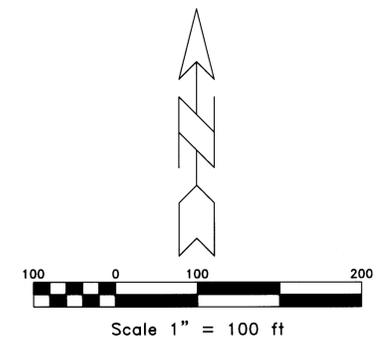
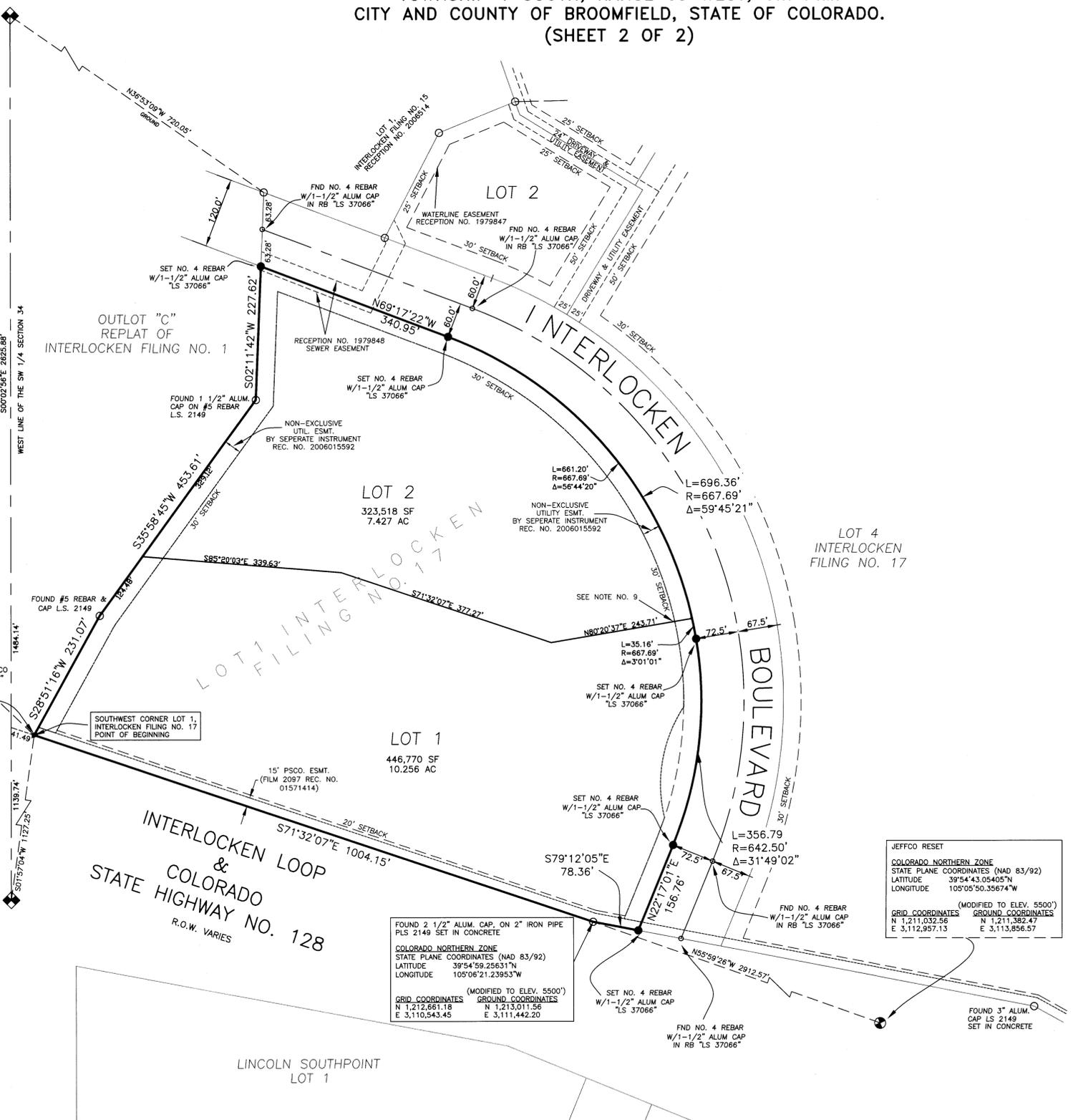
BROOMFIELD PANEL POINT #10
 COLORADO NORTHERN ZONE
 STATE PLANE COORDINATES (NAD 83/92)
 LATITUDE 39°55'44.11528"N
 LONGITUDE 105°06'38.75890"W
 GRID COORDINATES (MODIFIED TO ELEV. 5500')
 GROUND COORDINATES
 N 1,217,194.23 N 1,217,545.92
 E 3,109,158.50 E 3,110,056.85

FOUND #5 REBAR AND CAP
 PLS 2149
 COLORADO NORTHERN ZONE
 STATE PLANE COORDINATES (NAD 83/92)
 LATITUDE 39°55'02.44004"N
 LONGITUDE 105°06'33.44193"W
 GRID COORDINATES (MODIFIED TO ELEV. 5500')
 GROUND COORDINATES
 N 1,212,979.12 N 1,213,329.59
 E 3,109,591.28 E 3,110,489.75

FOUND 2 1/2" ALUM. CAP, NO PLS #. PER
 MONUMENT RECORD DATED 12-16-80 BY PLS
 13155.
 ACCEPTED AS SW CORNER OF THE SW 1/4 OF
 SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69
 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COLORADO NORTHERN ZONE
 STATE PLANE COORDINATES (NAD 83/92)
 LATITUDE 39°54'51.31108"N
 LONGITUDE 105°06'33.99805"W
 GRID COORDINATES (MODIFIED TO ELEV. 5500')
 GROUND COORDINATES
 N 1,211,852.84 N 1,212,202.99
 E 3,109,552.91 E 3,110,451.37

FOUND 2 1/2" ALUM. CAP ON 2" IRON PIPE
 PLS 2149 SET IN CONCRETE
 COLORADO NORTHERN ZONE
 STATE PLANE COORDINATES (NAD 83/92)
 LATITUDE 39°54'59.25631"N
 LONGITUDE 105°06'21.23953"W
 GRID COORDINATES (MODIFIED TO ELEV. 5500')
 GROUND COORDINATES
 N 1,212,661.18 N 1,213,011.56
 E 3,110,543.45 E 3,111,442.20

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



5/8/2007 8:01 AM
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SHEET 2 OF 2	REVISIONS	DRAWN BY: TJB	APPROVED BY: TEC
		FIELD WORK BY: RT/BR	DATE OF SURVEY: 08/25/06
		DATE OF DWG: 09/05/06	PROJECT NO. 1INT0803