NUMBERS 0802660980 C REVISED SEPT. 28, 1982 AND 0802660960 D REVISED SEPT. DATE OF FIELD SURVEY: SEPTEMBER 06, 2010

SITE BENCHMARK THE N. X COR. OF SEC 26, T. IN., R. 68. W., THE TOP OF THE 3-X" ALUMINUM CAP, ON #6 REBAR 30" LONG, P. L. S. 13155, 1993, IN RANGE BOX. ELEVATION 5170.51

VICINITY MAP SCALE: 1"=2000"

WELD COUNTY ROAD 6

T.1N. R.68W.

BULL CANAL

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY

SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATED OF THE CERTIFICATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R. W. BAYER & ASSOCIATES,

COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR

RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF

LAND. FOR EASEMENTS AND ENCUMBRANCES OF RECORD SEE OLD REPUBLIC NATIONAL

NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES WHICH MAY AFFECT THE

EXCEPT AS SHOWN OR SPECIFICALLY STATED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE POLICY NO. LTGH218697, DATED AUGUST 13, 2001. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF

LAND OR RIGHTS-OF-WAY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS, ANY OTHER

THIS PARCEL IS NOT LOCATED WITHIN THE 100-FLOOD PLAIN COMMUNITY PANEL

TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE POLICY NO.

INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP,

DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS

SHEET INDEX

WELD COUNTY ROAD 6

SHEET

SHEET

BASIS FOR BEARINGS

BEARINGS ARE BASED UPON THE CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINT LUCY" AND RAMONA RESET", BEING N30 06 05 E, 18411. 99' -NSPC, 18417. 22'-MOD, NAD 83/92 - HARN, STATE PLANE COURDINATE SYSTEM NORTH ZONE 501. MONUMENTS AND BEARING ARE BASED UPON THE DATA PROVIDED IN THE CITY AND COUNTY OF BROOMFIELD SURVEY SHEETS.

## STATE PLANE COURDINATE DATA

PROJECT COMBINED FACTOR: 0. 99971610

LTGH218697, DATED AUGUST 13, 2001.

DEVELOPMENT OF THIS TRACT.

NAD 83/92 - HARN, STATE PLANE COORDINATE SYSTEM NORTH ZONE 501 LATITUDE FACTOR: 0. 999964757 ELEVATION FACTOR (5200): 0, 99975133

THE COLORADO COORDINATE SYSTEM HERON SHOWN IS DEFINED AS SECOND ORDER, CLASS \_ 1, 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.

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MODIFIED STATE PLANE IN U. S. SURVEY FEET TO THE NEAREST HUNDREDTH.

# MESSIAHVILLE - FILING NO.1

## FINAL SUBDIVISION PLAT

PART OF THE NORTHEAST ONE—QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO. SHEET 1 OF 3

# 2012004118 PL 04/06/2012 03:37 PM Page: 1 of 3 Rec Fee \$0.00 Doc Fee \$ City and County of Broomfield

### PLAT NOTES

MOD E 3137753. 29

NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OR STRUCTURE WITHIN THE BOUNDARIES OF THIS FINAL PLAT UNLESS AND UNTIL AN OWNER'S TITLE POLICY HAS BEEN DELIVERED TO THE CITY AND COUNTY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-20-030(D) OF THE BROOMFIELD MUNICIPAL CODE.

2. REQUIREMENTS AS LISTED UNDER SECTION 16-20-040 (3)-(9), (G) AND (H) WILL BE ADDRESSED IN FUTURE DEVELOPMENT APPLICATIONS PRIOR TO ADDITIONAL DEVELOPMENT ON THE PROPERTY OUTSIDE OF THE IMPROVEMENTS PROPOSED UNDER THE CURRENT SPECIAL REVIEW SITE PLAN FOR LOT 1.

3. ADDITIONAL RIGHT-OF-WAY DEDICATION(S) WILL BE REQUIRED PER CITY AND COUNTY OF BROOMFIELD, LONG RANGE TRANSPORTATION PLAN AT THE TIME OF FUTURE PLATTING OR PRIOR TO DEVELOPMENT OF PROPERTY REQUIRING ACCESS FROM ADJACENT

4. PUBLIC LAND DEDICATION: PURSUANT TO BROOMFIELD MUNICIPAL CODE SECTION 16-28-120 (B), THE PUBLIC LAND DEDICATION REQUIRED FOR THE MESSIAHVILLE - FILING NO. 1 FINAL SUBDIVISION PLAT IS 7.231 ACRES BASED ON TWO DWELLING UNITS WITHIN 144.215 ACRES. THE MESSIAHVILLE - FILING NO. 1 FINAL SUBDIVISION PLAT HEREBY DEDICATES 2.290 ACRES TO THE CITY AND COUNTY OF BROOMFIELD FOR A PUBLIC TRAIL (TRACT B) ON THE WESTERN SIDE OF THE BULL CANAL. THE REMAINING 4.941 ACRES WILL BE DEDICATED WITH FUTURE SUBDIVISIONS OF THE PROPERTY. IF ANY ADDITIONAL DWELLING UNITS ARE PLANNED WITH FUTURE DEVELOPMENT OF THE PROPERTY. THE PUBLIC LAND DEDICATION REQUIREMENTS MAY BE DEVELOPMENT OF THE PROPERTY, THE PUBLIC LAND DEDICATION REQUIREMENTS MAY BE ADJUSTED ACCURDINGLY.

5. 200 FOOT RADIUS AROUND PROCESSOR IS DESIGNATED A BUILDING PERMIT RESTRICTION ZONE PURSUANT TO WELD COUNTY LEGACY CODE 23-3-50 E.

150 FOOT RADIUS AROUND WELL IS DESIGNATED A BUILDING PERMIT RESTRICTION ZONE PURSUANT TO WELD COUNTY LEGACY CODE 23-3-50 E.

7. 500 FOOT RADIUS AROUND WELL SITE IS DESIGNATED A PUBLIC OR PRIVATE SCHOOL BUILDING PROHIBITED ZONE PURSUANT TO BROOMFIELD MUNICIPAL CODE

8. DWNERSHIP OF TRACT A REMAINS WITH THE CURRENT DWNER. TRACT A MAY NOT BE DEVELOPED WITHOUT THE REVIEW AND APPROVAL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO.

9. TRACT B IS A 20' WIDE TRAIL AND IS TO BE OWNED AND MAINTAINED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO.

## RUMUNA RESET - DATA SHEET NSPC N 1259189, 026 NSPC E 3146096, 674 LAT: 40°02'37, 2560" N LON: 104°58'41.4299 W (ADJ) MOD N 1259546, 61 MOD E 3146990, 10 Prepared Byi R. W. BAYER & ASSOCIATES, INC. 2090 EAST 104TH AVENUE, SUITE 200 THURNTON, COLORADO 80233-4316 (303) 452-4433 FAX: (720) 833-4216 CAD FILE: M10055D/M10055D. DWG LUCY - DATA SHEET Date Prepared: SEPTEMBER 21, 2010 NSPC N 1243260, 0902 REVISED 10-06-10 INTO 3 LOTS NSPC E 3136862, 4811 REVISED 12-17-10 PER BROOMFIELD COMMENTS LAT: 40°00′00, 35831″ N REVISED 02-15-11 PER BROOMFIELD COMMENTS LON: 105°00' 41. 2928 W (ADJ) MOD N 1243613, 15

### LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED BEING THE OWNER OF THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO. EXCEPT THE BULL CANAL AS DESCRIBED IN WARRANTY DEED DATED JUNE 24, 1914, EXCEPT THE NORTH 30 FEET FOR COUNTY ROAD, EXCEPT THE EAST 30 FEET FOR COUNTY ROAD, AND EXCEPT THE PARCEL IN THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 26, DESCRIBED AS BEING SOUTH AND EAST OF THE BULL CANAL. CONTAINS 144.215 ACRES MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND INTO LOTS, UNDER THE NAME AND STYLE OF MESSIAHVILLE - FILING NO. 1, AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE RIGHTS-OF-WAY, STREETS, TRACT B AND PUBLIC WAYS AS SHOWN ON THIS PLAT; AND GRANTS TO THE CITY AND COUNTY OF BROOMFIELD, EASEMENTS AS SHOWN ON THIS PLAT AS GRANTED TO THE CITY AND COUNTY OF BROOMFIELD BY THIS PLAT FOR PUBLIC AND MUNICIPAL USES AND FOR USE BY UTILITY FRANCHISEES OF THE CITY AND COUNTY OF BROOMFIELD.

EXECUTED THIS Eighth DAY OF June , A. D. , 20 11

FOR SAVE A CHILD, INC, A COLORADO CORPORATION

## TOM DALE MOORE, PRESIDENT

### **ACKNOWLEDGEMENT!**

(STATE OF COLORADO (CITY AND COUNTY BROOMFIELD) 55

## WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: DUIZU 2013

CARLA R. SCHUMACHER NOTARY PUBLIC STATE OF COLORADO

## ATTORNEY'S CERTIFICATE

I, \_\_\_\_\_\_, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, CERTIFY THAT THE PERSON DEDICATING EASEMENTS ON THIS PLAT TO THE CITY AND COUNTY OF BROOMFIELD, OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_

### ATTORNEY AT LAW

### SURVEYOR'S CERTIFICATE

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREINBEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY EXIST AS SHOWN HEREON.

REPRESENTS	SAID SUR	VEY, AND	THAT AL	L MONUM	ENTS EX
	4		4	CANDO	RECO
	Laum	andhr	Bravez	83	
RAYMOND W. REG P. L. S.	BAYEA,		Japo C	<b>z</b> .	973
	110, 02/3	May	18,261	A COL	
DATE:		1 luy	10, 101	September 1	LAND SHAPE

PLANNING AND ZONING COMMISSION CERTIFICATE

THIS FINAL SUBDIVISION PLAT IS RECOMMENDED FOR APPROVAL BY THE LAND USE 

CHAIRMAN

CITY COUNCIL CERTIFICATE THIS FINAL SUBDIVISION PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS

CITY CLERK, DEPUTY CLERK AND RECORDER'S CERTIFICATE

CERTIFICATE OF CLERK AND RECORDER THIS FINAL SUBDIVISION PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CITY AND COUNTY OF BROOMFIELD, COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_ A. D., 20\_\_\_\_.

DEPUTY COUNTY CLERK AND RECORDER

RECEPTION NO.\_\_\_\_

City and County of Broomfield

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TS • NEW HOPE, MINNESOTA

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