

# INTERLOCKEN FILING NO. 27 - FINAL PLAT

## A REPLAT OF LOTS 1 AND 2, BLOCK 1, INTERLOCKEN FILING NO. 26 AND LOT 3, BLOCK 2, INTERLOCKEN FILING NO. 6

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER CORNER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 6

2020018911 PL 11/09/2020 01:32 PM  
Page 1 of 6 Rev Fee \$0.00 Doc Fee \$  
City & County of Broomfield

### LEGAL DESCRIPTION AND DEDICATION

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

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER CORNER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, BLOCK 1, INTERLOCKEN FILING NO. 26, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9, 2017 UNDER RECEPTION NO. 2017009850 AND LOT 3, BLOCK 2, INTERLOCKEN FILING NO. 6, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 1996 UNDER RECEPTION NO. 1614247, THAT PORTION OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SAID PARCEL CONTAINS 25.121 ACRES OR 1,094,258 SQUARE FEET MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF INTERLOCKEN FILING NO. 27 - FINAL PLAT; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS (AND OUTLOTS/PARCELS) AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR ITS USE AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

### OWNER'S CERTIFICATE

PARTNERS GROUP COLORADO PROPCO, LLC  
1200 ENTREPRENEURIAL DRIVE  
BROOMFIELD, COLORADO 80021

BY *Pamela Alsterlind*  
NAME: PAMELA ALSTERLIND  
TITLE: AUTHORIZED SIGNATORY

STATE OF Colorado  
COUNTY OF Broomfield

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 8, 2020 (DATE) BY PAMELA ALSTERLIND AS AN AUTHORIZED SIGNATORY OF PARTNERS GROUP COLORADO PROPCO, LLC.

(NOTARY STAMP)

*Denise A. Connas*  
(SIGNATURE OF NOTARIAL OFFICER)

BY *Lisa B. Lyle*  
NAME: LISA B. LYLE  
TITLE: AUTHORIZED SIGNATORY

STATE OF COLORADO )  
COUNTY OF BROOMFIELD ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8<sup>th</sup> DAY OF October 2020, BY Denise A. Connas WITNESS MY HAND AND OFFICIAL SEAL.

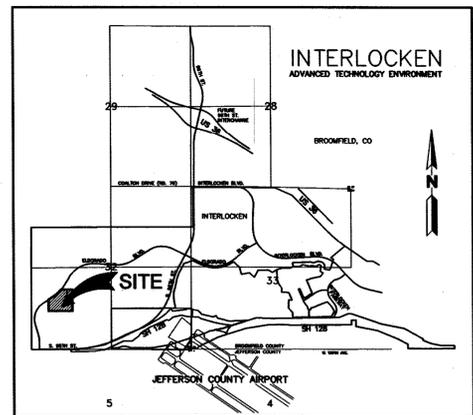
MY COMMISSION EXPIRES February 24, 2021

### PLAT NOTES

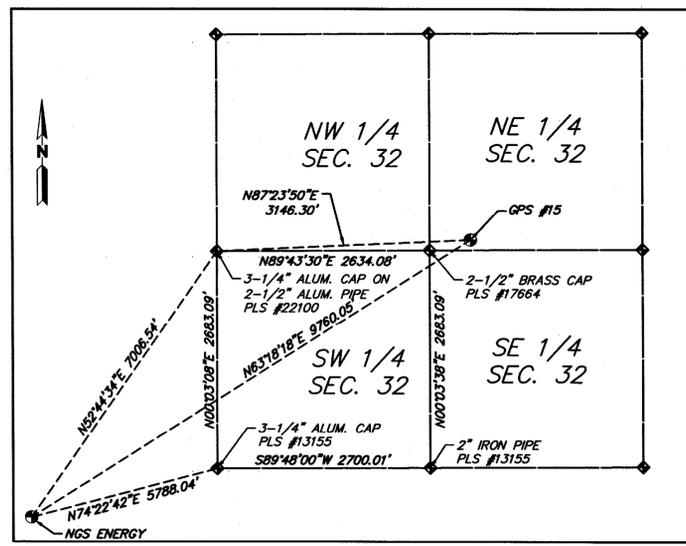
- THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION. (AS SHOWN HEREON)
- BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP FOR THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, PANEL NUMBER 0850730087F, DATED AUGUST 18, 2004
- 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 = 0.99971455
- A PSCO BLANKET EASEMENT RECORDED AT THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, UNDER RECEPTION NUMBER 2019003808, DATED APRIL 18, 2019 EXISTS OVER THE ENTIRE INTERLOCKEN FILING NO. 26.
- 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 BMC SECTION 17-38-160(F).

### BASIS OF BEARING

BEARINGS ARE BASED ON THE CITY AND COUNTY OF BROOMFIELD GEODETIC CONTROL NETWORK BEARING N63°18'18"E BETWEEN POINT "NGS ENERGY" AND "GPS #15," POINT NGS ENERGY BEING A FOUND 3-1/2" BRASS CAP SET IN CONCRETE STAMPED "NGS ENERGY" AND POINT GPS #15 BEING A FOUND 3-1/2" BRASS CAP IN RANGE BOX STAMPED "GPS #15."



VICINITY MAP  
NOT TO SCALE



GEODETIC MAP  
SCALE 1"=1000'

### OWNERSHIP AND MAINTENANCE

DESCRIPTION	AREA (SQ.FT./ACRES)	OWNERSHIP	MAINTENANCE RESPONSIBILITY	USE	MEANS OF DEDICATION
LOT 1	14.023 AC 610,857 SF	PARTNERS GROUP COLORADO PROPCO, LLC	PARTNERS GROUP COLORADO PROPCO, LLC	PUD	FINAL PLAT
LOT 2	7.185 AC 312,991 SF	PARTNERS GROUP COLORADO PROPCO, LLC	PARTNERS GROUP COLORADO PROPCO, LLC	PUD	FINAL PLAT
LOT 3	3.912 AC 170,405 SF	CITY AND COUNTY OF BROOMFIELD	CITY AND COUNTY OF BROOMFIELD	PUBLIC/QUASI PUBLIC	FINAL PLAT

### SHEET INDEX

- COVER SHEET
- FINAL PLAT
- EASEMENT VACATIONS
- LOT VACATIONS AND DEDICATIONS
- WATER EASEMENTS DEDICATION
- ACCESS EASEMENT DEDICATIONS

### ATTORNEY'S CERTIFICATE

I, Christopher M. Sharp, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON(S) DEDICATING STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHT-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 OR AS OTHERWISE IDENTIFIED IN THAT CERTAIN ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY UNDER ORDER NO. ABZ70682441, A COPY OF WHICH IS ON FILE WITH THE CITY AND COUNTY OF BROOMFIELD, COLORADO, AND THAT THERE ARE NO ENCUMBRANCES, EXCEPT AS IDENTIFIED HEREIN OR AS OTHERWISE IDENTIFIED ON THIS PLAT OR AS OTHERWISE IDENTIFIED IN THAT CERTAIN ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY UNDER ORDER NO. ABZ70682441, A COPY OF WHICH IS ON FILE WITH THE CITY AND COUNTY OF BROOMFIELD, COLORADO, 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.

*Chris Sharp* 39022  
ATTORNEY-AT-LAW REGISTRATION NO.

### SURVEYORS CERTIFICATE

I, RICHARD A. NOBBE, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT OF THE REAL PROPERTY DESCRIBED HEREON 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 MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING.

RICHARD A. NOBBE  
PLS #23899  
FOR AND ON BEHALF OF  
MARTIN/MARTIN INC.

### NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON A 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 THIS CERTIFICATION SHOWN HEREON.

### PLANNING AND ZONING COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION ON THIS 13<sup>th</sup> DAY OF July, 2020.

*Thomas D. Silvers* CHAIRMAN  
*Manuela Mackin* SECRETARY

### CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 8<sup>th</sup> DAY OF September, 2020.

*[Signature]* MAYOR  
*[Signature]* CITY CLERK

SEPTEMBER 2, 2020

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

Location: G:\SCHLAGE\TER16\1098.C04-Partners Group Phase II Parking Lot\PLANS\PLAT\INTERLOCKEN FILING NO. 27 FINAL  
Project Manager: R. NOBBE  
Surveyed By: EJM/RV  
Job Number: 16.1098.C.04  
Sheet Number: 1 OF 7



# INTERLOCKEN FILING NO. 27 - FINAL PLAT

A REPLAT OF LOTS 1 AND 2, BLOCK 1, INTERLOCKEN FILING NO. 26 AND LOT 3, BLOCK 2, INTERLOCKEN FILING NO. 6

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER CORNER OF SECTION 32, TOWNSHIP 1 SOUTH,

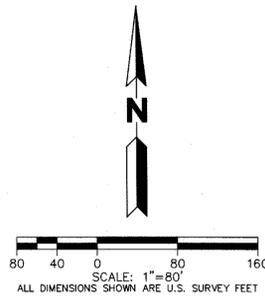
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY BROOMFIELD,  
STATE OF COLORADO

SHEET 3 OF 6

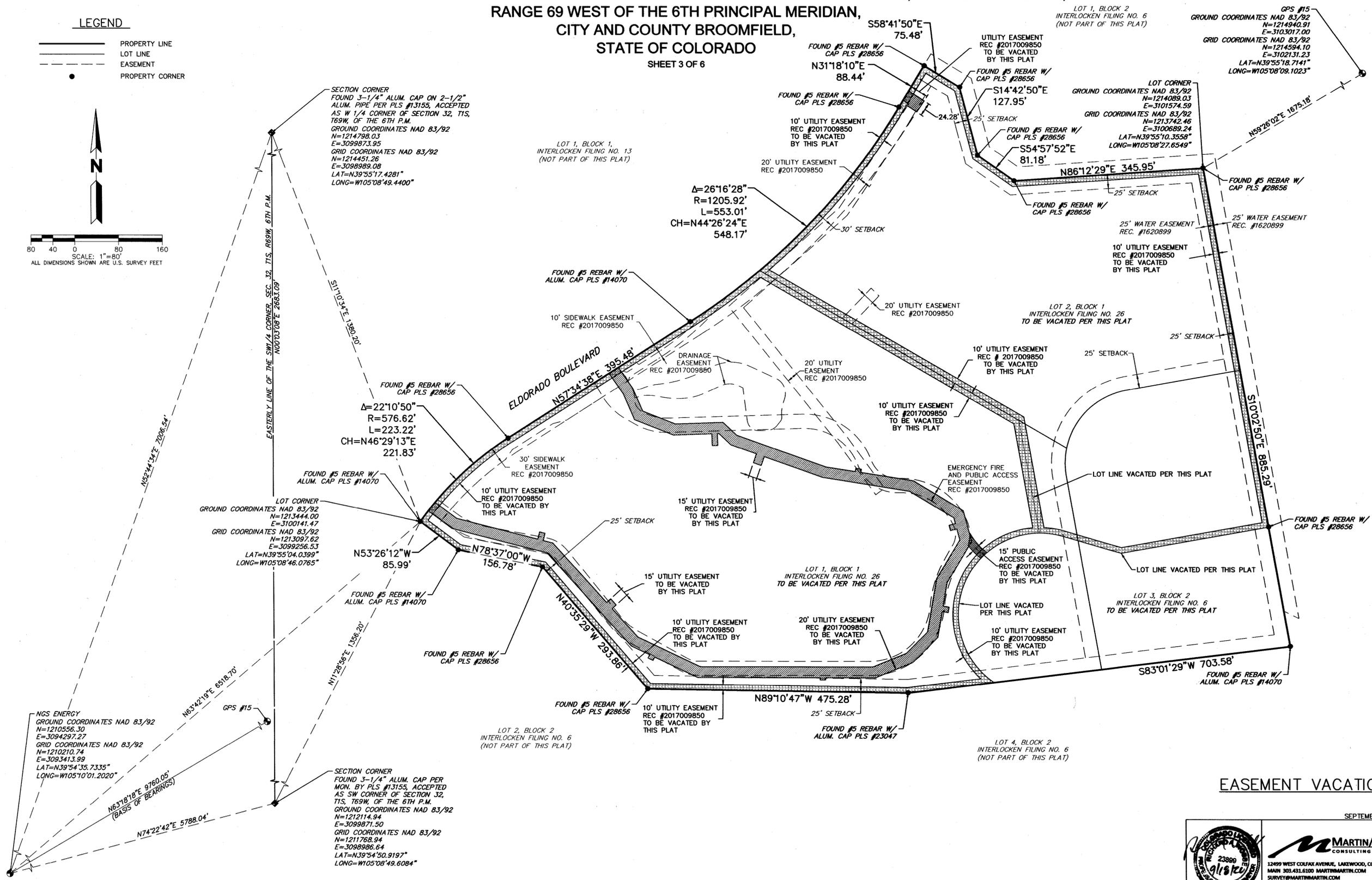
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Page 3 of 8 Rec Fee \$0.00 Doc Fee \$  
City & County of Broomfield

### LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT
- PROPERTY CORNER



Project Manager: G. SCHLAGETER, 16.1098.C.04-Partners Group Phase II Parking Lot\PLANS\PLAT\INTERLOCKEN FINING NO. 27 FINAL  
 Surveyed By: R. NOBBE  
 Drawn By: E.H./RV  
 Job Number: 16.1098.C.04  
 Sheet Number: 3 OF 7



### EASEMENT VACATIONS

SEPTEMBER 2, 2020



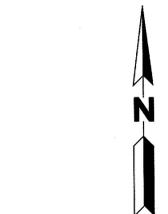
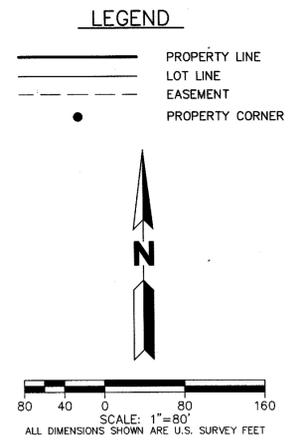
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RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY BROOMFIELD,  
STATE OF COLORADO

SHEET 5 OF 6

2020018911 PL 11/09/2020 01:32 PM  
Page: 5 of 8 Rec Fee 38.00 Doc Fee 3  
City & County of Broomfield  
COUNTY PLAT FILED IN THE PUBLIC RECORDS OFFICE OF BROOMFIELD COUNTY, COLORADO



80 40 0 80 160  
SCALE: 1"=80'  
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

SECTION CORNER  
FOUND 3-1/4" ALUM. CAP ON 2-1/2"  
ALUM. PIPE PER PLS #13155, ACCEPTED  
AS W 1/4 CORNER OF SECTION 32, T1S,  
T69W, OF THE 6TH P.M.  
GROUND COORDINATES NAD 83/92  
N=1214798.03  
E=3099873.95  
GRID COORDINATES NAD 83/92  
N=1214451.26  
E=3098989.08  
LAT=N39°55'17.4281"  
LONG=W105°08'49.4400"

LOT 1, BLOCK 1,  
INTERLOCKEN FILING NO. 13  
(NOT PART OF THIS PLAT)

N31°18'10"E 88.44'  
N31°18'10"E 10.30'  
Δ=0°27'41"  
R=1205.92'  
L=9.71'  
CH=N31°32'00"E 9.71'  
S58°41'50"E 75.48'  
S57°24'00"E 12.23'  
20' WATER EASEMENT  
S34°11'14"W 20.01'  
N57°24'00"W 11.26'

LOT 1, BLOCK 2  
INTERLOCKEN FILING NO. 6  
(NOT PART OF THIS PLAT)

GPS #15  
GROUND COORDINATES NAD 83/92  
N=1214940.91  
E=3103017.00  
GRID COORDINATES NAD 83/92  
N=1214594.10  
E=3102131.23  
LAT=N39°55'18.7141"  
LONG=W105°08'09.1023"

LOT CORNER  
GROUND COORDINATES NAD 83/92  
N=1214089.03  
E=3101574.59  
GRID COORDINATES NAD 83/92  
N=1213742.46  
E=3100689.24  
LAT=N39°55'10.3558"  
LONG=W105°08'27.6549"

Δ=26°16'28"  
R=1205.92'  
L=553.01'  
CH=N44°26'24"E 548.17'

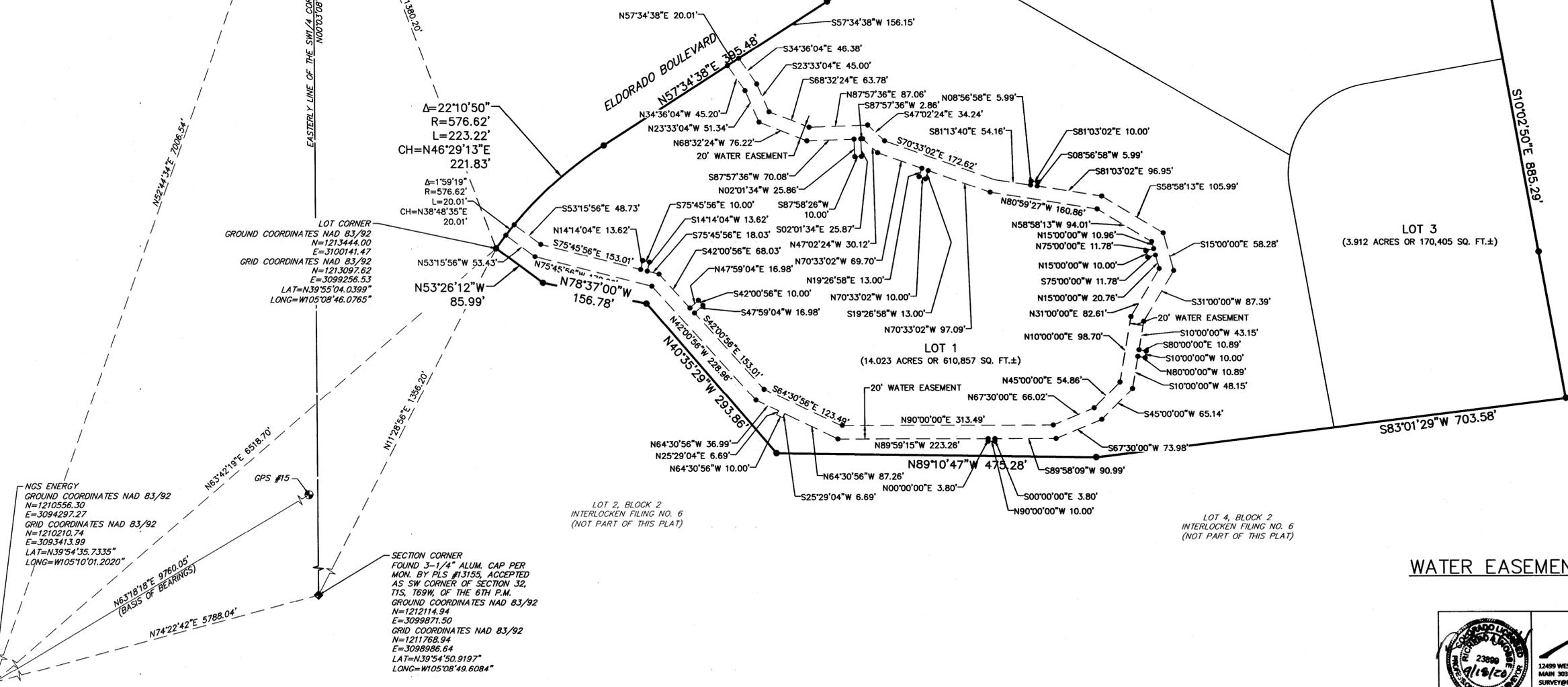
LOT 2  
(7.185 ACRES OR 312,991 SQ. FT.±)

LOT 3  
(3.912 ACRES OR 170,405 SQ. FT.±)

LOT 1  
(14.023 ACRES OR 610,857 SQ. FT.±)

LOT 2, BLOCK 2  
INTERLOCKEN FILING NO. 6  
(NOT PART OF THIS PLAT)

LOT 4, BLOCK 2  
INTERLOCKEN FILING NO. 6  
(NOT PART OF THIS PLAT)



LOT CORNER  
GROUND COORDINATES NAD 83/92  
N=1213444.00  
E=3100141.47  
GRID COORDINATES NAD 83/92  
N=1213097.62  
E=3099256.53  
LAT=N39°55'04.0399"  
LONG=W105°08'46.0765"

Δ=22°10'50"  
R=576.62'  
L=223.22'  
CH=N46°29'13"E 221.83'

Δ=1°59'19"  
R=576.62'  
L=20.01'  
CH=N38°48'35"E 20.01'

N53°15'56"E 48.73'  
N141°4'04"E 13.62'  
S75°45'56"E 18.03'  
S75°45'56"E 153.01'

N53°26'12"W 85.99'  
N78°37'00"W 156.78'

SECTION CORNER  
FOUND 3-1/4" ALUM. CAP PER  
MON. BY PLS #13155, ACCEPTED  
AS SW CORNER OF SECTION 32,  
T1S, T69W, OF THE 6TH P.M.  
GROUND COORDINATES NAD 83/92  
N=1212114.94  
E=3099871.50  
GRID COORDINATES NAD 83/92  
N=1211768.94  
E=3098986.64  
LAT=N39°54'50.9197"  
LONG=W105°08'49.6084"

NGS ENERGY  
GROUND COORDINATES NAD 83/92  
N=1210556.30  
E=3094297.27  
GRID COORDINATES NAD 83/92  
N=1210210.74  
E=3093413.99  
LAT=N39°54'35.7335"  
LONG=W105°10'01.2020"

GPS #15  
GROUND COORDINATES NAD 83/92  
N=1210556.30  
E=3094297.27  
GRID COORDINATES NAD 83/92  
N=1210210.74  
E=3093413.99  
LAT=N39°54'35.7335"  
LONG=W105°10'01.2020"

Location: G:\SCHLACETER\16.098.C.04-Partners Group Phase II Parking Lot\PLANS\PLAT\INTERLOCKEN FINING NO. 27 FINAL  
Drawn By: E.H./R.V.  
Job Number: 16.1098.C.04  
Sheet Number: 5 OF 7  
Project Manager: R. NOBBE  
Surveyed By: E.H./R.V.  
Plot Date: 05/02/17  
Acreage: 5.02717

## WATER EASEMENTS DEDICATION

SEPTEMBER 2, 2020



**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80235  
MAIN 303.431.6100 MARTIN@MARTIN.COM  
SURVEY@MARTINMARTIN.COM

# INTERLOCKEN FILING NO. 27 - FINAL PLAT

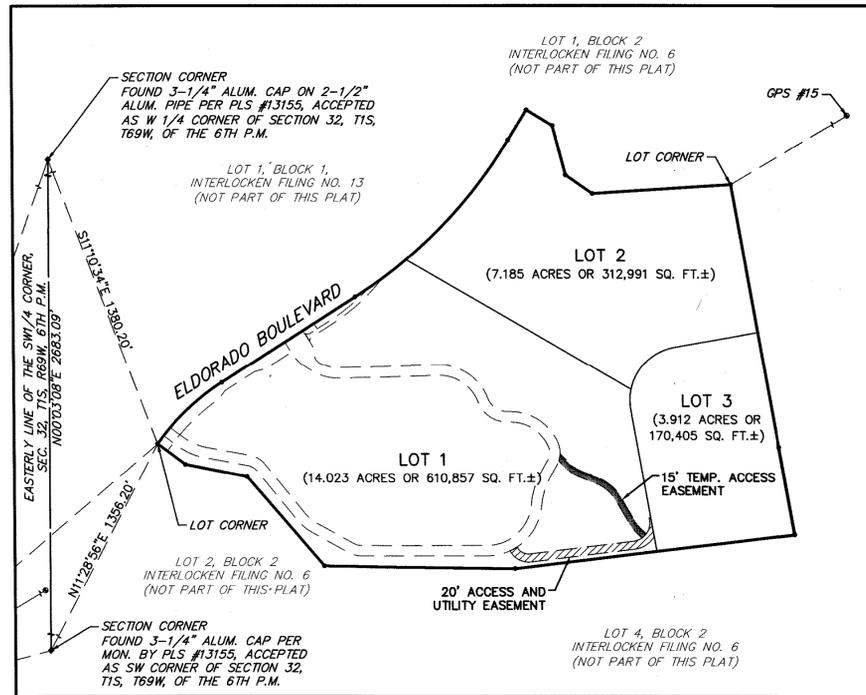
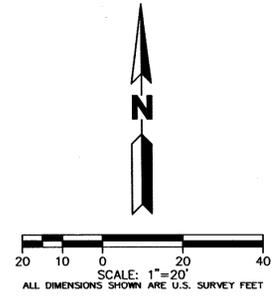
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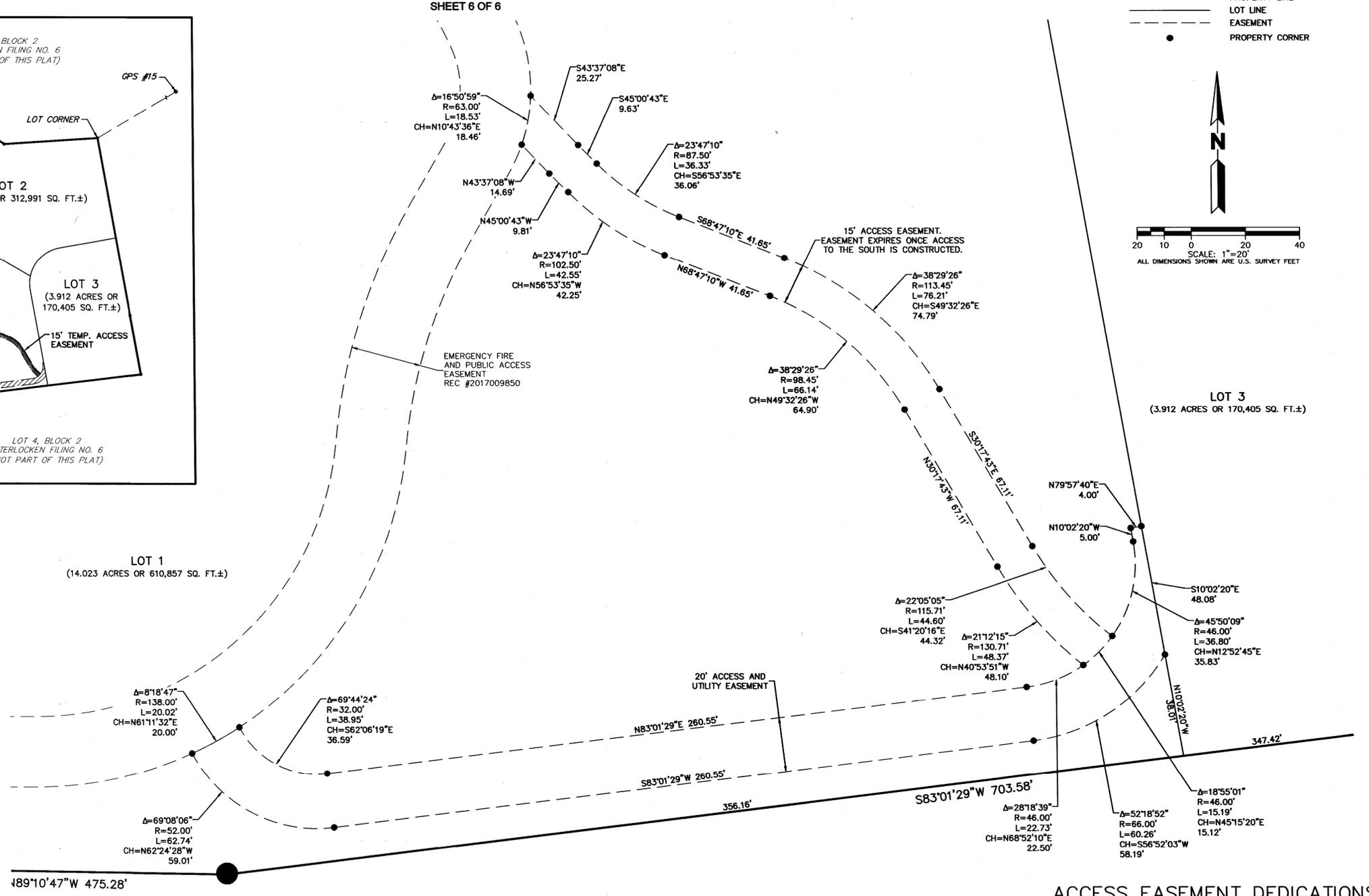
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Page: 6 of 6 Rec Fee \$0.00 Doc Fee \$  
City & County of Broomfield

### LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT
- PROPERTY CORNER



**KEYMAP**  
SCALE 1"=200'



### ACCESS EASEMENT DEDICATIONS

Project Manager: R. NIDBERG  
 Surveyed By: E.H. RYAN  
 Location: G:\SCHLAGETER\16.1098.C.04-Partners Group Phase II Parking Lot\PLANS\PLAT\INTERLOCKEN FILING NO. 27 FINAL  
 Drawn By: FORD  
 Job Number: 16.1098.C.04  
 Sheet Number: 7 OF 7

LOT 4, BLOCK 2  
INTERLOCKEN FILING NO. 6  
(NOT PART OF THIS PLAT)

SEPTEMBER 2, 2020



**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80235  
MAIN 303.431.6100 FAX 303.431.6101  
SURVEY@MARTINMARTIN.COM