

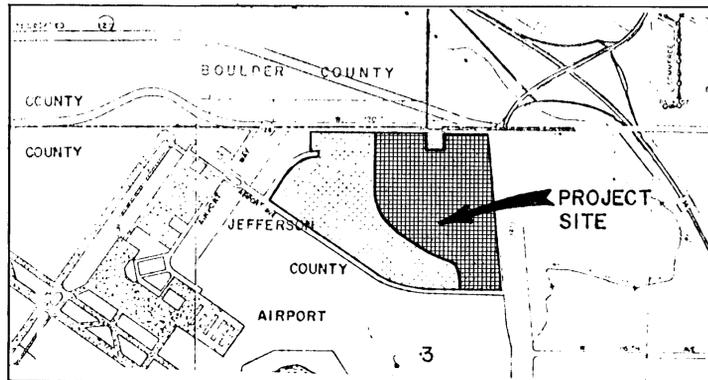
JEFFCO OFFICE PARK FILING NO. 1

A PART OF THE N 1/2 SECTION 3, T2S, R69W, OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO

ENGINEER'S CERTIFICATE

I, HOWARD B. BROWNING, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PLAT OF JEFFCO OFFICE PARK, FILING NO. 1 WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

HOWARD B. BROWNING, REGISTERED PROFESSIONAL ENGINEER, NO. 7527



LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS; THAT THE COUNTY OF JEFFERSON, A BODY CORPORATE AND POLITIC AND ROCKY MOUNTAIN ENERGY CO., BEING THE OWNER OF A PART OF A PARCEL OF LAND LOCATED IN THE N 1/2 OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N 1/4 CORNER OF SAID SECTION 3, THENCE S 00°04'31" W, A DISTANCE OF 238.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 89°54'31" E, A DISTANCE OF 208.00 FEET; THENCE N 00°04'31" E, A DISTANCE OF 178.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 128; THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 128, N 89°54'31" E, A DISTANCE OF 253.87 FEET; THENCE S 00°05'29" E, A DISTANCE OF 20.00 FEET; THENCE N 89°54'31" E, A DISTANCE OF 220.32 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 121; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 128 AND CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 121, S 05°49'00" E, A DISTANCE OF 1804.84 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF JEFFCO AIRPORT AVENUE; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 121 CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID JEFFCO AIRPORT AVENUE, S 84°11'59" W, A DISTANCE OF 365.00 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE PROPOSED LONGS PEAK DRIVE; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID JEFFCO AIRPORT AVENUE AND CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID PROPOSED LONGS PEAK DRIVE, N 05°48'01" W, A DISTANCE OF 92.48 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 76°00'00" AND A RADIUS OF 211.81 FEET, A DISTANCE OF 280.96 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 26°06'00" AND A RADIUS OF 351.49 FEET, A DISTANCE OF 160.11 FEET; THENCE N 55°42'01" W, A DISTANCE OF 676.59 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 55°36'32" AND A RADIUS OF 325.00 FEET, A DISTANCE OF 315.43 FEET; THENCE N 00°05'29" W, A DISTANCE OF 290.50 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 89°59'57" AND A RADIUS OF 18.00 FEET, A DISTANCE OF 28.27 FEET; THENCE N 00°05'31" W, A DISTANCE OF 50.00 FEET TO A NON-TANGENT POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'03" AND A RADIUS OF 18.00 FEET, A DISTANCE OF 28.27 FEET TO POINT OF TANGENCY; THENCE N 00°05'29" W, A DISTANCE OF 312.00 FEET; THENCE N 05°48'07" W, A DISTANCE OF 100.50 FEET; THENCE N 00°05'29" W, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 128; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY OF PROPOSED LONGS PEAK DRIVE AND CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 128, N 89°54'31" E, A DISTANCE OF 70.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED LONGS PEAK DRIVE; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 128 AND CONTINUING ON THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED LONGS PEAK DRIVE, S 00°05'29" E, A DISTANCE OF 75.00 FEET; THENCE S 05°37'09" W, A DISTANCE OF 100.50 FEET; THENCE S 00°05'29" E, A DISTANCE OF 108.00 FEET TO A POINT OF CURVATURE; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF PROPOSED LONGS PEAK DRIVE AND CONTINUING ALONG AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 89°59'57" AND A RADIUS OF 20.00 FEET, A DISTANCE OF 31.42 FEET; THENCE N 89°54'31" E, A DISTANCE OF 98.93 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 33°46'18" AND A RADIUS OF 288.00 FEET, A DISTANCE OF 169.76 FEET; THENCE N 56°08'16" E, A DISTANCE OF 81.70 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 52°09'43" AND A RADIUS OF 62.00 FEET, A DISTANCE OF 56.44 FEET; THENCE S 71°42'01" E, A DISTANCE OF 54.59 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 20.00 FEET, A DISTANCE OF 31.42 FEET; THENCE N 18°17'59" E, A DISTANCE OF 29.75 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 40.434 ACRES MORE OR LESS. SUBJECT TO ALL ROADS, EASEMENTS AND RIGHT-OF-WAYS EXISTING OR OF RECORD.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS; THAT THE JEFFERSON COUNTY AIRPORT AUTHORITY, A BODY CORPORATE AND POLITIC BEING THE OWNER AND ROCKY MOUNTAIN ENERGY COMPANY, BEING THE LESSEE, HAVE LAID OUT AND PLATTED INTO LOTS AND BLOCKS, EASEMENTS, STREETS AND AVENUES AS HEREIN SHOWN UNDER THE NAME AND STYLE OF JEFFCO OFFICE PARK, FILING NO. 1, AND DO BY THESE PRESENTS GRANT AND DEDICATE TO THE PUBLIC ALL SUCH STREETS, AVENUES AND EASEMENTS.

JEFFERSON COUNTY AIRPORT AUTHORITY

BY: *David J. Bammerli*
CHAIRMAN
ATTEST: *Richard J. Pettibone*
SECRETARY

STATE OF COLORADO)
CITY AND COUNTY OF DENVER) SS

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF July A.D. 1986
WITNESS MY HAND AND SEAL *Robin M. Weidemann*
MY COMMISSION EXPIRES 2-6-93

ROCKY MOUNTAIN ENERGY COMPANY

BY: *Stan S. Mervin*
VICE PRESIDENT
Stephen Lebeck
ASSISTANT SECRETARY

APPROVALS

THE FOREGOING PLAT IS APPROVED FOR FILING AND CONVEYANCE OF THE STREETS, AVENUES, AND OTHER PUBLIC PLACES SHOWN THEREON AND ACCEPTED BY THE CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS, AVENUES, OR OTHER PUBLIC PLACES ONLY AFTER CONSTRUCTION THEREOF HAS BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDER AND ACCEPTED BY THE CITY.

CITY OF BROOMFIELD, PLANNING & ZONING COMMISSION

APPROVED THIS 7th DAY OF January A.D. 1980.

Ch. I. Simpson CHAIRMAN
Dan Coffield SECRETARY

CITY OF BROOMFIELD, CITY COUNCIL

APPROVED THIS 22nd DAY OF April A.D. 1980.

Walter P. Spader MAYOR
Steve Brewer CITY CLERK

CITY OF BROOMFIELD, CITY ENGINEER

W. S. Fisher SIGNATURE
DATE 2-19-80

MOUNTAIN BELL

George Chaffin TITLE
DATE

PUBLIC SERVICE COMPANY

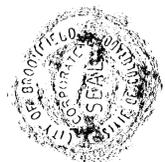
Wayne C. Space Superintendent of Engineering
TITLE
DATE 2-24-79

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS A BEARING OF N89°54'31"E FOR THE NORTH LINE OF SECTION 3, T2S, R69W. BEARINGS AND DISTANCES SHOWN ARE AS PLATTED IN JEFFCO AIRPORT INDUSTRIAL PARK FILING NO. 1.

BENCH MARK

TOP OF BRASS CAP AT EDGE OF RUNWAY 20 THRESHOLD. USGS ELV. = 5597.21



CLERK & RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO, THIS 9th DAY OF January A.D. 1986 AT 13:15 PM, IN BOOK 87 AT PAGE 10

Norman C. Allen
CLERK AND RECORDER

by *Donna M. Kuhnle*
Deputy

RECEPTION NUMBER 86003279

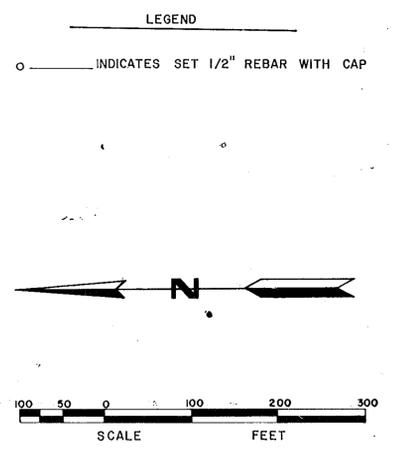
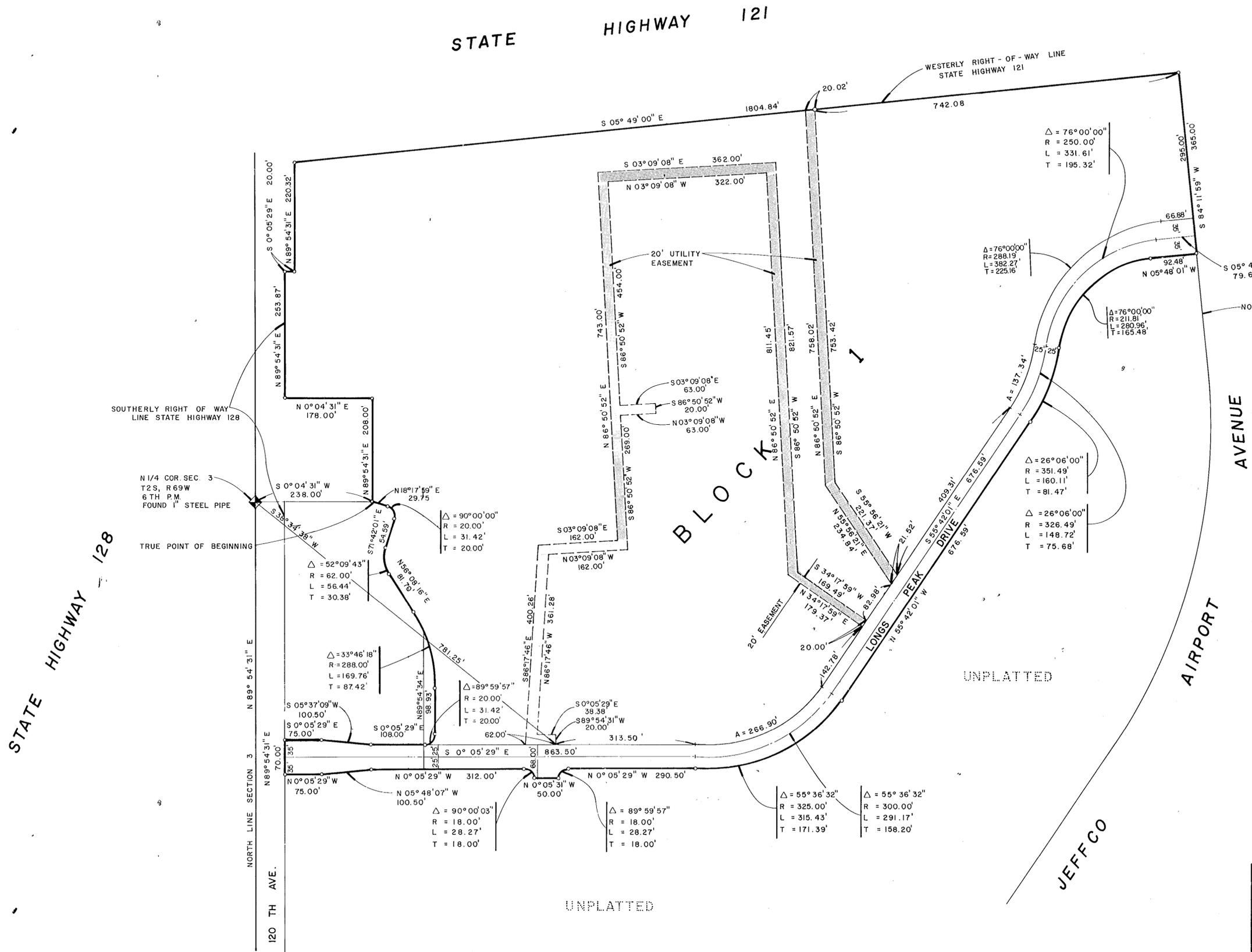
ATTORNEY'S CERTIFICATE

I, THE UNDERSIGNED, AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN ABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS A PUBLIC WAY, AND THE TITLE OF SUCH LANDS IS IN THE DEDICATOR, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

Stephen Lebeck
ATTORNEY-AT-LAW

JEFFCO OFFICE PARK FILING NO. 1		
KKBNA, inc. CONSULTING ENGINEERS 232 6050 DENVER COLORADO		
FINAL PLAT		
JOB NO 6475.03	SCALES AS SHOWN	SHT 1 OF 2

PROJECT: ROCKY MOUNTAIN ENERGY CO.
 PROJECT MANAGER: K.A. KONSTANTAKOS
 DESIGNED BY: _____
 DRAWN BY: K. FYEATT
 JOB NO. 6475.03
 SHEET NO. 2



JEFFCO OFFICE PARK FILING I		
KKBNA, inc. CONSULTING ENGINEERS 232-6050 DENVER, COLORADO		
FINAL PLAT		
JOB NO. 6475.03	SCALES AS SHOWN	SHT 2 OF 2