

DRAWING NUMBER

201400024

DATE: 01/22/2014 09:48 AM  
DRAWN BY: J. H. HARRIS  
CHECKED BY: J. H. HARRIS  
REVISIONS BY: J. H. HARRIS

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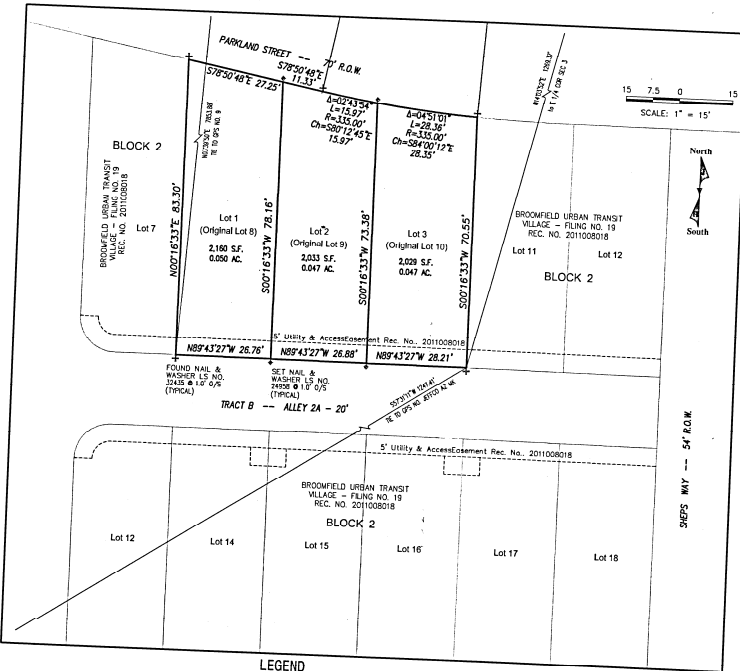
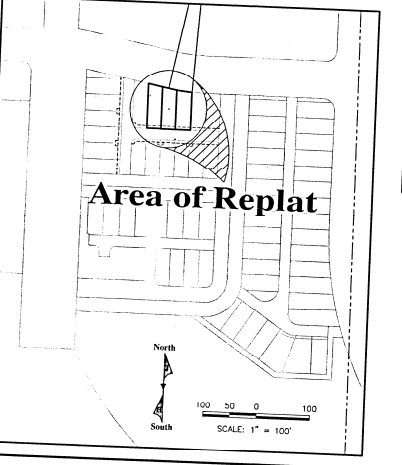
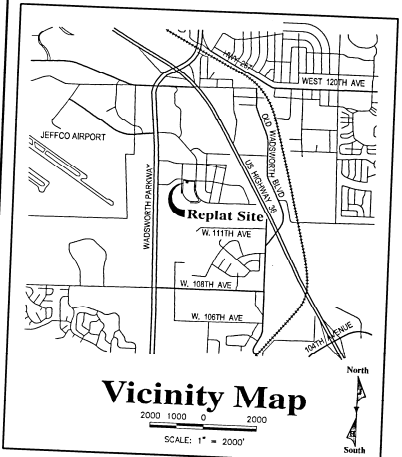
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# BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 19 REPLAT A MINOR SUBDIVISION PLAT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3,  
TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
City & County of Broomfield, State of Colorado

SHEET 1 OF 2

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FILED BY: J. H. HARRIS  
REVISIONS BY: J. H. HARRIS



**LEGEND**  
+ DENOTES - FOUND NAIL & WASHER L.S. NO. 32435 @ 1.0' O/S  
• DENOTES - SET NAIL & WASHER L.S. NO. 24958 @ 1.0' O/S

**BASIS OF BEARINGS:**  
BEARINGS ARE MONUMENTED AND SHOWN BASED UPON THE TWO FOLLOWING CITY OF BROOMFIELD GPS CONTROL POINTS, GPS No. 9 AND GPS NO. JEFFCO A2 MK AS BEING N09°49'04"E, AND A MEASURED DISTANCE OF 6634.54 FEET, AS MONUMENTED AND SHOWN HEREON.  
THE COMBINED FACTOR USED TO CONVERT GROUND COORDINATES TO STATE PLANE GRID COORDINATES = 0.999714666.  
THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS 1ST ORDER, CLASS N/A 1:137,000 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.  
THE APPLICABLE SITE DEVELOPMENT PLAN FOR THIS SUBDIVISION IS "BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 19" RECORDED AT RECEPTION NO. 2011008019 IN THE CITY AND COUNTY OF BROOMFIELD CLERK & RECORDER'S OFFICE.  
THE REASON THE LOT LINES BETWEEN LOTS 9 & 10 AND LOTS 8 & 9 NEED TO BE MOVED ARE AS FOLLOWS: THE BUILDING ON LOTS 9 & 10 WAS BUILT 0.9' WEST OF THE DESIGNED LOCATION. THIS RESULTED IN THE SIDE YARD ON LOT 9 BEING 4.2' INSTEAD OF THE MINIMUM 5.0'. THE LOT LINE BETWEEN LOTS 8 & 9 WAS MOVED TO "SPLIT THE DIFFERENCE" SO THAT EACH LOT ENDED UP WITH A 4.7' SIDE YARD. THE BUILDING ON LOTS 7 & 8 WAS SHIFED 0.2' WEST WHICH ACCOUNTS FOR THE EXTRA 0.2' IN THE SIDE YARDS ON LOTS 8 & 9.

**LEGAL DESCRIPTION & DEDICATION:**  
BY THESE PRESENTS, THE UNDERSIGNED BEING THE OWNER OF  
LOTS 8, 9 & 10, BLOCK 2, BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 19, RECORDED AT RECEPTION NO. 2011008019  
CITY AND COUNTY OF BROOMFIELD,  
STATE OF COLORADO

THE ABOVE DESCRIBED PARCEL CONTAINS 6,222 SQUARE FEET OR 0.144 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. 19 REPLAT A, AND BY THESE PRESENTS DEDICATE, GRANTS AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE, THE STREETS, RIGHT-OF-WAYS, EASEMENTS AND OTHER PUBLIC WAY 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.

**OWNER/SUBDIVIDER:**  
By: David H. Harris  
As: David H. Harris

**NOTARY:**  
STATE OF COLORADO }  
COUNTY OF BROOMFIELD } 55

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23<sup>rd</sup> DAY OF May, 2014, A.D.  
BY Matt Manchano AS David H. Harris THE PROPERTY DESCRIBED HEREON.  
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 4/20/2017  
Bill Luighs  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID: 000000402  
MY COMMISSION EXPIRES 06/30/2014

**SURVEYOR'S CERTIFICATE:**  
I, JAMES V. HENRITZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT WAS BASED ON A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

P.L.S. COLORADO REG. NO. 24958

**NOTICE:**  
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 THE CERTIFICATION SHOWN HEREON.

**ATTORNEY CERTIFICATE:**  
I, Marisa Alvarez, AN ATTORNEY AT THE LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENTS, RIGHT-OF-WAY, PARCEL OR TRACT 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.

Yvonne, REGISTRATION NO. 38693 DATE 5/23/13

**APPROVALS:**  
THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS 17<sup>th</sup> DAY OF January, 2014.

David H. Harris  
DIRECTOR OF COMMUNITY DEVELOPMENT  
Chad G. Harris  
CITY AND COUNTY MANAGER



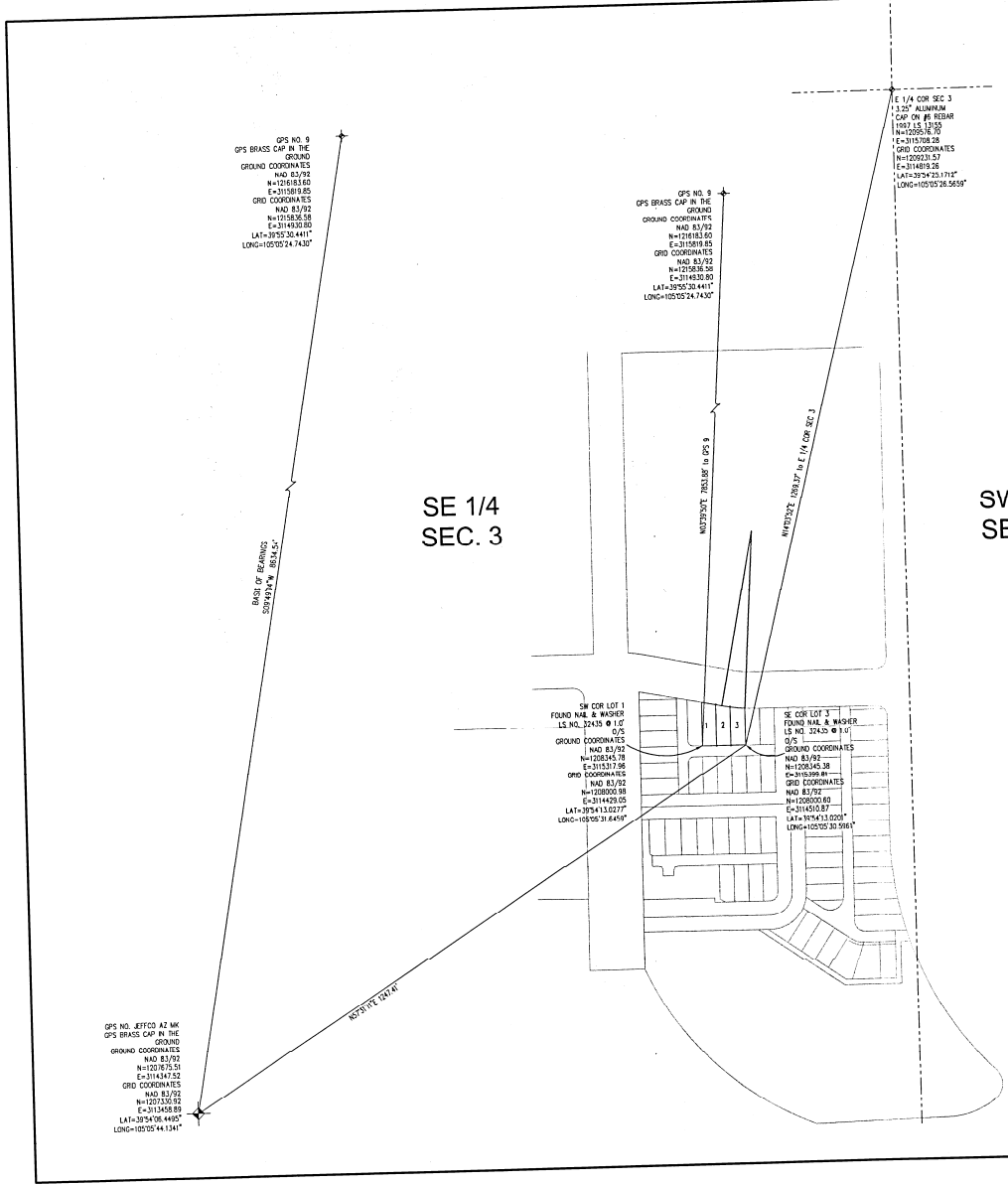
DATE: 01/22/14  
DATE: 09/22/12  
REVISED: 02/02/13  
REVISED: 05/01/13  
JVH Consulting, Inc.  
7943 N. PLYMOUTH PL.  
LITTLETON, CO 80120  
720-221-3681

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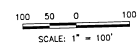
SHEET 2 OF 2

SW 1/4 SEC. 2

SE 1/4 SEC. 3



**Control Diagram**



for



Dr: JMI  
 Date: 05/22/12  
 Rev: 02 02 13  
 Rev: 03 01 13  
 JVI Consulting, Inc.  
 11141st St., P.O. Box 111  
 Littleton, CO 80120  
 303-281-5881