

# BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 4

## A REPLAT OF A PORTION OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 1 (REC. NO. 2002002413) AND A PORTION OF FILING NO. 2 (APPROVED BY CITY COUNCIL ON AUGUST 14, 2001)

A PORTION OF THE WEST ONE-HALF OF SECTION 2 AND THE EAST ONE-HALF 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 6

### BOUNDARY DESCRIPTION AND DEDICATION:

A PARCEL OF LAND LOCATED IN THE WEST ONE HALF OF SECTION 2 AND THE EAST ONE 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 PART OF THE NORTHEAST QUARTER OF SAID SECTION 3, THE PARCEL OF LAND RECORDED AT RECEPTION NO. 82021282, AND THE BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 1 (RECEPTION NO. 2002002413) EXCEPTING THE FOLLOWING SEVEN (7) PARCELS OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 1:

- 1) BLOCK 10
- 2) TRACT 'D'
- 3) LOT 2, BLOCK 2
- 4) LOT 2, BLOCK 3
- 5) LOT 2, BLOCK 4
- 6) THE NORTHERLY 15.00 FEET OF RIGHT-OF-WAY DEDICATED FOR LOCAL 'J'
- 7) THE NORTHERLY 15.00 FEET OF RIGHT-OF-WAY DEDICATED FOR STREET 'F'

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 3 AS BEARING SOUTH 00°16'33" WEST 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 SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE S00°16'33"W A DISTANCE OF 1202.44 FEET TO THE POINT OF BEGINNING;

THENCE S00°16'33"W A DISTANCE OF 722.59 FEET;  
THENCE S00°16'33"W A DISTANCE OF 730.40 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 3;  
THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 S00°11'01"E A DISTANCE OF 15.00 FEET;  
THENCE DEPARTING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 N89°35'49"E A DISTANCE OF 1349.90 FEET TO A POINT OF THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 36;  
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1) S28°42'03"E A DISTANCE OF 731.26 FEET;
- 2) S28°43'44"E A DISTANCE OF 1498.61 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE S89°20'25"W A DISTANCE OF 2415.23 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3;  
THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 N00°11'01"W A DISTANCE OF 0.19 FEET;  
THENCE DEPARTING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 89°8.3 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°27'51", A RADIUS OF 575.00 FEET AND A CHORD WHICH BEARS N44°27'22"W A DISTANCE OF 809.36 FEET;  
THENCE N00°16'33"E A DISTANCE OF 327.34 FEET;  
THENCE N89°43'27"W A DISTANCE OF 150.00 FEET;  
THENCE 181.51 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40°00'00", A RADIUS OF 260.00 FEET, AND A CHORD WHICH BEARS S70°16'33"W A DISTANCE OF 177.85 FEET;  
THENCE S50°16'33"W A DISTANCE OF 204.39 FEET;  
THENCE 181.51 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40°00'00", A RADIUS OF 260.00 FEET, AND A CHORD WHICH BEARS S70°16'33"W A DISTANCE OF 177.85 FEET;  
THENCE N89°43'27"W A DISTANCE OF 170.72 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 121 (WADSWORTH PARKWAY);  
THENCE ALONG THE EASTERLY LINE OF WADSWORTH PARKWAY THE FOLLOWING THREE (3) COURSES:

- 1) THENCE N01°15'24"W A DISTANCE OF 298.87 FEET;
- 2) THENCE N01°16'23"W A DISTANCE OF 365.07 FEET;
- 3) THENCE N01°22'38"W A DISTANCE OF 657.89 FEET;

THENCE DEPARTING THE EASTERLY LINE OF WADSWORTH PARKWAY AND FOLLOWING THE BOUNDARY OF A PARCEL OF LAND RECORDED IN BOOK 2150 AT PAGE 206 OF THE JEFFERSON COUNTY RECORDS THE FOLLOWING SIX (6) COURSES:

- 1) THENCE N89°31'48"E A DISTANCE OF 709.42 FEET;
- 2) THENCE N00°23'27"W A DISTANCE OF 300.00 FEET;
- 3) THENCE S89°36'33"W A DISTANCE OF 400.00 FEET;
- 4) THENCE S28°32'37"W A DISTANCE OF 165.92 FEET;
- 5) THENCE S50°02'03"W A DISTANCE OF 164.50 FEET;
- 6) THENCE S89°36'33"W A DISTANCE OF 103.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF WADSWORTH PARKWAY; THENCE ALONG SAID EASTERLY LINE OF WADSWORTH PARKWAY THE FOLLOWING THREE (3) COURSES:

- 1) THENCE N01°20'44"W A DISTANCE OF 68.72 FEET;
- 2) THENCE 478.93 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°40'00", A RADIUS OF 5880.00 FEET, AND A CHORD WHICH BEARS N03°40'44"W A DISTANCE OF 478.80 FEET;
- 3) THENCE N06°00'44"W A DISTANCE OF 1329.49 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY N89°48'58"E A DISTANCE OF 326.06 FEET;  
THENCE S63°04'46"E A DISTANCE OF 546.15 FEET;  
THENCE S69°35'10"E A DISTANCE OF 336.50 FEET;  
THENCE S78°33'20"E A DISTANCE OF 462.73 FEET TO THE POINT OF BEGINNING.

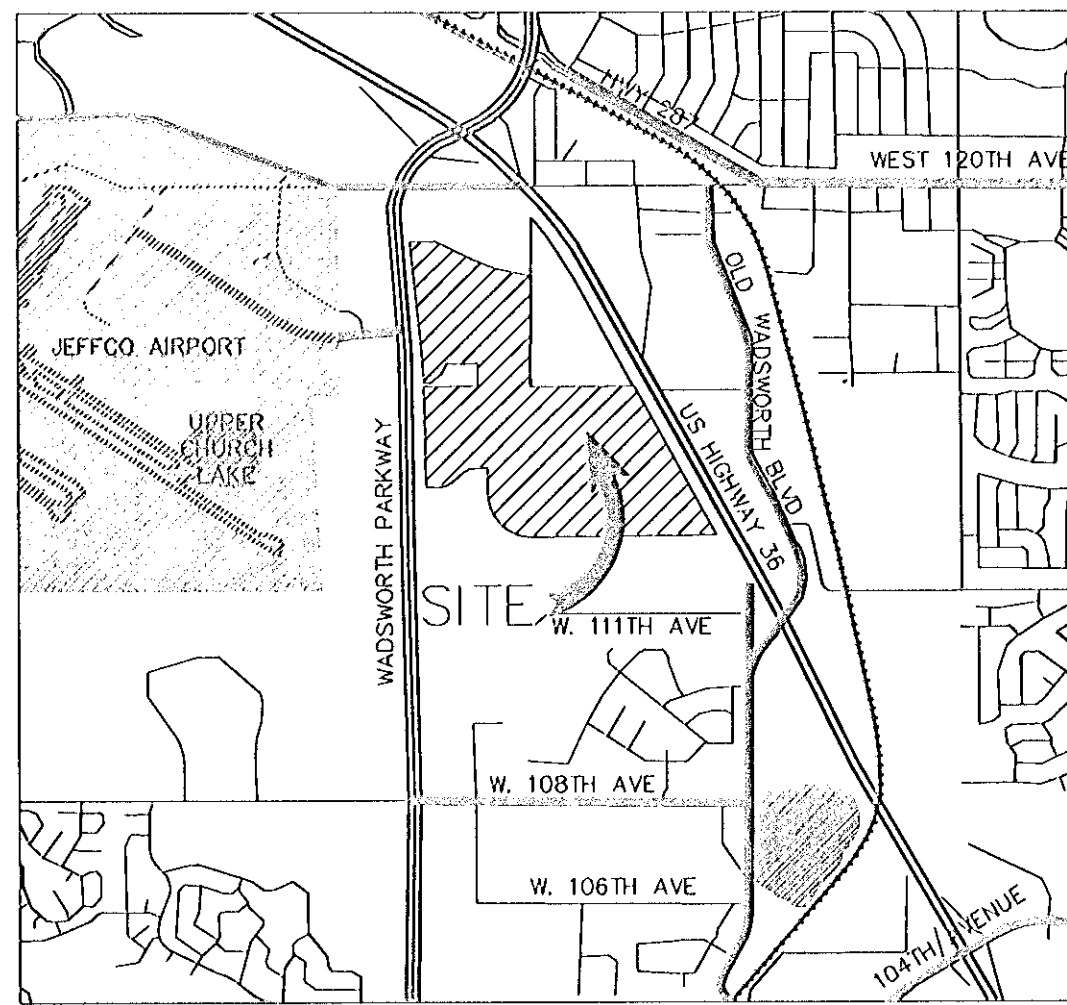
SAID PARCEL CONTAINS 8,090,646 SQUARE FEET (185.736 ACRES) MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 4", 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.

PARCELS D AND Z ARE FOR STORM DRAINAGE AND PUBLIC ACCESS EASEMENTS. PUBLIC ACCESS EASEMENTS ARE ALSO GRANTED OVER PARCELS BB, CC, DD AND Q.

### 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.)
  - ① FOUND BOUNDARY CORNERS OF THE SUBDIVISION ARE MONUMENTED AS NOTED.
  - ② SET BOUNDARY CORNERS ARE MONUMENTED #5 REBAR WITH PLASTIC CAP OR BRASS TAG AND NAIL, STAMPED "PLS 23899".
  - ③ 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)



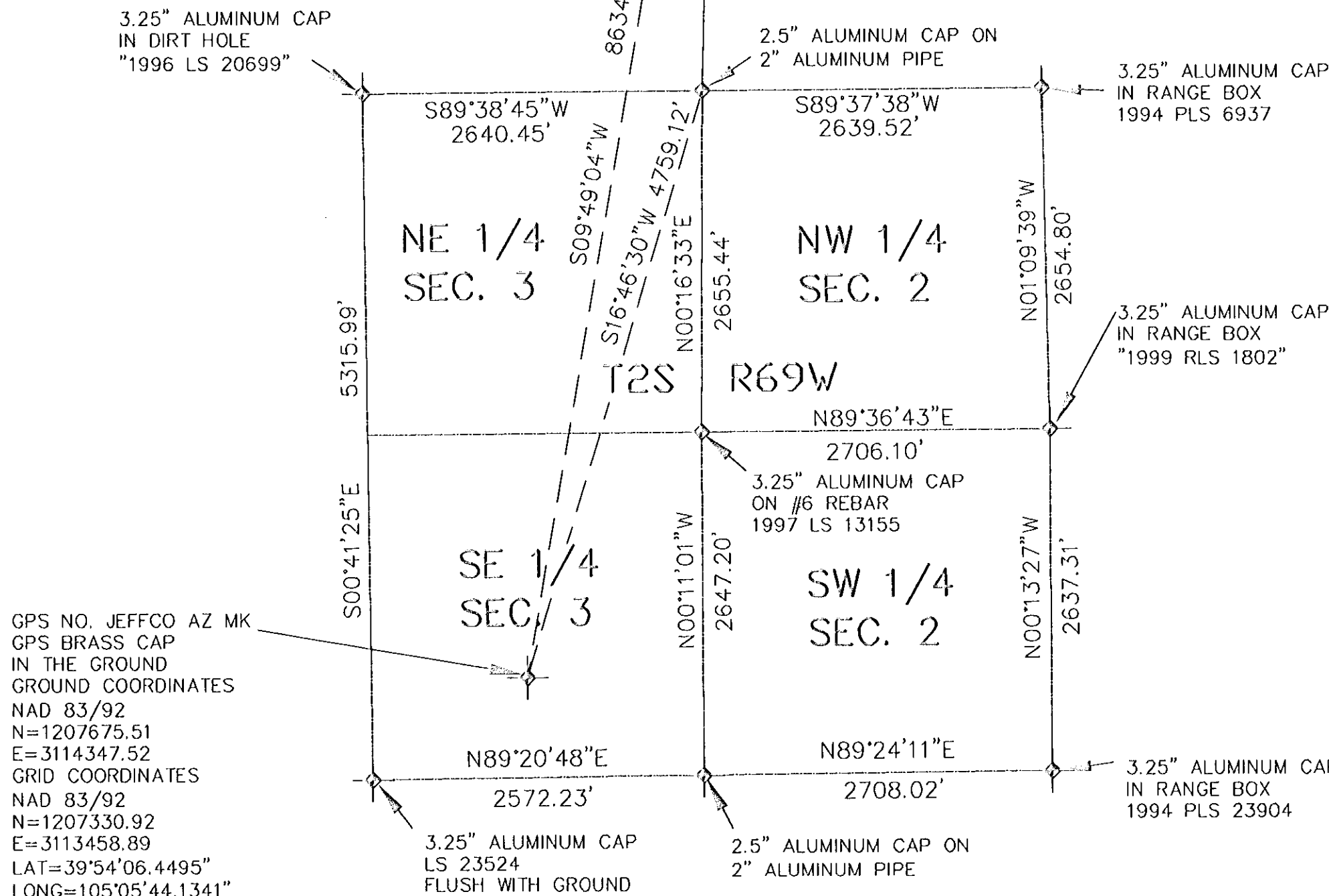
VICINITY MAP  
1"=2500'

- 5.) ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED TO BE DEDICATED PURSUANT TO A SUBSEQUENT TRAFFIC STUDY ANALYSIS. TO BE DETERMINED AT CONSTRUCTION AND/OR SITE DEVELOPMENT PLAN PHASE.
- 6.) 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.
- 7.) THE COMBINED SCALE FACTOR FOR THIS SITE = 0.999714664

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=1215836.58  
E=3114930.80  
LAT=39°55'30.4411"  
LONG=105°05'24.7430"

SEE SHEET 2 OF 6 FOR  
GPS COORDINATE AND  
THE INFORMATION ON TWO  
PLAT CORNERS AND PUBLIC  
LAND SURVEY SYSTEM  
(PLSS) MONUMENT

SECTION BREAKDOWN  
1" = 1000"



### OWNERS

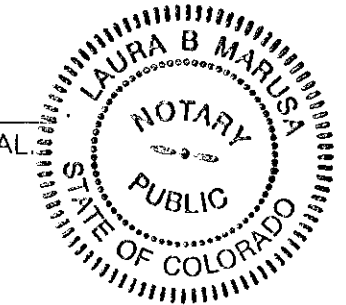
PARK 36 INVESTMENT, LLC  
555 ELDORADO BLVD., SUITE 200  
BROOMFIELD, COLORADO 80021

BY: Tim Wiens  
TIM WIENS, MANAGER

STATE OF COLORADO }  
COUNTY OF Franklin }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF October 2005, BY Laura B. Marisa / Laura B. Marisa WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 3/23/2009



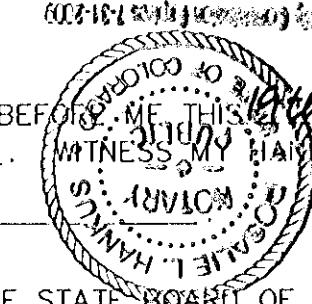
REGIONAL TRANSPORTATION DISTRICT  
1600 BLAKE STREET  
DENVER, CO. 80202

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

STATE OF COLORADO }  
COUNTY OF Denver }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF October 2005, BY Laura B. Marisa / Laura B. Marisa WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 07-31-09



STATE OF COLORADO ACTING BY AND THROUGH THE STATE BOARD OF LAND COMMISSIONERS  
1313 SHERMAN STREET, ROOM 621  
DENVER, CO. 80203

BY: Britt E. Wengand  
BRITT E. WENGAND, DIRECTOR

STATE OF COLORADO }  
COUNTY OF }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF October 2005, BY Susan E. Evans WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES April 18, 2007

SUSAN E. EVANS  
NOTARY PUBLIC  
STATE OF COLORADO

### ATTORNEY'S CERTIFICATE:

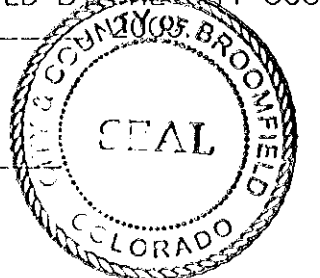
I, Ronald K. Reeves, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNERS AND SUBDIVIDERS Dedicating ANY STREET, EASEMENT, RIGHT-OF-WAY, PARCEL, OR TRACT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE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

Ronald K. Reeves, REGISTRATION NO. 1296, DATE: 10/24/05  
Ronald K. Reeves  
ATTORNEY-AT-LAW

### 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 20th DAY OF June

Ken Stewart, MAYOR  
Licia Kegness, CITY CLERK



### LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 23rd DAY OF May, 2005.

Kurtis Long, CHAIRMAN  
Shirley Long, SECRETARY

### 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 COMPLETES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.



| NO. | DATE    | DESCRIPTION               |
|-----|---------|---------------------------|
| 1.  | 4-19-05 | INITIAL CITY SUBMITTAL    |
| 2.  | 5-18-05 | REV. PER CITY COMMENTS    |
| 3.  | 6-02-05 | REV. PER CITY COMMENTS    |
| 4.  | 6-08-05 | REV. PER CITY COMMENTS    |
| 5.  | 6-14-05 | REV. PER PARCEL S CHANGES |
| 6.  | 6-21-05 | REV. PER PARCEL S CHANGES |
| 7.  |         |                           |
| 8.  |         |                           |
| 9.  |         |                           |

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



# BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 4

A REPLAT OF A PORTION OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 1 (REC. NO. 2002002413)  
AND A PORTION OF FILING NO. 2 (APPROVED BY CITY COUNCIL ON AUGUST 14, 2001)

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

JUNE 21, 2005  
SHEET 2 OF 6

OSCAR A. BECKER  
REC. NO. F0766170

## SHEET 6

Job Number: 17034.C20  
Sheet Number: 2 OF 6

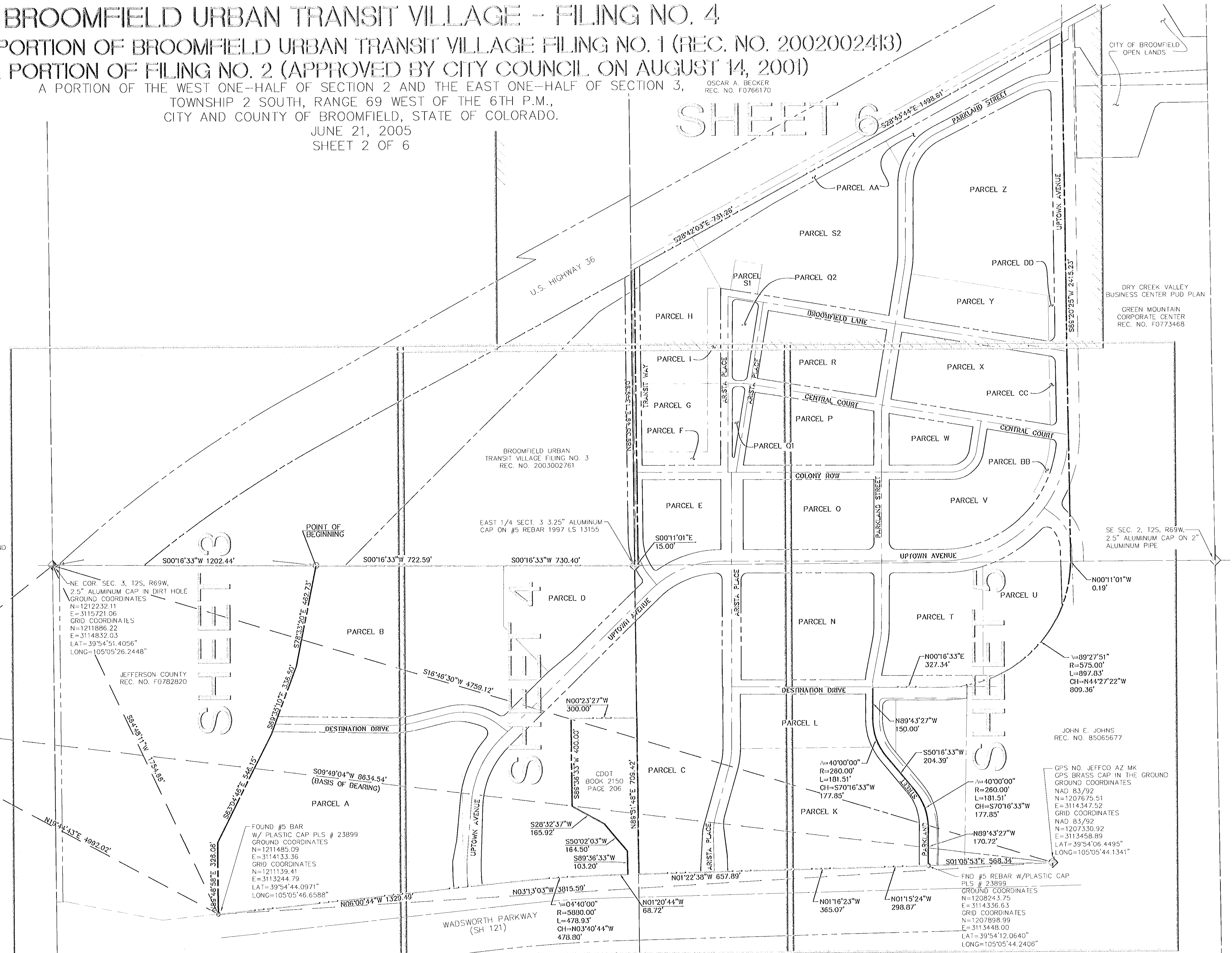
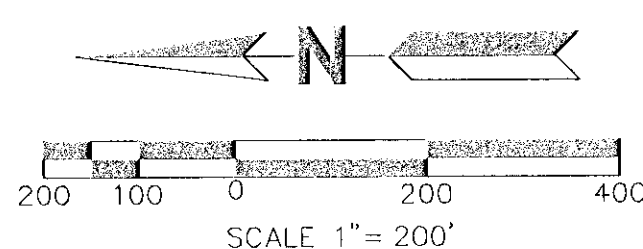
Location: Broomfield, CO  
Project Manager: BCD  
Drawn By: BCD  
Designed By: BCD

X References: PLAT-BASE.DWG

Plot Date: 5/18/05  
Tab Name: 981-2

Model Space: Profile View(s)  
Plan View(s): PLAN

Paper Space: Other View:  
Dwg. Name: PLAT-SHT-2.DWG

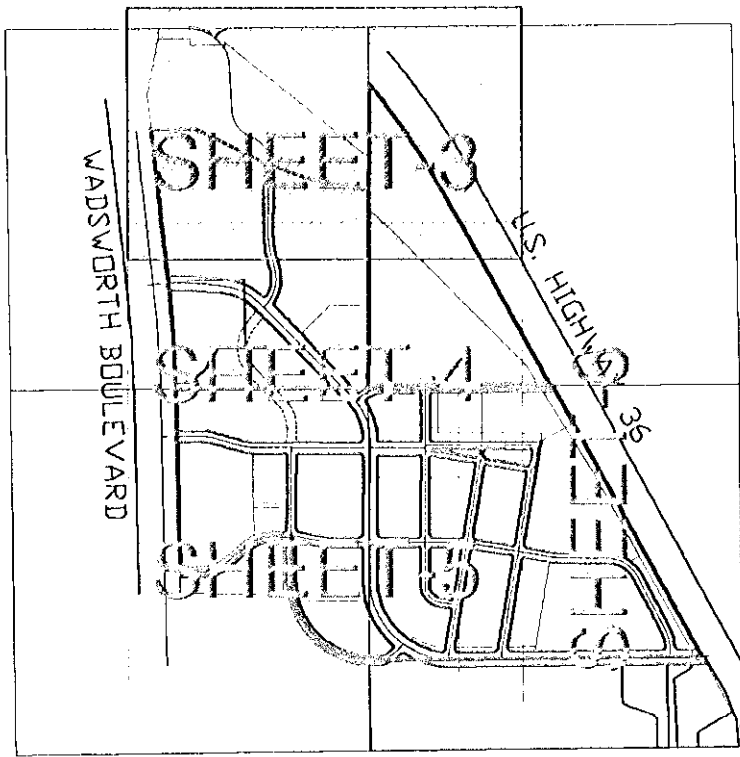
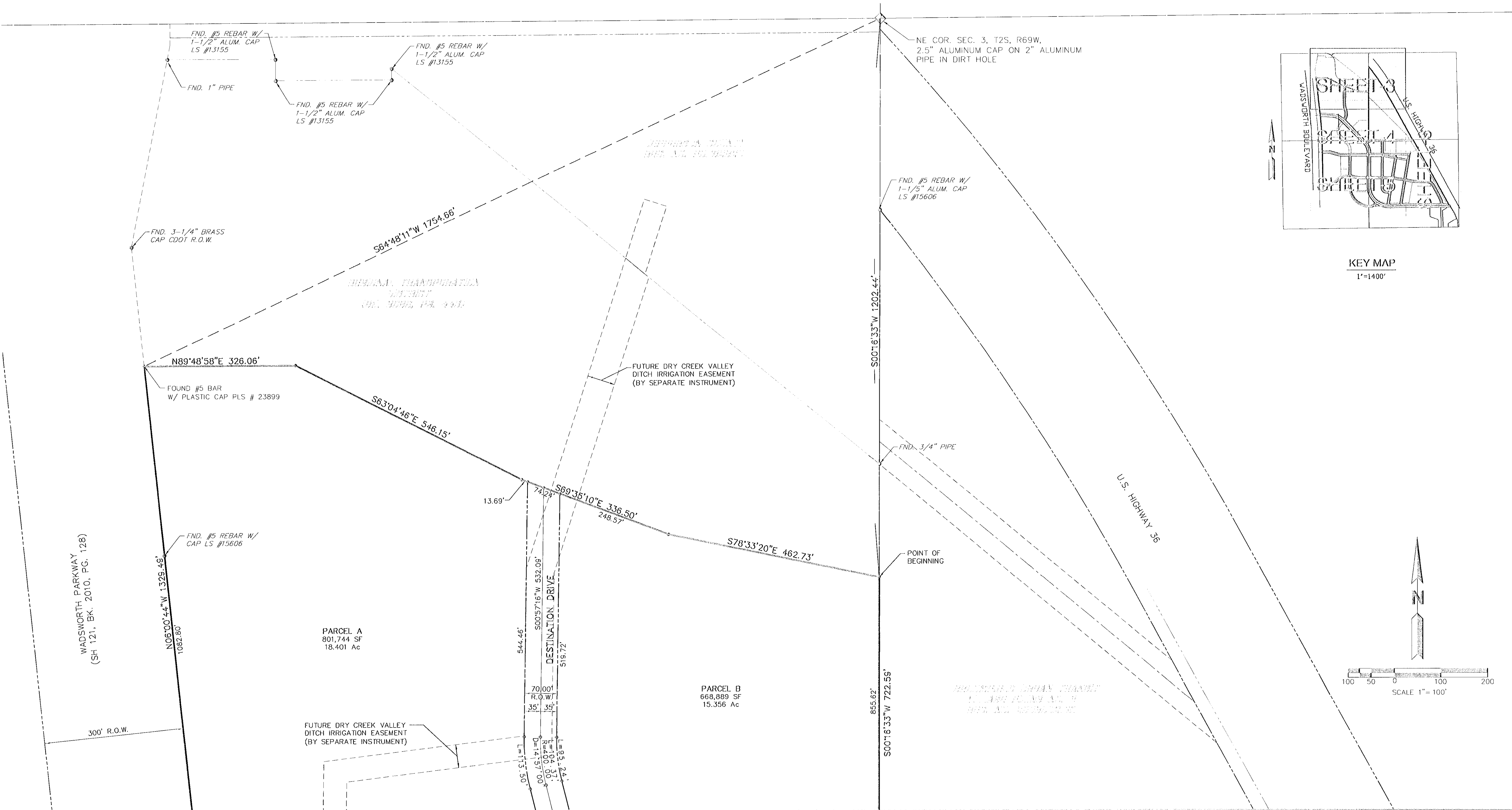




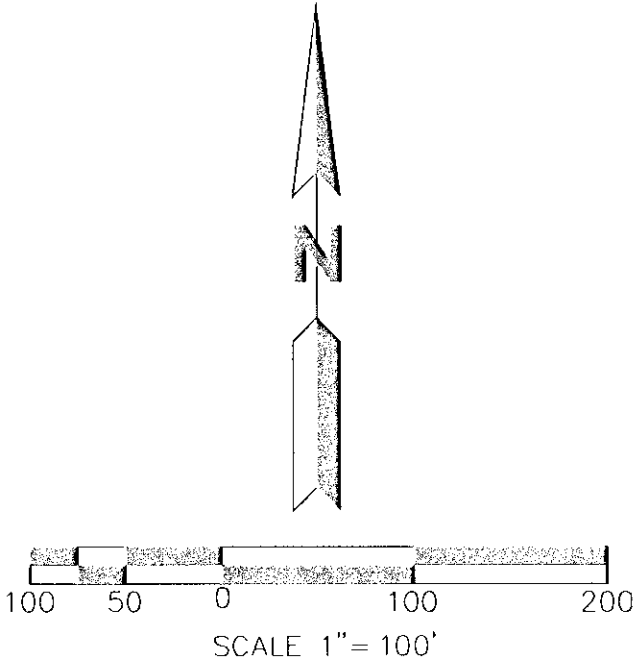
BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 4  
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JUNE 21, 2005  
SHEET 3 OF 6



KEY MAP  
1"=1400'



SEE SHEET 4 OF 6 FOR CONTINUATION

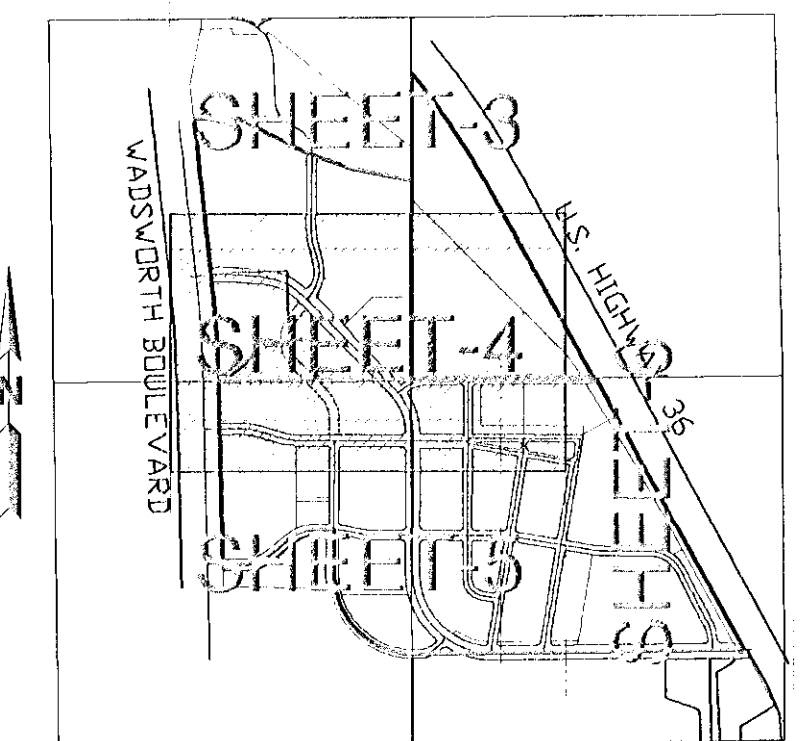
SEE SHEET 4 OF 6 FOR CONTINUATION



Job Number: 17034.C.00 Sheet Number: SET-1

JUNE 21, 2005  
SHEET 4 OF 6

SEE SHEET 3 OF 8 FOR CONTINUATION

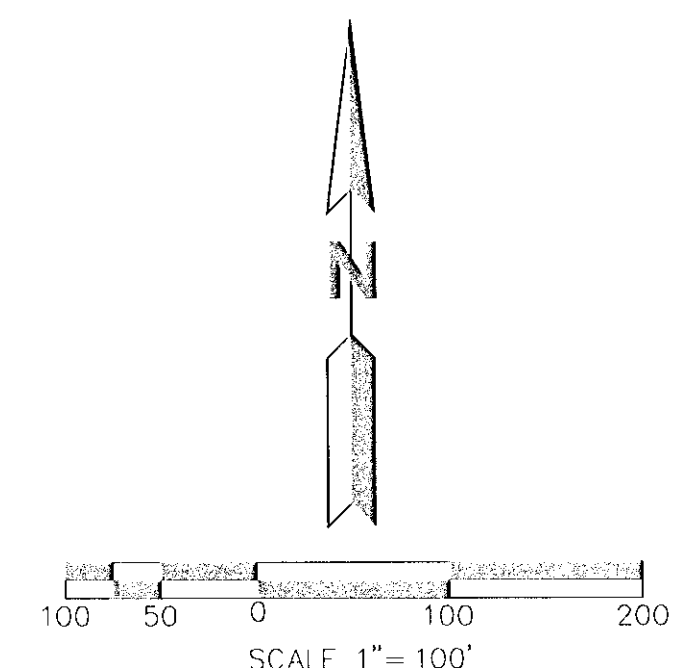


KEY MAP

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1"=1400'

SEE SHEET 6 OF 6 FOR CONTINUATION



SEE SHEET 5 OF 6 FOR CONTINUATION

BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 4, FINAL PLAT, SHEET 4 OF 6

| CAD INFORMATION  |                                     |
|------------------|-------------------------------------|
| Model Space      | Profile View(s)                     |
| Paper Space      | Plot Date:                          |
| Plot view:       | 10/17/05 EUC                        |
| PLLOT            | Tab Name:                           |
| Plot Name:       | SH1-4                               |
| Job Number:      | 17034-C00                           |
| Sheet Number:    | SH1-1                               |
| Project Manager: | Location:                           |
| PH               | G:\WORK\Park 36\PLAT-OLD As-Record\ |
| Designed By:     | X References:                       |
| BCD              | 256-P-BASE.DWG                      |
|                  | 2-1-BASE.DWG                        |
| Drawn By:        |                                     |
| MRW              |                                     |



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JUNE 21, 2005  
SHEET 5 OF 6

SEE SHEET 4 OF 6 FOR CONTINUATION

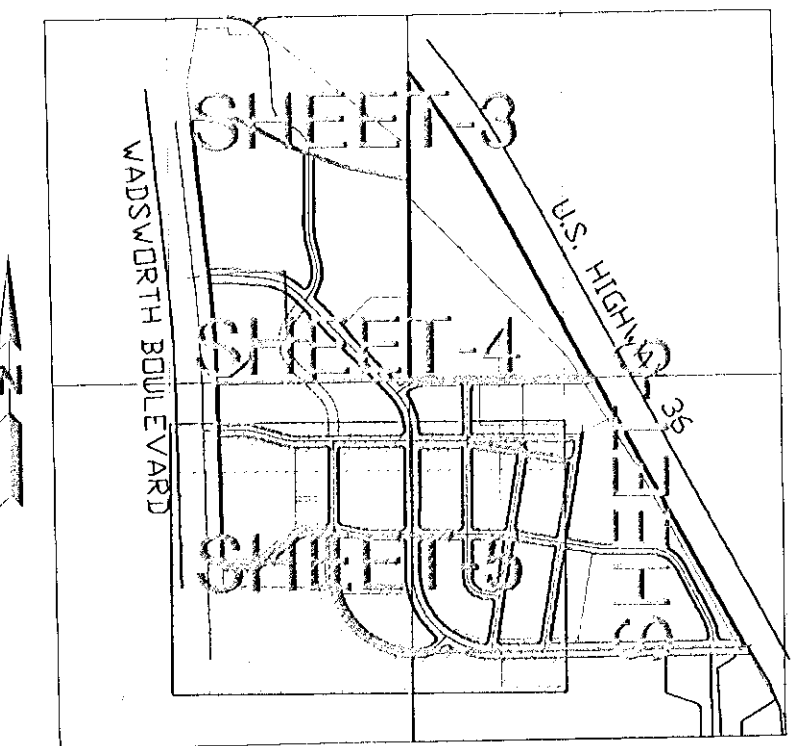
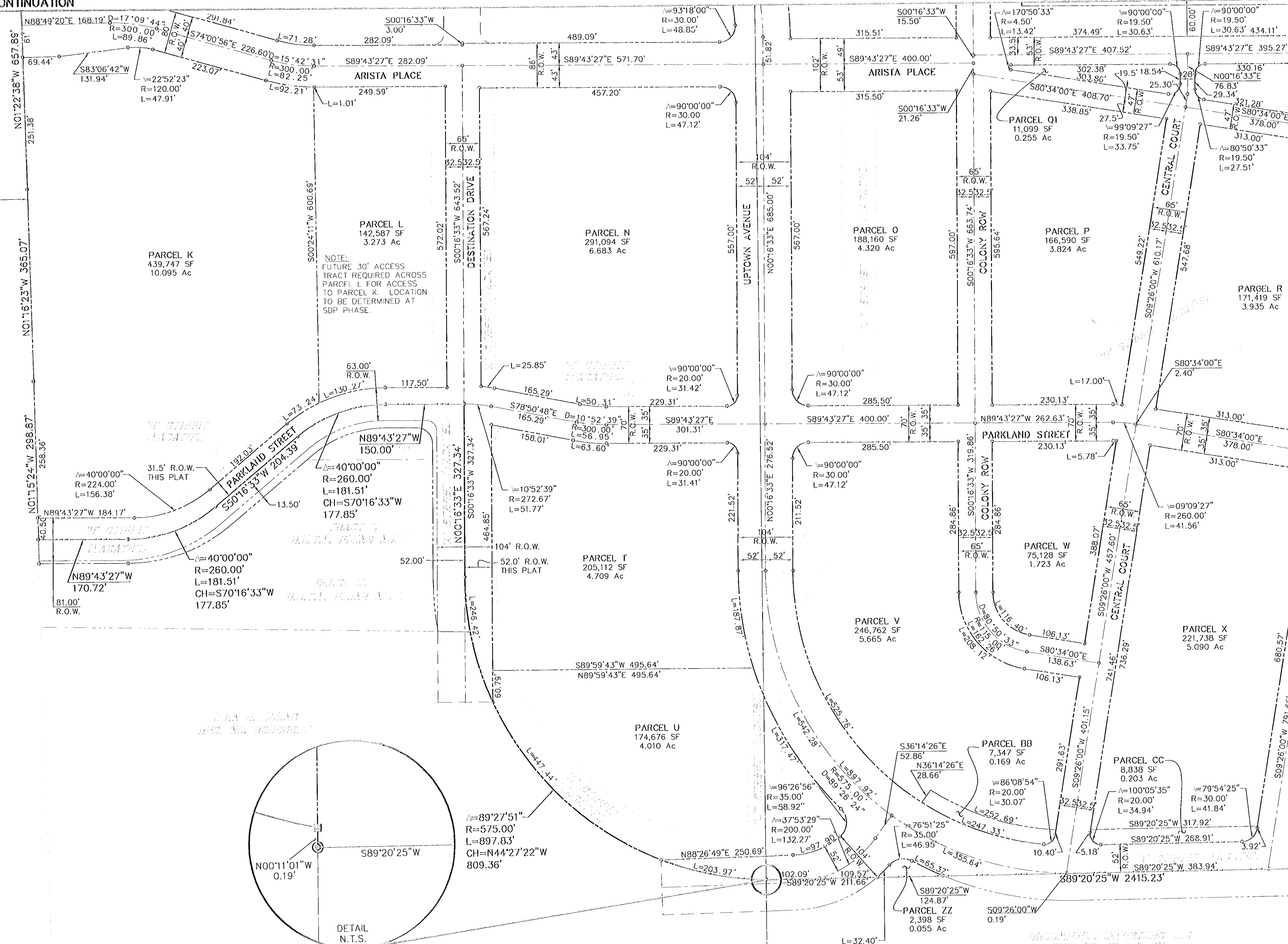
SEE SHEET 4 OF 6 FOR CONTINUATION

SEE SHEET 6 OF 6 FOR CONTINUATION

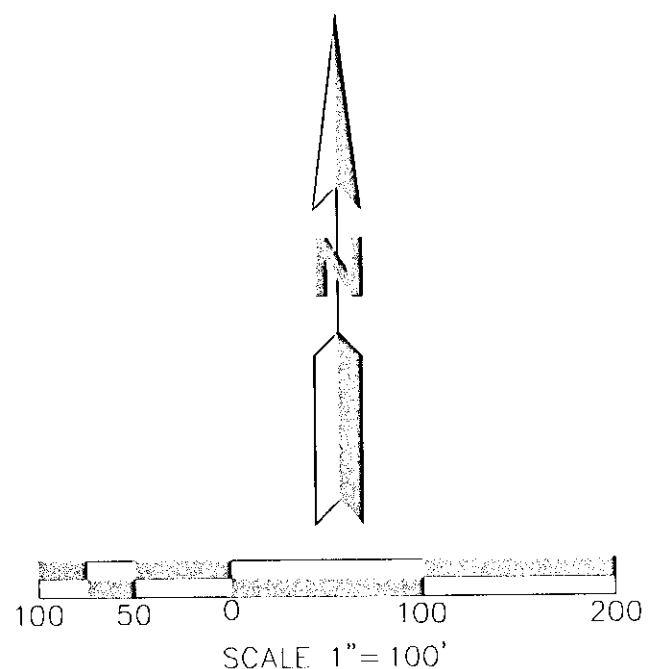
SEE SHEET 6 OF 6 FOR CONTINUATION

WADSWORTH PARKWAY  
(SH 121, BK. 2010, PG. 128)

300' R.O.W.



KEY MAP  
1"=1400'



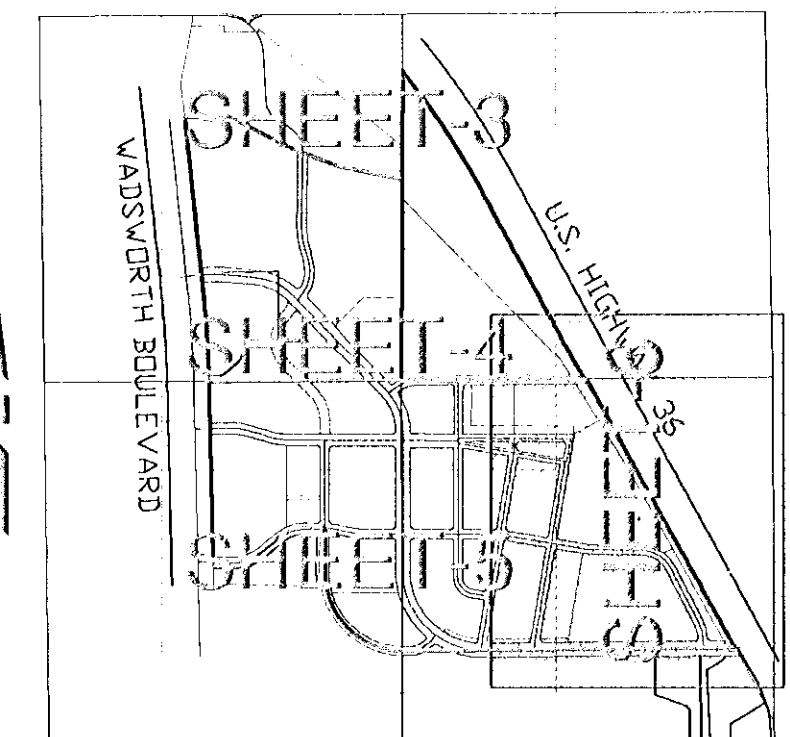


ORDER BY PART NUMBER 8552

ORDER BY PART NUMBER B552

ORDER BY PART NUMBER 8552

Paper Space  
 Plot view: Other  
 dwg. Name: plot-snt-6.dwg



SEE SHEET 5 OF 6 FOR CONTINUATION