

# BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 8 MINOR SUBDIVISION

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

A PORTION OF THE EAST HALF OF SECTION 3,  
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
MAY 26, 2006  
SHEET 1 OF 2

2006007105 06/05/2006 02:58 PL  
1 of 2 R 0.00 D 0.00 City&Cnty Broomfield

### BOUNDARY DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, ALSO BEING PARCEL D OF BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 4 (RECEPTION NO. 2005014699), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 AS BEARING S00°16'33"W AS MONUMENTED ON THE NORTH BY A 2 1/2 INCH ALUMINUM CAP IN A DIRT HOLE AND ON THE SOUTH BY A 3 1/4 INCH ALUMINUM CAP ON NUMBER 5 REBAR STAMPED "1997 LS 13155", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 S00°16'33"W A DISTANCE OF 2058.06 FEET TO THE NORTHEASTERLY CORNER OF PARCEL D OF BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 4 (RECEPTION NO. 2005014699) ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL D THE FOLLOWING SEVEN (7) COURSES:

1. THENCE CONTINUING ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 S00°16'33"W A DISTANCE OF 594.15 FEET;
2. THENCE DEPARTING THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 71.46 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 303.00 FEET, A CENTRAL ANGLE OF 13°30'47" AND A CHORD WHICH BEARS S59°30'45"W A DISTANCE OF 71.29 FEET;
3. THENCE 21.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 82°51'21" AND A CHORD WHICH BEARS N85°48'58"W A DISTANCE OF 19.85 FEET;
4. THENCE N44°23'17"W A DISTANCE OF 441.58 FEET;
5. THENCE N39°37'28"W A DISTANCE OF 144.50 FEET;
6. THENCE N45°36'43"E A DISTANCE OF 291.24 FEET;
7. THENCE S89°38'40"E A DISTANCE OF 277.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 199,534 SQUARE FEET (4.581 ACRES), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 8 - MINOR SUBDIVISION", AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, AND PUBLIC WAYS AS SHOWN ON THIS 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 FOR THE USE BY PUBLIC AND PRIVATE UTILITIES.

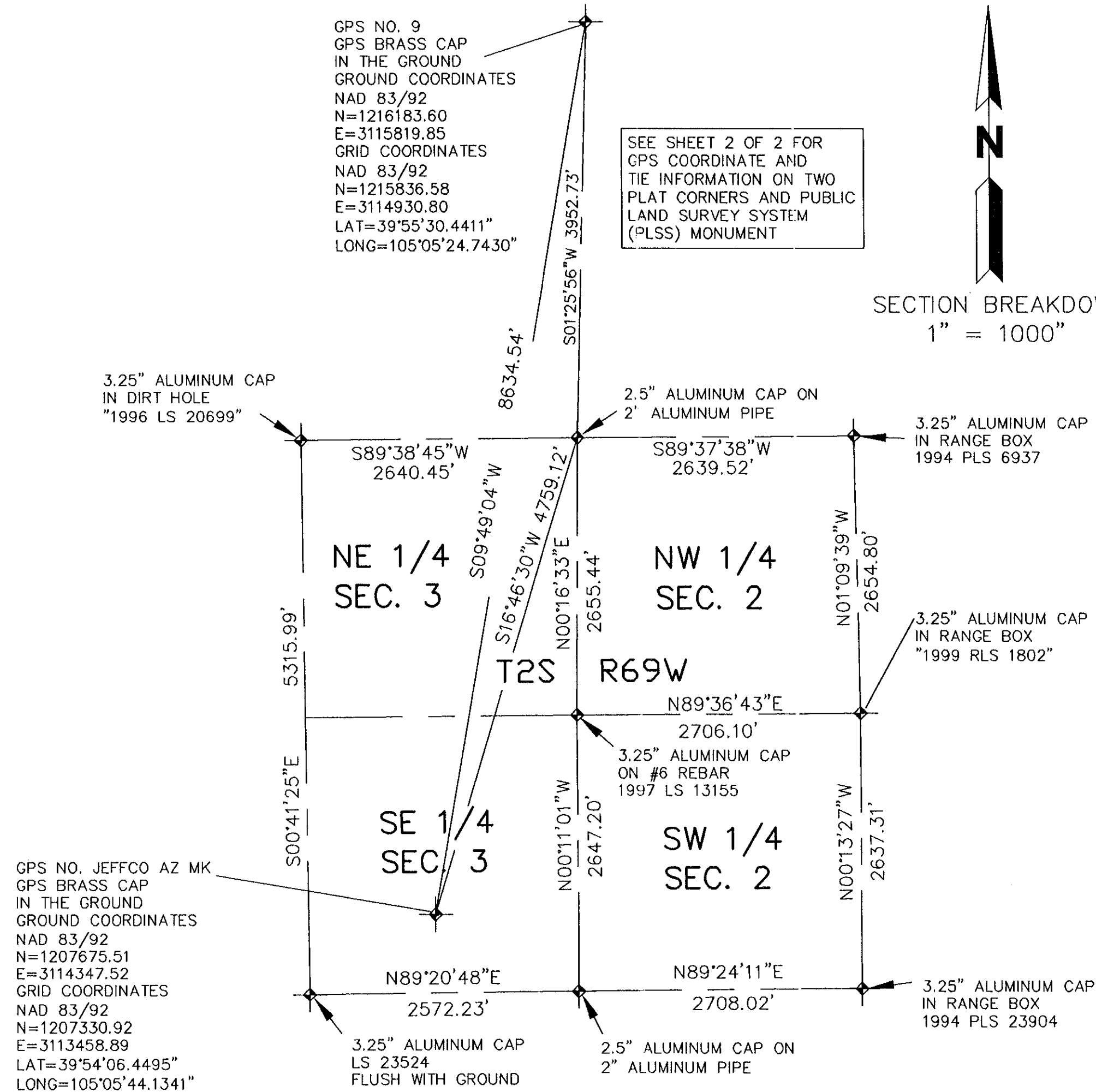


VICINITY MAP  
1"=2500'

PATRICIA B. CHASTAIN  
NOTARY PUBLIC  
STATE OF COLORADO

### PLAT 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, 8634.54 FEET.
- 2.) 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.
- 3.)
  - FOUND BOUNDARY CORNERS OF THE SUBDIVISION ARE MONUMENTED AS NOTED.
  - SET BOUNDARY CORNERS ARE MONUMENTED #4 REBAR WITH PLASTIC CAP OR BRASS TAG AND NAIL, STAMPED "PLS 23899".
  - ✦ FOUND MONUMENTS ARE AS NOTED.
- 4.) ACCORDING TO FEMA "FIRM" MAP NUMBER 085073 0015 D, DATED SEPTEMBER 30, 1997, PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED "ZONES AE AND AH" AREA IN THE "SPECIAL FLOOD HAZARD AREAS INUNDTATED BY 100 - YEAR FLOOD". (AS SHOWN HEREON)
- 5.) 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.
- 6.) THE COMBINED SCALE FACTOR FOR THIS SITE = 0.999714664



### OWNERS

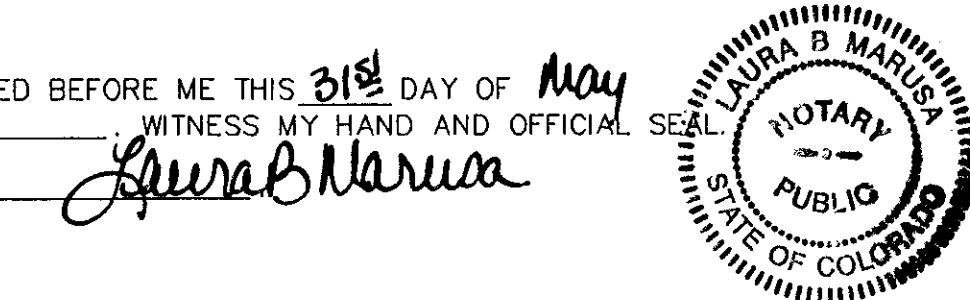
PARK 36 INVESTMENT, LLC.  
555 ELDORADO BLVD., SUITE 200  
BROOMFIELD, COLORADO 80021

BY: *Tim Wiens*  
TIM WIENS, MANAGER

STATE OF COLORADO }  
COUNTY OF Broomfield }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31<sup>st</sup> DAY OF May 2006, BY *Tim Wiens* WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 3/23/2009



REGIONAL TRANSPORTATION DISTRICT  
1600 BLAKE STREET  
DENVER, CO 80202

BY: *Clarence W. Marsella*  
CLARENCE W. MARSELLA, GENERAL MANAGER

STATE OF COLORADO }  
COUNTY OF Denver }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31<sup>st</sup> DAY OF May 2006, BY *Clarence W. Marsella* WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES June 22, 2009

APPROVED AS TO LEGAL FORM:  
*Patricia B. Maruca*  
LEGAL COUNSEL

### ATTORNEY'S CERTIFICATE:

I, *Valerie D. Bromley*, AMERICAN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNERS AND SUBDIVIDERS GRANTING ANY EASEMENT 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.

*Valerie D. Bromley*, REGISTRATION NO. 31363, DATE: June 1, 2006  
ATTORNEY-AT-LAW

### APPROVALS:

CITY & COUNTY OF BROOMFIELD  
ONE DESCOMBES DRIVE  
BROOMFIELD, CO 80020

BY: *George Di Ciero*  
GEORGE DI CIERO  
CITY AND COUNTY MANAGER

BY: *George Di Ciero*  
DIRECTOR OF COMMUNITY DEVELOPMENT

### SURVEYOR'S CERTIFICATE:

I, RICHARD A. NOBBE, A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY COMPLES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.



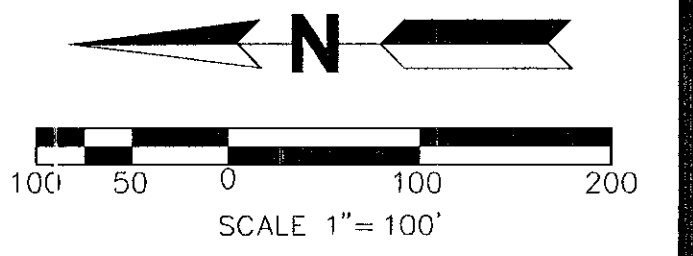
| NO. | DATE     | DESCRIPTION            |
|-----|----------|------------------------|
| 1.  | 03/15/06 | INITIAL CITY SUBMITTAL |
| 2.  | 05/26/06 | REV. PER CITY COMMENTS |
| 3.  |          |                        |
| 4.  |          |                        |
| 5.  |          |                        |
| 6.  |          |                        |
| 7.  |          |                        |
| 8.  |          |                        |
| 9.  |          |                        |

MARTIN / MARTIN  
CONSULTING ENGINEERS  
12499 WEST DOLFAX AVE.  
P.O. BOX 151500  
LAKEWOOD, CO 80215  
303.431.6100  
FAX 303.431.4028

# BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 8 MINOR SUBDIVISION

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

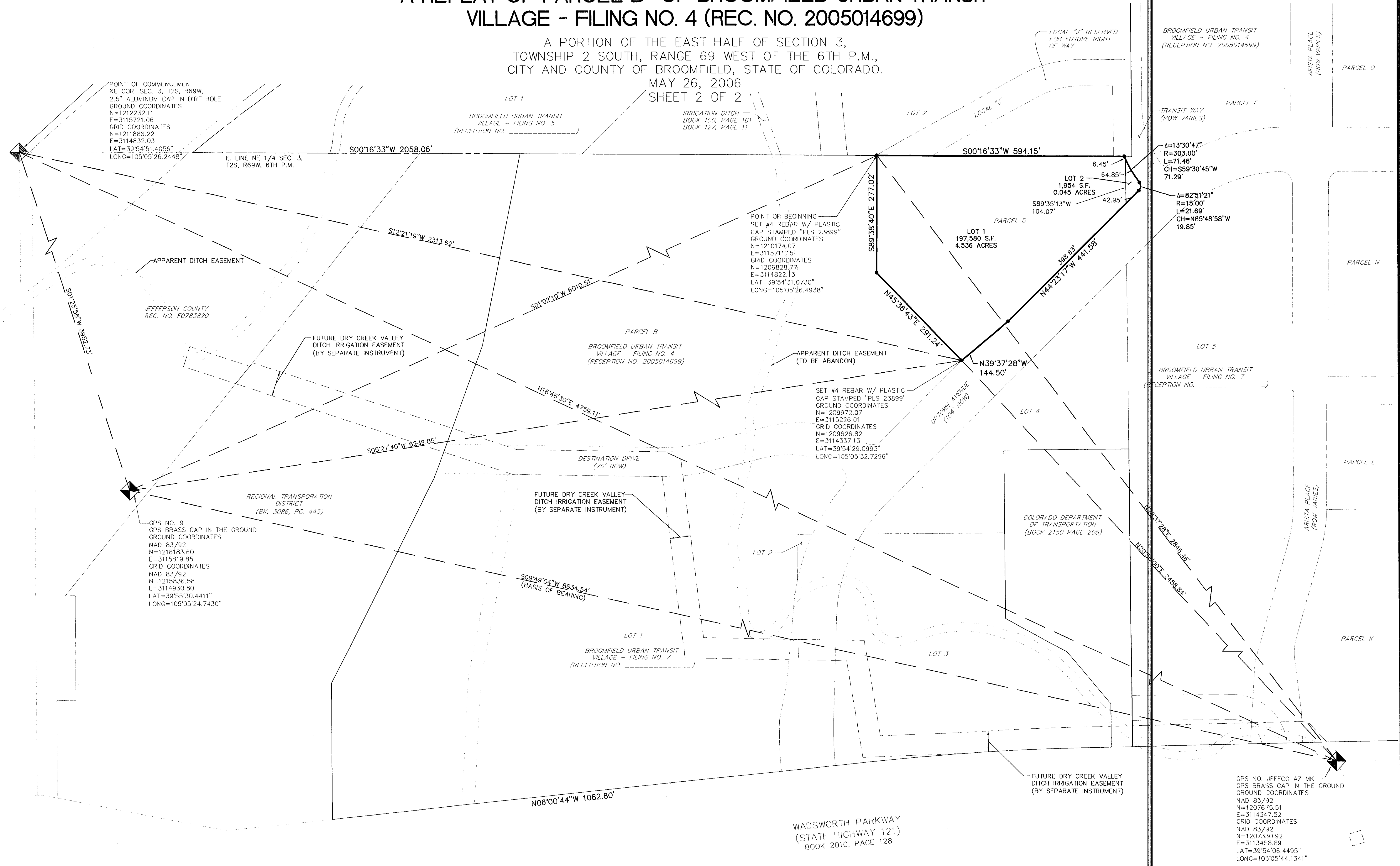
200607105 06/05/2006 02:58P PL  
2 of 2 R 0.00 D 0.00 C 1.00 Cnty Broomfield



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

MAY 26, 2006  
SHEET 2 OF 2

Job Number: 17034.C.20 Sheet Number: 2 OF 2  
Location: G:\HORN\Morland\Plot\BUTV-FLG-8  
Project Manager: JMC Drawn By: JMC  
Designed By: BCD  
X References:  
Model Space  
Paper Space  
Plot View:  
PLAN  
Other View:  
Dwg. Name: BUTV-FLG-8.dwg  
Plot Date: 03/02/06 chavez  
Tab Name: SHEET 2



GPS NO. JEFFCO AZ MK  
GPS BRASS CAP IN THE GROUND  
GROUND COORDINATES  
NAD 83/92  
N=1207675.51  
E=3114347.52  
GRID COORDINATES  
NAD 83/92  
N=1207330.92  
E=3113458.89  
LAT=39°54'06.4495"  
LONG=105°05'44.1341"