

INTERLOCKEN FILING NO. 18

MINOR SUBDIVISION PLAT

Reception No. 2002.005709
4-24-2002
CLERK AND RECORDER RECORDING INFORMATION

BEING A REPLAT OF LOT 2, INTERLOCKEN FILING NO. 2
LOCATED IN THE EAST 1/2 OF SECTION 33
TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6th PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
17.900 ACRES

DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF

LEGAL DESCRIPTION:

ALL THAT PARCEL OF LAND SITUATE IN THE EAST ONE-HALF (E1/2) OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND BEING LOCATED IN THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, ALSO BEING ALL OF LOT 2, INTERLOCKEN FILING NO. 2, AS FILED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE ON JANUARY 19, 1992, AT RECEPTION NO. 1157794; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH-WESTERLY CORNER OF SAID LOT 2 WHENE THE NORTHWEST CORNER OF THE EAST HALF OF SAID SECTION 33 BEARS N64°53'18"W AT 196.19 FEET;

THENCE N74°21'28"E 181.73 FEET ALONG THE EXTERIOR LINE OF SAID LOT 2 THIS AND THE FOLLOWING 19 COURSES;

THENCE N88°20'01"E 275.12 FEET;

THENCE N66°31'36"E 106.18 FEET;

THENCE N88°55'14"E 223.42 FEET;

THENCE N52°35'53"E 100.52 FEET;

THENCE S77°31'05"E 73.00 FEET;

THENCE S17°03'22"E 486.47 FEET;

THENCE S66°27'00"W 12.00 FEET;

THENCE S78°27'09"W 160.07 FEET;

THENCE S37°35'04"W 274.73 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE WESTERLY WHOSE RADIUS POINT BEARS S55°09'36"W 282.00 FEET;

THENCE SOUTHERLY 57.20 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°37'20" TO A POINT OF NON-TANGENCY;

THENCE S66°46'58"W 44.00 FEET;

THENCE S23°13'02"E 349.00 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE NORTHERLY WHOSE RADIUS POINT BEARS N2105°28"W 593.00 FEET;

THENCE WESTERLY 246.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°48'49";

THENCE N87°18'25"W 108.83 FEET;

THENCE N23°37'02"W 271.54 FEET;

THENCE N88°02'29"W 234.06 FEET;

THENCE N02°11'03"E 129.09 FEET;

THENCE N34°18'50"W 258.25 FEET;

THENCE N02°58'09"W 394.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.900 ACRES.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AS THE "FINAL PLAT OF INTERLOCKEN FILING NO. 18", A REPLAT OF LOT 2, OF INTERLOCKEN FILING NO. 2, A FINAL PLAT IN THE CITY OF BROOMFIELD, COUNTY OF BROOMFIELD, STATE OF COLORADO AND DOES HEREBY GRANT TO SAID CITY OF BROOMFIELD AND ITS ASSIGNS FOR PUBLIC USE THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED ON THE ACCOMPANYING PLAT AS FOLLOWS:

"IMPROVEMENT SETBACK" AS DOMINANT EASEMENTS FOR PEDESTRIAN AND BICYCLE, INGRESS AND EGRESS AND FUTURE UTILITY INSTALLATIONS, OWNER RESERVES THE RIGHT TO DESIGNATE A PORTION OF THE "IMPROVEMENT SETBACK" FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND SERVICES AS FUTURE REQUIREMENTS DICTATE.

GENERAL NOTES:

- 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 CRS 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 FILE NUMBER 40611, DATED DECEMBER 7, 2000, PREPARED BY FIRST NATIONAL TITLE SERVICES, LLC. WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
- AVIGATION EASEMENT AS GRANTED TO THE JEFFERSON COUNTY AIRPORT AUTHORITY RECORDED SEPTEMBER 7, 1990 UNDER RECEPTION NO. 1062836 AND OCTOBER 17, 1994 UNDER RECEPTION NO. 1470924. RE-RECORDED APRIL 13, 1995 UNDER RECEPTION NO. 01509906. ENCUMBERS ALL PORTIONS OF THIS PLAT.
- 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.
- 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.
- 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.
- BASIS OF BEARING: BEARINGS USED HEREIN ARE BASED ON THE CITY AND COUNTY OF BROOMFIELD GIS CONTROL POINTS "BROOMFIELD PANEL POINT NO. 49" AND "JEFFCO". BEING S31°39'12"E AS MONUMENTED AND OCCUPIED.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN IN ACCORDANCE WITH CURRENT F.E.M.A. FLOOD INSURANCE RATE MAPS, DATED JUNE 2, 1995, MAP NO. 08013C 0590F (PANEL NOT PRINTED), AND IS IN THE "X" ZONE.
- ZONING SETBACKS ARE TO BE BASED ON THE MOST RECENTLY APPROVED PUD PLAN AFFECTING THE LOTS.

OWNER/SUBDIVIDER

TURNPIKE PROPERTIES, LTD., A COLORADO LIMITED PARTNERSHIP
By: TURNPIKE PROPERTIES, LTD.
OWNER
By: James R. Long
JAMES R. LONG
OWNER'S REPRESENTATIVE AND AGENT

ACKNOWLEDGEMENT

STATE OF COLORADO)
CITY AND COUNTY OF BROOMFIELD) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23RD DAY OF April, 2002 BY JAMES R. LONG, AS OWNERS REPRESENTATIVE AND AGENT FOR TURNPIKE PROPERTIES LTD., A COLORADO LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 6/6/02 NOTARY PUBLIC Camille Cave



SURVEYOR'S CERTIFICATE

I, THOMAS E. CAVE, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT INTERLOCKEN FILING NO. 18, WAS CREATED UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT IT IS ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, OPINION AND BELIEF.



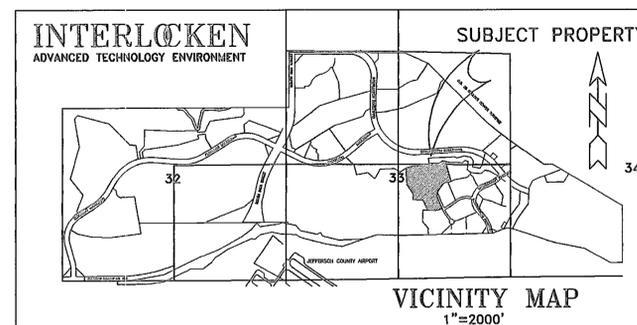
THOMAS E. CAVE
COLORADO PLS 14070

CITY OF BROOMFIELD APPROVALS

THIS MINOR PLAT IS APPROVED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO THIS 24TH DAY OF April, 2002, A.D.

Greg B. Aiso
CITY AND COUNTY MANAGER

James C. Black
DIRECTOR OF COMMUNITY DEVELOPMENT



OWNER/SUBDIVIDER

TURNPIKE PROPERTIES, LTD., A COLORADO LIMITED PARTNERSHIP
300 SOUTH TECHNOLOGY COURT
BROOMFIELD, COLORADO 80021

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CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS
ACCURATE
515 COURNEY WAY, SUITE D
LAFAYETTE, COLORADO 80026
(303)665-5505 FAX: (303)665-5160
E-MAIL: engsurv@denver.net

A.L.T.A./A.C.S.M. LAND TITLE SURVEY FOR:

TURNPIKE PROPERTIES, LTD.

SHEET

1 OF 2

REVISIONS
CITY COMMENTS 4-22-02
QUALITY CONTROL 4-18-02
CLIENT COMMENTS 4-11-02

DRAWN BY: CJH
FIELD WORK BY: TC/DF
DATE OF DWG: 3/4/02

APPROVED BY: TEC
DATE OF SURVEY: 2-28-02
PROJECT NO. 1TUR0201.03

INTERLOCKEN FILING NO. 18 MINOR SUBDIVISION PLAT

BEING A REPLAT OF LOT 2, INTERLOCKEN FILING NO. 2
LOCATED IN THE EAST 1/2 OF SECTION 33
TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6th PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
17.900 ACRES

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 1217645.92
E 3110058.84
Grid Coordinates
N 1217194.23
E 3109158.50

FOUND 3 1/4" ALUMINUM CAP LS 23047
PER MONUMENT RECORD DATED 3-23-90 BY LS 23047
ACCEPTED AS THE NE CORNER OF THE SE 1/4
OF SECTION 33, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
COLORADO NORTHERN ZONE
STATE PLANE COORDINATES (NAD 83/92)
LATITUDE 39°55'17.25352" N
LONGITUDE 105°06'33.87841" W
GROUND COORDINATES (modified to elev. 5500')
N 1214828.78
E 3110448.12
Grid Coordinates
N 1214477.86
E 3109550.67

FOUND 2 1/2" ALUMINUM CAP, NO LS NO.
PER MONUMENT RECORD DATED 12-16-80 BY LS 13155
ACCEPTED AS THE NW CORNER OF THE SE 1/4
OF SECTION 33, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
COLORADO NORTHERN ZONE
STATE PLANE COORDINATES (NAD 83/92)
LATITUDE 39°55'17.42147" N
LONGITUDE 105°07'07.78086" W
GROUND COORDINATES (modified to elev. 5500')
N 1214834.28
E 3107806.97
Grid Coordinates
N 1214483.38
E 3106809.28

Latitude 39°55'16.59129" N
Longitude 105°07'05.50593" W
Colorado Northern Zone
State Plane Coordinates (NAD 83/92)
Ground Coordinates (Modified to elev. 5500')
N 1214751.02
E 3107984.82
Grid Coordinates
N 1214400.14
E 3107086.89

LEGEND
○ = SET 1 1/2" ALUM. CAP ON #5 REBAR, PLS 14070 UNLESS OTHERWISE DESCRIBED.
○ = FOUND 1 1/2" ALUMINUM CAP, LS 23047 (EXCEPT AS DESCRIBED)

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.

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.

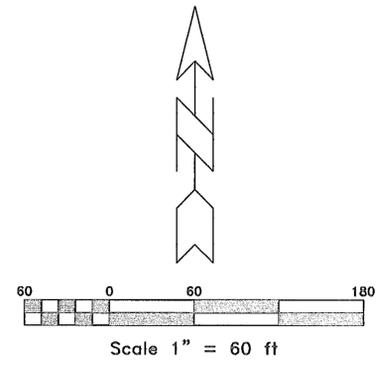
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A.L.T.A./A.C.S.M. LAND TITLE SURVEY FOR:

TURNPIKE PROPERTIES, LTD.

SHEET
2 OF 2

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|------------|-------------------------|----------------------|--------------------------|
| REVISIONS: | CITY COMMENTS 4-24-02 | DRAWN BY: CJH | APPROVED BY: TEC |
| | CITY COMMENTS 4-22-02 | FIELD WORK BY: TC/DF | DATE OF SURVEY: 2/28/02 |
| | QUALITY CONTROL 4-16-02 | DATE OF DWG: 3/4/02 | PROJECT NO. 11TURO201.03 |
| | CLIENT COMMENTS 4-11-02 | | |



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