

6/23/2008 7:40 AM

INTERLOCKEN FILING NO. 22

MINOR SUBDIVISION PLAT
BEING A REPLAT OF LOT 2, BLOCK 2, INTERLOCKEN FILING NO. 4
SITUATE IN THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
(SHEET 1 OF 2)

Recorded: 6-26-08
Rec Number: 2008007806

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 2, BLOCK 2, INTERLOCKEN FILING NO. 4, AS FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE ON MARCH 1, 1995, AT RECEPTION NO. 1500901, IN PLAN FILE P-33, F-2, #39-42, FILM 2038, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE N00°03'35"E 576.01 FEET;

THENCE N45°09'34"E 296.47 FEET;

THENCE S89°44'27"E 739.77 FEET;

THENCE S00°15'33"W 100.00 FEET TO A POINT OF CURVE CONCAVE WESTERLY HAVING A RADIUS OF 417.63 FEET;

THENCE 225.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°59'12";

THENCE N58°45'15"W 40.00 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS BEARS N58°45'15"W 377.63 FEET;

THENCE 305.71 FEET ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 46°23'01" TO A POINT OF REVERSE-CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 297.24 FEET;

THENCE 314.45 FEET ALONG SAID REVERSE-CURVE THROUGH A CENTRAL ANGLE OF 60°36'50" TO A POINT OF REVERSE-CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 105.47 FEET;

THENCE 133.01 FEET ALONG SAID REVERSE-CURVE THROUGH A CENTRAL ANGLE OF 72°15'15";

THENCE N89°56'25"W 59.39 FEET;

THENCE S00°03'35"W 40.00 FEET;

THENCE N89°56'25"W 231.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 518,615 SQUARE FEET OR 11.906 ACRES.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF INTERLOCKEN FILING NO. 22; 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.

OWNER ACKNOWLEDGMENT

IN WITNESS WHEREOF, THIS INSTRUMENT HAS BEEN EXECUTED BY THE UNDERSIGNED THIS 20th DAY OF June, 2008.

INTERLOCKEN GPI/UF, LTD, A TEXAS LIMITED PARTNERSHIP

BY: GRANITE PROPERTIES, INC., A DELAWARE CORPORATION, ITS GENERAL PARTNER

BY: Stephanie Lawrence

AS: Managing Director - Denver

ITS: _____



STATE OF Colorado)
)SS.
COUNTY OF Denver)

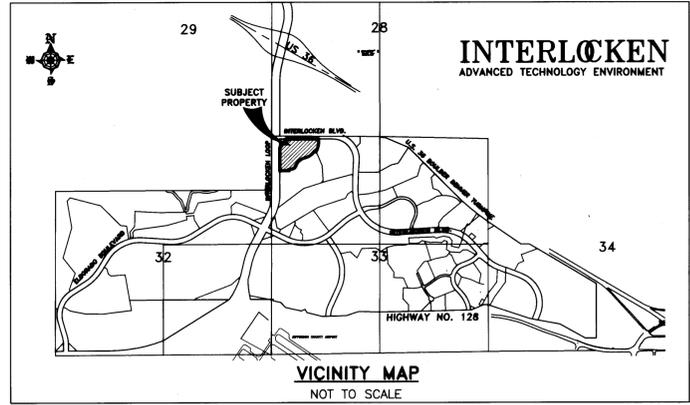
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, Danica Powell, AN Colorado NOTARY PUBLIC, THIS 20th DAY OF June, 2008, PERSONALLY BY Stephanie Lawrence AS Managing Director - Denver OF GRANITE PROPERTIES, INC., A DELAWARE CORPORATION, THE GENERAL PARTNER OF INTERLOCKEN GPI/UF, LTD, A TEXAS LIMITED PARTNERSHIP.

WITNESS MY HAND

MY COMMISSION EXPIRES 12/19/2010

NOTARY PUBLIC Danica Powell

STATE OF CO COMMISSION # 266640 30950



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. 22, 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

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 ABD70188297-4, DATED AUGUST 23, 2007, PREPARED BY LAND TITLE GUARANTEE COMPANY, WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
- COORDINATES SHOWN ARE COLORADO NORTH ZONE, NAD83, MODIFIED GROUND COORDINATES, WITH A COMBINED GRID SCALE FACTOR OF (0.999712137) 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. 14" AND "BROOMFIELD PANEL POINT NO. 15". A LINE BETWEEN SAID GIS POINTS BEARS N86°58'08"W 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 POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL CONTROL COMMITTEE.
- ALL DIMENSIONS OF RIGHT-OF-WAY WIDTHS ARE MEASURED PERPENDICULAR TO THE CENTERLINE OF THE STREET.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN", AS SHOWN, IN ACCORDANCE WITH CURRENT F.E.M.A. FLOOD INSURANCE RATE MAPS, DATED SEPTEMBER 30, 1997, MAP NO. 085073-0015-D.
- MINIMUM TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO ALL PUBLIC STREETS, AND AROUND THE PERIMETER OF EACH LOT IN THE SUBDIVISION OR PLAT AREA INCLUDING LOTS, TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES).
- AN EMERGENCY ACCESS EASEMENT IS HEREBY DEDICATED ON ALL DRIVE LANES ON THE SURFACE PARKING LOTS.

ATTORNEYS CERTIFICATE:

I, Howard J. Powell, 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.

Howard J. Powell REGISTRATION NO. 26474, DATE 6-23-08

APPROVALS:

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO ON THIS 24th DAY OF June, 2008.

[Signature]
DIRECTOR OF COMMUNITY DEVELOPMENT

[Signature]
CITY AND COUNTY OF BROOMFIELD
CITY MANAGER

SHEET 1 OF 2	REVISIONS	DRAWN BY: TJB	APPROVED BY: DHO
		FIELD WORK BY: KM/BR	DATE OF SURVEY: 12-07-07
	CITY COMMENTS 06/19/08 DHO	DATE OF DWG: 12-07-07	PROJECT NO. 1URB0502

PA\PROJECTS\1URB0502 INTERLOCKEN COMMONS ATTA.DWG\1URB0502 INTERLOCKEN COMMONS SUBDIVISION.DWG

INTERLOCKEN FILING NO. 22

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BEING A REPLAT OF LOT 2, BLOCK 2, INTERLOCKEN FILING NO. 4
SITUATE IN THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH P.M.
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
(SHEET 2 OF 2)

FOUND 2.5 INCH ALUMINUM CAP STAMPED "D.B. & CO PLS 23529" PER MONUMENT RECORD BY PLS 35597 DATED JAN 08, 2002, ACCEPTED AS THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.
COLORADO NORTHERN ZONE
STATE PLANE COORDINATES (NAD 83/92)
LATITUDE 39°55'43.72286"N
LONGITUDE 105°07'41.56003"W
(MODIFIED TO ELEV. 5500')
GRID COORDINATES GROUND COORDINATES
N 1,217,133.53 N 1,217,484.00
E 3,104,266.41 E 3,105,160.27

FOUND 2.5 INCH ALUMINUM CAP STAMPED "4" PER MONUMENT RECORD BY PLS 35597 DATED JAN 08, 2002, ACCEPTED AS THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

LINE	LENGTH	BEARING
L1	29.67	S89°15'33"W
L2	44.98	S49°22'00"W
L3	42.23	S00°00'00"E
L4	34.00	N90°00'00"E
L5	20.00	S90°00'00"W
L6	34.00	S90°00'00"W
L7	159.75	S00°00'00"E
L8	33.88	S30°45'00"E
L9	288.53	S90°00'00"W
L10	12.00	N45°00'00"E
L11	44.45	N14°44'27"W
L12	25.00	N75°15'33"E
L13	30.85	S14°44'27"E
L14	43.83	N33°45'00"E
L15	19.36	N56°15'00"W
L16	20.00	N33°45'00"E
L17	19.36	S56°15'00"W
L18	6.32	N33°45'00"E
L19	47.73	N75°03'31"E
L20	11.32	N00°00'00"E
L21	69.99	N00°15'33"E
L22	26.57	N45°15'33"E
L23	14.71	S89°44'27"E
L24	30.00	S00°00'00"E
L25	2.29	N89°44'27"W
L26	1.72	S45°15'33"W
L27	65.26	S00°15'33"E
L28	31.73	S30°03'51"W
L29	48.84	S75°03'51"W
L30	66.97	S33°45'00"W
L31	57.84	S45°00'00"W
L32	198.82	N90°00'00"W
L33	11.00	N90°00'00"W
L34	20.00	N90°00'00"W
L35	9.66	N00°00'00"E
L36	27.26	S44°30'00"W
L37	27.15	S00°00'00"E
L38	20.00	N90°00'00"W
L39	22.77	N00°00'00"E
L40	37.49	S60°07'10"W
L41	20.00	N29°52'50"W
L42	37.45	N89°56'25"W
L43	63.45	N00°00'00"E
L44	29.00	N89°59'34"W
L45	20.00	N00°00'00"E
L46	29.00	S89°59'34"E
L47	63.82	N00°00'00"E
L48	342.46	N89°56'25"W
L49	57.00	S00°03'35"W
L50	27.50	S89°56'25"E
L51	20.00	S00°03'35"W
L52	27.50	N89°56'25"W
L53	36.433	S00°03'35"W
L54	9.50	S89°56'25"E
L55	20.00	N00°00'00"E
L56	9.50	N89°56'25"W
L57	57.19	S89°03'35"W
L58	20.00	N00°00'00"E
L59	20.00	N00°00'00"E
L60	24.86	N42°45'12"E
L61	28.79	S89°56'25"E
L62	43.50	N00°03'35"E
L63	20.00	S89°56'25"E
L64	43.50	S00°03'35"W
L65	314.78	S89°56'25"E
L66	91.46	N00°00'00"E
L67	53.65	N90°00'00"E
L68	35.00	N00°15'33"E
L69	53.49	N30°00'00"E
L70	4.44	N00°00'00"E
L71	27.90	N45°00'00"E
L72	31.49	N00°00'00"E
L73	59.72	S89°44'27"E

FOUND #4 REBAR WITH YELLOW PLASTIC CAP PLS 14070
COLORADO NORTHERN ZONE
STATE PLANE COORDINATES (NAD 83/92)
LATITUDE 39°55'40.98865"N
LONGITUDE 105°07'39.01208"W
(MODIFIED TO ELEV. 5500')
GRID COORDINATES GROUND COORDINATES
N 1,216,857.70 N 1,217,208.09
E 3,104,466.06 E 3,105,359.98

BRASS DISK IN MONUMENT BOX (BROOMFIELD GPS NO. 15)
COLORADO NORTHERN ZONE
STATE PLANE COORDINATES (NAD 83/92)
LATITUDE 39°55'18.71411"N
LONGITUDE 105°08'09.10230"W
(MODIFIED TO ELEV. 5500')
GRID COORDINATES GROUND COORDINATES
N 1,214,534.10 N 1,214,843.84
E 3,102,131.23 E 3,103,024.48
ELEVATION 5516.10' (NAVD 88)

FOUND #4 REBAR WITH YELLOW PLASTIC CAP (ILLEGIBLE)
COLORADO NORTHERN ZONE
STATE PLANE COORDINATES (NAD 83/92)
LATITUDE 39°55'35.28596"N
LONGITUDE 105°07'36.07992"W
(MODIFIED TO ELEV. 5500')
GRID COORDINATES GROUND COORDINATES
N 1,216,281.62 N 1,216,631.84
E 3,104,696.91 E 3,105,590.89

BRASS DISK IN MONUMENT BOX (BROOMFIELD GPS NO. 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 1,214,550.32
E 3,109,560.47 E 3,110,455.86

