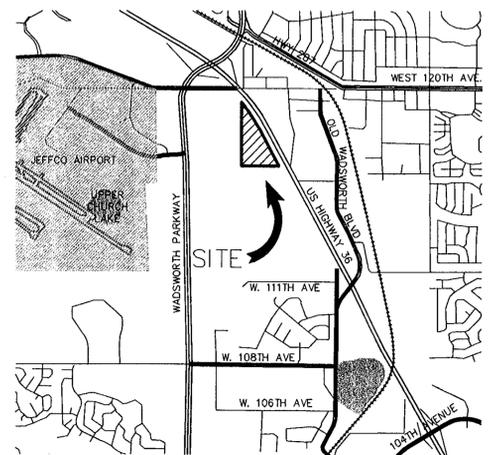


BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 5 MINOR SUBDIVISION

A REPLAT OF A PORTION OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 1 (REC. NO. 2002002413), ALL OF FILING NO. 3 (REC. NO. 2003002761)

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

MARCH 31, 2006
SHEET 1 OF 2



VICINITY MAP
1"=2500'

BOUNDARY DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, ALSO BEING LOT 2 BLOCK 2, LOT 2 BLOCK 3 AND LOT 2 BLOCK 4 OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 1 (RECEPTION NO. 2002002413) AND ALL OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 3 (RECEPTION NO. 2003002761) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 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,

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 416.15 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 AND FOLLOWING THE NORTHEASTERLY LINE OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 3 THE FOLLOWING THREE (3) COURSES:

1. THENCE 990.26 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5574.67 FEET, A CENTRAL ANGLE OF 10°10'38" AND A CHORD WHICH BEARS S33°40'16"E A DISTANCE OF 988.96 FEET;
2. THENCE S28°34'57"E A DISTANCE OF 801.28 FEET;
3. THENCE S28°34'57"E A DISTANCE OF 801.27 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 1;

THENCE ALONG THE BOUNDARY OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 1 THE FOLLOWING FOUR (4) COURSES:

1. THENCE N89°36'43"E A DISTANCE OF 16.18 FEET;
2. THENCE S28°42'03"E A DISTANCE OF 16.64 FEET;
3. THENCE S89°35'49"W A DISTANCE OF 1349.93 FEET;
4. THENCE N00°11'01"E A DISTANCE OF 15.00 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 2;

THENCE FOLLOWING THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 THE FOLLOWING TWO (2) COURSES:

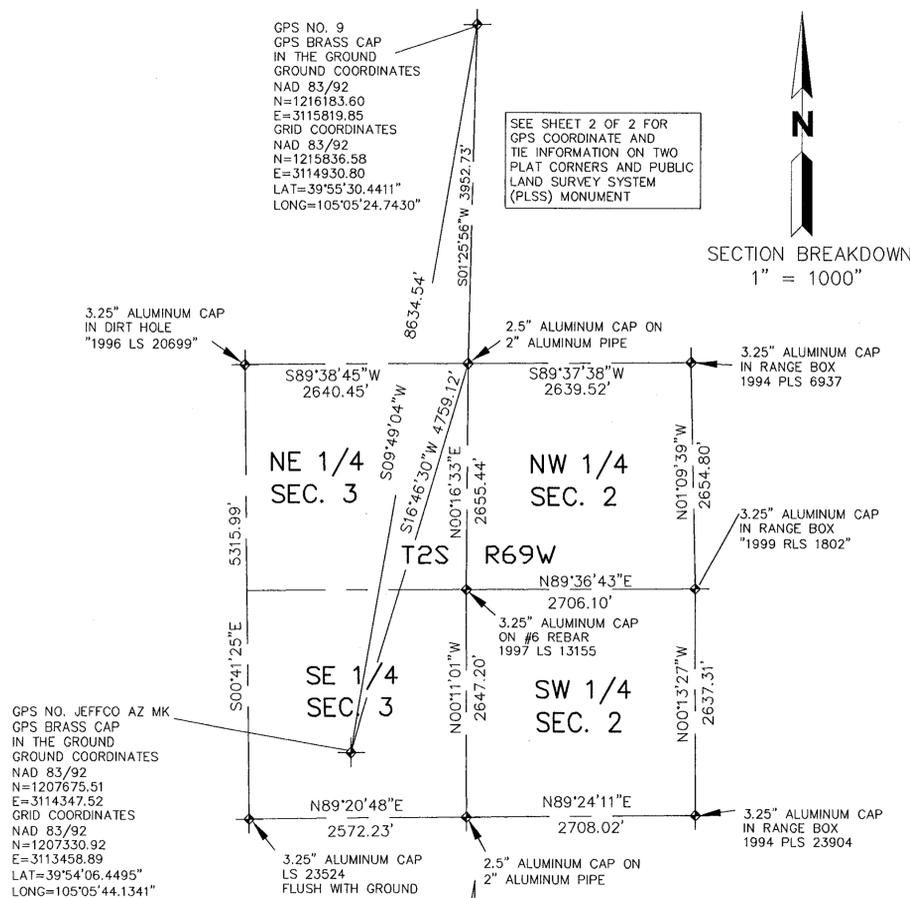
1. THENCE N00°16'33"E A DISTANCE OF 1304.25 FEET;
2. THENCE N00°16'33"E A DISTANCE OF 935.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,589,072 SQUARE FEET (36.480 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. 5 - MINOR SUBDIVISION"; 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 PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND FOR THE USE BY PUBLIC AND PRIVATE UTILITIES.

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.
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 0015 D, DATED SEPTEMBER 30, 1997, PORTIONS OF THE PROPERTY ARE 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 COMMITTEE.
6. THE COMBINED SCALE FACTOR FOR THIS SITE = 0.999714664



SECTION BREAKDOWN
1" = 1000'

OWNERS

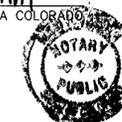
MORELAND PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY
1655 E. LAYTON DRIVE
CHERRY HILLS VILLAGE, CO 80114

BY: W. Douglas Moreland, MANAGER

STATE OF COLORADO }
COUNTY OF ARAPAHOE }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15TH DAY OF May 2006, BY W. DOUGLAS MORELAND AS MANAGER OF MORELAND PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES Johnnie Egan JUNE 2, 2007



ATTORNEY'S CERTIFICATE:

I, Kenneth L. Keene 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.

Kenneth L. Keene, REGISTRATION NO. 4891, DATE: MAY 15, 2006

Kenneth J. Keene
ATTORNEY-AT-LAW

APPROVALS:

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

BY: George Di Ciero
GEORGE DI CIERO
CITY AND COUNTY MANAGER

BY: K. B.
DIRECTOR OF COMMUNITY DEVELOPMENT

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.	03/15/06	INITIAL CITY SUBMITTAL
2.	03/31/06	REV. PER CITY COMMENTS
3.		
4.		
5.		
6.		
7.		
8.		
9.		

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