

# BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 11, FINAL PLAT

## A REPLAT OF PORTIONS OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NOS. 4 (REC. NO. 2005014699) AND 5 (REC. NO. 2006006800), AND ALL OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NOS. 7 (REC. NO. 2006007104) AND 8 (REC. NO. 2006007105)

A PORTION OF THE WEST HALF OF SECTION 2 AND THE EAST HALF OF SECTION 3,  
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
SHEET 1 OF 5

### LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF  
THREE (3) PARCELS OF LAND LOCATED IN THE WEST ONE HALF OF SECTION 2 AND THE EAST ONE  
HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY  
AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 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;

### PARCEL 1:

LOTS 1 AND 2 OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 7 (RECEPTION NO.  
2006007104).  
SAID PARCEL CONTAINS 801,744 SQUARE FEET (18.401 ACRES), MORE OR LESS.

### PARCEL 2:

PARCEL E OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 4 (RECEPTION NO. 2005014699),  
LOT 2 OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 5 (RECEPTION NO. 2006006800), ALL  
OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 8 (RECEPTION NO. 2006007105) AND THE  
RIGHT-OF-WAY VACATED BY BROOMFIELD CITY COUNCIL ORDINANCE NO. 1862 (RECEPTION NO.  
2007005186) BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE ALONG THE WESTERLY LINE  
OF THE NORTHWEST QUARTER OF SAID SECTION 2 S00°16'33"W A DISTANCE OF 1351.19 FEET TO  
THE POINT OF BEGINNING;

THENCE DEPARTING THE WESTERLY LINE OF SAID NORTHWEST QUARTER AND ALONG THE  
BOUNDARY OF LOT 2, BROOMFIELD URBAN TRANSIT VILLAGE, FILING NO. 5 THE FOLLOWING SIX (6)  
COURSES:

1. THENCE S44°35'03"E A DISTANCE OF 800.00 FEET;
2. THENCE S44°35'03"E A DISTANCE OF 833.37 FEET;
3. THENCE S31°41'40"E A DISTANCE OF 108.60 FEET;
4. THENCE S89°35'49"W A DISTANCE OF 99.53 FEET;
5. THENCE S00°16'33"W A DISTANCE OF 55.00 FEET;
6. THENCE S89°35'49"W A DISTANCE OF 724.65 FEET TO A POINT ON THE EDGE OF A PARCEL  
OF VACATED TRANSIT WAY RIGHT-OF-WAY;

THENCE DEPARTING THE BOUNDARY OF SAID LOT 2 AND ALONG SAID VACATED RIGHT-OF-WAY  
S00°16'33"W A DISTANCE OF 25.00 FEET TO THE NORTHEASTERLY CORNER OF PARCEL E OF  
BROOMFIELD URBAN TRANSIT VILLAGE, FILING NO. 4;

THENCE DEPARTING SAID VACATED RIGHT-OF-WAY AND ALONG THE BOUNDARY OF PARCEL E  
BROOMFIELD URBAN TRANSIT VILLAGE, FILING NO. 4 (RECEPTION NO. 2005014699) THE FOLLOWING  
TWO (2) COURSES:

1. THENCE S00°16'33"W A DISTANCE OF 358.35 FEET;
2. THENCE N89°43'27"W A DISTANCE OF 315.50 FEET TO A POINT ON THE EASTERLY  
RIGHT-OF-WAY OF UPTOWN AVENUE;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF UPTOWN AVENUE THE FOLLOWING FOUR (4)  
COURSES:

1. THENCE N00°16'33"E A DISTANCE OF 2.82 FEET;
2. THENCE 391.33 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS  
OF 502.00 FEET, A CENTRAL ANGLE OF 44°39'50" AND A CHORD WHICH BEARS N22°03'22"W  
A DISTANCE OF 381.49 FEET;

3. THENCE N44°23'17"W A DISTANCE OF 450.31 FEET;
4. THENCE N39°37'28"W A DISTANCE OF 144.50 FEET TO THE NORTHWESTERLY CORNER OF LOT 1  
BROOMFIELD URBAN TRANSIT VILLAGE, FILING NO. 8;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY OF UPTOWN AVENUE AND ALONG THE  
NORTHWESTERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES:

1. THENCE N45°36'43"E A DISTANCE OF 291.24 FEET;
2. THENCE S89°38'40"E A DISTANCE OF 277.02 FEET TO A POINT ON THE WESTERLY LINE OF  
THE NORTHWEST QUARTER OF SAID SECTION 3;

THENCE ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 N00°16'33"E  
A DISTANCE OF 706.87 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,184,396 SQUARE FEET (27.190 ACRES), MORE OR LESS.

### PARCEL 3:

LOTS 3, 4 AND 5 OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 7 (RECEPTION NO.  
2006007104) AND THE PARCEL OF LAND RECORDED IN BOOK 2150, PAGE 206 BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 5 OF BROOMFIELD URBAN TRANSIT VILLAGE  
FILING NO. 7 (RECEPTION NO. 2006007104), BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF  
WADSWORTH PARKWAY (SH 121, BOOK 2010, PAGE 128) AND ALSO BEING THE POINT OF  
BEGINNING;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID WADSWORTH PARKWAY THE FOLLOWING FIVE  
(5) COURSES:

1. THENCE N01°22'38"W A DISTANCE OF 283.51 FEET;
2. THENCE N01°20'44"W A DISTANCE OF 50.98 FEET;
3. THENCE N01°20'44"W A DISTANCE OF 68.72 FEET;
4. THENCE 478.93 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS  
OF 5880.00 FEET, A CENTRAL ANGLE OF 04°40'00" AND A CHORD WHICH BEARS N03°40'44"W  
A DISTANCE OF 478.80 FEET;
5. THENCE N06°00'44"W A DISTANCE OF 116.69 FEET TO A POINT ON THE SOUTHWESTERLY  
RIGHT-OF-WAY OF UPTOWN AVENUE (REC. NO. 2005014699);

THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY OF SAID WADSWORTH PARKWAY AND ALONG  
THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID UPTOWN AVENUE THE FOLLOWING SIX (6) COURSES:

1. THENCE 100.86 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A  
RADIUS OF 735.00 FEET, A CENTRAL ANGLE OF 07°51'45" AND A CHORD WHICH BEARS  
N87°52'17"E A DISTANCE OF 100.78 FEET;
2. THENCE S88°11'52"E A DISTANCE OF 251.34 FEET;
3. THENCE 304.32 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A  
RADIUS OF 398.00 FEET, A CENTRAL ANGLE OF 43°48'34" AND A CHORD WHICH BEARS  
S66°17'34"E A DISTANCE OF 296.96 FEET;
4. THENCE S44°23'17"E A DISTANCE OF 964.41 FEET;
5. THENCE 287.33 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A  
RADIUS OF 398.00 FEET, A CENTRAL ANGLE OF 41°21'50" AND A CHORD WHICH BEARS  
S23°42'22"E A DISTANCE OF 281.13 FEET;
6. THENCE 48.85 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS  
OF 30.00 FEET, A CENTRAL ANGLE OF 93°18'00" AND A CHORD WHICH BEARS S43°37'33"W A  
DISTANCE OF 43.63 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF ARISTA PLACE  
(REC. NO. 2005014699);

### LEGAL DESCRIPTION AND DEDICATION: (CONT.)

THENCE DEPARTING THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID UPTOWN AVENUE AND ALONG  
THE NORTHERLY RIGHT-OF-WAY OF SAID ARISTA PLACE THE FOLLOWING EIGHT (8) COURSES:

1. THENCE N89°43'27"W A DISTANCE OF 489.09 FEET;
2. THENCE S00°16'33"W A DISTANCE OF 3.00 FEET;
3. THENCE N89°43'27"W A DISTANCE OF 282.09 FEET;
4. THENCE 71.28 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS  
OF 260.00 FEET, A CENTRAL ANGLE OF 15°42'31" AND A CHORD WHICH BEARS N81°52'11"W A  
DISTANCE OF 71.06 FEET;
5. THENCE N74°00'56"W A DISTANCE OF 291.84 FEET;
6. THENCE 26.34 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS  
OF 120.00 FEET, A CENTRAL ANGLE OF 12°34'29" AND A CHORD WHICH BEARS N80°18'10"W  
A DISTANCE OF 26.28 FEET;
7. THENCE N86°35'25"W A DISTANCE OF 161.67 FEET;
8. THENCE S88°49'20"W A DISTANCE OF 19.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1,050,079 SQUARE FEET (24.107 ACRES), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND  
STYLE OF "BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 11"; AND BY THESE PRESENTS  
DEDICATE, GRANT, AND CONVEY IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR  
PUBLIC USE THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC USES 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 COUNTY OF BROOMFIELD AND FOR THE USE BY PUBLIC AND PRIVATE UTILITIES.

LOT 3 IS FOR STORM DRAINAGE AND PUBLIC ACCESS EASEMENT.

### OWNERS

PARK 36 INVESTMENT, LLC,  
555 ELDORADO BLVD., SUITE 200  
BROOMFIELD, COLORADO 80021

BY: Tim Wiens  
TIM WIENS, MANAGER

STATE OF COLORADO )  
COUNTY OF Broomfield ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24<sup>th</sup> DAY OF April  
2007, BY Tim Wiens WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 12/27/2009 Charmelle P. Smollett  
Notary Public

STATE OF COLORADO ACTING BY AND THROUGH THE STATE BOARD OF LAND COMMISSIONERS  
1313 SHERMAN STREET, ROOM 621  
DENVER, CO. 80203

BY: Britt I. Weigandt  
BRITT I. WEIGANDT, DIRECTOR

STATE OF COLORADO )  
COUNTY OF Denver ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28<sup>th</sup> DAY OF January  
2008, BY Britt I. Weigandt WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES April 18, 2011 Sherry Leal-Lee  
NOTARY PUBLIC  
STATE OF COLORADO

### 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.  
2005014776 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 HEREON 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 HEREON, 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 1<sup>st</sup> DAY OF  
May, 2007, BY TOM FEILMEIER, AS VICE PRESIDENT OF TIERONE BANK.

Charmelle P. Smollett MY COMMISSION EXPIRES: 12/27/2009  
NOTARY PUBLIC SEAL

### CONSENT BY LENDERS: (CONT.)

FIRSTIER CAPITAL CORPORATION BEING THE LENDER UNDER THAT CERTAIN DEED OF TRUST,  
SECURITY AGREEMENT AND FINANCING STATEMENT RECORDED NOVEMBER 1, 2005 AT RECEPTION  
NO. 2005015051 AND THAT CERTAIN DEED OF TRUST, SECURITY AGREEMENT AND FINANCING  
STATEMENT RECORDED JUNE 27, 2006 AT RECEPTION NO. 2006008220 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 ("DEEDS OF  
TRUST"), AND THE LENDER UNDER ANY AND ALL OTHER DOCUMENTS EXECUTED IN CONNECTION  
WITH THE LOAN EVIDENCED BY THE DEEDS 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 HEREON UNDER AND  
PURSUANT TO THE DEEDS 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 DEEDS 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 HEREON, 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 1<sup>st</sup> DAY OF  
May, 2007, BY JOEL H. WIENS AS PRESIDENT OF FIRSTIER CAPITAL CORPORATION.

Charmelle P. Smollett MY COMMISSION EXPIRES: 12/27/2009  
NOTARY PUBLIC SEAL

GUARANTY BANK AND TRUST COMPANY BEING THE LENDER UNDER THAT CERTAIN DEED OF  
TRUST, SECURITY AGREEMENT AND FINANCING STATEMENT RECORDED JUNE 27, 2005 AT  
RECEPTION NO. 2006008219 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 HEREON 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 HEREON, OR ANY  
PORTION THEREOF, THEN LENDER OR SUCH OTHER PARTY SHALL RECOGNIZE AND BE BOUND BY  
THIS PLAT.

GUARANTY BANK AND TRUST COMPANY  
A. L. Pizzichini  
A. L. PIZZICHINI, EXECUTIVE VICE PRESIDENT

STATE OF COLORADO )  
COUNTY OF Colorado ) SS.

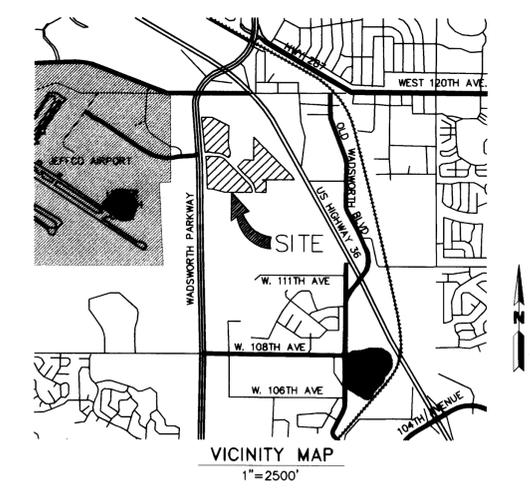
THE FOREGOING DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2<sup>nd</sup> DAY OF  
May, 2007, BY A. L. PIZZICHINI, AS EXECUTIVE VICE PRESIDENT OF GUARANTY BANK  
AND TRUST COMPANY.

Charmelle P. Smollett MY COMMISSION EXPIRES: 9/28/2011  
NOTARY PUBLIC SEAL

### ATTORNEY'S CERTIFICATE:

I, Valerie D. Bromley AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF  
COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNERS AND  
SUBDIVIDERS 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.

Valerie D. Bromley REGISTRATION NO. 31363 DATE: 5/07/2007  
ATTORNEY-AT-LAW



### 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 16<sup>th</sup> DAY OF  
April, 2007.

Scott MAYOR  
Jocita Kegerson CITY CLERK DEPUTY

### LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD  
LAND USE REVIEW COMMISSION THIS 22<sup>nd</sup> DAY OF January, 2007.

John Stokes CHAIRMAN  
Scott Tangeman SECRETARY

### 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 HEREON. THIS LAND SURVEY COMPLIES  
WITH SECTION 38-51-106, COLORADO REVISED STATUTES.



NO.	DATE	DESCRIPTION
1.	09/15/06	SUBMIT TO CITY
2.	01/05/07	SUBMIT FOR L.U.R.C.
3.	03/27/07	SUBMIT FOR CITY COUNCIL
4.	04/10/07	CITY COUNCIL APPROVAL
5.		
6.		
7.		
8.		
9.		

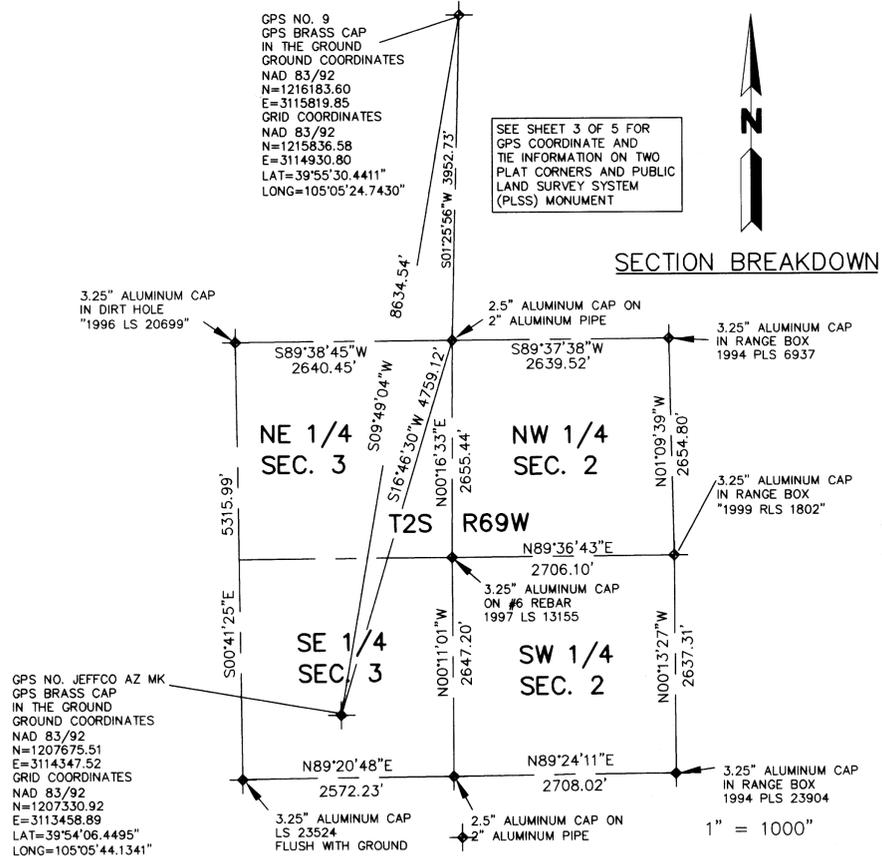
MARTIN / MARTIN  
CONSULTING ENGINEERS  
12499 WEST GOLFAX AVE.  
P.O. BOX 151500  
LAKEWOOD, CO 80015  
303.431.6100  
FAX 303.431.4028

# BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 11, FINAL PLAT

## A REPLAT OF PORTIONS OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NOS. 4 (REC. NO. 2005014699) AND 5 (REC. NO. 2006006800), AND ALL OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NOS. 7 (REC. NO. 2006007104) AND 8 (REC. NO. 2006007105)

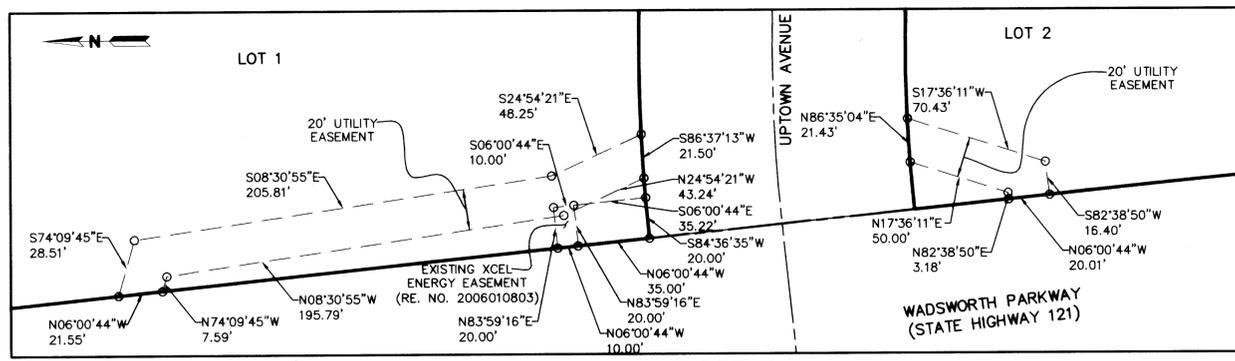
A PORTION OF THE WEST HALF OF SECTION 2 AND THE EAST HALF OF SECTION 3,  
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
SHEET 2 OF 5

Job Number: 17034.C20 2  
 Sheet Number: 2 OF 5  
 Location: G:\Urban\Broomfield\BUTV-FLG-11\BND1  
 Project Manager: JMC  
 Drawn By: JMC  
 Designed By: BCD  
 Plot Date: 03/24/06  
 Tab Name: COVER 2  
 Other View: BUTV-FLG-11\_bind\_2007-03-23.dwg  
 Model Space: PLAN  
 Paper Space: PLOT  
 Dwg. Name: BUTV-FLG-11\_bind\_2007-03-23.dwg



**PLAT NOTES:**

- 1.) THE BASIS OF BEARINGS WAS ESTABLISHED USING CITY AND COUNTY 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 0086F, 87F, 88F & 89 F, DATED AUGUST 18, 2004, REVISED BY THE AIRPORT CREEK LETTER OF MAP REVISION (LOMR) CASE NO. 06-08-B417P, DATED SEPTEMBER 11, 2006, PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED "ZONE AE" AREA IN THE "SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 - YEAR FLOOD". (AS SHOWN HEREON)
- 5.) ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED TO BE DEDICATED PURSUANT TO A SUBSEQUENT TRAFFIC STUDY ANALYSIS. TO BE DETERMINED AT CONSTRUCTION AND/OR SITE DEVELOPMENT PLAN PHASE.
- 6.) 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.
- 7.) THE COMBINED SCALE FACTOR FOR THIS SITE = 0.999714664
- 8.) TRACT A IS RIGHT-OF-WAY DEDICATION FOR UPTOWN AVENUE. SEE SHEET 4 OF 5.
- 9.) TRACT B IS A COMMON ACCESS PARCEL TO BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 5, 6, 7, 8 AND 9. SEE SHEET 5 OF 5.
- 10.) THE 30' NON-EXCLUSIVE EASEMENT DEDICATED HEREIN AT THE SOUTHEAST CORNER OF LOT 4 SHALL REVERT TO THE OWNERS OF LOT 4, THEIR SUCCESSORS AND ASSIGNS AT SUCH TIME AS THE PORTION OF LOT 1 OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 5 (REC. NO. 2006006800) THAT IS CONTIGUOUS WITH THE EASEMENT IS TRANSFERRED, SOLD OR ASSIGNED (WHETHER THROUGH CONDEMNATION OR INDEPENDENT THIRD PARTY TRANSACTION) TO ANY GOVERNMENTAL OR QUASI-GOVERNMENTAL ENTITY.



# BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 11, FINAL PLAT

## A REPLAT OF PORTIONS OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NOS. 4 (REC. NO. 2005014699) AND 5 (REC. NO. 2006006800), AND ALL OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NOS. 7 (REC. NO. 2006007104) AND 8 (REC. NO. 2006007105)

A PORTION OF THE WEST HALF OF SECTION 2 AND THE EAST HALF OF SECTION 3,  
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
SHEET 3 OF 5

- 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.

Job Number: 17094620  
Sheet Number: 3 OF 5  
Project Manager: JMC  
Drawn By: JMC  
Location: G:\WORK\Metrolina\Plat\BUTV-FLG-11\BND1  
Project Manager: JMC  
Drawn By: JMC  
X References:  
Model Space: BUTV-FLG-11\_bnd\_2007-03-23.dwg  
Plan view(s): PLAN  
Other View:  
Paper Space: PLOT  
Dwg Name: BUTV-FLG-11\_bnd\_2007-03-23.dwg  
Plot Date: 03/24/06 chavez  
Tab Name: SHEET 3

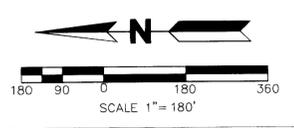
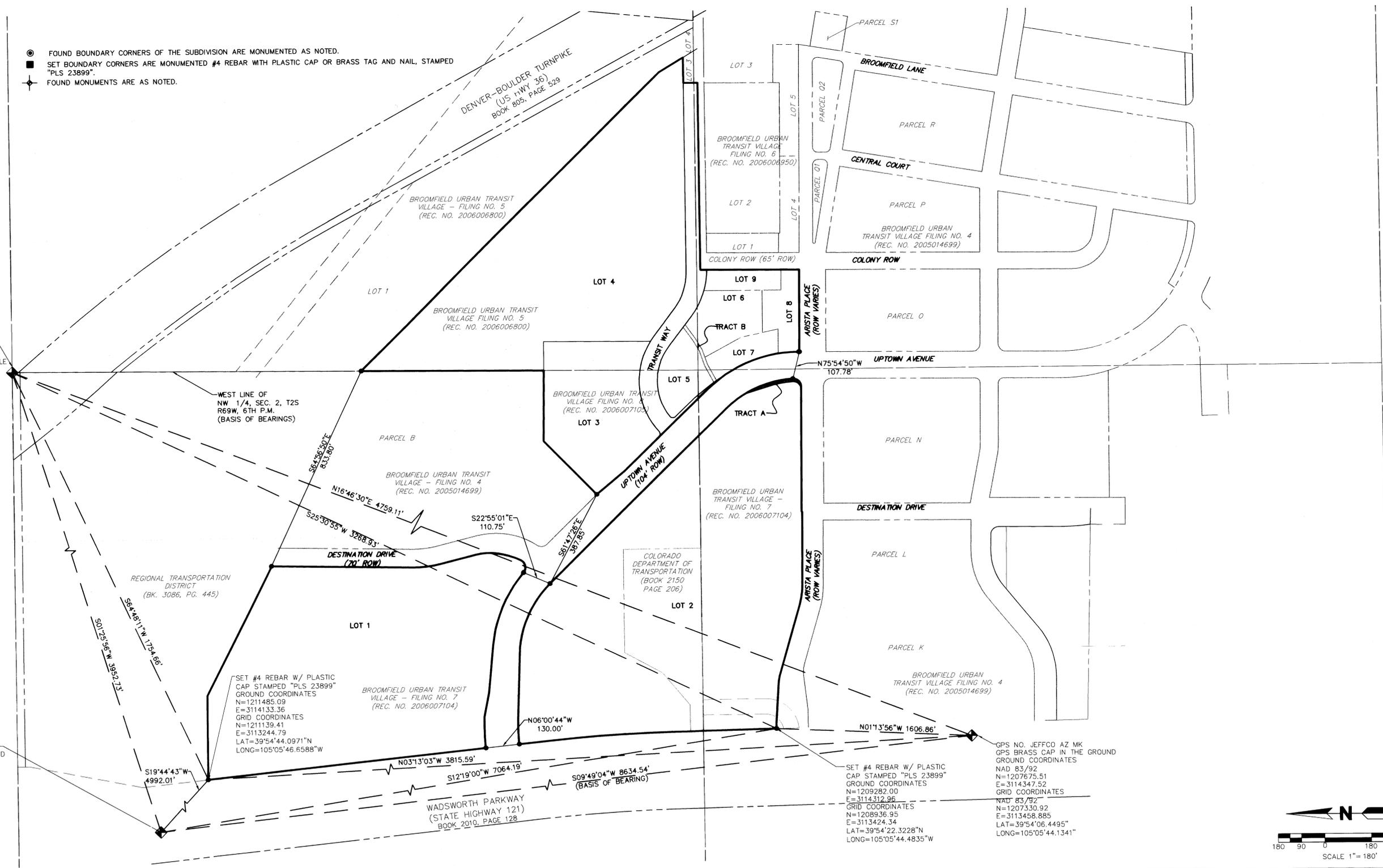
POINT OF COMMENCEMENT  
NE COR. SEC. 3, T2S, R69W,  
2.5" ALUMINUM CAP IN DIRT HOLE  
GROUND COORDINATES  
N=1212232.11  
E=3115721.06  
GRID COORDINATES  
N=1211886.217  
E=3114832.033  
LAT=39°54'51.4056"  
LONG=105°05'26.2448"

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=1215836.576  
E=3114930.796  
LAT=39°55'30.4411"  
LONG=105°05'24.7430"

SET #4 REBAR W/ PLASTIC  
CAP STAMPED "PLS 23899"  
GROUND COORDINATES  
N=1211485.09  
E=3114133.36  
GRID COORDINATES  
N=1211139.41  
E=3113244.79  
LAT=39°54'44.0971"N  
LONG=105°05'46.6588"W

SET #4 REBAR W/ PLASTIC  
CAP STAMPED "PLS 23899"  
GROUND COORDINATES  
N=1209282.00  
E=3114312.96  
GRID COORDINATES  
NAD 83/92  
N=1207330.92  
E=3113424.34  
LAT=39°54'22.3228"N  
LONG=105°05'44.4835"W

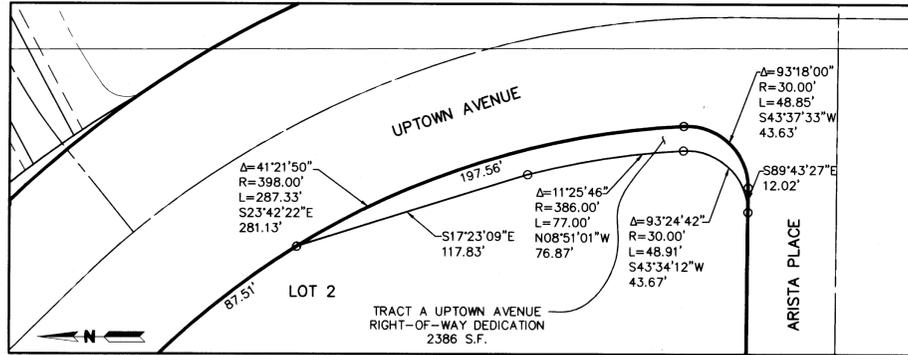
GPS NO. JEFFCO AZ MK  
GPS BRASS CAP IN THE GROUND  
GROUND COORDINATES  
NAD 83/92  
N=1207875.51  
E=3114347.52  
GRID COORDINATES  
NAD 83/92  
N=1207330.92  
E=3113458.885  
LAT=39°54'06.4495"  
LONG=105°05'44.1341"



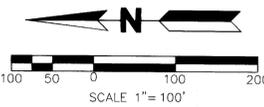
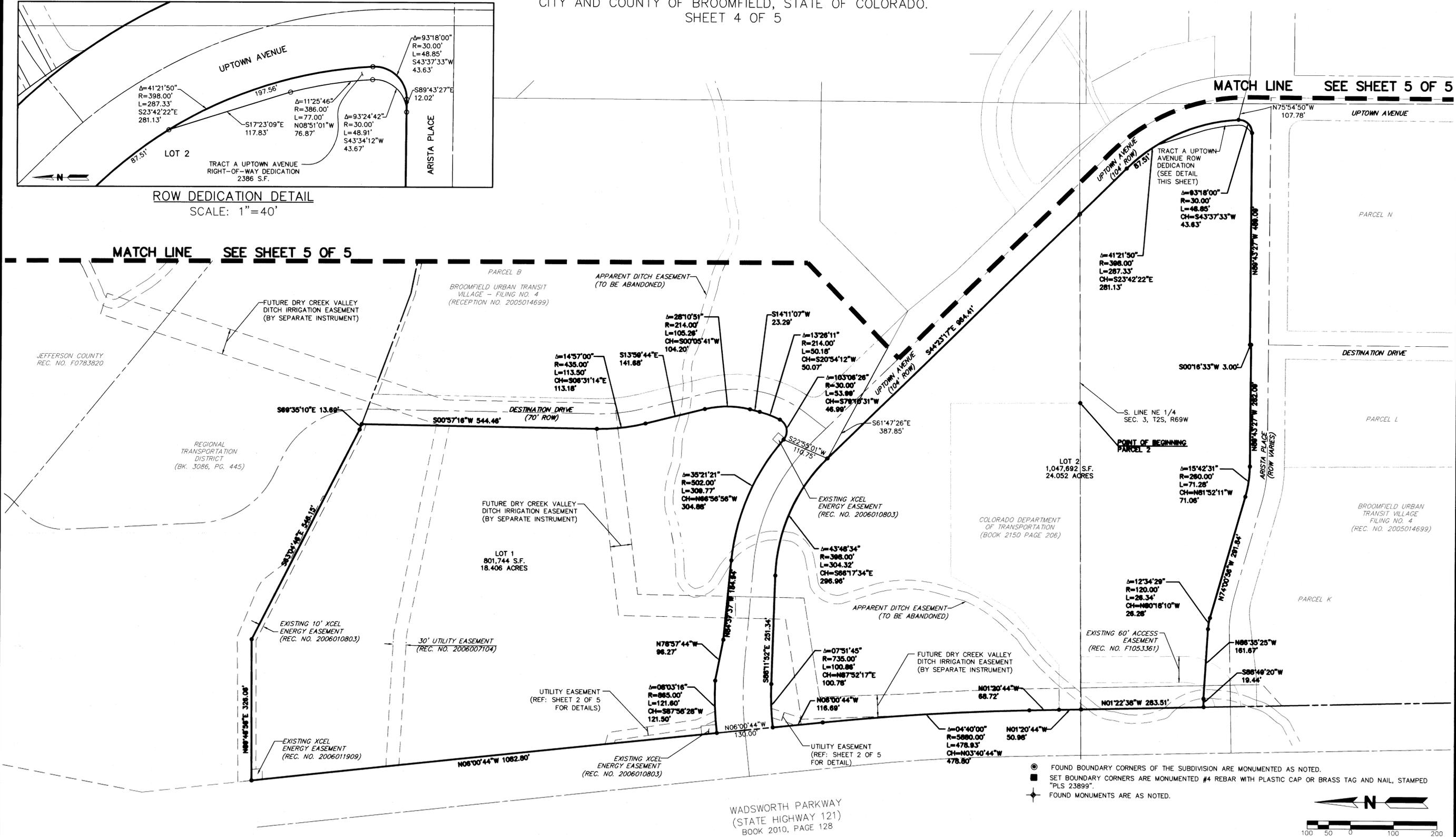
# BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 11, FINAL PLAT

## A REPLAT OF PORTIONS OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NOS. 4 (REC. NO. 2005014699) AND 5 (REC. NO. 2006006800), AND ALL OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NOS. 7 (REC. NO. 2006007104) AND 8 (REC. NO. 2006007105)

A PORTION OF THE WEST HALF OF SECTION 2 AND THE EAST HALF OF SECTION 3,  
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
SHEET 4 OF 5



**ROW DEDICATION DETAIL**  
SCALE: 1" = 40'



Location: G:\HORN\Broomfield\BUTV-FLG-11.dwg  
 Job Number: 17034.G.20  
 Sheet Number: 4 OF 5  
 Project Manager: PFH  
 Designed By: BCD  
 X References:  
 Plot Date: 03/24/06  
 Tab Name: SHEET 4  
 Model Space  
 Plan view(s): PLAN  
 Other View:  
 Dwg. Name: BUTV-FLG-11.dwg

# BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 11, FINAL PLAT

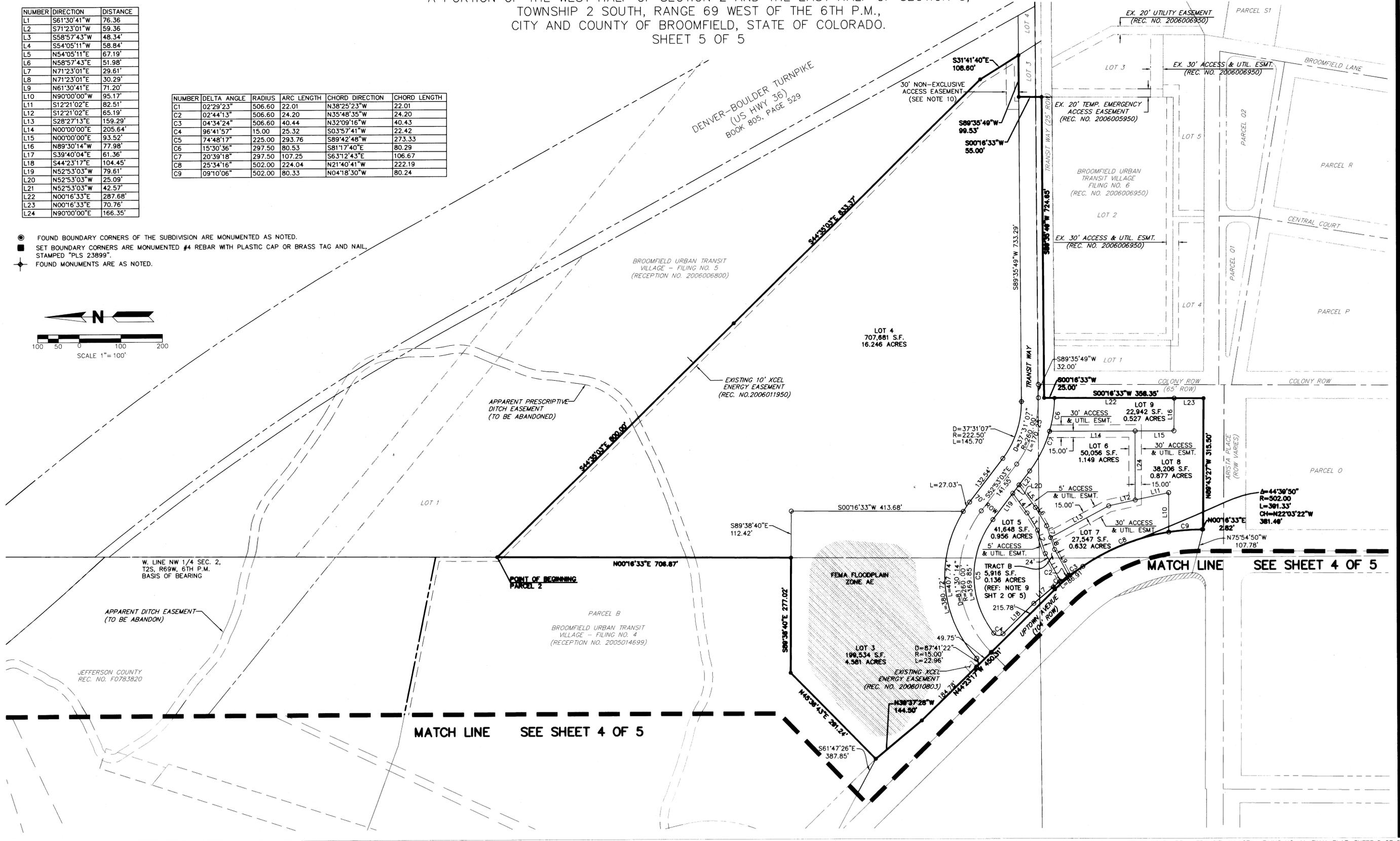
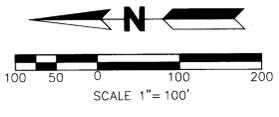
## A REPLAT OF PORTIONS OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NOS. 4 (REC. NO. 2005014699) AND 5 (REC. NO. 2006006800), AND ALL OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NOS. 7 (REC. NO. 2006007104) AND 8 (REC. NO. 2006007105)

A PORTION OF THE WEST HALF OF SECTION 2 AND THE EAST HALF OF SECTION 3,  
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
SHEET 5 OF 5

NUMBER	DIRECTION	DISTANCE
L1	S61°30'41"W	76.36
L2	S71°23'01"W	59.36
L3	S58°57'43"W	48.34
L4	S54°05'11"W	58.84
L5	N54°05'11"E	67.19
L6	N58°57'43"E	51.98
L7	N71°23'01"E	29.61
L8	N71°23'01"E	30.29
L9	N61°30'41"E	71.20
L10	N90°00'00"W	95.17
L11	S12°21'02"E	82.51
L12	S12°21'02"E	65.19
L13	S28°27'13"E	159.29
L14	N00°00'00"E	205.64
L15	N00°00'00"E	93.52
L16	N89°30'14"W	77.98
L17	S39°40'04"E	61.36
L18	S44°23'17"E	104.45
L19	N52°53'03"W	79.61
L20	N52°53'03"W	25.09
L21	N52°53'03"W	42.57
L22	N00°16'33"E	287.68
L23	N00°16'33"E	70.76
L24	N90°00'00"E	166.35

NUMBER	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	02°29'23"		506.60	22.01	N38°25'23"W	22.01
C2	02°44'13"		506.60	24.20	N35°48'35"W	24.20
C3	04°34'24"		506.60	40.44	N32°09'16"W	40.43
C4	96°41'57"		15.00	25.32	S03°57'41"W	22.42
C5	74°48'17"		225.00	293.76	S89°42'48"W	273.33
C6	15°30'36"		297.50	80.53	S81°17'40"E	80.29
C7	20°39'18"		297.50	107.25	S63°12'43"E	106.67
C8	25°34'16"		502.00	224.04	N21°40'41"W	222.19
C9	09°10'06"		502.00	80.33	N04°18'30"W	80.24

- 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.



Location: G:\HORN\Morland\Plot\BUTV-FLG-11.dwg  
 Project Manager: PEH  
 Designed By: BCD  
 X References:  
 Plot Date: 03/24/06 chavez  
 Job Name: SHEET 5  
 Model Space: PLAN  
 Paper Space: PLAN  
 Other View:  
 Dwg. Name: BUTV-FLG-11.dwg  
 Job Number: 12034.C.20  
 Sheet Number: 5 OF 5