

JEFFCO BUSINESS CENTER FINAL PLAT

PART OF THE SE 1/4 OF SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 69 WEST, OF THE 6th. P.M.
COUNTY OF JEFFERSON, CITY OF BROOMFIELD, STATE OF COLORADO
AREA: 30.25 ACRES, MORE OR LESS.

SHEET 1 OF 2

LEGAL DESCRIPTION AND DEDICATION:

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

A PARCEL OF LAND SITUATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, CITY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3, AN ALUM. CAP IN PLACE; THENCE N.03°13'18"W. 1305.30 FEET, TO A REBAR AND CAP LS NO. 5431, THE TRUE POINT OF BEGINNING; THENCE N.03°18'48"W. 1274.30 FEET TO A NO. 5 REBAR IN PLACE; THENCE N.89°54'22"E. 1059.00 FEET, TO A REBAR AND CAP LS NO. 5431, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 121; THENCE S.00°58'31"E. 5251.20 FEET, ALONG SAID RIGHT-OF-WAY, 540.94 FEET; THENCE LEAVING SAID RIGHT-OF-WAY S.25°18'20"W. 77.82 FEET; THENCE S.19°28'41"W. 77.83 FEET; THENCE 32.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 74°40'38". (CHORD BEARS S.55°48'57"W. 30.33 FEET); THENCE 111.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 39°47'28". (CHORD BEARS N.68°57'04"W. 108.90 FEET); THENCE 58.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 25°38'48". (CHORD BEARS N. 58°51'48"W. 57.83 FEET); THENCE N.71°40'10"W. 270.28 FEET; THENCE N.78°59'45"W. 81.40 FEET; THENCE 81.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 37.00 FEET AND A CENTRAL ANGLE OF 126°00'00". (CHORD BEARS S.41°00'15"W. 65.83 FEET); THENCE S.21°59'45"E. 35.40 FEET; THENCE S.29°59'46"E. 67.88 FEET; THENCE 41.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 40°00'00". (CHORD BEARS S.00°58'46"E. 41.04 FEET); THENCE S.10°00'14"W. 20.46 FEET; THENCE 60.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 43°00'00". (CHORD BEARS S.11°29'46"E. 56.84 FEET); THENCE S.32°59'46"E. 61.98 FEET; THENCE 67.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 48°00'00". (CHORD BEARS S.00°58'46"E. 68.08 FEET); THENCE S.15°00'14"W. 25.85 FEET; THENCE 41.80 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 24°00'00". (CHORD BEARS S.03°00'14"W. 41.58 FEET); THENCE S.08°59'46"E. 43.99 FEET; THENCE 27.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 39°51'36". (CHORD BEARS S.10°58'03"W. 27.27 FEET); THENCE S.30°51'32"W. 83.38 FEET; THENCE 98.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 89°44'38". (CHORD BEARS S.12°30'28"E. 88.28 FEET); THENCE 79.91 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 30°31'18". (CHORD BEARS N.71°08'26"W. 78.98 FEET); THENCE S.88°24'05"E. 483.35 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY NO. 121; THENCE S.00°58'31"E. 484.82 FEET TO 1 1/2" REBAR IN PLACE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE S.03°18'48"W. 223.00 FEET TO A REBAR AND CAP LS NO. 5431; THENCE LEAVING SAID RIGHT-OF-WAY LINE N.88°34'18"W. 1214.80 FEET TO THE TRUE POINT OF BEGINNING; SAID PARCEL CONTAINS 30.25 ACRES MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "JEFFCO BUSINESS PARK"; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY 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 FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER/SUBDIVIDER: JENSEN INDUSTRIAL PARK LIMITED, A COLORADO LIMITED PARTNERSHIP

BY: John O. Pines John O. Pines

STATE OF COLORADO)

COUNTY OF JEFFERSON)

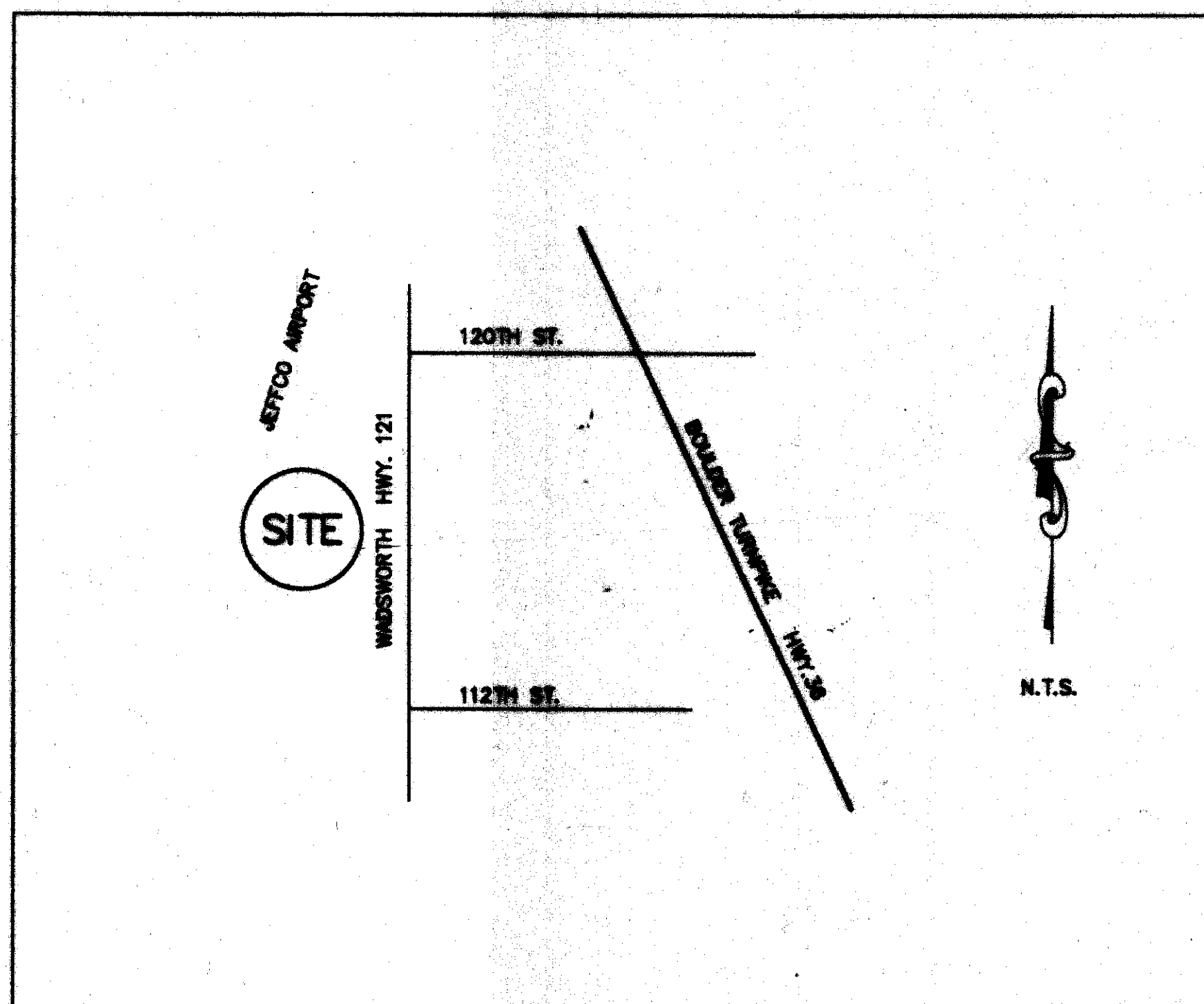
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF

July, 1999, BY John O. Pines

OF JENSEN INDUSTRIAL PARK LIMITED, A COLORADO LIMITED PARTNERSHIP.

MY COMMISSION EXPIRES: August 1, 2000

NOTARY PUBLIC



VICINITY MAP

NOTES:

1. 100 YEAR FLOOD LIMIT IS BASED ON FLOOD HAZARD AREA DELINEATION "AIRPORT CREEK" PREPARED BY: GREINER ENGINEERING
2. BASIS OF BEARING FOR THIS SURVEY IS N00°54'25"E ALONG THE E-W CENTER LINE OF SECTION 3, BETWEEN THE NO.5 REBAR FOUND AT THE NW CORNER OF JEFFCO BUSINESS PARK AND A REBAR AND CAP LS NO. 5431 AT THE NE CORNER OF JEFFCO BUSINESS PARK.
3. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS ORDER C 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
4. (R) IS DISTANCE AND BEARING OF RECORD.
(F) IS FIELD MEASURED DISTANCE AND BEARING.

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 18 DAY OF July, A.D., 1999.

John O. Pines John O. Pines
CHAIRMAN SECRETARY

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 18 DAY OF July, 1999.

William M. Pines John O. Pines
MAYOR CITY CLERK

ATTORNEY'S CERTIFICATE:

I, John O. Pines, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO, CERTIFY THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT, OR RIGHT-OF-WAY HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO THIS 18 DAY OF AUGUST, A.D., 1999.

Faye Griffin John O. Pines
COUNTY CLERK AND RECORDER BY:

SURVEYORS CERTIFICATION:

I, JERALD W. RICHMOND, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "JEFFCO BUSINESS PARK", TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, AND SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

Jerald W. Richmond July 14, 1999
DATE
JERALD W. RICHMOND
FOR AND ON BEHALF OF
DIAMONDBACK ENGINEERING & SURVEYING, INC.

NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

REVISED SEPT. 8, 1998

DIAMONDBACK
ENGINEERING & SURVEYING, INC.
12640 W. CEDAR STE. C
LAKESIDE, CO. 80401-3225

project manager designed by drawn by
J. RICHMOND
R. THOMPSON
job no. sheet no. 1 OF 1
lot date 07-15-99 EST
noin file FINALPLAT.DWG reference

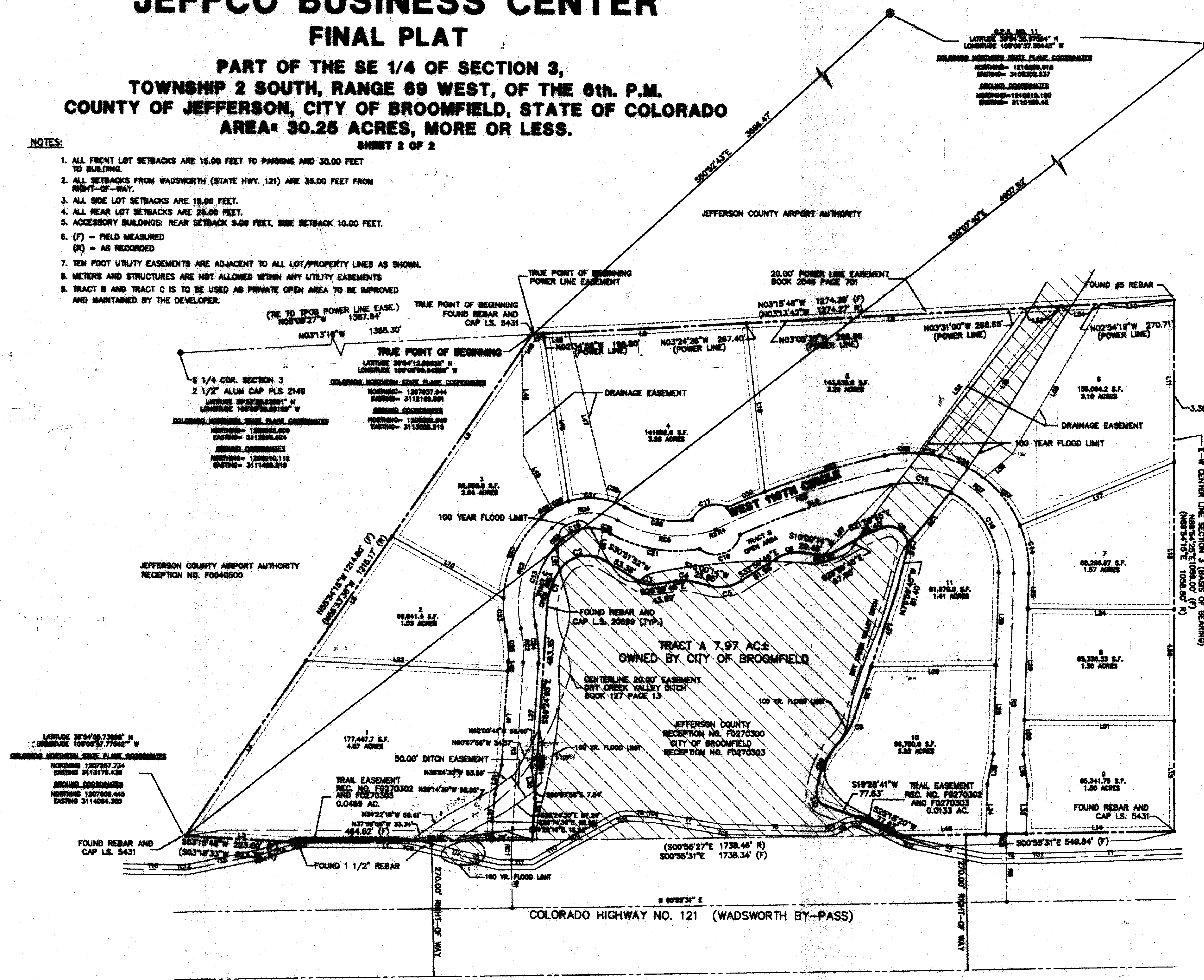
JEFFCO BUSINESS CENTER FINAL PLAT

PART OF THE SE 1/4 OF SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 69 WEST, OF THE 6th. P.M.
COUNTY OF JEFFERSON, CITY OF BROOMFIELD, STATE OF COLORADO
AREA= 30.25 ACRES, MORE OR LESS.

NOTES:

1. ALL FRONT LOT SETBACKS ARE 15.00 FEET TO PARKING AND 30.00 FEET TO BUILDING.
2. ALL SETBACKS FROM WADSWORTH (STATE HWY. 121) ARE 35.00 FEET FROM RIGHT-OF-WAY.
3. ALL SIDE LOT SETBACKS ARE 15.00 FEET.
4. ALL REAR LOT SETBACKS ARE 25.00 FEET.
5. ACCESSORY BUILDINGS: REAR SETBACK 5.00 FEET, SIDE SETBACK 10.00 FEET.
6. (F) = FIELD MEASURED
(R) = AS RECORDED
7. TEN FOOT UTILITY EASEMENTS ARE ADJACENT TO ALL LOT/PROPERTY LINES AS SHOWN.
8. METERS AND STRUCTURES ARE NOT ALLOWED WITHIN ANY UTILITY EASEMENTS
9. TRACT B AND TRACT C IS TO BE USED AS PRIVATE OPEN AREA TO BE IMPROVED AND MAINTAINED BY THE DEVELOPER.

SHEET 2 OF 2



NUMBER	DIRECTION	DISTANCE
L1	S 00°59'31" E	288.47
L2	NOT	
L3	S 03°18'48" W	1274.38 (F)
L4	N 85°24'18" W	270.71 (F)
L5	N 85°24'18" W	270.71 (F)
L6	N 85°24'18" W	270.71 (F)
L7	N 85°24'18" W	270.71 (F)
L8	N 85°24'18" W	270.71 (F)
L9	N 85°24'18" W	270.71 (F)
L10	N 85°24'18" W	270.71 (F)
L11	N 85°24'18" W	270.71 (F)
L12	N 85°24'18" W	270.71 (F)
L13	N 85°24'18" W	270.71 (F)
L14	N 85°24'18" W	270.71 (F)
L15	N 85°24'18" W	270.71 (F)
L16	N 85°24'18" W	270.71 (F)
L17	N 85°24'18" W	270.71 (F)
L18	N 85°24'18" W	270.71 (F)
L19	N 85°24'18" W	270.71 (F)
L20	N 85°24'18" W	270.71 (F)
L21	N 85°24'18" W	270.71 (F)
L22	N 85°24'18" W	270.71 (F)
L23	NOT	
L24	S 03°18'48" W	1274.38 (F)
L25	N 85°24'18" W	270.71 (F)
L26	N 85°24'18" W	270.71 (F)
L27	N 85°24'18" W	270.71 (F)
L28	N 85°24'18" W	270.71 (F)
L29	N 85°24'18" W	270.71 (F)
L30	N 85°24'18" W	270.71 (F)
L31	N 85°24'18" W	270.71 (F)
L32	N 85°24'18" W	270.71 (F)
L33	N 85°24'18" W	270.71 (F)
L34	N 85°24'18" W	270.71 (F)
L35	N 85°24'18" W	270.71 (F)
L36	N 85°24'18" W	270.71 (F)
L37	N 85°24'18" W	270.71 (F)
L38	N 85°24'18" W	270.71 (F)
L39	N 85°24'18" W	270.71 (F)
L40	N 85°24'18" W	270.71 (F)
L41	N 85°24'18" W	270.71 (F)
L42	N 85°24'18" W	270.71 (F)

NUMBER	DIRECTION	DISTANCE
T1	S 01°59'31" E	288.47
T2	S 01°59'31" E	288.47
T3	S 01°59'31" E	288.47
T4	S 01°59'31" E	288.47
T5	S 01°59'31" E	288.47
T6	S 01°59'31" E	288.47
T7	S 01°59'31" E	288.47
T8	S 01°59'31" E	288.47
T9	S 01°59'31" E	288.47
T10	S 01°59'31" E	288.47
T11	S 01°59'31" E	288.47
T12	S 01°59'31" E	288.47
T13	S 01°59'31" E	288.47
T14	S 01°59'31" E	288.47
T15	S 01°59'31" E	288.47
T16	S 01°59'31" E	288.47
T17	S 01°59'31" E	288.47
T18	S 01°59'31" E	288.47
T19	S 01°59'31" E	288.47
T20	S 01°59'31" E	288.47
T21	S 01°59'31" E	288.47
T22	S 01°59'31" E	288.47
T23	S 01°59'31" E	288.47
T24	S 01°59'31" E	288.47
T25	S 01°59'31" E	288.47
T26	S 01°59'31" E	288.47
T27	S 01°59'31" E	288.47
T28	S 01°59'31" E	288.47
T29	S 01°59'31" E	288.47
T30	S 01°59'31" E	288.47
T31	S 01°59'31" E	288.47
T32	S 01°59'31" E	288.47
T33	S 01°59'31" E	288.47
T34	S 01°59'31" E	288.47
T35	S 01°59'31" E	288.47
T36	S 01°59'31" E	288.47
T37	S 01°59'31" E	288.47
T38	S 01°59'31" E	288.47
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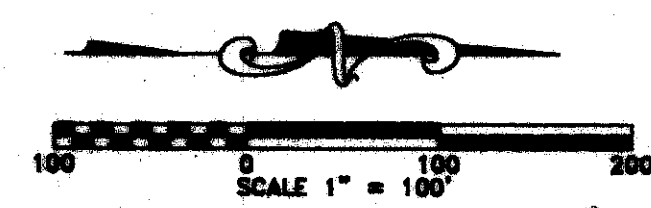
CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	79.91	30°31'18"	150.00	N71°06'26"W	78.96
C2	98.41	88°44'38"	65.00	S12°30'28"E	88.28
C3	27.83	39°51'38"	40.00	S10°56'03"W	27.27
C4	41.89	24°03'00"	100.00	S03°00'14"W	41.58
C5	67.02	48°03'00"	80.00	S08°59'48"E	65.08
C6	60.04	43°00'00"	80.00	S11°29'48"E	58.64
C7	25.28	24°08'15"	80.00	S17°55'08"E	25.11
C8	81.37	128°00'00"	37.00	S41°00'15"W	65.83
C9	58.12	25°38'48"	138.00	N88°51'48"W	57.63
C10	111.12	39°47'28"	160.00	N88°57'04"W	108.80
C11	32.58	74°40'32"	25.00	S58°48'57"W	30.33
C12	121.75	39°51'47"	175.00	N07°12'23"E	119.31
C13	170.02	82°38'24"	185.00	S75°45'57"E	164.10
C14	98.89	24°08'36"	235.00	N78°33'00"E	98.16
C15	315.93	11°48'48"	1532.37	S18°37'52"E	315.37
C16	196.90	84°28'02"	175.00	S59°22'17"W	186.68
C17	83.05	85°10'01"	50.00	S19°44'32"E	73.83
C18	102.13	117°01'60"	50.00	N19°53'42"W	85.28
C19	86.59	62°00'51"	80.00	S12°42'48"E	82.42
C20	137.63	38°21'47"	205.56	N10°22'43"E	135.08
C21	183.83	39°37'10"	285.56	N08°45'01"E	179.98
C22	183.84	42°58'42"	245.00	S08°11'33"E	179.37
C23	65.98	15°25'45"	245.00	S05°37'14"W	65.78
C24	76.67	15°41'20"	280.00	S05°45'01"W	76.43
C25	60.24	15°41'20"	220.00	S05°45'01"W	60.05
C26	9.07	14°02'52"	37.00	S03°01'11"E	9.05
C27	119.89	29°13'52"	235.00	S02°52'45"W	118.80
C28	66.19	16°08'20"	235.00	S04°39'20"E	65.98
C29	248.05	08°58'30"	1582.37	S17°11'4"E	247.80
C30	81.04	02°54'57"	1582.37	S23°06'28"E	81.03
C31	81.27	33°15'33"	140.00	S01°23'41"E	80.13
C32	26.51	10°51'03"	140.00	S38°17'40"E	26.47
C33	16.59	18°50'45"	80.00	S02°04'52"W	16.54
C34	99.24	24°11'48"	235.00	S28°08'55"W	98.51
C35	43.69	10°39'11"	235.00	S06°44'25"W	43.63
C36	15.73	11°19'57"	80.00	S23°55'38"W	15.70
C37	18.46	05°43'03"	185.00	S46°34'43"E	18.45
C38	36.27	14°50'41"	140.00	S25°26'48"E	36.17
C39	35.00	14°19'31"	140.00	S22°23'51"W	34.91

TC	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
TC1	1.51	01°43'53"	50.00	S 01°04'23" E	1.51
TC2	12.08	13°49'13"	50.00	S 18°29'20" W	12.03
TC3	47.19	54°04'20"	50.00	S 01°38'13" E	45.46
TC4	25.78	29°32'24"	50.00	S 13°54'11" E	25.49
TC5	7.87	09°00'53"	50.00	S 05°22'27" W	7.86
TC6	8.00	06°52'30"	50.00	S 06°26'38" W	8.00
TC7	28.18	32°17'12"	50.00	S 13°08'13" E	27.80
TC8	6.50	07°27'08"	50.00	S 25°33'16" E	6.50
TC9	14.53	16°38'54"	50.00	S 08°35'34" W	14.48
TC10	16.17	18°31'38"	50.00	S 08°58'42" E	16.10
TC11	5.65	06°28'36"	50.00	S 15°01'11" E	5.65
TC12	10.95	12°32'38"	50.00	S 05°30'32" E	10.92

RC	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
RC1	40.11	04°31'12"	508.43	N 88°39'58" W	40.10
RC2	88.46	15°41'20"	250.00	S 85°45'01" W	88.24
RC3	219.05	88°22'27"	215.00	N 72°54'25" W	208.88
RC4	140.89	73°18'48"	110.00	N 07°04'48" W	131.29
RC5	199.60	48°32'58"	235.96	N 05°17'07" E	193.88
RC6	361.51	13°15'27"	1582.37	N 19°21'12" W	360.70
RC7	373.29	104°19'46"	205.00	N 39°28'24" E	323.81
RC8	20.01	02°31'48"	483.10	S 88°39'37" E	20.01

POPE PROPERTIES &
RONALD AND GILBERT CHAGOURY

POPE PROPERTIES



DIAMONDBACK
ENGINEERING & SURVEYING, INC.
12640 W. CEDAR STE. C
LAKEWOOD, CO. (303) 985-4204

project manager J. RICHMOND
designed by R. THOMPSON
drawn by J. RICHMOND
sheet no. 1 OF 1
plot date 07-15-99
main file FINALPLAT.DWG
reference