

INTERLOCKEN FILING NO. 19 REPLAT A

FINAL PLAT

A REPLAT OF LOTS 1 & 2, INTERLOCKEN FILING NO. 19, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 TOTAL AREA = 770,474 SQ FT, OR 17.69 ACRES, MORE OR LESS

SHEET 1 OF 3

LEGAL DESCRIPTION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, 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:

CONSIDERING THE SOUTH LINE OF LOT 1, INTERLOCKEN FILING NO. 19 AS RECORDED WITH THE CITY AND COUNTY OF BROOMFIELD ON JUNE 1, 2007 AT REC. NO. 2007006783 TO BEAR NORTH 71°31'55" WEST, A DISTANCE OF 1004.60 FEET BETWEEN A FOUND NO. 6 REBAR WITH NO CAP NEAR THE SOUTHEAST CORNER OF SAID LOT AND A FOUND 1-1/2" ALUMINUM CAP, STAMPED "DOUGLAS CRT. PLST", PARTIALLY ILLEGIBLE AT THE SOUTHWEST CORNER OF SAID LOT AS SHOWN HEREON WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID SOUTHWEST CORNER AND ALONG THE BOUNDARY LINES OF LOTS 1 AND 2 OF SAID INTERLOCKEN FILING NO. 19, THE FOLLOWING COURSES;

THENCE NORTH 28°51'59" EAST, A DISTANCE OF 231.07 FEET;
 THENCE NORTH 35°59'28" EAST, A DISTANCE OF 124.48 FEET;
 THENCE NORTH 35°59'28" EAST, A DISTANCE OF 329.13 FEET;
 THENCE NORTH 02°12'25" EAST, A DISTANCE OF 227.62 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERLOCKEN BOULEVARD;
 THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 69°17'38" EAST, A DISTANCE OF 340.95 FEET TO A POINT OF CURVATURE;
 THENCE 681.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 667.69 FEET, AN INCLUDED ANGLE OF 56°44'58" AND SUBTENDED BY A CHORD BEARING SOUTH 40°55'17" EAST, A DISTANCE OF 634.62 FEET
 THENCE 35.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 667.69 FEET, AN INCLUDED ANGLE OF 03°01'00" AND SUBTENDED BY A CHORD BEARING SOUTH 11°02'16" EAST, A DISTANCE OF 35.15 FEET
 THENCE 356.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 642.50 FEET, AN INCLUDED ANGLE OF 31°49'02" AND SUBTENDED BY A CHORD BEARING SOUTH 06°22'45" WEST, A DISTANCE OF 352.22 FEET
 THENCE SOUTH 22°17'16" WEST, A DISTANCE OF 156.76 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERLOCKEN LOOP;
 THENCE ALONG SAID RIGHT OF WAY LINE, ALSO BEING THE SOUTH LINE OF LOT 1, INTERLOCKEN FILING NO. 19, NORTH 79°14'00" WEST, A DISTANCE OF 78.16 FEET;
 THENCE NORTH 71°31'55" WEST, A DISTANCE OF 1004.60 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 770,474 SQ. FT. OR 17.69 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF INTERLOCKEN FILING NO. 19 REPLAT A, 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-WAYS, AND OTHER PUBLIC WAYS 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 CITY AND COUNTY OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNERS CERTIFICATE

(OWNER)
 BY: [Signature]
 (NAME)
 TITLE: Authorized Signatory
 (TITLE)

ACKNOWLEDGEMENT
 STATE OF Colorado
 COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF October A.D. 2022 BY T. Scott Caldwell FOR (OWNER) WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 3.9.2025

[Signature]
 NOTARY PUBLIC (SEAL)

MICHELLE NIENKERK
 NOTARY PUBLIC
 OF COLORADO
 NOTARY ID 2006408917
 MY COMMISSION EXPIRES MARCH 19, 2025

LIENHOLDER CERTIFICATE

(BANK)
 BY: _____
 TITLE: _____

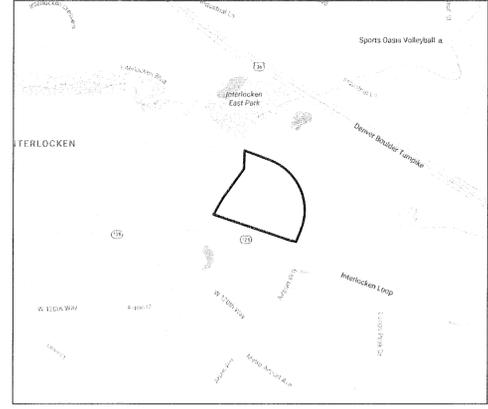
ACKNOWLEDGEMENT
 STATE OF _____
 COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 20____ BY _____ FOR (BANK) WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____

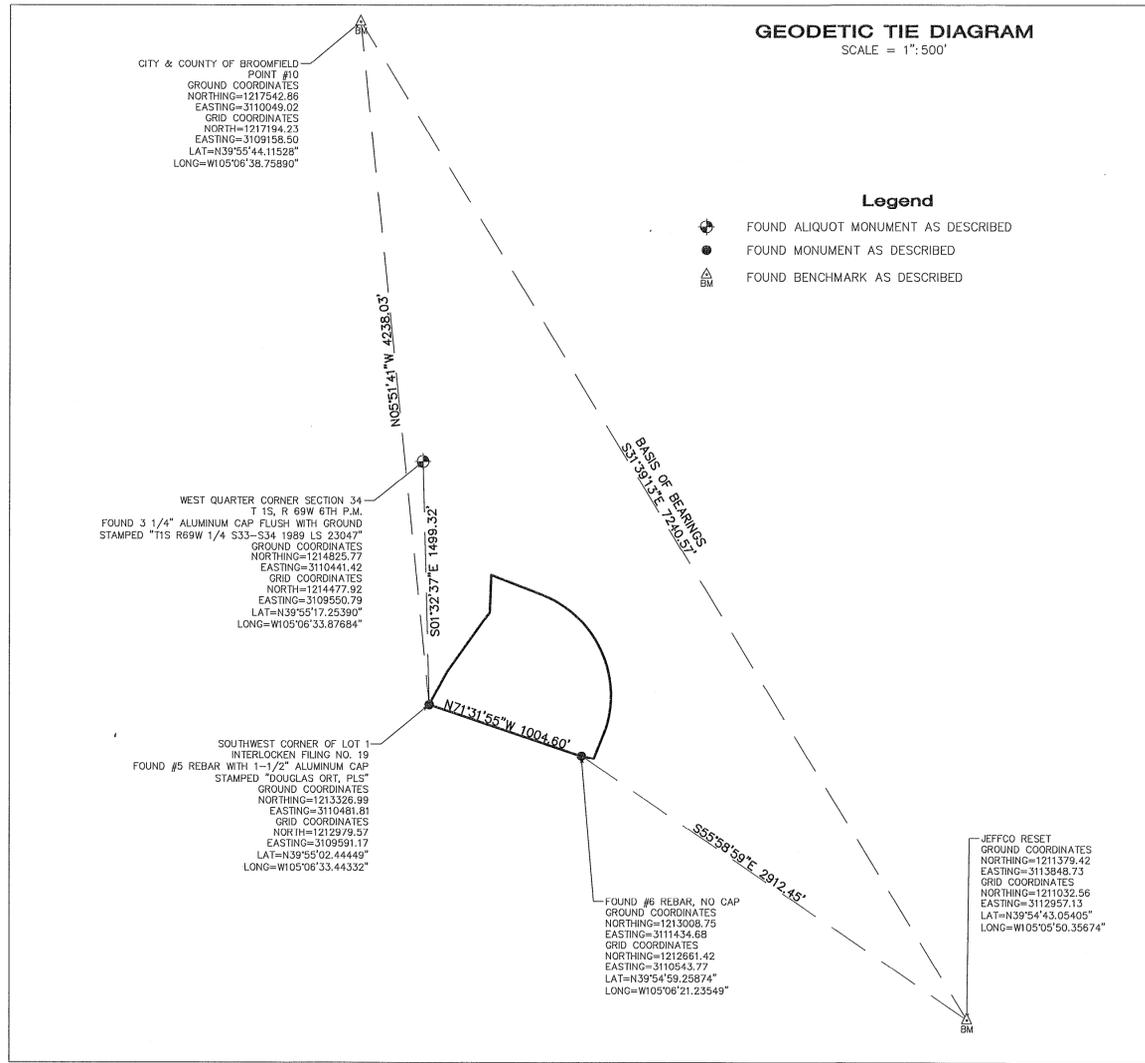
 NOTARY PUBLIC (SEAL)

NOTES

- 1) THE FINAL PLAT AMENDS THE LOT LINES OF LOTS 1 AND 2, INTERLOCKEN FILING NO. 19.
- 2) FIDELITY NATIONAL TITLE COMMITMENT NUMBER 100-00035073-030-ME-1, AMENDMENT NO. 2, DATED NOVEMBER 24, 2021, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 3) 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 THE CERTIFICATION SHOWN HEREON.
- 4) BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501) NAD 83/92. A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS MONUMENT NO. 10, BEING A 3/2" BRASS CAP STAMPED "CITY OF BROOMFIELD, NO. 10" AND CITY AND COUNTY OF BROOMFIELD GPS AND NGS MONUMENT JEFFCO RESET, BEING A 3/2" BRASS CAP IN CONCRETE STAMPED "JEFFCO 1977 1980", BEARS SOUTH 31°59'13" EAST, A DISTANCE OF 7240.57 FEET, AS SHOWN HEREON, BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD GIS STANDARDS.
- 5) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACTS, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE, OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACTS, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
- 6) ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED.
- 7) THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS "C ORDER, CLASS 2-1, 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.
- 8) THE COMBINED SCALE FACTOR, SCALED FROM 0.0, FOR THIS SITE = 0.999713665
- 9) ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
- 10) UTILITY EASEMENTS ARE GRANTED AS SHOWN ON THE PLAT. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. THIS DOES NOT INCLUDE ANY IMPROVEMENT ASSOCIATED WITH THE PRIVATE ALLEYS, INCLUDING BUT NOT LIMITED TO CONCRETE, CURB & GUTTER, DRIVE APRONS AND PAVEMENT.
- 11) THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET FROM ABANDONED OIL AND GAS WELLS (1) THE LOCATION OF PLUGGED AND ABANDONED WELL (2) LOCATION OF THE MAINTENANCE AND WORKOVER EASEMENTS AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER EASEMENT.



Vicinity Map
 SCALE: 1" = 1000'



APPROVALS

LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 25th DAY OF July, 2022.
 [Signature] CHAIRMAN [Signature] 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 11th DAY OF October, 2022.
 [Signature] MAYOR [Signature] CITY CLERK

SURVEYOR'S STATEMENT

I, JAMES Z. GOWAN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY FOR AND ON BEHALF OF FLATIRONS, INC., THAT THE SURVEY AND THE 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 PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING.

BEARINGS ARE BASED ON COLORADO STATE PLANE NORTH ZONE NAD83/92 (SEE NOTE 4)
 James Z. Gowan
 COLORADO P.L.S. #29038
 VICE PRESIDENT, FLATIRONS, INC.
 3825 IRIS AVENUE
 SUITE 395
 BOULDER, CO 80301

REVISION	DATE
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FINAL PLAT
 INTERLOCKEN FILING NO. 19 REPLAT A

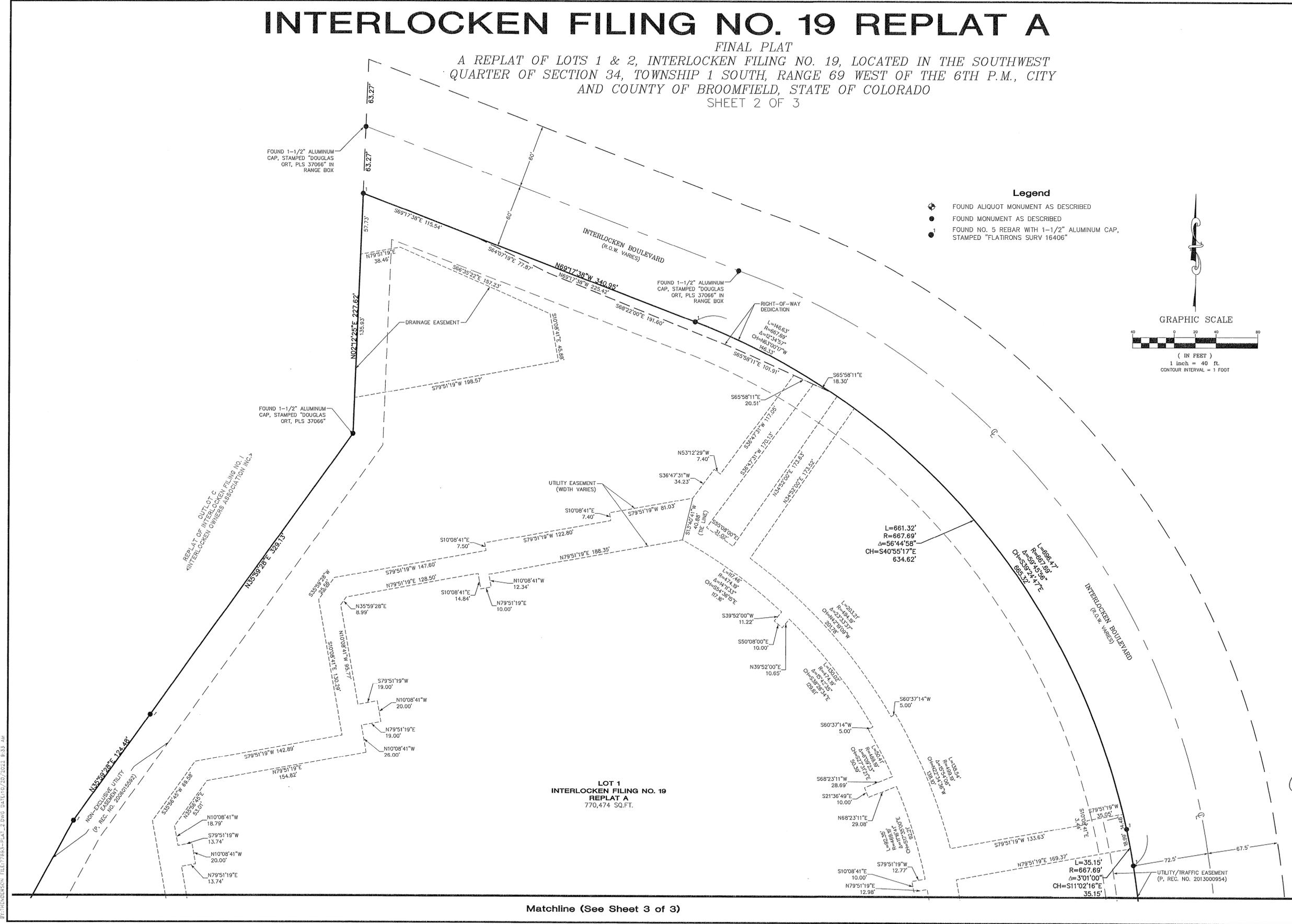
Flatirons, Inc.
 Land Surveying Services
 www.flatironsinc.com
 3825 IRIS AVE, STE 395 4501 LOGAN ST.
 BOULDER, CO 80301 DENVER, CO 80216
 PH: (303) 443-7001 PH: (303) 938-6987
 PH: (303) 776-1733 PH: (303) 443-8600
 PH: (303) 776-4325 PH: (303) 923-5180



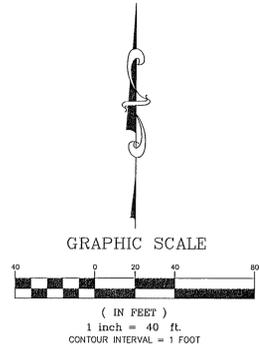
JOB NUMBER:
 21-77,693
 DATE:
 09-28-2022
 DRAWN BY:
 T. HENDERSON
 CHECKED BY:
 JJK/JZG

INTERLOCKEN FILING NO. 19 REPLAT A

FINAL PLAT
 A REPLAT OF LOTS 1 & 2, INTERLOCKEN FILING NO. 19, LOCATED IN THE SOUTHWEST
 QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY
 AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 SHEET 2 OF 3



- Legend**
- FOUND ALIQUOT MONUMENT AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED
 - FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP, STAMPED "FLATIRONS SURV 16406"



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INTERLOCKEN FILING NO. 19 REPLAT A

Flatirons, Inc.
 Land Surveying Services
 www.FlatironsInc.com
 3825 IBS AVE, STE 395
 BOULDER, CO 80301
 PH: (303) 443-7001
 PH: (303) 443-6987
 PH: (303) 443-9630
 PH: (303) 443-3180
 655 FOURTH AVE
 LONGMONT, CO 80501
 PH: (303) 776-1733
 PH: (303) 776-4355
 PH: (303) 776-4355



JOB NUMBER:
21-77,693
 DATE:
09-28-2022
 DRAWN BY:
T. HENDERSON
 CHECKED BY:
JJK/JZG

SHEET 2 OF 3

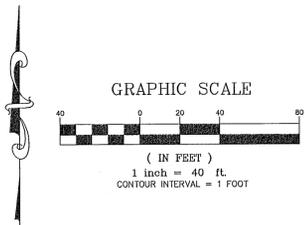
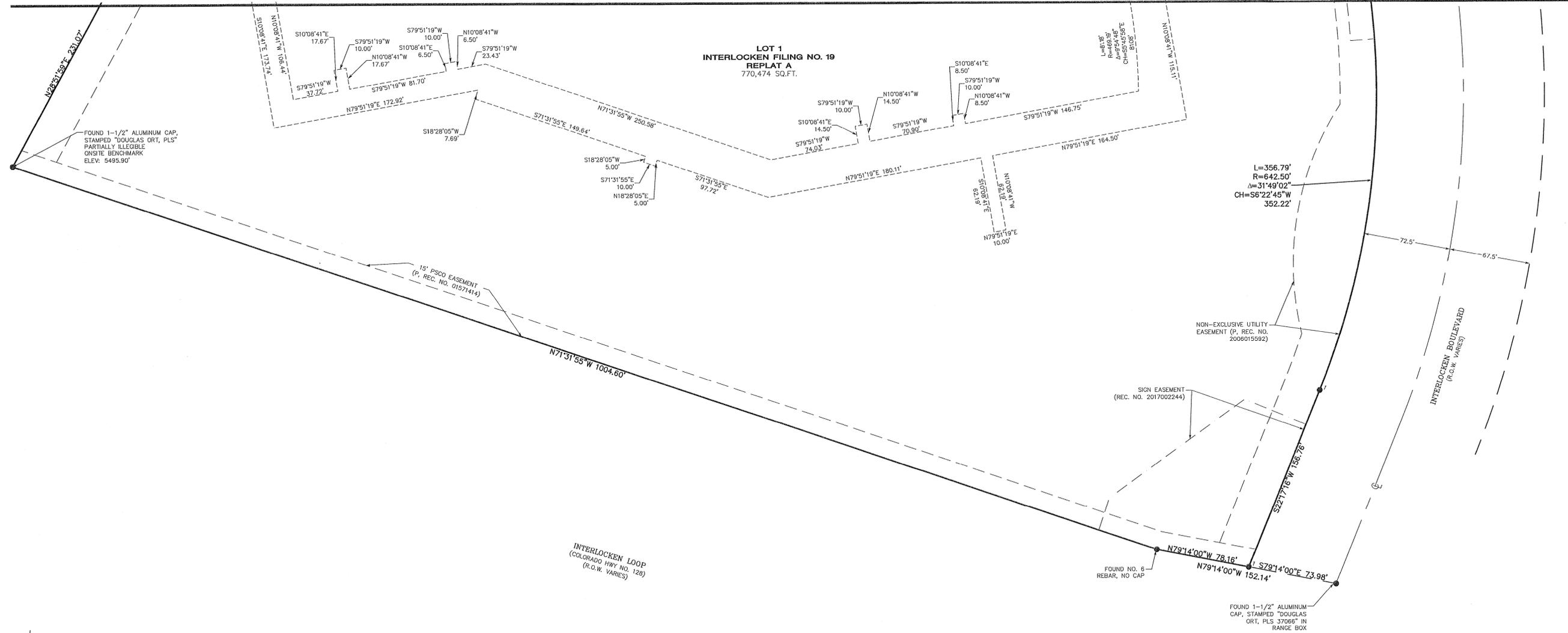
BY: T. HENDERSON FILE: 77683-FLAT_2.DWG DATE: 10/20/2022 8:33 AM

Matchline (See Sheet 3 of 3)

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 SHEET 3 OF 3

Matchline (See Sheet 2 of 3)



- Legend**
- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
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JOB NUMBER:
21-77,693

DATE:
09-28-2022

DRAWN BY:
T. HENDERSON

CHECKED BY:
JK/JZG

SHEET 3 OF 3

BY: HENDERSON, FILE: 7768-PLAT_2.DWG, DATE: 10/20/2022 9:33 AM