

# BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 22

## FINAL PLAT

### A RE-PLAT OF LOT 5, BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 21

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.

2013013315 PL 09/12/2013 03:56 PM  
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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 OWNER, 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 OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 5, BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 21, RECORDED MAY 16, 2012 AT RECEPTION NO. 2012005906, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
EXCEPTING THEREFROM THE FOLLOWING:  
VENUE AT ARISTA CONDOMINIUM MAP - BUILDING 12, RECORDED AUGUST 8, 2012 AT RECEPTION NO. 2012009904  
AND VENUE AT ARISTA CONDOMINIUM MAP - BUILDING 19, RECORDED OCTOBER 4, 2012 AT RECEPTION NO. 2012012751, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
CONTAINING 232,351.41 SF. OR 5.33 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. 22 AND BY THESE PRESENTS DEDICATES, GRANTS, AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY, AND OTHER 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 OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 16th DAY OF AUGUST A.D., 2013

*John M. Healy*  
JOHN M. HEALY, EXECUTIVE VICE PRESIDENT  
8390 E. CRESCENT PARKWAY, SUITE 650  
GREENWOOD VILLAGE, CO 80111

STATE OF COLORADO }  
COUNTY OF Broomfield } SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF AUGUST 2013

MY COMMISSION EXPIRES 02/01/2015

*Sharon Kelley*  
WITNESS MY HAND AND SEAL Notary Public

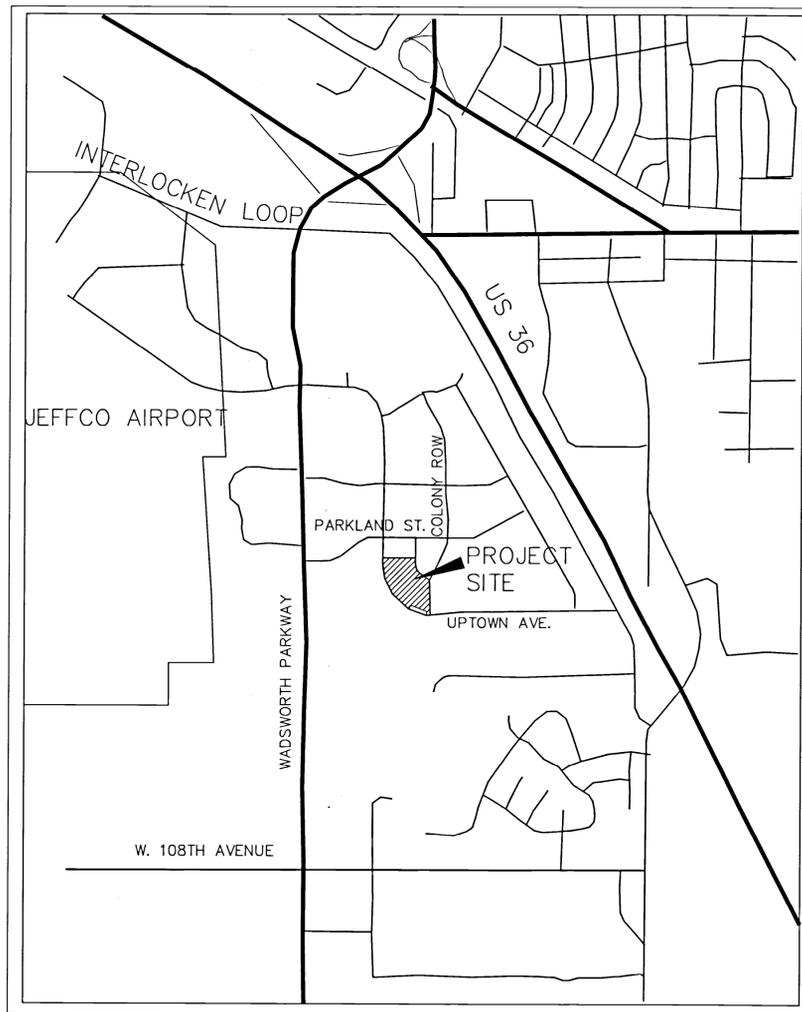


#### SURVEYOR'S CERTIFICATION

I, L. KELLEY STEVENSON, 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.



L. KELLEY STEVENSON  
COLORADO PLS # 38231  
FOR AND ON BEHALF OF  
PEAK CIVIL CONSULTANTS  
200 W. HAMPDEN AVE., SUITE 200  
ENGLEWOOD, CO 80110



VICINITY MAP  
SCALE: 1"=1,000'

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	RE-PLAT

#### 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-B417P, 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.
- THE COMBINED SCALE FACTOR FOR THIS SITE = 0.999714664.
- THE OWNER DOES NOT DESIRE THAT THE RIGHTS-OF-WAY AND EASEMENT BE SEARCHED AND STATED ON THE PLAT.

#### ATTORNEY'S CERTIFICATE

I, Sam A. Goss, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNERS AND SUBDIVIDERS 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 OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

*Sam A. Goss*  
REGISTRATION NO. 20966 DATE: 9/13/2013

#### CITY COUNCIL CERTIFICATE

THIS RE-PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF BROOMFIELD, COLORADO ON THIS 23rd DAY OF July A.D. 2013

*Mayor*  
MAYOR *Lucas Keenan*  
CITY CLERK *Deputy*



#### PLANNING AND ZONING COMMISSION CERTIFICATE

THIS RE-PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 6th DAY OF June A.D. 2013

*Chairman*  
CHAIRMAN *Secretary*  
SECRETARY

TRACT DATA			
TRACT	AREA (AC.)	USE	OWNERSHIP/MAINTENANCE
A	1.12	LANDSCAPE, PRIVATE DRIVE, ACCESS & UTILITY EASMENT & DRAINAGE	HOA
B	1.90	LANDSCAPE & DRAINAGE	HOA

**BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 22**  
**RE-PLAT COVER SHEET**

**DEVELOPER**  
**CENTURY COMMUNITIES**  
8390 E. CRESCENT PARKWAY,  
SUITE 650  
GREENWOOD VILLAGE, CO 80111  
(303) 770-8300 PHONE  
(303) 770-8320 FAX  
CONTACT: RICHARD CROSS

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

DATE: 12/06/12  
JOB NO: 11.86  
DRAWN BY: RF  
APPROVED: \_\_\_\_\_  
CADD FILE: \_\_\_\_\_

# BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 22

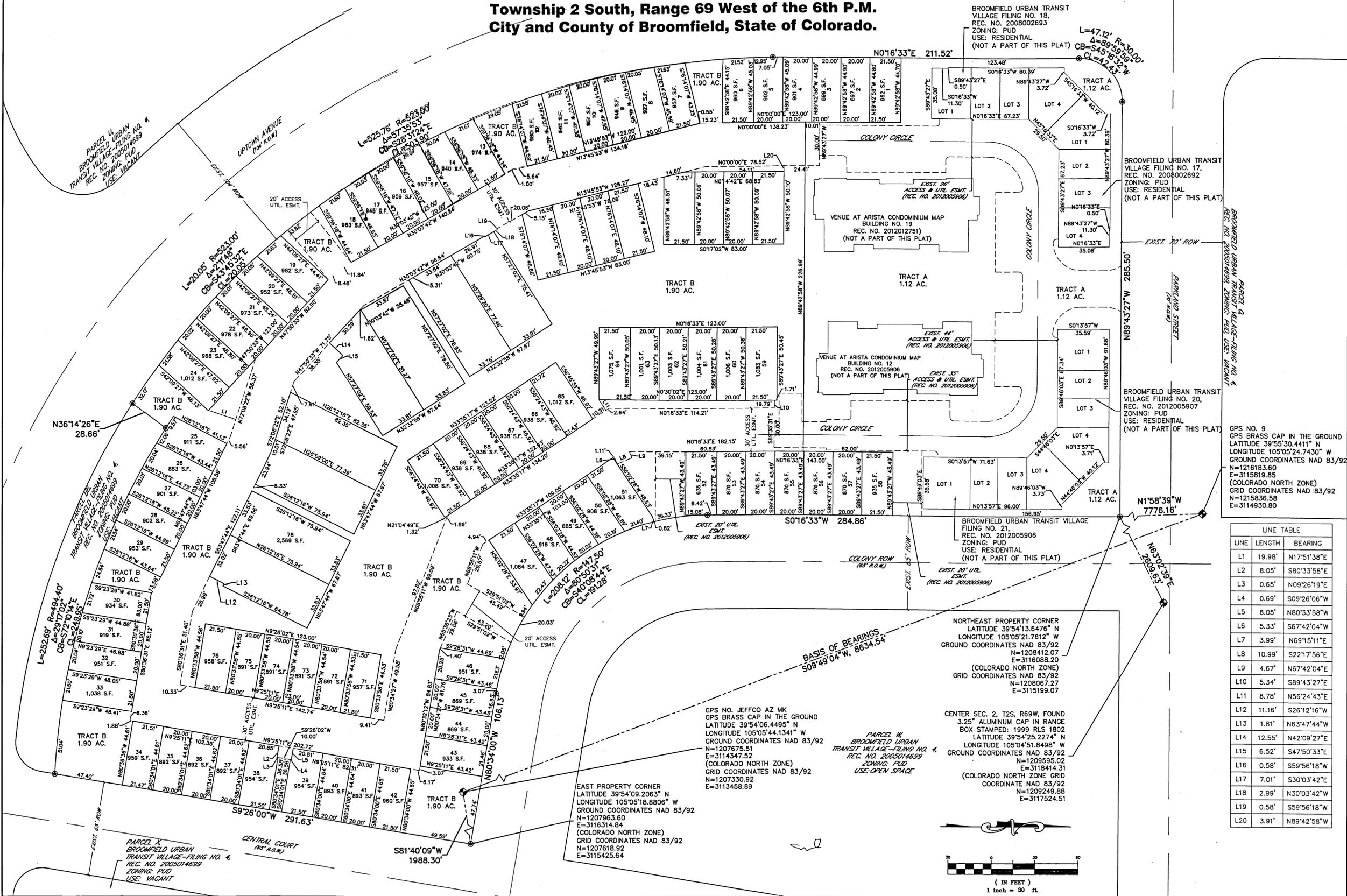
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NO.	REVISION	DATE	BY
1	PER COUNTY COMMENTS	03/06/13	RF
2	PER COUNTY COMMENTS	07/11/13	DRA



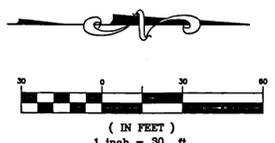
GPS NO. 9  
GPS BRASS CAP IN THE GROUND  
LATITUDE 39°55'30.4411" N  
LONGITUDE 105°05'24.7430" W  
GROUND COORDINATES NAD 83/92  
N=1216163.60  
E=3115819.85  
(COLORADO NORTH ZONE)  
GRID COORDINATES NAD 83/92  
N=1215836.58  
E=3114930.80

LINE	LENGTH	BEARING
L1	19.98'	N17°51'38"E
L2	8.05'	S80°33'58"E
L3	0.65'	N09°26'19"E
L4	0.69'	S09°26'06"W
L5	8.05'	N80°33'58"W
L6	5.33'	S67°42'04"W
L7	3.99'	N69°15'11"E
L8	10.99'	S227°15'56"E
L9	4.67'	N67°42'04"E
L10	5.34'	S89°43'27"E
L11	8.78'	N56°24'43"E
L12	11.16'	S26°12'16"W
L13	1.81'	N63°47'44"W
L14	12.55'	N42°09'27"E
L15	6.52'	S47°50'33"E
L16	0.58'	S59°56'18"W
L17	7.01'	S30°03'42"E
L18	2.99'	N30°03'42"W
L19	0.58'	S59°56'18"W
L20	3.91'	N89°42'58"W

NORTHEAST PROPERTY CORNER  
LATITUDE 39°54'13.6476" N  
LONGITUDE 105°05'21.7612" W  
GROUND COORDINATES NAD 83/92  
N=1208412.07  
E=3116088.20  
(COLORADO NORTH ZONE)  
GRID COORDINATES NAD 83/92  
N=1208067.27  
E=3115199.07

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  
E=3113458.89

EAST PROPERTY CORNER  
LATITUDE 39°54'09.2063" N  
LONGITUDE 105°05'19.8806" W  
GROUND COORDINATES NAD 83/92  
N=1207963.60  
E=3116314.84  
(COLORADO NORTH ZONE)  
GRID COORDINATES NAD 83/92  
N=1207618.92  
E=3115425.64



# BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 22

## RE-PLAT

DEVELOPER  
**CENTURY COMMUNITIES**  
8390 E. CRESCENT PARKWAY,  
SUITE 650  
GREENWOOD VILLAGE, CO  
80111  
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