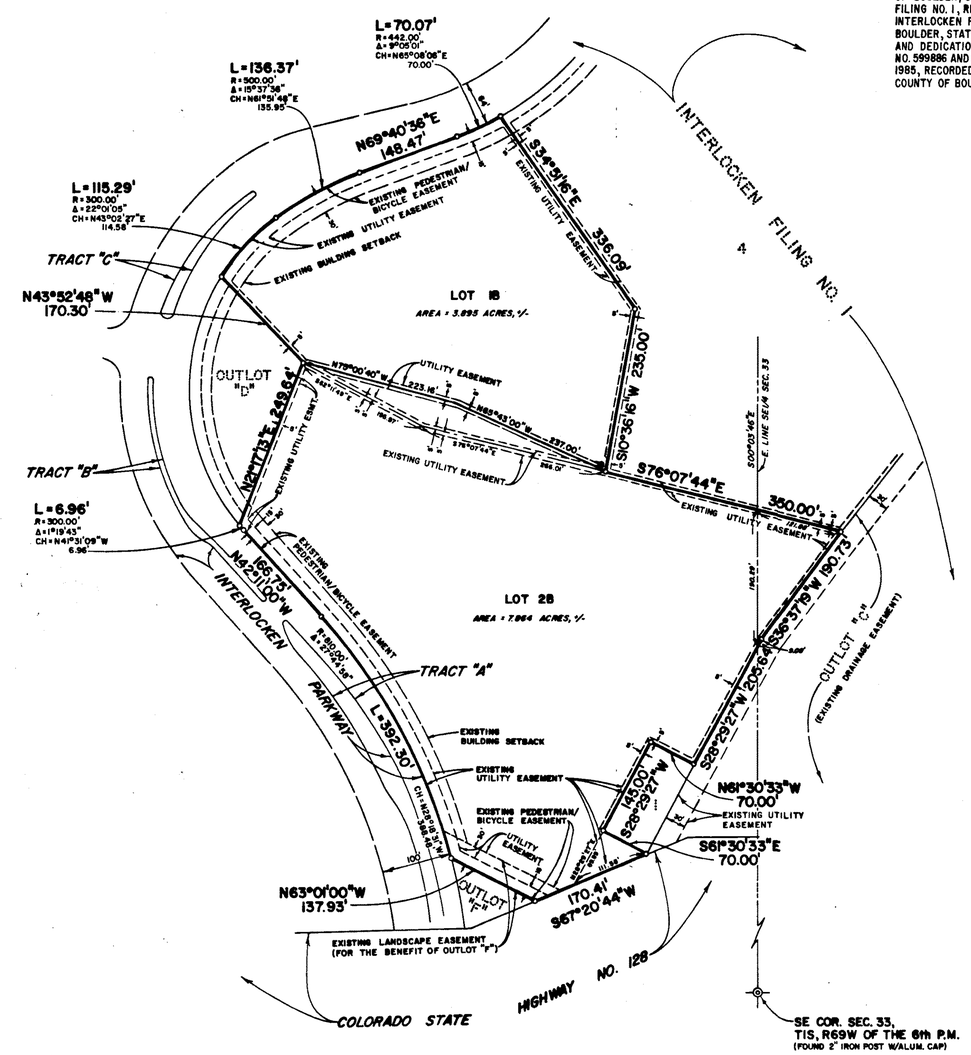
INTERLOCKEN FILING NO. 1 REPLAT "B"

A RESUBDIVISION OF LOTS 2 AND 3, INTERLOCKEN FILING NO. 1, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

AREA = 11.759 ACRES, MORE OR LESS



NOTES (CONTINUED)

6. THE CITY OF BROOMFIELD SHALL HAVE AN ACCESS EASEMENT TO LOT 1, INTERLOCKEN FILING NO. 1, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, ACROSS LOT 2B, INTERLOCKEN FILING NO. 1, REPLAT "B", A RESUBDIVISION OF LOTS 2 AND 3, INTERLOCKEN FILING NO. 1, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED MORE FULLY IN DEED AND DEDICATION, RECORDED ON JANUARY 20, 1984, RECEPTION NO. 599886 AND AMENDMENT, THERETO, DATED DECEMBER 19, 1985, RECORDED ON FILM 1325 RECEPTION NO. 00730930 COUNTY OF BOULDER, STATE OF COLORADO.

N

SCALE: 1" = 100'

100 50 0 100 200

NOTES

1. FOUND #4 REBARS W/ALUM. CAPS MARKED "D.B. & CO. L.S. 17664" AT ALL EXTERIOR CORNERS UNLESS OTHERWISE NOTED.
2. BEARINGS ARE BASED ON THE RECORDED PLAT OF INTERLOCKEN FILING NO. 1. FOR TRUE MERIDIAN ROTATE BEARINGS 0°16'31" CLOCKWISE.
3. THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS DESIGNATED HEREON.
4. OUTLOTS A, B, C, D, E AND F ARE RESERVED SPECIFICALLY FOR OPEN SPACE, RECREATIONAL AND DRAINAGE PURPOSES, INCLUDING UTILITY EASEMENTS AND IRRIGATION DITCH PURPOSES AND NOT FOR CONSTRUCTION OF ANY PERMANENT STRUCTURES FOR HUMAN OCCUPANCY OTHER THAN NONCOMMERCIAL RECREATIONAL STRUCTURES. TRACTS A, B AND C ARE RESERVED SPECIFICALLY FOR MEDIAN ISLAND, SIGNAGE INFORMATIONAL DIRECTORIES AND LANDSCAPING.
5. THE INSTRUMENT RECORDED ON FILM 1287 AS RECEPTION NO. 599883 GRANTED AN AVIGATION EASEMENT TO THE JEFFERSON COUNTY AIRPORT AUTHORITY OVER ALL OF INTERLOCKEN FILING NO. 1.

APPROVALS

APPROVED THIS 15th DAY OF October A.D., 1985, BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD, COLORADO.

ATTEST:

Donna E. Emmons — SECRETARY
Thomas Thompson — CHAIRMAN

APPROVED THIS 4th DAY OF November A.D., 1985, BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO.

ATTEST:

Tracy Brand — CITY CLERK
Walter A. Fales — MAYOR

APPROVED:

Wayne E. Ford — PUBLIC SERVICE COMPANY OF COLORADO — 11/6/85 DATE
Larry A. Vaske — MOUNTAIN STATES TELEPHONE & TELEGRAPH CO. — 11/6/85 DATE
Don E. Peterson — CITY OF BROOMFIELD - CITY ENGINEER — 11/19/85 DATE
JONES INTERCABLE — 11/6/85 DATE

TITLE INSURANCE COMPANY'S OPINION

WE, TICOR TITLE INSURANCE COMPANY, DULY LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT RECORD TITLE TO SUCH LAND IS IN THE DEDICATORS, SUBJECT ONLY TO EASEMENTS AND PUBLIC STREETS AS SHOWN ON THIS PLAT AND TO EASEMENTS, COVENANTS AND RESTRICTIONS, OIL AND GAS AND MINERAL RESERVATIONS AND WATER RESERVATIONS OF RECORD.

TICOR TITLE INSURANCE COMPANY

THOMAS L. TRENBEATH
ASSOCIATE TITLE COUNSEL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, INTERLOCKEN, LTD., A COLORADO LIMITED PARTNERSHIP, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF BOULDER, STATE OF COLORADO AND LYING WITHIN THE EXTERIOR BOUNDARY OF INTERLOCKEN FILING NO. 1 REPLAT "B", A RESUBDIVISION OF LOTS 2 AND 3, INTERLOCKEN FILING NO. 1, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS "INTERLOCKEN FILING NO. 1 REPLAT "B"", A SUBDIVISION IN THE CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, AND DOES HEREBY GRANT TO SAID CITY OF BROOMFIELD AND ITS ASSIGNS FOR PUBLIC USE THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED ON THE ACCOMPANYING PLAT AS "UTILITY EASEMENT" AS A DOMINANT EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES AND SERVICES.

IN WITNESS WHEREOF, INTERLOCKEN, LTD., A COLORADO LIMITED PARTNERSHIP, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 17th DAY OF October A.D., 1985.

INTERLOCKEN, LTD., A COLORADO LIMITED PARTNERSHIP

BOSWELL PROPERTIES, INC., GENERAL PARTNER

BY: Todd Taylor

ATTEST: John C. Sterling SECRETARY

ACKNOWLEDGEMENT

STATE OF Colorado)SS
COUNTY OF Boulder)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Todd Taylor AS Vice Pres. AND _____ AS _____ OF BOSWELL PROPERTIES, INC. AS A GENERAL PARTNER OF INTERLOCKEN, LTD. THIS 24th DAY OF October A.D., 1985.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 12-15-88

Judy M. Bebber — NOTARY PUBLIC
McData — ADDRESS

ATTORNEY'S OPINION

I, CYNTHIA S. RUTTER AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE OWNERS TITLE TO ALL LANDS HEREINABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS, AND THAT SAID LAND IS OWNED BY THE DEDICATOR FREE OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN HEREON.

DATED THIS 29 DAY OF OCTOBER A.D., 1985.

Cynthia S. Rutter — ATTORNEY AT LAW

SURVEYOR'S CERTIFICATE

I, RICHARD G. SETTERGREN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "INTERLOCKEN FILING NO. 1 REPLAT "B"" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

RICHARD G. SETTERGREN
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 17664

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }SS
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 4:20 O'CLOCK P.M. THIS 11th DAY OF December A.D., 1985, AND IS DULY RECORDED IN PLAN FILE P-19 F-1 #41

FEES $10.00 PAID.

Film 1385
Rec # 730831

Charlotte Houston — RECORDER

BY: Jamie R. Wolf — DEPUTY

P-19 F-1 #41

P-19 F-1 #41

R191-41 1/1

#00730831 12/11/85 04:20 PM REAL ESTATE RECORDS
F1385 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

A & D BLUEPRINTING & SUPPLY CO., INC. 8771