

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE EAST ONE-HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND ALSO BEING LOT 1, INTERLOCKEN FILING NO. 2 AS RECORDED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE AT FILM NO. 1713, RECEPTION NO. 1157794, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 33; THENCE S58'30'03"E, 2,160.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF INTERLOCKEN PARKWAY (100 FEET WIDE) AS SHOWN ON "REPLAT OF INTERLOCKEN FILING NO. 1, AS RECORDED IN BOULDER COUNTY CLERK AND RECORDER'S OFFICE AT FILM NUMBER 1615 AS RECEPTION NUMBER 1029386, ALSO BEING THE TRUE POINT OF BEGINNING; THENCE S42'11'41"E, 147.48 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF NON-TANGENT CURVATURE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE BEING A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20'46'53", A RADIUS OF 710.00 FEET, AN ARC LENGTH OF 257.52 FEET AND A CHORD WHICH BEARS S31'47'43"E, A DISTANCE OF 256.11 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE S30'32'04"W, A DISTANCE OF 192.10 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 128 AS SHOWN ON COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) MAP PROJECT S-SU0128 (1), SHEET 4 OF 7, ON FILE IN THE CDOT RIGHT-OF-WAY DEPARTMENT, HEADQUARTERS DIVISION, CITY OF DENVER, STATE OF COLORADO; THENCE S88'47'59"W, A DISTANCE OF 1,277.57 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST LINE OF SAID LOT 1; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF LOT 1 THE FOLLOWING THREE (3) CONSECUTIVE COURSES: 1) THENCE NO1'10'18"W, A DISTANCE OF 163.12 FEET; 2) THENCE N42'27'09"W, A DISTANCE OF 200.01 FEET; 3) THENCE N02'35'08"E, A DISTANCE OF 266.43 FEET TO THE NORTH LINE OF LOT 1; THENCE LEAVING SAID WEST LINE AND ALONG SAID NORTH LINE THE FOLLOWING THREE (3) CONSECUTIVE COURSES: 1) THENCE S87'26'00"E, A DISTANCE OF 106.30 FEET; 2) THÉNCE S87'18'25"E, A DISTANCÉ OF 108.83 FEET TO A POINT OF NON-TANGENT CURVATURE; 3) THENCE 246.46 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 593.00 FEET, A CENTRAL ANGLE OF 23'48'47" AND A CHORD WHICH BEARS N80°49'12"E, A DISTANCE OF 244.69 FEET TO THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH TECHNOLOGY COURT; THENCE ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE ALSO BEING THE NORTH LINE OF LOT 1 THE FOLLOWING FIVE (5) CONSECUTIVE COURSES: 1) THENCE S23'13'02"E, A DISTANCE OF 73.60 FEET TO A POINT OF CURVATURE: 2) THENCE 84.98 FEET ALONG SAID TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 347.76 FEET A CENTRAL ANGLE OF 14'00'02" AND A CHORD WHICH BEARS S30"13"03"E, 84.77 FEET; 3) THENCE S37"13"04"E, A DISTANCE OF 141.97 FEET TO A POINT OF CURVATURE; 4) THENCE 40.25 FEET ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 47.50 FEET, A CENTRAL ANGLE OF 48'33'17" AND A CHORD WHICH BEARS S12'56'25"E, 39.06 FEET TO A POINT OF REVERSE CURVATURE; 5) THENCE 207.21 FEET ALONG SAID REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 57.50 FEET, A CENTRAL ANGLE OF 206'28'39", AND A CHORD WHICH BEARS N88'05'54"E, A DISTANCE OF 111.94 FEET: THENCE LEAVING SAID SOUTHWEST RIGHT-OF-WAY LINE AND CONTINUING ALONG THE NORTH LINE OF LOT 1 THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) THENCE N75'03'16"E, A DISTANCE OF 92.29 FEET; 2) THENCE N68'09'50"E, 477.68 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 14.26 ACRES, MORE OR LESS.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS "INTERLOCKEN FILING NO. 5A" A RESUBDIVISION OF "INTERLOCKEN FILING NO. 5" IN THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

IN WITNESS WHEREOF, THIS INSTRUMENT HAS BEEN EXECUTED BY THE UNDERSIGNED THIS 15th DAY OF March

INTERLOCKEN, LTD., A COLORADO LIMITED PARTNERSHIP

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

JAMES R. LONG VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF COLORADO COUNTY OF BOULDER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15-15 , 19 96 BY James R. Lina OF BUSWELL PROPERTIES, INC., A CALIFORNIA CORPORATION AS GENERAL PARTNER OF INTERLOCKEN, LTD., A COLORADO LIMITED

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 5- 03-98

INTERLOCKEN FILING NO.5A MINOR SUBDIVISION

BEING A RESUBDIVISION OF INTERLOCKEN FILING NO. 5 A MINOR SUBDIVISION SITUATED IN THE E 1/2 OF SEC. 33, TOWNSHIP 1 SOUTH range 69 west, of the 6th p.m. CITY OF BROOMFIELD, COUNTY OF BOULDER STATE OF COLORADO SHEET 1 OF 2

SURVEYOR'S DECLARATION

I, CHRISTOPHER D. JOHNSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY DECLARE THAT THIS PLAT OF "INTERLOCKEN FILING NO. 5A" A MINOR SUBDIVISION, A RESUBDIVISION OF "INTERLOCKEN FILING NO. 5" A MINOR SUBDIVISION, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND WAS PREPARED IN ACCORDANCE WITH COLORADO STATE LAW.

> THOMAS E. CAVE LAND SURVEYOR NO. 30100 /4070 DATE OF PREPARATION 3-15-96

"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."

THIS SURVEY RELIED ENTIRELY UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 95-21625-1 (8-23-95), 95-21627 (1995), W300829 (9-8-95) FOR SEARCH OF DEED RECORDS FOR OWNERSHIP, ENCUMBRANCES, EASEMENTS, SERVITUDES, ETC. AND THAT NO SEARCH OF RECORDS WAS PERFORMED EXCEPT FOR THOSE ENUMERATED IN SAID COMMITMENT

		•	
CLERK	AND	RECORDER'S	CERTIFICATE

STATE OF COLORADO COUNTY OF BOULDER I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT______O'CLOCK M., THIS 18TH DAY OF MARCH A.D., 1996, AND IS DULY RECORDED IN PLAN FILE P-36, F-2, \$50+51 FILM \$2113 REC. \$159254

DEPUTY

PREPARED BY: DATE: 03-15-96 EVARTICI/EVARTICA

Consulting Engineers

Wheat Ridge, CO 80033 (303) 431-6100

INTERLOCKEN FILING NO.5A MINOR SUBDIVISION BEING A RESUBDIVISION OF INTERLOCKEN FILING NO. 5 A MINOR SUBDIVISION SITUATED IN THE E 1/2 OF SEC. 33, TOWNSHIP 1 SOUTH Range 69 West, of the 6th P.M. CITY OF BROOMFIELD, COUNTY OF BOULDER STATE OF COLORADO UP WITH PEOPLE sweet 2 of 2 LOT 2, FILING NO. 2 FILM NO. 1713, REC. NO. 1157794 Center of Section 33 FND 2 1/2 Brass Cap —/ NO LS NO. S 87°26'00" E 106.30' TP08 25' IMPROVEMENT SETBACK PER FILM 1713 REC # 01472368 EASEMENT
PARTIALLY VACATED
PER FILM 1713
REC # 01157794 LOT 1, BLOCK 1 REPLAT OF INTERLOCKEN 15' UTILITY
EASEMENT
PER FILM 1713
REC # 01472368 FILING NO. 1 FILM NO. 1615, REC NO. 1029380 --- 25' IMPROVEMENT SETBACK PER FILM 1713 REC # 01472368 / 70' JOINT ACCESS DRIVE EASEMENT — PER FILM 1629 REC # 01046106 30' IMPROVEMENT SETBACK -PER FILM 1713 REC # 01472368 - 25' IMPROVEMENT SETBACK PER FILM 1713 REC # 01472368 LOT 3 15' UTILITY EASEMENT 7.37 ACRES 30' IMPROVEMENT SETBACK-LOT 1 4.26 ACRES EASEMENT PER FILM 1713 REC # 01472368 NOTE: EASEMENT AND RIGHT-OF-WAY APPURTENANT TO THE JEFFERSON COUNTY AIRPORT FOR THE PASSAGE OF ALL AIRCRAFT (AND OTHER PURPOSES) GRANTED TO THE JEFFERSON COUNTY AIRPORT AUTHORITY IN INSTRUMENT RECORDED OCTOBER 17, 1994 IN FILM 2014, RECEPTION NO. 01470924; RE-RECORDED ON APRIL 13, 1995 AT RECEPTION NO. 01509906 LOT 2 2.63 ACRES 30' UTILITY EASEMENT 25' IMPROVEMENT SETBACK PER FILM 1713 REC # 01472368 \ PER FILM 1713 REC # 01472368 INTERLOCKEN FILING NO. 2 14.26 ACRES INTERLOCKEN, LTD. (UNDEVELOPED) 30' IMPROVEMENT SETBACK ---- IMPROVEMENT SETBACK PER FILM 1713 REC # 01472368 PER FILM 1713 REC # 01472368 Outlot "e" Per replat of interlocken filing no. 1 *350.00*′ 67.47 1277.57 S 88'47'59" W (BASIS OF BEARINGS) -SOUTH 1/4 COR SECTION 33 FND 2 1/2 ALUM. CAP NO LS NO. COLORADO STATE HIGHWAY NO. 128 RIGHT-OF-WAY WIDTH VARIES LEGEND CURVE TABLE NO. 5 REBAR WITH YELLOW PLASTIC CAP LS #30100 RADIUS CHORD DIRECTION BASIS OF BEARING: NUMBER ARC LENGTH DELTA ANGLE CHORD LENGTH FOUND DB & CO NO. 5 IR 14'00'02" 84.98 THE BASIS OF BEARING OF THIS PLAT IS THE SOUTH LINE OF LOT 1, INTERLOCKEN, FILING NO. 2, HAVING A BEARING OF S 88'47'59" W, AS MONUMENTED AND SHOWN HEREON. |347.76 |S 30°13'03" E 84.77 WITH ALUM CAP 48°33'17" 40.25 47.50 S 12°56'25" E 39.06 FOUND NO. 5 IR WITH ALUM. CAP 206'28'39' 207.21 57.50 N 88'05'54" E 111.94 20°46'53" 257.52 710.00 |S 31°47'43" E 256.11 MKD LS 23047 23°48'47" 246.46 593.00 N 80°49'12" E 244.69 "+" SET IN CONCRETE 91°02'24" 57.50 | S 34°10'59" E 82.05 PREPARED BY: DATE: 03-15-96 115.85 115°26'15" 97.23 57.50 N 42°34'41" E NOTHING FOUND, NOTHING SET CARTOEN/EZARTON FOUND NO. 5 IN Consulting Engineers 4251 Kipling St. Wheat Ridge, CO 60033