

# INTERLOCKEN FILING NO. 17

FINAL PLAT

ADVANCED TECHNOLOGY ENVIRONMENT  
BEING A REPLAT OF INTERLOCKEN FILING NO. 7 AND A PARCEL  
SITUATE IN THE SOUTHWEST 1/4 OF SECTION 34,  
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th PRINCIPAL MERIDIAN.  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
(SHEET 1 OF 2)

Reception No.  
2002 003677  
9-29-2002  
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 THIRTY-FOUR (34), TOWNSHIP ONE SOUTH, RANGE SIXTY-NINE WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND LOCATED IN THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, AND BEING A PORTION OF THE SAME LANDS SHOWN ON A LAND SURVEY PLAT BY GILBERT A. LARSON, PLS NO. 23047, GILBERT A. LARSON, PLS, SURVEYING AND MAPPING, DATED MAY 22, 1995, AND DEPOSITED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE AS LS-95-0167, AND BEING ALL OF INTERLOCKEN FILING NO. 7, AS FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE ON DECEMBER 6, 1996, AS RECEPTION NO. 1662570; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 36 ON THE EAST LINE OF SAID SW 1/4 OF SECTION 34, WHENCE THE NORTHEAST CORNER OF SAID SW 1/4 OF SECTION 34 BEARS N00°00'36"W 984.54 FEET;

THENCE S00°00'36"E 1327.86 FEET;

THENCE S89°38'16"W 280.06 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 128;

THENCE N61°12'21"W 704.35 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY NO. 128 FOR THIS AND THE NEXT 2 COURSES;

THENCE N79°12'05"W 764.98 FEET;

THENCE N71°32'07"W 1004.15 FEET TO THE SOUTHEAST CORNER OF TRACT "C" REPLAT OF INTERLOCKEN NO. 1, AS FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE ON FEBRUARY 22, 1990, AT RECEPTION NO. 1029386;

THENCE N28°51'16"E 231.07 FEET ALONG THE EASTERLY LINE OF SAID TRACT "C" FOR THIS AND THE NEXT 2 COURSES;

THENCE N35°58'45"E 453.61 FEET;

THENCE N02°11'42"E 354.17 FEET TO THE SOUTHWEST CORNER OF INTERLOCKEN FILING NO.15 AS FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE ON DECEMBER 14, 1999 AT RECEPTION NO. 2006514;

THENCE S69°17'22"E 220.61 FEET ALONG THE EXTERIOR LINE OF SAID FILING NO.15 FOR THIS AND THE NEXT 3 COURSES;

THENCE N27°11'41"E 201.81 FEET;

THENCE N67°42'33"E 139.98 FEET;

THENCE N19°20'51"W 169.56 FEET TO THE NORTHWEST CORNER OF SAID FILING NO.15;

THENCE N70°39'10"E 123.56 FEET;

THENCE N69°24'08"E 295.68 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 36;

THENCE S59°24'18"E 1677.67 FEET OT THE POINT OF BEGINNING.

CONTAINING 78.453 ACRES, MORE OR LESS.

BEARINGS USED HEREIN ARE BASED ON SAID LAND SURVEY PLAT BY GILBERT A. LARSON, PLS NO. 23047, USING THE EAST LINE OF SAID SW1/4 OF SECTION 34 AS S00°00'36"E (ASSUMED) AS OCCUPIED AND MONUMENTED.

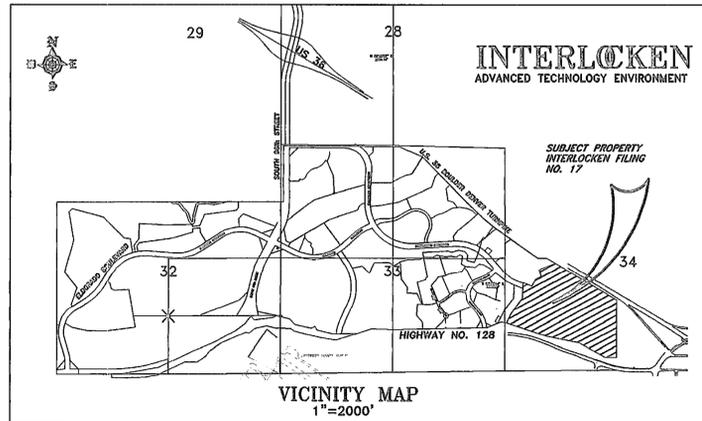
HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF INTERLOCKEN FILING NO. 17; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

## OWNER

IN WITNESS WHEREOF, THIS INSTRUMENT HAS BEEN EXECUTED BY THE UNDERSIGNED THIS 15<sup>TH</sup> DAY OF APRIL, 2002.

JPI COLORADO LAND, LLLP, a Colorado limited liability limited partnership

*John James*  
JOHN JAMES  
GENERAL PARTNER  
JPI COLORADO LAND, LLLP



## ACKNOWLEDGMENT

STATE OF OREGON )  
                          )ss.  
COUNTY OF DESCHUTES)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, JOHANNA S. HENSLEY, AN OREGON NOTARY PUBLIC, THIS 15<sup>TH</sup> DAY OF April, 2002, PERSONALLY BY JOHN JAMES AS GENERAL PARTNER OF JPI COLORADO LAND, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.



WITNESS MY HAND

MY COMMISSION EXPIRES MARCH 7, 2004

NOTARY PUBLIC *Johanna S. Hensley*  
JOHANNA S. HENSLEY  
STATE OF OREGON COMMISSION #332350

## NOTES

1. 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 C.R.S. 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 1237193, DATED OCTOBER 18, 2001, PREPARED BY CHICAGO TITLE INSURANCE COMPANY AND TITLE COMMITMENT NUMBER 1237215, DATED OCTOBER 18, 2001, PREPARED BY CHICAGO TITLE INSURANCE COMPANY WERE RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
2. AVIGATION EASEMENT AS GRANTED TO THE JEFFERSON COUNTY AIRPORT AUTHORITY RECORDED SEPTEMBER 7, 1990 UNDER RECEPTION NO. 1062838 AND OCTOBER 17, 1994 UNDER RECEPTION NO. 1470924. RE-RECORDED APRIL 13, 1995 UNDER RECEPTION NO. 01509906. ENCUMBERS ALL PORTIONS OF THIS PLAT.
3. AS REQUIRED BY C.R.S. 38-52-106; THE COLORADO COORDINATE SYSTEM 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. COORDINATES SHOWN ARE COLORADO NORTH ZONE, NAD83, MODIFIED GROUND COORDINATES, WITH A COMBINED GRID FACTOR OF (0.99971115) FOR PROJECTION ELEVATION FACTOR 5,500.00 US FEET.
5. 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.
6. BASIS OF BEARING: BEARINGS ARE BASED ON THE CITY/ COUNTY OF BROOMFIELD GIS CONTROL POINTS "BROOMFIELD PANEL POINT NO. 49" AND "JEFFCO", A LINE BETWEEN SAID GIS POINTS BEARS S31°39'12"E AS MONUMENTED AND OCCUPIED.
7. SETBACKS SHOWN HEREON ARE MINIMUM SETBACKS.

OWNER

JPI COLORADO LAND, LLLP  
15 S.W. COLORADO AVENUE, SUITE C  
BEND, OR 97702

## SURVEYOR'S CERTIFICATE

I, THOMAS E. CAVE, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FINAL PLAT OF INTERLOCKEN FILING NO. 17, WAS CREATED UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT IT IS ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, OPINION AND BELIEF.

THOMAS E. CAVE  
COLORADO PLS 14070

## 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 S. Rosenstein* REGISTRATION NO. 28810, DATE April 16, 2002

## LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD, LAND USE REVIEW COMMISSION.

THIS 25<sup>TH</sup> DAY OF February, 2002

*John Malone*  
CHAIRMAN

*Shirley L. Stewart*  
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 26<sup>TH</sup> DAY OF March, 2002.

*Alan Strack*  
MAYOR

*Vicki Mann*  
CITY CLERK



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CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS  
**ACCURATE**  
515 COURTHOUSE WAY, SUITE D  
LAFAYETTE, COLORADO 80026  
(303)665-5505 FAX: (303)665-5180  
E-MAIL: englsurv@denver.net

SUBDIVISION PLAT FOR:

INTERLOCKEN FILING NO. 17



1 OF 2

| REVISIONS               | DRAWN BY:             | APPROVED BY:          |
|-------------------------|-----------------------|-----------------------|
| CLIENT COMMENTS 4-12-02 | CJH                   | TEC                   |
| CLIENT COMMENTS 4-3-02  |                       |                       |
| CITY COMMENTS 2-7-02    | FIELD WORK BY: TSC/DF | DATE OF SURVEY: 09/01 |
| CITY COMMENTS 1-29-02   | DATE OF DWG: 8/21/01  | PROJECT NO. 1INT0257  |
| CITY COMMENTS 1-11-02   |                       |                       |

# INTERLOCKEN FILING NO. 17

FINAL PLAT  
ADVANCED TECHNOLOGY ENVIRONMENT

BEING A REPLAT OF INTERLOCKEN FILING NO. 7 AND A PARCEL  
SITUATE IN THE SOUTHWEST 1/4 OF SECTION 34,  
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN.  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
(SHEET 2 OF 2)

CLERK AND RECORDER RECORDING INFORMATION

FOUND 3 1/4" ALUM. CAP  
ON 2 1/2" ALUM. PIPE L.S. 23047,  
PER MONUMENT RECORD DATED 3-19-90  
BY PLS 23047.  
ACCEPTED AS NW CORNER OF THE SW 1/4  
OF SECTION 34, TOWNSHIP 1 SOUTH,  
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN  
LATITUDE 39°55'17.25440"N  
LONGITUDE 105°06'33.87839"W  
GRID COORDINATES  
N 1214477.97  
E 3109550.67  
GROUND COORDINATES  
N 1214828.87  
E 3110449.12

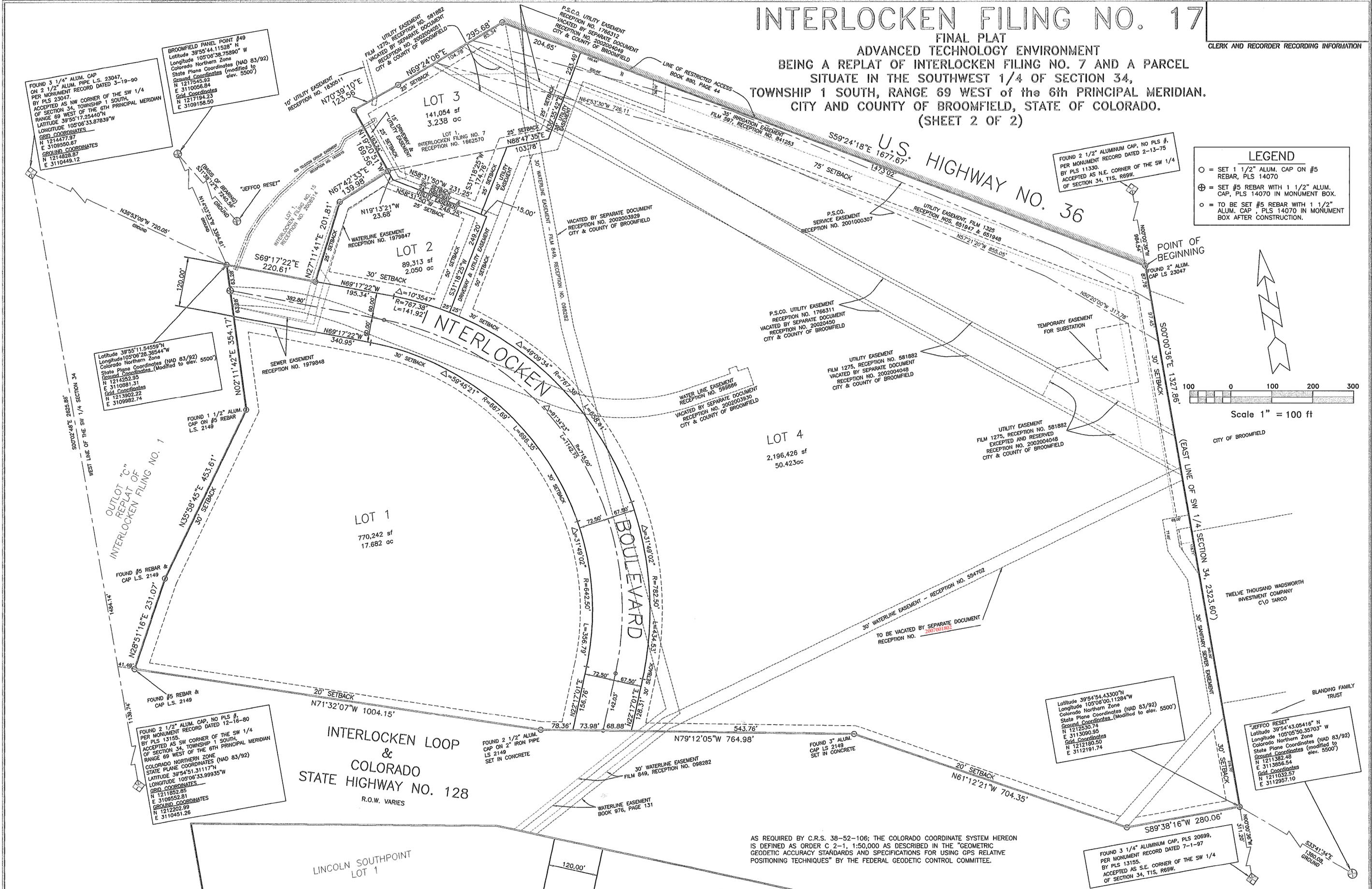
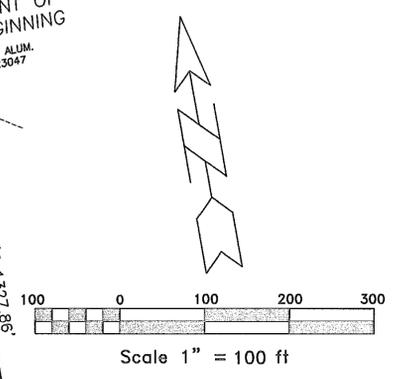
BROOMFIELD PANEL POINT #49  
Latitude 39°55'44.11528" N  
Longitude 105°06'38.75890" W  
Colorado Northern Zone  
State Plane Coordinates (modified to  
elev. 5500')  
Ground Coordinates  
N 1217545.92  
E 3110056.84  
Grid Coordinates  
N 1217184.23  
E 3109158.50

Latitude 39°55'11.54550"N  
Longitude 105°06'28.36544"W  
Colorado Northern Zone  
State Plane Coordinates (modified to elev. 5500')  
Ground Coordinates  
N 1214252.95  
E 3110081.31  
Grid Coordinates  
N 1213902.22  
E 3109962.74

FOUND 2 1/2" ALUM. CAP, NO PLS #,  
PER MONUMENT RECORD DATED 12-16-80  
BY PLS 13155.  
ACCEPTED AS SW CORNER OF THE SW 1/4  
OF SECTION 34, TOWNSHIP 1 SOUTH,  
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COLORADO NORTHERN ZONE  
STATE PLANE COORDINATES (NAD 83/92)  
LATITUDE 39°54'51.31117"N  
LONGITUDE 105°06'33.99935"W  
GRID COORDINATES  
N 1211822.85  
E 3109552.81  
GROUND COORDINATES  
N 1212202.99  
E 3110451.26

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.

**LEGEND**  
○ = SET 1 1/2" ALUM. CAP ON #5  
REBAR, PLS 14070  
⊕ = SET #5 REBAR WITH 1 1/2" ALUM.  
CAP, PLS 14070 IN MONUMENT BOX.  
○ = TO BE SET #5 REBAR WITH 1 1/2"  
ALUM. CAP, PLS 14070 IN MONUMENT  
BOX AFTER CONSTRUCTION.



AS REQUIRED BY C.R.S. 38-52-106; THE COLORADO COORDINATE SYSTEM 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.

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E-MAIL: engsurv@denver.net

SUBDIVISION PLAT FOR:

INTERLOCKEN FILING NO. 17



SHEET  
2 OF 2

| REVISIONS       | DATE    |
|-----------------|---------|
| CLIENT COMMENTS | 4-12-02 |
| CITY COMMENTS   | 4-3-02  |
| CITY COMMENTS   | 2-7-02  |
| CITY COMMENTS   | 1-26-02 |
| CITY COMMENTS   | 1-11-02 |

|                       |                       |
|-----------------------|-----------------------|
| DRAWN BY: CJH         | APPROVED BY: TEC      |
| FIELD WORK BY: TSC/DF | DATE OF SURVEY: 09/01 |
| DATE OF DWG: 8/21/01  | PROJECT NO. 1INT0257  |

AS REQUIRED BY C.R.S. 38-52-106; THE COLORADO COORDINATE SYSTEM 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.

# INTERLOCKEN FILING NO. 17

CLERK AND RECORDER RECORDING INFORMATION

ADDRESS PLAT  
 ADVANCED TECHNOLOGY ENVIRONMENT  
 BEING A REPLAT OF INTERLOCKEN FILING NO. 7 AND A PARCEL  
 SITUATE IN THE SOUTHWEST 1/4 OF SECTION 34,  
 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN.  
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
 (SHEET 1 OF 1)

FOUND 3 1/4" ALUM. CAP  
 ON 2 1/2" ALUM. PIPE L.S. 23047.  
 PER MONUMENT RECORD DATED 3-19-90  
 BY PLS 23047.  
 ACCEPTED AS NW CORNER OF THE SW 1/4  
 OF SECTION 34, TOWNSHIP 1 SOUTH,  
 RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 LATITUDE 39°55'17.254407" N  
 LONGITUDE 105°06'33.87839" W  
 GRID COORDINATES  
 N 121447.737  
 E 3109550.67  
 GROUND COORDINATES  
 N 1214828.87  
 E 3110449.12

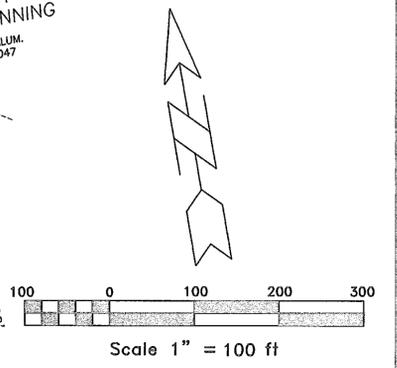
BROOMFIELD PANEL POINT #49  
 Latitude 39°55'44.11528" N  
 Longitude 105°06'38.75890" W  
 Colorado Northern Zone  
 State Plane Coordinates (NAD 83/92)  
 Ground Coordinates (modified to elev. 5500')  
 N 1217545.84  
 E 3110056.84  
 Grid Coordinates  
 N 1217194.23  
 E 3109158.50

Latitude 39°55'11.54559" N  
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 ACCEPTED AS SW CORNER OF THE SW 1/4  
 OF SECTION 34, TOWNSHIP 1 SOUTH,  
 RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 COLORADO NORTHERN ZONE  
 STATE PLANE COORDINATES (NAD 83/92)  
 LATITUDE 39°54'51.31117" N  
 LONGITUDE 105°06'33.99935" W  
 GRID COORDINATES  
 N 1211852.85  
 E 3109552.81  
 GROUND COORDINATES  
 N 1212202.99  
 E 3110451.26

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.

**LEGEND**  
 ○ = SET 1 1/2" ALUM. CAP ON #5  
 REBAR, PLS 14070  
 ⊕ = SET #5 REBAR WITH 1 1/2" ALUM.  
 CAP, PLS 14070 IN MONUMENT BOX.  
 ○ = TO BE SET #5 REBAR WITH 1 1/2"  
 ALUM. CAP, PLS 14070 IN MONUMENT  
 BOX AFTER CONSTRUCTION.



| LOT NUMBER | ADDRESS                   |
|------------|---------------------------|
| 1          | 245 INTERLOCKEN BOULEVARD |
| 2          | 280 INTERLOCKEN BOULEVARD |
| 3          | 290 INTERLOCKEN BOULEVARD |
| 4          | 250 INTERLOCKEN BOULEVARD |

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ADDRESS PLAT FOR:

INTERLOCKEN FILING NO. 17



1 OF 1

REVISIONS  
 CITY COMMENTS 5-17-02  
 CLIENT COMMENTS 4-12-02

DRAWN BY: TJB  
 FIELD WORK BY: TSC/DF  
 DATE OF DWG: 3/15/02

APPROVED BY: TEC  
 DATE OF SURVEY: 09/01  
 PROJECT NO. 1INT0257

ADDRESS PLAT