

BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 23 FINAL PLAT

A REPLAT OF BLOCK 10 AND TRACT D, BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 1
 AND THE SUBDIVISION OF AN UNPLATTED PARCEL OF LAND, LOCATED IN THE SOUTHEAST
 QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 1 OF 4

TOTAL AREA = 1,569,024 SQ. FT., OR 36.02 ACRES, MORE OR LESS

Sheet Index

SHEET 1	DEDICATION AND CERTIFICATES
SHEET 2	BOUNDARY CONTROL WITH EASEMENTS
SHEET 3	UTILITY EASEMENTS
SHEET 4	ACCESS EASEMENTS & TRAIL EASEMENTS

Legal Description

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

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3 TO BEAR SOUTH 00°11'08" EAST, A DISTANCE OF 2647.06 FEET BETWEEN A FOUND 3/4" REBAR WITH 3 1/4" ALUMINUM CAP "T2S R69W 1/4 S3 S2 LS 13155 2010" AT THE EAST QUARTER CORNER OF SECTION 3, AND A FOUND 2" PIPE W/ 2 1/2" ALUMINUM CAP "FRANK R. DREXEL NE COR SEC 10 T2S R69W 6PM LS 2149" AT THE SOUTHEAST CORNER OF SECTION 3, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID SOUTHEAST CORNER OF SECTION 3;
 THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, SOUTH 89°20'43" WEST, A DISTANCE OF 1350.15 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WADSWORTH BOULEVARD, AS DESCRIBED IN THE RECORDS OF JEFFERSON COUNTY ON JUNE 13, 1968, IN BOOK 2025, AT PAGES 253-256;
 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 01°17'07" WEST, A DISTANCE OF 1290.08 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PARKLAND STREET, AS DESCRIBED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD ON MARCH 23, 2006, AT RECEPTION NO. 2006003375, THE FOLLOWING SIX (6) COURSES:

1. SOUTH 89°42'35" EAST, A DISTANCE OF 157.22 FEET TO A POINT OF CURVATURE;
2. THENCE 206.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 296.00 FEET, AN INCLUDED ANGLE OF 39°59'57", AND SUBTENDED BY A CHORD BEARING NORTH 70°17'28" EAST, A DISTANCE OF 202.47 FEET;
3. THENCE NORTH 50°17'25" EAST, A DISTANCE OF 216.76 FEET TO A POINT OF CURVATURE;
4. THENCE 159.52 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 228.50 FEET, AN INCLUDED ANGLE OF 40°00'00", AND SUBTENDED BY A CHORD BEARING NORTH 70°17'25" EAST, A DISTANCE OF 156.30 FEET;
5. THENCE SOUTH 89°42'35" EAST, A DISTANCE OF 77.94 FEET TO A POINT OF CURVATURE;
6. THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN INCLUDED ANGLE OF 90°00'00", AND SUBTENDED BY A CHORD BEARING SOUTH 44°42'35" EAST, A DISTANCE OF 28.28 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DESTINATION DRIVE; THENCE ALONG THE WESTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF SAID DESTINATION DRIVE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°17'25" WEST, A DISTANCE OF 514.78 FEET;
2. THENCE SOUTH 89°42'35" EAST, A DISTANCE OF 104.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 19 AS SHOWN IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD ON AUGUST 11, 2011, AT RECEPTION NO. 2011008018, AND A POINT OF NON-TANGENT CURVATURE;

THENCE 447.44 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 575.00 FEET, AN INCLUDED ANGLE OF 44°35'07", AND SUBTENDED BY A CHORD BEARING SOUTH 46°33'25" EAST, A DISTANCE OF 436.24 FEET TO THE NORTHWESTERLY CORNER OF THE RIGHT-OF-WAY OF VACATED DESTINATION DRIVE;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINES OF SAID VACATED DESTINATION DRIVE THE FOLLOWING THREE (3) COURSES:

1. NORTH 88°27'41" EAST, A DISTANCE OF 250.69 FEET TO A POINT OF CURVATURE;
2. THENCE 91.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 148.00 FEET, AN INCLUDED ANGLE OF 37°54'00", AND SUBTENDED BY A CHORD BEARING NORTH 69°30'41" EAST, A DISTANCE OF 96.12 FEET TO A POINT OF COMPOUND CURVATURE;
3. THENCE 58.92 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, AN INCLUDED ANGLE OF 98°28'56" AND SUBTENDED BY A CHORD BEARING NORTH 02°20'13" EAST, A DISTANCE OF 52.20 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF UPTOWN AVENUE, AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 167.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 627.00 FEET, AN INCLUDED ANGLE OF 15°17'05" AND SUBTENDED BY A CHORD BEARING SOUTH 53°31'48" EAST, A DISTANCE OF 166.77 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, AND ALONG THE SOUTHERLY LINES OF SAID VACATED DESTINATION DRIVE THE FOLLOWING THREE (3) COURSES:

1. 46.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, AN INCLUDED ANGLE OF 76°51'24", AND BEING SUBTENDED BY A CHORD BEARING SOUTH 80°23'57" WEST, A DISTANCE OF 43.51 FEET TO A POINT OF REVERSE CURVATURE;
 2. THENCE 204.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 252.00 FEET, AN INCLUDED ANGLE OF 48°29'26", AND BEING SUBTENDED BY A CHORD BEARING SOUTH 65°12'58" WEST, A DISTANCE OF 198.91 FEET;
 3. THENCE SOUTH 88°27'41" WEST, A DISTANCE OF 54.04 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3;
- THENCE ALONG SAID EAST LINE, SOUTH 00°11'08" EAST, A DISTANCE OF 598.57 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,569,024 SQ. FT. OR 36.02 ACRES, 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. 23 FINAL PLAT; 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-WAYS, 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 BY THE CITY AND COUNTY OF BROOMFIELD.

Owners Certificate

OWNER

BY: John E. Johns
 JOHN E. JOHNS

ACKNOWLEDGEMENT

STATE OF Colorado }
 COUNTY OF Douglas }
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF June A.D. 2023 BY JOHN E. JOHNS.

WITNESS MY HAND AND OFFICIAL SEAL.

Eleni Rose Hemphill
 NOTARY PUBLIC

MY COMMISSION EXPIRES 5/11/2026

ELENI ROSE HEMPHILL
 Notary Public
 State of Colorado
 Notary ID # 0224016217
 My Commission Expires 05-11-2026

OWNER

BY: Darrell G. Johns
 DARRELL G. JOHNS

ACKNOWLEDGEMENT

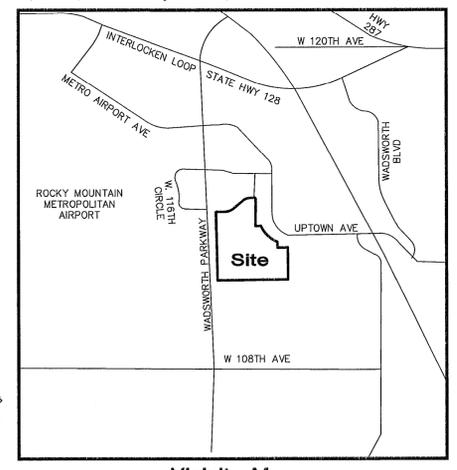
STATE OF Colorado }
 COUNTY OF Douglas }
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6 DAY OF June A.D. 2023 BY DARRELL G. JOHNS.

WITNESS MY HAND AND OFFICIAL SEAL.

Katherine Durrant
 NOTARY PUBLIC

KATHERINE DURRANT
 Notary Public - State of Colorado
 Notary ID 0201403294
 MY COMMISSION EXPIRES AUG 18, 2025

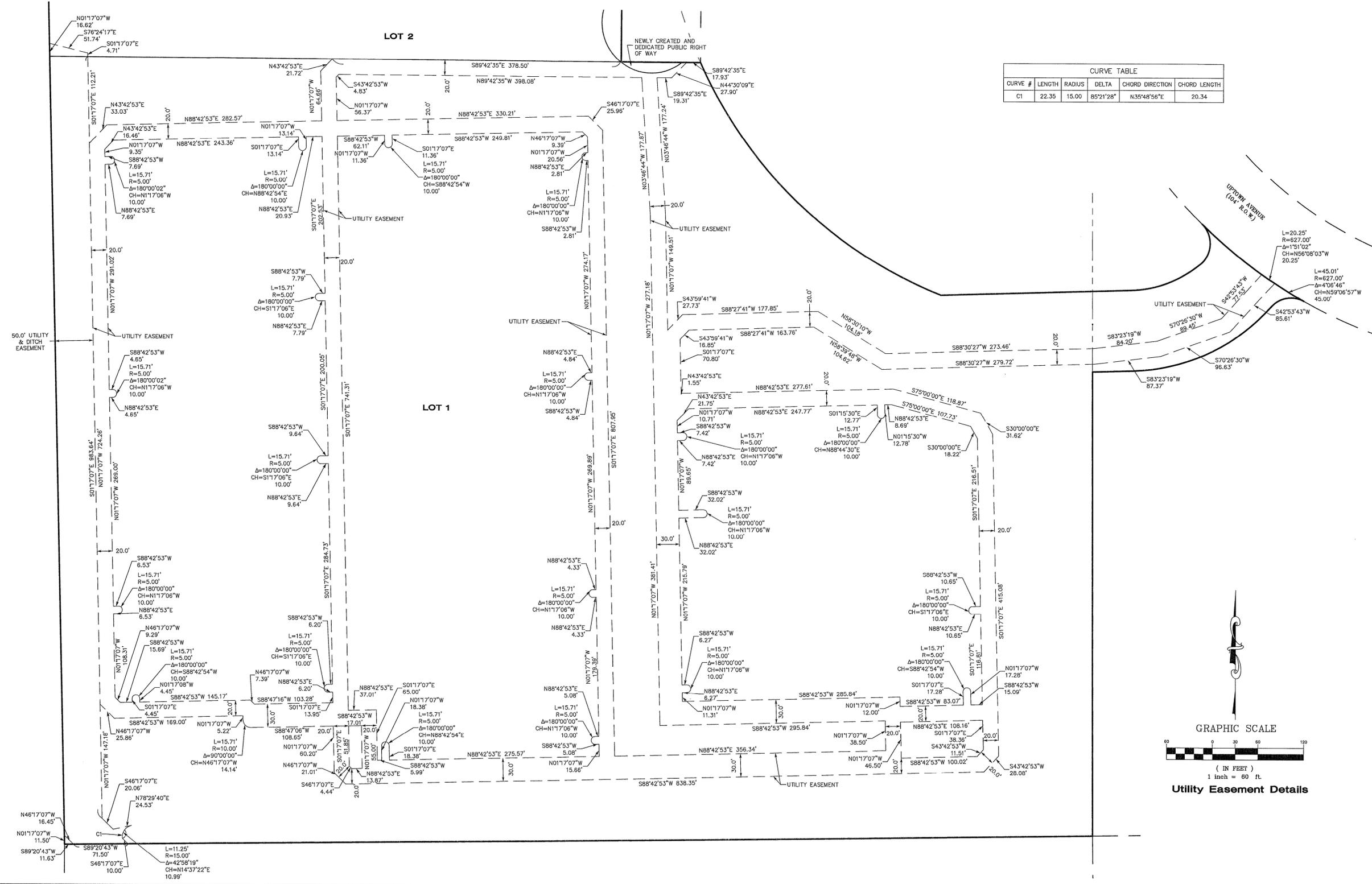
MY COMMISSION EXPIRES Aug 18, 2025



BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 23 FINAL PLAT

A REPLAT OF BLOCK 10 AND TRACT D, BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 1
 AND THE SUBDIVISION OF AN UNPLATTED PARCEL OF LAND, LOCATED IN THE SOUTHEAST
 QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 3 OF 4



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	22.35	15.00	85°21'28"	N35°48'56"E 20.34

REVISION	DATE	REVISIONS PER CLIENT
1	-2022-02-16 EP	1
2	-2022-05-31 EP	2
3	-2022-12-06 EP	3
4	-2022-12-06 EP	4
5	-2023-01-19 EP	5
6	-2023-01-19 EP	6
7	-2023-02-22 EP	7
8	-2023-03-14 EP	8
9	-2023-03-23 EP	9
10	-2023-03-23 EP	10

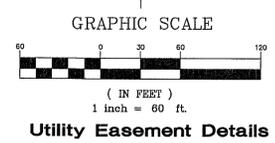
Broomfield Urban Transit Village
 Filing No 23
 Final Plat

11 - REVISIONS PER CLIENT
 -2023-04-05 EP

COPYRIGHT 2023 FLATIRONS, INC.

Flatirons, Inc.
 Land Surveying Services
 www.FlatironsInc.com

3895 IRLS AVE. STE. 305
 BOULDER, CO 80501
 PH: (303) 443-7001 PH: (303) 936-6997
 FAX: (303) 778-4355 FAX: (303) 443-9830 FAX: (303) 923-3160



JOB NUMBER:
 21-74,681

DATE:
 02-11-2022

DRAWN BY:
 E. PRESCOTT

CHECKED BY:
 JK/JZG/ML/JMB

SHEET 3 OF 4

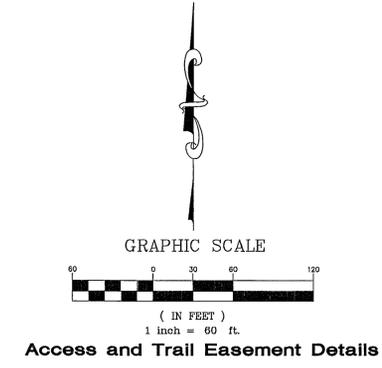
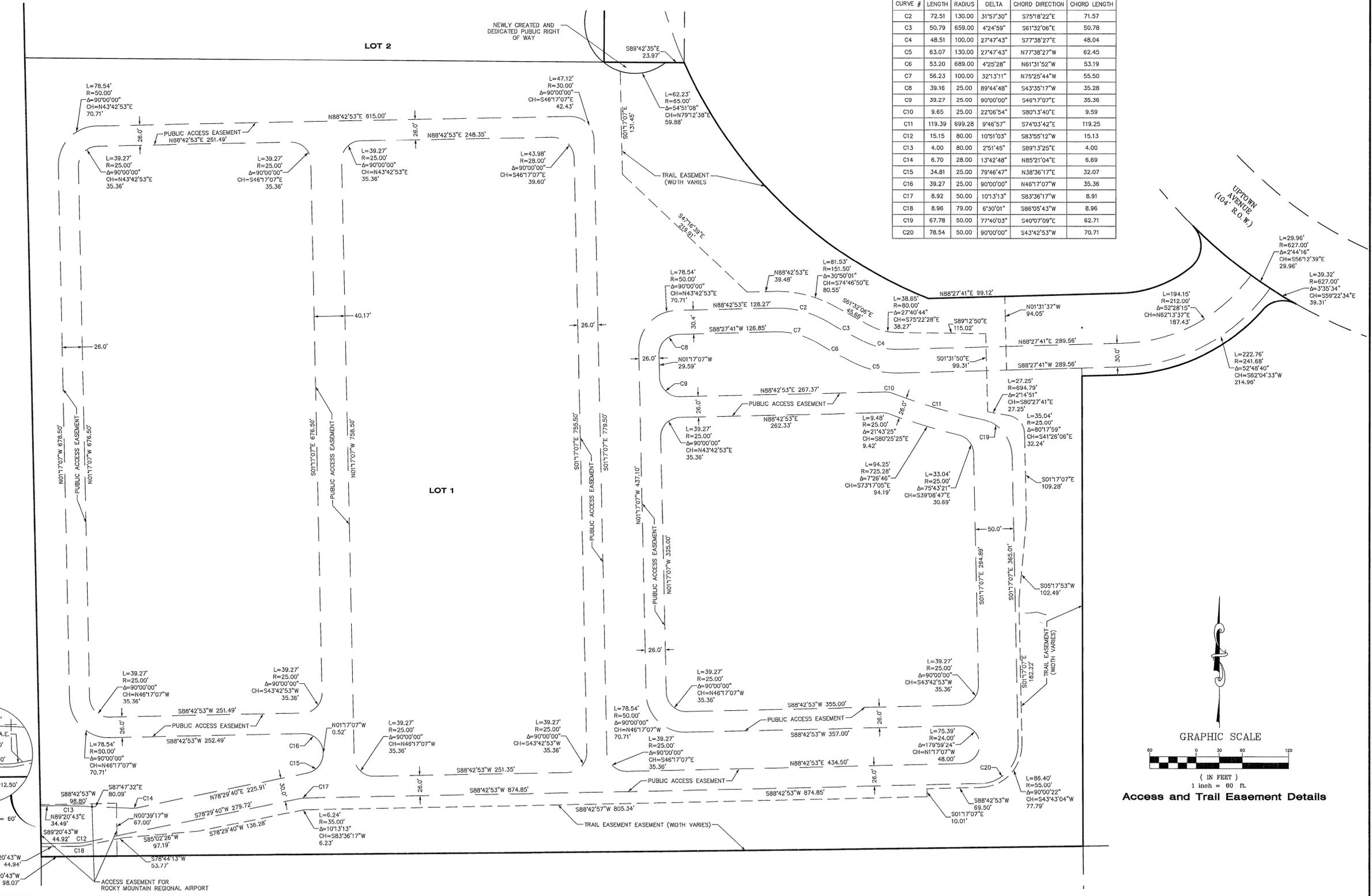
BY: EPRESCOTT FILE: REV 74681-PLAT-MODIFIED STATE PLANE C21.DWG DATE: 4/5/2023 6:37 AM

BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 23 FINAL PLAT

A REPLAT OF BLOCK 10 AND TRACT D, BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 1
 AND THE SUBDIVISION OF AN UNPLATTED PARCEL OF LAND, LOCATED IN THE SOUTHEAST
 QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SHEET 4 OF 4

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C2	72.51	130.00	31°57'30"	S75°18'22"E	71.57
C3	50.79	659.00	4°24'59"	S61°32'06"E	50.78
C4	48.51	100.00	27°47'43"	S77°38'27"E	48.04
C5	63.07	130.00	27°47'43"	N77°38'27"W	62.45
C6	53.20	689.00	4°25'28"	N61°31'52"W	53.19
C7	56.23	100.00	32°13'11"	N75°25'44"W	55.50
C8	39.16	25.00	89°44'48"	S43°35'17"W	35.28
C9	39.27	25.00	90°00'00"	S46°17'07"E	35.36
C10	9.65	25.00	22°06'54"	S80°13'40"E	9.59
C11	119.39	699.28	9°46'57"	S74°03'42"E	119.25
C12	15.15	80.00	10°51'03"	S83°55'12"W	15.13
C13	4.00	80.00	2°51'45"	S89°13'25"E	4.00
C14	6.70	28.00	13°42'48"	N85°21'04"E	6.69
C15	34.81	25.00	79°46'47"	N38°36'17"E	32.07
C16	39.27	25.00	90°00'00"	N46°17'07"W	35.36
C17	8.92	50.00	10°13'13"	S83°36'17"W	8.91
C18	8.96	79.00	6°30'01"	S86°05'43"W	8.96
C19	67.78	50.00	77°40'03"	S40°07'09"E	62.71
C20	78.54	50.00	90°00'00"	S43°42'53"W	70.71



REVISION	DATE
1 - REVISIONS PER CLIENT	-2022-02-16 EP
2 - REVISIONS PER CLIENT	-2022-05-11 EP
3 - REVISIONS PER CLIENT	-2022-12-08 EP
4 - REVISIONS PER CLIENT	-2022-12-08 EP
5 - REVISIONS PER CLIENT	-2022-12-08 EP
6 - REVISIONS PER CLIENT	-2023-01-19 EP
7 - REVISIONS PER CLIENT	-2023-02-20 EP
8 - REVISIONS PER CLIENT	-2023-03-14 EP
9 - REVISIONS PER CLIENT	-2023-03-14 EP
10 - REVISIONS PER CLIENT	-2023-03-23 EP

Broomfield Urban Transit Village
 Filing No 23
 Final Plat

11 - REVISIONS PER CLIENT
 -2023-04-06 EP

COPYRIGHT 2023 FLATRONS, INC.

Flatrons, Inc.
 Land Surveying Services
 www.flatronsinc.com

4501 LOGAN ST.
 DENVER, CO 80226
 PH: (303) 776-4333 FAX: (303) 923-3160
 3825 IRIS AVE, STE 385
 BOULDER, CO 80501
 PH: (303) 443-9830 FAX: (303) 923-3160
 655 FOURTH AVE
 WASHINGTON, CO 80558
 PH: (303) 776-4333 FAX: (303) 443-9830

JOB NUMBER:
 21-74,681

DATE:
 02-11-2022

DRAWN BY:
 E. PRESCOTT

CHECKED BY:
 JK/JZG/ML/JMB

SHEET 4 OF 4

BY: PRESCOTT FILE: REV 74681-PLAT-MODIFIED STATE PLANE C2.DWG DATE: 4/5/2023 6:37 AM