



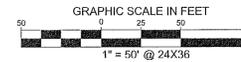
# BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 11 REPLAT B - MINOR SUBDIVISION

## A REPLAT OF LOTS 2 AND 3 BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 11 REPLAT A

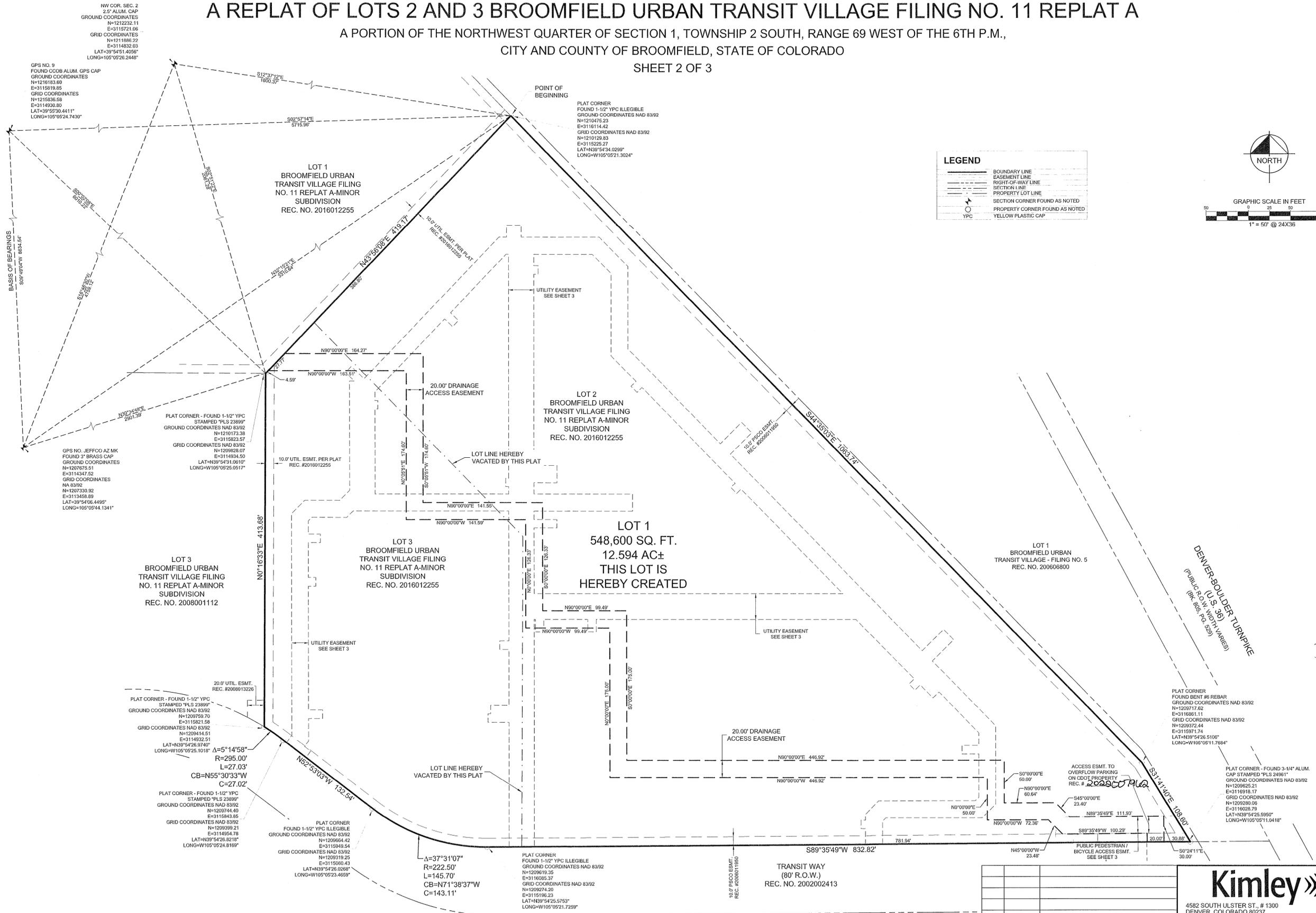
A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 2 OF 3

2022060854 PL 07/01/2022 10:39 AM  
Page: 2 of 3 Rec. Fee \$0.00 Doc Fee \$  
City & County of Broomfield



LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	PROPERTY LOT LINE
	SECTION CORNER FOUND AS NOTED
	PROPERTY CORNER FOUND AS NOTED
	YPC
	YELLOW PLASTIC CAP



PLAT CORNER  
FOUND BENT #6 REBAR  
GROUND COORDINATES NAD 83/92  
N=1209717.62  
E=3118861.11  
GRID COORDINATES NAD 83/92  
N=1209717.44  
E=3118861.74  
LAT=N39°54'25.5100"  
LONG=W105°05'11.7584"

PLAT CORNER - FOUND 3-1/4" ALUM.  
CAP STAMPED "PLS 24961"  
GROUND COORDINATES NAD 83/92  
N=1209625.21  
E=3116918.17  
GRID COORDINATES NAD 83/92  
N=1209625.05  
E=3116928.79  
LAT=N39°54'25.5950"  
LONG=W105°05'11.9418"

PLAT CORNER - FOUND 1-1/2" YPC  
STAMPED "PLS 23899"  
GROUND COORDINATES NAD 83/92  
N=1209759.70  
E=3115821.58  
GRID COORDINATES NAD 83/92  
N=1209414.51  
E=3114932.51  
LAT=N39°54'26.3740"  
LONG=W105°05'25.3018" Δ=5°14'58"  
R=295.00'  
L=27.03'  
CB=N55°30'33"W  
C=27.02'

PLAT CORNER - FOUND 1-1/2" YPC  
STAMPED "PLS 23899"  
GROUND COORDINATES NAD 83/92  
N=1209744.40  
E=3116843.85  
GRID COORDINATES NAD 83/92  
N=1209399.21  
E=3114954.78  
LAT=N39°54'26.8218"  
LONG=W105°05'24.8169"

PLAT CORNER  
FOUND 1-1/2" YPC ILLEGIBLE  
GROUND COORDINATES NAD 83/92  
E=3115980.43  
LAT=N39°54'26.0269"  
LONG=W105°05'23.4659"

PLAT CORNER  
FOUND 1-1/2" YPC ILLEGIBLE  
GROUND COORDINATES NAD 83/92  
N=1209619.35  
E=3116035.37  
GRID COORDINATES NAD 83/92  
N=1209274.20  
E=3115198.23  
LAT=N39°54'25.5753"  
LONG=W105°05'21.7259"

10.0' PSCO ESMT.  
REC. #2000611850

TRANSIT WAY  
(80' R.O.W.)  
REC. NO. 2002002413

No.	DATE	REVISION DESCRIPTION

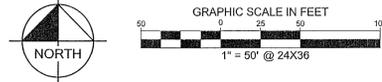
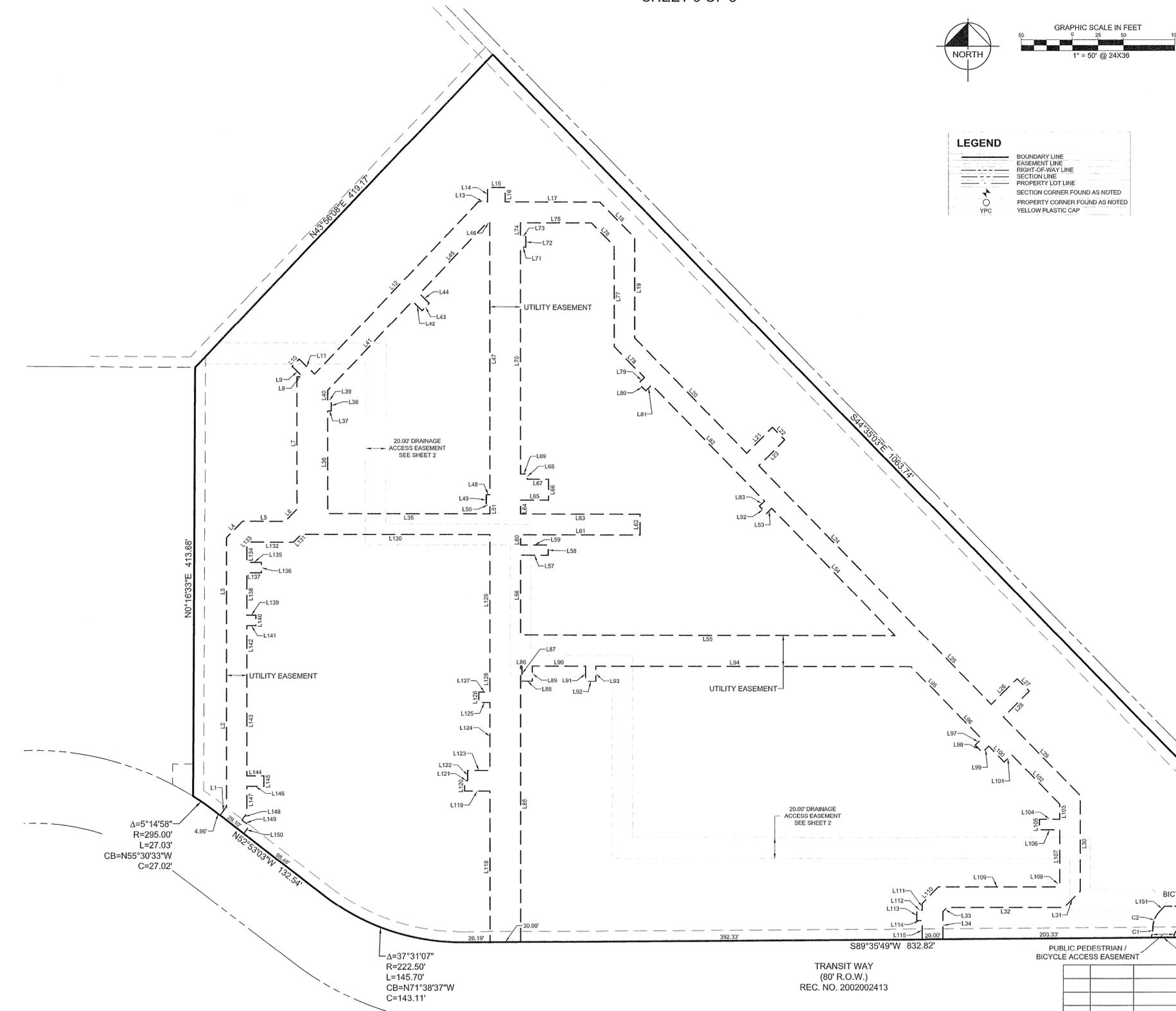
**Kimley»Horn**  
4582 SOUTH ULSTER ST., # 1300  
DENVER, COLORADO 80237  
Tel. No. (303) 228-2300  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	CAD	DRW	5/31/2022	196066002	2 OF 3

# BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 11 REPLAT B - MINOR SUBDIVISION A REPLAT OF LOTS 2 AND 3 BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 11 REPLAT A

A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO  
SHEET 3 OF 3

202208054 PL 07/21/2022 10:38 AM  
Page: 3 of 3 Rec Fee \$9.00 Doc Fee \$  
City & County of Broomfield



**LEGEND**

- BOUNDARY LINE
- - - EASEMENT LINE
- · - · - RIGHT-OF-WAY LINE
- · - · - SECTION LINE
- · - · - PROPERTY LOT LINE
- SECTION CORNER FOUND AS NOTED
- PROPERTY CORNER FOUND AS NOTED
- YELLOW PLASTIC CAP

LINE TABLE											
NO.	BEARING	LENGTH									
L1	N36°14'05"E	10.57	L81	N45°24'57"E	8.21	L124	N00°00'01"W	65.54	L128	N00°00'01"W	10.74
L2	N00°00'00"E	155.81	L82	S44°35'03"E	157.23	L125	N89°59'53"W	10.74	L129	N00°00'01"E	126.33
L3	N00°00'00"E	102.98	L83	S46°12'23"W	7.13	L126	N00°00'00"E	10.00	L130	N90°00'00"W	184.37
L4	N45°02'21"E	22.42	L84	N46°03'52"W	13.00	L85	N00°00'00"E	286.00	L127	S89°59'39"E	10.74
L5	S89°59'19"E	41.43	L85	N43°56'08"E	95.41	L86	N90°00'00"E	1.36	L128	N00°00'01"W	25.37
L6	N45°00'00"E	16.56	L86	S89°59'08"E	2.68	L87	S00°00'00"E	14.60	L129	N00°00'01"E	126.33
L7	N90°00'00"E	127.96	L87	S00°00'01"E	262.47	L88	N90°00'00"E	10.00	L130	N90°00'00"W	184.37
L8	N90°00'00"E	5.64	L88	N90°00'00"W	3.54	L89	N00°00'00"W	14.60	L131	S45°00'00"W	10.71
L9	N46°03'52"W	14.54	L89	S00°00'00"E	10.00	L90	N90°00'00"E	51.97	L132	N89°59'19"W	41.43
L10	N43°56'08"E	10.00	L90	N90°00'00"E	3.54	L91	S00°00'00"E	14.47	L133	S45°02'21"W	5.84
L11	S46°03'52"E	20.97	L91	S00°00'01"E	8.58	L92	N90°00'00"E	10.00	L134	S00°00'00"E	15.52
L12	N43°56'08"E	230.80	L92	S43°57'57"E	10.03	L93	N00°00'00"E	14.47	L135	N90°00'00"E	14.16
L13	S89°59'37"E	8.94	L93	N45°24'57"E	7.24	L94	N90°00'00"E	307.81	L136	S00°00'00"E	10.00
L14	N00°05'19"E	14.03	L94	S44°35'03"E	171.56	L95	S44°35'24"E	63.21	L137	N90°00'00"W	14.16
L15	N90°00'00"E	17.19	L95	N90°00'00"W	365.61	L96	S44°35'22"E	45.04	L138	S00°00'00"E	40.79
L16	S00°00'00"E	14.04	L96	N00°00'00"E	76.48	L97	S45°24'57"W	8.76	L139	N90°00'00"E	8.85
L17	N89°59'42"E	92.40	L97	N90°00'00"E	27.00	L98	S44°35'03"E	10.00	L140	S00°00'00"E	10.00
L18	S45°00'00"E	48.22	L98	N00°00'00"E	10.00	L99	N45°24'57"E	6.76	L141	N90°00'00"W	8.85
L19	S00°00'00"E	96.96	L99	N90°00'00"W	27.00	L100	S44°35'24"E	21.50	L142	S00°00'00"E	38.37
L20	S44°35'03"E	155.50	L100	N00°00'00"E	9.85	L101	N45°24'57"E	9.99	L143	S00°00'00"E	106.50
L21	N45°24'57"E	35.50	L101	N90°00'00"E	116.49	L102	S44°35'01"E	67.04	L144	N90°00'00"E	16.67
L22	S44°33'22"E	17.00	L102	N00°00'00"E	20.00	L103	S00°00'00"E	14.49	L145	S00°00'00"E	10.00
L23	S45°24'57"W	35.49	L103	N90°00'00"W	116.49	L104	N90°00'00"W	18.80	L146	N90°00'00"W	16.67
L24	S44°35'03"E	206.47	L104	N00°00'00"E	13.58	L105	S00°00'00"E	10.00	L147	S00°00'00"E	25.86
L25	S44°35'03"E	116.86	L105	N90°00'00"E	27.34	L106	N90°00'00"E	19.80	L148	S36°14'05"W	8.27
L26	N45°25'04"E	35.50	L106	N00°00'00"E	20.00	L107	S00°00'00"E	50.72	L149	S53°45'55"E	9.10
L27	S44°34'22"E	17.00	L107	N90°00'00"W	20.90	L108	S45°00'00"W	5.86	L150	S36°14'05"W	9.29
L28	S45°25'04"W	35.50	L108	N00°00'00"E	5.00	L109	N90°00'00"W	114.41	L151	N43°45'39"E	8.84
L29	S44°35'03"E	106.75	L109	N90°00'00"W	6.44	L110	S44°17'01"W	22.25	L152	N89°35'49"E	129.35
L30	S00°00'00"E	91.70	L110	N00°00'00"E	218.87	L111	S00°00'00"E	6.66	L153	S89°35'49"W	122.65
L31	S45°00'00"W	22.43	L111	N90°00'00"E	5.17	L112	N90°00'00"W	5.41			
L32	N90°00'00"W	114.27	L112	N00°00'00"E	10.00	L113	S00°00'00"E	10.00			
L33	S44°17'01"W	5.68	L113	N90°00'00"W	5.17	L114	N90°00'00"E	5.41			
L34	S00°00'00"E	26.54	L114	N00°00'00"E	13.60	L115	S00°00'00"E	18.16			
L35	N90°00'00"W	156.51	L115	N89°59'39"E	69.11	L116	N00°00'00"E	145.30			
L36	N00°00'00"E	99.39	L116	S45°00'00"E	31.65	L117	N90°00'00"W	24.72			
L37	N90°00'00"E	3.50	L117	S00°00'00"E	96.88	L118	N00°00'00"E	10.00			
L38	N00°00'00"E	10.00	L118	S44°35'03"E	41.80	L119	N90°00'00"E	3.00			
L39	N90°00'00"W	3.50	L119	S45°24'57"W	8.21	L120	N00°00'00"E	10.00			
L40	N00°00'00"E	9.91	L120	S44°35'03"E	10.00	L121	N90°00'00"E	21.72			

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	21°45'29"	25.00'	9.49'	N10°52'44"E	9.44'
C2	40°12'40"	22.37'	15.70'	N20°06'20"E	15.38'
C3	89°47'53"	10.02'	15.70'	S44°34'46"W	14.14'

DENVER-Boulder TURNPIKE  
(Public R.O.W. with Varies)  
(Per 804, R.S. 628)



No. DATE REVISION DESCRIPTION

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1" = 50'	CAD	DRW	5/31/2022	196066002	3 OF 3

D:\WORK\2022\BROOMFIELD\BROOMFIELD\_URBAN\_TRANSIT\_VILLAGE\_FILING\_NO\_11\_REPLAT\_B\_MINOR\_SUBDIVISION\DWG\202208054\_PLOT1.DWG PLOTTED BY: WOLTERSTORFF, DAREN 5/31/2022 1:58:45 PM LAST SAVED 5/31/2022 12:14 PM