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City and County of Broomfield

BROOMFIELD URBAN TRANSIT VILLAGE – FILING NO. 14 REPLAT B FINAL PLAT

A REPLAT OF LOTS 1 AND 3 AND TRACT A OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 14 ALONG WITH LOTS 1 AND 2 OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 14 REPLAT A

A PORTION OF THE EAST HALF 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 2

BOUNDARY DESCRIPTION AND DEDICATION:

BY THESE PRESENTS THE UNDERSIGNED, BEING OWNERS OF

LOT 1, 3 AND TRACT A OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 14 (RECEPTION NO. 2008001314) AND LOTS 1 AND 2 OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 14 REPLAT A (RECEPTION NO. 2011001587) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF WADSWORTH PARKWAY (BOOK 2010, PAGE 128) AND THE NORTHERLY RIGHT-OF-WAY LINE OF ARISTA PLACE (REC. NO 2005014699) ALSO BEING THE POINT OF BEGINNING;

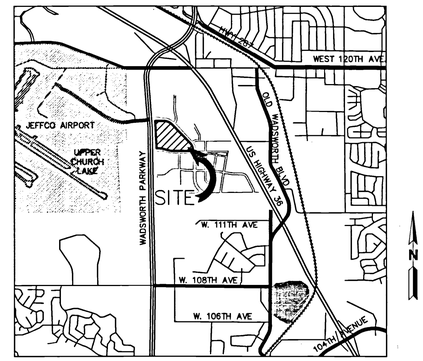
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WADSWORTH PARKWAY THE FOLLOWING FOUR (4) COURSES:
1. THENCE N01°22'38"W A DISTANCE OF 283.51 FEET;
2. THENCE N01°20'44"W A DISTANCE OF 119.70 FEET;
3. THENCE 478.93 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5880.00 FEET, A CENTRAL ANGLE OF 04°40'00" AND A CHORD WHICH BEARS N03°40'44"W A DISTANCE OF 478.80 FEET;
4. THENCE N06°00'44"W A DISTANCE OF 116.69 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF UPTOWN AVENUE (REC. NO. 2005014699);

THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF WADSWORTH PARKWAY AND ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF UPTOWN AVENUE THE FOLLOWING EIGHT (8) COURSES:
1. THENCE 100.86 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 735.00 FEET, A CENTRAL ANGLE OF 07°51'45" AND A CHORD WHICH BEARS N87°52'17"E A DISTANCE OF 100.78 FEET;
2. THENCE S88°11'52"E A DISTANCE OF 251.34 FEET;
3. THENCE 304.32 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 398.00 FEET, A CENTRAL ANGLE OF 43°48'34" AND A CHORD WHICH BEARS S66°17'34"E A DISTANCE OF 296.96 FEET;
4. THENCE S44°23'17"E A DISTANCE OF 964.41 FEET;
5. THENCE 87.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 398.00 FEET, A CENTRAL ANGLE OF 12°37'24" AND A CHORD WHICH BEARS S38°04'35"E A DISTANCE OF 87.51 FEET;
6. THENCE S17°23'09"E A DISTANCE OF 117.83 FEET;
7. THENCE 77.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 386.00 FEET, A CENTRAL ANGLE OF 11°25'46" AND A CHORD WHICH BEARS S08°51'01"E A DISTANCE OF 76.87 FEET;
8. THENCE 48.91 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 93°24'42" AND A CHORD WHICH BEARS S43°34'12"W A DISTANCE OF 43.67 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF ARISTA PLACE;

THENCE DEPARTING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF UPTOWN AVENUE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ARISTA PLACE THE FOLLOWING EIGHT (8) COURSES:
1. THENCE N89°43'27"W A DISTANCE OF 477.07 FEET;
2. THENCE S00°16'33"W A DISTANCE OF 3.00 FEET;
3. THENCE N89°43'27"W A DISTANCE OF 282.09 FEET;
4. THENCE 71.28 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 15°42'31" AND A CHORD WHICH BEARS N81°52'11"W A DISTANCE OF 71.06 FEET;
5. THENCE N74°00'56"W A DISTANCE OF 291.84 FEET;
6. THENCE 26.34 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 12°34'29" AND A CHORD WHICH BEARS N80°18'10"W A DISTANCE OF 26.28 FEET;
7. THENCE N86°35'25"W A DISTANCE OF 161.67 FEET;
8. THENCE S88°49'20"W A DISTANCE OF 19.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1,047,692 SQUARE FEET (24.052 ACRES), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "BROOMFIELD URBAN TRANSIT VILLAGE – FILING NO. 14 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.



VICINITY MAP
1"=2500'

OWNERS

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

BY: Tim Wiens
TIM WIENS, MANAGER

LISA A. VOS
NOTARY PUBLIC, STATE OF COLORADO
My Comm. Expires 05/13/2016

STATE OF COLORADO)
COUNTY OF Broomfield)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF September 2014, BY TIM WIENS, manager. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 5/13/16.

STATE OF COLORADO, ACTING BY AND THROUGH THE STATE BOARD OF LAND COMMISSIONERS
1313 SHERMAN STREET, ROOM 621
DENVER, COLORADO 80203

BY:

STATE OF COLORADO)
)SS
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF September 2014, BY [illegible]. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 1/1/2016.

ARISTA TCH, LLC
1437 LARIMER STREET
DENVER, COLORADO 80202

BY:

STATE OF COLORADO)
)SS
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF March 2014, BY Cathy A. Nickols. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 7-7-14.

CATHY L. NICKOLS
NOTARY PUBLIC
STATE OF COLORADO

ATTORNEY'S CERTIFICATE:

I, ERIC R. JENSEN AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE OWNERS HEREBY DEDICATING THE STREETS, EASEMENTS, TRACTS, AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

ATTORNEY-AT-LAW, REGISTRATION NO. 15076

APPROVALS:

CITY & COUNTY OF BROOMFIELD
ONE DESCOMBES DRIVE
BROOMFIELD, CO 80020

PLANNING AND ZONING COMMISSION

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 12th DAY OF May, 2014.

CHAIRMAN

SECRETARY

CITY COUNCIL

THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED, BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS 24th DAY OF June, 2014.

MAYOR

CITY CLERK, Deputy

SEAL

SURVEYOR'S CERTIFICATE:

I, RICHARD A. NOBBE, A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

RICHARD A. NOBBE PLS #23899

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR RICHARD A. NOBBE NO. 23899 11/18/13

PREPARED BY
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215

NO.	DATE	DESCRIPTION
1.	03/28/13	INITIAL CITY SUBMITTAL
2.	09/10/13	REVISED PER COMMENTS
3.	11/14/13	REVISED PER COMMENTS
4.		
5.		
6.		
7.		
8.		
9.		

MARTIN / MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVE.
P.O. BOX 151500
LAKEWOOD, CO 80215
303.431.6100
FAX 303.431.4028

DRAWING NUMBER
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552
PRINTING FRONT OF PRINT ON THIS LINE

Job Number: 19747.C.01 Sheet Number: 1 1 OF 2
Location: G:\HORN\13.0007 Arista Destination Dr\PLAT\
Project Manager: PFH
Designed By: BCD
Drawn By: JMC
X References:
Plot Date: 11/15/07 chavez
Tab Name: Cover
Model Space
Plan View(s):
Profile View(s):
Other View:
CAD INFORMATION
Paper Space
Plot view:
PLOT
Dwg. Name: BUTY-FLG-14 REPLAT B.dwg

DRAWING NUMBER (2)
2014010521 PL 10/30/2014 08:38 AM
Page: 1 of 2 Rec Fee $0.00 Doc Fee $
City and County of Broomfield

2014010521 PL 10/30/2014 08:38 AM
Page: 2 of 2 Rec Fee $8.00 Doc Fee $
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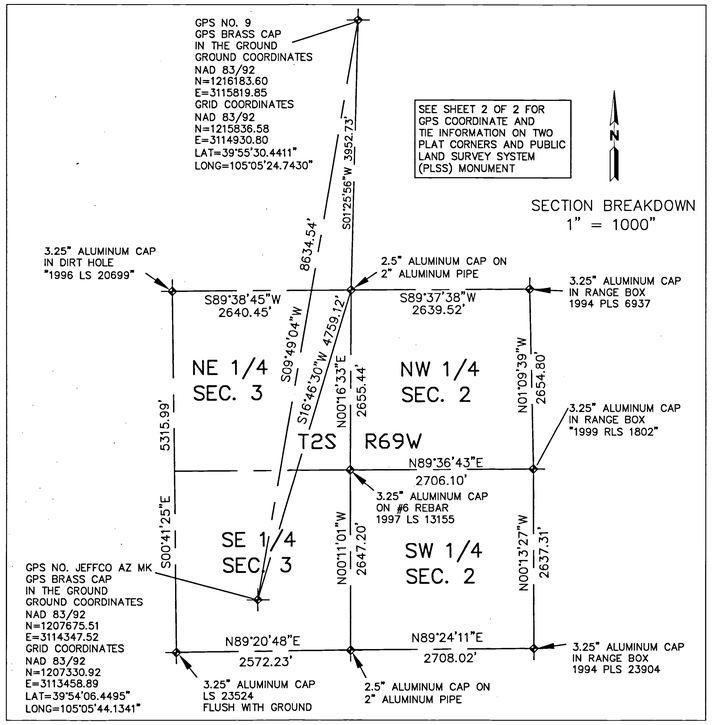
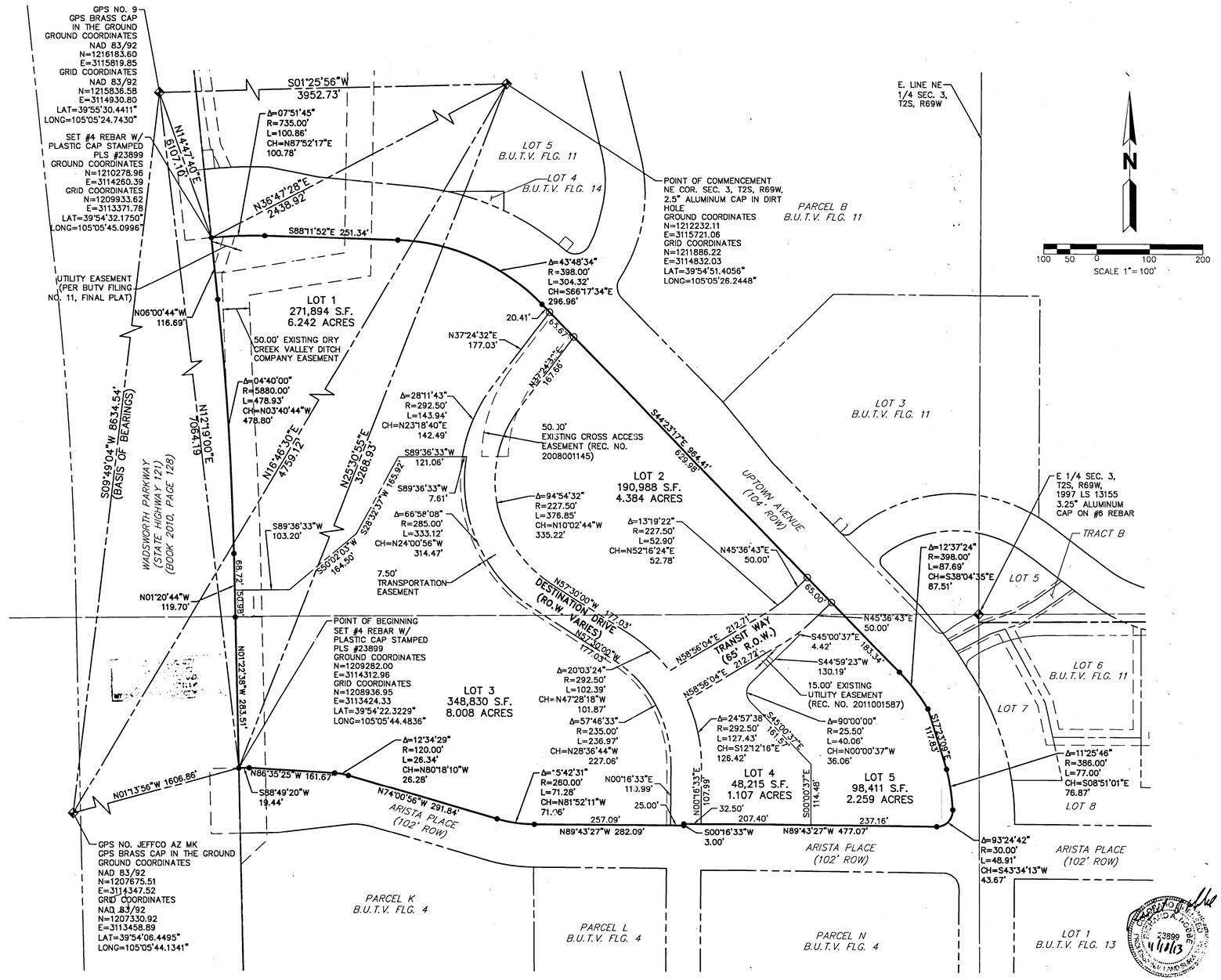
BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 14 REPLAT B FINAL PLAT

A REPLAT OF LOTS 1 AND 3 AND TRACT A OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 14 ALONG WITH LOTS 1 AND 2 OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 14 REPLAT A

A PORTION OF THE EAST HALF 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 2





PLAT NOTES:

1.) 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.

2.) 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.

3.) ◉ FOUND BOUNDARY CORNERS OF THE SUBDIVISION ARE MONUMENTED AS NOTED.
● SET BOUNDARY CORNERS ARE MONUMENTED #4 REBAR WITH PLASTIC CAP OR BRASS TAG AND NAIL, STAMPED "PLS 23899".
✛ FOUND MONUMENTS ARE AS NOTED.

4.) 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 INUNDATED BY 100 - YEAR FLOOD". (AS SHOWN HEREON)

5.) 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.

6.) THE COMBINED SCALE FACTOR FOR THIS SITE = 0.999714664

7.) A TRANSPORTATION EASEMENT 7.50 FEET IN WIDTH IS HEREBY DEDICATED AS SHOWN ALONG THE DESTINATION DRIVE FRONTAGE OF LOT 3.

8.) LOT 4 IS HEREBY DEDICATED TO THE CITY AND COUNTY OF BROOMFIELD

DRAWING NUMBER
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552
Project Manager: PFH
Designed By: BCD
Job Number: 19747.C.01
Sheet Number: 2
Location: G:\HORN\13.0007 Arista Destination Dr\PLAT\
Drawn By: JMC
X References:
Plot Date: 11/15/07 chavez
Tab Name: Sheet 2
Profile View(s):
Model Space Plan view(s): PLAN
Other View:
CAD INFORMATION
Paper Space
Plot view: PLOT
Dwg. Name: BUTV-FLG-14 REPLAT B.dwg
2014010521 PL 10/30/2014 08:38 AM
Page: 2 of 2 Rec Fee $8.00 Doc Fee $
City and County of Broomfield