BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 21

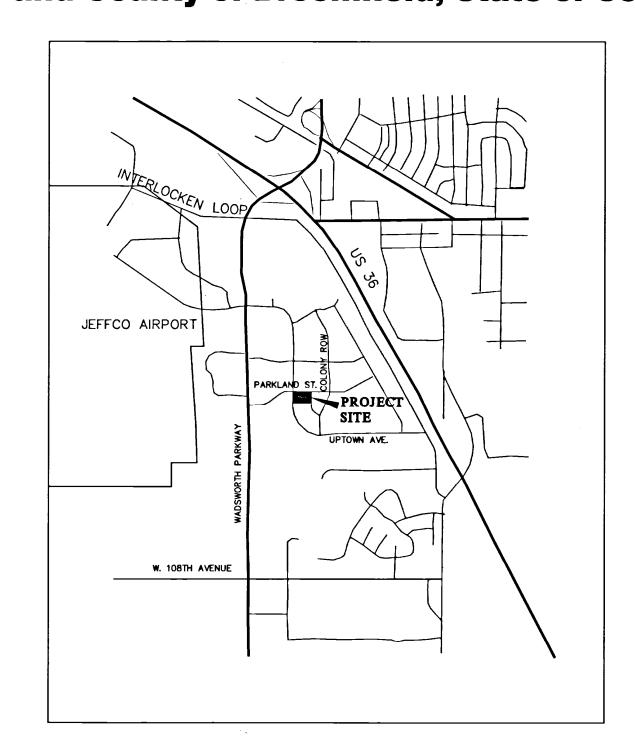
MINOR SUBDIVISION PLAT

BEING A RE-PLAT OF LOT 5, BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 20

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. 2012005906 PL 05/16/2012 03:35 PM Page: 1 of 3 Rec Fee \$0.00 Doc Fee \$ City and County of Broomfield

CERTIFICATE OF DEDICATION, OWNERSHIP, AND MAINTENANCE:
KNOW ALL MEN BY THOSE PRESENT 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. 20, AS RECORDED AT RECEPTION NUMBER 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 236,070.48 SF. OR 5.42 ACRES MORE OR LESS.
HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 21 AND DO HEREBY DEDICATE TO THE PUBLIC, SCHOOL DISTRICT, OWNERS AND FUTURE OWNERS OF THIS SUBDIVISION THE EASEMENT FOR PURPOSE SHOWN HEREON
EXECUTED THIS DAY OF A.D., 20_12.
Hanager James
STATE OF COLORADO) COUNTY OF Ayapahoe)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS DAY OF
MY COMMISSION EXPIRES 5-2-2016

Notary Public State of Colorado



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

SURVEYOR 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, 8,634.54 FEET.

2. 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.

3. 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.

4. 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.

5. 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 CONTROL STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

- 6. THERE ARE FIVE (5) LOTS WITHIN BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 21.
- 7. THE COMBINED SCALE FACTOR FOR THIS SITE = 0.999714664.

<u>APPROVALS</u>

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO ON THIS _______ DAY OF _______ A.D. 20_12____

DEPUTY CITY MANAGE

CLL S.

SURVEYOR'S CERTIFICATION

I, MICHAEL R DEWIT, 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
 NO.
 REVISION
 DATE
 I

 1
 PER CITY COMMENTS
 03/21/12
 04/09/12

 3
 PER CITY COMMENTS
 04/19/12

 4
 PER CITY COMMENTS
 05/04/12

SROOMFIELD URBAN TRANSI VILLAGE FILING NO. 21 MINOR SUBDIVISION PLAT

DEVELOPER ARCADIA HOLDINGS AT ARISTA, LLC

8390 E. CRESCENT PARKWAY, SUITE 650 GREENWOOD VILLAGE, CO 800111 (303) 770-8300 PHONE (303) 770-8320 FAX

CONTACT: TODD AMBERRY



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

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BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 21 **MINOR SUBDIVISION PLAT** 2012005906 PL 05/16/2012 03:35 PM Page: 2 of 3 Rec Fee \$0.00 Doc Fee \$ City and County of Broomfield BEING A RE-PLAT OF LOT 5, BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 20 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. PARCEL N, **BROOMFIELD URBAN** PARCEL O, BROOMFIELD URBAN TRANSIT VILLAGE-FILING NO. **BROOMFIELD URBAN** TRANSIT VILLAGE-FILING NO. 4, GPS BRASS CAP IN THE GROUND REC. NO. 2005014699 TRANSIT VILLAGE-FILING NO. 4, LATITUDE 39"55"30.4411" N LONGITUDE 105°05'24.7430" W **BROOMFIELD URBAN** _N1°58'39"W E=3115819.85 TRANSIT VILLAGE FILING NO. 17, (COLORADO NORTH ZONE) PARKLAND STREET GRID COORDINATES NAD 83/92 L=47.12' R=30.00' Δ=90'00'00" N=1215836.58 E=3114930.80 CB=S4516'33"W N89'43'27"W _285.50' CHL=42.43' 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 BROOMFIELD NORTHEAST PROPERTY CORNER 65' ROW NAD 83/92 URBAN LOT 2 N=1209249.88 TRANSIT VILLAGE LATITUDE 39°54'13.6476" N FILING NO. 18, E=3117524.51 LONGITUDE 105°05'21.7612" W LOT 1 REC. NO. CROUND COORDINATES NAD 83/92 N=1208412.07 E=3116088.20 2008002693 (COLORADO NORTH ZONE) GRID COORDINATES NAD 83/92 N=1208067.27 E=3115199.07 LOT 5 LOT 5 232,351.41 SF. 5.33 AC. L=208.12' R=147.50' _Δ=80°50′33″ CB=N40°08′43″W CHL=191.28' GPS NO. JEFFCO AZ MK GPS BRASS CAP IN THE GROUND LATITUDE 39'54'06.4495" N LONGITUDE 105°05'44.1341" W GROUND COORDINATES NAD 83/92 N=1207675.51 -E = 3114347.52(COLORADO NORTH ZONE) GRID COORDINATES NAD 83/92 N=1207330.92 DEVELOPER ARCADIA HOLDINGS AT ARISTA, LLC E=3113458.89 \L=525.76' \R=523.00' Δ=57°35'53"_, 8390 E. CRESCENT PARKWAY, SUITE 650 CB=S28'31'24"E EAST PROPERTY CORNER CHL=503.90' GREENWOOD VILLAGE, CO LATITUDE 39°54'09.2063" N 800111 LONGITUDE 105°05'18.8806" W NOTE: SEE SHEET 3 FOR LOTS 1-4. (303) 770-8300 PHONE GROUND COORDINATES NAD 83/92 `(303) 770-8320 FAX N=1207963.60 CONTACT: TODD AMBERRY E=3116314.84 (COLORADO NORTH ZONE) GRID COORDINATES NAD 83/92 ALIQUOT CORNER FOUND AS DESCRIBED N=1207618.92 E=3115425.64 FOUND 5/8" REBAR • WITH PLASTIC CAP MARKED LS 36062 **Civil Consultants** 200 W. HAMPDEN AVE., SUITE 200 ENGLEWOOD, COLORADO 80110 PH: 720.855.3859 FAX: 720.855.3860 CONTACT: JEFF FRENCH _N36"4'26"E 12/13/11 L=252.69' R=494.40' JOB NO: 11.86 _Δ=29⁴7'02*****_ DRAWN BY: RF CB=S7210'14"E APPROVED: CHL=249.95 CADD FILE: 11.86/_/CONST/MINOR PLAT/FIL 21 1 inch = 50 ft.

