BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 19

FINAL PLAT

A REPLAT OF PARCELS T AND U OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 4 (REC. NO. 2005014699)

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 AND THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING PARCEL U AND PARCEL T 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 S0076'33"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 6 REBAR STAMPED "1997 LS 13155", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PARCEL T OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO.

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PARKLAND STREET THE FOLLOWING THREE (3) COURSES: 1. THENCE S78°50'48"E A DISTANCE OF 158.01 FEET; 2. THENCE 63.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 10"52'39" AND A CHORD WHICH BEARS S84"17'08"E A DISTANCE OF 63.50 FEET;

3. THENCE S89'43'27"E A DISTANCE OF 229.31 FEET TO A POINT ON THE WESTERLY RIGHT-OR-WAY LINE OF UPTOW THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF UPTOWN AVENUE THE FOLLOWING THREE (3) COURSES:

THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90'00'00" AND A CHORD WHICH BEARS S44'43'27"E A DISTANCE OF 28.28 FEET; THENCE S0016'33" W A DISTANCE OF 221.52 FEET; THENCE 505.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 627.00 FEET, A CENTRAL

ANGLE OF 4610'40" AND A CHORD WHICH BEARS S22'48'47"E A DISTANCE OF 491.77 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL U; THENCE ALONG THE SOUTHERLY LINE OF PARCEL U THE FOLLOWING FOUR (4) COURSES: THENCE 58.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL

ANGLE OF 96'26'56" AND A CHORD WHICH BEARS SO2"19'21"W A DISTANCE OF 52.20 FEET; THENCE 97.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 148.00 FEET, A CENTRAL ANGLE OF 37'54'00" AND A CHORD WHICH BEARS S69'29'49"W A DISTANCE OF 96.12 FEET;

THENCE S88'26'49"W A DISTANCE OF 250.69 FEET; THENCE 447.44 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 44"35'06" AND A CHORD WHICH BEARS N46"34'17"W A DISTANCE OF 436.24 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DESTINATION DRIVE;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF DESTINATION DRIVE NOO"16'33"E A DISTANCE OF 525.65 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8.719 ACRES (379,788 SQ. FT.), MORE OR LESS.

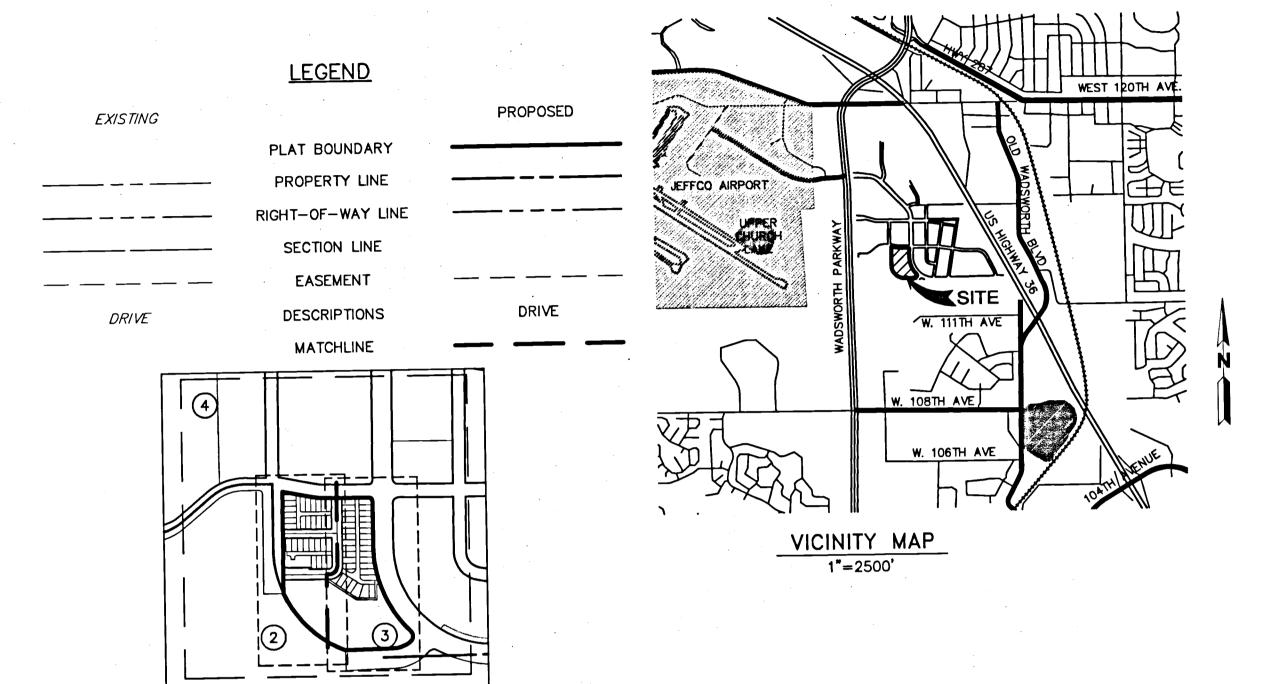
HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 19"; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, AND PUBLIC WAYS AS SHOWN ON THIS PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PEAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND FOR THE USE BY PUBLIC AND PRIVATE UTILITIES. PUBLIC ACCESS AND UTILITY EASEMENTS ARE HEREBY GRANTED OVER TRACTS A, B AND C.

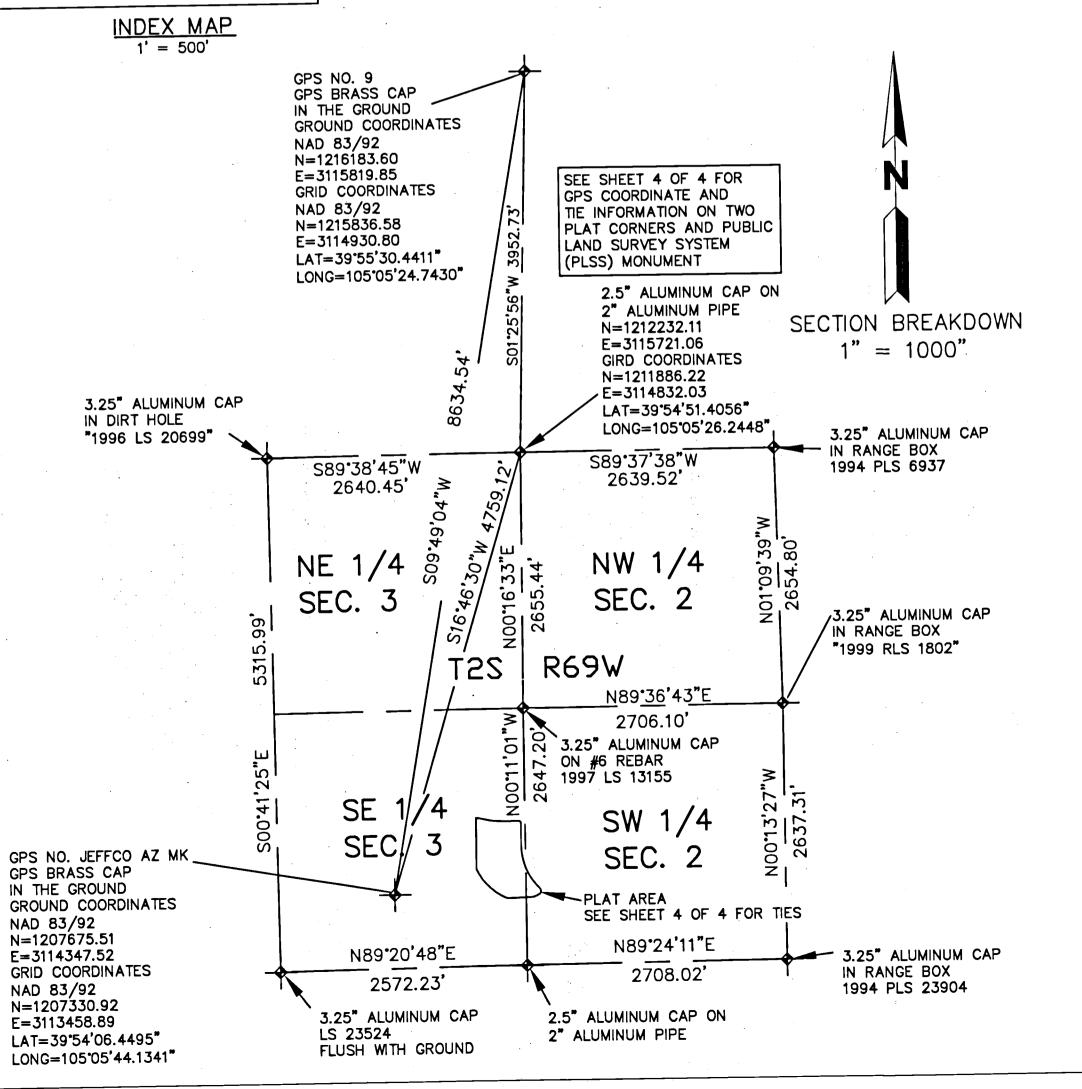
PLAT NOTES:

- 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.
- 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.
- FOUND #5 REBAR WITH PLASTIC CAP PLS #36062.
- SET BOUNDARY CORNERS ARE MONUMENTED #4 REBAR WITH PLASTIC CAP OR BRASS TAG AND NAIL, STAMPED "PLS 23899".
- FOUND MONUMENTS ARE AS NOTED.
- ACCORDING TO FEMA "FIRM" MAP NUMBER 085073 0089 F, REVISED PER LOMR CASE NO. 06-08-B417P EFFECTIVE SEPTEMBER 11, 2006, THE PROPERTY IS NOT 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
- 6.) THE COMBINED SCALE FACTOR FOR THIS SITE = 0.999714664
- 7.) UTILITY AND PUBLIC ACCESS EASEMENTS ARE HEREBY GRANTED OVER TRACT J AND FIVE FEET (5') WIDE ALONG REAR LOT LINES ADJACENT TO ALLEY TRACTS A, B, AND C IN BLOCKS 1, 2, AND 3 AS SHOWN ON THIS PLAT.
- 8.) THIS PLAT REQUIRES A WAIVER FROM BROOMFIELD MUNICIPAL CODE SECTION 16-28-100(B) FOR LOTS 27 THRU 32
- 9.) UTILITY POCKET EASEMENTS ARE HEREBY GRANTED FIVE FEET (5') DEEP ALONG THE UTILITY AND PUBLIC ACCESS EASEMENTS AND FIVE FEET (5') WIDE ALONG SIDE LOT LINES OF LOTS 2-11 BLOCK 1, LOTS 2-5 & 14-17 BLOCK 2, AND LOTS 10 & 11 BLOCK 3 AS SHOWN ON THIS PLAT.
- 10.) THIS PLAT DOES NOT CONSTITUTE A TITLE OR OWNERSHIP SEARCH BY MARTIN/MARTIN INC. ALL OWNERSHIP, EASEMENT AND PUBLIC RECORD INFORMATION WAS BASED ON THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE OFFICER: SHARON YATES, COMMITMENT NO. NCS-450022-CO, EFFECTIVE AUGUST 5, 2010 AT 5:00 P.M.

TRACT TABLE		
TRACT	AREA (SF)	OWNERSHIP AND MAINTENANCE RESPONSIBILITY*
A	12,615	HOA
В	6,926	НОА
С	5,148	HOA
D	638	HOA
Ε	461	HOA
F	397	НОА
G	9,135	НОА
Н	1,345	НОА
1	731	НОА
J	4,097	НОА

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2 AND THE SOUTHEAST QUARTER OF SECTION 3 TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.





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

STATE OF COLORADO COUNTY OF BOTHLULD

WITHESS MY HAND AND OFFICIAL SEAL.

CONSENT BY LENDERS:

GUARANTY BANK AND TRUST COMPANY BEING THE LENDER UNDER THAT CERTAIN DEED OF TRUST, SECURITY AGREEMENT AND FINANCING STATEMENT RECORDED JUNE 27, 2006 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 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.

CHRISTOPHER E. ERICKSON, EXECUTIVE VICE PRESIDENT

STATE OF COLORADO

MY COMMISSION EXPIRES: 1/4/2013

ATTORNEY'S CERTIFICATE:

I, ERIC R. JONSEN AN ATTORNEY AT LAW EIGENSED 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 OTHER CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND OTHER CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION

IN ACCEPTING SUCH DEDICATIONS. ATTORNEY-AT-LAW

APPROVALS:

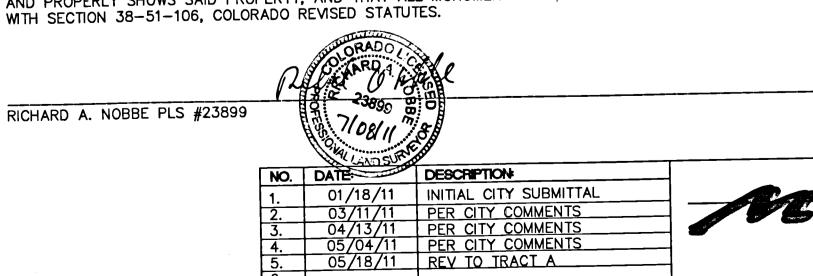
CITY & COUNTY OF BROOMFIELD ONE DESCOMBES DRIVE BROOMFIELD, CO 80020

PLANNING AND ZONING COMMISSION Approved May 9. 2011.

THOMAS SILVERS

PATRICK QUINN MAYOR Julia Kegineis CITY CLERK . Deputy

SURVEYOR'S CERTIFICATE: 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

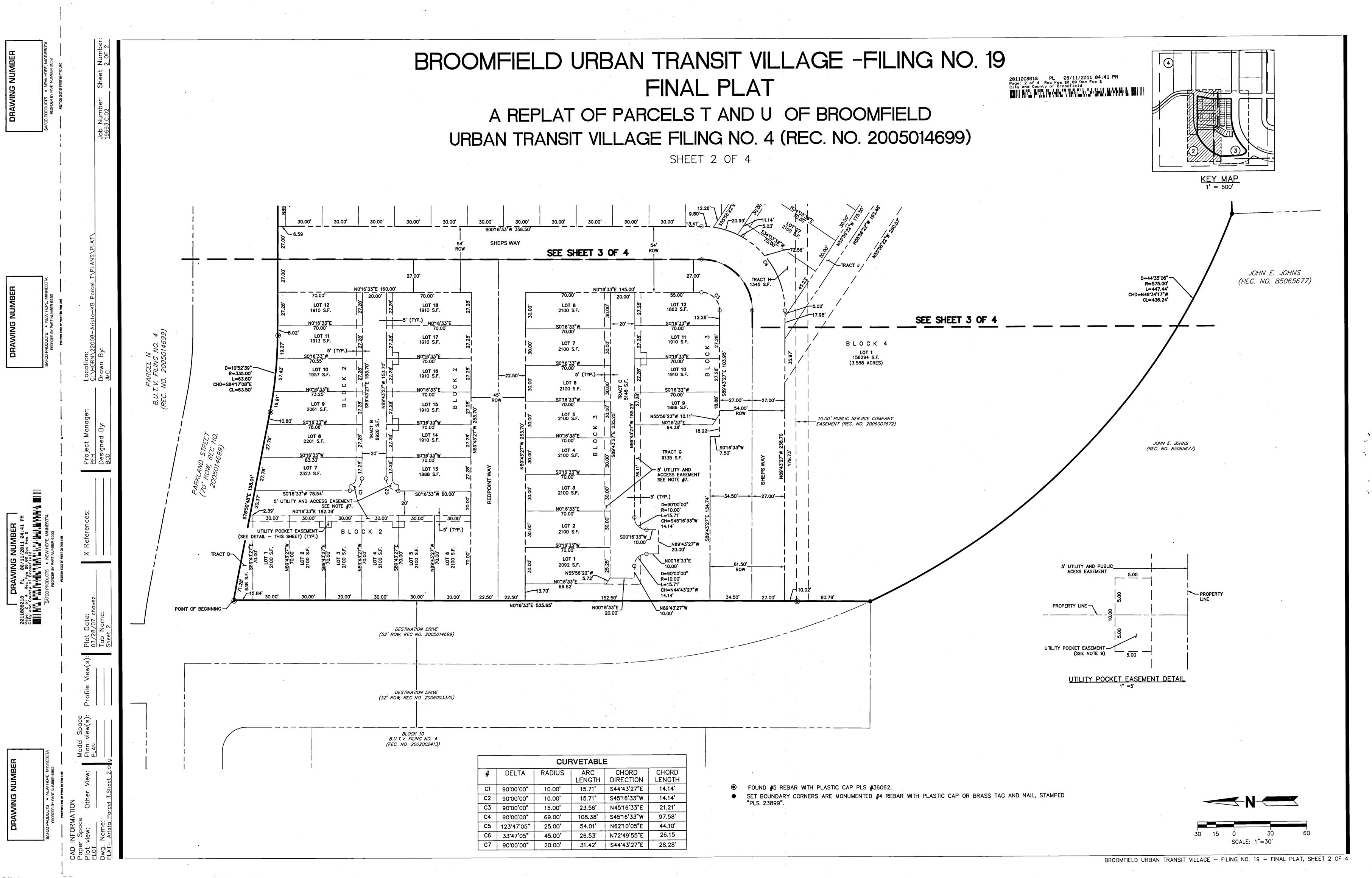


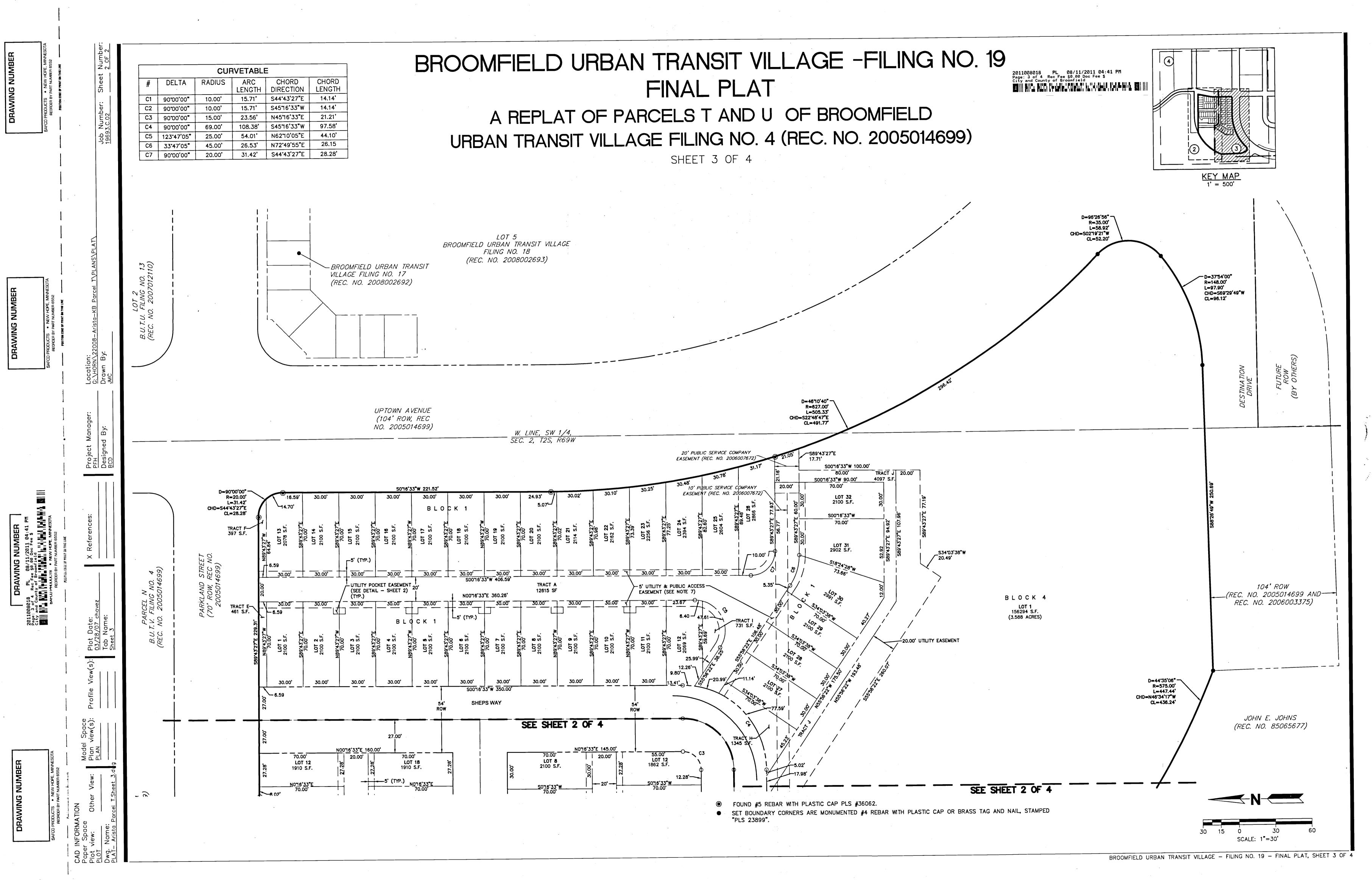
MARTIN / MARTIN ONSULTING ENGINEERS 12499 WEST COLFAX AVE. P.O. BOX 151500 LAKEWOOD, CO 80215 303.431.6100 FAX 303.431.4028

BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 19 - FINAL PLAT, SHEET 1 OF 4

SEAL

*MAINTENANCE RESPONSIBILITY INCLUDES SNOW REMOVAL



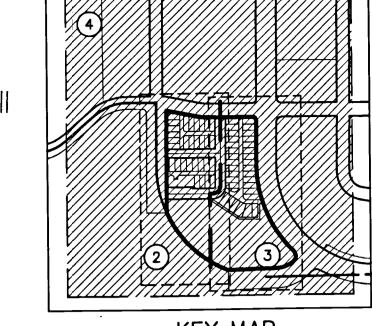


BROOMFIELD URBAN TRANSIT VILLAGE -FILING NO. 19
FINAL PLAT

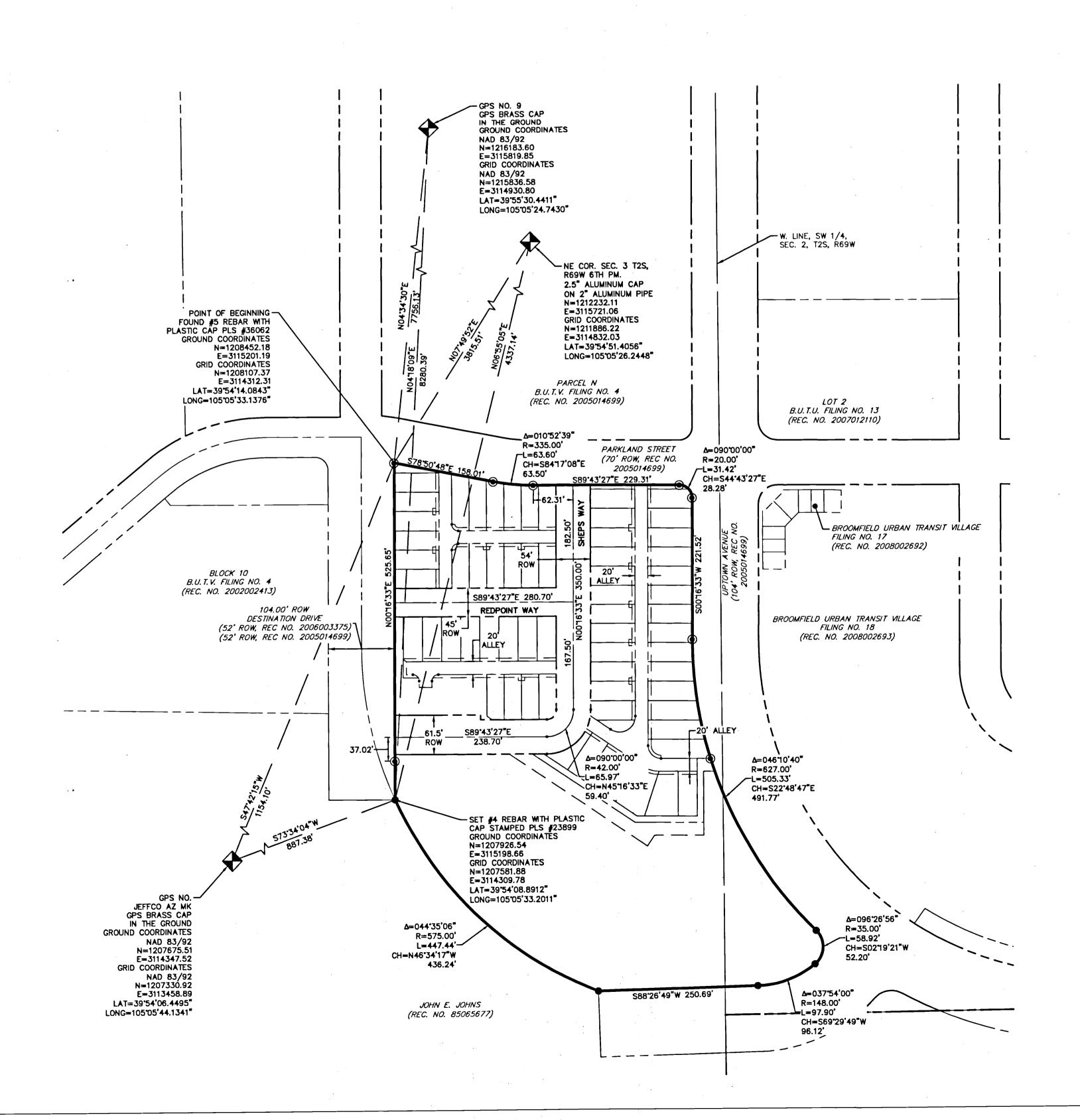
2011008018 PL 08/11/2011 04:41 PM Page: 4 of 4 Rec Fee \$0.00 Doc Fee \$ City and County of Broomfield

A REPLAT OF PARCELS T AND U OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 4 (REC. NO. 2005014699)

SHEET 4 OF 4

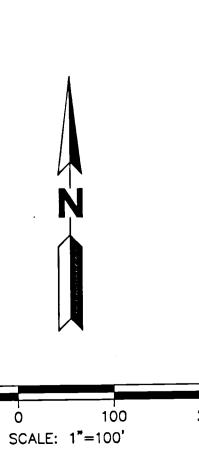


1' = 500'





- FOUND #5 REBAR WITH PLASTIC CAP PLS #36062.
- SET BOUNDARY CORNERS ARE MONUMENTED #4 REBAR WITH PLASTIC CAP OR BRASS TAG AND NAIL, STAMPED "PLS 23899".



BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 19 - FINAL PLAT, SHEET 4 OF 4