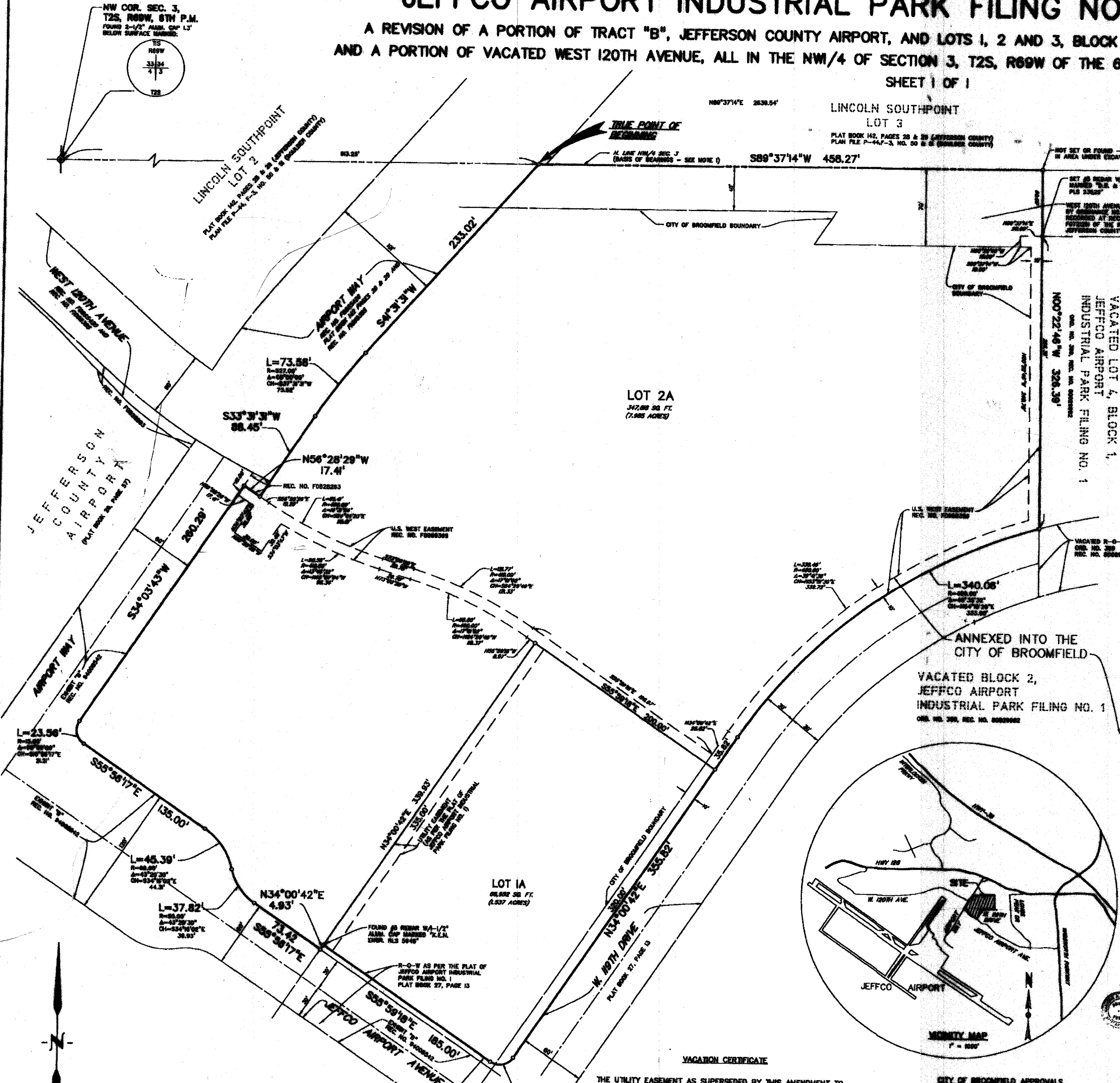


# JEFFCO AIRPORT INDUSTRIAL PARK FILING NO. 1 AMENDMENT NO. 1

A REVISION OF A PORTION OF TRACT "B", JEFFERSON COUNTY AIRPORT, AND LOTS 1, 2 AND 3, BLOCK 1, JEFFCO AIRPORT INDUSTRIAL PARK FILING NO. 1, AND A PORTION OF VACATED WEST 120TH AVENUE, ALL IN THE NW/4 OF SECTION 3, T2S, R69W OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO

MAP NO. 21  
CASE NO. 9805398 MAP 1

SHEET 1 OF 1



- BEARINGS ARE BASED ON THE NORTH LINE OF THE NW/4 OF SECTION 3 AS BEARING N89°37'14"E (ASSUMED MERIDIAN).
- RESEARCH FOR THIS SURVEY WAS PERFORMED UNDER THE GUIDANCE OF CRS 38-9-100(1)(b), AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY BOARD RULE XV(2) AND BOARD POLICY STATEMENT 17. IN ADDITION, TITLE COMMITMENT FILE NO. 98-0-3802-C5, EFFECTIVE DATE FEBRUARY 18, 2000 AT 7:00 A.M. FOR COUNTY OF JEFFERSON, STATE OF COLORADO 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.
- 0- DENOTES SET NO. 5 REBARS WITH 1-3/8" ALUMINUM CAPS MARKED "D.B. & CO. PLS 23829" AT ALL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- THE PURPOSE OF THIS MINOR AMENDMENT IS TO REVERSE AND VACATE LOT LINES AND AN EASEMENT.
- ALL GENERAL NOTES, DEDICATIONS AND PLAT RESTRICTIONS, AS SHOWN ON THE PLAT OF JEFFERSON COUNTY AIRPORT AS RECORDED IN PLAT BOOK 20 AT PAGE 57 AND ON THE PLAT OF JEFFCO AIRPORT INDUSTRIAL PARK FILING NO. 1 AS RECORDED IN PLAT BOOK 27 AT PAGE 13, SHALL APPLY UNLESS SPECIFICALLY AMENDED AND SUPERSEDED HEREBY.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY CORNER TO A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-508, C.R.S.
- PURSUANT TO SECTION 3.E OF THE JEFFERSON COUNTY ZONING RESOLUTION, THE JEFFERSON COUNTY PLANNING DIRECTOR HAS APPROVED A MINOR VARIATION FOR THIS CASE TO ALLOW THE FOLLOWING:  
A 72 FOOT HEIGHT FOR THE OFFICE BUILDING ON LOT 2A
- IN ACCORDANCE WITH C.R.S. 13-90-105:  
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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- PREPARED BY: DREXEL, BARNELL & CO.  
4840 PEARL EAST CIRCLE, SUITE 14  
BOULDER, COLORADO 80501-2475  
(303)442-4338

**ACCEPTANCE CERTIFICATE**  
THE FOREGOING AMENDMENT TO THE PLATS OF JEFFERSON COUNTY AIRPORT AND JEFFCO AIRPORT INDUSTRIAL PARK FILING NO. 1 IS APPROVED FOR FILING BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS 22<sup>ND</sup> DAY OF MARCH, 2000.

*[Signature]*  
DIRECTOR OF PLANNING AND ZONING  
DEPARTMENT, PURSUANT TO  
JEFFERSON COUNTY POLICY AND  
PROCEDURE MANUAL, SECTION 5.16.4.5

**STATEMENT OF OWNERSHIP**  
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF THOSE LANDS DESCRIBED BELOW, HAS LAID OUT THE SAME INTO LOTS AND EASEMENTS AS SHOWN HEREON.  
OWNER: COUNTY OF JEFFERSON, A BODY POLITICAL AND CORPORATE.

BY: *[Signature]*  
RICHARD M. SHEEHAN  
CHAIRMAN OF THE BOARD OF  
COUNTY COMMISSIONERS

**NOTARY PUBLIC**  
STATE OF COLORADO }  
COUNTY OF JEFFERSON }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>ND</sup> DAY OF MARCH, 2000, BY RICHARD M. SHEEHAN AS CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS, JEFFERSON COUNTY, COLORADO.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES 2/15/2000

MARJORIE A. MADONNELL  
STATE OF COLORADO  
MY COMMISSION EXPIRES  
JULY 15, 2000

**SURVEYOR'S CERTIFICATE**  
I, WILLIAM K. WRIGHT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF "JEFFCO AIRPORT INDUSTRIAL PARK FILING NO. 1 AMENDMENT NO. 1" WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID AMENDMENT AND THE SURVEY THEREOF.

**CITY OF BROOMFIELD APPROVALS**  
THIS MINOR SUBMISSION PLAT IS APPROVED AND ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO, THIS 14<sup>TH</sup> DAY OF MARCH, 2000.  
*[Signature]*  
CITY MANAGER  
*[Signature]*  
PLANNING DIRECTOR

**LEGAL DESCRIPTION**  
A TRACT OF LAND LOCATED IN TRACT "B", JEFFERSON COUNTY AIRPORT, A SUBDIVISION RECORDED JUNE 14, 1980 IN PLAT BOOK 20 AT PAGE 57 OF THE RECORDS OF JEFFERSON COUNTY, COLORADO AND IN LOTS 1, 2 AND 3, BLOCK 1, JEFFCO AIRPORT INDUSTRIAL PARK FILING NO. 1, A SUBDIVISION RECORDED JUNE 1, 1985 IN PLAT BOOK 27 AT PAGE 13 OF THE RECORDS OF JEFFERSON COUNTY, COLORADO, AND A PORTION OF WEST 120TH AVENUE AS VACATED IN ORDINANCE NO. 1543 AS RECORDED AT RECEPTION NO. F072228 OF THE RECORDS OF JEFFERSON COUNTY, COLORADO, ALL IN THE NW/4 OF SECTION 3, T2S, R69W OF THE 6TH P.M., JEFFERSON COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N89°37'14"E, 813.25 FEET ALONG THE NORTH LINE OF THE NW/4 OF SAID SECTION 3 TO THE SOUTHWESTERLY LINE OF AIRPORT WAY IN LINCOLN SOUTHPOINT, A SUBDIVISION RECORDED AUGUST 4, 1985 IN PLAT BOOK 142 AT PAGES 28 AND 29 OF THE RECORDS OF JEFFERSON COUNTY, COLORADO AND THE TRUE POINT OF BEGINNING;

THENCE 54°33'31"W, 233.02 FEET ALONG THE SOUTHEASTERLY LINE OF SAID AIRPORT WAY TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, 73.58 FEET ALONG THE SOUTHEASTERLY LINE OF SAID AIRPORT WAY AND ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 527.00 FEET, A CENTRAL ANGLE OF 8°09'00" AND BEING SUPERSEDED BY A CHORD THAT BEARS S37°33'31"W, 73.52 FEET;

THENCE S33°33'31"W, 88.45 FEET ALONG THE SOUTHEASTERLY LINE AND ALONG THE SOUTHEASTERLY LINE EXTENDED SOUTHWESTERLY OF SAID AIRPORT WAY TO THE MOST SOUTHERLY CORNER OF THAT TRACT OF LAND CONVEYED TO 1818/1819/1820 REAL ESTATE LIMITED PARTNERSHIP AS DESCRIBED IN DEED RECORDED AT RECEPTION NO. F0828843 OF THE RECORDS OF JEFFERSON COUNTY, COLORADO;

THENCE N85°28'29"W, 17.41 FEET ALONG THE SOUTHWESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. F0828843 TO THE SOUTHEASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO JEFFERSON COUNTY AS DESCRIBED IN EXHIBIT "B" IN WARRANTY DEED RECORDED AT RECEPTION NO. 94488442 OF THE RECORDS OF JEFFERSON COUNTY, COLORADO;

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE SOUTHEASTERLY AND NORTHEASTERLY LINES OF THAT TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 94488442:

THENCE S34°03'43"W, 280.28 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, 23.58 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 43°20'30" AND BEING SUPERSEDED BY A CHORD THAT BEARS S10°56'17"E, 23.81 FEET;

THENCE S55°56'17"E, 138.00 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, 48.30 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 43°20'30" AND BEING SUPERSEDED BY A CHORD THAT BEARS S34°03'43"W, 44.9 FEET;

THENCE SOUTHEASTERLY, 37.82 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 43°20'30" AND BEING SUPERSEDED BY A CHORD THAT BEARS S34°03'43"W, 38.93 FEET;

THENCE S55°56'17"E, 73.42 FEET TO THE NORTHWESTERLY LINE OF SAID JEFFCO AIRPORT INDUSTRIAL PARK FILING NO. 1;

THENCE, LEAVING THE NORTHWESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 94488442, N34°00'42"E, 4.93 FEET ALONG THE NORTHWESTERLY LINE OF SAID JEFFCO AIRPORT INDUSTRIAL PARK FILING NO. 1 TO THE MOST WESTERLY CORNER OF SAID LOT 1;

THENCE S89°59'18"E, 185.00 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1 TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHEASTERLY, 23.58 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 AND ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND BEING SUPERSEDED BY A CHORD THAT BEARS N78°00'42"E, 23.21 FEET;

THENCE N34°00'42"E, 355.82 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 AND ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2 TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, 340.08 FEET ALONG THE ARC OF SAID CURVE, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2 AND ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER OF SAID LOT 3, SAID ARC HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 40°38'32" AND BEING SUPERSEDED BY A CHORD THAT BEARS N54°18'28"E, 333.00 FEET;

THENCE N00°22'40"W, 328.39 FEET ALONG THE EAST LINE AND ALONG THE EAST LINE EXTENDED NORTHEASTLY OF SAID LOT 3 TO THE NORTH LINE OF THE NW/4 OF SAID SECTION 3;

THENCE S89°37'14"W, 458.27 FEET ALONG THE NORTH LINE OF THE NW/4 OF SAID SECTION 3 TO THE TRUE POINT OF BEGINNING.

**LEGAL DESCRIPTION PREPARED BY:**  
DREXEL, BARNELL & CO.  
4840 PEARL EAST CIRCLE, SUITE 14  
BOULDER, COLORADO 80501-2475  
(303) 442-4338

AREA = 9.522 ACRES, MORE OR LESS.

**CLERK AND RECORDERS CERTIFICATE**  
ACCEPTED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDERS OF JEFFERSON COUNTY AT GOLDEN, COLORADO, THIS 14<sup>TH</sup> DAY OF MARCH, 2000.

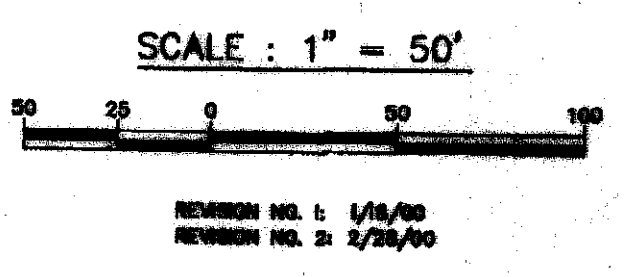
RECEPTION NO. F1042002  
BY: *[Signature]*  
DEPUTY CLERK

**VACATION CERTIFICATE**  
THE UTILITY EASEMENT AS SUPERSEDED BY THIS AMENDMENT TO THE PLAT OF JEFFCO AIRPORT INDUSTRIAL PARK FILING NO. 1 RECORDED IN JEFFERSON COUNTY RECORDS AT PLAT BOOK 27 AT PAGE 13 IS HEREBY VACATED THIS 22<sup>ND</sup> DAY OF MARCH, 2000.

BOARD OF COUNTY COMMISSIONERS  
CHAIRMAN: *[Signature]*  
CLERK: *[Signature]*

**CITY OF BROOMFIELD APPROVALS**  
THIS MINOR SUBMISSION PLAT IS APPROVED AND ACCEPTED BY THE CITY OF BROOMFIELD, COLORADO, THIS 14<sup>TH</sup> DAY OF MARCH, 2000.  
*[Signature]*  
CITY MANAGER  
*[Signature]*  
PLANNING DIRECTOR

WILLIAM K. WRIGHT  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 23329  
4840 PEARL EAST CIRCLE, SUITE 14  
BOULDER, COLORADO 80501-2475  
(303)442-4338



REVISION NO. 1: 1/16/00  
REVISION NO. 2: 2/26/00