FINAL PLAT OF

## CROSS OF CHRIST LUTHERAN CHURCH SUBDIVISI

A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

DEDICATION

SHEET 1 DF 2

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, CROSS OF CHRIST LUTHERAN CHURCH, IS THE OWNER OF THAT REAL PROPERTY SITUATED THAT THE UNDERSIGNED, CROSS OF CHRIST LUTHERAN CHURCH, IS THE OWNER OF THAT REAL PROPERTY KNOWN AS

LOT 1, CROSS OF CHRIST LUTHERAN CHURCH SUBDIVISION, A PLAT OF A TRACT OF LAND, BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 679.00 FEET NORTH OF AND 30.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 31, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF LOWELL BLVD., THENCE N89\*58'25'W A DISTANCE OF 400.00 FEET, THENCE N00\*16'20'W A DISTANCE OF 361.81 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST 121ST PLACE, THENCE \$89.58'25'E ALONG SAID SOUTH RIGHT-DF-WAY LINE A DISTANCE OF 400.00 FEET TO A POINT ON THE WEST RIGHT-DF-WAY LINE OF LOWELL BLVD., THENCE \$00°16'20'E ALONG SAID WEST RIGHT-DF-WAY LINE A DISTANCE OF 361.81 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 144,724 SQUARE FEET, 3.3224 ACRES MORE OR LESS.

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS 'CROSS OF CHRIST LUTHERAN CHURCH SUBDIVISION' A SUBDIVISION IN THE CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO, AND DO HEREBY GRANT TO SAID CITY OF BROOMFIELD
AND ITS ASSIGNS FOR PUBLIC USE THOSE PORTIONS OF SAID REAL
PROPERTY DESIGNATED ON THE ACCOMPANYING PLAT AS ROAD DEDICATION
FOR RIGHT-OF-WAY PURPOSES, 'UTILITY EASEMENTS' AND 'DRAINAGE & UTILITY EASEMENTS' AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES AND SERVICES.

DWNER: CHURCH OF CHRIST LUTHERAN CHURCH

MICHAEL JENNISON

W. 121ST, PLACE SITE W. 120 th AVE. VICINITY MAP

N.T.S.

**ACKNOWLEDGEMENT** 

STATE OF COLORADO > SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Michael Trennum.

THIS \_\_\_\_\_\_ A.D., 1996.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISION EXPIRES 3-8-98

SURVEYOR'S CERTIFICATE

I, ROBERT B. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF WORDS WAS CHRIST LUTHERAN CHUCH SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION . SOLER B. TAPE

APPROVED THIS 13th DAY OF May A.D., 1996, BY THE LAND USE REVIEW COMMISION OF THE CITY BROOMFIELD, COLORADO.

APPROVALS

APPROVED THIS DAY OF A. BY THE CITY BROOMFIELD, COLORADO.

CITY CLERK

ATTORNEY'S OPINION

I, LAURA DITGES, AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE DWNERS TITLE TO ALL LANDS HEREINABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS, AND THAT SAID LAND IS OWNED BY THE DEDICATOR FREE OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN HEREON.

DATED THIS 24th DAY OF June A.D., 1996.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO > SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY DEFICE AT D'CLOCK \_\_\_M, THIS \_\_\_\_\_A.D., 199@\_, AND IS DULY RECORDED IN PLAN FILE \_\_\_\_\_\_\_MAP\_\_548\_.

FEES \_\_\_\_ PAID.

OWNER/SUBDIVIDER CROSS OF CHRIST LUTHERAN CHURCH

> REV. 6-14-96 ATTORNEY COMMENTS REV. 5-28-96 CITY COMMENTS REV. 5-22-96 CITY COMMENTS

R & R Engineers-Surveyors, Inc.

RECORDER

#10 Inverness Drive East, Suite 229 By: Englewood, Colorado 80112 (303)792-2846

Checked RBT Job No.

Date 5-10-96 Drawn RGF

T\$631

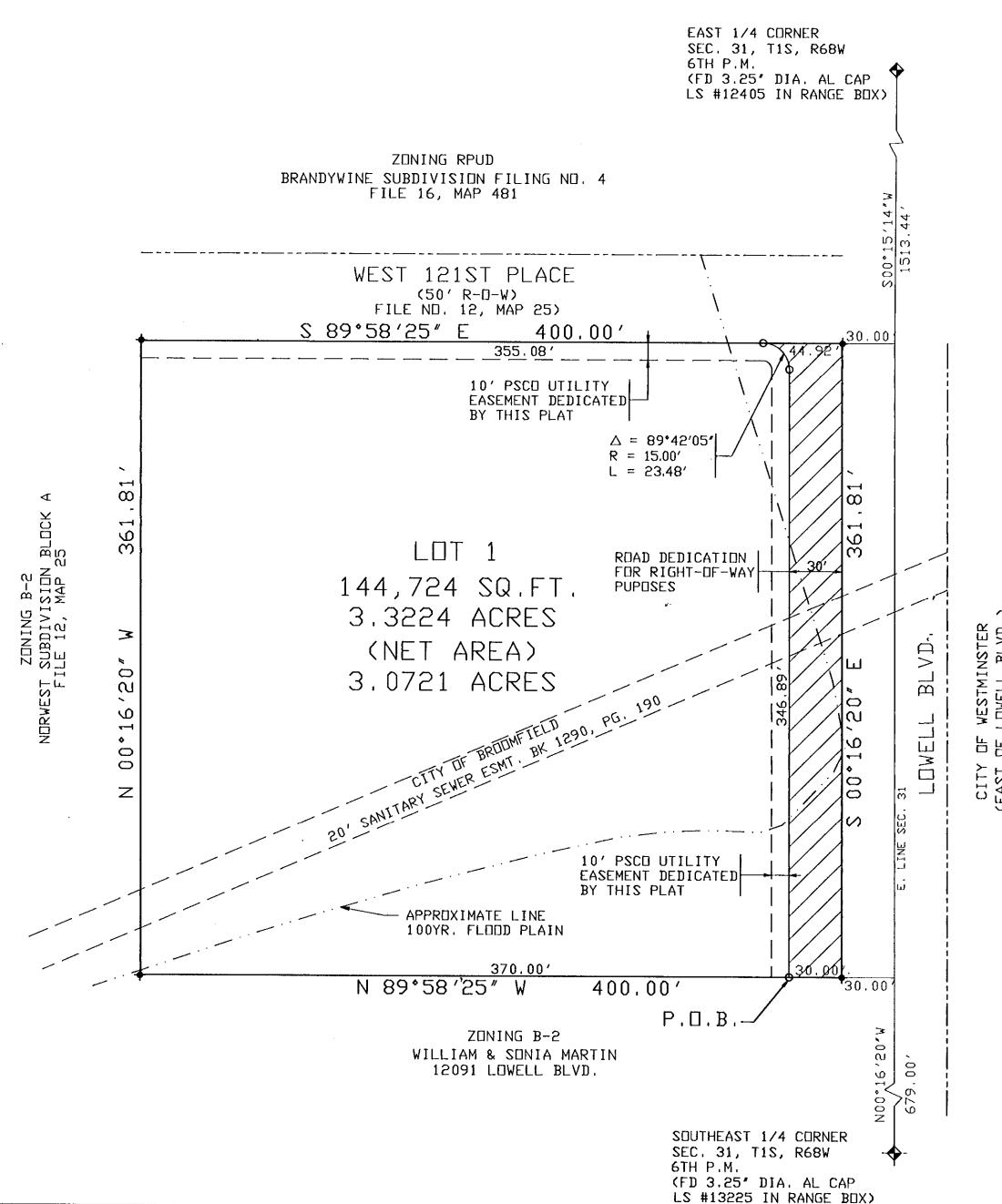
R&R ENGINEERS SURVEYORS, INC. 10 INVERNESS DR. EAST, SUITE 229 ENGLEWOOD, COLORADO 80112 ROBERT B. TAYLOR PLS #28291

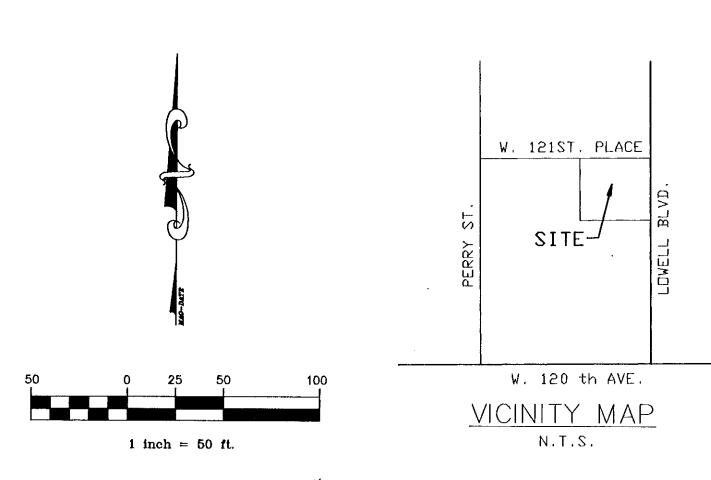
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# CROSS OF CHRIST LUTHERAN CHURCH SUBDIVISION

A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2





### NOTES:

- 1) NOTICE ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECTS IN THIS SURVEY WITHIN SIX YEARS AFTER YOU DISCOVER SUCH DEFECTS. IN NO EVENT MAY ANY ACTION BASED UPON DEFECT IN THIS SURVEY BE COMMENCED TEN YEARS AFTER DATE OF CERTIFICATION SHOWN HEREON.
- 2) SUBJECT PROPERTY FALLS WITHIN ZONE C AND ZONE A-7 OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 085073 0220 D DATED SEPTEMBER 28, 1990. ZONE A-7 IS AND AREA OF 100 YEAR FLOOD IN WHICH THE BASE ELEVATION HAS BEEN DETERMINED. THE APPROXIMATE LOCATION OF SAID LINE HAS BEEN SCALED FROM THE FIRM MAP.
- 3) BASIS OF BEARINGS: THE EAST LINE OF THE SE 1/4 OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST, OF THE 6TH P.M. MONUMENTS AS SHOWN ON THIS PLAT BEING NOO'16'20'W, THE PLATTED BEARING OF NORWEST SUBDIVISION (FILE NO. 12, MAP 25) AND BRANDYWINE SUBDIVISION FLING NO. 4 (FILE NO. 16, MAP 481).
- 4) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. BY INSTRUMENT RECORDED 1-19-1960 BK. 824, PG. 583 IS NOT PLOTTABLE FROM THE INFORMATION GIVEN.
- 5) R&R ENGINEERS-SURVEYORS, INC. RELIED UPON CHICAGO TITLE INSURANCE CO. COMMITMENT NO. 1031812 DATED 4-17-1996 FOR ALL BOUNDARY AND EASEMENT INFORMATION. 6) THE LEGAL DESCRIPTION CALLS FOR A POINT OF BEGINNING LYING 675 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 31. USING 675 FEET WOULD CAUSE A 4 FOOT OVERLAP ON THE PROPERTY TO THE SOUTH AND A 4 FOOT GAP FROM THE SOUTH R-O-W LINE FOR WEST 121ST PLACE. THEREFORE, A DIMENSION OF 679.00 FEET WAS USED.

#### <u>LEGEND</u>

- → FOUND PIN & CAP L.S. 14112
- O SET PIN & CAP L.S. 28291

REV. 6-14-96 ATTORNEY COMMENTS REV. 5-28-96 CITY COMMENTS REV. 5-22-96 CITY COMMENTS

R & R Engineers-Surveyors, Inc.

#10 Inverness Drive East, Suite 229 BY:Englewood, Colorado 80112 (303)792-2846 Field Bk
Date5-10-96
Drawn RGF
Checked RBT
Job No.
TS631