

JEFFCO BUSINESS CENTER REPLAT A

REPLAT OF LOTS 2, 3, 4, 5, and TRACTS B and C

of 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 11.69 ACRES, MORE OR LESS.
SHEET 1 OF 2

LEGAL DESCRIPTION AND DEDICATION:

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

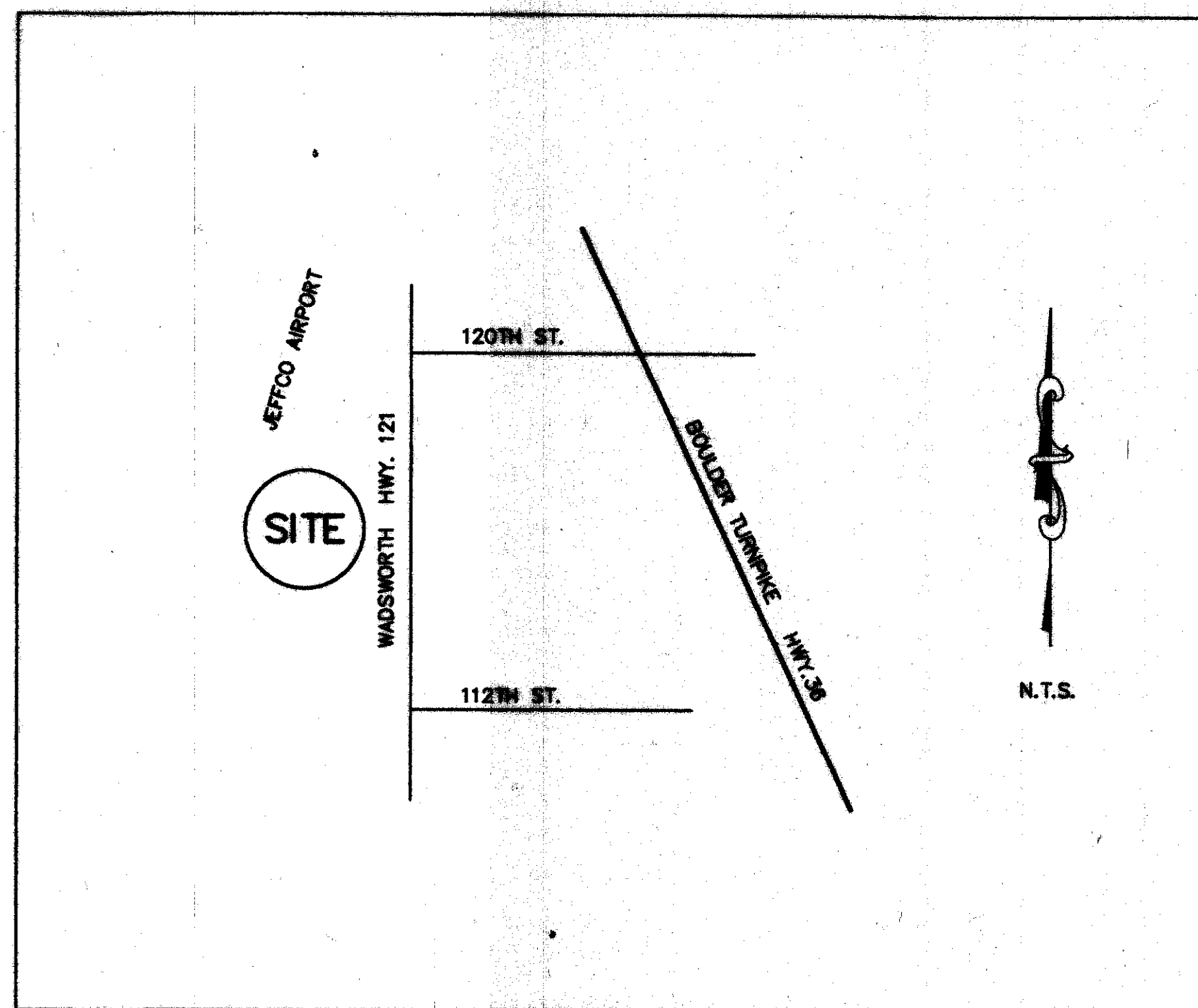
A PARCEL OF LAND SITUATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH P.M., COUNTY OF JEFFERSON, CITY OF
BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2, 3, 4, 5

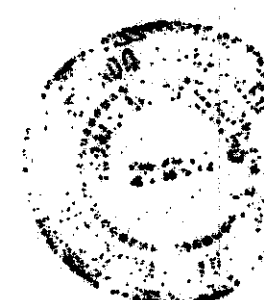
Commencing at the South 1/4 corner of section 3, thence N 89°15'00" E
a distance of 1050.43' to the True Point of Beginning;
thence N 89°15'00" E a distance of 1050.43'; thence S 51°50'00" E
a distance of 388.82'; thence 108.85' along an arc to the left through a
central angle of 28°47'31" with a radius of 235.88' (chord bearing of
S 89°40'15" W a distance of 108.85'); thence 107.85' along an arc
to the left through a central angle of 13°13'31" with a radius of
1582.37' (chord bearing of S 19°20'14" E a distance of 388.74');
thence 13' along an arc to the right through a central angle of 87°
12'41" with a radius of 1.00' (chord bearing of S 22°20'30" E a
distance of 0.13'); thence 173.28' along an arc to the right through a
central angle of 48°17'54" with a radius of 208.55' (chord bearing of
S 89°24'38" W a distance of 188.19'); thence 178.85' along an arc to
the left through a central angle of 73°16'48" with a radius of 148.88' (chord
bearing of S 87°04'48" E a distance of 187.10'); thence 248.81' along an arc to
the left through a central angle of 82°22'22" with a radius of
245.84' (chord bearing of S 72°54'25" E a distance of 238.88');
thence 88.24' along an arc to the right through a central angle of 19°
41'28" with a radius of 228.88' (chord bearing of N 85°45'01" E a
distance of 88.88'); thence S 89°24'19" E a distance of 18.58';
thence S 82°40'08" W a distance of 388.58'; thence N 89°34'15" E
a distance of 782.58' to the Point of Beginning, Containing 44188.12
square feet or 10.14 acres more or less.

TRACTS B AND C

Commencing at the South 1/4 corner of section 3, thence N 37°22'19" E
a distance of 1628.33' to the True Point of Beginning;
thence N 86°24'05" W a distance of 388.82'; thence 78.31' along the
arc of a curve to the right through a central angle of 38°31'18" with
a radius of 150.00' (chord bearing of N 71°08'28" W a distance of
78.88'); thence 84.17' along an arc to the right through a central
angle of 74°11'35" with a radius of 65.00' (chord bearing of N 18°
46'38" W a distance of 78.41'); thence 14.24' along an arc to the
right through a central angle of 12°33'04" with a radius of 65.00'
(chord bearing of N 24°35'20" E a distance of 14.21'); thence N 30°
51'52" E a distance of 83.38'; thence 27.83' along an arc to the left
through a central angle of 38°51'38" with a radius of 40.00' (chord
bearing of N 10°56'03" E a distance of 27.27'); thence N 08°
50'46" W a distance of 43.99'; thence 41.98' along the arc of a curve
to the right through a central angle of 24°00'00" with a radius of
100.00' (chord bearing of N 03°00'14" E a distance of 41.58');
thence N 15°00'14" E a distance of 25.95'; thence 67.02' along the
arc of a curve to the left through a central angle of 48°00'00" with
a radius of 80.00' (chord bearing of N 08°58'46" W a distance of
65.08'); thence N 32°58'46" W a distance of 81.95'; thence 60.04'
along the arc of a curve to the right through a central angle of 43°
00'00" with a radius of 80.00' (chord bearing of N 17°29'46" W a
distance of 58.84'); thence N 10°00'14" E a distance of 20.48';
thence 41.88' along the arc of a curve to the left through a central
angle of 40°00'00" with a radius of 60.00' (chord bearing of N 09°
50'46" W a distance of 41.04'); thence N 29°58'46" W a distance of
67.68'; thence N 21°58'46" W a distance of 35.40'; thence 72.30'
along the arc of a curve to the right through a central angle of 111°
57'00" with a radius of 37.00' (chord bearing of N 33°58'46" E a
distance of 61.33'); thence N 51°03'08" W a distance of 135.86';
thence 121.75' along the arc of a curve to the left through a central
angle of 38°51'47" with a radius of 175.88' (chord bearing of S 87°
12'23" W a distance of 119.31'); thence 353.71' along the arc of a
curve to the left through a central angle of 13°15'31" with a radius
of 1532.37' (chord bearing of S 19°20'14" E a distance of 388.82');
thence 7.88' along the arc of a curve to the right through a central
angle of 7°12'41" with a radius of 61.00' (chord bearing of S 22°
20'30" E a distance of 7.87'); thence 283.88' along the arc of a curve
to the right through a central angle of 48°17'55" with a radius of
285.55' (chord bearing of S 89°24'38" W a distance of 217.28');
thence 15.73' along the arc of a curve to the left through a central
angle of 11°15'57" with a radius of 80.00' (chord bearing of S 39°
58'38" W a distance of 15.70'); thence 88.58' along the arc of a
curve to the left through a central angle of 82°22'22" with a radius
of 245.84' (chord bearing of S 19°20'14" E a distance of 88.88');
thence 188.85' along the arc of a curve to the left through a central
angle of 58°22'27" with a radius of 185.00' (chord bearing of S 72°
54'25" E a distance of 180.44'); thence 78.87' along the arc of a
curve to the right through a central angle of 19°41'28" with a radius
of 280.00' (chord bearing of N 85°45'01" E a distance of 78.43');
thence S 89°24'19" E a distance of 206.93'; thence N 89°34'15" E
a distance of 61.67' to the True Point of Beginning, Containing 67488.51
square feet or 1.55 acres more or less.



VICINITY MAP



HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER
THE NAME AND STYLE OF "JEFFCO BUSINESS CENTER REPLAT A", 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: F.R. DEVELOPMENT SERVICES, INC.

BY: *Ernest Riley*

STATE OF COLORADO)

COUNTY OF JEFFERSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF
February, 2000, BY *Ernest Riley*
OF F.R. DEVELOPMENT SERVICES, INC.

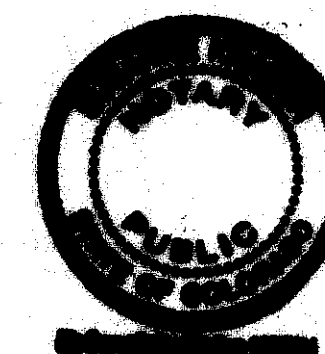
MY COMMISSION EXPIRES: 10/12/04

NOTARY PUBLIC

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 CENTER",
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
JERALD W. RICHMOND P.L.S. 2829
FOR AND ON BEHALF OF
DIAMONDBACK ENGINEERING AND 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.

NOTES:

- 100 YEAR WATER SURFACE ELEVATION IS BASED ON FLOOD
HAZARD AREA DELINEATION "AIRPORT CREEK"
PREPARED BY: GREINER ENGINEERING
- BASIS OF BEARING FOR THIS SURVEY IS N89°54'25"E (FIELD).
N89°54'15"E (DEED) ALONG THE E-W CENTER LINE OF SECTION 3, BETWEEN
THE N0.5 REBAR FOUND AT THE NW CORNER OF JEFFCO
BUSINESS CENTER AND A REBAR AND CAP LS NO. 5431
AT THE NE CORNER OF JEFFCO BUSINESS CENTER.
- 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.
- (R) IS DISTANCE AND BEARING OF RECORD.
(F) IS FIELD MEASURED DISTANCE AND BEARING.
- NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL
BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE
BOUNDARIES OF THIS FINAL PLAT UNLESS AND UNTIL
AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY OF
BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE
WITH THE PROVISIONS OF 16-20-030(C) OF THE BROOMFIELD
MUNICIPAL CODE.

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD
LAND USE REVIEW COMMISSION THIS 23 DAY OF November, 2000.
Chairman: *John Malachuk* Secretary: *Kristen Anderson*

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 21 DAY
OF November, 2000.
Mayor: *William M. Brown* City Clerk: *Debbie Brown*

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER,
OF JEFFERSON COUNTY AT GOLDEN, COLORADO THIS 23 DAY OF April,
A.D., 2000.

RECEPTION NO. F1223769
TIME 16:02:01 PM
County Clerk and Recorder: *Faye Griffin* BY: *Melanie Smith*

REVISED 9-29-00
REVISED 10-16-00

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

Bk 160 pg 32 Rec# F1223769

JEFFCO BUSINESS CENTER REPLAT A

REPLAT OF LOTS 2, 3, 4, 5, and TRACTS B and C of 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: 11.69 ACRES, MORE OR LESS.

SHEET 2 OF 2

NOTES:

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

NUMBER	DIRECTION	DISTANCE
L1	S 34°25'48" W	15.00
L2	S 55°34'18" E	335.18
L3	S 55°34'18" E	487.41
L4	N 41°22'19" E	335.18
L5	N 41°22'19" E	335.18
L6	N 03°15'45" W	11.69
L7	N 03°15'45" W	1080.43
L8	SOUTH	82.85
L9	S 51°04'46" E	335.18
L10	N 57°17'24" E	335.18
L11	N 51°03'04" W	131.65
L12	S 02°00'00" W	335.18
L13	S 18°05'30" W	77.85
L14	S 88°24'19" E	335.18
L15	N 84°07'58" E	335.18

NUMBER	DIRECTION	DISTANCE
L16	S 88°24'19" E	335.18
L17	N 84°07'58" E	335.18
L18	S 18°05'30" W	77.85
L19	S 02°00'00" W	335.18
L20	N 51°03'04" W	131.65
L21	N 57°17'24" E	335.18
L22	S 51°04'46" E	335.18
L23	SOUTH	82.85
L24	N 03°15'45" W	11.69
L25	N 41°22'19" E	335.18
L26	N 41°22'19" E	335.18
L27	S 55°34'18" E	487.41
L28	S 55°34'18" E	335.18
L29	S 34°25'48" W	15.00

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C01	79.91'	30°31'18"	150.00'	N71°08'28"W	78.96'
C02	98.41'	88°44'39"	85.00'	S12°30'28"E	89.28'
C03	27.83'	38°31'38"	40.00'	N10°58'03"E	27.27'
C04	41.89'	24°00'00"	100.00'	N03°00'14"E	41.58'
C05	67.02'	48°00'00"	50.00'	N08°59'48"W	68.08'
C06	60.04'	43°00'00"	50.00'	N11°29'48"W	58.64'
C07	25.29'	24°00'15"	50.00'	S17°53'08"E	25.11'
C08	72.30'	111°37'08"	37.00'	N33°58'48"E	61.33'
C12	121.75'	38°31'47"	175.00'	S07°12'23"W	119.31'
C13	170.02'	52°39'24"	185.00'	S75°45'57"E	164.10'
C15	353.71'	131°31'31"	1532.37'	S19°20'14"E	352.92'
C17	0.1259'	07°12'41"	1.00'	S22°20'38"E	0.1258'
C18	7.678'	07°12'41"	61.00'	S22°20'38"E	7.673'
C19	86.59'	62°00'51"	80.00'	S12°42'46"E	82.42'
C20	173.28'	48°17'54"	205.56'	S05°24'39"W	168.19'
C21	223.86'	48°17'55"	265.56'	S05°24'39"W	217.29'
C22	93.48'	21°51'40"	245.00'	S54°39'02"E	92.91'
C23	156.13'	38°30'46"	245.00'	S83°50'16"E	153.50'
C24	76.67'	15°41'20"	280.00'	N85°45'01"E	76.43'
C25	60.24'	15°41'20"	220.00'	N85°45'01"E	60.05'
C28	28.46'	08°56'23"	235.00'	S00°03'22"E	28.45'
C29	367.56'	131°31'31"	1592.37'	S19°20'14"E	366.74'
C31	78.84'	32°18'02"	140.00'	S13°25'35"W	77.81'
C32	45.97'	18°48'51"	140.00'	S34°18'47"E	45.77'
C33	16.59'	15°50'45"	60.00'	S02°04'52"W	16.54'
C34	37.73'	08°11'57"	235.00'	S08°07'32"E	37.69'
C35	43.69'	10°38'11"	235.00'	S08°44'25"W	43.63'
C36	15.73'	11°15'57"	80.00'	S23°55'38"W	15.70'
C37	18.46'	05°43'03"	185.00'	S46°34'43"E	18.45'
C38	50.38'	20°37'05"	140.00'	S14°35'49"E	50.11'
C39	3.86'	1°34'50"	140.00'	S32°29'51"E	3.86'
C40	109.88'	28°47'31"	235.00'	S00°40'15"W	108.89'
C41	179.06'	73°18'48"	140.00'	S07°04'48"E	167.10'
C42	249.61'	58°22'27"	245.00'	S72°54'25"E	238.95'
C43	84.17'	74°11'36"	65.00'	N18°46'59"W	78.41'
C44	14.24'	12°33'04"	65.00'	N24°35'20"E	14.21'
C45	41.89'	40°00'00"	80.00'	N09°59'46"W	41.04'
C46	188.48'	58°22'27"	185.00'	S72°54'25"E	180.44'

REVISED 9-29-00
REVISED 10-16-00

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DIAMONDBACK
ENGINEERING & SURVEYING, INC.

plot date 10-16-00 RST
main file FINALPLAT.DWG xreference

project JEFFCO BU.
project manager J. RICHMOND
designed by R. THOMPSON
drawn by
job no.
sheet no. 1 OF 1

