

Blk 132 pg 13 Rec # F032 2403

2 1/2" BRASS CAP
NW CORNER
SECTION 3
T2S, R69W

N 89°34'31" E
BASIS OF BEARING

3" ALUM. CAP LS# 20899
N 1/4 CORNER
SECTION 3
N 00°04'31" E
60.00'

BALL AEROSPACE FILING NO. 1 MINOR SUBDIVISION

A PARCEL OF LAND IN THE NORTH 1/2 OF SEC. 3, TOWNSHIP 2 SOUTH
RANGE 69 WEST, OF THE 6th P.M.
CITY OF BROOMFIELD, COUNTY OF JEFFERSON
STATE OF COLORADO
SHEET 2 OF 2

UNPLATTED

L=208.25'
Δ=14° 06' 13"
R=846.00'
CD=S 48°39'12" E
207.73'

BALL AEROSPACE
FILING NO. 1

TPOB

JEFFCO AIRPORT
INDUSTRIAL PARK
FILING NO. 1

LONGS PEAK DRIVE
(RIGHT-OF-WAY WIDTH VARIES)

JEFFCO AIRPORT AVENUE
(RIGHT-OF-WAY WIDTH VARIES)

UNPLATTED

LEGEND

- SET NO. 5 REBAR WITH 1 1/2" ALUMINUM CAP LS# 16406
- FOUND NO. 4 REBAR WITH WHITE PLASTIC CAP, STAMPED CE LS# 12438



0 60 120
SCALE 1" = 60'

UNPLATTED

L=143.41'
Δ=07° 22' 50"
R=1113.28'
CD=N 59°22'59" W
143.31'

BROOMFIELD
GUEST HOUSE FLG. NO. 2
(BOOK 99, PAGE 37;
RECP NO. 88120376)

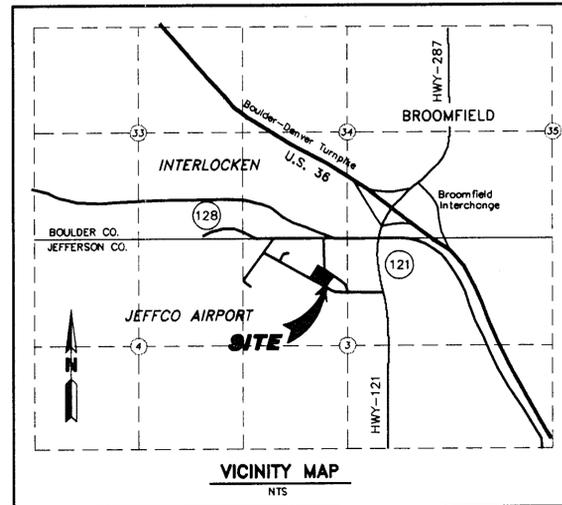
DATE: 08-27-96

MARTIN/MARTIN
Consulting Engineers
4251 Kling St.
Irradi, N.H., 03 80335
(303) 431-8100

BALL AEROSPACE FILING NO. 1 MINOR SUBDIVISION

A PARCEL OF LAND IN THE NORTH 1/2 OF SEC. 3, TOWNSHIP 2 SOUTH
RANGE 69 WEST, OF THE 6th P.M.
CITY OF BROOMFIELD, COUNTY OF JEFFERSON
STATE OF COLORADO

SHEET 1 OF 2



LEGAL DESCRIPTION

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

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE S00°04'31"W, 60.00 FEET; THENCE S89°53'28"W, 548.00 FEET TO THE WEST AND SOUTH RIGHT-OF-WAY LINE OF LONGS PEAK DRIVE AS PLATTED IN THE JEFFCO OFFICE PARK FILING NO. 1; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) CONSECUTIVE COURSES: 1) THENCE S00°06'44"E, 75.09 FEET; 2) THENCE S05°46'47"E, 100.57 FEET; 3) THENCE S00°03'02"E, 312.03 FEET TO A POINT OF CURVATURE; 4) THENCE 28.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°46'57", A RADIUS OF 18.00 FEET, AND A CHORD WHICH BEARS S45°03'46"W, 25.41 FEET; 5) THENCE S00°06'56"E, 50.04 FEET; 6) THENCE 28.35 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°14'49", A RADIUS OF 18.00 FEET AND A CHORD WHICH BEARS S44°38'48"E, 25.51 FEET TO A POINT OF TANGENCY; 7) THENCE S00°06'24"E, 290.37 FEET TO A POINT OF CURVATURE; 8) THENCE S4°55' FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°36'59", A RADIUS OF 325.00 FEET AND A CHORD WHICH BEARS S04°53'48"E, 54.48 FEET TO THE TRUE POINT OF BEGINNING; THENCE 260.77 FEET ALONG SAID RIGHT-OF-WAY LINE BEING THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45°58'23", A RADIUS OF 325.00 FEET, AND A CHORD WHICH BEARS S32°41'29"E, 253.84 FEET TO A POINT OF TANGENCY; THENCE S55°40'55"E, 384.85 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE S34°17'59"W, 498.27 FEET TO THE NORTH AND EAST RIGHT-OF-WAY LINE OF JEFFCO AIRPORT AVENUE; THENCE 143.41 FEET ALONG SAID NORTH AND EAST RIGHT-OF-WAY LINE OF JEFFCO AIRPORT AVENUE BEING THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07°22'50", A RADIUS OF 1113.28 FEET, AND A CHORD WHICH BEARS N59°22'59"W, 143.31 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID NORTH AND EAST RIGHT-OF-WAY LINE OF JEFFCO AIRPORT AVENUE N55°42'16"W, 706.30 FEET TO A POINT OF CURVATURE; THENCE LEAVING SAID NORTH AND EAST RIGHT-OF-WAY LINE OF JEFFCO AIRPORT AVENUE 208.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°06'13", A RADIUS OF 846.00 FEET, AND A CHORD WHICH BEARS N48°39'12"W, 207.73 FEET; THENCE N34°17'59"E, 524.65 FEET; THENCE S55°42'01"E, 378.31 FEET; THENCE N80°15'31"E, 81.61 FEET TO SAID WEST AND SOUTH RIGHT-OF-WAY LINE OF LONGS PEAK DRIVE AND THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 560,995.89 SQUARE FEET (12.88 ACRES), MORE OR LESS.

BASIS OF BEARINGS: N89°54'31"E, ALONG THE NORTH LINE OF SECTION 3, BETWEEN THE FOUND 2 1/2" BRASS CAP AND THE 3" ALUMINUM CAP AS SHOWN HEREON. ALL BEARINGS CONTAINED HEREON ARE RELATIVE THERETO.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS "BALL AEROSPACE FILING NO. 1" A SUBDIVISION IN THE CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO

IN WITNESS WHEREOF, THIS INSTRUMENT HAS BEEN EXECUTED BY THE UNDERSIGNED THIS 14th DAY OF OCTOBER, 1996.

JEFFCO AIRPORT AUTHORITY
A POLITICAL SUBDIVISION OF THE STATE OF COLORADO

SEAL

By: David C. Gordon
DAVID GORDON, AIRPORT MANAGER

ACKNOWLEDGMENT
STATE OF COLORADO
COUNTY OF JEFFERSON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF October, 1996 BY David C. Gordon AS Airport Manager OF JEFFCO AIRPORT AUTHORITY, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO.

WITNESS MY OFFICIAL SEAL
MY COMMISSION EXPIRES 2/10/2000

Evelyn L. Moore
NOTARY PUBLIC

4561 Saulsbury, Wheat Ridge, CO 80033
ADDRESS

SURVEYOR'S DECLARATION

I, JOHN B. GUYTON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY DECLARE THAT THIS PLAT OF "BALL AEROSPACE FILING NO. 1" 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.

JOHN B. GUYTON, PLS.
LAND SURVEYOR NO. 16406

DATE OF PREPARATION 10-11-96

"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."

APPROVALS:

<u>George D. Curo</u>	10-22-96
CITY MANAGER	DATE
<u>L. Still</u>	10-21-96
PLANNING DIRECTOR	DATE
<u>Jack Hall</u>	10-21-96
CITY ENGINEER	DATE

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF JEFFERSON }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 8:29:37 O'CLOCK
A.M., THIS 30th DAY OF October A.D., 1996, AND IS DULY RECORDED IN
PLAN FILE Rec# F0322403
FEES \$ 21.00 PAID.

Jean Fitz-Gerald
RECORDER
By: Melanie Jacino
DEPUTY

