INTERLOCKEN FILING NO. 17

FINAL PLAT

ADVANCED TECHNOLOGY ENVIRONMENT
BEING A REPLAT OF INTERLOCKEN FILING NO. 7 AND A PARCEL
SITUATE IN THE SOUTHWEST 1/4 OF SECTION 34,
TOWNSHIP 1 SOUTH, RANGE 69 WEST of the 6th PRINCIPAL MERIDIAN.
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
(SHEET 1 OF 2)

Reception No.
2002 003677
4-24-2002
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 THIRTY-FOUR (34), TOWNSHIP ONE SOUTH, RANGE SIXTY-NINE WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND LOCATED IN THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, AND BEING A PORTION OF THE SAME LANDS SHOWN ON A LAND SURVEY PLAT BY GILBERT A. LARSON, PLS NO. 23047, GILBERT A. LARSON, PLS, SURVEYING AND MAPPING, DATED MAY 22, 1995, AND DEPOSITED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE AS LS-95-0167, AND BEING ALL OF INTERLOCKEN FILING NO. 7, AS FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE ON DECEMBER 6, 1996, AS RECEPTION NO. 1662570; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 36 ON THE EAST LINE OF SAID SW 1/4 OF SECTION 34, WHENCE THE NORTHEAST CORNER OF SAID SW 1/4 OF SECTION 34 BEARS N00°00'36"W 984.54 FEET;

THENCE S00°00'36"E 1327.86 FEET;

THENCE S89°38'16"W 280.06 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 128;

THENCE N61°12'21"W 704.35 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY NO. 128 FOR THIS AND THE NEXT 2 COURSES;

THENCE N79°12'05"W 764.98 FEET;

THENCE N71°32'07"W 1004.15 FEET TO THE SOUTHEAST CORNER OF TRACT "C" REPLAT OF INTERLOCKEN NO. 1, AS FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE ON FEBRUARY 22, 1990, AT RECEPTION NO. 1029386;

THENCE N28°51'16"E 231.07 FEET ALONG THE EASTERLY LINE OF SAID TRACT "C" FOR THIS AND THE NEXT 2 COURSES;

THENCE N35°58'45"E 453.61 FEET;

THENCE N02°11'42"E 354.17 FEET TO THE SOUTHWEST CORNER OF INTERLOCKEN FILING NO.15 AS FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE ON DECEMBER 14, 1999 AT RECEPTION NO. 2006514;

THENCE S69°17'22"E 220.61 FEET ALONG THE EXTERIOR LINE OF SAID FILING NO.15 FOR THIS AND THE NEXT 3 COURSES;

THENCE N27°11'41"E 201.81 FEET;

THENCE N67°42'33"E 139.98 FEET;

THENCE N19°20'51"W 169.56 FEET TO THE NORTHWEST CORNER OF SAID FILING NO.15;

THENCE N70°39'10"E 123.56 FEET;

THENCE N69°24'06"E 295.68 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 36;

THENCE S59°24'18"E 1677.67 FEET OT THE POINT OF BEGINNING.

CONTAINING 78.453 ACRES, MORE OR LESS.

BEARINGS USED HEREIN ARE BASED ON SAID LAND SURVEY PLAT BY GILBERT A. LARSON, PLS NO. 23047, USING THE EAST LINE OF SAID SW1/4 OF SECTION 34 AS S00°00'36"E (ASSUMED) AS OCCUPIED AND MONUMENTED.

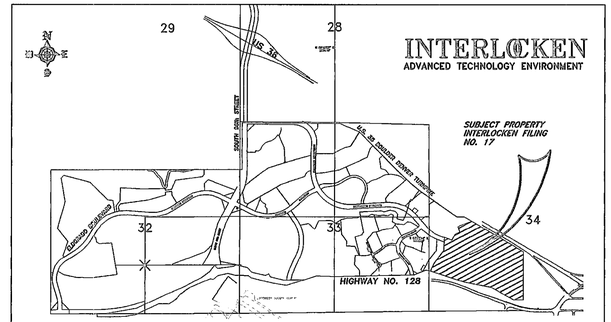
HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF INTERLOCKEN FILING NO. 17; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND COUNTY 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

IN WITNESS WHEREOF, THIS INSTRUMENT HAS BEEN EXECUTED BY THE UNDERSIGNED THIS 15TH DAY OF April, 2002.

JPI COLORADO LAND, LLLP, a Colorado limited liability limited partnership

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



VICINITY MAP
1"=2000'

ACKNOWLEDGMENT

STATE OF OREGON)
)ss.
COUNTY OF DESCHUTES)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, JOHANNA S. HENSLEY, AN OREGON NOTARY PUBLIC, THIS 15TH DAY OF April, 2002, PERSONALLY BY JOHN JAMES AS GENERAL PARTNER OF JPI COLORADO LAND, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

OFFICIAL SEAL
JOHANNA S HENSLEY
NOTARY PUBLIC-OREGON
COMMISSION NO. 332350
MY COMMISSION EXPIRES MAR 7, 2004

WITNESS MY HAND

MY COMMISSION EXPIRES MARCH 7, 2004 NOTARY PUBLIC Johanna S. Hensley
JOHANNA S. HENSLEY
STATE OF OREGON COMMISSION #332350

NOTES

1. 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.
2. 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.
3. AS REQUIRED BY C.R.S. 38-52-106; THE COLORADO COORDINATE SYSTEM HEREON IS DEFINED AS ORDER C 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
4. COORDINATES SHOWN ARE COLORADO NORTH ZONE, NAD83, MODIFIED GROUND COORDINATES, WITH A COMBINED GRID FACTOR OF (0.99971115) FOR PROJECTION ELEVATION FACTOR 5,500.00 US FEET.
5. 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.
6. BASIS OF BEARING: BEARINGS ARE BASED ON THE CITY/ COUNTY OF BROOMFIELD GIS CONTROL POINTS "BROOMFIELD PANEL POINT NO. 49" AND "JEFFCO". A LINE BETWEEN SAID GIS POINTS BEARS S31°39'12"E AS MONUMENTED AND OCCUPIED.
7. SETBACKS SHOWN HEREON ARE MINIMUM SETBACKS.

OWNER
JPI COLORADO LAND, LLLP.
15 S.W. COLORADO AVENUE, SUITE G
BEND, OR 97702

SURVEYOR'S CERTIFICATE

I, THOMAS E. CAVE, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FINAL PLAT OF INTERLOCKEN FILING NO. 17, WAS CREATED UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT IT IS ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, OPINION AND BELIEF.

THOMAS E. CAVE
COLORADO PLS 14070

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 April 16, 2002

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD, LAND USE REVIEW COMMISSION.

THIS 25th DAY OF February, 2002

John Malone
CHAIRMAN

Diana L. Sargent
SECRETARY

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 26th DAY OF March, 2002.

Mayor Stuart
MAYOR

Vicki Mayo
CITY CLERK

CITY & COUNTY OF BROOMFIELD COLORADO SEAL

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CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS
ACCURATE
515 COURTNEY WAY, SUITE D
LAFAYETTE, COLORADO 80026
(303)665-5505 FAX: (303)665-5160
E-MAIL: engisurv@denver.net

SUBDIVISION PLAT FOR:

INTERLOCKEN FILING NO. 17

INTERLOCKEN

SHEET 1 OF 2

REVISIONS	
CLIENT COMMENTS	4-12-02
CLIENT COMMENTS	4-3-02
CITY COMMENTS	2-7-02
CITY COMMENTS	1-25-02
CITY COMMENTS	1-11-02

DRAWN BY:	CJH	APPROVED BY:	TEC
FIELD WORK BY:	TSC/DF	DATE OF SURVEY:	09/01
DATE OF DWG:	8/21/01	PROJECT NO.	1INT0257

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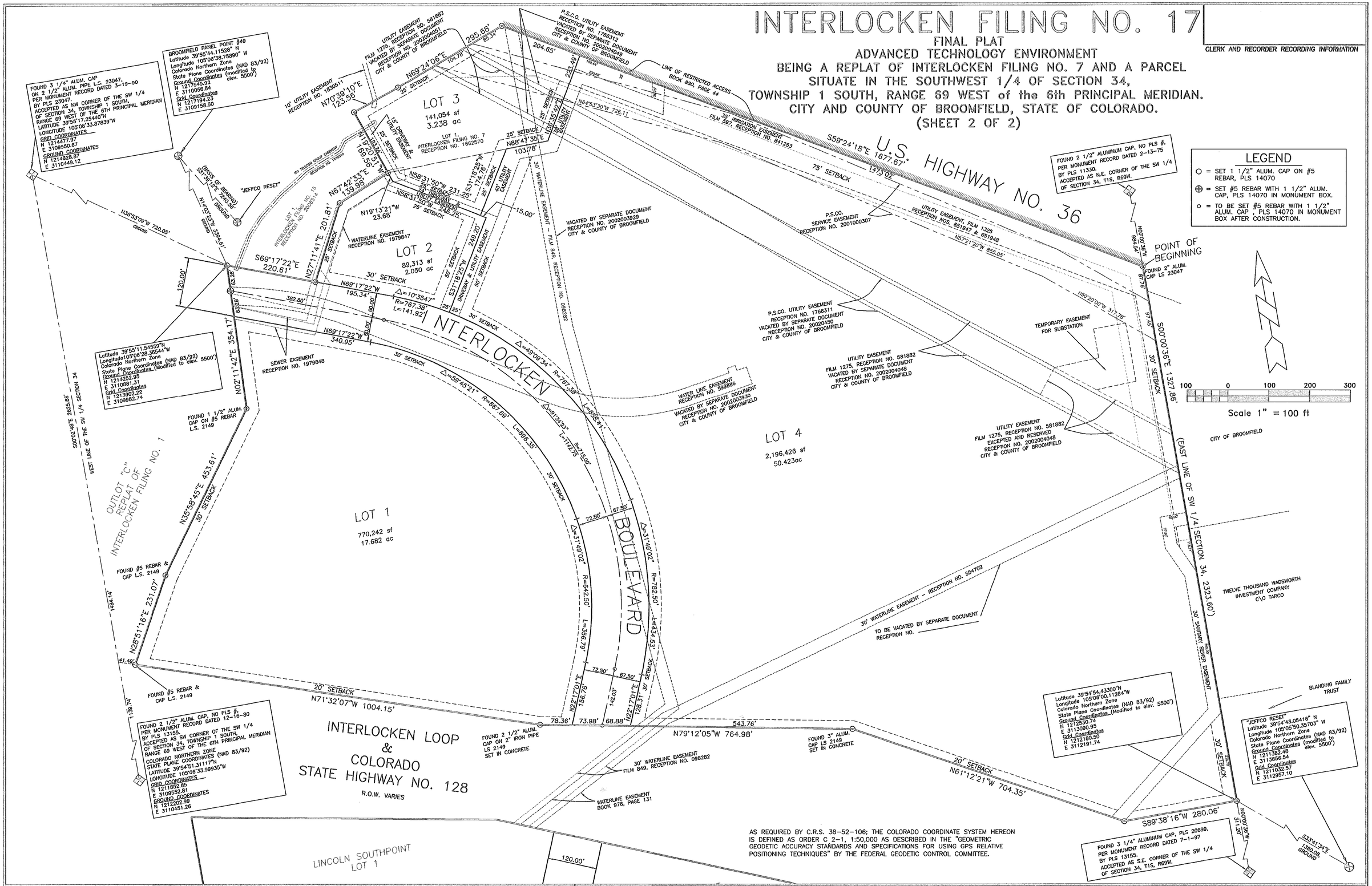
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
(SHEET 2 OF 2)

CLERK AND RECORDER RECORDING INFORMATION



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SHEET 2 OF 2

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INTERLOCKEN FILING NO. 17

ADDRESS PLAT
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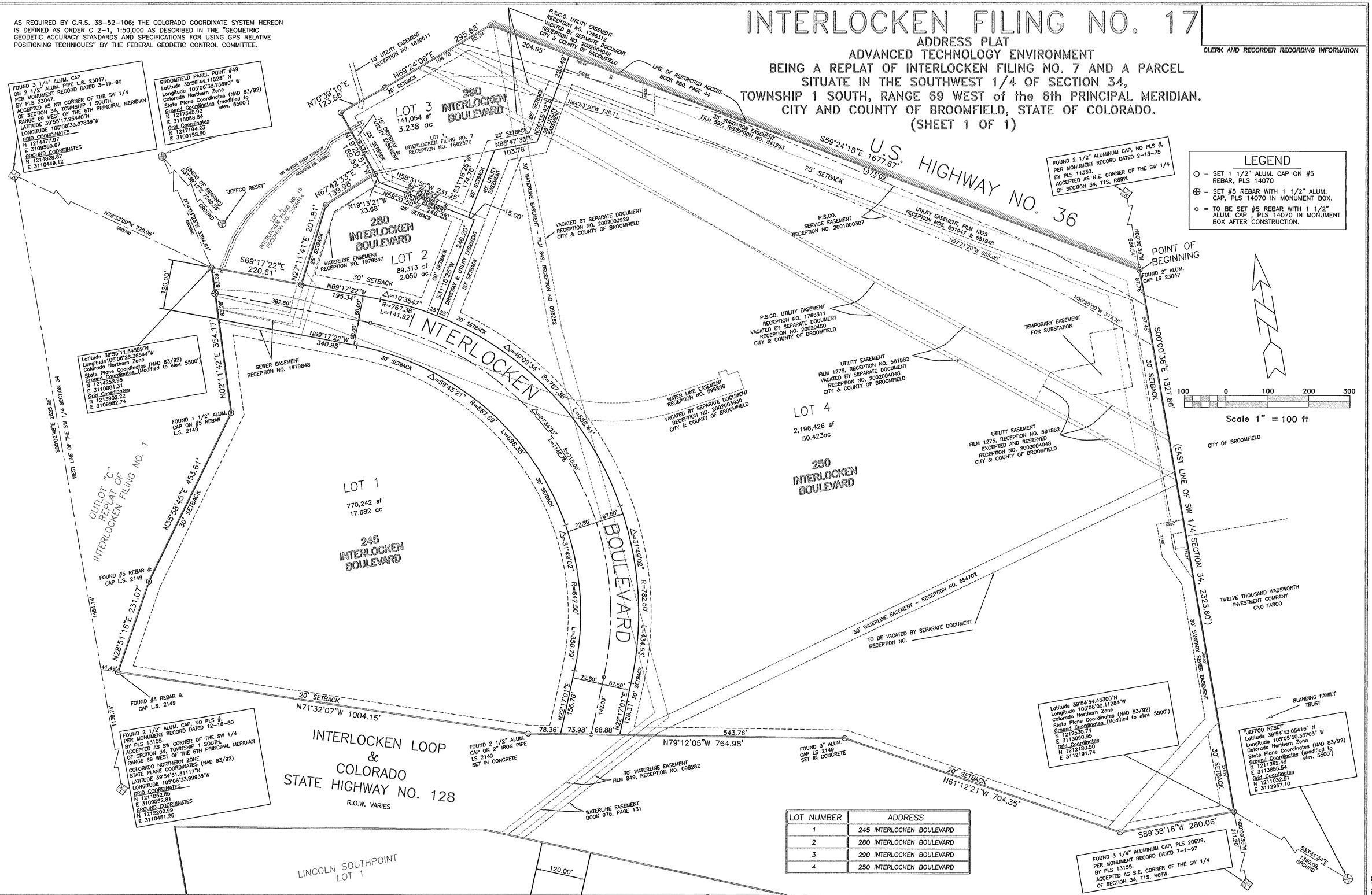

LOT NUMBER	ADDRESS
1	245 INTERLOCKEN BOULEVARD
2	280 INTERLOCKEN BOULEVARD
3	290 INTERLOCKEN BOULEVARD
4	250 INTERLOCKEN BOULEVARD

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ADDRESS PLAT FOR: INTERLOCKEN FILING NO. 17

INTERLOCKEN

SHEET 1 OF 1

REVISIONS	
CITY COMMENTS	5-17-02
CLIENT COMMENTS	4-12-02

DRAWN BY:	TJB	APPROVED BY:	TEC
FIELD WORK BY:	TSC/DF	DATE OF SURVEY:	09/01
DATE OF DWG:	3/15/02	PROJECT NO.	1INT0257

ADDRESS PLAT

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