

JEFFCO AIRPORT BUSINESS CENTER EAST FILING NO. 1 MINOR SUBDIVISION PLAT

Reception # 200500905
21 Jan 2005

SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
PAGE 1 OF 2

LEGAL DESCRIPTION AND DEDICATION:

PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. ABD70069337-2,
EFFECTIVE DATE: JULY 30, 2004 AT 5:00 P.M.

BY THESE PRESENTS, THE UNDERSIGNED, BEING OWNERS AND SUBDIVIDERS
OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

PARCEL A: (LOT 1)

THE PARCEL DESCRIPTION AT 9000 JEFFCO AIRPORT AVENUE, BROOMFIELD,
COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 2 SOUTH, RANGE
69 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN BROOMFIELD COUNTY,
COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST
ONE-QUARTER OF SAID SECTION 3;
THENCE NORTH 03 DEGREES 13 MINUTES 42 SECONDS WEST, A DISTANCE
OF 885.84 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THAT
PARCEL OF LAND DESCRIBED IN BOOK 2470, AT PAGE 352, IN THE
RECORDS OF THE JEFFERSON COUNTY, COLORADO CLERK AND RECORDERS
OFFICE;
THENCE CONTINUING NORTH 03 DEGREES 13 MINUTES 42 SECONDS WEST, A
DISTANCE OF 1,773.44 FEET;
THENCE NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST, A DISTANCE
OF 447.66 FEET TO THE POINT OF THE BEGINNING;
THENCE NORTH 04 DEGREES 04 MINUTES 50 SECONDS WEST, A DISTANCE
OF 608.11 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF THAT
PARCEL OF LAND ANNEXED BY THE CITY OF BROOMFIELD BY ORDINANCE NO.
350, AS SHOWN ON THE MAP RECORDED AT RECEPTION NO. 79094664 IN
THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDERS OFFICE. SAID
POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF JEFFCO AIRPORT
AVENUE;
THENCE ALONG SAID RIGHT-OF-WAY NORTH 84 DEGREES 25 MINUTES 33
SECONDS EAST, A DISTANCE OF 590.28 FEET TO A POINT ON THE WEST
RIGHT-OF-WAY OF COLORADO STATE NO 121;
THENCE ALONG SAID STATE RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

LEGAL DESCRIPTION AND DEDICATION CONTINUED:

PARCEL C: (LOT 3)

THE PARCEL DESCRIPTION AT JEFFCO AIRPORT AVENUE, BROOMFIELD, COLORADO,
DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69
WEST OF THE SIXTH PRINCIPAL MERIDIAN IN BROOMFIELD COUNTY, COLORADO,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF
SAID SECTION 3;
THENCE NORTH 03 DEGREES 13 MINUTES 42 SECONDS WEST, A DISTANCE
OF 885.84 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THAT PARCEL
OF LAND DESCRIBED IN BOOK 2470, AT PAGE 352, IN THE RECORDS OF THE
JEFFERSON COUNTY, COLORADO CLERK AND RECORDERS OFFICE;
THENCE CONTINUING NORTH 03 DEGREES 13 MINUTES 42 SECONDS WEST, A
DISTANCE OF 1,773.44 FEET;
THENCE NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST, A DISTANCE
OF 447.66 FEET TO THE POINT OF THE BEGINNING;
THENCE NORTH 04 DEGREES 04 MINUTES 50 SECONDS WEST, A DISTANCE
OF 608.11 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF THAT
PARCEL OF LAND ANNEXED BY THE CITY OF BROOMFIELD BY ORDINANCE NO.
350, AS SHOWN ON THE MAP RECORDED AT RECEPTION NO. 79094664 IN
THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDERS OFFICE. SAID
POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF JEFFCO AIRPORT
AVENUE;
THENCE ALONG SAID RIGHT-OF-WAY NORTH 84 DEGREES 25 MINUTES 33
SECONDS EAST, A DISTANCE OF 590.28 FEET TO A POINT ON THE WEST
RIGHT-OF-WAY OF COLORADO STATE NO 121;
THENCE ALONG SAID STATE RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 05 DEGREES 35 MINUTES 27 SECONDS EAST, A DISTANCE OF 95.09 FEET;
- 2) SOUTH 00 DEGREES 34 MINUTES 57 SECONDS EAST, A DISTANCE OF 227.40 FEET;
- 3) SOUTH 13 DEGREES 19 MINUTES 57 SECONDS EAST, A DISTANCE OF 232.00 FEET;
- 4) SOUTH 00 DEGREES 55 MINUTES 27 SECONDS EAST, A DISTANCE OF 115.12 FEET;

THENCE LEAVING SAID STATE RIGHT-OF-WAY SOUTH 89 DEGREES 54 MINUTES 15
SECONDS WEST, A DISTANCE OF 611.15 FEET TO THE POINT OF THE BEGINNING.

CONTAINING 8.701 ACRES OR 379,015 SQUARE FEET, MORE OR LESS.

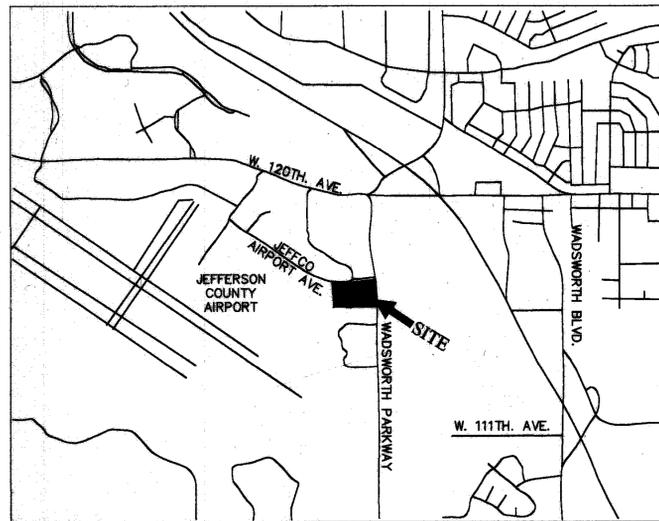
PARCEL B: (LOT 2)

THE PARCEL DESCRIPTION AT JEFFCO AIRPORT AVENUE, BROOMFIELD,
COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 2 SOUTH, RANGE
69 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN BROOMFIELD COUNTY,
COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST
ONE-QUARTER OF SAID SECTION 3;
THENCE NORTH 03 DEGREES 13 MINUTES 42 SECONDS WEST, A DISTANCE
OF 885.84 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF THAT
PARCEL OF LAND DESCRIBED IN BOOK 2470, AT PAGE 352, IN THE
RECORDS OF THE JEFFERSON COUNTY, COLORADO CLERK AND RECORDERS
OFFICE;
THENCE CONTINUING NORTH 03 DEGREES 13 MINUTES 42 SECONDS WEST, A
DISTANCE OF 1,773.44 FEET;
THENCE NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST, A DISTANCE
OF 302.81 FEET TO THE POINT OF THE BEGINNING;
THENCE NORTH 04 DEGREES 04 MINUTES 50 SECONDS WEST, A DISTANCE
OF 608.11 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF
THAT PARCEL OF LAND ANNEXED BY THE CITY OF BROOMFIELD BY
ORDINANCE NO. 350, AS SHOWN ON THE MAP RECORDED AT RECEPTION
NO. 79094664 IN THE RECORDS OF THE JEFFERSON COUNTY, COLORADO
CLERK AND RECORDERS OFFICE. SAID POINT ALSO BEING ON THE
SOUTHERLY RIGHT-OF-WAY OF JEFFCO AIRPORT AVENUE. SAID POINT
ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT
HAVING A RADIUS OF 1233.28 FEET;
THENCE ALONG SAID RIGHT-OF-WAY ON THE ARC OF SAID CURVE TO THE
LEFT A DISTANCE OF 125.37 FEET, THROUGH A CENTRAL ANGLE OF 05
DEGREES 49 MINUTES 28 SECONDS (A CHORD BEARING NORTH 87 DEGREES
20 MINUTES 18 SECONDS EAST, A DISTANCE OF 125.32 FEET);
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 84 DEGREES 25
MINUTES 33 SECONDS EAST, A DISTANCE OF 19.22 FEET;
THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 04 DEGREES 04 MINUTES 50
SECONDS EAST, A DISTANCE OF 608.11 FEET;
THENCE SOUTH 89 DEGREES 54 MINUTES 15 SECONDS WEST, A DISTANCE
OF 144.84 FEET TO THE POINT OF THE BEGINNING.

CONTAINING 2.001 ACRES OR 87,186 SQUARE FEET, MORE OR LESS.



VICINITY MAP
1"=1000'

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER
THE NAME AND STYLE OF JEFFCO AIRPORT BUSINESS CENTER EAST FILING NO. 1
MINOR SUBDIVISION PLAT; AND GRANT 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 AND FOR USE
BY PUBLIC AND PRIVATE UTILITIES.

OWNER AND SUBDIVIDER CERTIFICATE:

COUNTY OF JEFFERSON, STATE OF COLORADO, A BODY POLITIC AND CORPORATE

ATTEST: *Liz Almada, Deputy Clerk to Board*
By: *Michelle Lawrence*

TITLE: *Chairman, B.C.C.*

STATE OF *Colo.*
COUNTY OF *Jefferson*

SUBSCRIBED AND SWORN TO BEFORE ME THE *17th* DAY
OF *Dec.*, A.D. 20*04*, BY *Michelle Lawrence, Chairman*
FOR COUNTY OF JEFFERSON, STATE OF COLORADO, A BODY POLITIC &
CORPORATE.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION

EXPIRES
Joyce M. Woodley
NOTARY PUBLIC (SEAL)

JOYCE M. WOODLEY
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 5/29/2008



DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE:

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED BY THE DIRECTOR OF
COMMUNITY DEVELOPMENT OF BROOMFIELD, COLORADO ON THIS 21
DAY OF January, 2005
[Signature]
DIRECTOR

CITY AND COUNTY MANAGER CERTIFICATE:

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED BY THE CITY AND
COUNTY MANAGER OF BROOMFIELD, COLORADO ON THIS 21 DAY OF
January, 2005
[Signature]
CITY AND COUNTY MANAGER

ATTORNEY'S CERTIFICATE:

Cynthia M. Beyen-Ulrich AN ATTORNEY AT LAW, LICENSED TO
PRACTICE IN THE STATE OF COLORADO, REPRESENT TO THE CITY AND
COUNTY OF BROOMFIELD THAT THE OWNERS AND SUBDIVIDER DEDICATING
ANY STREET, EASEMENTS, RIGHT-OF-WAY, PARCEL, OR TRACT HEREON
OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND
ENCUMBRANCES, AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY
UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.
[Signature] REGISTRATION No. 25293, DATE: 12-17-04

SURVEYOR'S STATEMENT

I, MARK A. HALL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE
STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR JEFFCO
AIRPORT BUSINESS CENTER EAST WAS MADE BY ME OR UNDER MY DIRECT
RESPONSIBILITY, SUPERVISION AND CHECKING AND THE ACCOMPANYING PLAT
ACCURATELY AND PROPERLY DEPICTS SAID SURVEY.



MARK A. HALL, PLS 36073 DATE
FOR AND ON BEHALF OF
OLSSON ASSOCIATES, INC.

GENERAL NOTES:

1. BASIS OF BEARINGS: THE BEARING OF NORTH 07°43'10" WEST WAS
DETERMINED BY THE FOUND 3" BRASS CAP "JEFFCO 1977" IN CONCRETE,
CITY AND COUNTY OF BROOMFIELD CONTROL POINT DESIGNATION-JEFFCO
AZ MARK AND THE FOUND 3" BRASS CAP "JEFFCO 1977 1980" IN
CONCRETE, CITY AND COUNTY OF BROOMFIELD CONTROL POINT
DESIGNATION-JEFFCO RESET, BASED ON GRID BEARINGS OF THE COLORADO
STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501) NAD 83/92.
2. BEARINGS AND DISTANCES ARE RECORD UNLESS OTHERWISE NOTED.
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY ACTION
BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER
YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED
UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN
YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY
PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR
ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO
STATE STATUTE C.R.S. SEC 18-4-508.
4. MODIFICATION FACTOR: MODIFIED STATE PLANE GRID
COORDINATES/STATE PLANE VALUES = 0.99971032.
5. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS
"C ORDER, CLASS 2-1, 1:50,000" 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
GEODETIC CONTROL COMMITTEE.
6. ALL AS MEASURED BEARINGS ARE BASED ON THE CITY AND COUNTY
OF BROOMFIELD GPS CONTROL POINTS. ALL RECORD BEARINGS IN THE
LEGAL DESCRIPTIONS ARE BASED ON THE TITLE COMMITMENT PROVIDED BY
CHICAGO TITLE INSURANCE COMPANY ORDER NO. ABD70069337-2,
EFFECTIVE DATE: JULY 30, 2004 AT 5:00 P.M.. THE RELATIONSHIP FROM
AS MEASURED AND RECORD BEARINGS OF THE SOUTH LINE OF LOT 3 IS
+/- 00°23'19" COUNTER CLOCKWISE.

Date: 12/13/04

1 of 2 SHEETS



OLSSON ASSOCIATES
ENGINEERS - PLANNERS - SCIENTISTS - SURVEYORS
148 UNION BLVD., SUITE 700 - LAKESIDE, COLORADO, 80528
PHONE 720-942-0072 - FAX 720-942-6180
LINCOLN OMAHA GRAND ISLAND WHEATRIE KANSAS CITY PHOENIX DENVER

JEFFCO AIRPORT BUSINESS CENTER EAST FILING NO. 1 MINOR SUBDIVISION PLAT

SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN

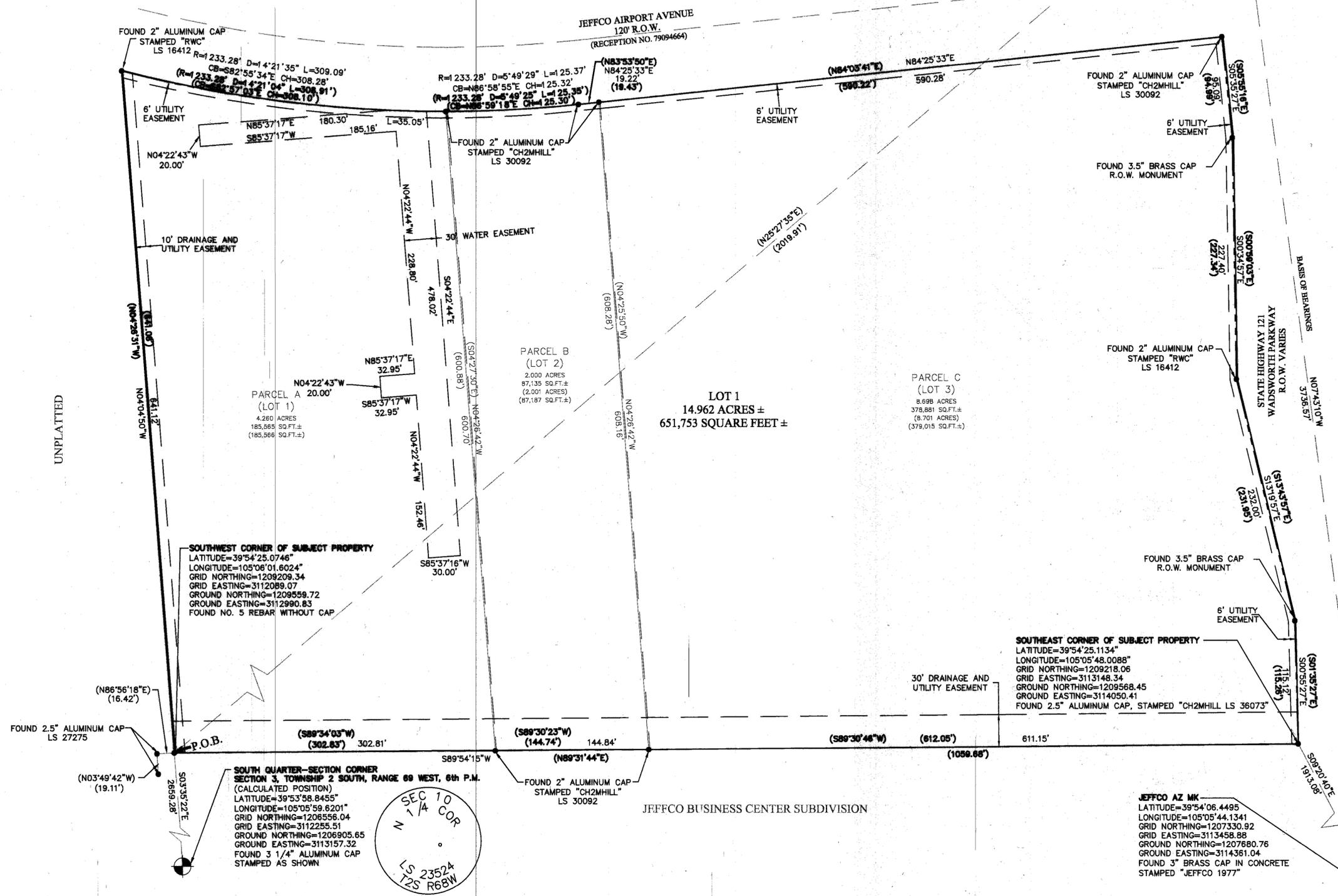
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

PAGE 2 OF 2

JEFFCO RESET
 LATITUDE=39°54'43.05405"
 LONGITUDE=105°05'50.35674"
 GRID NORTHING=1211032.56
 GRID EASTING=3112957.13
 GROUND NORTHING=1211383.47
 GROUND EASTING=3113859.14
 FOUND 3" BRASS CAP IN CONCRETE
 STAMPED "JEFFCO 1977 1980"

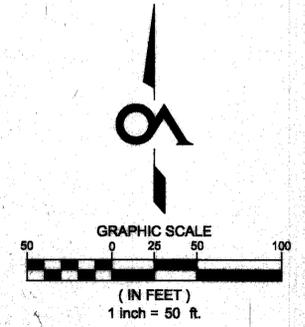
CLOSURE REPORT:

Course: N 04-26-31 W	Distance: 641.08	Delta: 14-21-04
Arc Length: 308.91	Radius: 1233.28	Delta: 5-49-25
Arc Length: 125.35	Radius: 1233.28	
Course: N 83-53-50 E	Distance: 19.43	
Course: N 84-03-41 E	Distance: 590.22	
Course: S 05-55-16 E	Distance: 94.99	
Course: S 00-59-03 E	Distance: 227.34	
Course: S 13-43-57 E	Distance: 231.95	
Course: S 01-35-27 E	Distance: 115.26	
Course: S 89-30-46 W	Distance: 612.05	
Course: S 89-30-23 W	Distance: 144.74	
Course: S 89-34-03 W	Distance: 302.83	
Perimeter: 3414.14		
Area: 651752.60	14.96 acres	
Mapcheck Closure - (Uses listed courses & COGO Units)		
Error of Closure: 0.004	Course: S 35-52-25 W	
Precision: 1: 882944.88		



LEGEND

- FOUND MONUMENT AS NOTED.
- (BRG., DIST.) BEARING AND OR DISTANCE IN PARENTHESIS DENOTE AS MEASURED



SOUTHWEST CORNER OF SUBJECT PROPERTY
 LATITUDE=39°54'25.0746"
 LONGITUDE=105°06'01.6024"
 GRID NORTHING=1209209.34
 GRID EASTING=3112089.07
 GROUND NORTHING=1209559.72
 GROUND EASTING=3112990.83
 FOUND NO. 5 REBAR WITHOUT CAP

SOUTHEAST CORNER OF SUBJECT PROPERTY
 LATITUDE=39°54'25.1134"
 LONGITUDE=105°05'48.0088"
 GRID NORTHING=1209218.06
 GRID EASTING=3113148.34
 GROUND NORTHING=1209568.45
 GROUND EASTING=3114050.41
 FOUND 2.5" ALUMINUM CAP, STAMPED "CH2MHILL LS 36073"

SOUTH QUARTER-SECTION CORNER
 SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST, 6th P.M.
 (CALCULATED POSITION)
 LATITUDE=39°53'58.8455"
 LONGITUDE=105°05'59.6201"
 GRID NORTHING=1206556.04
 GRID EASTING=3112255.51
 GROUND NORTHING=1206905.65
 GROUND EASTING=3113157.32
 FOUND 3 1/4" ALUMINUM CAP
 STAMPED AS SHOWN



JEFFCO AZ MK
 LATITUDE=39°54'06.4495"
 LONGITUDE=105°05'44.1341"
 GRID NORTHING=1207330.92
 GRID EASTING=3113458.89
 GROUND NORTHING=1207680.76
 GROUND EASTING=3114361.04
 FOUND 3" BRASS CAP IN CONCRETE
 STAMPED "JEFFCO 1977"

Date: 12/13/04 2 OF 2 SHEETS

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 GRAND ISLAND HOLDSBEE KANSAS CITY PHOENIX DENVER
 LINCOLN OMAHA

UNPLATTED