

# BROOMFIELD URBAN TRANSIT VILLAGE-FILING NO. 13 REPLAT A

## FINAL PLAT

A REPLAT OF LOT 2, BROOMFIELD URBAN TRANSIT VILLAGE-FILING NO. 13 MINOR SUBDIVISION  
 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,  
 TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
 1.583 ACRES - SHEET 1 OF 2

201902496 PL 03/15/2019 10:38 AM  
 Page: 1 of 2 Rec Fee \$0.00 Doc Fee \$  
 City & County of Broomfield

### LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT NT BUILDERS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER, MORTGAGEE, OR LIEN HOLDER OF CERTAIN LANDS IN THE CITY OF BROOMFIELD, COLORADO, DESCRIBED AS FOLLOWS:

LOT 2, BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 13,  
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

CONTAINING AN AREA OF 1.583 ACRES, (68,955 SQUARE FEET), 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. 13 REPLAT A; 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 THIS PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THIS 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:

BROOMFIELD LODGING, LLC, A COLORADO LIMITED LIABILITY COMPANY  
 555 ELDORADO BLVD, SUITE 200  
 BROOMFIELD, CO 80021

BY: Tim Wiens, Mgr. BY: TIM WIENS

STATE OF COLORADO )  
 COUNTY OF Broomfield )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28<sup>th</sup> DAY OF

February, 2019

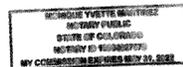
BY Tim Wiens AND N/A

OF Broomfield Lodging, LLC

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 5-31-22

Monique Martinez  
 NOTARY PUBLIC



### SUBDIVIDER

THE ARISTA, LLC, A COLORADO LIMITED LIABILITY COMPANY  
 BY: NT BUILDERS LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGER  
 1875 LAWRENCE STREET, SUITE 900  
 DENVER, CO 80202

BY: [Signature] AS: Manager

STATE OF COLORADO )  
 COUNTY OF Denver )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28<sup>th</sup> DAY OF

February, 2019

BY Kevin Puccio AS Manager OF NT Builders LLC as Manager of THE ARISTA LLC

WITNESS MY HAND AND OFFICIAL SEAL

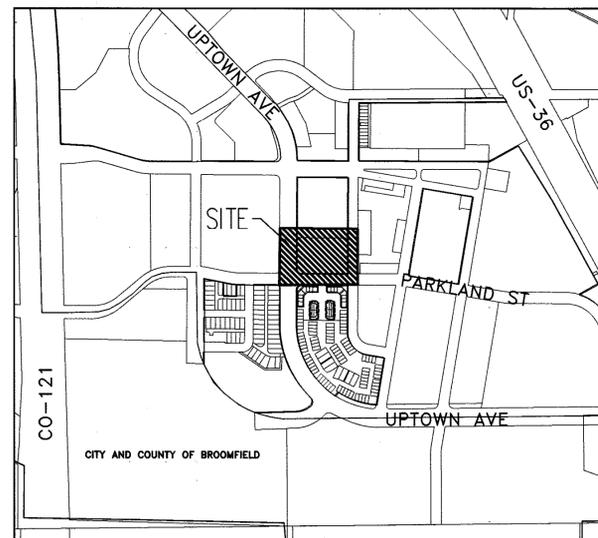
MY COMMISSION EXPIRES: 1/17/21

[Signature]  
 NOTARY PUBLIC



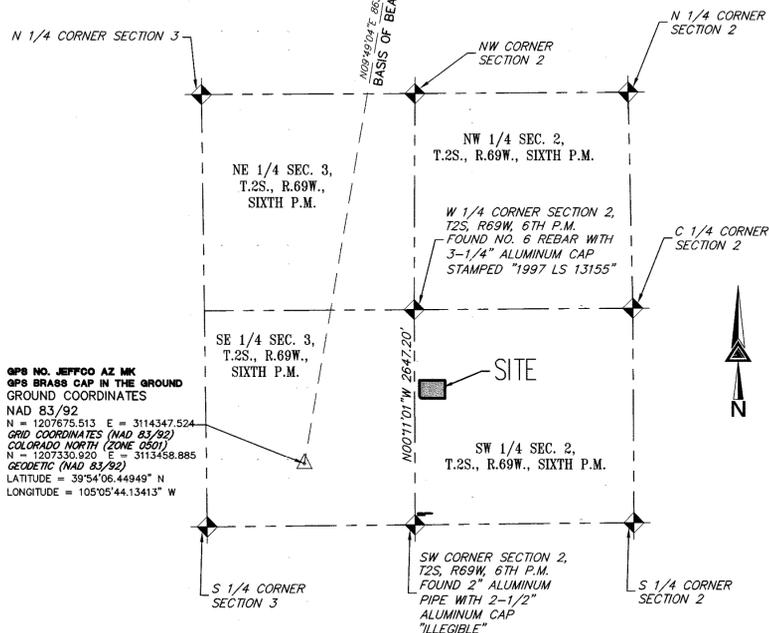
### GENERAL NOTES:

- THE PURPOSE OF THIS REPLAT OF BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 13 AMENDMENT 1 IS TO DIVIDE LOT 2 INTO 34 LOTS AND 1 TRACT.
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM RTK FAST STATIC GPS OBSERVATIONS AND ARE BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE 0501 (NAD 83/92), BETWEEN BROOMFIELD CONTROL POINT "JEFF CO AZ MK" AND BROOMFIELD CONTROL POINT "GPS NO. 9" WHICH BEARS NORTH 09°49'04" EAST, BETWEEN THE MONUMENTS SHOWN HEREIN.
- PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE NORTH ZONE 0501 NAD 83/92 COORDINATES. THE COMBINED SCALE FACTOR USED TO CONVERT STATE PLANE COORDINATES TO GRID COORDINATES IS 0.999714664. PROJECT COORDINATES CAN BE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:  
 PROJECT NORTHING = (STATE PLANE NORTHING X 0.999714664)  
 PROJECT EASTING = (STATE PLANE EASTING X 0.999714664)
- THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS SECOND ORDER, CLASS II, 1:20,000 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, AZTEC CONSULTANTS INC. RELIED UPON TITLE COMMITMENT NO. 100-N0018790-020-CNI WITH AN EFFECTIVE DATE OF AUGUST 7, 2018 AT 7:00 A.M. PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. ALL TAX INFORMATION, LIENS, IF ANY, LEASES, DEED OF TRUST, RELEASES, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREIN ARE REFLECTED IN SAID TITLE COMMITMENT.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTES.
- ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- FLOOD ZONE: THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NO. 080130615J, WITH A REVISED DATE OF DECEMBER 17, 2012.
- A UTILITY EASEMENT IS HEREBY GRANTED TO THE CITY AND COUNTY OF BROOMFIELD AS SHOWN ON THIS PLAT.
- THE COLORADO OIL AND GAS CONSERVATION COMMISSION ONLINE RECORDS DO NOT DISCLOSE, AS OF THE DATE OF APPROVAL OF THIS FINAL PLAT, ANY PLUGGED OR ABANDONED OIL AND GAS WELLS, PRODUCTION SITES, OR ANY FORMER OIL AND GAS PRODUCTION SITES LOCATED WITHIN THE BOUNDARIES OF THE FINAL PLAT OR WITHIN 200 FEET OF SUCH BOUNDARIES, PURSUANT TO BMC SECTION 17-38-160(F).
- NOTICE: 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 THE CERTIFICATION SHOWN HEREON.
- NOTE: THIS LAND SURVEY PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF CARE AND PRACTICE FOR THE STATE OF COLORADO AND THAT IT IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF. THIS STATEMENT DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. AT THE TIME OF THIS SURVEY NON OF THE ABOVE WERE OBSERVED ON THE SURFACE OF THE SITE.
- TRACT A, IN ITS ENTIRETY, IS AN PUBLIC ACCESS EASEMENT AND EMERGENCY VEHICLE ACCESS EASEMENT AND IS SUBJECT TO THAT UTILITY EASEMENT AS SHOWN HEREON.
- THIS SITE IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AVIGATION EASEMENT BY AND BETWEEN PARK 36 DEVELOPMENT, INC., A COLORADO CORPORATION, ITS SUCCESSORS AND ASSIGNS AND JEFFERSON COUNTY AND JEFFERSON COUNTY AIRPORT, ITS SUCCESSORS AND ASSIGNS RECORDED MAY 11, 2005 AT RECEPTION NO. 2005006198.



VICINITY MAP  
 SCALE 1" = 500'

GPS NO. 9  
 BRASS CAP  
 IN THE GROUND  
 GROUND COORDINATES  
 NAD 83/92  
 N = 1216183.597 E = 3115819.858  
 GRID COORDINATES (NAD 83/92)  
 COLORADO NORTH (ZONE 0501)  
 N = 1215836.576 E = 3114930.796  
 GEODETIC (NAD 83/92)  
 LATITUDE = 39°55'30.44106" N  
 LONGITUDE = 105°05'24.74296" W



SECTION BREAKDOWN & BASIS OF BEARINGS  
 SCALE 1" = 1000'

### SURVEYOR'S CERTIFICATE:

I, ANTHONY K. PEALL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT 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.



ANTHONY K. PEALL, PLS NO. 38636  
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
 300 EAST MINERAL AVENUE, SUITE 1  
 LITTLETON, CO 80122

### ATTORNEY'S CERTIFICATE:

I, ERIC R. JENSEN, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON(S) 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 THE PLAT, AND THE CITY MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATION.

[Signature] REGISTRATION NO. 15076 DATE: March, 2019

### PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION  
 THIS 14 DAY OF January, 2019

[Signature] CHAIRMAN  
[Signature] SECRETARY

### 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 26 DAY OF February, 2019

[Signature] MAYOR  
[Signature] CITY CLERK  
[Signature] DEPUTY  


### SHEET INDEX

SHEET 1 - COVER SHEET  
 SHEET 2 - FINAL PLAT

### COVER SHEET

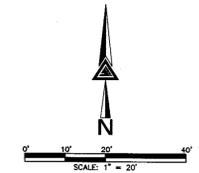
 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 13 REPLAT A FINAL PLAT		DATE OF PREPARATION: 10-18-2018
	CITY AND COUNTY OF BROOMFIELD COLORADO		SCALE: N/A
AzTec Proj. No: 54818-34 Drawn By: AKP	SHEET 1 OF 2		LAST REVISED: 1/31/2019

# BROOMFIELD URBAN TRANSIT VILLAGE-FILING NO. 13 REPLAT A

## FINAL PLAT

A REPLAT OF LOT 2, BROOMFIELD URBAN TRANSIT VILLAGE-FILING NO. 13 MINOR SUBDIVISION  
 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,  
 TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
 1.583 ACRES - SHEET 2 OF 2

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 City & County of Broomfield



W 1/4 CORNER SECTION 2,  
 T2S, R69W, 6TH P.M.  
 FOUND NO. 6 REBAR WITH  
 3-1/4" ALUMINUM CAP  
 STAMPED "1997 LS 13155"  
 GROUND COORDINATES  
 NAD 83/92  
 N = 1209576.70 E = 3115708.28  
 GRID COORDINATES (NAD 83/92)  
 COLORADO NORTH (ZONE 0501)  
 N = 1209231.56 E = 3114819.26  
 GEODETIC (NAD 83/92)  
 LATITUDE = 39°54'25.1712" N  
 LONGITUDE = 105°05'26.5659" W

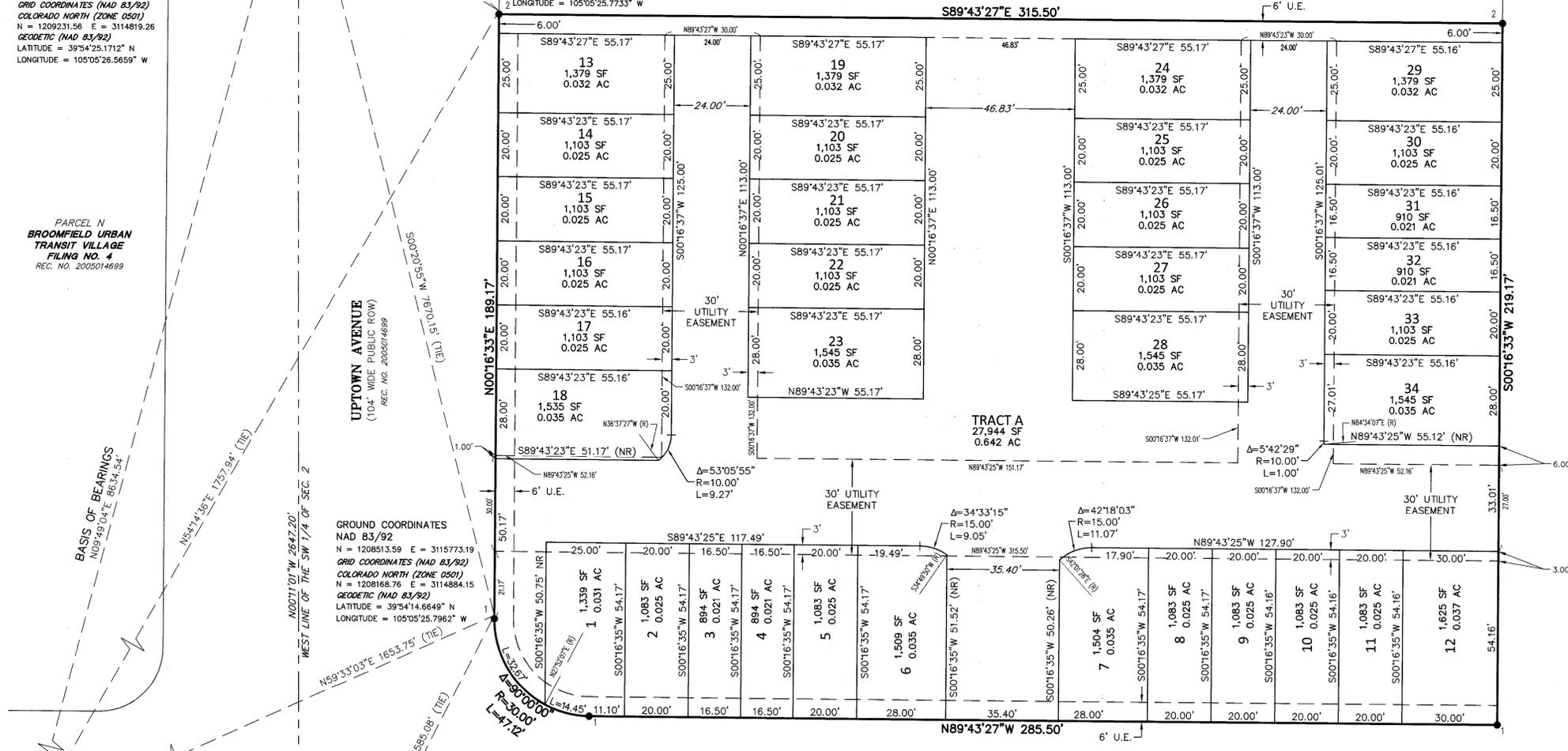
GPS NO. 9  
 GPS BRASS CAP IN THE GROUND  
 GROUND COORDINATES  
 NAD 83/92  
 N = 1216183.597 E = 3115819.858  
 GRID COORDINATES (NAD 83/92)  
 COLORADO NORTH (ZONE 0501)  
 N = 1215836.576 E = 3114930.796  
 GEODETIC (NAD 83/92)  
 LATITUDE = 39°53'50.44106" N  
 LONGITUDE = 105°05'24.74296" W

PARCEL N  
 BROOMFIELD URBAN  
 TRANSIT VILLAGE  
 FILING NO. 4  
 REC. NO. 2005014699

UPTOWN AVENUE  
 (104' WIDE PUBLIC ROW)  
 REC. NO. 2005014699

COLONY ROW  
 (65' WIDE PUBLIC ROW)  
 REC. NO. 2005014699

PARCEL P  
 BROOMFIELD URBAN  
 TRANSIT VILLAGE  
 FILING NO. 4  
 REC. NO. 2005014699



GPS NO. JEFFCO AZ MK  
 GPS BRASS CAP IN THE GROUND  
 GROUND COORDINATES  
 NAD 83/92  
 N = 1207675.513 E = 3114347.524  
 GRID COORDINATES (NAD 83/92)  
 COLORADO NORTH (ZONE 0501)  
 N = 1207330.920 E = 3113458.885  
 GEODETIC (NAD 83/92)  
 LATITUDE = 39°54'06.44949" N  
 LONGITUDE = 105°05'44.13413" W

SW CORNER SECTION 2,  
 T2S, R69W, 6TH P.M.  
 FOUND 2" ALUMINUM  
 PIPE WITH 2-1/2"  
 ALUMINUM CAP  
 "ILLEGIBLE"  
 GROUND COORDINATES  
 NAD 83/92  
 N = 1206929.51 E = 3115716.76  
 GRID COORDINATES (NAD 83/92)  
 COLORADO NORTH (ZONE 0501)  
 N = 1205585.13 E = 3114827.73  
 GEODETIC (NAD 83/92)  
 LATITUDE = 39°53'59.0170" N  
 LONGITUDE = 105°05'26.6140" W

PARKLAND STREET  
 (70' WIDE PUBLIC ROW)  
 REC. NO. 2005014699

PARCEL V  
 BROOMFIELD URBAN  
 TRANSIT VILLAGE  
 FILING NO. 4  
 REC. NO. 2005014699

PARCEL W  
 BROOMFIELD URBAN  
 TRANSIT VILLAGE  
 FILING NO. 4  
 REC. NO. 2005014699

### MONUMENT SYMBOL LEGEND

- 1 ● FOUND NO. 5 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "R KNOBBE LS 23899"
- 2 ● FOUND 1" BRASS TAG IN CONCRETE STAMPED "PLS 23899"
- (NR) NON RADIAL
- U.E. UTILITY EASEMENT
- (R) RADIAL



FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC.

FINAL PLAT



BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 13 REPLAT A  
 FINAL PLAT  
 CITY AND COUNTY OF BROOMFIELD  
 COLORADO

DATE OF PREPARATION:	10-18-2018
SCALE:	1"=20'
SHEET	2 OF 2

AzTec Proj. No.: 54618-34 Drawn By: AKP