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City and County of Broomfield

BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 11 REPLAT A - MINOR SUBDIVISION

A REPLAT OF LOT 4 BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 11 (REC. NO. 2008001112)

A PORTION OF THE NORTHWEST QUARTER OF SECTION 2,
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 NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS:

LOT 4 OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 11 (RECEPTION NO. 2008001112) BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 4,

THENCE ALONG THE WESTERLY BOUNDARY OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 5 (RECEPTION NO. 2006011950) THE FOLLOWING THREE (3) COURSES:

1. S44°35'03"E A DISTANCE OF 800.00 FEET;
2. THENCE S44°35'03"E A DISTANCE OF 833.37 FEET;
3. THENCE S31°41'40"E A DISTANCE OF 108.60 FEET;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID TRANSIT WAY THE FOLLOWING FOUR (4) COURSES:

1. S89°35'49"W A DISTANCE OF 832.82 FEET;
2. THENCE 145.70 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 222.50 FEET, A CENTRAL ANGLE OF 37°31'07" AND A CHORD WHICH BEARS N71°38'37"W A DISTANCE OF 143.11 FEET;
3. THENCE N52°53'03"W A DISTANCE OF 132.54 FEET;
4. THENCE 27.03 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 295.00 FEET, A CENTRAL ANGLE OF 05°14'58" AND A CHORD WHICH BEARS N55°30'33"W A DISTANCE OF 27.02 FEET;

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY OF SAID TRANSIT WAY AND ALONG THE NORTHEASTERLY BOUNDARY OF LOT 3 OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 11 (RECEPTION NO. 2008001112) THE FOLLOWING TWO (2) COURSES:

1. N00°16'33"E A DISTANCE OF 413.68 FEET;
2. THENCE N89°38'40"W A DISTANCE OF 112.42 FEET;

THENCE DEPARTING THE BOUNDARY OF SAID LOT 3 AND ALONG THE EASTERLY BOUNDARY OF LOTS 1 AND 2 OF BROOMFIELD URBAN TRANSIT VILLAGE, FILING NO. 4 REPLAT A – MINOR SUBDIVISION (RECEPTION NO. 2014012393) N00°16'33"E A DISTANCE OF 706.87 FEET;

SAID PARCEL OF LAND CONTAINS 707,687 S.F. (16.246 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 11, 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 #4 REBAR WITH PLASTIC CAP PLS # 23899 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

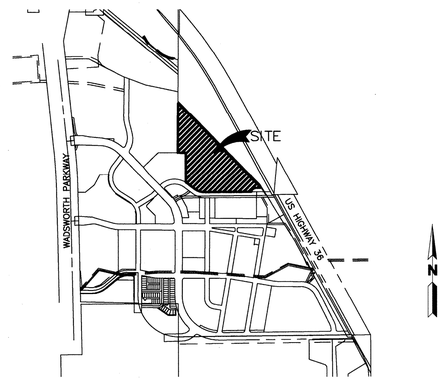
6.) LOT 1 OF FILING NO. 11 REPLAT A WILL HAVE ACCESS TO UPTOWN AVENUE BY A 25' ACCESS EASEMENT ACROSS LOT 2 OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 4, REPLAT A, AS SHOWN ON SHEET TWO OF THIS PLAT.

7.) EXISTING ACCESS EASEMENT HAS REVERTED TO LOT 4 PER NOTE NUMBER 10 OF THE BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 11 FINAL PLAT REC. NO. 2008001112 WHICH STATES, "THE 30' NON-EXCLUSIVE EASEMENT DEDICATED HEREIN AT THE SOUTHEAST CORNER OF LOT 4 SHALL REVERT TO THE OWNERS OF LOT 4, THEIR SUCCESSORS AND ASSIGNS AT SUCH TIME AS THE PORTION OF LOT 1 OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 5 (REC. NO. 2006006800) THAT IS CONTIGUOUS WITH THE EASEMENT IS TRANSFERRED, SOLD OR ASSIGNED (WHETHER THROUGH CONDEMNATION OR INDEPENDENT THIRD PARTY TRANSACTION) TO ANY GOVERNMENTAL OR QUASI-GOVERNMENTAL ENTITY."

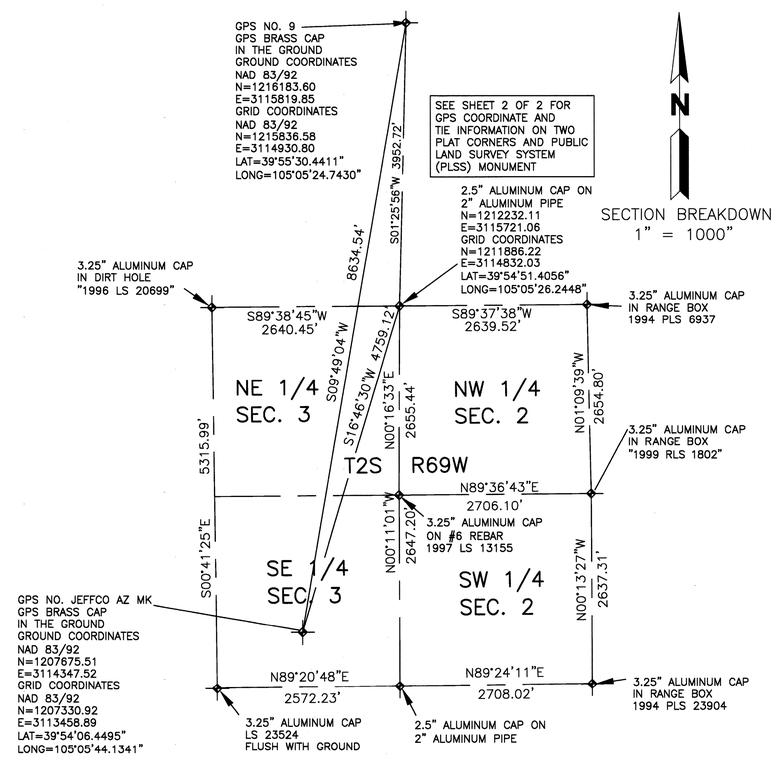
8.) THE INTENT OF THIS REPLAT IS THAT THE OWNER OF THE BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 4, REPLAT A LOT 2 WILL BE THE OWNER OF LOT 1 OF THIS SUBDIVISION. ANY FUTURE SUBDIVISION OR CONVEYANCE WITHIN THE BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 4, REPLAT A LOT 2 SHOULD EITHER REMOVE THE LOT LINE SEPARATING THE TWO PARCELS OR PROVIDE PUBLIC STREET ACCESS FOR LOT 1 OF THIS SUBDIVISION.

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 }SS
COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF September, 2016, BY TIM WIENS. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 5/13/2020

LISA A. VOS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004009121
MY COMMISSION EXPIRES 05/13/2020

LENDER'S CERTIFICATE

FIRSTIER CAPITAL CORP., A WYOMING CORPORATION

THE UNDERSIGNED MORTGAGEE / LIENHOLDER OF THE ABOVE DESCRIBED REAL PROPERTY HEREBY ACKNOWLEDGES AND CONSENTS TO THIS PLAT AND THE EXECUTION AND RECORDING OF THIS PLAT AND SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS, SUCH THAT MORTGAGEE OR LENDER, AND ASSIGNS OR SUCCESSORS, AGREE TO BE BOUND BY THE PLAT.

BY: Jack H. Wiens, Pres.

STATE OF COLORADO }SS
COUNTY OF

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MY COMMISSION EXPIRES 5/13/2020

LISA A. VOS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004009121
MY COMMISSION EXPIRES 05/13/2020

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.

ATTORNEY-AT-LAW, REGISTRATION NO. 15076

APPROVALS:

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD. STATE OF COLORADO ON THIS 27 DAY OF September, A.D 2016.

CITY AND COUNTY MANAGER, DATE: September 27, 2016

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
REGISTERED LAND SURVEYOR
COLORADO LICENSE NO. 23899

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR RICHARD A. NOBBE 23899
9/23/16

DATE

NO.	DATE	DESCRIPTION
1.	09/23/16	APPROVAL/RECORDING
2.		
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MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTINMARTIN.COM

Location: G:\HORN\16.0137-Arista - Parcel MA\C01 Minor Subdivision Plat\PLANS\PLAT\PARCEL M-PROP LINE.dwg
Drawn By: G. PROULX
Job Number: 16.0137
Sheet Number:
Project Manager: D. LE
Surveyed By:
Plot Date:
PLAT DATE:

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
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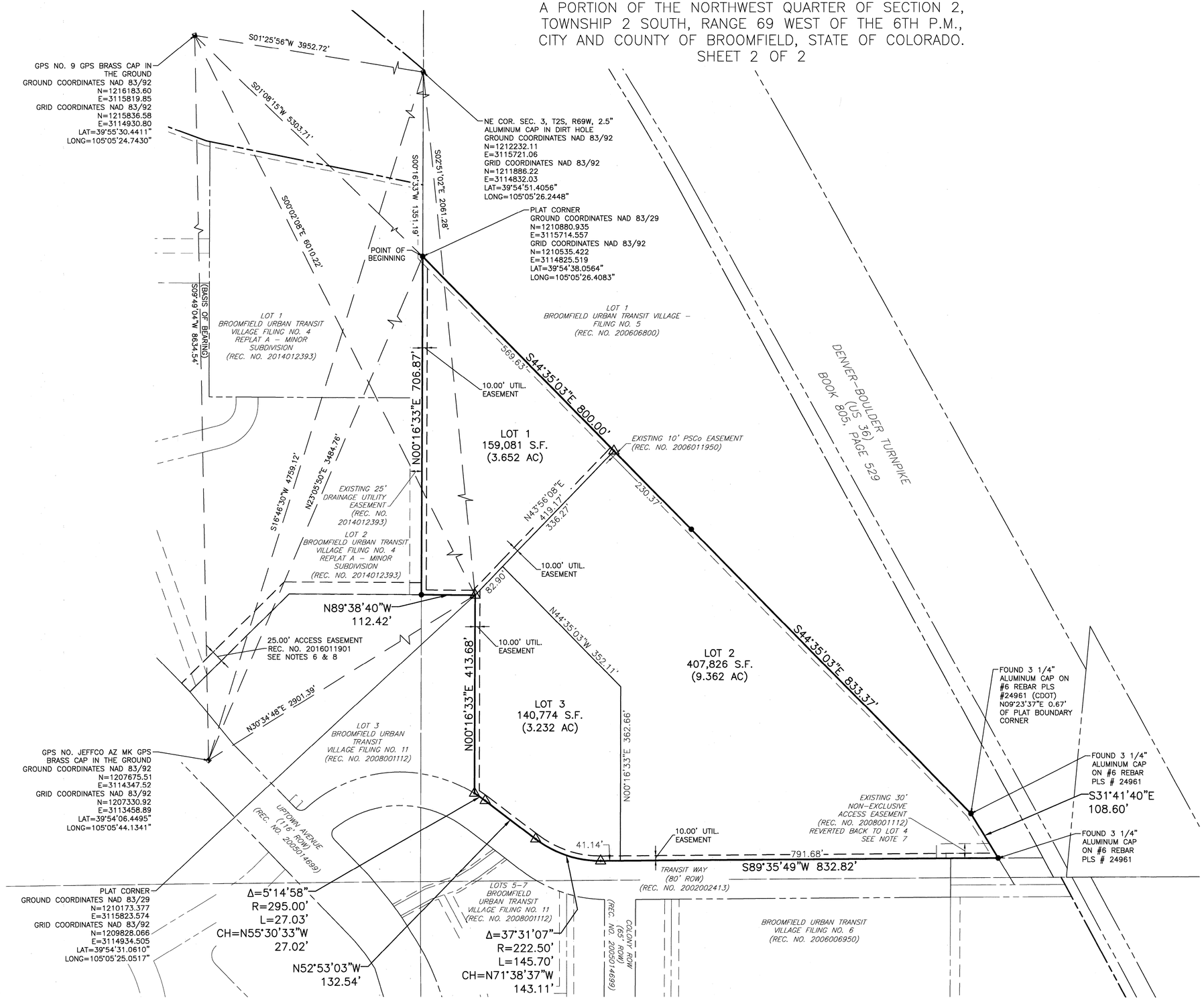
SHEET 2 OF 2



LEGEND

EXISTING		PROPOSED
	PLAT BOUNDARY	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
DRIVE	DESCRIPTIONS	DRIVE
●	FOUND #4 REBAR WITH PLASTIC CAP PLS #23899 UNLESS OTHERWISE NOTED.	
✛	FOUND MONUMENTS ARE AS NOTED.	
	SET #4 REBAR W/ CAP PLS #23899	

N

100 50 0 100 200
SCALE: 1"=100'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

NO.	DATE:	DESCRIPTION:
1.	09/23/16	APPROVAL/RECORDING
2.		
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COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
RICHARD A. MOBERG
PLS 23899
9/23/16

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12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
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