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Page: 1 of 2 Rec Fee $0.00 Doc Fee $
City and County of Broomfield

BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 4 REPLAT A - MINOR SUBDIVISION

A REPLAT OF PARCEL B BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 4 (REC. NO. 2005014699)

A PORTION OF THE NORTHEAST QUARTER OF SECTION 3
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 1 OF 2

BOUNDARY DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS:

PARCEL B OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 4 (RECEPTION NO. 2005014699) BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL B, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DESTINATION DRIVE,

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID DESTINATION DRIVE THE FOLLOWING FOUR (4) COURSES:
1. THENCE S00°57'16"W A DISTANCE OF 519.72 FEET;
2. THENCE 94.97 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 14°57'00" AND A CHORD WHICH BEARS S06°31'14"E A DISTANCE OF 94.97 FEET;
3. THENCE S13°59'44"E A DISTANCE OF 162.21 FEET;
4. THENCE 242.15 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 295.00 FEET, A CENTRAL ANGLE OF 47°01'55" AND A CHORD WHICH BEARS S09°31'14"W A DISTANCE OF 235.41 FEET;

THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY OF SAID DESTINATION DRIVE AND ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF UPTOWN AVENUE THE FOLLOWING TWO (2) COURSES:
1. THENCE 40.54 FEET ALONG THE ARC OF A TANGENT CURVE TO LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 77°25'28" AND A CHORD WHICH BEARS S05°40'33"E A DISTANCE OF 37.52 FEET;
2. THENCE S44°23'17"E A DISTANCE OF 273.18 FEET;

THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY OF SAID UPTOWN AVENUE AND ALONG THE BOUNDARY OF LOT 3, BROOMFIELD URBAN TRANSIT VILLAGE, FILING NO. 11 (RECEPTION NO. 2008001112) THE FOLLOWING TWO (2) COURSES:
1. THENCE N45°36'43"E A DISTANCE OF 291.24 FEET;
2. THENCE S89°38'40"E A DISTANCE OF 277.02 FEET:

THENCE DEPARTING THE BOUNDARY OF SAID LOT 3 AND ALONG THE WESTERLY BOUNDARY OF LOT 4 OF BROOMFIELD URBAN TRANSIT VILLAGE, FILING NO. 11 (RECEPTION NO. 2008001112) N00°16'33"E A DISTANCE OF 855.62 FEET;
THENCE DEPARTING THE BOUNDARY OF SAID LOT 4 AND ALONG THE SOUTH BOUNDARY OF STATE HIGHWAY 128 RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:
1. THENCE N78°33'20"W A DISTANCE OF 462.73 FEET;
2. THENCE N69°35'10"W A DISTANCE OF 248.57 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 668,884 S.F. (15.355 AC), MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "BROOMFIELD URBAN TRANSIT VILLAGE – FILING 4 REPLAT A MINOR SUBDIVISION," AND BY THESE PRESENTS 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.

PLAT NOTES:

1.) 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.

2.) ● FOUND #5 REBAR WITH PLASTIC CAP PLS # 31548 UNLESS OTHERWISE NOTED.

✦ FOUND MONUMENTS ARE AS NOTED.

3.) 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)

4.) 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.

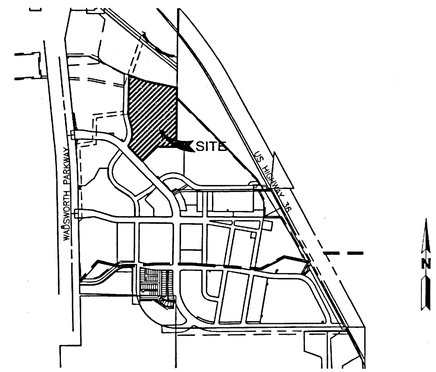
5.) THE COMBINED SCALE FACTOR FOR THIS SITE = 0.99971466

6.) ACCESS EASEMENT: ACCESS TO LOT 1 FROM DESTINATION DRIVE SHALL BE PROVIDED BY AT LEAST TWO PERPETUAL, NON-EXCLUSIVE, ACCESS EASEMENTS FOR PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ON, OVER, UPON AND ACROSS LOT 2. THE LOCATION OF THE NORTH ACCESS DRIVE IS SHOWN ON THIS PLAT AND HEREBY DEDICATED TO THE CITY AND COUNTY AS A PUBLIC ACCESS AND UTILITY EASEMENT. THE REQUIRED LOCATION AND WIDTH OF THE SECOND ACCESS DRIVE (SOUTH) WAS NOT FINAL AT THE TIME OF PLATTING AND IS SHOWN AS TEMPORARY. THE LOCATION OF THE SECOND ACCESS DRIVE (SOUTH) IS SUBJECT TO CHANGE WITH DEVELOPMENT OF LOT 2.

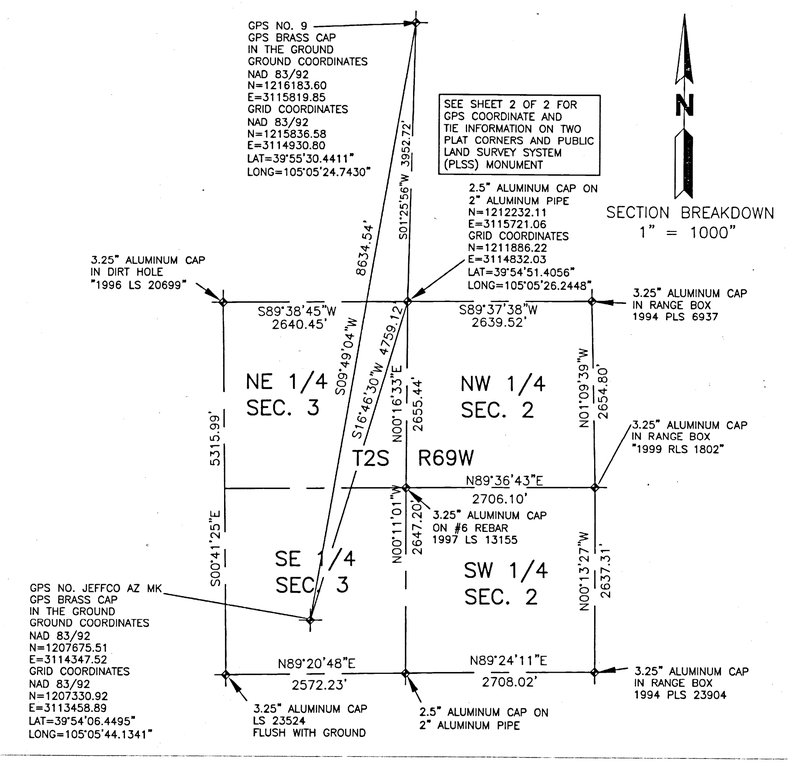
7.) TEMPORARY DRAINAGE EASEMENT: LOT 2 SHALL PROVIDE TEMPORARY NON-EXCLUSIVE, DRAINAGE EASEMENTS FOR STORM DRAINAGE TO CROSS LOT 2. THE EASEMENTS SHALL BE VACATED WITH THE FUTURE DEVELOPMENT OF LOT 2 WITH THE INTENTION THAT DRAINAGE BE PIPED.

BASIS OF BEARING:

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.



VICINITY MAP
1"=2500'



OWNER'S CERTIFICATE

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

BY: Tim Wiens
TIM WIENS, MANAGER

STATE OF COLORADO }
COUNTY OF } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF December, 2014, BY Tim Wiens. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES August 9, 2018

LISA MARIE WOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20144013542
MY COMMISSION EXPIRES AUGUST 9, 2018

Lisa Wood
Notary Public

ATTORNEY'S CERTIFICATE:

I, ERIC R. JONSEN AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON DEDICATING EASEMENTS TO THE CITY AND COUNTY OF BROOMFIELD 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.

_____, REGISTRATION NO. 15076
ATTORNEY-AT-LAW

APPROVALS:

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD. STATE OF COLORADO ON THIS 17 DAY OF December A.D. 2014

_____, DATE: December 17, 2014
CITY AND COUNTY MANAGER

BY: _____
DIRECTOR OF COMMUNITY DEVELOPMENT

SURVEYOR'S CERTIFICATE:

I, RICHARD A. NOBBE A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT OF THE REAL PROPERTY DESCRIBED HEREON IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 16-20 OF THE BROOMFIELD MUNICIPAL CODE, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING.

_____ _____
RICHARD A. NOBBE DATE
REGISTERED LAND SURVEYOR
COLORADO LICENSE NO. 23899

COLORADO LICENSED
RICHARD A. NOBBE
23899
12/10/14

NO.	DATE:	DESCRIPTION:
1.	08/07/14	INITIAL CITY SUBMITTAL
2.	10/03/14	PER CCOB COMMENTS
3.	11/17/14	PER CCOB COMMENTS
4.	12/09/14	APPROVAL/RECORDING
5.		
6.		
7.		
8.		
9.		

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTINMARTIN.COM

Job Number: 14-0475 Sheet Number: 1 OF 2
Location: C:\SCP\14-0475-Aristo-Parcel B_Atlas\Plat1\
Project Manager: EFH
Drawn By: CHP
Designed By: DM
Plot Date: 12/09/14
Tab Name: COVER
Model Space
Plan view(s):
Profile View(s)
X References:
Other View:
CAD INFORMATION
Paper Space
Plot view: PLOT
Dwg. Name: PARCEL B-PROP LINE.dwg
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

2014012393 PL 12/18/2014 09:28 AM
Page: 2 of 2 Rec Fee $8.00 Doc Fee $
City and County of Broomfield

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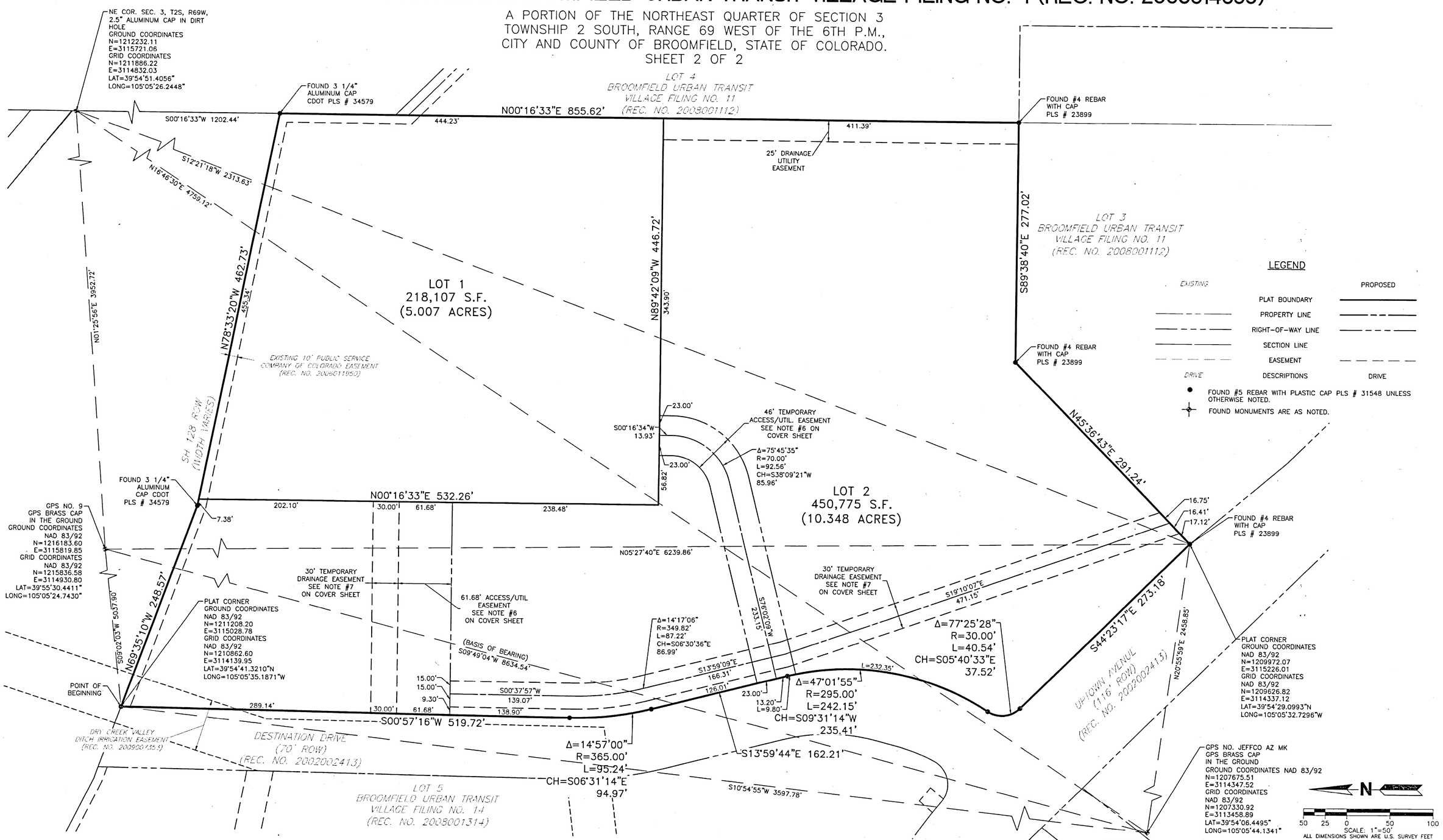
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
SHEET 2 OF 2



LEGEND

EXISTING		PROPOSED
	PLAT BOUNDARY	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
DRIVE	DESCRIPTIONS	DRIVE

● FOUND #5 REBAR WITH PLASTIC CAP PLS # 31548 UNLESS OTHERWISE NOTED.

✦ FOUND MONUMENTS ARE AS NOTED.

COLORADO LICENSED RICHARD D. MOBBS 23899 12/10/14 PROFESSIONAL LAND SURVEYOR

NO.	DATE	DESCRIPTION
1.	08/07/14	INITIAL CITY SUBMITTAL
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MAIN 303.431.6100 MARTINMARTIN.COM

Job Number: 14.0475 Sheet Number: 2 OF 2

Location: G:\14.0475\14.0475-Airport-Parcel B\P-ALS\P1.dwg
Drawn By: GFF
Project Manager: FH
Designed By: DM

X References:
Plot Date: 12/09/14
Tab Name: SHEET 2
Profile View(s):
Model Space
Plan view(s):

CAD INFORMATION
Paper Space
Plot view: PLOT
Other View:
Dwg. Name: PARCEL B-PROP LINE.dwg