

# BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 14 REPLAT C - FINAL PLAT

## A REPLAT OF LOT 5 OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 14

2018000878 PL 01/25/2018 09:18 AM  
 Page: 1 of 2 Rec Fee \$0.00 Doc Fee \$  
 City and County of Broomfield

### BOUNDARY DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, 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 5 OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 14 (RECEPTION NO. 2008001314)

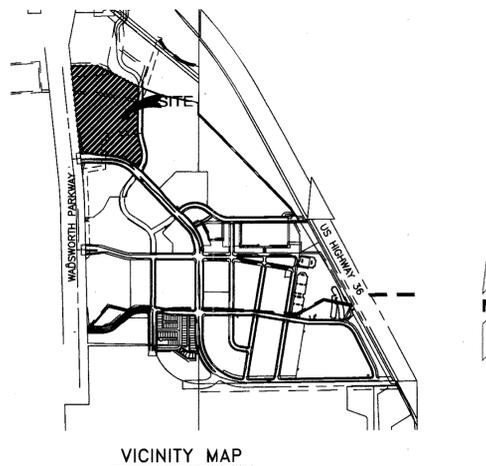
SAID PARCEL OF LAND CONTAINS 799,995 S.F. (18.365 AC.), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "BROOMFIELD URBAN TRANSIT VILLAGE - FILING 14, REPLAT C"; 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.

A PORTION OF THE NORTHEAST QUARTER 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 2

### 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.) 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)
- 3.) 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.
- 4.) THE COMBINED SCALE FACTOR FOR THIS SITE = 0.99971466
- 5.) THERE ARE NO KNOWN PLUGGED AND ABANDONED OIL AND GAS WELLS, PRODUCTION SITES, OR ANY FORMER OIL AND GAS PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THE MINOR SUBDIVISION PLAT OR WITHIN 200 FEET OF SUCH BOUNDARIES ON ADJUTTING PROPERTY.
- 6.) A UTILITY, EMERGENCY FIRE AND PUBLIC ACCESS EASEMENT IS HEREBY GRANTED OVER TRACT A.
- 7.) A BLANKET ACCESS EASEMENT IS HEREBY PROVIDED ON ALL LOTS AND TRACT A, PROVIDING PUBLIC ACCESS TO AND FROM EACH LOT AND TRACT A WITHIN THE BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 14 REPLAT C. COORDINATED VEHICULAR AND PEDESTRIAN ACCESS POINTS WILL BE SHOWN IN SITE DEVELOPMENT PLANS FOR EACH LOT AND TRACT A.
- 8.) A BLANKET SHARED-PARKING EASEMENT IS HEREBY PROVIDED ON ALL LOTS AND TRACT A, ALLOWING SHARED OFF-STREET PARKING ON AND BETWEEN ALL LOTS AND TRACT A WITHIN THE BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 14 REPLAT C. OFF-STREET PARKING AREAS WILL BE SHOWN IN SITE DEVELOPMENT PLANS FOR EACH LOT AND TRACT A.



### ATTORNEY'S CERTIFICATE:

I, ERIC JOHNSON, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD OWNS THEM IN FEE SIMPLE FREE AND CLEAR OF ALL LIENS, EXCEPT AS IDENTIFIED HEREIN OR AS OTHERWISE IDENTIFIED ON THIS PLAT, AND THAT THERE ARE NO ENCUMBRANCES, EXCEPT AS IDENTIFIED HEREIN OR AS OTHERWISE IDENTIFIED ON THIS PLAT, WHICH PREVENT THE CITY FROM UTILIZING THE DEDICATED PROPERTY FOR SUCH PURPOSES AS IS IDENTIFIED ON THIS PLAT, AND THE CITY MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

Eric Johnson, REGISTRATION NO. 15076  
 ATTORNEY-AT-LAW

### 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



### APPROVALS:

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

### PLANNING AND ZONING COMMISSION:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 13TH DAY OF NOVEMBER, 2017.

Thomas J. Silvers CHAIRMAN  
Walt SECRETARY

### CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 9TH DAY OF JANUARY, 2018.

Paul E. ... MAYOR  
Jessie K. Robinson CITY CLERK, Deputy



### 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.

### OWNER'S CERTIFICATE

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 16 DAY OF January, 2018, BY Tim Wiens, WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES 5/13/2020



### LENDER'S CERTIFICATE

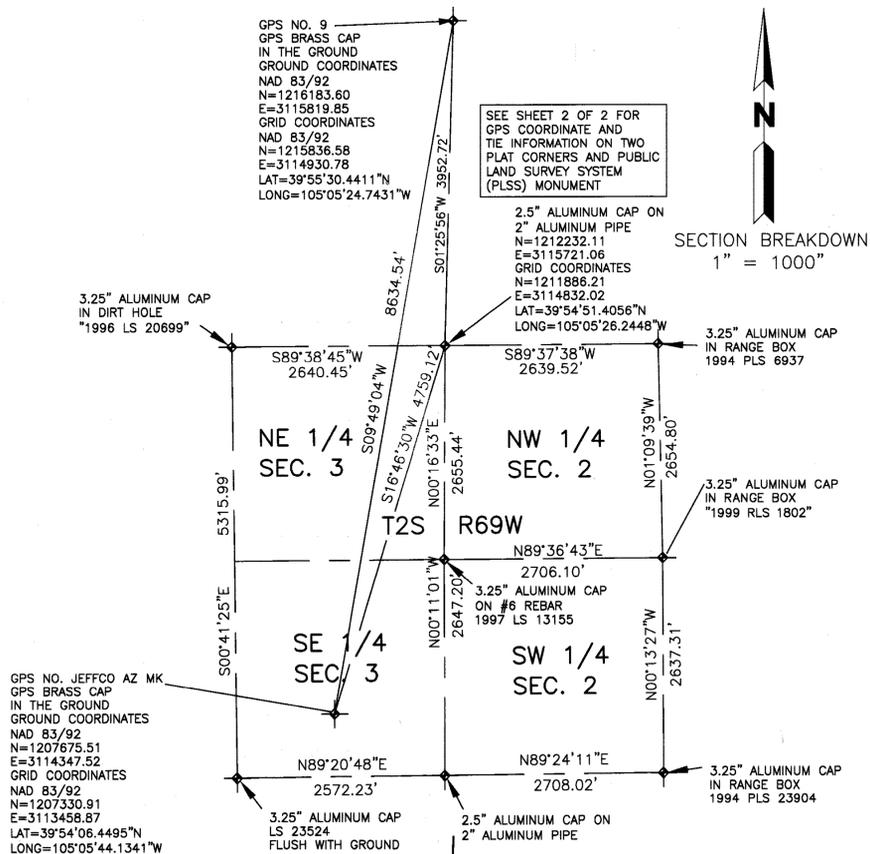
FIRSTIER CAPITAL CORP., A WYOMING CORPORATION

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: Joel H. Theon

STATE OF COLORADO }  
 COUNTY OF Broomfield } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF January, 2018, BY Joel Wiens, WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES 5/13/2020



NO.	DATE	DESCRIPTION
1.	01/09/2018	APPROVAL/RECORDING
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

**MARTIN/MARTIN**  
 CONSULTING ENGINEERS  
 12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
 MAIN 303.431.6100 MARTINMARTIN.COM

SAFCO PRODUCTS • NEW HOPE, MINNESOTA  
 REFERRED BY PART NUMBER 0850  
 PROJECT NUMBER: 14.0977-ARISTO-Parcel A\CO6 Subdivision Plat\PLANS\PLAT\Minor Subdivision Replat C\REPLAT C.dwg  
 Location: G:\HORN\14.0977-ARISTO-Parcel A\CO6 Subdivision Plat\PLANS\PLAT\Minor Subdivision Replat C\REPLAT C.dwg  
 Drawn By: BEARAND  
 Project Manager: R. NOBBE  
 Surveyed By:  
 Plot Date: PLAT DATE  
 Job Number: 14.0977  
 Sheet Number:

