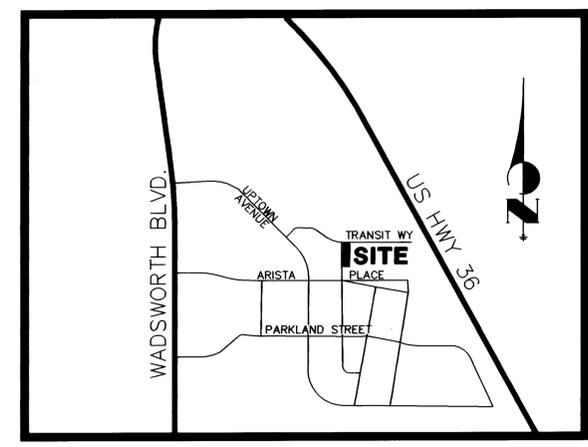


Recorded 1/26/2007 at  
 Receipt No 200700121

**BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 10**  
 A RESUBDIVISION OF LOT 1, BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 6,  
 SITUATED IN 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  
 SHEET 1 OF 2

**LEGAL DESCRIPTION AND DEDICATION**

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF  
 LOT 1,  
 BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 6, AS RECORDED UNDER  
 RECEPTION NUMBER 2006006950 IN THE OFFICE OF THE CLERK AND  
 RECORDER,  
 CITY AND COUNTY OF BROOMFIELD,  
 STATE OF COLORADO,  
 HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND,  
 UNDER THE NAME AND STYLE OF BROOMFIELD URBAN TRANSIT VILLAGE  
 FILING NO. 10; AND BY THESE PRESENTS DEDICATES, GRANTS AND CONVEYS  
 TO THE CITY AND COUNTY OF BROOMFIELD THE ACCESS, DRAINAGE AND  
 UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR PUBLIC AND MUNICIPAL  
 USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY OF  
 BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.



VICINITY MAP  
 SCALE 1" = 1000'

**SURVEYOR'S CERTIFICATE**

I, JAMES E. LYNCH, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE MADE THE SURVEY BY THIS PLAT, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.



JAMES E. LYNCH, PROFESSIONAL LAND SURVEYOR  
 COLORADO NO. 37933  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC.  
 12195 MARIPOSA STREET, SUITE 100  
 WESTMINSTER, CO 80234

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

**OWNER**

NEW DESIGN LOGIC / SUNBURST  
 1853 BRADBURN BLVD.  
 WESTMINSTER, CO 80031

BY: [Signature] DATE: 1/5/07  
 AS: JON NASSAR

STATE OF COLORADO )  
 ) SS  
 COUNTY OF BROOMFIELD )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
 THIS 5<sup>TH</sup> DAY OF January, 2007, BY JON NASSAR AS

WITNESS MY HAND AND OFFICIAL SEAL  
[Signature]  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 12-4-2008

**LAND USE SUMMARY**

A) TYPE OF LAND USE	SQUARE FEET	% OF PROPERTY
SINGLE FAMILY ATTACHED TRACTS	16,294	77.71%
TOTAL:	4,675	22.29%
	20,969	100.0%

B) LOT INFORMATION	VALUE
LARGEST LOT SIZE	1,354 SF
SMALLEST LOT SIZE	811 SF
AVERAGE LOT SIZE	1,253 SF
TOTAL SINGLE FAMILY LOTS	13

**GENERAL NOTES**

1. THE BASIS OF BEARINGS IS THE LINE BETWEEN GIS LAND POSITIONS "JEFFCO AZ MK" AND "GPS NO. 9", HAVING A BEARING OF N 09°49'04" E.
2. GIS LAND POSITIONS "JEFFCO AZ MK" AND "GPS NO. 9" WERE USED TO ESTABLISH STATE PLANE GRID BEARINGS FOR THIS PLAT. THE COMBINED FACTOR USED TO CONVERT MODIFIED STATE PLANE COORDINATES TO STATE PLANE COORDINATES IS .999714664.
3. THIS SITE IS WITHIN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR THE CITY AND COUNTY OF BROOMFIELD, COLORADO, MAP NUMBER 0850730087F, REVISION DATE AUGUST 18, 2004.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
5. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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 HEREIN. ACCORDING TO C.R.S. 38-51-105 THE OWNER/SUBDIVIDER IS RESPONSIBLE FOR ALL INTERNAL MONUMENTATION OF LOTS, BLOCKS, AND CENTERLINES AS SPECIFIED BY COLORADO LAW AND CITY REGULATIONS.
6. THE COLORADO COORDINATE SYSTEM HEREON SHOWN 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.
7. ALL TRACTS SHOWN ON THIS PLAT SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, AND SHALL ALLOW PUBLIC ACCESS.
8. A DRAINAGE EASEMENT SHALL BE DEDICATED OVER AND ACROSS TRACT A WITH THIS PLAT.

**ATTORNEY'S CERTIFICATE**

I, Rick J. Rubin, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER 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 AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

[Signature] REGISTRATION NO. 9935, DATE: 1/3/07

**LAND USE REVIEW COMMISSION CERTIFICATE**

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 11<sup>th</sup> DAY OF September, 2006

[Signature] CHAIRMAN  
[Signature] SECRETARY

**CITY COUNCIL CERTIFICATE**

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD COLORADO ON THIS 24<sup>th</sup> DAY OF October, 2006

[Signature] MAYOR  
[Signature] CITY CLERK



BROOMFIELD URBAN TRANSIT VILLAGE  
 FILING NO. 10  
 JOB NO. 15254.00  
 JUNE 22, 2006 REV. 12/27/06  
 SHEET 1 OF 2



J-R ENGINEERING  
 A Westrian Company  
 6020 Greenwood Plaza Blvd • Englewood, CO 80111  
 303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com

# BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 10

A RESUBDIVISION OF LOT 1, BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 6,  
SITUATED IN 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  
SHEET 2 OF 2

**GPS #9**  
MODIFIED STATE PLANE COORDINATES  
N 1218183.60  
E 3115819.85  
  
PUBLISHED STATE PLANE COORDINATES  
N 1215836.58  
E 3114930.80  
  
GEOGRAPHIC DATA  
LATITUDE 39°55'30.4411" N  
LONGITUDE 105°05'24.7430" W

**PLSS MONUMENT**  
WEST 1/4, SEC. 2  
T. 2 S., R. 69 W., 6TH P.M.  
FOUND 3 1/4" ALUM. CAP  
STAMPED "LS 13155"  
  
MODIFIED STATE PLANE COORDINATES  
N 1209576.70  
E 3115708.29  
  
PUBLISHED STATE PLANE COORDINATES  
N 1209231.56  
E 3114819.27  
  
GEOGRAPHIC DATA  
LATITUDE 39°54'25.1712" N  
LONGITUDE 105°05'26.5658" W

**POINT OF BEGINNING  
BOUNDARY CORNER**  
FOUND PLASTIC CAP  
STAMPED "PLS 23899"  
MODIFIED STATE PLANE COORDINATES  
N 1209539.88  
E 3116158.61  
  
STATE PLANE COORDINATES  
N 1209194.75  
E 3115269.46  
  
GEOGRAPHIC DATA  
LATITUDE 39°54'24.7868" N  
LONGITUDE 105°05'20.7910" W  
TRANSIT WAY (20' R.O.W.)  
EXISTING

N09°49'04"E 8634.54'  
BASIS OF BEARINGS

N35°35'35"E 2337.89'

N44°10'10"E 2599.21'

N02°55'08"W 6652.35'

N85°19'33"W 451.82'

AIR SPACE EASEMENT  
TO BE DEDICATED BY  
SEPARATE DOCUMENT

COLONY ROW (65' R.O.W.)  
EXISTING

AIR SPACE EASEMENTS  
TO BE DEDICATED BY  
SEPARATE DOCUMENT

**BOUNDARY CORNER**  
MODIFIED STATE PLANE COORDINATES  
N 1209260.76  
E 3116157.27  
  
STATE PLANE COORDINATES  
N 1208915.71  
E 3115268.12  
  
GEOGRAPHIC DATA  
LATITUDE 39°54'22.0292" N  
LONGITUDE 105°05'20.8247" W

**POINT OF COMMENCEMENT  
JEFFCO AZ MK**  
MODIFIED STATE PLANE COORDINATES  
N 1207675.51  
E 3114347.52  
  
PUBLISHED STATE PLANE COORDINATES  
N 1207330.92  
E 3113458.89  
  
GEOGRAPHIC DATA  
LATITUDE 39°54'06.4495" N  
LONGITUDE 105°05'44.1341" W

N48°47'00"E 2405.87'

N89°35'49"E 75.01'

61.01'

LOT 13  
1,354 SF  
0.03 AC

N89°43'27"W 61.00'

21.83'

LOT 12  
1,261 SF  
0.03 AC

N89°43'27"W 61.00'

20.67'

LOT 11  
1,262 SF  
0.03 AC

N89°43'27"W 61.00'

20.67'

LOT 10  
1,342 SF  
0.03 AC

N89°43'27"W 61.00'

22.00'

LOT 9  
1,261 SF  
0.03 AC

N89°43'27"W 61.00'

20.67'

LOT 8  
1,269 SF  
0.03 AC

N89°43'27"W 49.00'

20.67'

LOT 7  
817 SF  
0.02 AC

N00°16'33"E 279.12'

15.71'

LOT 6  
1,264 SF  
0.03 AC

N89°43'27"W 49.00'

20.67'

LOT 5  
1,261 SF  
0.03 AC

N89°43'27"W 61.00'

20.67'

LOT 4  
1,261 SF  
0.03 AC

N89°43'27"W 61.00'

20.67'

LOT 3  
1,342 SF  
0.03 AC

N89°43'27"W 61.00'

22.00'

LOT 2  
1,261 SF  
0.03 AC

N89°43'27"W 61.00'

20.67'

LOT 1  
1,342 SF  
0.03 AC

N89°43'27"W 61.00'

22.00'

LOT 1  
567 SF  
0.01 AC

N89°43'27"W 61.00'

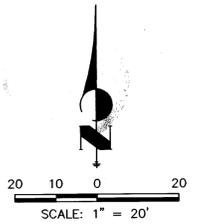
2.17'

7.12'

N89°43'27"W 75.00'

14.00'

5' U.E. (TYP.)



**LEGEND**

- FOUND BOUNDARY MONUMENT AS NOTED
- SET #5 REBAR WITH 1 1/2" ALUM. CAP STAMPED "LS 37933"
- U.E. UTILITY EASEMENT

BROOMFIELD URBAN TRANSIT VILLAGE  
FILING NO. 10  
JOB NO. 15254.00  
JUNE 22, 2006 REV. 12/27/06  
SHEET 2 OF 2



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LOT 8  
BROOMFIELD URBAN TRANSIT VILLAGE  
FILING NO. 9  
REC.# \_\_\_\_\_

LOT 4  
BROOMFIELD URBAN TRANSIT VILLAGE  
FILING NO. 6  
REC.# 2006006950

EXISTING 16" UTILITY  
AND ACCESS EASEMENT  
REC.# 2006006950

LOT 2  
BROOMFIELD URBAN TRANSIT VILLAGE  
FILING NO. 6  
REC.# 2006006950

EXISTING 14" UTILITY  
AND ACCESS EASEMENT  
REC.# 2006006950

LOT 9  
BROOMFIELD URBAN TRANSIT VILLAGE  
FILING NO. 9  
REC.# \_\_\_\_\_