

7/25/2008 1:21 PM

# INTERLOCKEN FILING NO. 23

MINOR SUBDIVISION PLAT  
BEING A REPLAT OF LOT 2-5, INTERLOCKEN FILING NO. 21  
SITUATE IN THE SOUTHWEST 1/4 OF SECTION 34,  
TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH P.M.  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
(SHEET 1 OF 2)

Recorded 8-5-2008 at  
Reception No. 2008009487

CLERK AND RECORDER RECORDING INFORMATION

## DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF

## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN; AND LOCATED IN THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO; BEING ALL OF LOTS 2-5, INTERLOCKEN FILING NO. 21, AS FILED IN THE BROOMFIELD COUNTY CLERK AND RECORDER'S OFFICE ON SEPTEMBER 17, 2007, AT RECEPTION NO. 2007012111, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2;

THENCE S30°35'42"W 223.49 FEET; THENCE S88°47'35"W 103.78 FEET;

THENCE S31°18'25"W 174.76 FEET; THENCE S58°31'50"E 15.00 FEET;

THENCE S31°18'25"W 249.20 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEARS S31°18'25"W 767.380 FEET;

THENCE SOUTHEASTERLY 572.481 FEET ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 42°44'38" TO A POINT OF REVERSE CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 45.00 FEET;

THENCE EASTERLY 65.66 FEET ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 83°36'27";

THENCE N80°26'34"E 23.63 FEET TO A POINT OF CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 320.59 FEET;

THENCE EASTERLY 56.94 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°10'38";

THENCE S78°50'07"E 169.92 FEET; THENCE S83°32'03"E 151.97 FEET;

THENCE S75°56'22"E 41.62 FEET;

THENCE S83°32'03"E 271.13 FEET TO A POINT OF CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 235.50 FEET;

THENCE EASTERLY 26.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°27'57";

THENCE N90°00'00"E 141.24 FEET TO A POINT OF CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 68.50 FEET;

THENCE EASTERLY 52.99 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°19'31" TO A POINT OF REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 61.50 FEET;

THENCE EASTERLY 47.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°19'31";

THENCE N00°00'00"W 269.25 FEET; THENCE N32°08'56"E 231.23 FEET;

THENCE N59°24'18"W 1224.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,001,470 SQUARE FEET OR 22.991 ACRES.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF INTERLOCKEN FILING NO. 23; AND BY THESE PRESENTS DEDICATES, GRANTS, AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC WAYS [AND OUTLOTS/PARCELS] AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

## OWNER ACKNOWLEDGMENT

IN WITNESS WHEREOF, THIS INSTRUMENT HAS BEEN EXECUTED BY THE UNDERSIGNED THIS 29th DAY OF July, 2008. JP COLORADO LAND, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

*John James*  
JOHN JAMES

GENERAL PARTNER  
JP COLORADO LAND, LLLP

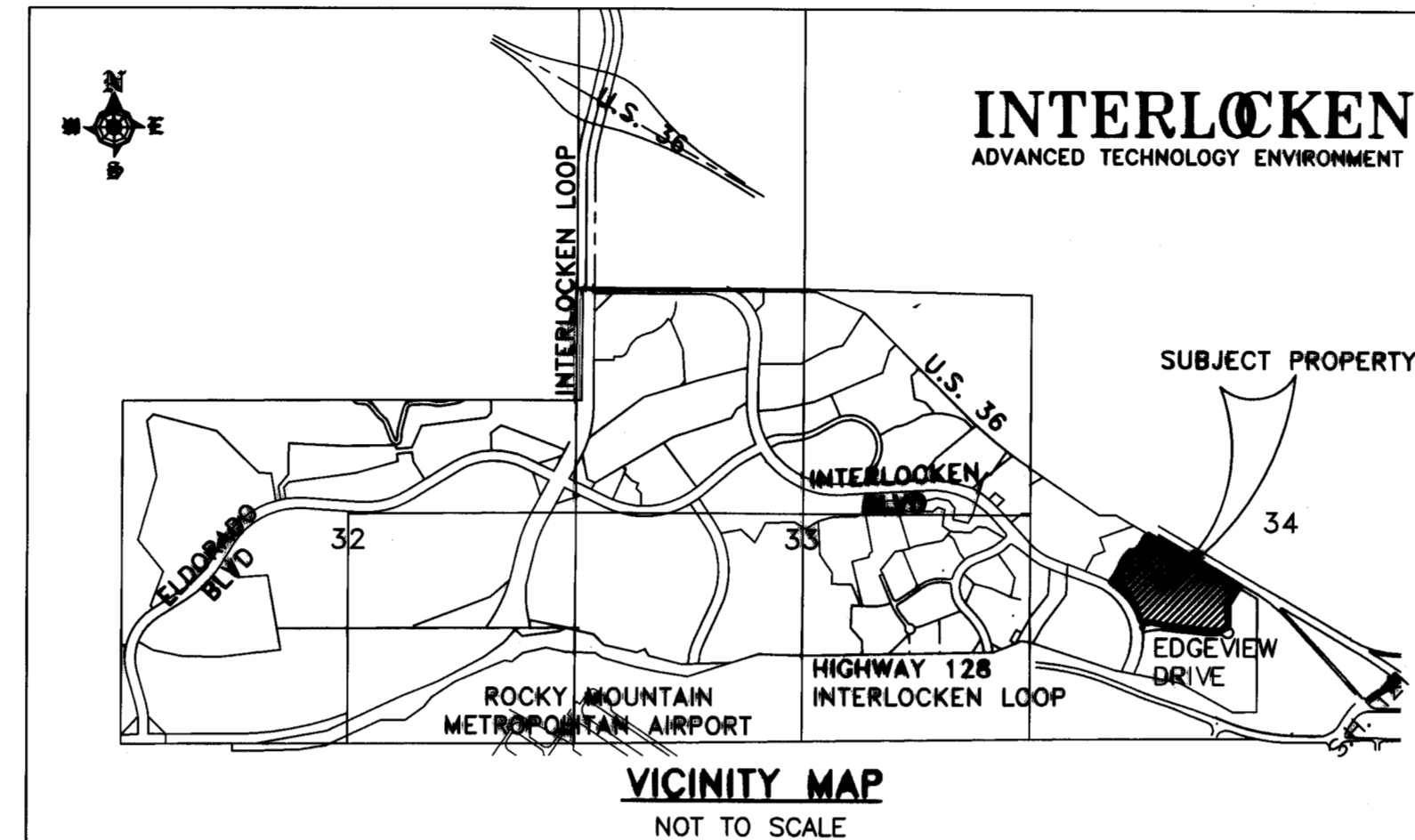
STATE OF OREGON )  
                                  )SS.  
COUNTY OF DESCHUTES )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, Johanna L. Southard AN OREGON NOTARY PUBLIC, THIS 29th DAY OF July, 2008, PERSONALLY BY JOHN JAMES AS GENERAL PARTNER OF JP COLORADO LAND, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP. WITNESS MY HAND

MY COMMISSION EXPIRES MARCH 3, 2012

NOTARY PUBLIC Johanna L. Southard

STATE OF OREGON COMMISSION # 426467



## GENERAL NOTES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ACCURATE TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. TITLE COMMITMENT NUMBER 1429384, DATED APRIL 24, 2007, PREPARED BY CHICAGO TITLE OF COLORADO, INC., WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
- AVIGATION EASEMENT AS GRANTED TO THE JEFFERSON COUNTY AIRPORT AUTHORITY RECORDED SEPTEMBER 7, 1990 UNDER RECEPTION NO. 1062836 AND OCTOBER 17, 1994 UNDER RECEPTION NO. 1470924. RE-RECORDED APRIL 13, 1995 UNDER RECEPTION NO. 01509906. ENCUMBERS ALL PORTIONS OF THIS PLAT.
- COORDINATES SHOWN ARE COLORADO NORTH ZONE, NAD83, MODIFIED GROUND COORDINATES, WITH A COMBINED GRID SCALE FACTOR OF (0.999711148) FOR PROJECTION ELEVATION OF 5,500.00 (US SURVEY FEET).
- 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.
- BASIS OF BEARING: BEARINGS ARE BASED ON THE CITY/COUNTY OF BROOMFIELD GIS CONTROL POINTS "BROOMFIELD PANEL POINT NO. 10" AND "JEFFCO RESET". A LINE BETWEEN SAID GIS POINTS BEARS S31°39'13"E AS MONUMENTED AND OCCUPIED.
- SETBACKS SHOWN HEREON ARE MINIMUM SETBACKS.
- THE COLORADO COORDINATE SYSTEM HERE SHOWN IS DEFINED AS 3RD ORDER, 1:10,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL CONTROL COMMITTEE.
- SITE BENCHMARK: 3" BRASS CAP IN CONCRETE LOCATED 60' NORTHEAST OF INTERLOCKEN BOULEVARD, AND 97' SOUTH OF A CONCRETE CANAL. THE MONUMENT ELEVATION IS 5447.22 FEET (NAVD 88) PER BROOMFIELD MONUMENT RECORD FOR "GPS NO. 14".
- ALL DIMENSIONS OF RIGHT-OF-WAY WIDTHS ARE MEASURED PERPENDICULAR TO THE CENTERLINE OF THE STREET.

## SURVEYOR'S CERTIFICATE

I, DOUGLAS H. ORT III, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE MINOR PLAT OF INTERLOCKEN FILING NO. 23, WAS CREATED UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT IT IS ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, OPINION AND BELIEF.



DOUGLAS H. ORT III  
COLORADO PLS 37066

## ATTORNEYS CERTIFICATE:

I, JOEL S. ROSENSTEIN, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNER 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.

*Joel Rosenstein*  
REGISTRATION NO. 28810, DATE 7/31/08

## APPROVALS:

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO ON THIS 31st DAY OF August, 2008.

*L.S.*  
DIRECTOR OF COMMUNITY DEVELOPMENT

*Greg D. Davis*  
BROOMFIELD CITY AND COUNTY MANAGER

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**ACCURATE EngiSurv LLC**  
LAND PLANNERS - LAND ENGINEERS - LAND SURVEYORS  
350 INTERLOCKEN BLVD., SUITE 160  
BROOMFIELD, COLORADO 80021  
(303)665-5505 FAX: (303)665-5180

FINAL SUBDIVISION PLAT FOR:

JP COLORADO LAND, LLLP

SHEET

1 OF 2

REVISIONS

CITY COMMENTS 6-4-08 TJB

DRAWN BY: TJB

FIELD WORK BY: BR/TM

DATE OF DWG: 03/26/08

APPROVED BY: DHO

DATE OF SURVEY: 03/19/08

PROJECT NO. 11N0806

7/25/2008 1:00 PM  
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# INTERLOCKEN FILING NO. 23

MINOR SUBDIVISION PLAT  
BEING A REPLAT OF LOT 2-5, INTERLOCKEN FILING NO. 21  
SITUATE IN THE SOUTHWEST 1/4 OF SECTION 34,  
TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6TH P.M.  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
(SHEET 2 OF 2)

SITE REFERENCE BENCHMARK: BRASS DISK IN MONUMENT BOX (BROOMFIELD PANEL POINT #14)  
COLORADO NORTHERN ZONE  
STATE PLANE COORDINATES (NAD 83/92)  
LATITUDE 39°55'14.03" N  
LONGITUDE 105°06'33.768300" W  
MODIFIED TO ELEV. 5500'  
GROUND COORDINATES  
N 1,214,200.70  
E 3,110,560.47  
ELEVATION 5447.22' (NAVD 88)

FOUND 1.5" ALUM. CAP. PLS 14070, ACCEPTED AS NORTHWEST CORNER OF LOT 3, INTERLOCKEN FILING 17  
COLORADO NORTHERN ZONE  
STATE PLANE COORDINATES (NAD 83/92)  
LATITUDE 39°55'15.01523" N  
LONGITUDE 105°06'16.26537" W  
MODIFIED TO ELEV. 5500'  
GROUND COORDINATES  
N 1,214,257.48  
E 3,110,923.90  
E 3,111,822.76

BROOMFIELD PANEL POINT #10  
COLORADO NORTHERN ZONE  
STATE PLANE COORDINATES (NAD 83/92)  
LATITUDE 39°55'44.11528" N  
LONGITUDE 105°06'38.76890" W  
MODIFIED TO ELEV. 5500'  
GROUND COORDINATES  
N 1,217,194.23  
E 3,109,158.50

JEFFCO RESET  
COLORADO NORTHERN ZONE  
STATE PLANE COORDINATES (NAD 83/92)  
LATITUDE 39°54'43.05405" N  
LONGITUDE 105°05'50.35674" W  
MODIFIED TO ELEV. 5500'  
GROUND COORDINATES  
N 1,211,032.56  
E 3,112,957.13  
E 3,113,856.57

FOUND 1.5" ALUM. CAP. PLS 37066, ACCEPTED AS NORTHWEST CORNER OF LOT 6, INTERLOCKEN FILING 21  
COLORADO NORTHERN ZONE  
STATE PLANE COORDINATES (NAD 83/92)  
LATITUDE 39°55'06.8168" N  
LONGITUDE 105°06'02.77770" W  
MODIFIED TO ELEV. 5500'  
GROUND COORDINATES  
N 1,213,634.48  
E 3,111,977.55  
E 3,112,876.71

FOUND 2 1/2" ALUMINUM CAP. NO PLS #, PER MONUMENT RECORD DATED 2-13-75 BY PLS 11330, ACCEPTED AS N.E. CORNER OF THE SW 1/4 OF SECTION 34, T1S, R69W.  
COLORADO NORTHERN ZONE  
STATE PLANE COORDINATES (NAD 83/92)  
LATITUDE 39°55'17.27900" N  
LONGITUDE 105°05'59.98423" W  
MODIFIED TO ELEV. 5500'  
GROUND COORDINATES  
N 1,214,492.23  
E 3,112,191.33  
E 3,113,090.55

FOUND 3 1/4" ALUMINUM CAP. STAMPED PLS 17669 2007, NO MONUMENT RECORD FOUND, ACCEPTED AS S.E. CORNER OF THE SW 1/4 OF SECTION 34, T1S, R69W.

LINE	LENGTH	BEARING
L1	210.53	N31°16'37"E
L2	26.54	S28°18'25"E
L3	35.66	S72°31'54"E
L4	150.35	S17°28'06"W
L5	311.82	S72°31'54"E
L6	480.55	S72°32'10"E
L7	145.05	S00°09'08"W
L8	175.06	N89°10'02"E
L9	479.82	N72°32'10"W
L10	462.82	N72°31'54"W
L11	143.12	N17°28'06"E
L12	76.48	N72°31'54"W
L13	96.93	N58°18'25"W
L14	12.00	S31°18'25"W
L15	259.89	N31°16'37"E
L16	42.36	N3°31'37"W
L17	123.90	N31°18'25"E
L18	183.94	N88°47'35"E
L19	234.62	N30°35'42"E
L20	20.00	N59°24'18"W

LINE	LENGTH	BEARING
L1	37.32	N58°31'44"W
L2	63.00	N72°28'06"E
L3	6.11	N72°31'54"W
L4	10.00	N17°28'06"E
L5	6.11	S72°31'54"E
L6	10.80	N72°28'06"E
L7	237.18	N72°31'54"W
L8	7.42	S17°28'06"W
L9	10.00	N72°32'47"W
L10	7.42	N17°28'06"E
L11	239.92	N72°31'54"W
L12	154.60	N72°28'06"E
L13	11.59	N72°31'54"W
L14	10.00	N72°28'06"E
L15	11.59	S72°31'54"E
L16	4.60	N17°28'06"E
L17	47.99	N72°31'54"W
L18	56.38	N58°18'25"W
L19	30.00	N31°18'25"E
L20	58.38	S58°18'25"E
L21	77.99	S72°31'54"E
L22	169.20	S17°28'06"W
L23	826.74	S72°31'54"E
L24	30.00	S17°28'06"W
L25	29.61	N72°31'54"W
L26	83.82	S17°28'06"W
L27	37.32	S38°31'44"E
L28	30.42	N83°32'03"W
L29	39.25	S58°41'25"E
L30	10.00	S31°42'05"W
L31	39.18	N58°41'25"W
L32	10.00	N31°18'25"E
L33	219.07	S61°36'32"E
L34	57.93	S72°31'54"E
L35	66.43	N17°28'06"E
L36	30.00	N72°31'54"W
L37	36.43	S17°28'06"W
L38	25.07	N72°31'54"W
L39	214.67	N61°36'32"E
L40	30.00	S31°18'25"W
L41	154.98	N72°31'54"W
L42	54.93	N72°31'54"W

CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	25.00	767.38	1°52'01"
C2	39.27	25.00	30°00'00"
C3	30.79	124.00	14°13'29"
C4	31.75	25.00	72°41'43"
C5	93.98	34.00	14°46'48"
C6	66.78	259.00	14°46'24"
C7	31.75	25.00	72°41'43"
C8	12.87	61.50	11°53'25"
C9	28.55	50.00	32°42'38"
C10	72.97	283.00	14°46'24"
C11	87.63	34.00	30°00'00"
C12	39.27	25.00	30°00'00"
C13	26.40	100.00	15°07'42"
C14	35.01	767.38	2°36'51"

CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	13.38	25.15	30°29'06"
C2	196.83	195.00	56°34'11"
C3	31.53	127.00	14°13'29"
C4	24.88	37.00	14°13'29"
C5	64.47	165.00	56°34'11"
C6	37.93	35.00	38°34'18"

LEGEND  
○ = SET MONUMENT, PLS 37066  
● = FOUND 2.5" ALUMINUM CAP IN MONUMENT BOX  
● = FOUND 1.5" ALUM. CAP. PLS 37066 UNLESS OTHERWISE NOTED.

