FINAL PLAT OF

INTERLOCKEN FILING NO. 2

SITUATED IN THE EAST ONE-HALF (E 1/2) OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6th P.M., INCLUDING LOT 1 AND LOT 4 OF BLOCK 3, LOT 2 OF BLOCK 2 AND A PORTION OF N. TECHNOLOGY COURT PER THE "REPLAT OF INTERLOCKEN FILING NO. 1"CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO AREA = 39.935 ACRES, MORE OR LESS

(SHEET 1 OF 2)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED: INTERLOCKEN LTD., A COLORADO LIMITED PARTNERSHIP; IS THE OWNER OF THAT REAL PROPERTY SITUATED IN COUNTY OF BOULDER, STATE OF COLORADO, AND LYING WITHIN THE EAST ONE—HALF (E 1/2) OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6th PRINCIPAL MERIDIAN, INC—LUDING LOT 1 AND LOT 4 OF BLOCK 3, LOT 2 OF BLOCK 2 AND THE NORTHERLY 299.75 FEET OF NORTH TECHNOLOGY COURT PER THE REPLAT OF INTERLOCKEN FILING NO. 1, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 3 OF THE REPLAT OF INTERLOCKEN FILING NO. 1;

THENCE ON THE NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARY LINES OF SAID LOT 4, BLOCK 3, RESPECTIVELY, THE FOLLOWING 13 COURSES AND DISTANCES:

- 1) NORTH 88°55'14" EAST, A DISTANCE OF 223.42 FEET; 2) NORTH 52'35'53" EAST, A DISTANCE OF 100.52 FEET; 3) SOUTH 77°31'05" EAST, A DISTANCE OF 203.49 FEET; 4) NORTH 87°33'30" EAST, A DISTANCE OF 142.10 FEET; 5) SOUTH 85°35'49" EAST, A DISTANCE OF 136.56 FEET; 6) NORTH 49°29'31" EAST, A DISTANCE OF 85.09 FEET; 7) SOUTH 66°42'40" EAST, A DISTANCE OF 80.07 FEET;
- 7) SOUTH 66'42'40" EAST, A DISTANCE OF 80.07 FEET; 8) SOUTH 6'51'57" WEST, A DISTANCE OF 188.10 FEET; 9) SOUTH 54'23'36" EAST, A DISTANCE OF 112.40 FEET;
- 10) SOUTH 39'13'52" WEST, A DISTANCE OF 142.53 FEET; 11) SOUTH 78'27'09" WEST, A DISTANCE OF 317.80 FEET; 12) SOUTH 66'27'00" WEST, A DISTANCE OF 86.69 FEET;

13) SOUTH 78°27'09" WEST, A DISTANCE OF 72.00 FEET, TO THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 3;

THENCE ON THE EASTERLY, SOUTHERLY AND WESTERLY BOUNDARY LINES OF SAID LOT 1, BLOCK 3, RESPECTIVELY, THE FOLLOWING 6 COURSES AND DISTANCES:

- 1) SOUTH 23°02'30" EAST, A DISTANCE OF 430.65 FEET; 2) SOUTH 35°40'55" EAST, A DISTANCE OF 30.00 FEET;
- 3) SOUTH 54°19'05" WEST, A DISTANCE OF 224.75 FEET;
 4) SOUTHWESTERLY ON A TANGENT, 593.00—FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 7°09'55" AN ARC DISTANCE OF 74.16 FEET;
- 5) NORTHWESTERLY ON A TANGENT, 30.00—FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 95°17'58" AN ARC DISTANCE OF 49.90 FEET;
- 6) NORTH 23'13'02" WEST, A DISTANCE OF 317.00 FEET;

THENCE SOUTH 66'46'58" WEST, A DISTANCE OF 44.00 FEET TO THE EASTERLY BOUNDARY LINE OF SAID LOT 2, BLOCK 2;

THENCE ON THE EASTERLY, NORTHERLY, MOST EASTERLY, SOUTHERLY, AND WEST-ERLY BOUNDARY LINES OF SAID LOT 2, OF BLOCK 2, RESPECTIVELY, THE FOLLOW-ING 15 COURSES AND DISTANCES:

- SOUTH 23°13'02" EAST, A DISTANCE OF 422.60 FEET;
 SOUTHEASTERLY ON A TANGENT, 347.76—FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 14°00'02", AN ARC DISTANCE OF 84.98 FEET;
- 3) SOUTH 37°13'04" EAST, A DISTANCE OF 141.97 FEET;
 4) SOUTHERLY ON A TANGENT, 47.50—FOOT RADIUS CURVE CONCAVE WEST—ERLY, HAVING A CENTRAL ANGLE OF 48°33'17", AN ARC DISTANCE
- 5) EASTERLY ON A TANGENT, 57.50—FOOT RADIUS CURVE CONCAVE NORTH—ERLY, HAVING A CENTRAL ANGLE OF 206'28'39", AN ARC DISTANCE OF
- 6) NORTH 75°03'16" EAST, NONTANGENT TO LAST DESCRIBED CURVE A
- DISTANCE OF 92.29 FEET;
 7) NORTH 68'09'50" EAST, A DISTANCE OF 477.68 FEET;
- 8) SOUTH 42°11'41" EAST, A DISTANCE OF 147.48 FEET;
 9) SOUTHEASTERLY ON A NONTANGENT 710.00—FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS S 31°47'43" E 256.11
 FEET AN ARC DISTANCE 257.52 FEET (CENTRAL ANGLE = 20°46'53")
- FEET, AN ARC DISTANCE 257.52 FEET (CENTRAL ANGLE = 20'46'53"); 10) SOUTH 30'32'04" WEST, A DISTANCE OF 192.10 FEET; 11) SOUTH 88'47'59" WEST, A DISTANCE OF 1277.57 FEET;
- 12) NORTH 1'10'18" WEST, A DISTANCE OF 163.12 FEET; 13) NORTH 42'27'09" WEST, A DISTANCE OF 200.01 FEET; 14) NORTH 2'35'08" EAST, A DISTANCE OF 266.43 FEET;
- 15) SOUTH 87'26'00" EAST, A DISTANCE OF 106.30 FEET;

DEDICATION

THENCE ON THE FOLLOWING 8 COURSES AND DISTANCES;

1) NORTH 23°37'02" WEST, A DISTANCE OF 271.54 FEET;
2) NORTH 88°02'29" WEST, A DISTANCE OF 234.06 FEET;
3) NORTH 2°11'03" EAST, A DISTANCE OF 129.09 FEET;
4) NORTH 34°18'50" WEST, A DISTANCE OF 258.25 FEET;
5) NORTH 2°58'09" WEST, A DISTANCE OF 394.23 FEET;
6) NORTH 74°21'28" EAST, A DISTANCE OF 181.73 FEET;
7) NORTH 88°20'01" EAST, A DISTANCE OF 275.12 FEET;
8) NORTH 66°31'36" EAST, A DISTANCE OF 106.18 FEET TO THE

NORTHWEST CORNER OF SAID LOT 4, BLOCK 3, SAID POINT BEING THE TRUE POINT OF BEGINNING.

AREA = 39.935 ACRES, MORE OR LESS.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS "INTERLOCKEN FILING NO. 2", A SUBDIVISION IN THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO AND DOES HEREBY GRANT TO SAID CITY OF BROOMFIELD AND ITS ASSIGNS FOR PUBLIC USE THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED ON THE ACCOMPANYING PLAT AS FOLLOWS:

"UTILITY EASEMENT" AS DOMINANT EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES AND SERVICES.

"IMPROVEMENT SETBACK" AS DOMINANT EASEMENTS FOR PEDESTRIAN AND BICYCLE, INGRESS AND EGRESS, AND FUTURE UTILITY INSTALLATIONS. OWNER RESERVES THE RIGHT TO DESIGNATE A PORTION OF THE "IMPROVE—MENT SETBACK" FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND SERVICES AS FUTURE REQUIREMENTS DICTATE.

IN WITNESS WHEREOF, THIS INSTRUMENT HAS BEEN EXECUTED BY THE UNDERSIGNED THIS 17 PA DAY OF January , 19 .92

INTERLOCKEN, LTD., A COLORADO LIMITED PARTNERSHIP

BY BOSWELL PROPERTIES, INC. A CALIFORNIA CORPORATION, AS GENERAL PARTNER.

BY: <u>Homer R. Jong</u> Vice President

ATTEST: Richarlo Gonzalis

ACKNOWLEDGEMENT

STATE OF COLORADO COUNTY OF BOULDER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 TO DAY OF JONASHY, 1992 BY Jamas R. Long as <u>Vice-President</u> OF BOSWELL PROPERTIES, INC. A CALIFORNIA CORPORATION AS GENERAL PARTNER OF INTERLOCKEN, LTD., A COLORADO LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES



1 hirly J. Chimlan)
NOTARY PUBLIC J
147 Kuston Ja., Brownfield, Co
ADDRESS 30020

APPROVALS

APPROVED THIS 21 DAY OF DAMAGES A.D., 1992 BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO.

ATTEST:

Diane, Eigensun

CHAIRMAN CHAIRMAN

APPROVED THIS 28th DAY OF January OF THE CITY OF BROOMFIELD, COLORADO.

___ A.D., 1992 BY THE CITY COUNCIL

ATTEST:

Patricia Kegenneso
CIPTORIENTO

MAYOR

ATTORNEY'S OPINION

I, Edward T. Haughan, AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE
BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE
EXAMINED THE OWNER'S TITLE TO ALL LANDS HEREINABOVE DEDICATED AND SHOWN
UPON THE WRITTEN PLAT AS PUBLIC WAYS, AND THAT SAID LAND IS OWNED BY THE
DEDICATOR FREE OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN HEREON, and except for those
DATED THIS 20 DAY OF Second A.D., 1992.

Elvar D. Hali

title commitment number

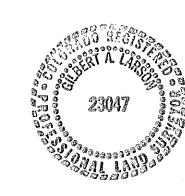
W16900-3 Issued by

the Land Title

Guaranty Company.

SURVEYOR'S DECLARATION

I, GILBERT A. LARSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY DECLARE THAT THIS PLAT OF "INTERLOCKEN FILING NO. 2" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



GILBERT A. LARSON
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 23047

DATE OF PREPARATION Vanuary 21, 1992

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 4:07
O'CLOCK P.M., THIS 39th DAY OF January A.D., 1992, AND IS DULY REC-

FEES \$ 20 pm PAID.

Pim- 1713

Reept 1157794

Charlotte Houston)
RECORDER
BY: DEPUTY

DEPUTY

Charlotte Houston

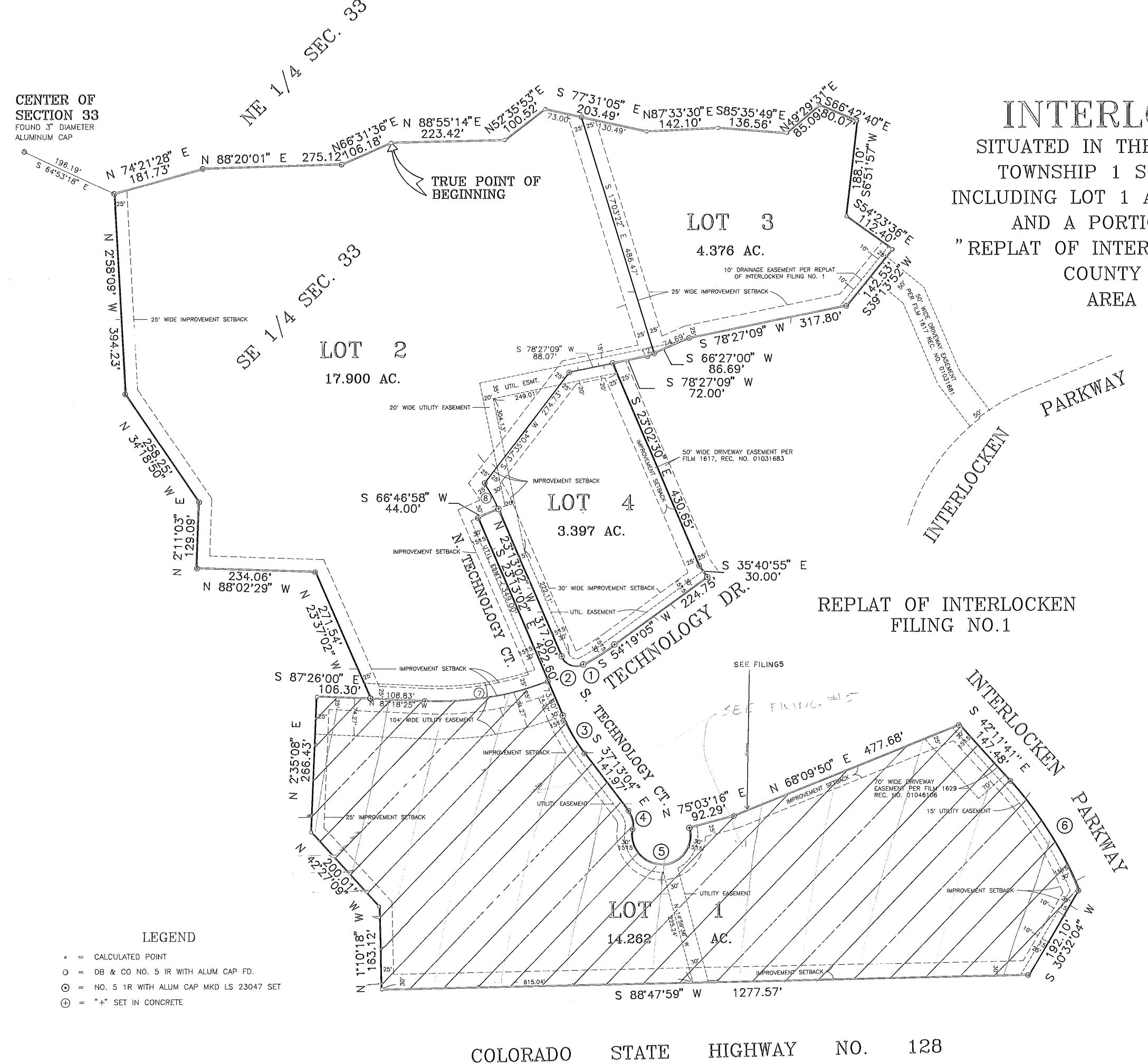
Recorder

Charlotte Houston

Recorder

Charlotte Houston

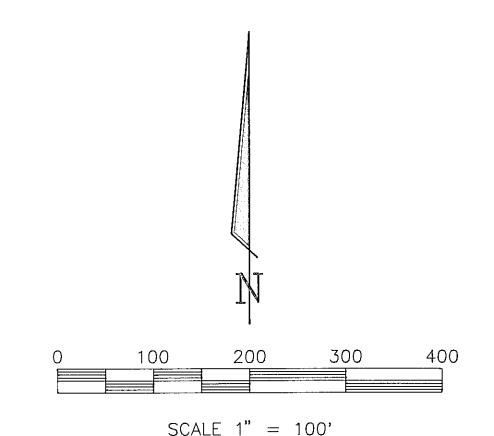
Recorder



FINAL PLAT OF

INTERLOCKEN FILING NO. 2

SITUATED IN THE EAST ONE-HALF (E 1/2) OF SECTION 33,
TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6th P.M.,
INCLUDING LOT 1 AND LOT 4 OF BLOCK 3, LOT 2 OF BLOCK 2
AND A PORTION OF N. TECHNOLOGY COURT PER THE
"REPLAT OF INTERLOCKEN FILING NO. 1," CITY OF BROOMFIELD,
COUNTY OF BOULDER, STATE OF COLORADO
AREA = 39.935 ACRES, MORE OR LESS
(SHEET 2 OF 2)



BASIS OF BEARINGS PER THE PLAT OF INTERLOCKEN FILING NO 1 MORE PARTICULARLY THE SOUTH LINE OF LOTS 6, 7 AND OUTLOT E AND F PER SAID PLAT, WHICH BEARS S 88°47'59" W, (MONUMENTED AS SHOWN HEREON).

NOTES

"APPROVAL OF THIS FINAL PLAT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68, TITLE 24, C.R.S."

LOT 2 BLOCK 2, LOTS 1 & 4 BLOCK 3 AND THE NORTHERLY 299.75 FEET OF N. TECHNOLOGY CT OF THE REPLAT OF INTERLOCKEN FILING NO. 1 TOGETHER WITH ALL INCLUSIVE EASEMENTS AND SETBACKS ARE HEREBY VACATED AND REPLATTED AS LOTS 1, 2, 3, & 4 TOGETHER WITH ALL HEREON SHOWN EASEMENTS AND SETBACKS BY THE APPROVAL OF THIS FINAL PLAT.

INTERLOCKEN FILING NO. 2 IS SUBJECT TO AN AVIGATION EASEMENT PER FILM 1287 RECEPTION NO. 599883 BOULDER COUNTY DEED RECORDS, TO JEFFERSON COUNTY AIRPORT AUTHORITY.

THAT PORTION OF INTERLOCKEN FILING NO. 2 SITUATED IN THE SE 1/4 OF SAID SECTION 33 IS SUBJECT TO RESERVATIONS PER BOOK 157 AT PAGE 416 AND AMENDED PER FILM 527 AS RECEPTION NO. 777177 OF THE BOULDER COUNTY DEED RECORDS.

SUBJECT TO EASEMENTS AND ENCUMBRANCES AS SHOWN IN LAND TITLE GUARANTEE COMPANY TITLE INSURANCE COMMITMENT NO. W16928TBD-3, DATED JANUARY 3, 1992.

CURVE DATA					
CURVE				CHORD 🔭	
CURVE NO.	RADIUS	DELTA ANGLE	LENGTH	BEARING	DISTÀNCE
1	593.00'	7*09'55"	74.16'	S57'54'03"W	74.11'
2	30.00'	95'17'58"	49.90'	N70'52'01"W	44.34'
3	347.76'	14'00'02"	84.98'	S30'13'03" E	84.77'
4	47.50'	48'33'17"	40.25'	S12*56'26" E	39.06'
(5)	57.50'	206'28'39"	207.21'	N88°05'54" E	111.94'
6	710.00'	20'46'53"	257.52'	S31*47'43"E	256.11'
7	293.00,	23*48*49"	246.47'	N80°48′57″E	244.70'
8	282.00'	11'37'20"	57.20′	S29'01'42"E	57.11'