

# BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 6 MINOR SUBDIVISION

## A REPLAT OF PARCELS F, G, H AND I OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 4 (REC. NO. 2005014699)

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2  
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

MAY 17, 2006  
SHEET 1 OF 2

200606950 06/02/2006 11:48A PL  
1 of 2 R 0.00 D 0.00 City&County Broomfield

### BOUNDARY DESCRIPTION AND DEDICATION:

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

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, ALSO BEING PARCELS F, G, H AND I OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 4 (REC. NO. 2005014699) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

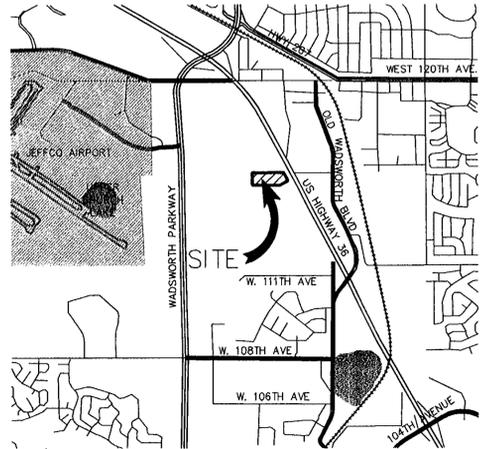
CONSIDERING THE WEST LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 2 AS BEARING S00°16'33"W AS MONUMENTED ON THE NORTH BY A 2 1/2 INCH ALUMINUM CAP IN A DIRT HOLE AND ON THE SOUTH BY A 3 1/4 INCH ALUMINUM CAP ON NUMBER 5 REBAR STAMPED "1997 LS 13155", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S09°13'54"E, A DISTANCE OF 2727.57 FEET TO A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF TRANSIT WAY AND THE EASTERLY RIGHT-OF-WAY LINE OF COLONY ROW AS RECORDED IN BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 4 ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF TRANSIT WAY N89°35'49"E A DISTANCE OF 913.25 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF PARCEL H OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 4; THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY OF TRANSIT WAY AND FOLLOWING THE NORTHEASTERLY LINE OF SAID PARCEL H S28°42'03"E A DISTANCE OF 272.97 FEET TO EASTERLY CORNER OF SAID PARCEL H; THENCE FOLLOWING THE SOUTHEASTERLY LINE OF SAID PARCEL H S61°17'57"W A DISTANCE OF 270.71 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ARISTA PLACE AND THE EASTERLY RIGHT-OF-WAY LINE OF BROOMFIELD LANE AS RECORDED IN BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 4; THENCE FOLLOWING THE FOLLOWING THE NORTHERLY RIGHT-OF-WAY LINE OF ARISTA PLACE N89°43'27"W A DISTANCE OF 808.60 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ARISTA PLACE AND THE EASTERLY RIGHT-OF-WAY LINE OF COLONY ROW AS RECORDED IN BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 4; THENCE FOLLOWING THE EASTERLY RIGHT-OF-WAY LINE OF COLONY ROW N00°16'33"E A DISTANCE OF 359.12 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 350,488 SQUARE FEET (8.046 ACRES), MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 6"; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, AND PUBLICWAYS AS SHOWN ON THIS 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 THE USE BY PUBLIC AND PRIVATE UTILITIES.



VICINITY MAP  
1" = 2500'

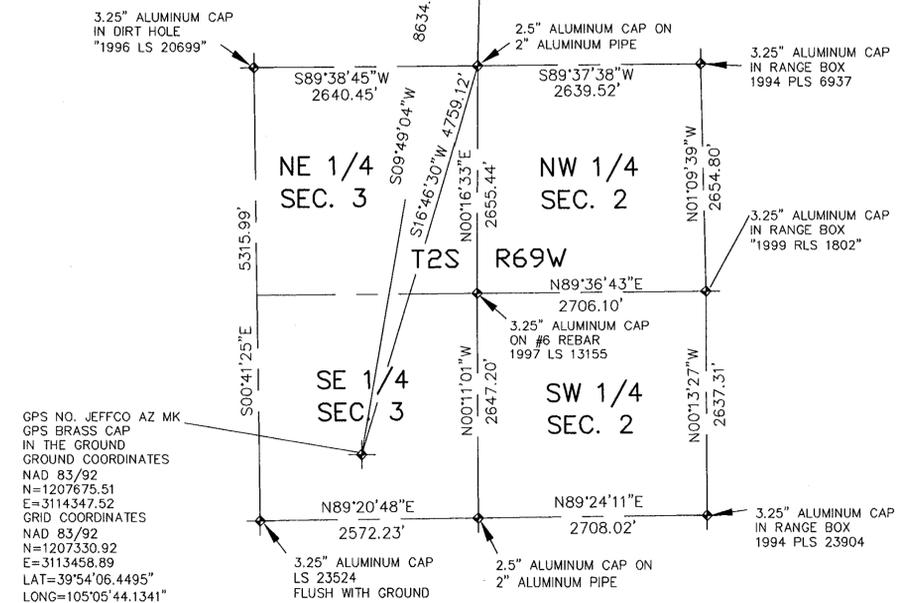
### PLAT NOTES:

- 1) THE BASIS OF BEARINGS WAS ESTABLISHED USING CITY OF BROOMFIELD GPS CONTROL POINT NO. 9 AND JEFFCO AZ MK. THE STATE PLANE GRID BEARING AND MODIFIED STATE PLANE DISTANCE BETWEEN SAID TWO POINTS IS S09°49'04"W, 8634.54 FEET.
- 2) 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. SHOWN HEREON.
- 3)
  - FOUND BOUNDARY CORNERS OF THE SUBDIVISION ARE MONUMENTED AS NOTED.
  - SET BOUNDARY CORNERS ARE MONUMENTED #4 REBAR WITH PLASTIC CAP OR BRASS TAG AND NAIL, STAMPED "PLS 23899".
  - ◆ FOUND MONUMENTS ARE AS NOTED.
- 4) ACCORDING TO FEMA "FIRM" MAP NUMBER 085073 0015 D, DATED SEPTEMBER 30, 1997, PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED "ZONES AE AND AH" AREA IN THE "SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 - YEAR FLOOD". (AS SHOWN HEREON)
- 5) 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.
- 6) THE COMBINED SCALE FACTOR FOR THIS SITE = 0.999714664

GPS NO. 9  
GPS BRASS CAP  
IN THE GROUND  
GROUND COORDINATES  
NAD 83/92  
N=1216183.60  
E=3115819.85  
GRID COORDINATES  
NAD 83/92  
N=1215836.58  
E=3114930.80  
LAT=39°55'30.4411"  
LONG=105°05'24.7430"

SEE SHEET 2 OF 2 FOR  
GPS COORDINATE AND  
THE INFORMATION ON TWO  
PLAT CORNERS AND PUBLIC  
LAND SURVEY SYSTEM  
(PLSS) MONUMENT

SECTION BREAKDOWN  
1" = 1000'



GPS NO. JEFFCO AZ MK  
GPS BRASS CAP  
IN THE GROUND  
GROUND COORDINATES  
NAD 83/92  
N=1207675.51  
E=3114347.52  
GRID COORDINATES  
NAD 83/92  
N=1207330.92  
E=3113458.89  
LAT=39°54'06.4495"  
LONG=105°05'44.1341"

### CONSENT BY LENDERS:

TIERONE BANK BEING THE LENDER UNDER THAT CERTAIN DEED OF TRUST, SECURITY AGREEMENT AND FINANCING STATEMENT RECORDED OCTOBER 26, 2005 AT RECEPTION NO. 200501776 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF CITY AND COUNTY OF BROOMFIELD, COLORADO, AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME ("DEED OF TRUST"), AND THE LENDER UNDER ANY AND ALL OTHER DOCUMENTS EXECUTED IN CONNECTION WITH THE LOAN EVIDENCED BY THE DEED OF TRUST, AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "LOAN DOCUMENTS"), HEREBY CONSENTS TO, AND RATIFIES AND CONFIRMS THIS PLAT, AND AGREES THAT THE RIGHT, TITLE, LIEN AND INTEREST OF LENDER IN AND TO THE PROPERTY AS SHOWN HERON UNDER AND PURSUANT TO THE DEED OF TRUST AND THE LOAN DOCUMENTS SHALL BE AND HEREBY ARE SUBORDINATE TO THIS PLAT TO THE EFFECT THAT, IN THE EVENT THAT PURSUANT TO THE FORECLOSURE OF THE DEED OF TRUST OR ANY OF THE OTHER LOAN DOCUMENTS OR ANY CONVEYANCE IN LIEU THEREOF, LENDER OR ANY OTHER PARTY SHALL SUCCEED TO THE INTEREST OF THE OWNER OF THE PROPERTY SHOWN HERON, OR ANY PORTION THEREOF, THEN LENDER OR SUCH OTHER PARTY SHALL RECOGNIZE AND BE BOUND BY THIS PLAT.

TIERONE BANK

*Tom Feilmeier*  
TOM FEILMEIER, VICE PRESIDENT

STATE OF COLORADO }  
COUNTY OF Broomfield } SS.

THE FOREGOING DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF May, 2006, BY TOM FEILMEIER, AS VICE PRESIDENT OF TIERONE BANK.

*Laura B. Marusa*  
ROTAARY PUBLIC



FIRSTIER CAPITAL CORPORATION BEING THE LENDER UNDER THAT CERTAIN DEED OF TRUST, SECURITY AGREEMENT AND FINANCING STATEMENT RECORDED NOVEMBER 11, 2005 AT RECEPTION NO. 200501501 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF CITY AND COUNTY OF BROOMFIELD, COLORADO, AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME ("DEED OF TRUST"), AND THE LENDER UNDER ANY AND ALL OTHER DOCUMENTS EXECUTED IN CONNECTION WITH THE LOAN EVIDENCED BY THE DEED OF TRUST, AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "LOAN DOCUMENTS"), HEREBY CONSENTS TO, AND RATIFIES AND CONFIRMS THIS PLAT, AND AGREES THAT THE RIGHT, TITLE, LIEN AND INTEREST OF LENDER IN AND TO THE PROPERTY AS SHOWN HERON UNDER AND PURSUANT TO THE DEED OF TRUST AND THE LOAN DOCUMENTS SHALL BE AND HEREBY ARE SUBORDINATE TO THIS PLAT TO THE EFFECT THAT, IN THE EVENT THAT PURSUANT TO THE FORECLOSURE OF THE DEED OF TRUST OR ANY OF THE OTHER LOAN DOCUMENTS OR ANY CONVEYANCE IN LIEU THEREOF, LENDER OR ANY OTHER PARTY SHALL SUCCEED TO THE INTEREST OF THE OWNER OF THE PROPERTY SHOWN HERON, OR ANY PORTION THEREOF, THEN LENDER OR SUCH OTHER PARTY SHALL RECOGNIZE AND BE BOUND BY THIS PLAT.

FIRSTIER CAPITAL CORPORATION

*Joel H. Wiens*  
JOEL H. WIENS, PRESIDENT

STATE OF COLORADO }  
COUNTY OF Broomfield } SS.

THE FOREGOING DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF May, 2006, BY JOEL H. WIENS AS PRESIDENT OF FIRSTIER CAPITAL CORPORATION.

*Laura B. Marusa*  
ROTAARY PUBLIC



### ATTORNEY'S CERTIFICATE:

I, Valerie D. Bromley, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNERS AND SUBDIVIDERS GRANTING ANY EASEMENT HERON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THAT ALL MONUMENTS EXIST AS BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

REGISTRATION NO. 31363, DATE: May 19, 2006

*Valerie D. Bromley*  
ATTORNEY-AT-LAW

### APPROVALS:

CITY & COUNTY OF BROOMFIELD  
ONE DESCOMBES DRIVE  
BROOMFIELD, CO 80020

BY: *George Di Ciero*  
GEORGE DI CIERO  
CITY AND COUNTY MANAGER

BY: *L. G.*  
DIRECTOR OF COMMUNITY DEVELOPMENT

### SURVEYOR'S CERTIFICATE:

I, RICHARD A. NOBBE, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HERON. THIS LAND SURVEY COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.



NO.	DATE	DESCRIPTION
1.	03/15/06	INITIAL CITY SUBMITTAL
2.	03/31/06	REV. PER CITY COMMENTS
3.	05/17/06	ADD LENDER CONSENT
4.		
5.		
6.		
7.		
8.		
9.		

**MARTIN / MARTIN**  
CONSULTING ENGINEERS  
12499 WEST DOLFAK AVE.  
P.O. BOX 151500  
LAKEWOOD, CO 80215  
303.431.8100  
FAX 303.431.4028

Job Number: 17034-C-20 Sheet Number: 1 OF 2  
Location: G:\HORN\Mareland\Plat\BU-TV-FLG-6  
Project Manager: FFH  
Drawn By: JMC  
Designed By: BCD  
X References:  
Plot Date: 03/01/06 chavez  
Tab Name: Cover  
Model Space  
Paper Space  
Plot  
Dwg. Name: BU-TV-FLG-6.dwg  
Other View:

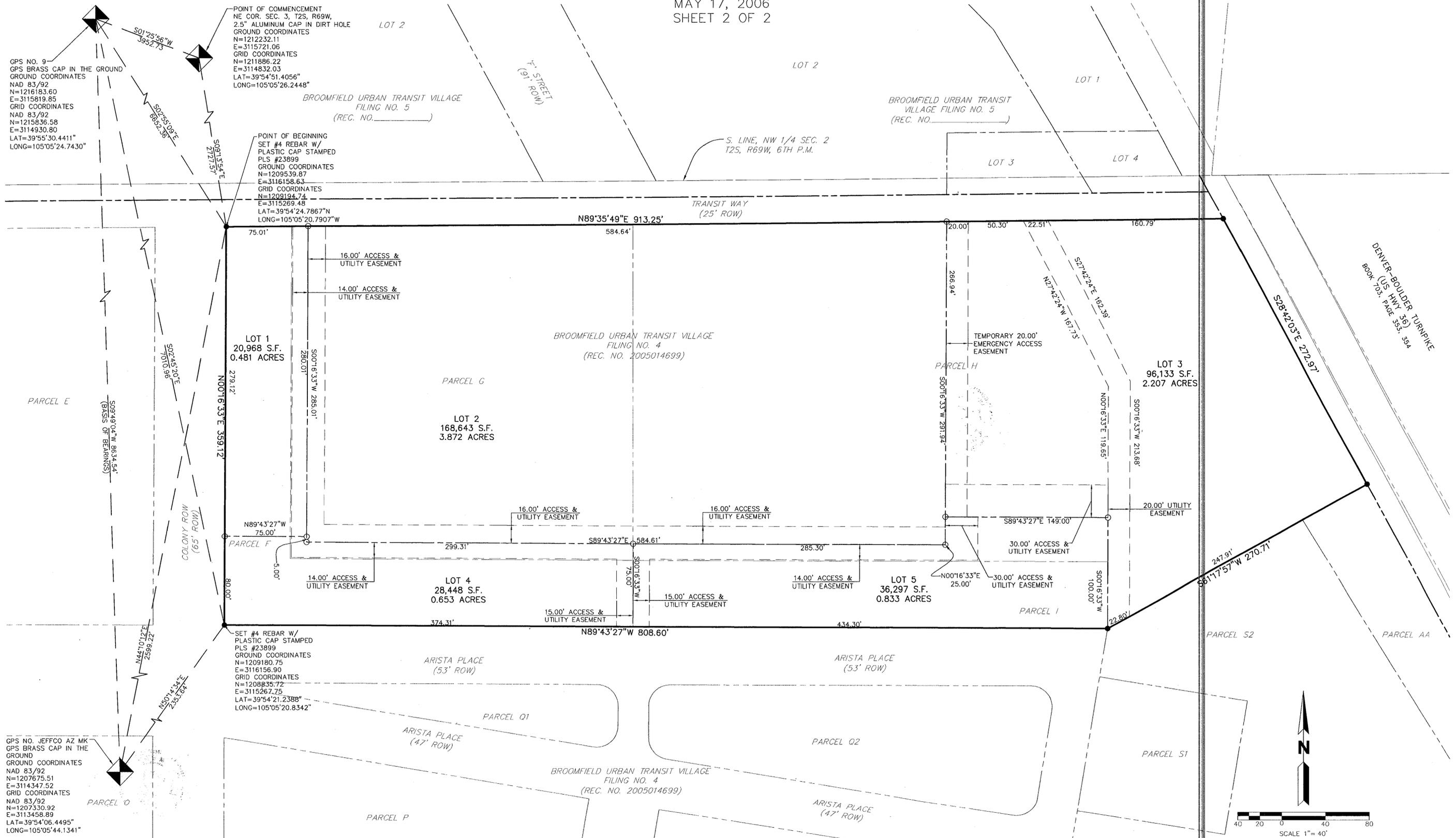
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200606950 06/02/2006 11:48A PL  
2 of 2 R 0.00 D 0.00 City&Cnty Broomfield

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A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2  
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

MAY 17, 2006  
SHEET 2 OF 2



Job Number: 17034.C.01  
Project Manager: S:\HORN\Mareland\Priest\BUTV-FLG-6  
X References:  
Plot Date: 03/02/06  
Tab Name: Sheet 2  
Model Space: PLAN  
Paper Space: PLAN  
Dwg. Name: BUTV-FLG-6.dwg