

BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 4 REPLAT B - MINOR PLAT

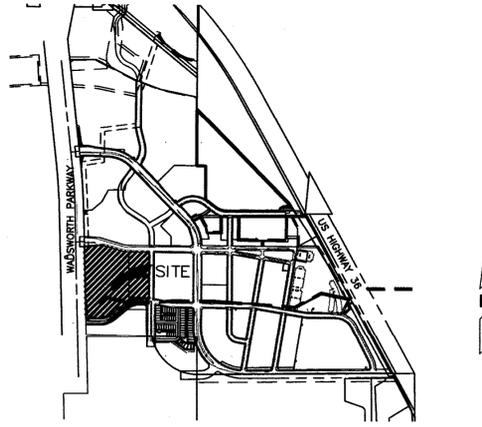
A REPLAT OF PARCEL K AND L OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 4

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD,
STATE OF COLORADO
SHEET 1 OF 2

202002297 PL 02/20/2020 02:40 PM
Page: 1 of 2 Rec Fee \$0.00 Doc Fee \$
City & County of Broomfield

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 INUNDTATED 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. 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 SDP OR WITHIN 200 FEET OF SUCH BOUNDARIES, PURSUANT TO BMC SECTION 17-38-160(F).
6. PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT AS CONTAINED IN INSTRUMENT RECORDED MAY 11, 2005 RECEPTION NUMBER 2005006198.
7. UTILITY EASEMENTS ARE DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.



VICINITY MAP
1"=2500'

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.

LEGAL DESCRIPTION:

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:

PARCEL K & L OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 4 (RECEPTION NO. 2005014699)

SAID PARCEL OF LAND CONTAINS 582,337 S.F. (13.369 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 4, REPLAT B"; 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.

OWNER CERTIFICATE

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

BY: Tim Wiens
TIM WIENS, MANAGER

NOTARY CERTIFICATE

STATE OF Colorado SS.

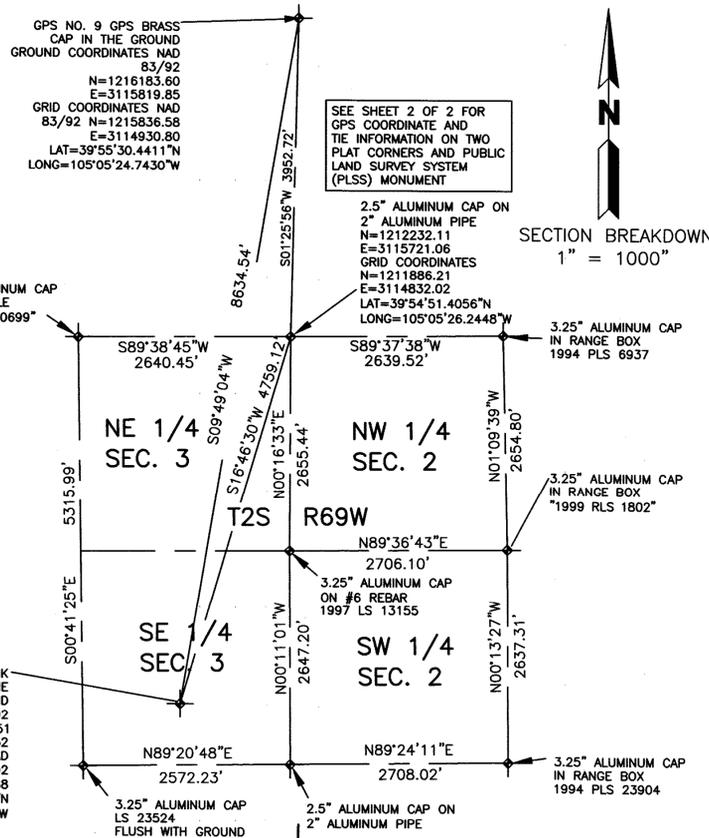
COUNTY OF Broomfield

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October 2019, BY Tim Wiens AS manager of Park 36 Investment, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

Jennifer Ashley Bilgo
NOTARY PUBLIC

MY COMMISSION EXPIRES April 2, 2023



CITY APPROVAL:

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 12th DAY OF February, 2020.

Eric Jensen
DIRECTOR OF COMMUNITY DEVELOPMENT
[Signature]
CITY MANAGER

ATTORNEY CERTIFICATE

I, ERIC 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 THIS PLAT, AND THE CITY MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

[Signature] LICENSE NUMBER: 15076

SURVEYOR'S CERTIFICATE

I, RICHARD A. NOBBE, 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.

RICHARD A. NOBBE
REGISTERED LAND SURVEYOR
COLORADO LICENSE NO. 23899



LIENHOLDER CERTIFICATE

THE UNDERSIGNED FIRSTIER CAPITAL CORP., A WYOMING CORPORATION OF THE ABOVE DESCRIBED REAL PROPERTY HEREBY ACKNOWLEDGES AND CONSENTS TO THIS MINOR PLAT AND TO THE EXECUTION AND RECORDING OF THIS MINOR PLAT AND SUBORDINATES ITS INTEREST OF RECORD IN AND TO THE ABOVE DESCRIBED DEDICATIONS.

BY: Joel H. Wiens
COMPANY: FIRSTIER CAPITAL CORP.

NOTARY CERTIFICATE
STATE OF Colorado SS.

COUNTY OF Broomfield

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF September 2019, BY Joel Wiens AS Manager of Firstier Capital Corp.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 5/13/2020

NO.	DATE	DESCRIPTION
1.	09/25/2019	FOR COOB APPROVAL
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		



Location: G:\HORN\18.1400-Aristo Parcel K\PLANS\PLAT\PARCEL K REPLAT.dwg
 Project Manager: R. NOBBE
 Drawn By: BEJARANO
 Job Number: 14.0977
 Sheet Number: 14.0977
 Plot Date: [blank]
 Plat Date: [blank]

