

# BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 20

## MINOR SUBDIVISION PLAT

### BEING A RE-PLAT OF LOT 5, BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 18

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.

2012005907 PL 05/16/2012 03:35 PM  
Page: 1 of 3 Rec Fee \$8.00 Doc Fee \$  
City and County of Broomfield

#### CERTIFICATE OF DEDICATION, OWNERSHIP, AND MAINTENANCE:

KNOW ALL MEN BY THESE PRESENTS THAT ARCADIA HOLDINGS AT ARISTA, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS, MORTGAGEE OR LIEN HOLDER OF CERTAIN LANDS IN BROOMFIELD COUNTY, STATE OF COLORADO, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2 TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BROOMFIELD, STATE COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 5, BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 18, AS RECORDED AT RECEPTION NUMBER 2008002695 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 239,642 SF. OR 5.501 ACRES MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND A TRACT, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 20 AND DO HEREBY DEDICATE TO THE PUBLIC, SCHOOL DISTRICT, OWNERS AND FUTURE OWNERS OF THIS SUBDIVISION THE EASEMENT FOR PURPOSE SHOWN HEREON

EXECUTED THIS 14<sup>th</sup> DAY OF May A.D., 2012.

Robert J. Franzen  
MANAGER

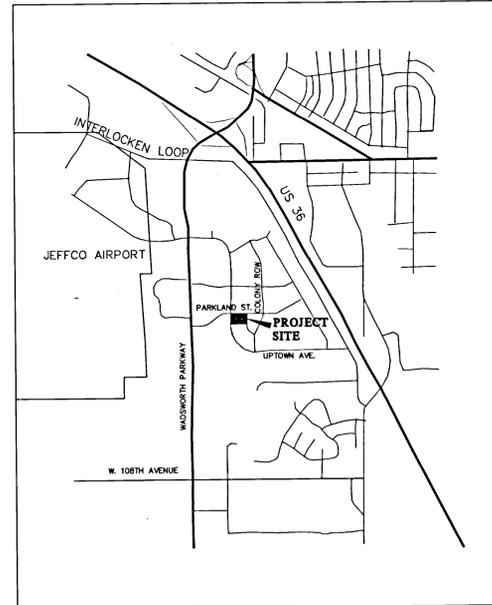
STATE OF COLORADO }  
COUNTY OF Arapahoe } SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14<sup>th</sup> DAY OF May 2012.

MY COMMISSION EXPIRES 5-2-2016

Amy L. Anders  
WITNESS MY HAND AND SEAL NOTARY PUBLIC

AMY L. ANDERS  
Notary Public  
State of Colorado  
My Commission Expires May 02, 2016



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	LOT 5 OVERALL
3	LOTS 1-4

#### SURVEYOR NOTES:

- 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, 8,634.54 FEET.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PEAK CIVIL CONSULTANTS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, PEAK CIVIL CONSULTANTS RELIED UPON POLICY FOR TITLE INSURANCE, ORDER NO. NCS-504119-CO ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF SEPTEMBER 09, 2011.
- 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 SURVEYOR'S STATEMENT SHOWN HEREON.
- 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. 06-08-8417P, EFFECTIVE SEPTEMBER 11, 2006. ZONE X IS DEFINED AS AN AREA OUTSIDE OF THE 500 YEAR FLOOD PLAIN.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER, CLASS 2-11, 1:20,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATION FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- THERE ARE FIVE (5) LOTS WITHIN BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 20.
- THE COMBINED SCALE FACTOR FOR THIS SITE = 0.999714664.

#### APPROVALS:

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO ON THIS 15<sup>th</sup> DAY OF May A.D. 2012.

6:8  
DEPUTY CITY MANAGER

[Signature]  
CITY MANAGER

#### SURVEYOR'S CERTIFICATION

I, MICHAEL R DEWITT, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLIES WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND BROOMFIELD COUNTY.



MICHAEL R. DEWITT  
COLORADO PLS # 38143  
DATE

**BROOMFIELD URBAN TRANSIT  
VILLAGE FILING NO. 20  
MINOR SUBDIVISION PLAT  
COVER SHEET**

DEVELOPER  
ARCADIA HOLDINGS AT  
ARISTA, LLC  
8390 E. CRESCENT PARKWAY,  
SUITE 650  
GREENWOOD VILLAGE, CO  
80011  
(303) 770-8300 PHONE  
(303) 770-8320 FAX  
CONTACT: TODD AMBERRY

**Peak**  
Civil Consultants  
200 W. HAMPPEN AVE., SUITE 200  
ENGLEWOOD, COLORADO 80110  
PH: 720.855.3859  
FAX: 720.855.3860  
CONTACT: JEFF FRENCH

DATE: 12/13/11  
JOB NO: 11.86  
DRAWN BY: RF  
APPROVED:  
CADD FILE: 11.86\BROOMFIELD PLAT 20

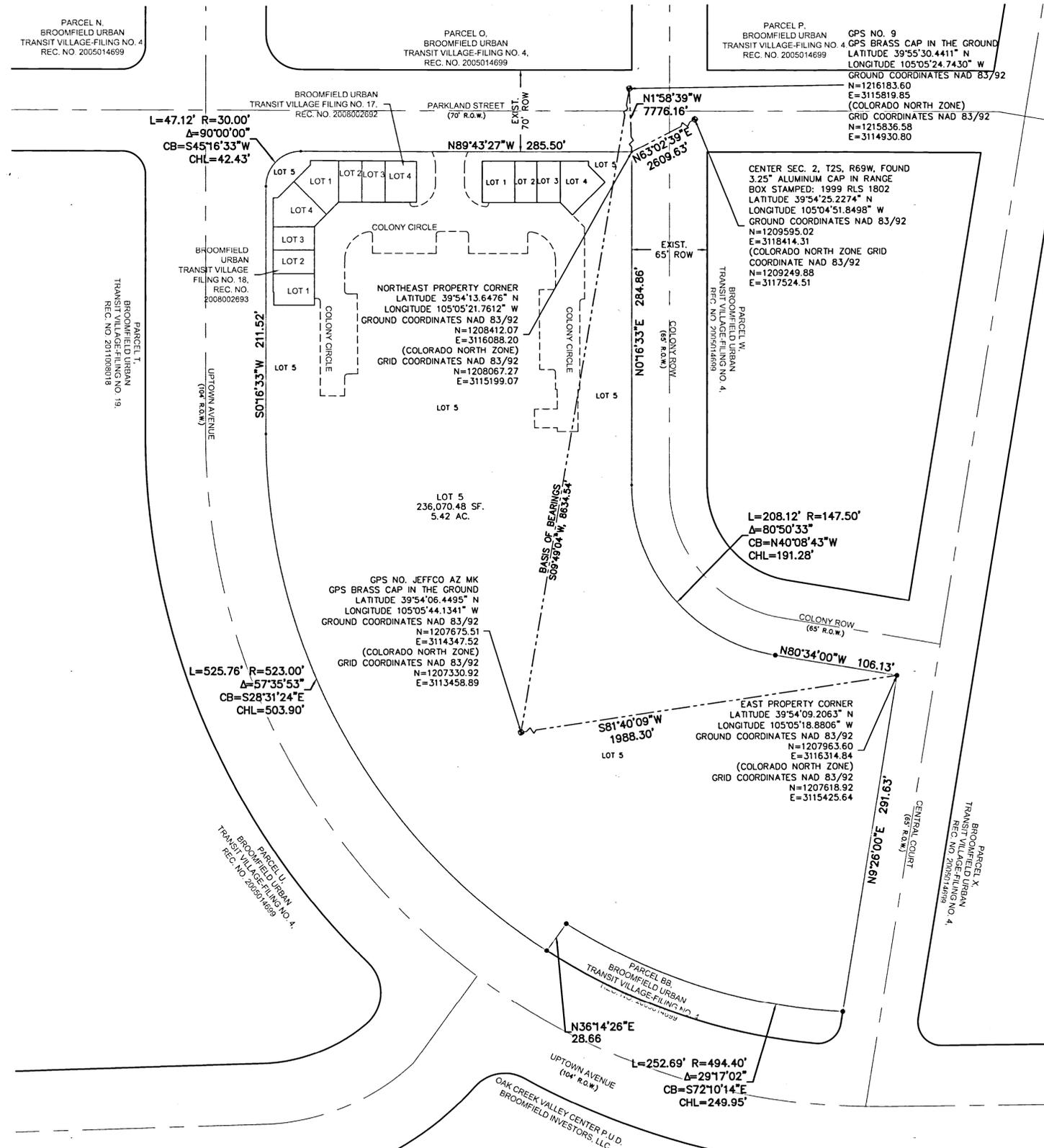
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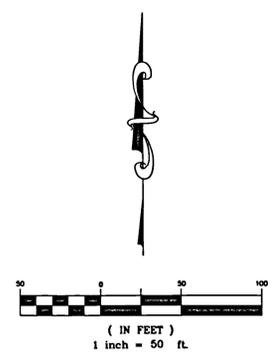
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Page: 2 of 3 Rec Fee \$0.00 Doc Fee \$  
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NOTE: SEE SHEET 3 FOR LOTS 1-4.

**LEGEND**

- ALIIQUOT CORNER FOUND AS DESCRIBED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED LS 36062



NO.	REVISION	DATE	BY
1	PER CITY COMMENTS	03/21/12	RF
2	PER CITY COMMENTS	04/09/12	RF
3	PER CITY COMMENTS	04/19/12	RF
4	PER CITY COMMENTS	05/04/12	RF

### BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 20 MINOR SUBDIVISION PLAT LOT 5 OVERALL

**DEVELOPER**  
ARCADIA HOLDINGS AT ARISTA, LLC  
8390 E. CRESCENT PARKWAY, SUITE 650  
GREENWOOD VILLAGE, CO 80011  
(303) 770-8300 PHONE  
(303) 770-8320 FAX  
CONTACT: TODD AMBERRY

**Peak**  
Civil Consultants  
200 W. HAMPDEN AVE., SUITE 200  
ENGLEWOOD, COLORADO 80110  
PH: 720.855.3859  
FAX: 720.855.3860  
CONTACT: JEFF FRENCH

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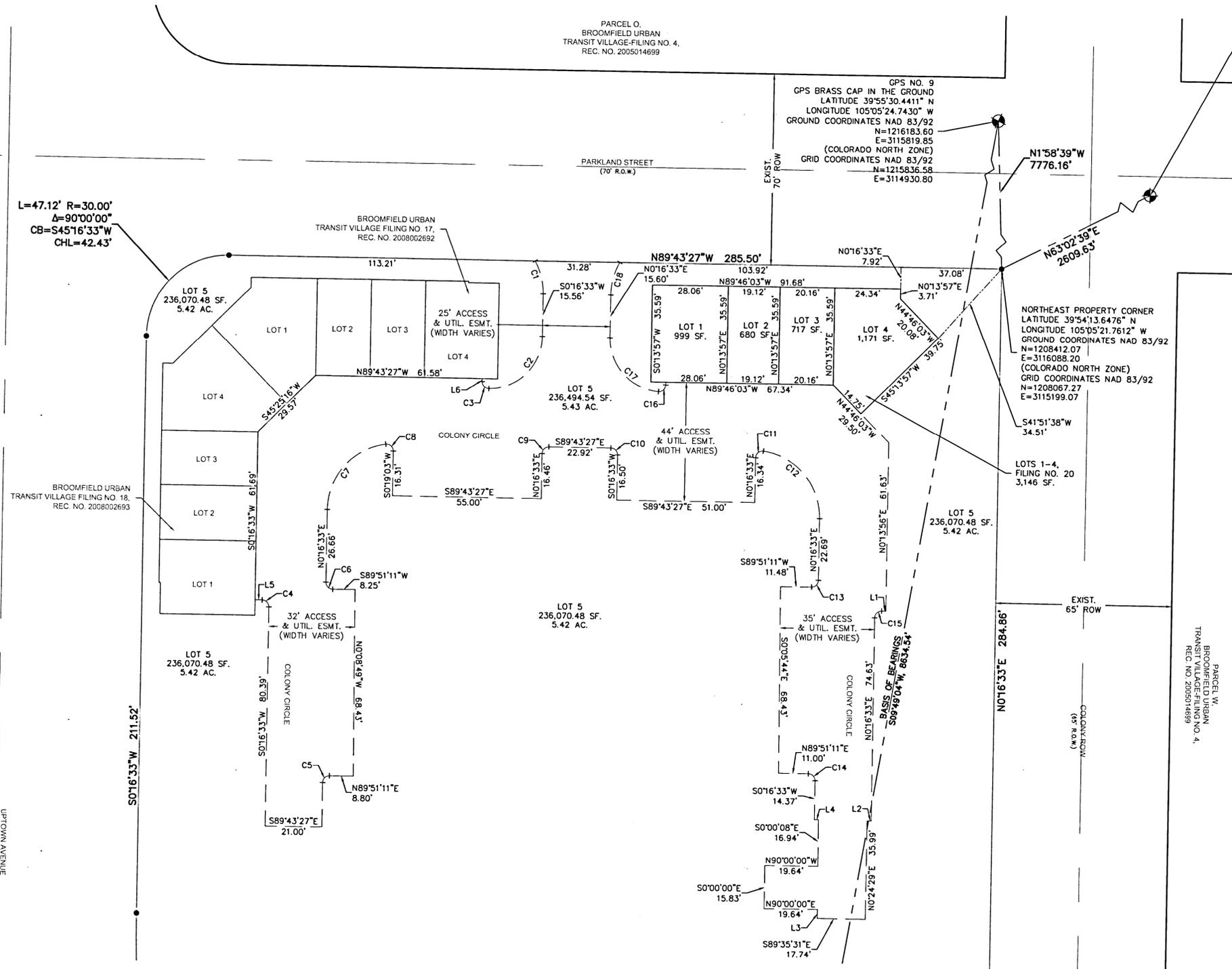
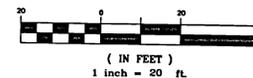
CENTER SEC. 2, T2S, R69W, FOUND 3.25" ALUMINUM CAP IN RANGE BOX  
 STAMPED: 1999 RLS 1802  
 LATITUDE 39°54'25.2274" N  
 LONGITUDE 105°04'51.8498" W  
 GROUND COORDINATES NAD 83/92  
 N=1209595.02  
 E=3118414.31  
 (COLORADO NORTH ZONE GRID COORDINATE NAD 83/92)  
 N=1209249.88  
 E=3117524.51

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.54'	24.50'	29°19'38"	N14°23'16"W	12.40'
C2	30.58'	19.50'	89°50'13"	N45°11'40"E	27.54'
C3	3.93'	2.50'	90°09'47"	S44°48'20"E	3.54'
C4	3.93'	2.50'	90°00'00"	N44°43'27"W	3.54'
C5	3.91'	2.50'	89°34'38"	S45°03'52"W	3.52'
C6	3.95'	2.50'	90°25'22"	S44°56'08"E	3.55'
C7	35.15'	24.50'	82°12'16"	S41°22'41"W	32.21'
C8	4.27'	2.50'	97°50'14"	N48°36'04"W	3.77'
C9	3.93'	2.50'	90°00'00"	S45°16'33"W	3.54'
C10	3.93'	2.50'	90°00'00"	N44°43'27"W	3.54'
C11	4.27'	2.50'	97°50'15"	S49°11'40"W	3.77'
C12	35.13'	24.50'	82°09'45"	N40°48'20"W	32.20'
C13	3.91'	2.50'	89°34'38"	N45°03'52"E	3.52'
C14	3.95'	2.50'	90°25'22"	N44°56'08"W	3.55'
C15	3.93'	2.50'	89°57'29"	S45°15'18"W	3.53'
C16	4.08'	2.50'	93°35'04"	N47°06'35"E	3.64'
C17	29.40'	19.50'	86°22'26"	S42°54'40"E	26.69'
C18	12.54'	24.50'	29°19'38"	S14°56'22"W	12.40'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.59'	S89°45'58"E
L2	1.50'	S89°26'06"E
L3	3.27'	S00°00'00"E
L4	1.50'	S89°26'06"E
L5	2.63'	S89°43'27"E
L6	1.08'	N00°16'33"E

NOTE: SEE SHEET 2 FOR LOT 5.

**LEGEND**  
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 FOUND 5/8" REBAR WITH PLASTIC CAP MARKED LS 36062



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