BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 7

MINOR SUBDIVISION

A REPLAT OF PARCEL A AND PARCEL C OF BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 4 (REC. NO. 2005014699)

BOUNDARY DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, ALSO BEING PARCEL A AND PARCEL C OF BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 4 (RECEPTION NO. 2005014699), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 AS BEARING S0016'33"W AS MONUMENTED ON THE NORTH BY A 2 1/2 INCH ALUMINUM CAP IN A DIRT HOLE AND ON THE SOUTH BY A 3 1/4 INCH ALUMINUM CAP ON NUMBER 5 REBAR STAMPED "1997 LS 13155", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO

PARCEL A:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE S64'48'11"W A DISTANCE OF 1754,66 FEET TO THE NORTHWESTERLY CORNER OF PARCEL A OF BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 4 (RECEPTION NO. 2005014699) ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL A THE FOLLOWNG FIFTEEN (15) COURSES:

- 1. THENCE N89'48'58"E A DISTANCE OF 326.06 FEET;
- 2. THENCE S63'04'46"E A DISTANCE OF 546,15 FEET 3. THENCE S69'35'10"E A DISTANCE OF 13.69 FEET;
- 4. THENCE SO0'57'16"W A DISTANCE OF 544.46 FEET:
- 5. THENCE 113.50 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 435.00 FEET, A CENTRAL ANGLE OF 14'57'00" AND A CHORD WHICH BEARS S06'31'14"E A DISTANCE OF 113.18 FEET: 6. THENCE S13'59'44"E A DISTANCE OF 141.68 FEET:
- 7. THENCE 105.26 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 214.00 FEET, A CENTRAL
- ANGLE OF 28'10'51" AND A CHORD WHICH BEARS SO0'05'41"W A DISTANCE OF 104.20 FEET 8. THENCE S14"11'07"W A DISTANCE OF 23.29 FEET:
- 9. THENCE 50.18 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 214.00 FEET, A CENTRAL ANGLE OF 13'26'11" AND A CHORD WHICH BEARS S20'54'12"W A DISTANCE OF 50.07 FEET: 10. THENCE 53.99 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL
- ANGLE OF 103'06'26" AND A CHORD WHICH BEARS \$79"10'31"W A DISTANCE OF 46.99 FEET: 11. THENCE 309.77 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 502.00 FEET, A CENTRAL
- ANGLE OF 35'21'21" AND A CHORD WHICH BEARS N66'56'56"W A DISTANCE OF 304.88 FEET: 12. THENCE N84'37'37"W A DISTANCE OF 184.94 FEET
- 13. THENCE N78'57'44"W A DISTANCE OF 96.27 FEET;
- 14. THENCE 121.60 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 865.00 FEET, A CENTRAL ANGLE OF 08'03'16" AND A CHORD WHICH BEARS S87'58'28"W A DISTANCE OF 121.50 FEET: 15. THENCE NO6'00'44"W A DISTANCE OF 1082.80 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 801,744 SQUARE FEET (18.401 ACRES), MORE OR LESS.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE \$25'30'55"W A DISTANCE OF 3268.93 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL C OF BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 4 (RECEPTION NO. 2005014699) ALSO BEING THE POINT OF BEGINNING:

THENCE ALONG THE BOUNDARY OF SAID PARCEL C THE FOLLOWNG TWENTY FOUR (24) COURSES:

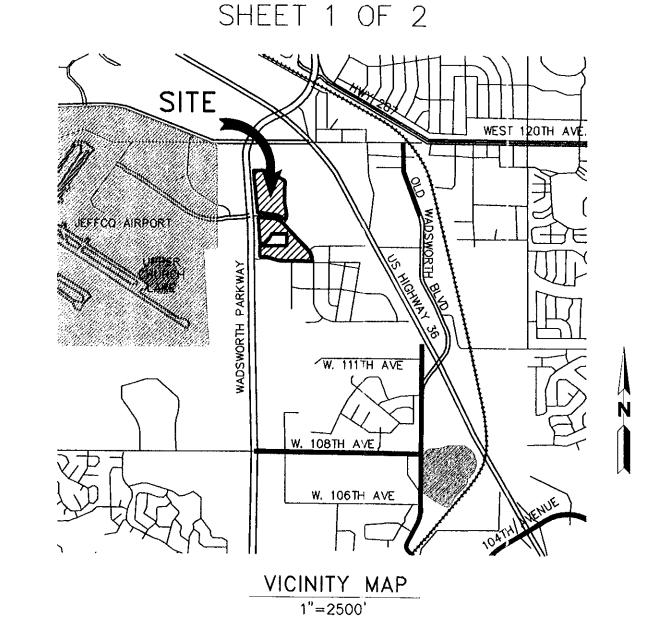
- 1. THENCE N01'22'38"W A DISTANCE OF 283.51 FEET
- 2. THENCE N89'31'48"E A DISTANCE OF 709.42 FEET 3. THENCE NOO'23'27"W A DISTANCE OF 300.00 FEET;
- 4. THENCE S89'36'33"W A DISTANCE OF 400.00 FEET;
- 5. THENCE S28'32'37"W A DISTANCE OF 165.92 FEET 6. THENCE S50'02'03"W A DISTANCE OF 164,50 FEET
- 7. THENCE S89°36'33"W A DISTANCE OF 103.20 FEET
- 8. THENCE NO1'20'44"W A DISTANCE OF 68.72 FEET;
- 9. 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 NO3'40'44"W A DISTANCE OF 478.80 FEET: 10. THENCE NO6'00'44"W A DISTANCE OF 116.69 FEET:
- 11. 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; 12. THENCE S88'11'52"E A DISTANCE OF 251.34 FEET:
- 13. 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:
- 14. THENCE S44'23'17"E A DISTANCE OF 964.41 FEET 15. THENCE 287.33 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 398.00 FEET, A CENTRAL ANGLE OF 41'21'50" AND A CHORD WHICH BEARS S23'42'22"E A DISTANCE OF 281.13 FEET;
- 16. THENCE 48.85 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 93'18'00" AND A CHORD WHICH BEARS S43'37'33"W A DISTANCE OF 43.63 FEET: 17. THENCE N89'43'27"W A DISTANCE OF 489,09 FEET:
- 18. THENCE S0016'33"W A DISTANCE OF 3.00 FEET;
- 19. THENCE N89'43'27"W A DISTANCE OF 282.09 FEET;
- 20. 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: 21. THENCE N74'00'56"W A DISTANCE OF 291.84 FEET:
- 22. 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: 23. THENCE N86°35'25"W A DISTANCE OF 161.67 FEET;
- 24. THENCE S88'49'20"W A DISTANCE OF 19.44 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 893,357 SQUARE FEET (20.509 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. 7 - MINOR SUBDIVISION"; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, AND PUBLIC WAYS AS SHOWN ON THIS 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 FOR THE USE BY PUBLIC AND PRIVATE

PLAT NOTES

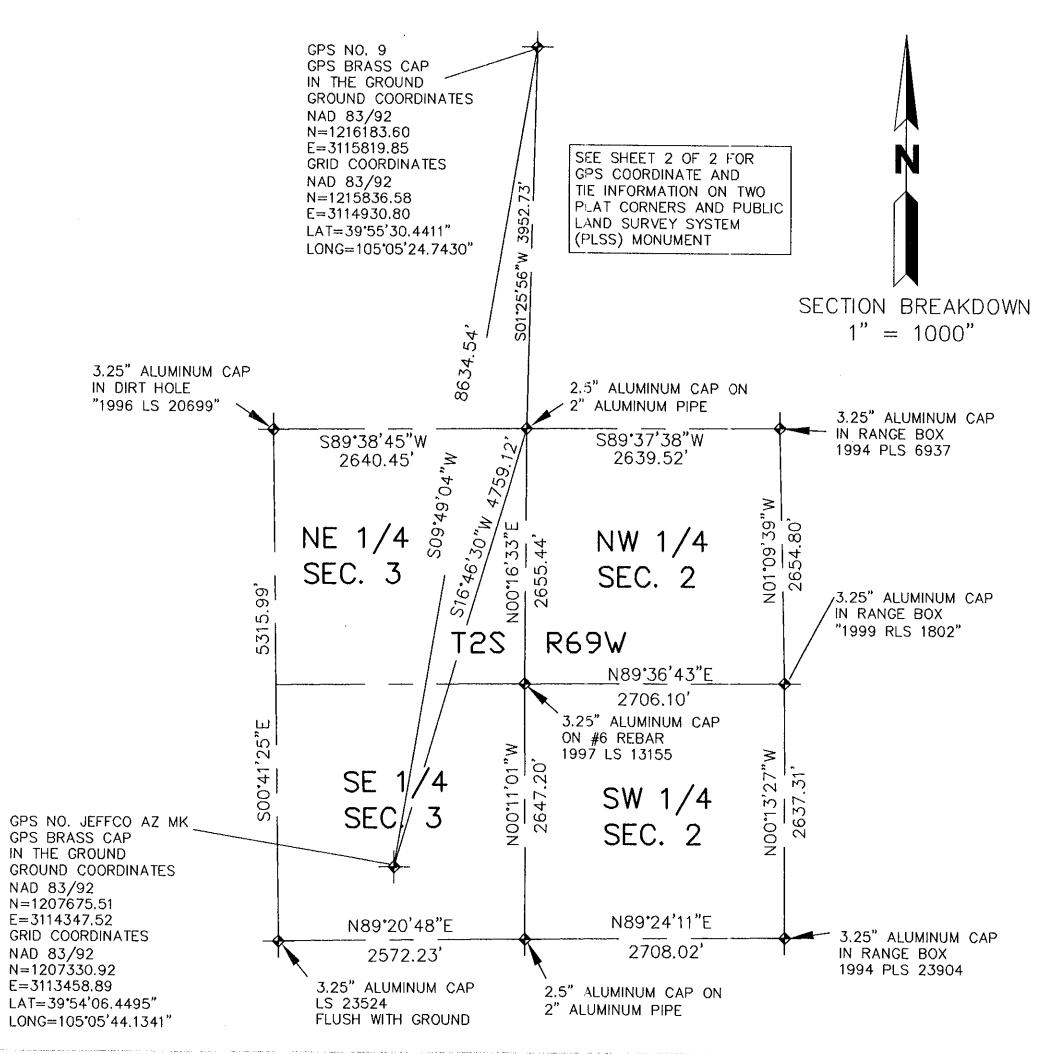
- 1.) THE BASIS OF BEARINGS WAS ESTABLISHED USING CITY OF BROOMFIELD GPS CONTROL POINT NO. 9 AND JEFFCO AZ MK. THE STATE PLANE GRID BEARING AND MODIFIED STATE PLANE DISTANCE BETWEEN SAID TWO POINTS IS SO9*49'04"W, 8634.54 FEET.
- 2.) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED 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.
- 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 0015 D, DATED SEPTEMBER 30, 1997, PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED "ZONES AE AND AH" AREA IN THE "SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 - YEAR FLOOD", (AS SHOWN HEREON)

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. MAY 26, 2006



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 TECHNQUES 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



OWNERS

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

PATRICIA B. CHASTAIN

NOTARY PUBLIC STATE OF COLORADO STATE OF COLORADO COUNTY OF Broanfield

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 315 DAY OF MON 20 DE, BY TIMBURES MY HAND AND OFFICIAL S MY COMMISSION EXPIRES 3/23/2009 Maural Marina

REGIONAL TRANSPORTATION DISTRICT 1600 BLAKE STREET APPROVED AS TO LEGAL FORM:

STATE OF COLORADO

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 200 . WITNESS MY HAND

NOTARY PUBLIC STATE OF COLORADO

ATTORNEY'S CERTIFICATE:

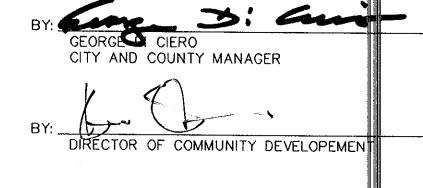
Valerie D. Bromleyan attorney at law licensed to practice in the state of colorado REPRESENT TO THE CITY OF BROOMFIELD THAT THE OWNERS AND SUBDIVIDERS GRANTING ANY EASEMENT HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND THE CITY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS

REGISTRATION NO 31363, DATE: June 1, 2006

ATTORNEY-AT-LAW

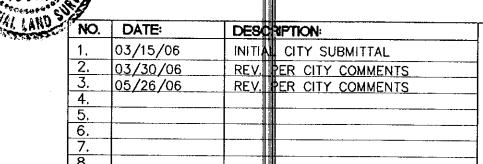
APPROVALS: CITY & COUNTY OF BROOMFIELD

ONE DESCOMBES DRIVE BROOMFIELD, CO 80020



SURVEYOR'S CERTIFICATE:

, 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.





303.431.6100

FAX 303.431.4028

BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 7 - MINOR SUBDIVISION, SHEET 1 OF 2

