

BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 3

FINAL PLAT

Reception # 2003002761
City and County of Broomfield

PART OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF

A TRACT OF LAND LOCATED IN THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2, AS BEARING N00°16'33"E, SAID LINE BEING MONUMENTED AT THE NORTH TERMINUS BY A 2 1/2" ALUMINUM CAP AND MONUMENTED AT THE SOUTH TERMINUS BY A 3 1/4" ALUMINUM CAP MARKED "1997 LS13155", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2;

THENCE S89°36'43"W ALONG THE SOUTH LINE OF THE WEST ONE-HALF OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 27.49 FEET TO THE POINT OF BEGINNING;

THENCE S89°36'43"W AND CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 1325.62 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 2;

THENCE N00°16'33"E ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 2239.29 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOOK 1305 AT PAGE 479;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID TRACT THE FOLLOWING TWO (2) COURSES:

- 1) ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S51°14'24"W HAVING A RADIUS OF 5574.67 FEET, A CENTRAL ANGLE OF 10°10'38", AN ARC LENGTH OF 990.21 FEET TO A POINT OF TANGENT;
- 2) S28°34'57"E, A DISTANCE OF 1602.21 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 1,568,883 SQUARE FEET OR 36.017 ACRES.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 3; 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.

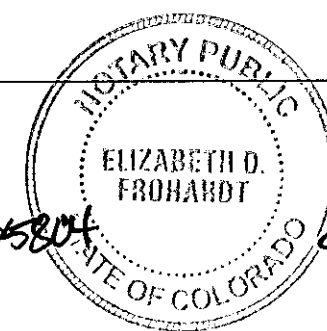
TRACTS A AND B IN THEIR ENTIRETY, ARE FOR STORM DRAINAGE AND PUBLIC ACCESS EASEMENTS.

TRACT J IS RESERVED FOR FUTURE PUBLIC ROAD RIGHT-OF-WAY.

OWNER:

TURNPIKE DEVELOPMENT, LLC

BY: W. Douglas Moreland, Manager



STATE OF COLORADO
COUNTY OF Broomfield

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF January, 2003.

BY W. DOUGLAS MORELAND, MANAGER OF TURNPIKE DEVELOPMENT, LLC.

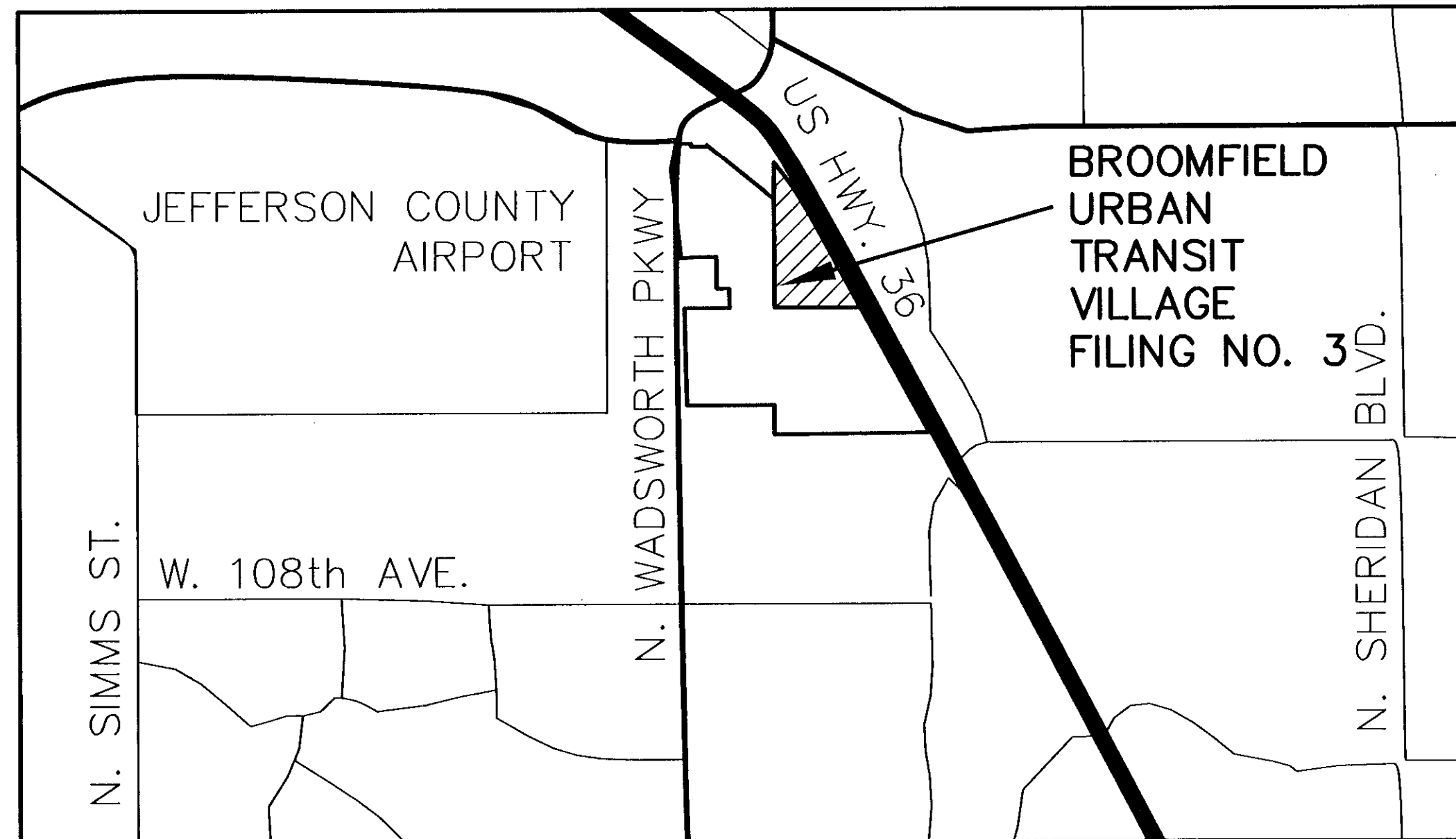
MY COMMISSION EXPIRES: 10/26/2005

ATTORNEY'S CERTIFICATE:

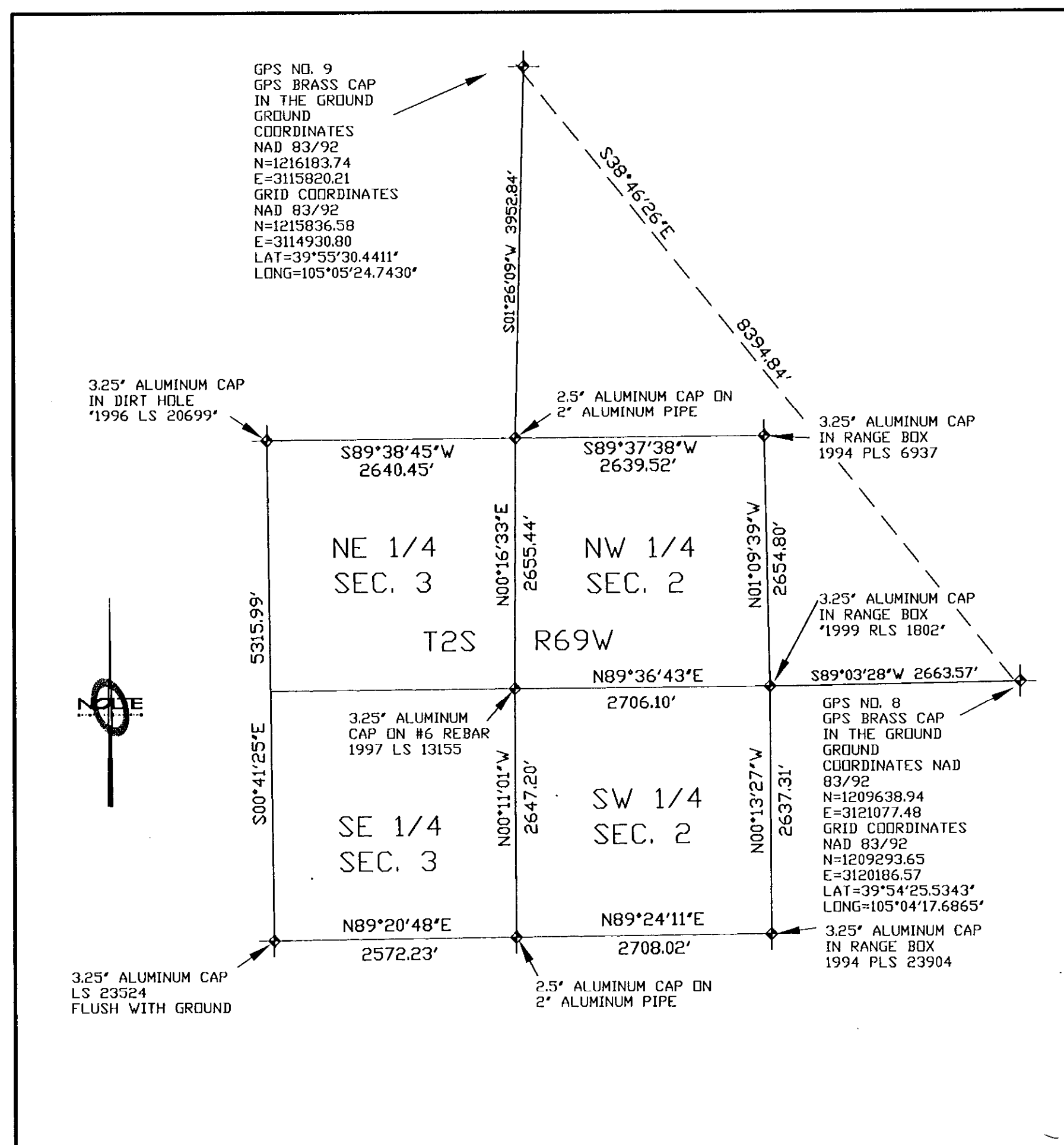
I, Thomas T. Grimshaw, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNERS AND SUBDIVIDERS DEDICATING ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL, OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

Thomas T. Grimshaw, REGISTRATION NO. 3776, DATE: Jan. 14, 2003

Thomas T. Grimshaw
ATTORNEY-AT-LAW



VICINITY MAP
1" = 2000'



SECTION BREAKDOWN

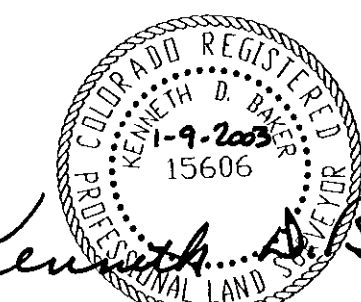
PLAT NOTES:

- 1.) BASIS OF BEARINGS : THE LINE BETWEEN BROOMFIELD GPS STATION No. 9 AND GPS STATION No. 8, WITH EACH LOCATION BEING MONUMENTED BY A BRASS CAP IN THE GROUND, AND THE LINE BETWEEN BEARING S38°46'26"E, AS DETERMINED BY GPS (RTK) OBSERVATION.
- 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 BY NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 15606"
- FOUND SECTION CORNERS / ALIQUOT CORNERS MONUMENTED ARE AS NOTED.
- 4.) ACCORDING TO URBAN DRAINAGE AND FLOOD CONTROL DISTRICT WESTMINSTER AREA DATED DECEMBER 1988, PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100 YEAR WATER SURFACE PROFILE AREA OF THE NORTH BRANCH OF AIRPORT CREEK FLOOD PLAIN (AS SHOWN HEREON)
- 5.) ADDITIONAL RIGHT-OF-WAY WILL BE REQUIRED FOR FUTURE TURN LANES, TO BE DETERMINED AT SITE DEVELOPMENT PHASE.
- 6.) THIS PLAT IS TIED TO THE CITY OF BROOMFIELD CONTROL NETWORK SHOWN HEREON, SAID CONTROL NETWORK CONFORMS TO THE COLORADO COORDINATE SYSTEM AS STATED BELOW. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- 7.) THE COMBINED SCALE FACTOR FOR THIS SITE = 0.99971455
- 8.) THE 62' ACCESS EASEMENT SHOWN ON THE NORTH SIDE OF BLOCK 2 IS TEMPORARY IN NATURE, AND WILL BE CONSIDERED VACATED AND RELEASED AT SUCH TIME AS THE IMPROVEMENTS TO HIGHWAY 36 AND WADSWORTH BOULEVARD ARE CONSTRUCTED.

SURVEYOR'S CERTIFICATE:

I, KENNETH D. BAKER, 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.

FOR AND ON BEHALF OF NOLTE ASSOCIATES, INC.

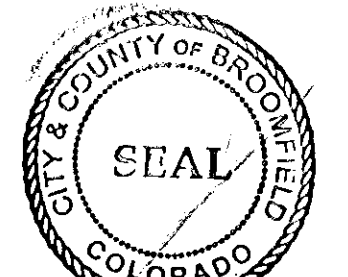


KENNETH D. BAKER, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 15606

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO, ON THIS 8th DAY OF October, 2002.

Kevin Stuart Mayor
Vicki Gray City Clerk



LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION

THIS 12th DAY OF February, 2003.

Shirley E. Reynolds Chairman
Shirley E. Reynolds Secretary

REV 01-07-03
REV 09-05-02
REV 03-26-02
REV 03-14-02
REV 02-19-02
REV 04-17-01

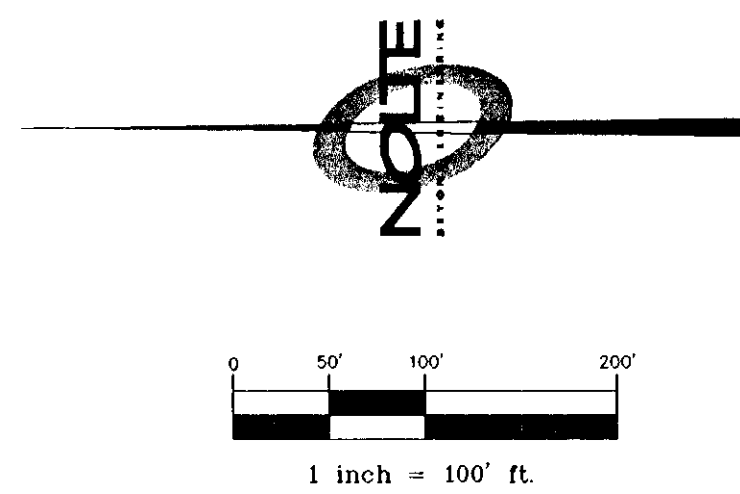
TITLE: BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 3
DATE: 01/07/03 TIME: 11:45 A.M. T. N. 18.02
SCALE: SERVICE:
PANNING/DRAWING/DESIGNING NAME: UT/PLATZ/DWG
PLOTTER VIEW: DESIGNER: JEC. PROJ. MGR:
SHEET 1 OF 2 SHEETS JOB NO. 01302

NOLTE BEYOND ENGINEERING 3000 S. WASHINGTON ST., SUITE 200, ENGLEWOOD, CO. 80112 303.220.3001 FAX 303.220.9001 WWW.NOLTE.COM	DEVELOPER / OWNER	DATE:	11-01-00
	MORELAND PROPERTIES, LLC 2727 S. HAVANA STREET AURORA, COLORADO 80014	SCALE:	N/A
		SHEET 1 OF 2	

BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 3

FINAL PLAT

PART OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO.



LEGEND

- RECOVERED AND ACCEPTED MONUMENT AS NOTED
- SET No. 5 REBAR WITH PLASTIC CAP, PLS 15606
- ⊕ RECOVERED AND ACCEPTED MONUMENT AS NOTED

R. T. D.
REC. NO. F0833041

POINT OF COMMENCEMENT

SE CORNER, W 1/2 OF NW 1/4 OF SECTION 2. SET WITNESS CORNER, #6 x 36" REBAR WITH 2 1/2" ALLOY CAP, 5.00 FEET WEST OF ACTUAL CORNER, P.L.S. No. 15606.

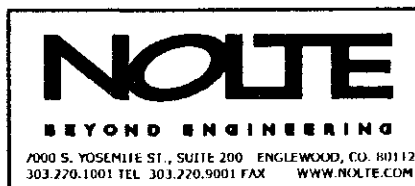
POINT OF BEGINNING

TITLE: BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 3
DATE: 02/08/03 TIME: 8:12 AM T. N.: 848
SCALE: AS SHOWN
DRAWING NAME: UTILITY PLAT 2.DWG
DESIGNER: JEC PROJ. MGR.:
SHEET 2 OF 2 SHEETS JOB NO.: 01002

FOUND #5 REBAR AT FENCE CORNER
GROUND COORDINATES
NAD 83/92
N=1211815.96
E=3115719.06
GRID COORDINATES NAD 83/92
N=1211470.05
E=3114829.68
LAT=39°54'47.2929"
LONG=105°05'26.2996"
JEFFERSON COUNTY
REC. NO. F0782820

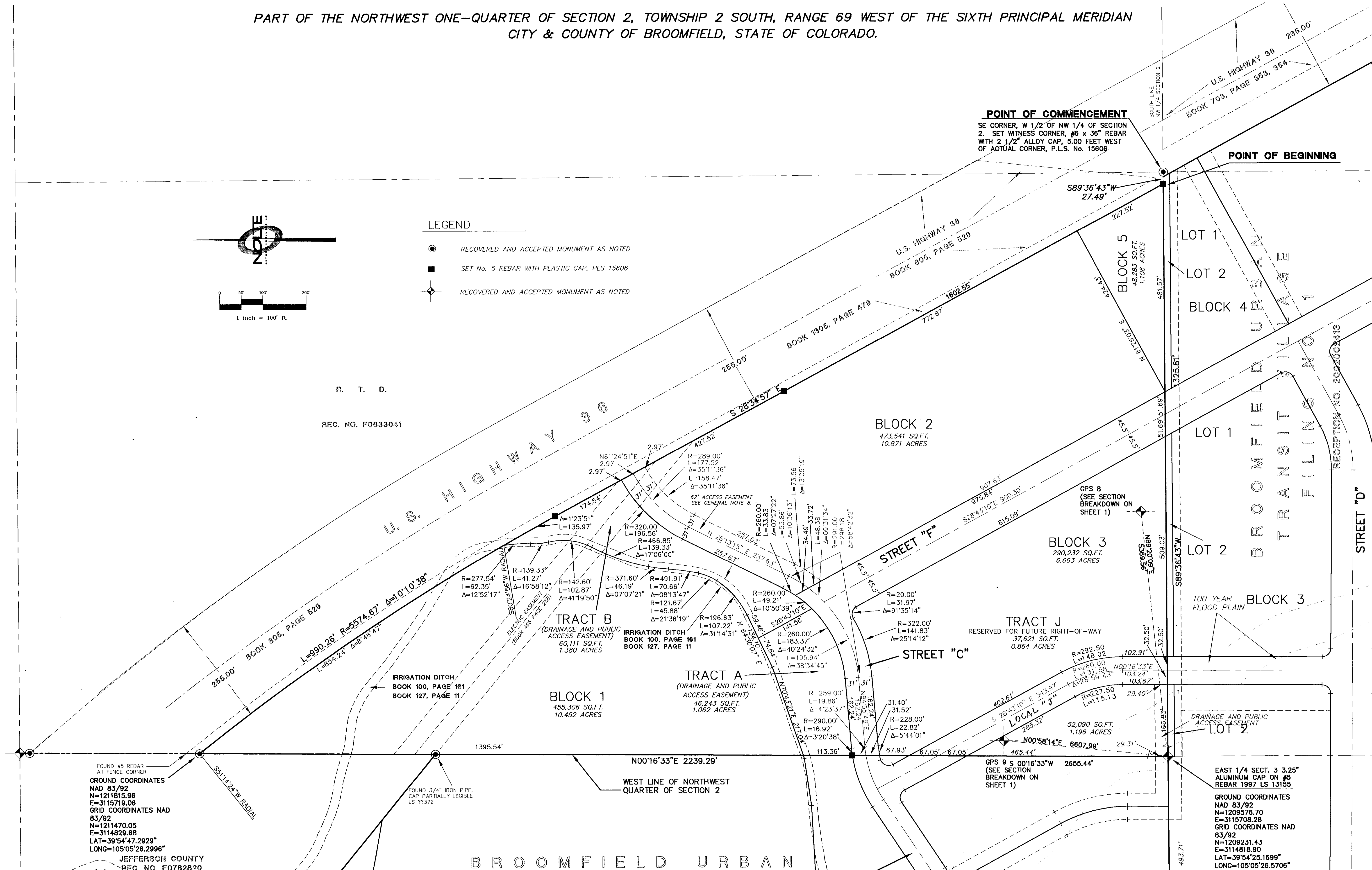
BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 2

REV 01-07-03
REV 09-05-02
REV 03-28-02
REV 02-19-02
REV 04-17-01



DEVELOPER / OWNER
MORELAND PROPERTIES, LLC
2727 S. HAVANA STREET
AURORA, COLORADO 80014

DATE: 11-01-00
SCALE: 1" = 100'
SHEET 2 OF 2



EAST 1/4 SECT. 3 3.25" ALUMINUM CAP ON #5 REBAR 1997 LS 13155
GROUND COORDINATES
NAD 83/92
N=1209576.70
E=3115708.28
GRID COORDINATES NAD 83/92
N=1209231.43
E=3114818.90
LAT=39°54'25.1699"
LONG=105°05'26.5706"