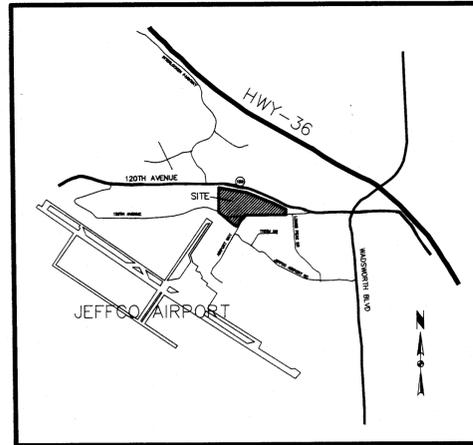


LINCOLN SOUTHPOINT FINAL PLAT

A RESUBDIVISION OF A PORTION OF JEFFERSON COUNTY AIRPORT AND A PORTION OF THE SW1/4 OF SECTION 34,
T1S, R69W OF THE 6TH P.M., AND A PORTION OF THE NW1/4 OF SECTION 3, T2S, R69W OF THE 6TH P.M.,
CITY OF BROOMFIELD, JEFFERSON AND BOULDER COUNTIES, STATE OF COLORADO
AREA = 21.955 ACRES, MORE OR LESS



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF:

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34, THENCE N89°37'14"E 813.25 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 34 TO THE TRUE POINT OF BEGINNING;

THENCE S41°31'31"W, 233.02 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, 73.58 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 527.00 FEET, A CENTRAL ANGLE OF 8°00'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S37°31'31"W, 73.52 FEET;

THENCE S33°31'31"W, 71.81 FEET;

THENCE NORTHWESTERLY 178.59 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 603.37 FEET, A CENTRAL ANGLE OF 16°46'07" AND BEING SUBTENDED BY A CHORD THAT BEARS N56°35'37"W, 175.96 FEET;

THENCE N48°12'33"W, 306.28 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHWESTERLY, 76.50 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 546.63 FEET, A CENTRAL ANGLE OF 8°01'07" AND BEING SUBTENDED BY A CHORD THAT BEARS N52°13'06"W, 76.44 FEET;

THENCE N56°13'40"W, 33.01 FEET;

THENCE N00°22'52"W, 232.96 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO L & V SMITH LIMITED PARTNERSHIP ET AL AS DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. 1724292 OF THE RECORDS OF BOULDER COUNTY, COLORADO;

THENCE N00°03'46"W, 422.51 FEET ALONG THE WEST LINE OF THAT TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 1724292 TO THE SOUTHERLY LINE OF COLORADO STATE HIGHWAY NO. 128;

THENCE S79°35'27"E, 30.51 FEET ALONG THE SOUTHERLY LINE OF SAID COLORADO STATE HIGHWAY NO. 128;

THENCE S00°03'46"E, 0.31 FEET ALONG THE SOUTHERLY LINE OF SAID COLORADO STATE HIGHWAY NO. 128;

THENCE S79°33'34"E, 716.80 FEET ALONG THE SOUTHERLY LINE OF SAID COLORADO STATE HIGHWAY NO. 128;

THENCE S67°53'56"E, 737.30 FEET ALONG THE SOUTHERLY LINE OF SAID COLORADO STATE HIGHWAY NO. 128;

THENCE S63°15'06"E, 370.51 FEET ALONG THE SOUTHERLY LINE OF SAID COLORADO STATE HIGHWAY NO. 128;

THENCE S00°01'43"E, 142.21 FEET TO THE NORTH LINE OF THE NW1/4 OF SAID SECTION 3;

THENCE S89°37'14"W, 1044.98 FEET ALONG THE NORTH LINE OF THE NW1/4 OF SAID SECTION 3 TO THE TRUE POINT OF BEGINNING.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "LINCOLN SOUTHPOINT", AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR ITS USE AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER: W9 INTERLOCKEN REAL ESTATE LIMITED PARTNERSHIP, a Delaware limited partnership
BY: Dan J. Wilkins, VICE PRESIDENT, W9 INTERLOCKEN GEN-PAR, LLC, a Delaware limited liability company

STATE OF CALIFORNIA }
COUNTY OF SAN MATEO } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF August 1998, BY Dan J. Wilkins, VICE PRESIDENT, W9 INTERLOCKEN GEN-PAR, LLC, a Delaware limited liability company, the general partner of W9 INTERLOCKEN REAL ESTATE LIMITED PARTNERSHIP, OWNER.

MY COMMISSION EXPIRES: 4-17-99
Bill Blaud
NOTARY PUBLIC

LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 4 DAY OF May 1998.

John Albers CHAIRMAN
Kristin Lundquist SECRETARY

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO ON THIS 4th DAY OF June, 1998.

William M. Beas MAYOR
Vicki May CITY CLERK

ATTORNEY'S CERTIFICATE

I, Dan J. Wilkins, Robert C. Arthur Jr., AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO CERTIFY THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, OR RIGHT-OF-WAY HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

SURVEYOR'S STATEMENT

I, DAN J. WILKINS A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT OF "LINCOLN SOUTHPOINT" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

DATE:



DAN J. WILKINS
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 25646
4840 PEARL EAST CIRCLE #114
BOULDER, CO 80301
(303) 442-4338

NOTES

- BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW1/4 OF SECTION 34 AS BEARING N89°37'14"E (ASSUMED MERIDIAN).
- LEGAL DESCRIPTION PREPARED BY: KENT S. ALBERS, DREXEL BARRELL & COMPANY, 4840 PEARL EAST CIRCLE, SUITE 114, BOULDER, COLORADO 80301.
- IN ACCORDANCE WITH CRS 13-80-105; NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON AN 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.
- PREPARED BY: DREXEL BARRELL & CO.
4840 PEARL EAST CIRCLE #114
BOULDER, CO 80301
(303) 442-4338
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN 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.
- THAT 60.00' ROAD SHOWN ON THE PLAT OF JEFFERSON COUNTY AIRPORT LIES ENTIRELY WITHIN AIRPORT WAY.
- FD. #5 REBAR W/ALUM. CAP D.B. & CO. PLS 23529 UNLESS OTHERWISE NOTED.

Administrative Modification 2007-35
Approved 3/27/2007
Timo Warner Satellite Dates
12/11 Airport Way

CLERK AND RECORDER'S CERTIFICATE (BOULDER COUNTY)

STATE OF COLORADO }
COUNTY OF BOULDER } ss.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____ A.D., 1998, AND IS RECORDED IN PLAN FILE _____ RECEPTION NO. _____

FEES: _____ PAID.

CLERK AND RECORDER

BY: _____
DEPUTY

CLERK AND RECORDER'S CERTIFICATE (JEFFERSON COUNTY)

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO THIS 4th DAY OF August A.D., 1998.

RECEPTION NO. F0665420

TIME 4:41 P.M.

Dan Fitz Gerald
COUNTY CLERK AND RECORDER

BY: Kristin Lundquist

