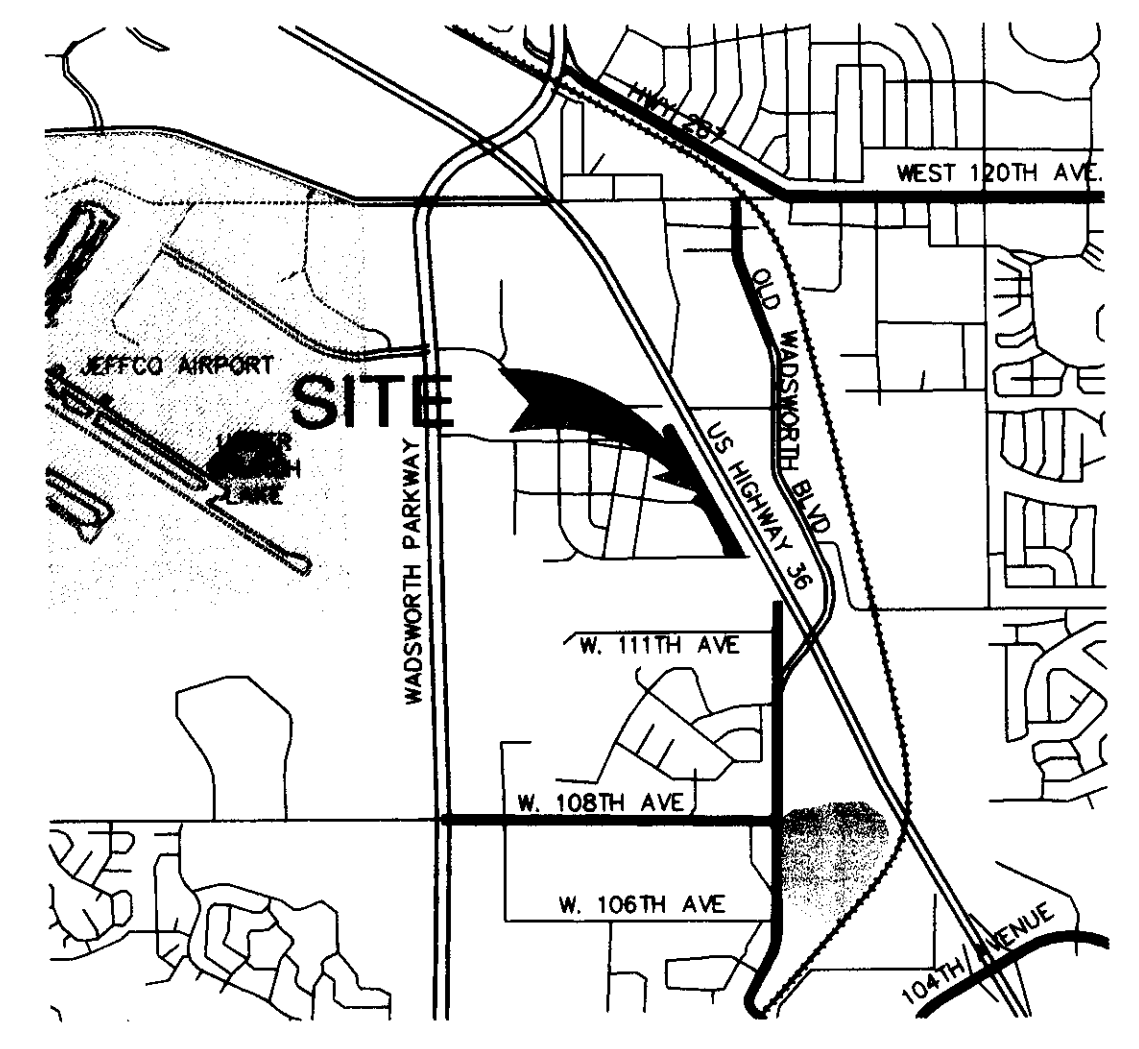


# BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 9 MINOR SUBDIVISION

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

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2,  
 TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
 SEPTEMBER 7, 2006  
 SHEET 1 OF 2



### OWNERS

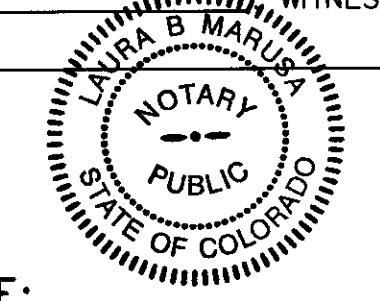
PARK 36 INVESTMENT, LLC  
 555 ELDORADO BLVD., SUITE 200  
 BROOMFIELD, COLORADO 80021

BY: Tim Wiens  
 TIM WIENS, MANAGER

STATE OF COLORADO }  
 COUNTY OF Broomfield } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF September, 2006, BY Tim Wiens WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 9/23/2009



### ATTORNEY'S CERTIFICATE:

Valerie Bromley AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY 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 AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

Valerie Bromley, REGISTRATION NO. 031363, DATE: Sept. 12, 2004

Valerie Bromley  
 ATTORNEY-AT-LAW

### APPROVALS:

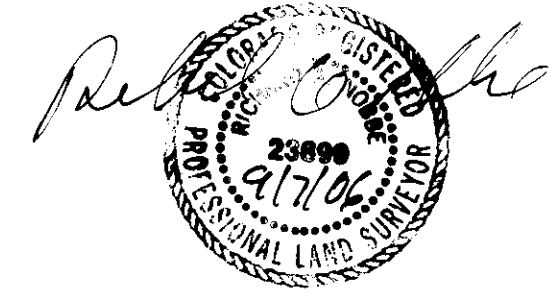
CITY & COUNTY OF BROOMFIELD  
 ONE DESCOMBES DRIVE  
 BROOMFIELD, CO 80020

BY: George DiCiero  
 GEORGE DI CIERO  
 CITY AND COUNTY MANAGER

BY: K. G. ...  
 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 COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.



NO.	DATE	DESCRIPTION
1.	08/14/06	INITIAL CITY SUBMITTAL
2.	08/22/06	REVISED PER CITY COMMENT
3.	09/07/06	REVISED PER CITY COMMENT
4.		
5.		
6.		
7.		
8.		

**MARTIN / MARTIN**  
 CONSULTING ENGINEERS  
 12499 WEST GOLFAX AVE.  
 P.O. BOX 191900  
 LAKEWOOD, CO 80219  
 303.431.6100  
 FAX 303.431.4028

### BOUNDARY DESCRIPTION AND DEDICATION:

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

CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 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 PARCEL AA OF BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 4 (RECEPTION NO. 2005014699) ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL AA THE FOLLOWING ELEVEN (11) COURSES:

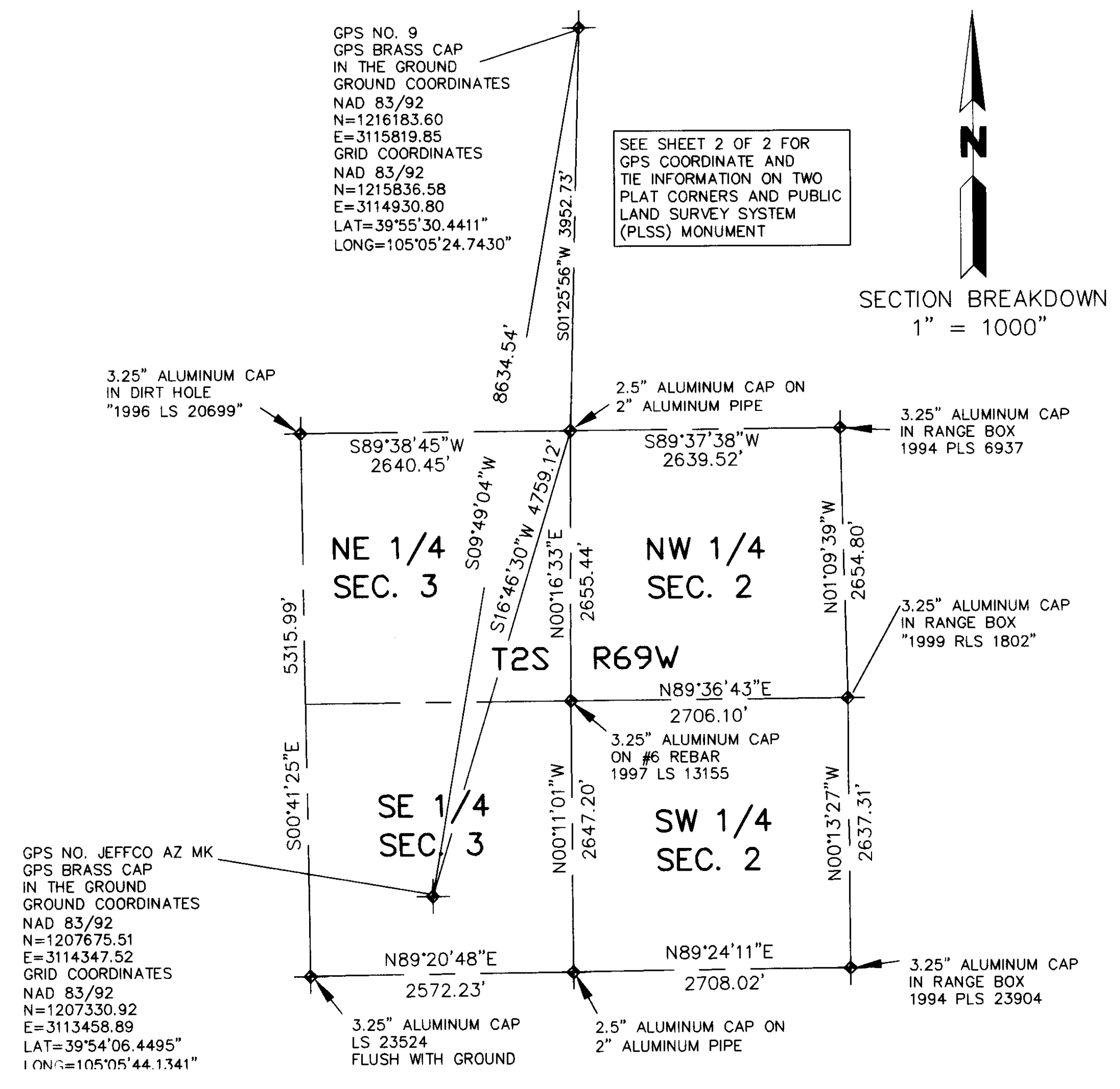
1. THENCE S28°42'03"E A DISTANCE OF 429.90 FEET;
2. THENCE S28°43'44"E A DISTANCE OF 1439.68 FEET;
3. THENCE S89°20'25"W A DISTANCE OF 143.56 FEET;
4. THENCE 30.72 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 88°00'08" AND A CHORD WHICH BEARS N46°39'31"W A DISTANCE OF 27.79 FEET;
5. THENCE 128.14 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 24°28'20" AND A CHORD WHICH BEARS N14°53'37"W A DISTANCE OF 127.16 FEET;
6. THENCE N27°07'47"W A DISTANCE OF 447.11 FEET;
7. THENCE 240.97 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 295.00 FEET, A CENTRAL ANGLE OF 46°48'05" AND A CHORD WHICH BEARS N50°31'50"W A DISTANCE OF 234.32 FEET;
8. THENCE N61°13'15"E A DISTANCE OF 133.78 FEET;
9. THENCE N28°46'45"W A DISTANCE OF 584.57 FEET;
10. THENCE N31°41'47"W A DISTANCE OF 403.50 FEET;
11. THENCE N61°17'57"E A DISTANCE OF 67.20 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 141,520 SQUARE FEET (3.249 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. 9 - 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.

### PLAT NOTES:

- 1.) THE BASIS OF BEARINGS WAS ESTABLISHED USING THE CITY AND COUNTY 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 INUNDATED 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



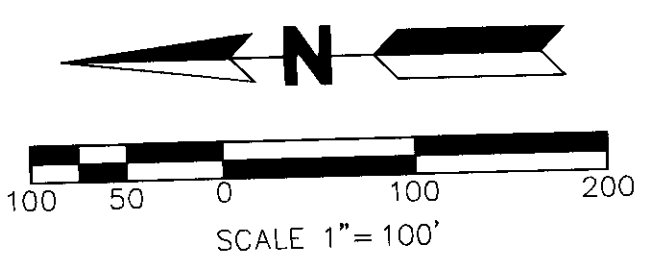
Location: G:\Work\Broomfield\Plot\BUTV-FLG-9  
 Job Number: 17034620  
 Sheet Number: 1 OF 2  
 Project Manager: JHC  
 Designed By: JHC  
 X References:  
 Plot Date: 09/15/06 - chavez  
 Tab Name: COVER  
 Profile View(s):  
 Model Space Plan view(s):  
 Other View: -FLG-9.dwg

Recorded 9-29-2006  
Reception No. 2006012971

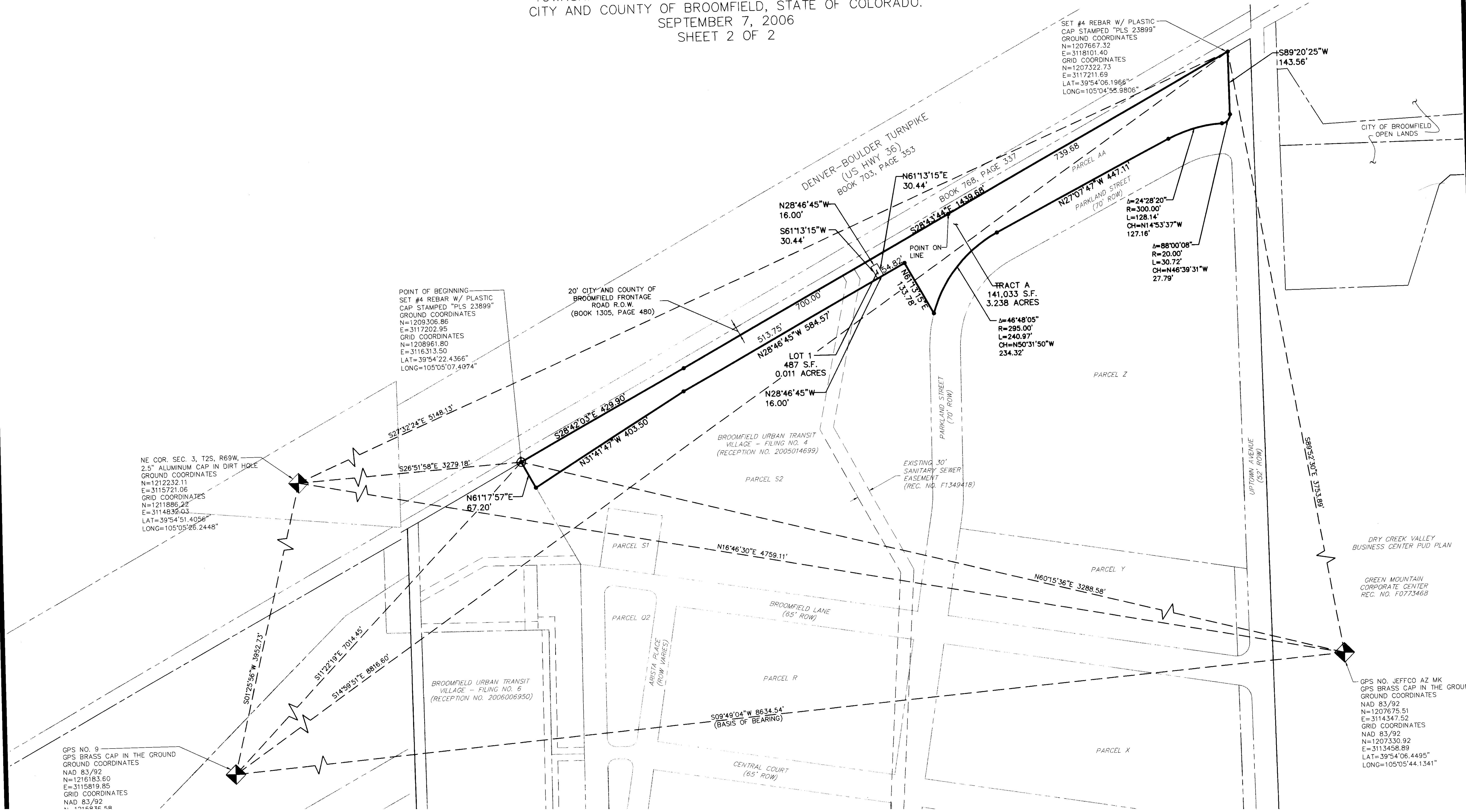
# BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 9 MINOR SUBDIVISION

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

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2,  
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.  
SEPTEMBER 7, 2006  
SHEET 2 OF 2



Job Number: 12054-C-20 2 OF 2  
Sheet Number: 2  
Location: G:\Holen\Moreland\Plot\BUTV-FLG-9  
Project Manager: GJM  
Drawn By: JMC  
Designed By: BCD  
Plot Date: 08/15/06 chavez  
Tab Name: SHEET 2  
Model Space  
Plan view(s): PLAN  
Other View: 3/WS  
RECORDED BY: DEB KILBURN/BOSS



NE COR. SEC. 3, T2S, R69W,  
2.5" ALUMINUM CAP IN DIRT HOLE  
GROUND COORDINATES  
N=1212232.11  
E=3115721.06  
GRID COORDINATES  
N=1211886.22  
E=3114832.03  
LAT=39°54'51.4058"  
LONG=105°05'26.2448"

POINT OF BEGINNING  
SET #4 REBAR W/ PLASTIC  
CAP STAMPED "PLS 23899"  
GROUND COORDINATES  
N=1209306.86  
E=3117202.95  
GRID COORDINATES  
N=1208961.80  
E=3116313.50  
LAT=39°54'22.4366"  
LONG=105°05'07.4974"

20' CITY AND COUNTY OF  
BROOMFIELD FRONTAGE  
ROAD R.O.W.  
(BOOK 1305, PAGE 480)

N28°46'45"W  
16.00'  
S61°13'15"W  
30.44'

LOT 1  
487 S.F.  
0.011 ACRES  
N28°46'45"W  
16.00'

TRACT A  
141,033 S.F.  
3.238 ACRES  
Δ=46°48'05"  
R=295.00'  
L=240.97'  
CH=N50°31'50"W  
234.32'

SET #4 REBAR W/ PLASTIC  
CAP STAMPED "PLS 23899"  
GROUND COORDINATES  
N=1207667.32  
E=3118101.40  
GRID COORDINATES  
N=1207322.73  
E=3117211.69  
LAT=39°54'06.1966"  
LONG=105°04'58.9806"

S89°20'25"W  
143.56'

DRY CREEK VALLEY  
BUSINESS CENTER PUD PLAN

GREEN MOUNTAIN  
CORPORATE CENTER  
REC. NO. F0773468

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"

GPS NO. 9  
GPS BRASS CAP IN THE GROUND  
GROUND COORDINATES  
NAD 83/92  
N=1216183.60  
E=3115819.85  
GRID COORDINATES  
NAD 83/92  
N=1215936.58