2024005894 PL 08/06/2024 11:35 AM
City & County of Broomfield Rec Fee $
[redacted]

BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 23 REPLAT A MINOR PLAT

A REPLAT OF LOT 1, BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 23, 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 3

TOTAL AREA = 1,273,615 SQ. FT., OR 29.24 ACRES, MORE OR LESS

Sheet Index

SHEET 1	DEDICATION AND CERTIFICATES
SHEET 2	BOUNDARY CONTROL WITH EXISTING EASEMENTS
SHEET 3	UTILITY EASEMENT

Legal Description

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

LOT 1, BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 23, 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.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 23 A MINOR 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

OMNISCARISTA 36 BP, LLC

BY: [redacted] Authorized Representative
NAME TITLE

ACKNOWLEDGEMENT

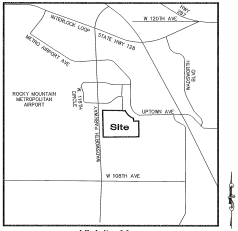
STATE OF)
) SS
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23RD DAY OF JULY A.D. 2024, BY ARISTA 36 BP, LLC.

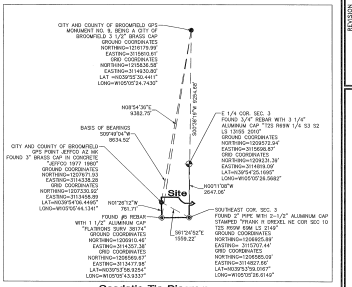
WITNESS MY HAND AND OFFICIAL SEAL
[redacted]
NOTARY PUBLIC

MY COMMISSION EXPIRES 05/08/2027

MAX PHILLIPS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234017181
MY COMMISSION EXPIRES 05/08/2027



Vicinity Map
SCALE: 1" = 2000'



Geodetic Tie Diagram
SCALE: 1" = 3000'

Notes

1. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. DATES OF FIELDWORK: MARCH 22 - APRIL 25, 2021 (CREW CHIEF J. HANKAHOE)
3. 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.
4. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0501) NAD 83/92. A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS MONUMENT NO. 9, BEING A GPS 3 1/2" BRASS CAP AND CITY AND COUNTY OF BROOMFIELD GPS POINT JEFFCO A2 WC, BEING A 3" BRASS CAP IN CONCRETE "JEFFCO 1977 1980", BEARS SOUTH 00°04'04" WEST, A DISTANCE OF 9534.52 FEET, AS SHOWN HEREON. BEING CONSISTENT WITH THE CITY AND COUNTY OF BROOMFIELD GIS STANDARDS.
5. ANY PERSON WHO INTENTIONALLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATUTE 18-4-508 C.R.S. IN ADDITION, ANY PERSON WHO DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
6. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED.
7. THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS "C ORDER, CLASS 2-1, 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.
8. THE COMBINED SCALE FACTOR FOR THIS SITE = 0.999717763.
9. THIS PLAT CONTAINS 1 LOT AND 1 EASEMENT DEDICATION. LOT 1 IS 28.19 ACRES.
10. FLOODPLAIN: THE PROPERTY IS IN ZONE X (UNSHADED), DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER COMMUNITY-PANEL NO. 08307-3088 G REVISED 10/2/2013 AND COMMUNITY-PANEL NO. 08307-3089 G REVISED 10/2/2013. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHT MAY BE INCREASED BY MAN OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
11. 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. OR OIL AND GAS WELLS IN ANY STAGE OF PRODUCTION LOCATED WITHIN THE BOUNDARIES OF THE FINAL PLAT OR WITHIN 2000 FEET OF SUCH BOUNDARIES, PURSUANT TO SMC SECTION 16-28-190.
12. ZANG DITCH RECORDED AT BOOK 127, PAGE 13. WILL BE RELOCATED AND RECORDED VIA A SEPARATE INSTRUMENT.
13. AVIGATION EASEMENT RECORDED AT RECEPTION NO. 2023007321 AFFECTS SUBJECT PROPERTY.
14. THE PURPOSE OF THIS REPLAT IS TO ADJUST AN EASEMENT RELATED TO UTILITIES.

City Approval

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD COLORADO, ON THIS 2ND DAY OF August 2024

[redacted]
DIRECTOR OF COMMUNITY DEVELOPMENT

[redacted]
CITY MANAGER

Surveyor's Statement

I, JOSHUA BRZEDLOVE 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.

JOSHUA BRZEDLOVE
COLORADO P.L.S. #38174
VICE PRESIDENT, FLATIRONS, INC.
7000 NORTH BROADWAY
SUITE 209
DENVER, CO 80221

COLORADO LICENSED
JOSHUA BRZEDLOVE
38174
7/31/24
PROFESSIONAL LAND SURVEYOR

DATE	REVISIONS

BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 23 REPLAT A MINOR PLAT

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Flatirons, Inc.
Land Surveying Services
www.flatironslandsurveying.com
3284 PRIL AVE.
SUITE 295
BOULDER, CO 80301
(303) 444-7501
7000 N. BROADWAY,
BLDG. 2 SUITE 209
DENVER, CO 80221
(303) 592-4997

JOB NUMBER: 21-74.681
DATE: 12-15-2023
DRAWN BY: J. STEPHENSON
CHECKED BY: JMB

SHEET 1 OF 3

2024000094 PL 08/06/2024 11:35 AM
Page 1 of 1 Rec Fee $0.00 Doc Fee 0.00
Doc Code: PLAT Electronically Recorded

BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 23 REPLAT A MINOR PLAT

A REPLAT OF LOT 1, BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 23, 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 2 OF 3

Legend

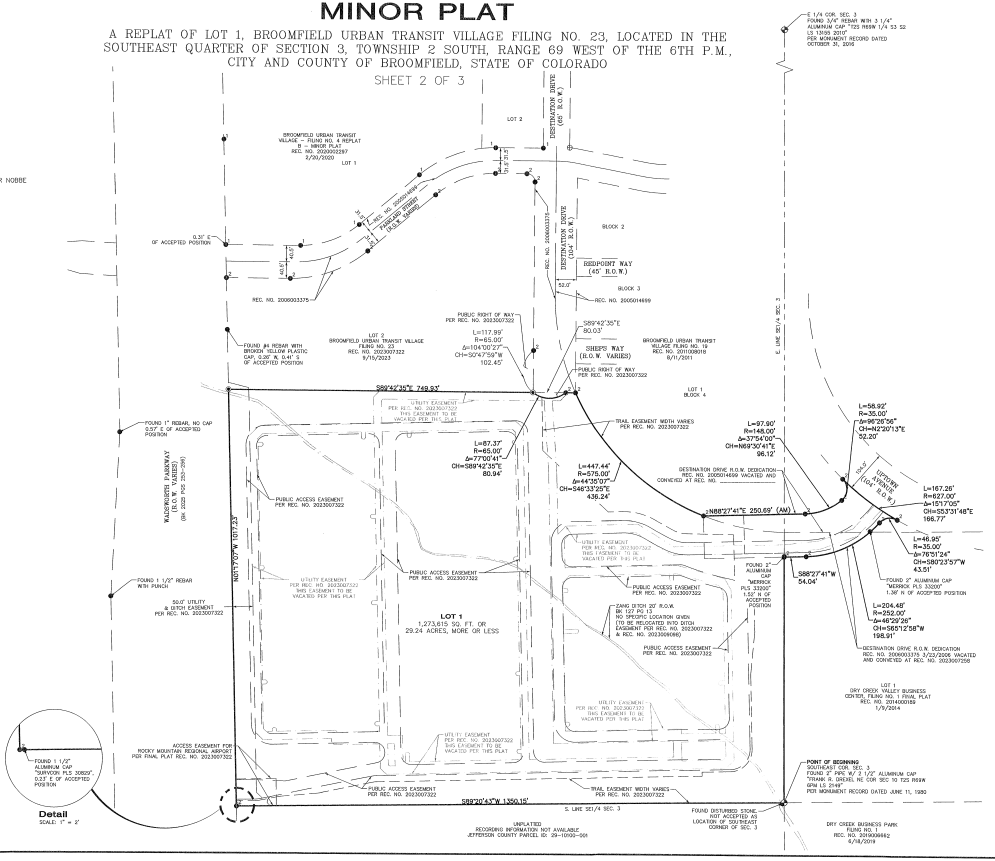
- FOUND AUQUOT MONUMENT AS DESCRIBED
- FOUND CHISELED CROSS
- FOUND MONUMENT AS DESCRIBED
- FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP "R NOBBE PLS 23899"
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 36174"
- FOUND 1" BRASS TAG "PLS 23899"
- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 36174"

Boundary Closure Report

LENGTH: 58.92' RADIUS: 35.00'
DELTA: 096°26'56" TANGENT: 39.18'
CHORD: 52.20' COURSE: S02°26'13"W
LENGTH: 97.90' RADIUS: 148.00'
DELTA: 037°54'00" TANGENT: 50.82'
CHORD: 96.12' COURSE: S69°30'41"W
COURSE: S88°27'41"W LENGTH: 250.69'
LENGTH: 447.44' RADIUS: 575.00'
DELTA: 044°35'07" TANGENT: 235.74'
CHORD: 436.24' COURSE: N46°33'25"W
COURSE: N89°42'35"W LENGTH: 23.97'
LENGTH: 87.37' RADIUS: 65.00'
DELTA: 077°00'41" TANGENT: 51.71'
CHORD: 80.94' COURSE: N89°42'35"W
COURSE: N89°42'35"W LENGTH: 749.93'
COURSE: S01°17'07"E LENGTH: 1017.23'
COURSE: N89°20'43"E LENGTH: 1350.15'
COURSE: N00°11'06"W LENGTH: 598.57'
COURSE: N88°27'41"E LENGTH: 54.04'
LENGTH: 204.48' RADIUS: 252.00'
DELTA: 046°29'26" TANGENT: 108.24'
CHORD: 198.91' COURSE: N65°12'58"E
LENGTH: 46.95' RADIUS: 35.00'
DELTA: 076°51'24" TANGENT: 27.77'
CHORD: 43.51' COURSE: N80°23'57"E
LENGTH: 167.26' RADIUS: 627.00'
DELTA: 015°17'05" TANGENT: 84.13'
CHORD: 166.77' COURSE: N57°31'48"W

AREA: 1,273,615 SQ. FT.
ERROR CLOSURE: 0.01 COURSE: N71°53'21"E
ERROR NORTH: 0.004 EAST: 0.011

PRECISION 1: 515490



DATE	REVISION
2024-08-06	

CHECKED BY:	
APPROVED BY:	

BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 23 REPLAT A MINOR PLAT

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Flatirons, Inc.
Land Surveying Services
www.flatironsinc.com
3655 RIS AVE.
BOULDER, CO 80301
(303) 442-5301
7100 E. BROADWAY, SUITE 108
DENVER, CO 80221
(303) 534-5987

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 36174 JAMES A. STEPHENSON

JOB NUMBER:	21-74,681
DATE:	12-15-2023
DRAWN BY:	J. STEPHENSON
CHECKED BY:	MB

SHEET 2 OF 3

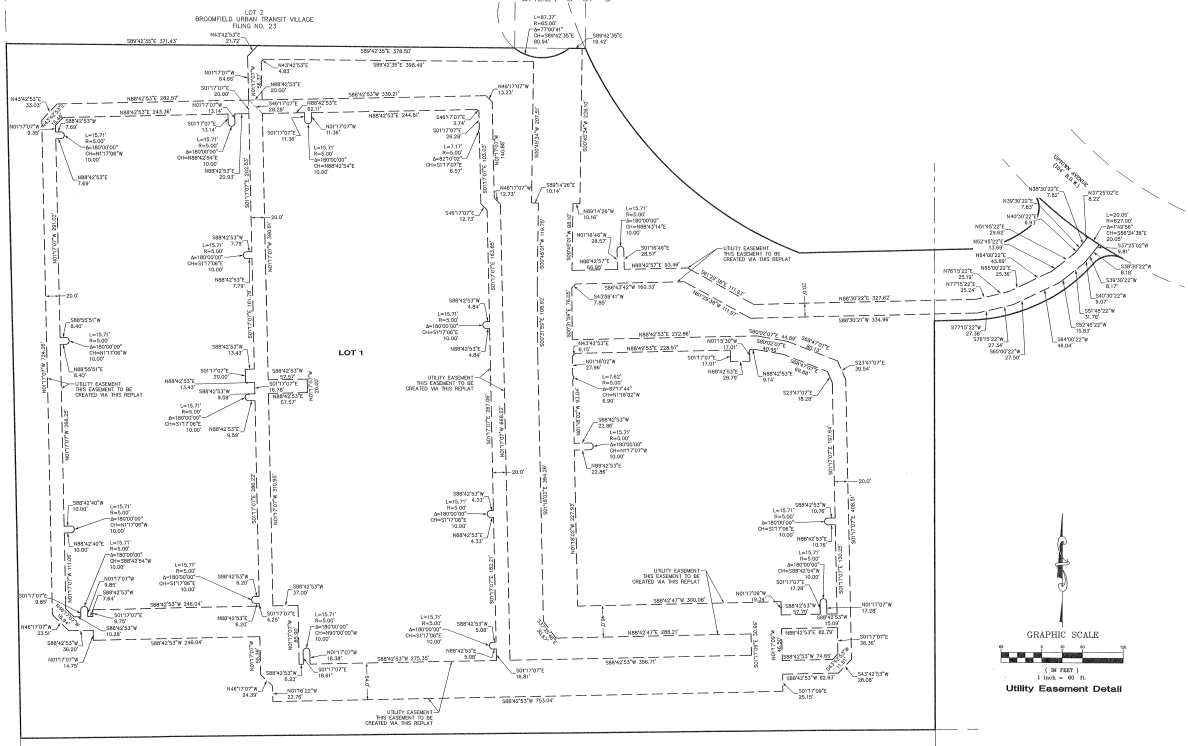
BROOMFIELD FILE:\GIS-FLAT-ADOPTED STATE PLANE\BC 2023-02\ANO SURVEY\72\PLAT 8.DWG AM

2024000994 PL 08/08/2024 11:35 AM
Page 3 of 3 Rec Fee:$ 0.00
City & County of Broomfield

BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. ~~24~~ 23 REPLAT A MINOR PLAT

A REPLAT OF LOT 1, BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 23, 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 3



Utility Easement Detail

DATE	REVISION

BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 23 REPLAT A MINOR PLAT

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Flatirons, Inc.
Land Surveying Services
www.Flatironsinc.com
3825 iris ave.
boulder, co 80301
(303) 447-9928
FAX: (303) 447-9927
1800 38th street
boulder, co 80301
(303) 786-1733
4655 north 35th
boulder, co 80305
(303) 443-7001

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
JAMES A. STEPHENSON
38174
7/17/24
PLS

JOB NUMBER:	21-74,681
DATE:	12-15-2023
DRAWN BY:	J. STEPHENSON
CHECKED BY:	JMB

SHEET 3 OF 3

EXPORTED FILE:21-681-PLAT-ADDEND.DWG SAVED:12/12/2023 BY: JAMES