# BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 14 MINOR SUBDIVISION A REPLAT OF LOT 1 AND LOT 2 OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 11

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 THE OWNERS OF

TWO PARCELS 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 LOT 1 AND LOT 2 OF BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 11 (RECEPTION NO. 20080011/2), 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;

#### LOT 1 B.U.T.V. FLG. 11:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 1, ALSO BEING THE POINT OF **BEGINNING:** 

THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING 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;
- 5. THENCE S69°35'10"E A DISTANCE OF 13.69 FEET;
- 4. THENCE S00°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;
- 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 S00°05'41"W A DISTANCE OF 104.20 FEET;
- B. 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 \$20°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 S791031"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 (18.406 ACRES), MORE OR LESS.

# LOT 2 B.U.T.V. FLG. 11:

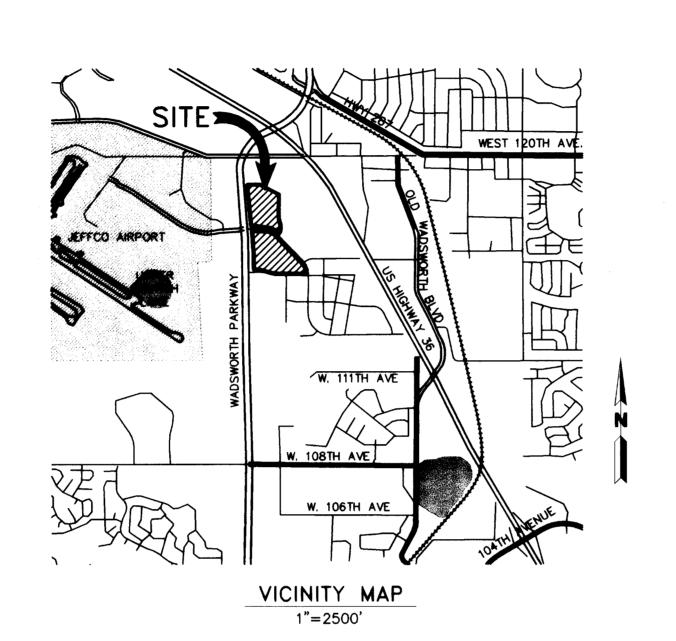
COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 2 ALSO BEING THE POINT OF <u>BEGINNING;</u>

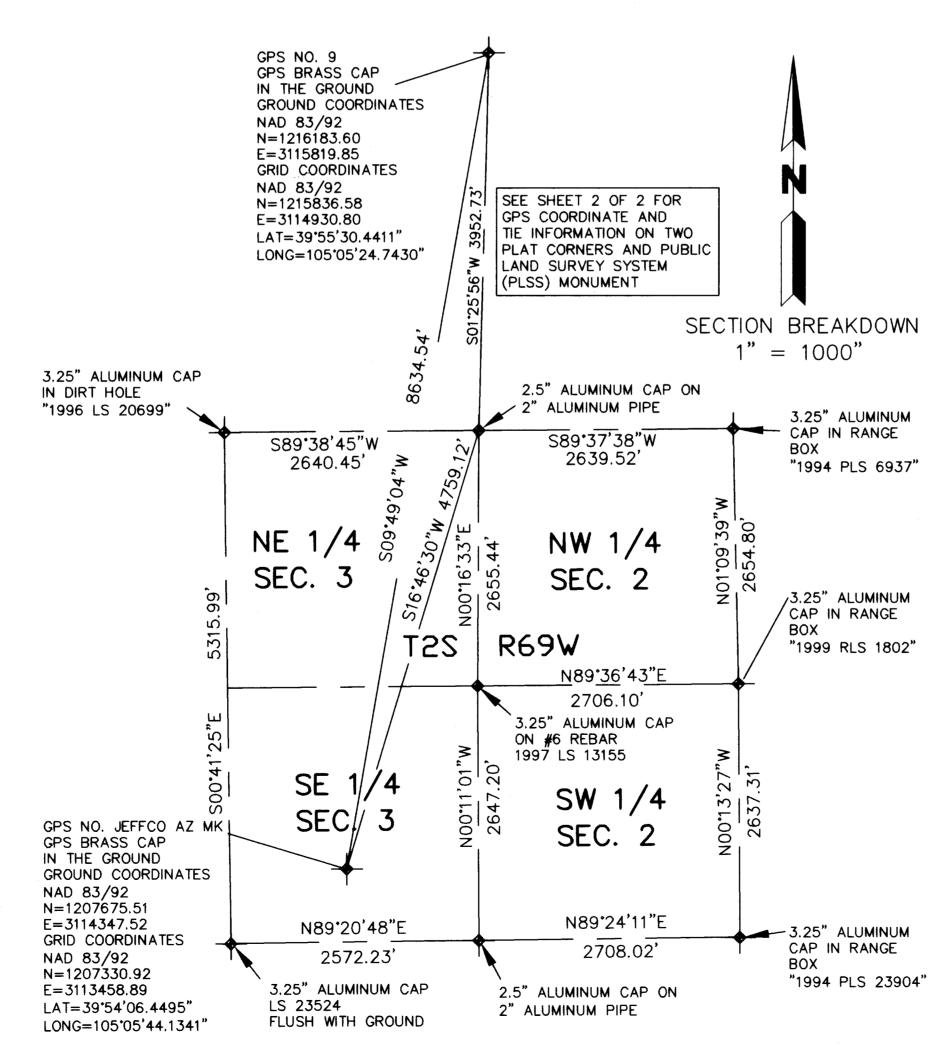
THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF WADSWORTH PARKWAY THE FOLLOWING FOUR (4) COURSES:

- THENCE NO1°22'38"W A DISTANCE OF 283.51 FEET;
- THENCE NO1°20'44"W A DISTANCE OF 119.70 FEET: 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;
- THENCE NO6'00'44"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)
- 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
- THENCE S88"11"52"E A DISTANCE OF 251.34 FEET: 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; THENCE S44°23'17"E A DISTANCE OF 964.41 FEET;
- 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 \$38.04,35,E A DISTANCE OF 87.51 FEET; THENCE S17°23'09"E A DISTANCE OF 117.83 FEET:
- 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 THE NORTHERLY RIGHT-OF-WAY LINE OF ARISTA PLACE (REC. NO. 2005014699);
- THENCE DEPARTING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF UPTOWN AVENUE AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ARISTA PLACE THE FOLLOWING EIGHT (8) COURSES: THENCE N89'43'27"W A DISTANCE OF 477.07 FEET;
- THENCE S00"16'33"W A DISTANCE OF 3.00 FEET; THENCE N89'43'27"W A DISTANCE OF 282.09 FEET
- 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;
- THENCE N74°00'56"W A DISTANCE OF 291.84 FEET; 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; 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 MINOR SUBDIVISION"; AND BY THESE PRESENTS 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 UTILITIES.





**OWNERS** PARK 36 INVESTMENT, LLC. 555 ELDORADO BLVD., SUITE 200 BROOMFIELD, COLORADO 80021 TIM WIENS, MANAGER STATE OF COLORADO THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS AND DAY OF CHARLES 20 D8, BY Tin Wens MY COMMISSION EXPIRES 4.5.08 MS VOT STATE OF COLORADO ACTING BY AND THROUGH THE STATE BOARD OF LAND COMMISSIONERS 1313 SHERMAN STREET, ROOM 621 ENVER, CO. 80203 mit d. Wegand BRITT I. WEYGANDT DIRECTOR STATE OF COLORADO COUNTY OF THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 284 DAY OF January 20 08, BY Britt I. Weygendt WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES Wril 18, 2011 SHERRY LEAL-LEE NOTARY PUBLIC

### CONSENT BY LENDERS:

FIRSTIER CAPITAL CORPORATION BEING THE LENDER UNDER THAT CERTAIN DEED OF TRUST, SECURITY AGREEMENT AND FINANCING STATEMENT RECORDED NOVEMBER 1, 2005 AT RECEPTION NO. 2005015051 AND THAT CERTAIN DEED OF TRUST, SECURITY AGREEMENT AND FINANCING STATEMENT RECORDED JUNE 27, 2006 AT RECEPTION NO. 2006008220 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF CITY AND COUNTY OF BROOMFIELD, COLORADO, AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME ("DEEDS OF TRUST"), AND THE LENDER UNDER ANY AND ALL OTHER DOCUMENTS EXECUTED IN CONNECTION WITH THE LOAN EVIDENCED BY THE DEEDS OF TRUST, AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "LOAN DOCUMENTS"), HEREBY CONSENTS TO, AND RATIFIES AND CONFIRMS THIS PLAT, AND AGREES THAT THE RIGHT, TITLE, LIEN AND INTEREST OF LENDER IN AND TO THE PROPERTY AS SHOWN HEREON UNDER AND PURSUANT TO THE DEEDS OF TRUST AND THE LOAN DOCUMENTS SHALL BE AND HEREBY ARE SUBORDINATE TO THIS PLAT TO THE EFFECT THAT, IN THE EVENT THAT PURSUANT TO THE FORECLOSURE OF THE DEEDS OF TRUST OR ANY OF THE OTHER LOAN DOCUMENTS OR ANY CONVEYANCE IN LIEU THEREOF, LENDER OR ANY OTHER PARTY SHALL SUCCEED TO THE INTEREST OF THE OWNER OF THE PROPERTY SHOWN HEREON, OR ANY PORTION THEREOF, THEN LENDER OR SUCH OTHER PARTY SHALL RECOGNIZE AND BE BOUND BY

STATE OF COLORADO

FIRSTIER CAPITAL CORPORATION STATE OF COLORADO HE FOREGOING DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS  $\_14$ Deniary, 2008, BY JOEL H. WIENS AS PRESIDENT OF FIRSTIER CAPITAL CORPORATION MY COMMISSION EXPIRES: 4/5/08 NOTARY PUBLIC My Commission Expires 04/05/2008

GUARANTY BANK AND TRUST COMPANY BEING THE LENDER UNDER THAT CERTAIN DEED OF TRUST, SECURITY AGREEMENT AND FINANCING STATEMENT RECORDED JUNE 27, 2006 AT RECEPTION NO. 2006008219 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF CITY AND COUNTY OF BROOMFIELD, COLORADO, AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME ("DEED OF TRUST"), AND THE LENDER UNDER ANY AND ALL OTHER DOCUMENTS EXECUTED IN CONNECTION WITH THE LOAN EVIDENCED BY THE DEED OF TRUST, AS THE SAME MAY HAVE BEEN AND HEREAFTER MAY BE AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "LOAN DOCUMENTS"), HEREBY CONSENTS TO, AND RATIFIES AND CONFIRMS THIS PLAT, AND AGREES THAT THE RIGHT, TITLE, LIEN AND INTEREST OF LENDER IN AND TO THE PROPERTY AS SHOWN HEREON UNDER AND PURSUANT TO THE DEED OF TRUST AND THE LOAN DOCUMENTS SHALL BE AND HEREBY ARE SUBORDINATE TO THIS PLAT TO THE EFFECT THAT, IN THE EVENT THAT PURSUANT TO THE FORECLOSURE OF THE DEED OF TRUST OR ANY OF THE OTHER LOAN DOCUMENTS OR ANY CONVEYANCE IN LIEU THEREOF, LENDER OR ANY OTHER PARTY SHALL SUCCEED TO THE INTEREST OF THE OWNER OF THE PROPERTY SHOWN HEREON, OR ANY PORTION THEREOF, THEN LENDER OR SUCH OTHER PARTY SHALL RECOGNIZE AND BE BOUND BY THIS PLAT.

GUARANTY BANK AND TRUST COMPANY

EXECUTIVE VICE PRESIDENT

COUNTY OF DELIVER

THE FOREGOING DOCUMENT WAS ACKNOWN TO THE FOREGOING DOCUMENT WAS ACKNOWN TO THE THE DAY OF THE TOTAL OF THE T BANK AND TRUST COMPANY.



### 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 SHOWN HEREON
- FOUND BOUNDARY CORNERS OF THE SUBDIVISION ARE MONUMENTED AS
  - 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.) TRACT A IS A COMMON ACCESS AND UTILITY PARCEL

ATTORNEY'S CERTIFICATE:

. PRICE TONSON . AN 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.



# **APPROVALS:**

ATTORNEY-AT-LAW

CITY & COUNTY OF BROOMFIELD ONE DESCOMBES DRIVE



# 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.



REV. PER COMMENTS REV. PER COMMENTS INC. LOT 1 OF B.U.T.V. FLG



FAX 303,431,4028

BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 14 - MINOR SUBDIVISION. SHEFT 1 OF 2