

BALL AEROSPACE FILING NO. 2 - FINAL PLAT

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SEC. 3, TOWNSHIP 2 SOUTH
 RANGE 69 WEST, OF THE 6TH P.M.
 CITY AND COUNTY OF BROOMFIELD
 STATE OF COLORADO,
 SHEET 1 OF 2

2019015888 PL 12/18/2019 09:32 AM
 Page: 1 of 2 Rec Fee \$0.00 Doc Fee \$
 City & County of Broomfield

PLAT NOTES:

- THIS FINAL PLAT INCLUDES 2 LOTS AND 0 TRACTS, AND IS A PARTIAL REPLAT OF BALL AEROSPACE FILING NO.1.
- 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION. SHOWN HEREON.
- ACCORDING TO FEMA "FIRM" MAP NUMBER 085073 0089 F, REVISED PER LOMR CASE NO. 06-08-B417P EFFECTIVE SEPTEMBER 11, 2006, THE PROPERTY IS NOT LOCATED WITHIN A DESIGNATED "ZONES AE AND AH" AREA IN THE "SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 - YEAR FLOOD". (AS SHOWN HEREON)
- THE COLORADO COORDINATE SYSTEM SHOWN HERE ON IS DEFINED AS 2-1 ORDER, CLASS C, 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.
- THE COMBINED SCALE FACTOR FOR THIS SITE = 0.99971466
- THE COLORADO OIL AND GAS CONSERVATION COMMISSION ONLINE RECORDS DO NOT DISCLOSE, AS OF THE DATE OF APPROVAL OF THIS FINAL PLAT, ANY PLUGGED OR ABANDONED OIL AND GAS WELLS, PRODUCTION SITES, OR ANY FORMER OIL AND GAS PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THE SDP OR WITHIN 200 FEET OF SUCH BOUNDARIES, PURSUANT TO BMC SECTION 17-38-160(F).
- THE PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT RECORDED AT REC # 2005006198.
- THE LAND IS SUBJECT TO THE MASTER LEASE AND THE JEFFERSON COUNTY RECEPTION NUMBER UNDER WHICH IT IS RECORDED RECEPTION #F0335115.

BASIS OF BEARING:

THE BASIS OF BEARINGS WAS ESTABLISHED USING CITY OF BROOMFIELD GPS CONTROL POINT NO. 9 AND JEFFCO AZ MK. THE STATE PLANE GRID BEARING AND MODIFIED STATE PLANE DISTANCE BETWEEN SAID TWO POINTS IS S09°49'04"W, 8634.54 FEET.

LEGAL DESCRIPTION:

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

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

COMMENCING AT THE NORTHWEST QUARTER SECTION OF SAID SECTION 3, THENCE, S62°15'09"W FOR A DISTANCE OF 3063.69 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LONGS PEAK DRIVE ALSO BEING THE POINT OF BEGINNING;
 THENCE S34°02'03"W A DISTANCE OF 498.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF METRO AIRPORT AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

- 1.143.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1113.28 FEET, A CENTRAL ANGLE OF 07°23'18", AND A CHORD WHICH BEARS N59°38'12"W A DISTANCE OF 143.46 FEET;
- 2.THENCE N55°56'33"W A DISTANCE OF 1337.87 FEET;
- 3.THENCE S34°03'27"W A DISTANCE OF 10.00 FEET;
- 4.THENCE N55°56'33"W A DISTANCE OF 250.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WEST 119TH DRIVE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

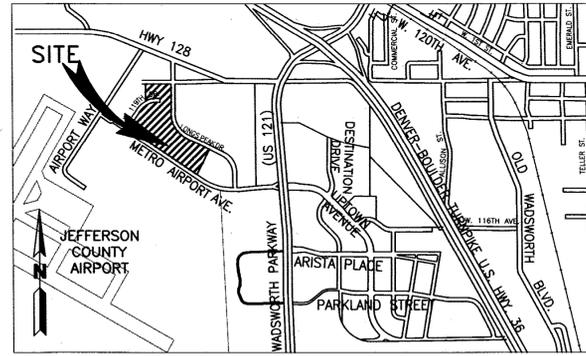
- 1.N34°03'27"E A DISTANCE OF 370.82 FEET;
- 2.THENCE 407.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 55°36'30", AND A CHORD WHICH BEARS N61°51'42"E A DISTANCE OF 391.82 FEET;
- 3.THENCE N00°20'01"W A DISTANCE OF 60.00 FEET TO THE WESTERLY LINE RIGHT-OF-WAY LINE OF WEST 119TH DRIVE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 125.80 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 15°00'59", AND A CHORD WHICH BEARS S82°09'30"W A DISTANCE OF 125.44 FEET;
 THENCE N00°20'01"W A DISTANCE OF 266.39 FEET;
 THENCE N89°39'58"E A DISTANCE OF 820.13 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LONGS PEAK DRIVE;

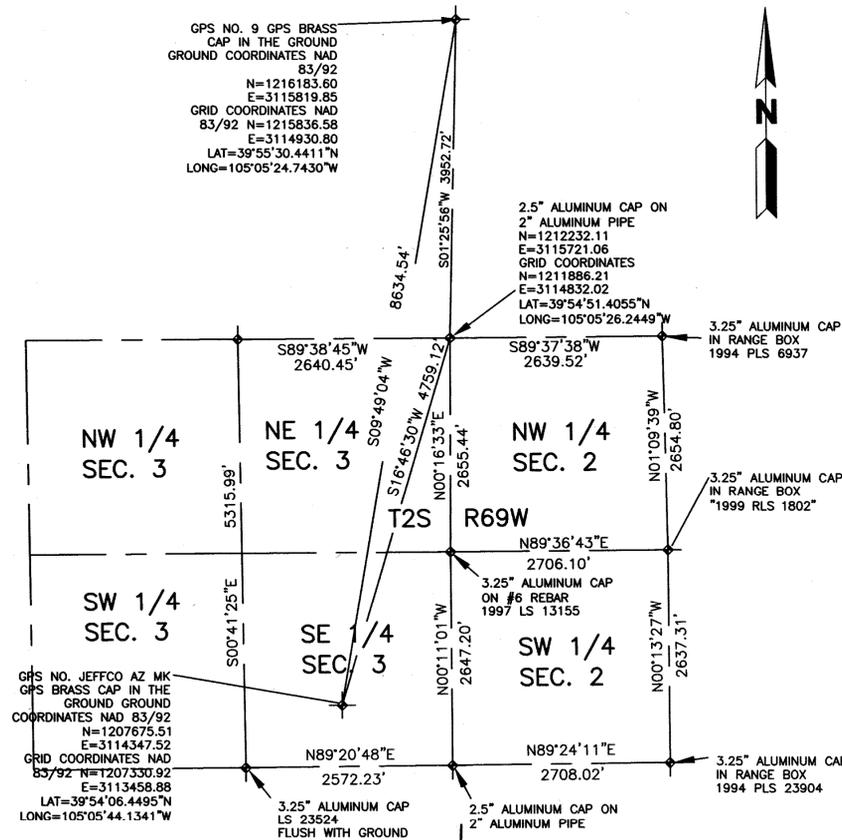
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF LONGS PEAK DRIVE THE FOLLOWING NINE (9) COURSES:

- 1.THENCE S00°20'01"E A DISTANCE OF 75.00 FEET;
- 2.THENCE S06°02'39"E A DISTANCE OF 100.50 FEET;
- 3.THENCE S00°20'01"E A DISTANCE OF 312.00 FEET;
- 4.THENCE 28.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 90°00'02", AND A CHORD WHICH BEARS S44°40'00"W A DISTANCE OF 25.46 FEET;
- 5.THENCE S00°20'03"E A DISTANCE OF 50.00 FEET;
- 6.THENCE 28.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 90°00'02", AND A CHORD WHICH BEARS S45°20'06"E A DISTANCE OF 25.46 FEET;
- 7.THENCE S00°20'01"E A DISTANCE OF 290.50 FEET;
- 8.THENCE 315.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 55°36'31", AND A CHORD WHICH BEARS S28°08'02"E A DISTANCE OF 303.20 FEET;
- 9.THENCE S55°56'33"E A DISTANCE OF 384.85 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINS 34.578 ACRES (1,506,213 SQ. FT.) MORE OR LESS.
 ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.



N.T.S.
VICINITY MAP



OWNER CERTIFICATE

JEFFERSON COUNTY GOVERNMENT
 11755 AIRPORT WAY
 BROOMFIELD, COLORADO 80021

By: Paul E. Cl...

NOTARY CERTIFICATE

STATE OF }
 COUNTY OF } ss. Colorado
Jefferson

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF October 2019, BY PAUL E. CL... AS Mayor of Broomfield.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC Mary E. Stahler

MY COMMISSION EXPIRES 05-10-2022



PLANNING AND ZONING COMMISSION CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 14th DAY OF October, 2019.

Jim Barman CHAIRMAN West SECRETARY

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 22nd DAY OF October, 2019.

John H. ... MAYOR James H. ... CITY CLERK



ATTORNEY CERTIFICATE

I, Jason Velinder, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON(S) DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD OWNS THEM IN FEE SIMPLE FREE AND CLEAR OF ALL LIENS, EXCEPT AS IDENTIFIED HEREIN OR AS OTHERWISE IDENTIFIED ON THIS PLAT, AND THAT THERE ARE NO ENCUMBRANCES, EXCEPT AS IDENTIFIED HEREIN OR AS OTHERWISE IDENTIFIED ON THIS PLAT, WHICH PREVENT THE CITY FROM UTILIZING THE DEDICATED PROPERTY FOR SUCH PURPOSES AS IS IDENTIFIED ON THIS PLAT, AND THE CITY MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

LICENSE NUMBER: 49605

SURVEYOR'S CERTIFICATE

I, RICHARD A. NOBBE, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 16-20 OF THE BROOMFIELD MUNICIPAL CODE, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING.

RICHARD A. NOBBE
 REGISTERED LAND SURVEYOR
 COLORADO LICENSE NO. 23899



NO.	DATE	DESCRIPTION
1.	10/17/19	FOR CCOB APPROVAL
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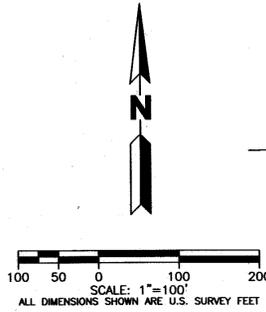
MARTIN/MARTIN
 CONSULTING ENGINEERS
 12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
 303.431.6100 MARTINMARTIN.COM

Location: G:\HORN\19.0229-Ball Aerospace BRD Expansion_POD 4 Project\PLANS\PLAT\FINAL PLAT.dwg
 Project Manager: R. NOBBE
 Drawn By: A. Barst
 Job Number: Sheet Number:
 Surveyed By:

BALL AEROSPACE FILING NO. 2 - FINAL PLAT

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SEC. 3, TOWNSHIP 2 SOUTH
RANGE 69 WEST, OF THE 6TH P.M.
CITY AND COUNTY OF BROOMFIELD
STATE OF COLORADO,
SHEET 2 OF 2

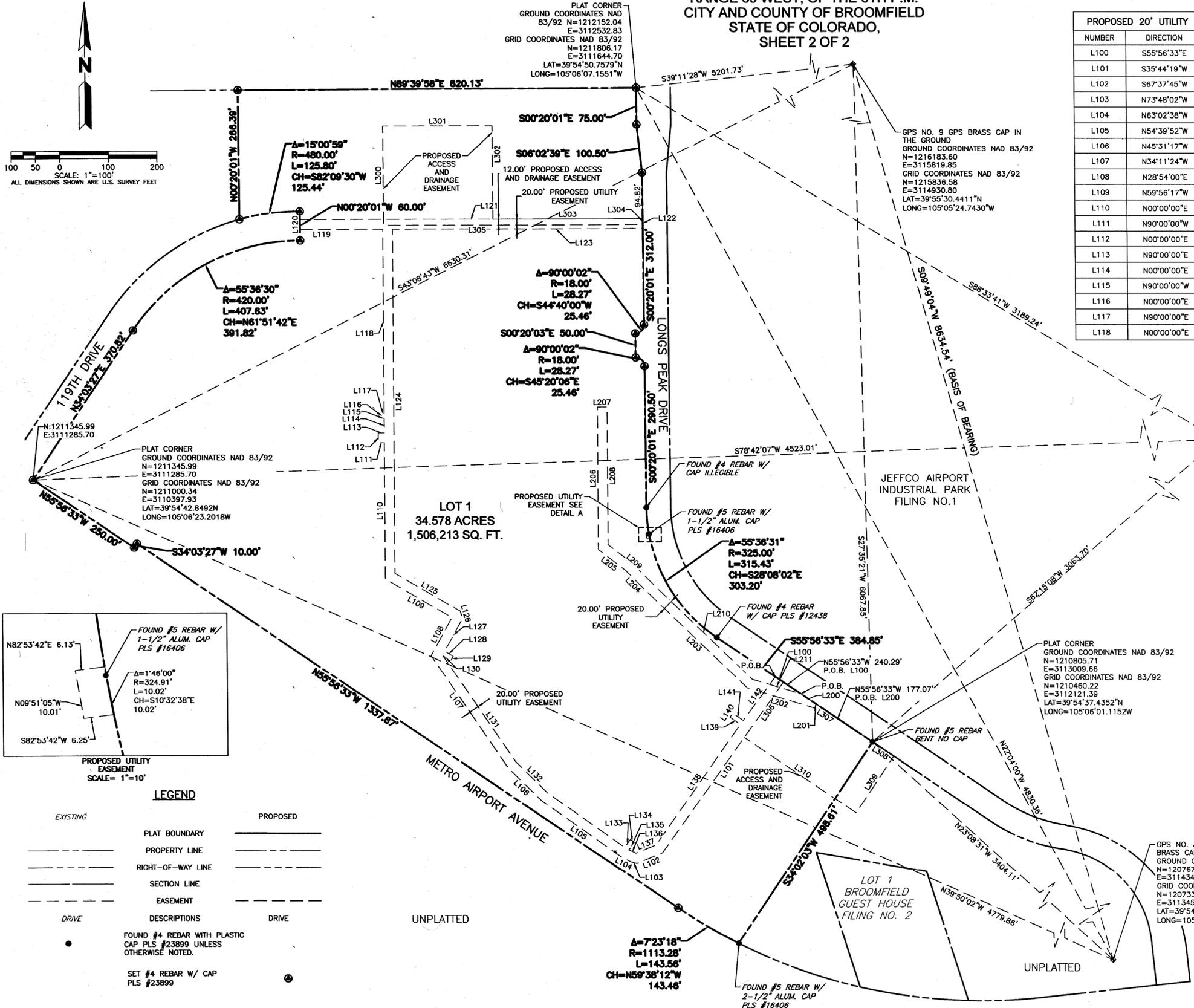
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Page: 2 of 2 Rec Fee \$8.00 Doc Fee \$
City & County of Broomfield



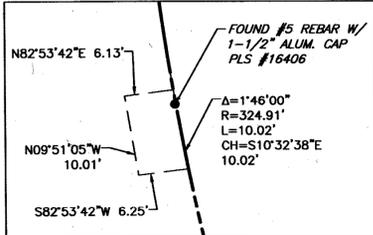
PROPOSED 20' UTILITY EASEMENT			PROPOSED 20' UTILITY EASEMENT			PROPOSED 20' UTILITY EASEMENT		
NUMBER	DIRECTION	LENGTH	NUMBER	DIRECTION	LENGTH	NUMBER	DIRECTION	LENGTH
L100	S55°56'33"E	20.01'	L119	S89°51'06"W	170.38'	L138	N35°22'41"E	303.02'
L101	S35°44'19"W	431.29'	L120	N00°08'54"W	20.00'	L139	N55°27'12"W	25.95'
L102	S67°37'45"W	57.47'	L121	N89°51'06"E	705.74'	L140	N34°32'48"E	10.00'
L103	N73°48'02"W	12.86'	L122	S00°20'01"E	20.00'	L141	S55°27'12"E	26.16'
L104	N63°02'38"W	21.49'	L123	S89°51'06"W	515.42'	L142	N36°44'40"E	112.09'
L105	N54°39'52"W	200.73'	L124	S00°00'00"E	707.74'			
L106	N45°31'17"W	94.72'	L125	S59°56'17"E	154.50'			
L107	N34°11'24"W	279.43'	L126	S15°15'05"E	16.16'			
L108	N28°54'00"E	89.77'	L127	S28°50'42"W	76.46'			
L109	N59°56'17"W	157.76'	L128	S59°07'16"E	20.39'			
L110	N00°00'00"E	280.28'	L129	S30°52'44"W	10.00'			
L111	N90°00'00"E	12.50'	L130	N59°07'16"W	18.49'			
L112	N00°00'00"E	20.00'	L131	S34°11'24"E	263.22'			
L113	N90°00'00"E	12.50'	L132	S45°30'45"E	91.43'			
L114	N00°00'00"E	30.00'	L133	N35°44'58"E	19.76'			
L115	N90°00'00"W	5.06'	L134	S54°15'02"E	10.00'			
L116	N00°00'00"E	10.00'	L135	S35°44'58"W	18.92'			
L117	N90°00'00"E	5.06'	L136	S65°37'44"E	16.48'			
L118	N00°00'00"E	378.93'	L137	N67°37'45"E	44.63'			

PROPOSED 20' UTILITY EASEMENT		
NUMBER	DIRECTION	LENGTH
L200	S55°56'33"E	37.21'
L201	S16°47'32"W	8.96'
L202	N73°12'28"W	144.57'
L203	N45°59'46"W	282.43'
L204	N45°00'00"W	63.97'
L205	N52°27'46"W	71.02'
L206	N00°00'00"E	293.69'
L207	N90°00'00"E	20.00'
L208	S00°00'00"E	283.84'
L209	S48°39'16"E	127.29'
L210	S45°59'46"E	277.42'
L211	S73°12'28"E	104.20'

PROPOSED DRAINAGE EASEMENT		
NUMBER	DIRECTION	LENGTH
L300	N00°08'54"W	205.00'
L301	N89°51'06"E	225.00'
L302	S00°08'54"E	193.00'
L303	N89°51'06"E	308.39'
L304	S00°20'01"E	12.00'
L305	S89°51'06"W	533.43'
L306	N35°44'19"E	140.04'
L307	S55°56'33"E	220.28'
L308	S55°57'51"E	52.27'
L309	S34°03'27"W	140.00'
L310	N55°56'33"W	276.66'



Project Manager: G. HORN
 Drawn By: R. NOBBE
 Surveyed By: Arehart
 Job Number: 19-0229-Ball Aerospace BRD Expansion_POD 4 Project\PLANS\PLAT\FINAL_PLAT.dwg
 Sheet Number: 2
 Plot Date: PLAT DATE



LEGEND

EXISTING	PROPOSED
PLAT BOUNDARY	PROPERTY LINE
RIGHT-OF-WAY LINE	SECTION LINE
EASEMENT	DESCRIPTIONS
DRIVE	DRIVE
FOUND #4 REBAR WITH PLASTIC CAP PLS #23899 UNLESS OTHERWISE NOTED.	UNPLATTED
SET #4 REBAR W/ CAP PLS #23899	

BASIS OF BEARING:
THE BASIS OF BEARINGS WAS ESTABLISHED USING CITY OF BROOMFIELD GPS CONTROL POINT NO. 9 AND JEFFCO AZ MK. THE STATE PLANE GRID BEARING AND MODIFIED STATE PLANE DISTANCE BETWEEN SAID TWO POINTS IS S09°49'04"W, 8634.54 FEET.



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MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM