## THE RIDGE AT BROOMFIELD

FINAL PLAT

BEING A REPLAT OF JEFFCO AIR PARK AND A PARCEL OF LAND LOCATED IN THE NE1/4 OF SECTION 6, T2S, R69W OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO AREA = 108.36 ACRES

OWNER: J.P.C. LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY LEGAL DESCRIPTION AND DEDICATION BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF: LEGAL DESCRIPTION STATE OF COLORADO COUNTY OF BOULDER ALL THAT PORTION OF JEFFCO AIR PARK, A SUBDIVISION RECORDED THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF 2000, BY CLAY CARLSON, AS MANAGER OF J.P.C. LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY. NOVEMBER 14, 1967 IN PLAT BOOK 28 AT PAGE 55 AND A PORTION OF A TRACT AS DESCRIBED IN BOOK 2728, PAGE 214, BOTH OF THE RECORDS OF JEFFERSON COUNTY, SITUATED IN THE NET/4 OF SECTION 6, T2S, R69W OF THE 6TH P.M., CITY OF BROOMFIELD, JEFFERSON COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE E1/4 CORNER OF SAID SECTION 6, WHENCE THE W1/4 CORNER OF SAID SECTION 6 BEARS N89'24'15"W, 5104.59 FEET; THENCE N89'24'15"W, 811.79 FEET ALONG THE SOUTH LINE OF THE NET /4 OF SAID SECTION 6 TO THE TRUE POINT OF BEGINNING: THENCE CONTINUING N89'24'15"W, 1491.06 FEET ALONG THE SOUTH LINE OF SAID SECTION 6 AND ALONG THE SOUTH LINE OF SAID JEFFCO OWNER: J.P.S. LAND, SOURCE, LLC, A\_COLORADO LIMITED LIABILITY COMPANY THENCE NOO'00'17"W, 1916.75 FEET ALONG THE WEST LINE OF SAID JEFFCO AIR PARK TO THE SOUTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 128: THENCE N70'37'50"E, 699.66 FEET ALONG THE NORTH LINE OF SAID JEFFCO AIR PARK AND THE SOUTH RIGHT-OF-WAY LINE OF COLORADO STATE STATE OF COLORADO HIGHWAY NO. 128 TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH; COUNTY OF BOULDER THENCE EASTERLY 379.80 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE NORTH LINE OF SAID JEFFCO AIR PARK AND THE SOUTH RIGHT-OF-WAY THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF 110 A COLOR OF 1200, BY SCOTT CARLSON, MANAGER OF J.P.S. LAND SOURCE, LINE OF COLORADO STATE HIGHWAY NO. 128, SAID CURVE HAVING A. RADIUS OF 1079.50 FEET, A CENTRAL ANGLE OF 20'09'30" AND A LLC, A COCORADO LIMITED LIABILITY COMPANY. CHORD THAT BEARS N80'42'35"E, 377.84 FEET; THENCE S89"12'40"E. 234.15 FEET ALONG THE NORTH LINE OF SAID JEFFCO AIR PARK AND THE SOUTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 128, TO THE BEGINNING OF A CURVE CONCAVE TO THE THENCE EASTERLY 416.86 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE NORTH LINE OF SAID JEFFCO AIR PARK AND THE SOUTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 128, SAID CURVE HAVING A OWNER: J.P.K. PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY RADIUS OF 1505.30, A CENTRAL ANGLE OF 15'52'00" AND A CHORD THENCE N74'55'20"E, 312.13 FEET ALONG THE NORTH LINE OF SAID JEFFCO AIR PARK AND THE SOUTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 128, TO THE BEGINNING OF A CURVE CONCAVE TO THE THENCE 395.52 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE STATE OF COLORADO NORTH LINE OF SAID JEFFCO AIR PARK AND THE SOUTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 128, SAID CURVE HAVING A COUNTY OF BOULDER RADIUS OF 2751.80 FEET, A CENTRAL ANGLE OF 08'14'07" AND A CHORD THAT BEARS N79"02'23"E, 395.18 FEET; THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF , 2000, BY KENT CARLSON AS MANAGER OF J.P.K. PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY. THENCE S01'32'45"W, 1734.66 FEET ALONG THE EAST LINE OF SAID JEFFCO AIR PARK AND ALONG THE EAST LINE OF SAID TRACT OF LAND AS DESCRIBED IN SAID BOOK 2728, PAGE 314; THENCE N90'00'00"W, 463.59 FEET ALONG THE NORTH LINE OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED ON DECEMBER 16, 1999 AS RECEPTION NO. F0991942 IN THE RECORDS OF JEFFERSON COUNTY, TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY 51.75 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY LINE OF SAID TRACT OF LAND AS DESCRIBED AT RECEPTION NO. OWNER: PLUE NOTCH CANYON DEVELOPMENT CO., A COLORADO CORPORATION F0991942, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 148"14"35" AND A CHORD THAT BEARS S15"52"42"W, 38.47 FEET TO A POINT THENCE SOUTHERLY 230.77 FEET ALONG THE ARC OF A REVERSE CURVE CONCAVE TO THE WEST AND ALONG THE WESTERLY LINE OF SAID TRACT OF LAND AS DESCRIBED AT RECEPTION NO. F0991942, SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 176"17'45" AND A CHORD THAT BEARS S29'54'17"W, 149.92 FEET; STATE OF COLORADO THENCE \$28'03'10"W, 599.52 FEET ALONG THE WESTERLY LINE OF SAID COUNTY OF BOULDER TRACT OF LAND AS DESCRIBED AT RECEPTION NO. F0991942, TO THE TRUE POINT NT WAS ACKNOWLEDGED BEFORE THE FOREGOING INSTRU EXCEPT TRACTS A, B, C, D, F, G AND H, JEFFCO AIR PARK, JEFFERSON COUNTY OF BLUE NOTCH CANYON DEVELOPMENT CO. COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 28, PAGE 55 OF JEFFERSON COUNTY. HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "THE RIDGE AT BROOMFIELD"; AND BY THESE PRESENTS NOTARY PUBLIC DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS, PUBLIC WAYS AND TRACTS A AND B, AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON OWNER: INTERLOCKEN APARTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND FOR PUBLIC USE BY PUBLIC AND PRIVATE UTILITIES. BY: FF INTERLOCKEN LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS MANAGING MEMBER OWNER: JEFFCO AIR PARK ASSOCIATES, A LIMITED PARTNERSHIP BY: FAIRFIELD FINANCIAL LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS MANAGER BY: FF PROPERTIES, INC. A DELAWARE CORPORATION ITS MANAGER STATE OF COLORADO COUNTY OF BOULDER ) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  $3^{12}$  DAY OF

STATE OF CALIFORNIA

COUNTY OF San Diread)

January 31, 2004

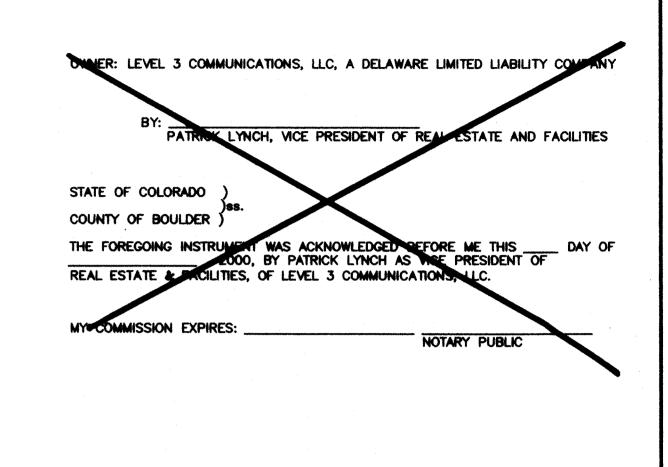
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF MAY, 2000, BY PATRICK J. GAVIN, VICE PRESIDENT OF FF PROPERTIES, INC. A DELAWARE CORPORATION.

MY COMMISSION EXPIRES: M M Studenuth

JEFFCO AIR PARK ASSOCIATES, A LIMITED PARTNERSHIP.

MY COMMISSION EXPIRES: \_\_\_\_

RES	
	OWNER: LEE S. CARLSON
	BY: Red Blan
	STATE OF COLORADO )  SS.  COUNTY OF BOULDER )  THE FORECOING INSTRUMENT WAS ACKNOWLEDGED REFORE ME THIS 3 DAY OF
	THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS TO DAY OF , 2000, BY LEE S. CARLSON.  MY COMMISSION EXPIRES: 92603
	MY COMMISSION EXPIRES: 92403 WOT RY PUBLIC
	OWNER: CLARKE D. CARLSON  BY: CLARKE D. CARLSON
	STATE OF COLORADO )  SS.  COUNTY OF BOULDER )  THE EORECOING INSTRUMENT WAS ACKNOWN EDGED REFORE ME THIS 3 CL
	THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS TO DAY OF ARY DURING TARY DURING
	MY COMMISSION EXPIRES: 9 26/02 NOTARY PUBLIC NOTARY PUBLIC TO COLOR OF MELEN TO COLO
	OWNER: MICHAEL S. BYRNE
	BY: MICHAEL S. BYRNE
	STATE OF COLORADO ) ss. COUNTY OF BOULDER )
	THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF , 2000, BY MICHAEL S. BYRNE.
	MY COMMISSION EXPIRES: 7/14/2003 Quant L. Zinsteberan NOTARY PUBLIC PUBLIC OF COLUMN
•	OWNER: SHARRON ANN DAVIS
	BY: Shows an daws by home
	STATE OF COLORADO ) ss. COUNTY OF BOULDER )
	THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 2000, BY SHARRON ANN DAVIS.
	MY COMMISSION EXPIRES: 126 08 NOTARY PUBLIC NOTARY PUBLIC
	OWNER: DENNIS S. MCGUIRE
	BY: DENNIS S. MCGUIRE
	STATE OF COLORADO ) ss. COUNTY OF BOULDER )
	THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF
	MY COMMISSION EXPIRES: 12403 NOT RY PUBLIC TO THE TOTAL OF THE PUBLIC TO THE



NOTES

SEE SHEET 2 OF 2 FOR GENERAL NOTES.

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 24 DAY OF Apple 2000

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 DAY OF BROOMFIELD, 2000.

ATTORNEYS CERTIFICATE

PRACTICE IN THE STATE OF COLORADO, REPRESENTS TO THE CITY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER 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.

2-10-00

## 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 "THE RIDGE AT BROOMFIELD" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SURFEMISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH CHORAGO STATE LAW.

DAN J. WARRELLAND PROFESSIONAL LAND SURVEYOR NO. 25646

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO THIS ICHO DAY OF OF OFFICE OF OFFICE OF OFFICE OF

RECEPTION NO.
TIME 16:32:00 P.M.

Haven A. Famul

## THE RIDGE AT BROOMFIELD

FINAL PLAT

BEING A REPLAT OF JEFFCO AIR PARK AND A PARCEL OF LAND LOCATED IN THE NEI/4 OF SECTION 6, T2S, R69W OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO AREA = 108.36 ACRES

