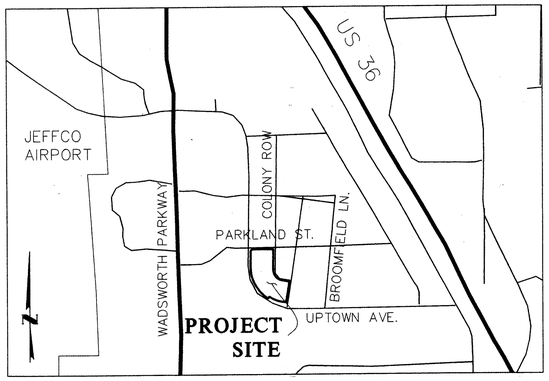
Recorded 3/11/08 at
Recept No 2008002694

BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 17

MINOR SUBDIVISION PLAT

A MINOR SUBDIVISION, BEING A RE-PLAT OF PARCEL V, BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 4 (REC. NO. 2005014699)
SITUATED IN THE SOUTHWEST 1/4 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



VICINITY MAP
SCALE: 1"=1000'

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

LEGAL DESCRIPTION AND DEDICATION:

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

ALL OF PARCEL V, BROOMFIELD URBAN TRANSIT VILLAGE – FILING NO. 4, AS RECORDED AT RECEPTION NUMBER 2005014699 OF THE CITY AND COUNTY OF BROOMFIELD CLERK AND RECORDER'S OFFICE, SITUATED 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;

CONTAINING 246,762 SQ. FT OR 5.665 ACRES ±

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF BROOMFIELD URBAN TRANSIT VILLAGE – FILING NO. 17, A REPLAT OF PARCEL V, BROOMFIELD URBAN TRANSIT VILLAGE – FILING NO. 4; AND BY THESE PRESENTS DEDICATE 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.

EXECUTED THIS 6th DAY OF March, A.D. 2008.

OWNERS CERTIFICATE:

VAA, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Timothy M McGee

TITLE: Mgr.

ADDRESS: 5299 DTC PARKWAY, SUITE 700
GREENWOOD VILLAGE, CO 80111

STATE OF COLORADO }
} SS
COUNTY OF Arapahoe }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF March, A.D. 2008, BY Timothy M. McGee OF VAA, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 10/23/11.

Linda Swanson
NOTARY PUBLIC

LINDA SWANSON NOTARY PUBLIC STATE OF COLORADO My Commission Expires 10/23/2011

HOLDER OF DEED OF TRUST:

U.S. BANK NATIONAL ASSOCIATION

BY Karen P Kierman

AS Vice President

ATTEST _____
SECRETARY

STATE OF COLORADO }
} SS
COUNTY OF Denver }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF February, A.D. 2008, BY Karen P Kierman AS Vice President OF U.S. BANK NATIONAL ASSOCIATION.

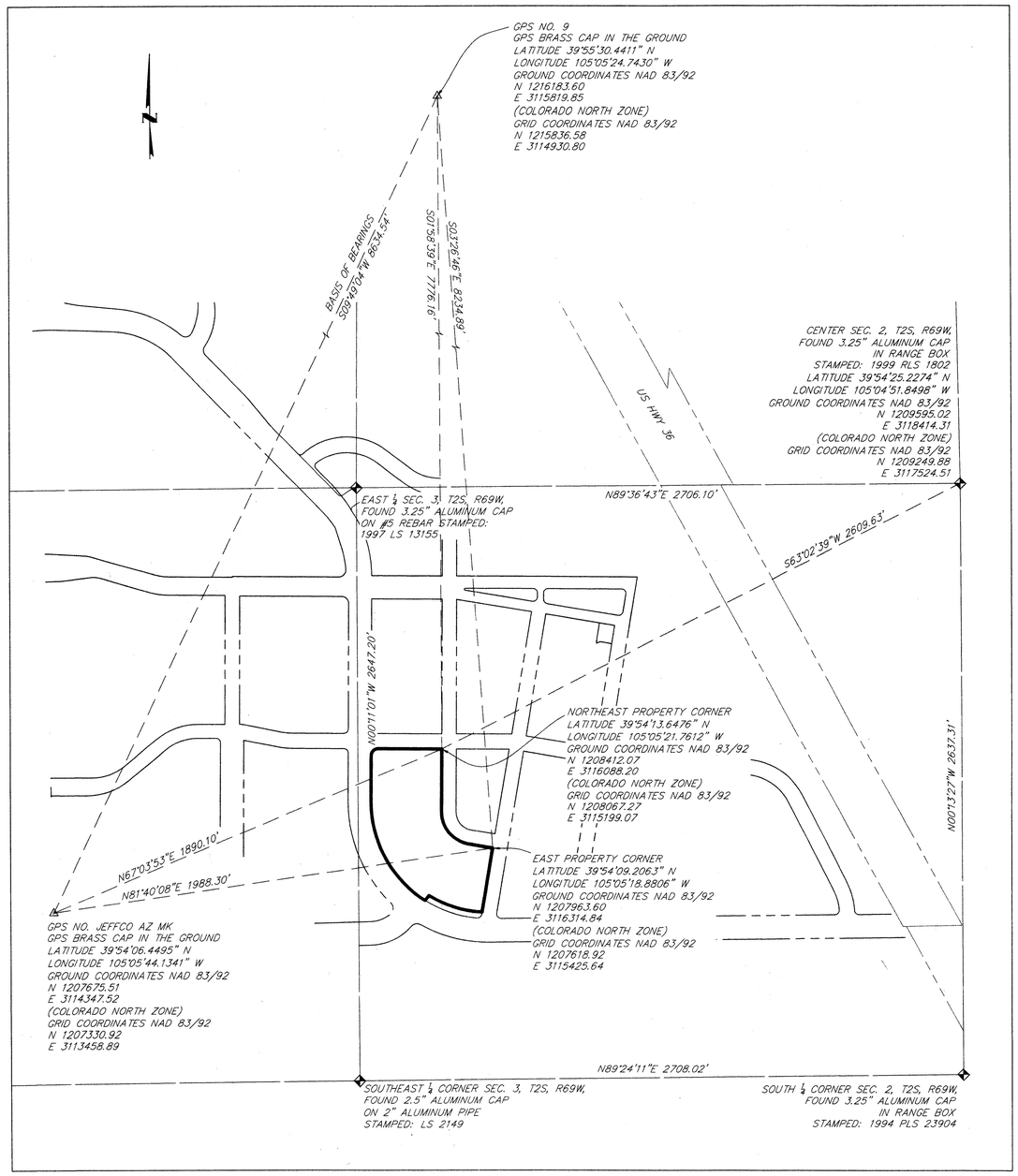
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 10/24/2010.

Helen K Roberts
NOTARY PUBLIC

NOTARY PUBLIC HELEN K. ROBERTS STATE OF COLORADO
My Comm. Expires 10/24/2010

CITY OF BROOMFIELD GIS LAND POSITION

SCALE: 1"=300'



NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS, KOCHER AND SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. ABD70191697-2 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF FEBRUARY 1, 2008 AT 5:00 P.M.
2. 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.
3. SUBJECT PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 085073 0089F, DATED AUGUST 18, 2004 AND REVISED TO REFLECT LOMR, CASE NO. 06-08-B417P, EFFECTIVE SEPTEMBER 11, 2006. ZONE X IS DEFINED AS AN AREA OUTSIDE OF THE 500 YEAR FLOOD PLAIN.
4. BASIS OF BEARINGS: BASED ON THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD MONUMENTS, #9 AND JEFFCO AZ MK. THE STATE PLANE GRID BEARING AND MODIFIED STATE PLANE DISTANCE BETWEEN SAID TWO POINTS IS SOUTH 09°49'04" WEST, 8634.54 FEET.
5. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER. CLASS 2-II, 1:20,000 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. COMBINED SCALE FACTOR TO REDUCE MODIFIED STATE PLANE GRID COORDINATES TO STATE PLANE VALUES = 0.999714664.
7. THERE ARE FIVE (5) LOTS WITHIN BROOMFIELD URBAN TRANSIT VILLAGE – FILING NO. 17.

ATTORNEY'S CERTIFICATE:

I, Jay F. Kamlet, 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.

NAME _____ DATE 3/4/2008

21469
REGISTRATION NO.

APPROVALS:

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO ON THIS 6th DAY OF March, A.D. 2008.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

_____
CITY MANAGER

SURVEYOR'S CERTIFICATION:

I, MARK T. WILSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS RE-PLAT OF "BROOMFIELD URBAN TRANSIT VILLAGE – FILING NO. 4" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

NAME: MARK T. WILSON
LICENSED PROFESSIONAL LAND SURVEYOR
LICENSE NO.: 36062
ADDRESS: 1391 SPEER BLVD. SUITE 390
DENVER CO. 80204

TELEPHONE NO.: 303-623-6300

COLORADO MARK T. WILSON 36062 02/27/08 PROFESSIONAL LAND SURVEYOR

PREPARATION DATE: FEBRUARY 8, 2008

HARRIS KOCHER SMITH
engineers • land surveyors
1391 Speer Blvd. – Suite 390
Denver, Colorado 80204
Phone (303) 623-6300
Fax (303) 623-6311

DRAWING: P:\JOBS\LDD-STBBS\SURVEY\PLAT\REPLAT F4 17.DWG LAYOUT: COVER
SCALE: 1:1 DATE: TUE, 02/26/08 8:59:06A BY: MACDRAY

BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 17

MINOR SUBDIVISION PLAT

A MINOR SUBDIVISION, BEING A RE-PLAT OF PARCEL V, BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 4 (REC. NO. 2005014699)

SITUATED IN THE SOUTHWEST 1/4 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

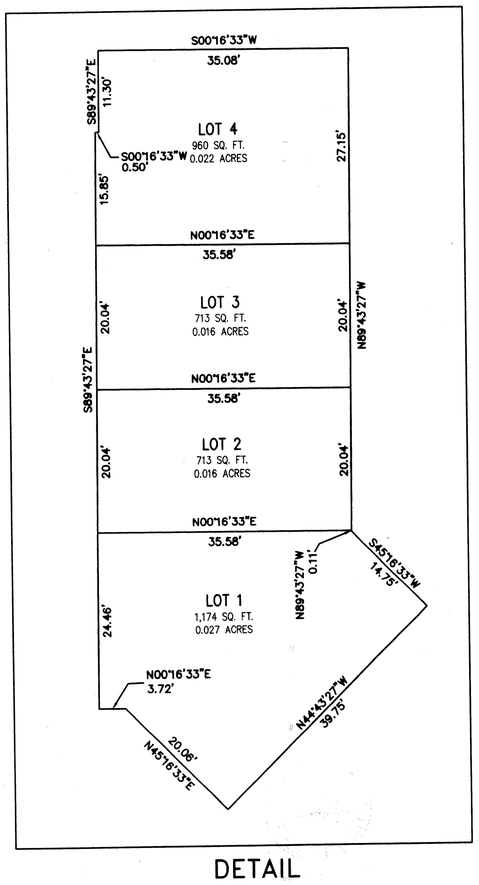
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

40 0 40 80

PLAN SCALE: 1"=40'

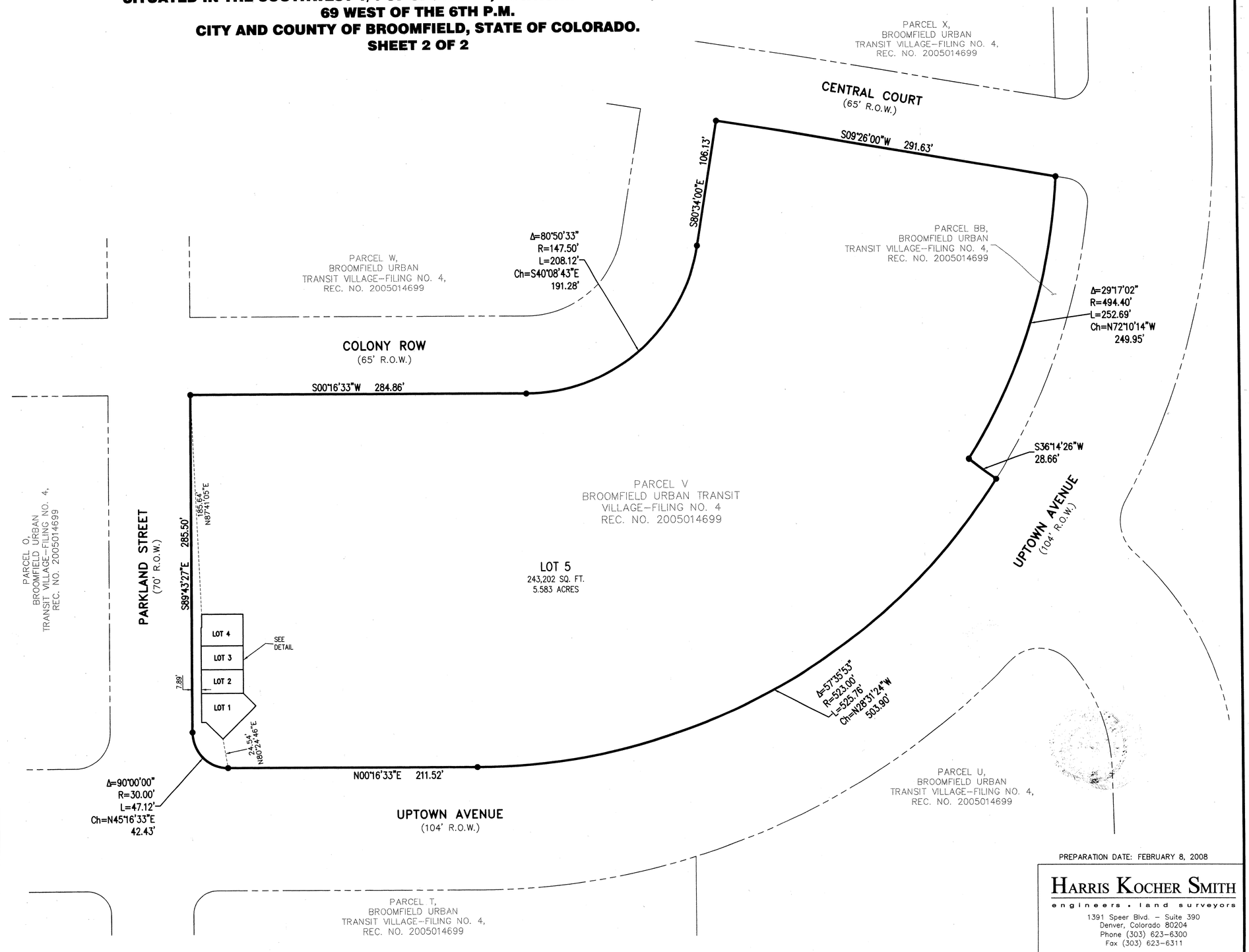
LEGEND

● FOUND #5 REBAR WITH PLASTIC CAP PLS 36062



DETAIL

SCALE: 1"=10'



PREPARATION DATE: FEBRUARY 8, 2008

HARRIS KOCHER SMITH
engineers • land surveyors
1391 Speer Blvd. – Suite 390
Denver, Colorado 80204
Phone (303) 623–6300
Fax (303) 623–6311

DRAWING: P:\070809\LDG-070809\SURVEY\PLAT\REPLAT FIL 17.DWG LAYOUT: SHEET 2
WORKSPACE: ANSI-FEET
PLOTTED: WED 02/27/08 10:35:24A BY: AHUBRH