

BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 14 REPLAT A FINAL PLAT

2011001587 02/10/2011 03 35P PL
1 of 1 R 0 00 D 0 00 City&County Broomfield

A REPLAT OF LOT 2, BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO 14 MINOR SUBDIVISION,
LOCATED IN 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 1

TOTAL AREA = 150,900 SQ FT, OR 3.46 ACRES, MORE OR LESS

LEGAL DESCRIPTION AND DEDICATIONS

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND

LOT 2, BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO 14 MINOR SUBDIVISION, RECORDED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD ON FEBRUARY 5, 2008 AT RECEPTION NO. 2008001314, LOCATED IN 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., THENCE SOUTH 10°05'15" WEST, A DISTANCE OF 3100.27 FEET TO THE SOUTHWEST CORNER OF LOT 2, BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO 14 MINOR SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE ALONG THE WEST LINE OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 00°15'56" EAST, A DISTANCE OF 107.99 FEET TO A POINT OF CURVATURE,
- 2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 285.00 FEET, AN INCLUDED ANGLE OF 26°18'27" AND BEING SUBTENDED BY A CHORD BEARING NORTH 12°53'17" WEST, A DISTANCE OF 129.71 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2.

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2 THE FOLLOWING THREE (3) COURSES,

- 1) NORTH 58°55'27" EAST, A DISTANCE OF 219.50 FEET TO A POINT OF CURVATURE,
- 2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 285.00 FEET, AN INCLUDED ANGLE OF 13°19'22" AND SUBTENDED BY A CHORD BEARING NORTH 52°15'46" EAST, A DISTANCE OF 66.12 FEET,
- 3) THENCE NORTH 45°36'06" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2.

THENCE ALONG THE EASTERLY LINE OF SAID LOT 2 THE FOLLOWING FIVE (5) COURSES,

- 1) SOUTH 44°23'54" EAST, A DISTANCE OF 190.84 FEET TO A POINT OF CURVATURE
- 2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 398.00 FEET, AN INCLUDED ANGLE OF 12°37'24" AND SUBTENDED BY A CHORD BEARING SOUTH 38°05'12" EAST, A DISTANCE OF 87.51 FEET,
- 3) THENCE SOUTH 17°23'46" EAST, A DISTANCE OF 117.83 FEET TO A POINT OF CURVATURE,
- 4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 386.00 FEET, AN INCLUDED ANGLE OF 11°25'46" AND SUBTENDED BY A CHORD BEARING SOUTH 08°51'39" EAST, A DISTANCE OF 76.87 FEET TO A POINT OF COMPOUND CURVATURE,
- 5) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN INCLUDED ANGLE OF 93°24'42" AND SUBTENDED BY A CHORD BEARING SOUTH 43°33'35" WEST, A DISTANCE OF 43.67 FEET TO THE SOUTH EASTERLY MOST CORNER OF SAID LOT 2.

THENCE ALONG THE SOUTH LINE OF SAID LOT 2 NORTH 89°44'04" WEST, A DISTANCE OF 452.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING 150,901 SQUARE FEET OR 3.46 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 14 REPLAT A FINAL PLAT, AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE 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 AND FOR USE BY PUBLIC AND PRIVATE UTILITIES

OWNERS CERTIFICATE

PARK 36 INVESTMENT LLC

BY Tim Wilens
TITLE Mgr.

ACKNOWLEDGEMENT

STATE OF Colorado

COUNTY OF Broomfield

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF January, A.D. 2011, BY TIM WILENS FOR PARK 36 INVESTMENT/LLC

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 12/31/2011



APPROVALS

LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 13th DAY OF DECEMBER, 2010

CHAIRMAN Thomas D. Shinn SECRETARY Barbara Stangorand

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 25th DAY OF JANUARY, 2011

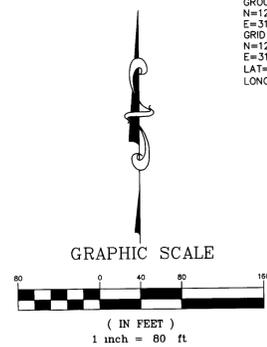
MAYOR Eric Jensen CITY CLERK Suecia Kegenoso

ATTORNEY'S CERTIFICATE

I, Eric Jensen, 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 HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

#15076 REGISTRATION NO

Eric Jensen ATTORNEY-AT-LAW



CITY & COUNTY OF BROOMFIELD GPS MONUMENT NO 9 BEING A 3-1/2 BRASS CAP STAMPED CITY OF BROOMFIELD NO 9 1995 69
GROUND COORDINATES
N=1216183.60
E=3115819.85
GRID COORDINATES
N=1215836.58
E=3114930.80
LAT=39 55 30 4411
LONG=105 05 24 7430

POINT OF COMMENCEMENT
NE COR SEC 3 T2S 69W OF THE 6TH P.M.
FOUND A 2-1/2" ALUMINUM CAP STAMPED T15 34 35
3, 2 12S 69W
GROUND COORDINATES
N=1212232.11
E=3115721.06
GRID COORDINATES
N=1211886.21
E=3114832.02
LAT=39 54 51 40554
LONG=105 05 26 24493

CITY & COUNTY OF BROOMFIELD GPS AND NGS MONUMENT MARK JEFFCO AZ MK BEING A 3-1/2 BRASS CAP IN CONCRETE STAMPED AZIMUTH MARK JEFFCO 1977 THE DIRECTOR NATIONAL GEODETIC SURVEY
GROUND COORDINATES
N=1208179.55
E=3115177.8
GRID COORDINATES
N=1207330.92
E=3113458.89
LAT=39 54 05 4495
LONG=105 05 44 1341

FOUND NAIL AND BRASS DISK IN WALK MARKED 23899
GROUND COORDINATES
N=1209602.73
E=3115425.39
GRID COORDINATES
N=1209257.59
E=3114536.44
LAT=39 54 25 44129
LONG=105 05 30 19367

R=285.00'
L=66.27'
D=13.19'22"
CH=N52.15'46"E
66.12'

R=25.50'
L=40.06'
D=90.00'00"
CH=S00.00'37"E
36.06'

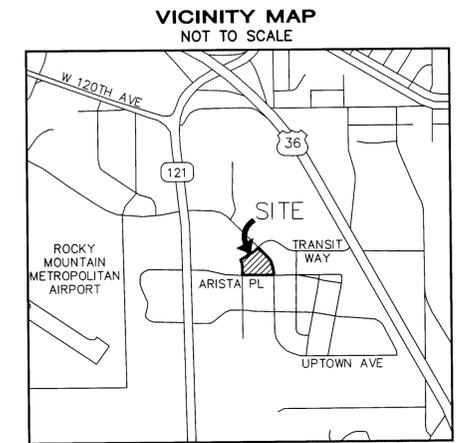
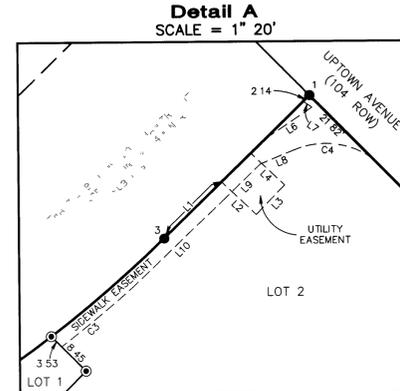
R=11.50'
L=28.99'
D=144.26.46 W
21.90'
CH=S45.21.04 W
21.90'

LEGEND

- ALIIQUOT MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND NAIL AND BRASS DISC MARKED "23899"
- FOUND #4 REBAR
- FOUND YELLOW PLASTIC CAP MARKED "R NOBBE, LS 23899"
- SET #5 REBAR W/ 1-1/2" ALUMINUM CAP, FLATIRONS SURV, LS 16406
- SET 3/4" BRASS TAG LS 16406

LENGTH	RADIUS	DELTA	CHORD
C1 29.63'	285.00'	05 57'21"	N55 56'47"E 29.61'
C2 36.64'	285.00'	07 22'01"	N49 17'06"E 36.62'
C3 23.09'	288.50'	04 35'11"	S50 34'41"W 23.09'
C4 20.38'	19.54'	59 43'58"	N83 46'52"W 19.47'

LINE	BEARING	DISTANCE
L1	N45 36'06"E	19.80'
L2	S46 04'28"E	11.65'
L3	N43 55'32"E	10.00'
L4	N46 04'28"W	11.36'
L5	S45 00'37"E	31.40'
L6	N56 09'55"E	13.64'
L7	N55 22'05"W	2.55'
L8	S67 34'27"W	8.75'
L9	S45 36'06"W	12.50'
L10	S46 11'42"W	30.54'



NOTES

- 1) FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER F228011, DATED NOVEMBER 3, 2010 AT 7:30 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 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 THE CERTIFICATION SHOWN HEREON.
- 3) BASIS OF BEARINGS. ALL BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM NORTH ZONE (0501) NAD 83/92. A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS MONUMENT NO 9, BEING A 3-1/2" BRASS CAP STAMPED "CITY OF BROOMFIELD, NO 9, 1995, GPS" AND CITY AND COUNTY OF BROOMFIELD AND NGS GPS MONUMENT JEFFCO AZ MK, BEING A 3-1/2" BRASS CAP IN CONCRETE STAMPED "AZIMUTH MARK, JEFFCO, 1977, THE DIRECTOR, NATIONAL GEODETIC SURVEY", BEARS SOUTH 09°49'04" WEST, A DISTANCE OF 8634.54 FEET, AS SHOWN HEREON. BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD GIS STANDARDS.
- 4) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE, C.R.S. SEC 18-4-508 WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH 18 U.S.C. § 1858 (2009).
- 5) ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED.
- 6) THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS "COORDINATE CLASS 2-1, 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, SCALED FROM 0.0, FOR THIS SITE = 0.99971466/1.00028542
- 8) ALL MEASUREMENTS ARE U.S. SURVEY FEET.
- 9) AN AVIGATION EASEMENT EXISTS OVER THE SUBJECT PROPERTY PER DOCUMENT RECORDED ON MAY 11, 2005 AT REC NO 2005006198.

SURVEYOR'S CERTIFICATE

I, JOHN B. GUYTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY FOR AND ON BEHALF OF FLATIRONS, INC., THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THE REPRESENTED ACCURATELY REPRESENTS SAID SURVEY. THIS LAND SURVEY PLAT COMPLIES WITH THE COLORADO PROFESSIONAL LAND SURVEYING ACT, C.R.S. 12-1-106.

John B. Guyton
16406
JOHN B. GUYTON
COLORADO P.L.S. #15406
CHAIRMAN/CEO,
FLATIRONS, INC.

BLO	REV	DATE
BLO	REV	01/14/11
BLO	REV	01/13/11
BLO	REV	12/07/10
BLO	REV	12/03/10
BLO	REV	11/12/10
BLO	REV	11/11/10

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