

BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 1

Recorded in Broomfield County
2-22-02.
Reception No. 2002002413

FINAL PLAT

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 2 AND THE SOUTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., AND A REPLAT OF THE POPE-CHAGOURY MINOR SUBDIVISION PLAT, CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO.

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF THOSE LANDS DESCRIBED AS FOLLOWS:

THE POPE-CHAGOURY MINOR SUBDIVISION PLAT RECORDED UNDER RECEPTION NUMBER F1159914, JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE, TOGETHER WITH A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 2 AND A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 AS BEARING NORTH 89°37'38" EAST. SAID LINE BEING MONUMENTED AT THE WEST TERMINUS BY A 2 1/2" ALUMINUM CAP ON A 2" PIPE AND MARKED APPROPRIATELY AND MONUMENTED AT THE EAST TERMINUS BY A 3 1/4" ALUMINUM CAP LOCATED IN A RANGE BOX AND MARKED APPROPRIATELY. THE DISTANCE BETWEEN SAID MONUMENTS BEING 2,639.52 FEET.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE SOUTH 00°16'33" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 2655.44 FEET TO THE POINT OF BEGINNING, BEING THE EAST QUARTER CORNER OF SAID SECTION 3; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 89°35'49" EAST A DISTANCE OF 1319.14 FEET;
- 2) NORTH 89°35'49" EAST A DISTANCE OF 22.66 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY 36;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 28°42'03" EAST A DISTANCE OF 748.29 FEET;
- 2) SOUTH 28°43'44" EAST A DISTANCE OF 436.35 FEET;
- 3) SOUTH 28°43'44" EAST A DISTANCE OF 1062.26 FEET;

THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 89°20'25" WEST A DISTANCE OF 1215.23 FEET; THENCE SOUTH 89°20'25" WEST A DISTANCE OF 1200.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, SAID LINE ALSO BEING THE EASTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 85065677, JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 3 AND THE EASTERLY LINE OF SAID PARCEL OF LAND NORTH 00°11'01" WEST A DISTANCE OF 0.19 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 575.00 FEET; THENCE LEAVING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 792.91 FEET THROUGH A CENTRAL ANGLE OF 79°00'34", THE CHORD OF WHICH BEARS NORTH 49°41'01" WEST A DISTANCE OF 731.56 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 2 OF SAID POPE-CHAGOURY MINOR SUBDIVISION PLAT; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 NORTH 89°52'07" WEST A DISTANCE OF 816.73 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF WADSWORTH PARKWAY; THENCE ALONG THE WESTERLY LINE OF SAID LOT 2 AND SAID EASTERLY RIGHT-OF-WAY LINE NORTH 01°15'24" WEST A DISTANCE OF 465.39 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID POPE-CHAGOURY MINOR SUBDIVISION PLAT; THENCE ALONG THE WEST LINE OF SAID LOT 1 AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 01°16'23" WEST A DISTANCE OF 365.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE LEAVING THE NORTH LINE OF SAID LOT 1 AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 01°22'38" WEST A DISTANCE OF 657.89 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY LINE OF A PARCEL OF LAND RECORDED AT BOOK 2150, PAGE 206, JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE, NORTH 89°31'48" EAST A DISTANCE OF 709.42 FEET; THENCE LEAVING THE SOUTHERLY LINE OF SAID PARCEL OF LAND NORTH 89°32'56" EAST A DISTANCE OF 692.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 138.047 ACRES (6,013,328 SQUARE FEET), MORE OR LESS.

THE ABOVE DESCRIBED 138.047 ACRES CONTAINS SAID POPE-CHAGOURY MINOR SUBDIVISION PLAT.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 1"; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS, ALLEYS, AND PUBLIC WAYS AS SHOWN ON THIS PLAT; AND GRANTS TO THE CITY 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.

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



VICINITY MAP
1" = 2000'

PLAT NOTES:

- 1.) BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEARING NORTH 89°37'38" EAST, WITH ALL BEARINGS CONTAINED HEREIN AND RELATIVE THERETO. SAID LINE BEING MONUMENTED ON THE WEST TERMINUS BY A 2 1/2" ALUMINUM CAP ON A 2" ALUMINUM PIPE AND AS MONUMENTED ON THE EAST TERMINUS BY A 3 1/4" ALUMINUM CAP LOCATED IN A RANGE BOX.
- 2.) THIS BASIS OF BEARINGS WAS ESTABLISHED FROM THE CITY OF BROOMFIELD GLOBAL POSITIONING SYSTEMS NETWORK MONUMENTS NUMBERS 8 AND 9. THE BEARING BETWEEN SAID POINTS IS SOUTH 38°46'28" EAST.
- 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 25369".
 - 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)
- 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.) NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS FINAL PLAT UNLESS AND UNTIL AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY OF BROOMFIELD AND THE PREMIUM HAS PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF 16-20-030(O) OF THE BROOMFIELD MUNICIPAL CODE.

SURVEYOR'S CERTIFICATE:

I, WILLIAM F. HESSELBACH, JR., 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.

WILLIAM F. HESSELBACH, JR.
COLORADO REGISTERED LAND SURVEYOR
REGISTRATION NO. 25369

NOLTE ASSOCIATES, INC.
7000 S. YOSEMITE STREET
ENGLEWOOD, CO 80112

OWNER:

JOHN E. JOHNS, DAVID K. JOHNS AND DARRELL G. JOHNS

BY: *[Signature]*

BY: *[Signature]*

BY: *[Signature]*

STATE OF COLORADO

COUNTY OF *[Signature]*

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *17th* DAY OF *Dec*, 2001,

MY COMMISSION EXPIRES

OWNER:

POPE PROPERTIES, A N.V., A DELAWARE CORPORATION

BY: *[Signature]*

KINGDOM OF ENGLAND

STATE OF COLORADO

CITY OF LONDON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *17th* DAY OF *November*, 2001,

MY COMMISSION EXPIRES *at death*

OWNER:

POPE COLORADO CORPORATION, A COLORADO CORPORATION

BY: *[Signature]*

KINGDOM OF ENGLAND

STATE OF COLORADO

CITY OF LONDON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *17th* DAY OF *November*, 2001,

MY COMMISSION EXPIRES *at death*

OWNER:

GILBERT CHAGOURY & RONALD CHAGOURY

BY: *[Signature]*

HENRY SOBANET, POWER OF ATTORNEY

STATE OF COLORADO

COUNTY OF *[Signature]*

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *17th* DAY OF *Dec*, 2001,

BY: *[Signature]*

MY COMMISSION EXPIRES *21st/03*

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 *21st* DAY OF *August*, 2001.

[Signature] Mayor

[Signature] City Clerk

LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS *21st* DAY OF *February*, 2001.

[Signature] Chairman

[Signature] Secretary

CLERK AND RECORDER'S CERTIFICATE:

PLAT BOOK NO. PAGE NO'S. RECEPTION NO.

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO, ON THIS *21st* DAY OF *August*, 2001, AT *10* O'CLOCK *A.M.*

JEFFERSON COUNTY CLERK AND RECORDER

BY: DEPUTY CLERK

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 2 AND THE SOUTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH P.M., AND A REPLAT OF THE POPE-CHAGOURY MINOR SUBDIVISION PLAT, CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO.



BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 1

FINAL PLAT

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 2 AND THE SOUTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M., AND A REPLAT OF THE POPE-CHAGOURY MINOR SUBDIVISION PLAT, CITY OF BROOMFIELD, COUNTY OF JEFFERSON, STATE OF COLORADO.

SEE SHEET 3

SEE SHEET 3

BASIS OF BEARINGS
NORTH LINE OF NORTHWEST
QUARTER OF SECTION 2
N89°37'38"E

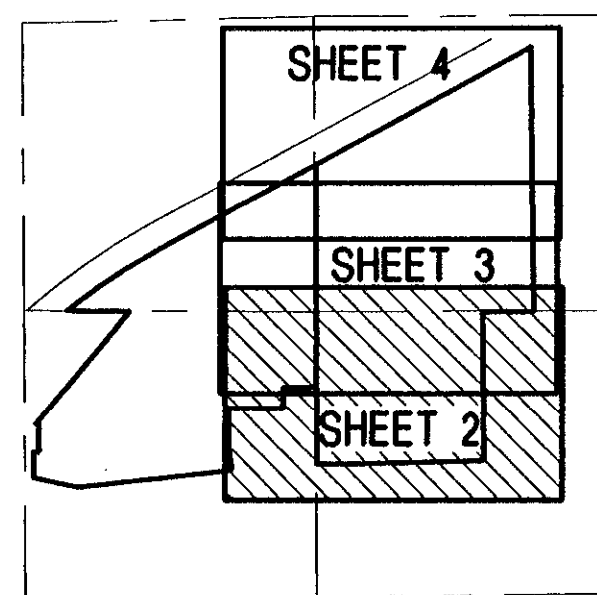
POINT OF COMMENCEMENT
NE COR. SEC. 3, T2S, R69W,
2.5" ALUMINUM CAP IN DIRT HOLE

POINT OF BEGINNING
EAST 1/4 SECT. 3, 3.25
ALUMINUM CAP ON #5
REBAR 1997 LS 13155

GPS 9
(SEE SECTION
BREAKDOWN ON
SHEET 1)

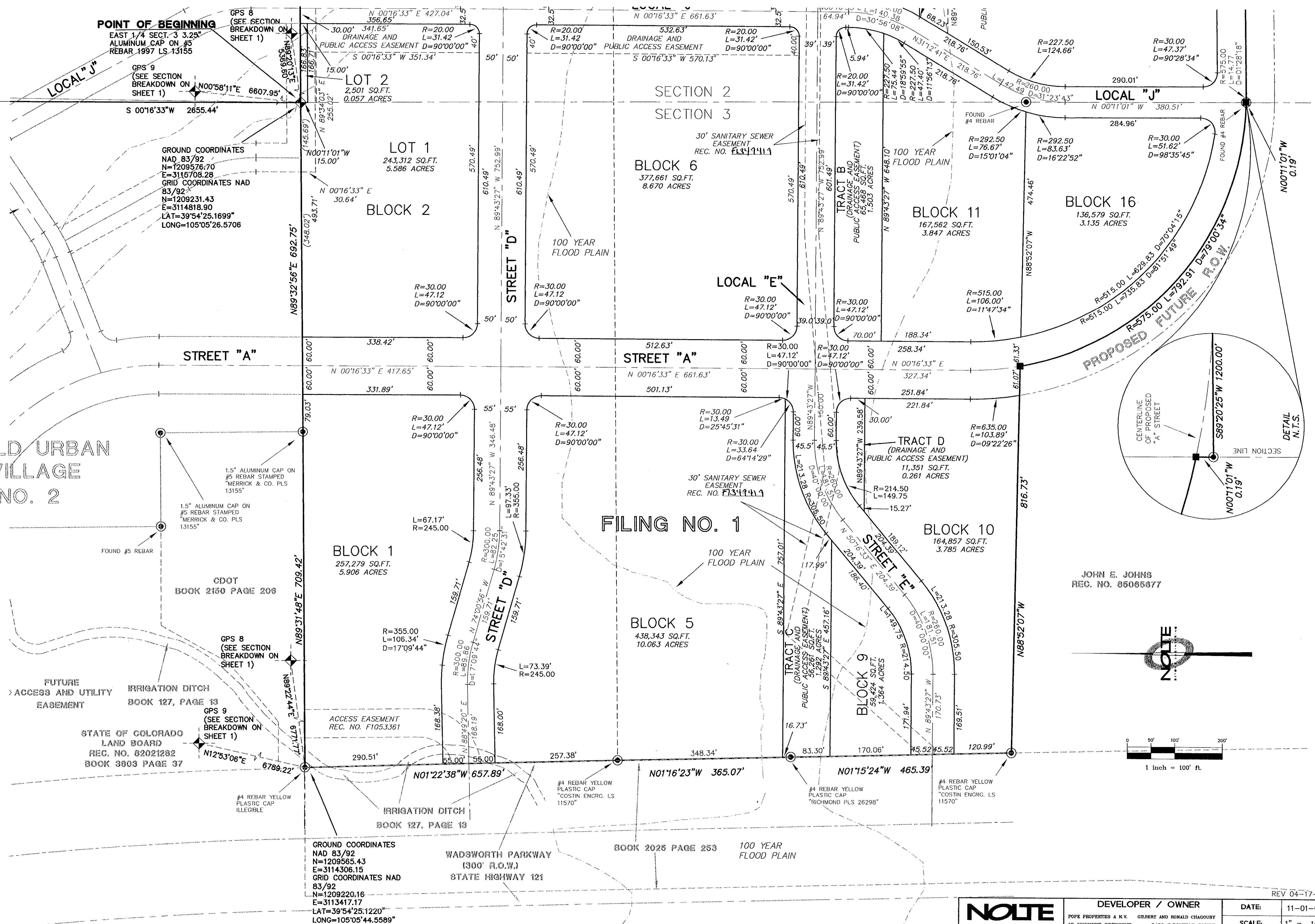
GROUND COORDINATES
NAD 83/92
N=1209576.70
E=3115708.28
GRID COORDINATES NAD
83/92
N=1209231.43
E=3114818.90
LAT=39°54'25.1699"
LONG=105°05'26.5706

BROOMFIELD URBAN
TRANSIT VILLAGE
FILING NO. 2

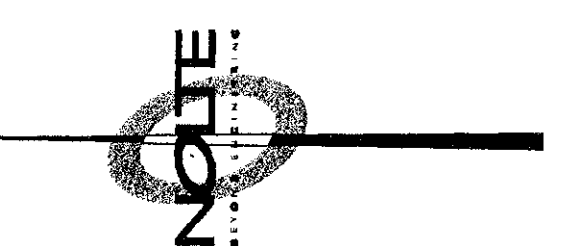


SHEET INDEX MAP
NO SCALE

2
FINAL PLAT
BROOMFIELD TRANSIT VILLAGE
FILING NO. 1
DATE: 09/07/2011 TIME: 9:08 A.M. T. N. 530
SCALE: 1" = 100' SERVICE:
PAPER: 24" X 36" DRAWING NAME: UTILITY/PLAT/3-DWG
PLOTING VIEW: DESIGNER: JEC. PROJ. MGR.
SHEET: 3 OF 5 SHEETS JOB NO. 01022



JOHN E. JOHNS
REC. NO. 85065677



NOLTE
BYROND ENGINEERING
2000 S. YOUNGSTER ST., SUITE 200, ENGLEWOOD, CO 80111
303.220.1001 TEL 303.220.9001 FAX WWW.NOLTE.COM

DEVELOPER / OWNER
POPE PROPERTIES A.K.A. GILBERT AND RONALD CHAGOURY
12 HERBERT CRESCENT 8480 S. PONTIAC COURT
LONDON, ENGLAND SW10XHR ENGLEWOOD, CO 80111

DATE: 11-01-00
SCALE: 1" = 100'
SHEET 3 OF 5

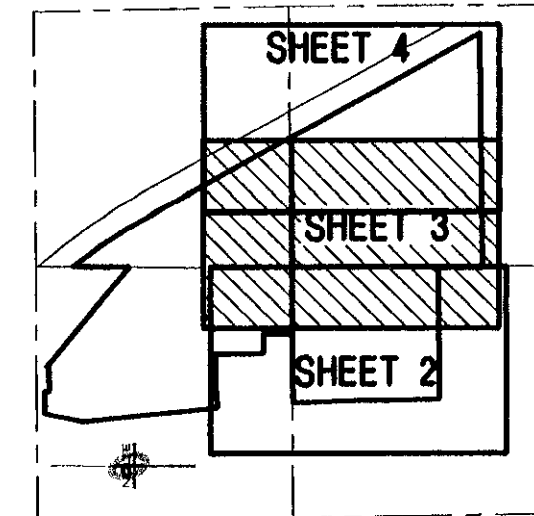
BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 1

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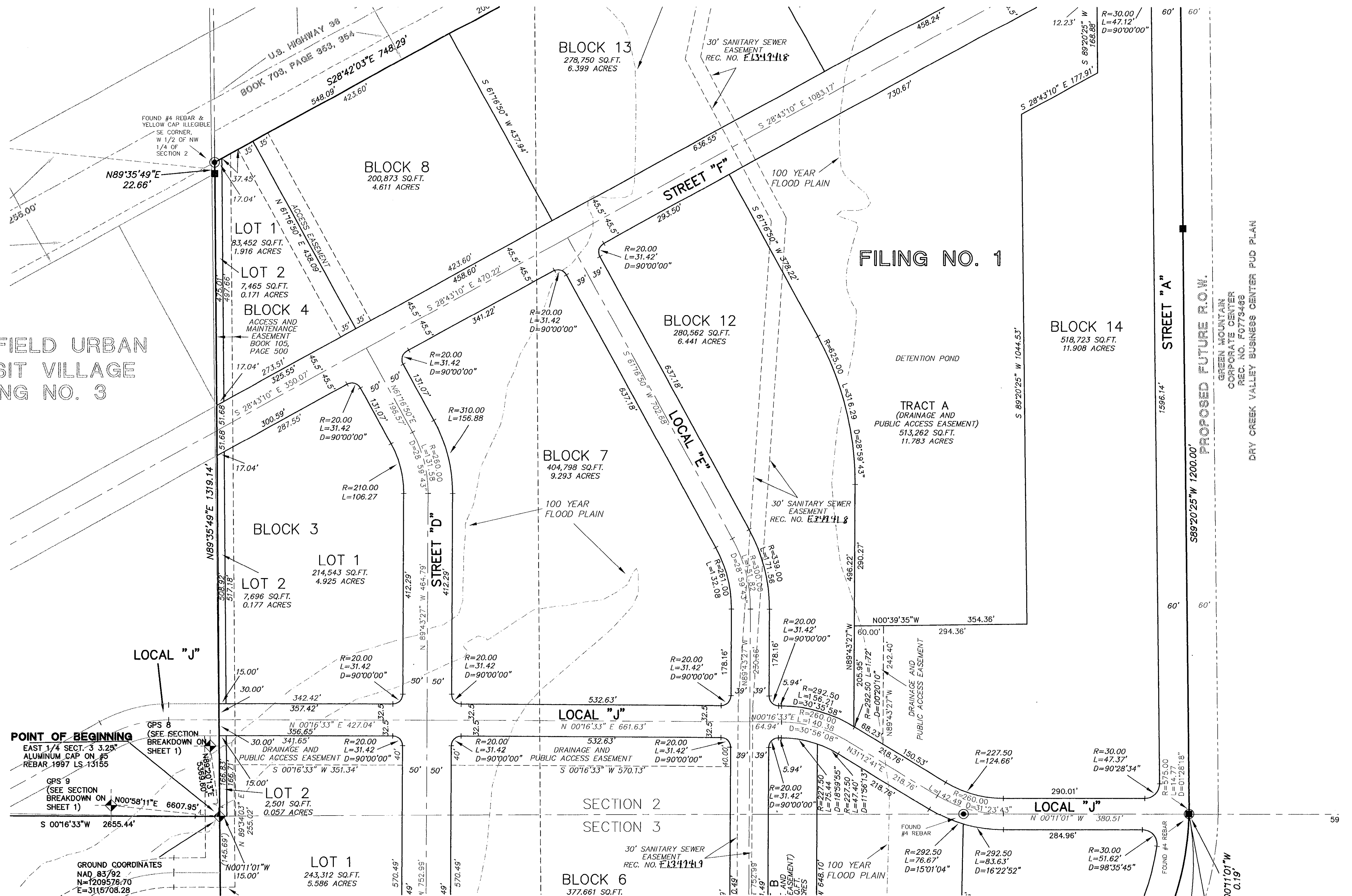
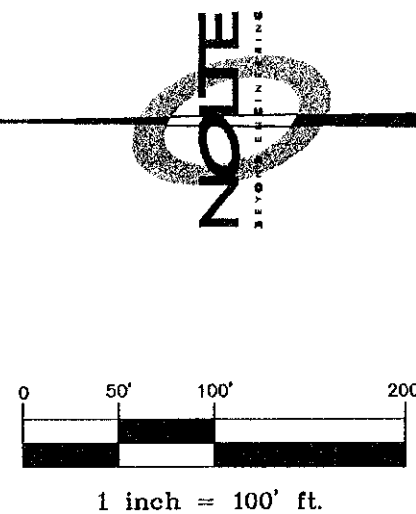
SEE SHEET 4

SEE SHEET 4



SHEET INDEX MAP
NO SCALE

BROOMFIELD URBAN
TRANSIT VILLAGE
FILING NO. 3



POINT OF BEGINNING
EAST 1/4 SECT. 3 3.25"
ALUMINUM CAP ON 45
REBAR 1997 LS 13155

LOCAL "J"

GPS 8
(SEE SECTION
BREAKDOWN ON
SHEET 1)

GPS 9
(SEE SECTION
BREAKDOWN ON
SHEET 1)

GROUND COORDINATES
NAD 83/92
N=1209578.70
E=3116708.28

SEE SHEET 2

SECTION 2
SECTION 3

BLOCK 6
377.661 SQ.FT.

SEE SHEET 2

TITLE: FINAL PLAT
BROOMFIELD URBAN TRANSIT VILLAGE
FILING NO. 1
DATE: 08/07/01 TIME: 8:07 a.m. T. H. 484
SCALE: 1" = 100'
PAPER: 30" x 60" (11' x 15')
DESIGN: 100%
DRAWING NAME: UT/PLAT13-4.DWG
PLOT: 100%
DESIGNER: JEC
PROJ. MGR.
SHEET: 4 OF 5 SHEETS JOB NO. 01502

NOLTE BEYOND ENGINEERING 700 S. YOSEMITE ST., SUITE 200 ENGLEWOOD, CO 80112 303.220.0001 FAX 303.220.0001 WWW.NOLTE.COM	DEVELOPER / OWNER		DATE:	11-01-00
	POPE PROPERTIES A N.Y. GILBERT AND RONALD CHAGOURY 12 HERBERT CRESCENT 6480 S.PONTIAC COURT LONDON, ENGLAND SW3HR ENGLEWOOD, CO 80111		SCALE:	1" = 100'
			SHEET 4 OF 5	

