

# LCH SUBDIVISION

PART OF THE SW 1/4 OF SECTION 26,  
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO.

- NOTES:
1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 26 BEING N89°49'20"E.
  2. "O" DENOTES 1/2 INCH REBAR WITH COPPER COLLAR MARKED 5415.
  3. BOOK AND PAGE REFERENCES HEREON ARE TO BOULDER COUNTY RECORDS, COLORADO.
  4. "O" DENOTES CORNERS OF EXTERIOR PERIMETER OF SUBDIVISION.

DEDICATION

Know all men by these presents, that the undersigned, being the owner of a parcel of land located in the Southwest one-quarter of Section 26, Township 1 South, Range 69 West of the Sixth Principal Meridian, County of Boulder, State of Colorado, being more particularly described as follows:

Commencing at the Southwest Corner of said Section 26, thence North 89°49'20" East, 1650.00 feet along the South line of said Section 26 to the TRUE POINT OF BEGINNING; thence North 0°10'40" West, 263.29 feet at right angles to the South line of said Section 26; thence South 89°49'20" West, 736.96 feet parallel to the South line of said Section 26; thence South 41°43' East, 103.00 feet; thence South 31°14' East, 65.00 feet; thence South 10°26' East, 61.00 feet; thence South 6°48' West, 71.01 feet to a point on the South line of said Section 26; thence North 89°49'20" East, 632.89 feet along the South line of said Section 26, to the TRUE POINT OF BEGINNING.

Said parcel of land contains 3.9620 acres.

Has laid out, subdivided and platted the same into lots under the name and style of LCH Subdivision and does by these presents grant and convey to the City of Broomfield and its assigns streets, rights-of-way and perpetual easements for storm drainage and for the installation, operation and maintenance of utilities, including but not limited to storm and sanitary sewers, natural gas and water lines, telephone, electric and cable television lines, and postal facilities and all necessary and convenient appurtenances thereto.

Executed this 5th day of Feb, 1990.

Owner: Lutheran Church of Hope, Broomfield, Colorado, a Colorado Corporation.  
1305 West Tenth Avenue, Broomfield, Colorado 80020

Council President Mabel L. Massey  
Mabel L. Massey

Council Secretary Peggy A. Alderfer  
Peggy A. Alderfer

OWNER CERTIFICATE

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF BOULDER )

The foregoing instrument was acknowledged before me this 5th day of Feb, A.D., 1990, by Mabel L. Massey as Council President and Peggy A. Alderfer as Council Secretary of Lutheran Church of Hope, Broomfield, Colorado, a Colorado Corporation.

My commission expires 7-28-90

James R. Kothorst  
Notary Public

HOLDER OF DEED OF TRUST

United Bank of Broomfield National Association, a Colorado Banking Corporation, as holder of deed of trust and recorded 12-14-77 at Reception No. 256232 in Boulder County, State of Colorado on the above described property, hereby acknowledges and consents to the plat and subdivision agreement for LCH Subdivision.

John A. Busby  
John A. Busby  
Vice President

Ron Meade  
Ron Meade  
Secretary

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF BOULDER )

The foregoing instrument was acknowledged before me this 14th day of February, A.D., 1990, by John A. Busby, Vice President and Ron Meade, Secretary of United Bank of Broomfield National Association, a Colorado Banking Corporation.

My Commission expires July 28, 1991

Patricia Kelly  
Notary Public

SURVEYORS CERTIFICATE

I, Chas. J. Gremillion, a Registered Land Surveyor in the State of Colorado, do hereby certify that a field survey has been made and to the best of my professional knowledge, belief and opinion this is a true and accurate plat of that survey prepared under my supervision this 29th day of JANUARY, 1990, of the above described property.

Chas. J. Gremillion  
Chas. J. Gremillion  
Colorado R.L.S. No. 5415

NOTICE

According to Colorado Law you must commence any legal action based upon any defect in this survey within six 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.

PLANNING COMMISSION APPROVAL

Approved by the Planning Commission of the City of Broomfield this 6th day of March, A.D., 1990.

Diane Esemann  
Secretary

David M. Cowan  
Chairman

NOTICE

Approval of this final plat may create a vested property right pursuant to Article 68, Title 24, C.R.S.

I have reviewed Land Title Guarantee Company's contract number 13000W, and according to the contract, I, Robert M. Cooper, an attorney admitted to practice in the State of Colorado, hereby certify that the persons dedicating the streets, rights-of-way and easements shown on this plat, are the owners thereof in fee simple, free and clear of any encumbrances, except the United Bank of Broomfield National Association, the holder of a deed of trust, who has signed this plat and agreed to record it. I am not a party to the deed of trust, which is in book 1054 at page 327 of Boulder County records, and I am not a party to the deed of trust, which is in book 1054 at page 433 of Boulder County records, and I am not a party to the deed of trust, which is in book 1054 at page 433 of Boulder County records.

Robert M. Cooper #12764  
attorney at law

CITY COUNCIL APPROVAL

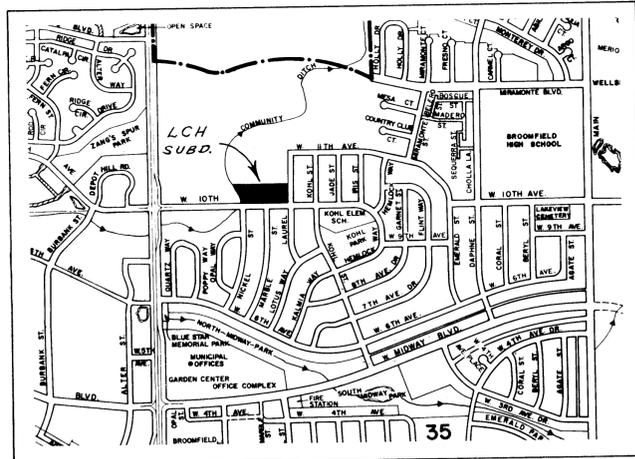
This plat, and the dedication to the public of the streets, public ways and tracts shown hereon, and the public utility easements as shown, are hereby accepted and approved by the City of Broomfield this 29th day of March, A.D., 1990.

Attest: City Clerk Dick Mace Mayor Robert M. Cooper

RECORDER'S CERTIFICATE

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF BOULDER )

I hereby certify that this instrument was filed for record in my office on the 26th day of March, A.D., 1990 in Book No. 1034811, Page No. 1.  
Filed 11:20 a.m., Reception No. 1034811. Fee. \$100.00  
at 2:09 p.m. F-3 #33  
Charlotte Houston  
Clerk and Recorder



VICINITY MAP

