

BROOMFIELD URBAN TRANSIT VILLAGE-FILING NO. 12 REPLAT A

MINOR SUBDIVISION PLAT

A REPLAT OF LOTS 1 AND 2 OF BROOMFIELD URBAN TRANSIT VILLAGE-FILING NO. 12(REC. NO. 2006014548), LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

2021014892 PL 08/10/2021 12:31 PM
 Page: 1 of 2 Rec Fee \$0.00 Doc Fee \$
 City & County of Broomfield

DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCELS OF LAND:

LOT 1, BROOMFIELD URBAN TRANSIT VILLAGE-FILING NO. 12, A REPLAT OF PARCEL R, BROOMFIELD URBAN TRANSIT VILLAGE, FILING NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 02, 2006 UNDER RECEPTION NO. 2006014548, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

(THE ABOVE DESCRIPTION FOR LOT 1 (PPF AMLI 8200 ARISTA PLACE, LLC) IS TAKEN FROM THE DEED RECORDED AS RECEPTION #201009580 ON 09/16/2010 AT THE CITY & COUNTY OF BROOMFIELD CLERK AND RECORDER'S OFFICE. THE SUBJECT PROPERTY IS DESCRIBED IN EXHIBIT A OF THE ABOVE REFERENCE DOCUMENT AS "PARCEL 2")

AND

LOT 2, BROOMFIELD URBAN TRANSIT VILLAGE-FILING NO. 12, A REPLAT OF PARCEL R, BROOMFIELD URBAN TRANSIT VILLAGE, FILING NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 2006 UNDER RECEPTION NO. 2006014548, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

(THE ABOVE DESCRIPTION FOR LOT 1 (NBG, LLC) IS TAKEN FROM THE DEED RECORDED AS RECEPTION #2013014879 ON 10/16/2013 AT THE CITY AND COUNTY OF BROOMFIELD CLERK AND RECORDER'S OFFICE.)

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF BROOMFIELD URBAN TRANSIT VILLAGE-FILING NO. 12, REPLAT A, A REPLAT OF LOTS 1 & 2, BROOMFIELD URBAN TRANSIT VILLAGE-FILING NO. 12; AND BY THESE PRESENTS DEDICATE IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD ALL EASEMENT AS SHOWN OR NOTED ON THE PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY FRANCHISEES OF THE CITY AND COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

EXECUTED THIS 6th DAY OF July, A.D. 2021.

OWNER'S CERTIFICATES

PPF AMLI 8200 ARISTA PLACE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: AMLI-VA ACQUISITION, L.P., A DELAWARE LIMITED PARTNERSHIP, SOLÉ MEMBER

BY: AMLI ACQCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: PPF AMLI CO-INVESTMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: AMLI RESIDENTIAL PROPERTIES, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS MANAGER

BY: AMLI RESIDENTIAL PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: Ken Veltri
 NAME: Ken Veltri
 TITLE: Authorized Person

ACKNOWLEDGEMENTS:

STATE OF ILLINOIS)
 COUNTY OF COOK)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF July, 2021.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: August 7, 2023
Susan Elizabeth Glowa
 NOTARY PUBLIC

EXECUTED THIS 15th DAY OF JUNE, A.D. 2021.

Eric Cooley
 NBG, LLC

ACKNOWLEDGEMENTS:

STATE OF COLORADO)
 COUNTY OF BROOMFIELD)

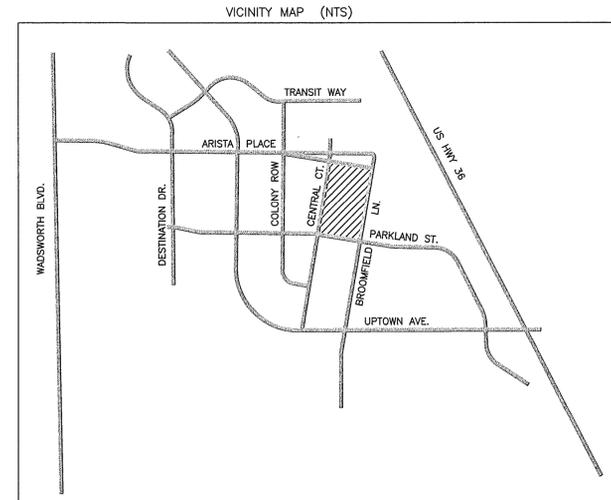
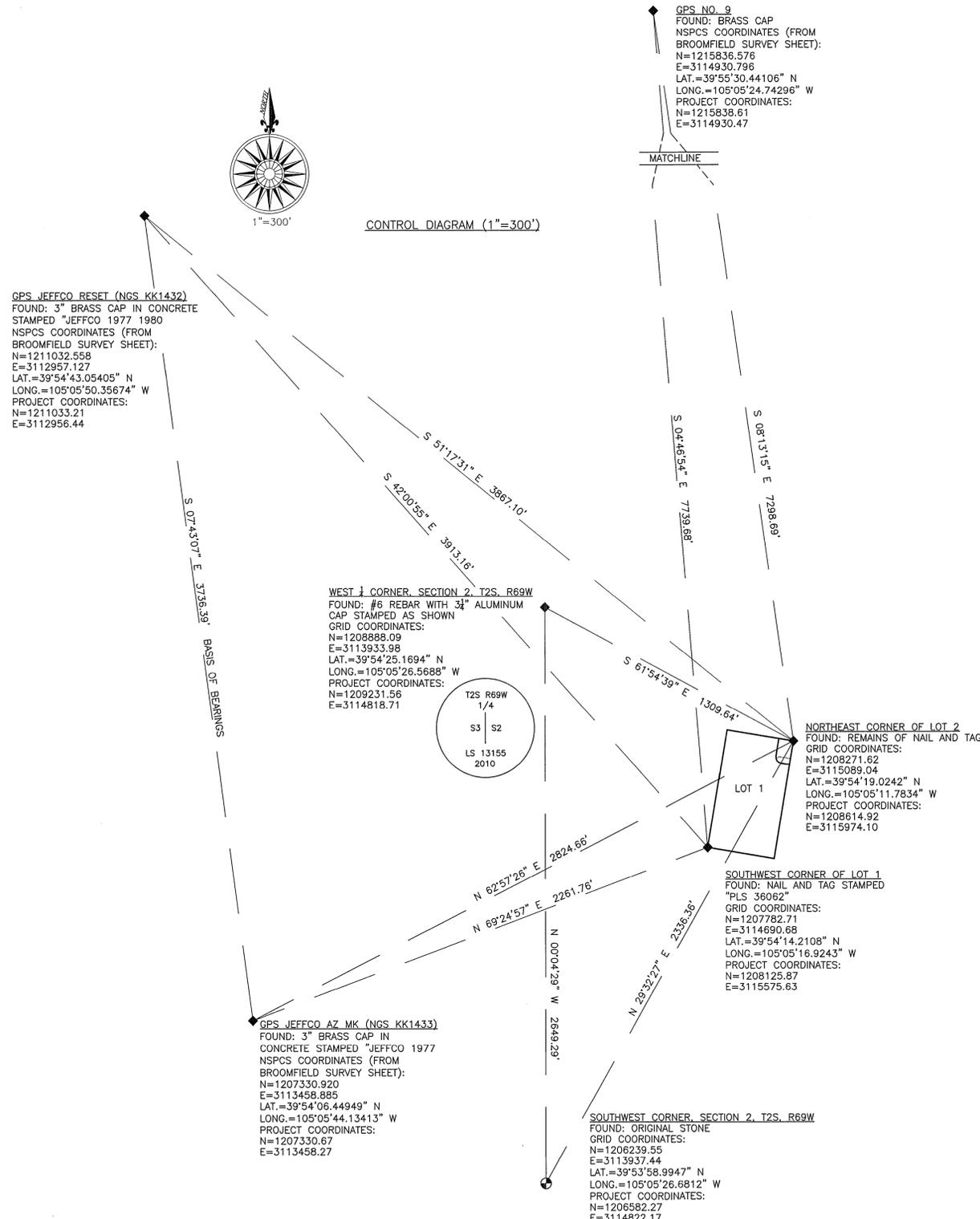
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF June, 2021.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 10/24/2023
Ma, Yingying
 NOTARY PUBLIC

YINGYING MA
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 201940708
 EXPIRES 10/24/2023

THE PURPOSE OF THIS MINOR SUBDIVISION PLAT IS TO REMOVE THE AREA SHOWN FROM LOT 1 AND ADD IT TO LOT 2.



CITY APPROVAL:
 THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO ON THIS 30th DAY OF July, 2021.

[Signature]
 DIRECTOR OF COMMUNITY DEVELOPMENT

[Signature]
 CITY MANAGER

ATTORNEY CERTIFICATE:
 I, Mark A. Roseman, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON(S) DEDICATING THE STREETS, EASEMENTS, PARCEL OF LAND, AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD OWN 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: 28866

SURVEYOR'S CERTIFICATION:
 I, EARL F. HENDERSON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF ZENITH LAND SURVEYING, INC. TO PPF AMLI 8200 ARISTA PLACE, LLC AND NBG, LLC THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT THE FIELD WORK WAS COMPLETED ON MARCH 24, 2021, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.

EARL F. HENDERSON, PLS
 COLORADO PLS #34993

REVISED AMLI SIGNATURE BLOCK

REVISIONS	DATE	REVISIONS	DATE
1	MAY 27, 2021		

Zenith Land Surveying, Inc.
 1880 Hawthorn Place
 Boulder, Colorado 80304
 303-579-2057-Tel.
 www.zenithland.com

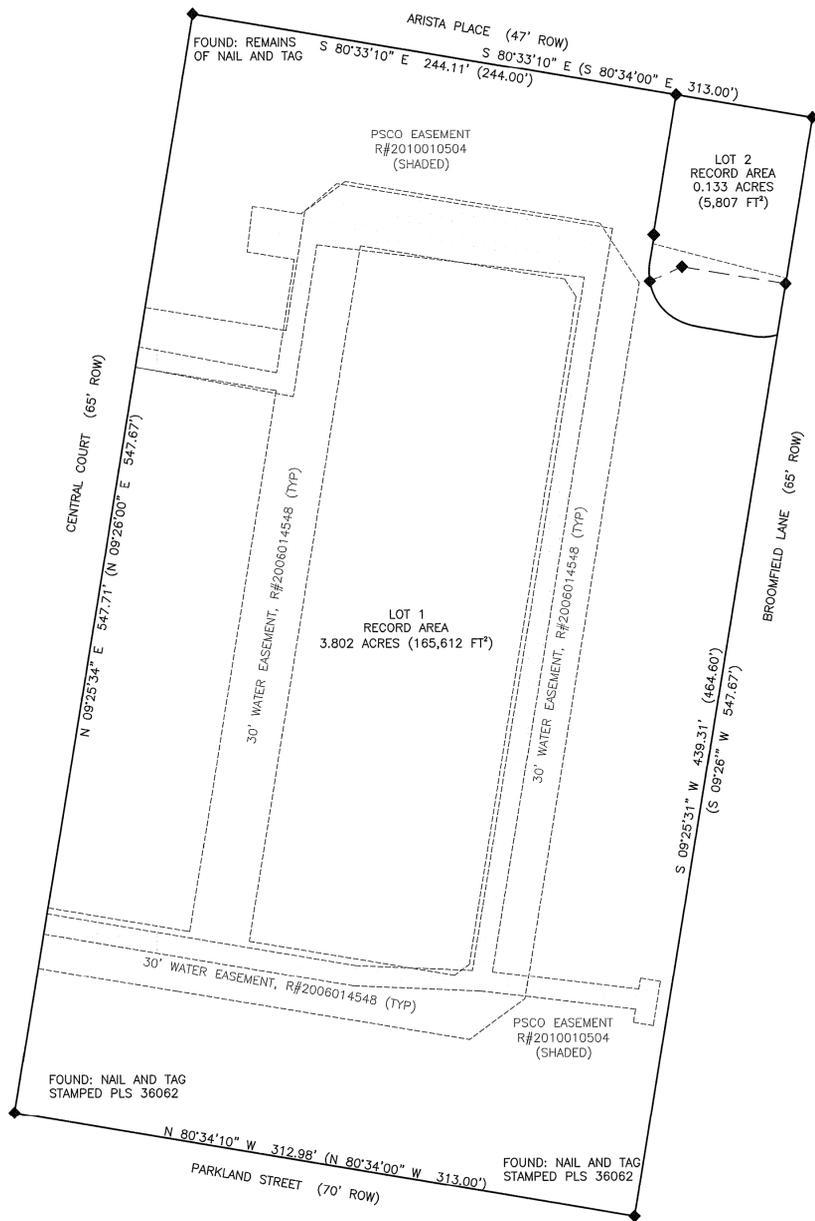
SCALE: 1"=300'
 DATE: MARCH 24, 2021
 SHEET 1 OF 2

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BROOMFIELD URBAN TRANSIT VILLAGE-FILING NO. 12 REPLAT A

MINOR SUBDIVISION PLAT

A REPLAT OF LOTS 1 AND 2 OF BROOMFIELD URBAN TRANSIT VILLAGE-FILING NO. 12(REC. NO. 2006014548),
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO



BOUNDARY NOTES:

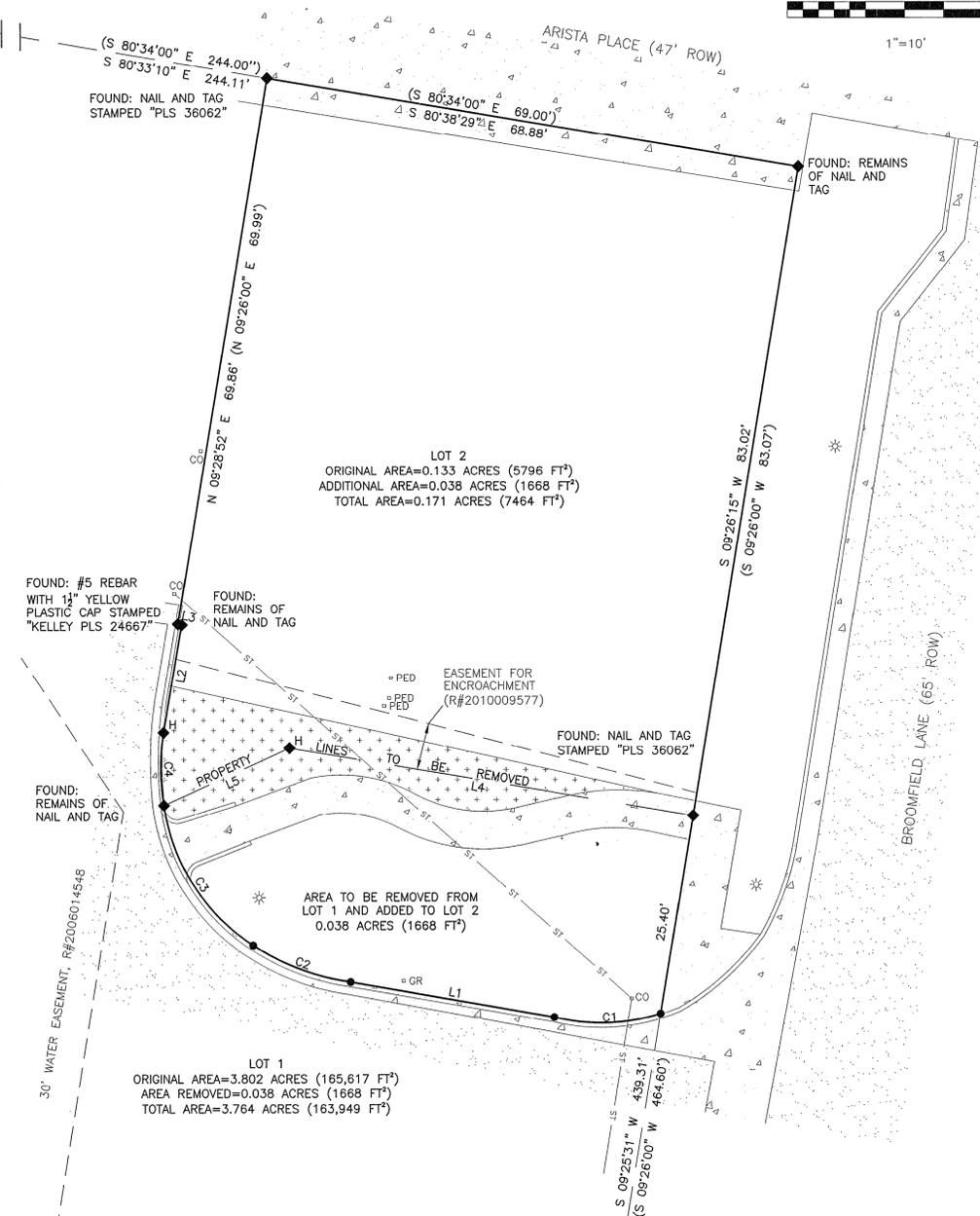
- ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE MONUMENTS FOUND AT GPS JEFFCO RESET (NGS KK1432) AND GPS JEFFCO AZ MK (NGS KK1433) IS SOUTH 07°43'07" EAST AS SHOWN.
- EXHIBIT B, TITLE EXCEPTIONS OF R#2013014849 WAS RELIED UPON EXCLUSIVELY FOR RECORDED EASEMENTS, RIGHTS-OF-WAY, AND OTHER ENCUMBRANCES FOR LOT 2. A TITLE SEARCH FOR LOT 2 WAS NOT CONDUCTED BY ZENITH LAND SURVEYING, INC. THERE MAY BE EASEMENTS, RIGHTS OF WAY, OR OTHER ENCUMBRANCES IN THE PUBLIC RECORD THAT MAY AFFECT THIS PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.
- INFORMATIONAL TITLE REPORT NO. H0640777-035-1LG-DMT DATED MARCH 31, 2021 WAS RELIED UPON EXCLUSIVELY FOR RECORDED EASEMENTS, RIGHTS-OF-WAY, AND OTHER ENCUMBRANCES ON LOT 1 THAT MAY ALSO ENCUMBER LOT 2 DURING THE PREPARATION OF THIS PLAT. THE ABOVE MENTIONED TITLE REPORT WAS ALSO RELIED UPON EXCLUSIVELY TO DETERMINE THE PERSONS AND/OR ENTITIES SHOWN HEREON THAT HAVE INTERESTS IN TITLE TO THE DEDICATED PROPERTY DESCRIBED.
- THE DESCRIPTION IN THE EASEMENT DOCUMENT RECORDED AS R#2010009577 CONTAINS AN ERROR OF CLOSURE OF 4.91'. THE ERROR IS APPARENTLY IN THE DIMENSION LINE LABELED "N09°25'54"E, 13.66" (A PORTION OF L2) WHICH SHOULD CONTAIN A DISTANCE OF 9.33'. MAKING THIS CORRECTION THE ERROR OF CLOSURE BECOMES 0.00'. THIS EASEMENT IS SHOWN HEREON AS CORRECTED.
- THE EASEMENT DOCUMENT RECORDED AS R#2010009577 REFERS TO BOTH SURFACE IMPROVEMENTS AND AN UNDERGROUND STORM SEWER THAT CROSSES THE SUBJECT PROPERTIES. THE STORM SEWER HAS NOT BEEN LOCATED AS PART OF THIS SURVEY AND IS NOT SHOWN. HOWEVER, IT IS SHOWN ON EXHIBIT A OF R#2010009577.
- PROJECT COORDINATES ARE MODIFIED STATE PLANE. A GPS COMBINED SCALE FACTOR OF 0.99971596 WAS USED AND APPLIED AT THE MONUMENT FOUND AT THE NORTHEAST CORNER OF LOT 2.
- THE ERROR OF CLOSURE OF THE RESULTING LOT 1 IS 1 IN 127,597
 THE ERROR OF CLOSURE OF THE RESULTING LOT 2 IS 1 IN 38,866.
- THE COLORADO COORDINATE SYSTEM HEREON SHOWN 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.

GENERAL NOTES:

- ACCORDING TO COLORADO STATE 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.
- PER THE CLIENT'S REQUEST, UNDERGROUND UTILITIES WERE NOT LOCATED AND ARE NOT SHOWN. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED BY AN APPROPRIATE COMPANY OR AUTHORITY PRIOR TO ANY CONSTRUCTION OR DIGGING ON OR ADJACENT TO THIS PROPERTY. ZENITH LAND SURVEYING, INC. SHALL NOT BE LIABLE FOR THE LOCATION OF, OR FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF PPF AMLI 8200 ARISTA PLACE, LLC AND NBG, LLC. USE OF THIS PLAT BY ANY OTHER PERSON OR ENTITY WITHOUT THE EXPRESSED WRITTEN CONSENT OF ZENITH LAND SURVEYING, INC. IS PROHIBITED.
- THIS SURVEY IS VALID ONLY WITH THE ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR.
- ALL MEASUREMENTS ARE IN US SURVEY FEET.
- THE EASEMENTS, COVENANTS AND RESTRICTIONS AGREEMENT BETWEEN THE OWNERS OF LOT 1 AND LOT 2, BROOMFIELD URBAN TRANSIT VILLAGE, FILING NO. 12, REPLAT A WAS RECORDED ON RECEPTION NO. ~~2021014849~~ ~~2021014849~~ ~~2021014849~~

LEGEND

- S 89°39'28" W 217.44' AS MEASURED DIMENSION
- (S 89°37'00" W 217.50') PLATTED OR DEEDED DIMENSION (IF DIFFERENT FROM MEASURED)
- ◆ MONUMENT FOUND AS DESCRIBED.
- ◆ H MONUMENT FOUND: #5 REBAR WITH 1 1/2" RED PLASTIC CAP STAMPED "HKS PLS 36062"
- ◆ ORIGINAL STONE FOUND
- ◆ MONUMENT SET: #5 REBAR WITH 2" ALUMINUM CAP STAMPED "ZLS PLS 34993" UNLESS OTHERWISE NOTED
- ◆ GRVEL LANDSCAPE AREA
- ◆ CONCRETE WALK
- ◆ ASPHALT PAVEMENT
- ◆ UTILITY PEDESTAL
- ◆ CLEAN OUT
- ◆ GATE REFLECTOR
- ◆ LIGHT POLE



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30°22'29"	26.01'	13.79'	S 88°08'52" W	13.63'
C2	24°41'23"	31.15'	13.42'	N 69°33'12" W	13.32'
C3	49°09'12"	25.25'	21.66'	N 32°45'05" W	21.00'
C4	19°14'00"	27.50'	9.23'	N 00°17'36" W	9.19'
C4-REC	19°29'28"	27.50'	9.36'	N 00°18'38" W	9.31'

MEASURED		RECORD	
LINE	BEARING	DISTANCE	BEARING
L1	N 80°15'33" W	26.44'	N 80°15'33" W
L2	N 09°47'58" E	13.81'	N 09°25'54" E
L3	N 76°51'36" W	0.49'	N 80°34'00" W
L4	N 80°36'33" W	52.30'	N 80°34'00" W
L5	S 65°45'38" W	17.63'	S 65°41'24" W

SURVEYOR'S CERTIFICATION:

I, EARL F. HENDERSON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF ZENITH LAND SURVEYING, INC. TO PPF AMLI 8200 ARISTA PLACE, LLC AND NBG, LLC THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT THE FIELD WORK WAS COMPLETED ON MARCH 24, 2021, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.

EARL F. HENDERSON, PLS
 COLORADO PLS #34993



REVISIONS		Zenith Land Surveying, Inc.	
1	JUNE 23, 2021	1880 Hawthorn Place Boulder, Colorado 80304 303-379-2057-Tel. www.ZenithLS.com	
SCALE:	1"=40'	JOB NO.	21019
DATE:	MARCH 24, 2021	SHEET	2 OF 2

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