

# MIRAMONTE COUNTRY CLUB SUBDIVISION FILING NO. 1 REPLAT A

BEING A RESUBDIVISION OF A PORTION OF OUTLOT A, MIRAMONTE COUNTRY CLUB SUBDIVISION,  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE  
6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SHEET 1 OF 2



### NOTES

- LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER WC70213649-4, DATED MARCH 27, 2008 AT 5:00 P.M. WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 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 THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
- BENCHMARK INFORMATION: CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINT DESIGNATION NGS G413 WITH A PUBLISHED ELEVATION OF 5404.52 FEET (CITY OF BROOMFIELD DATUM)(NAVD 88). SET BENCHMARK DESCRIBED AS FOLLOWS: A 3 1/4" BRASS CAP AFFIXED TO A 6" WIDE, 36" DEEP CONCRETE MONUMENT, AS SHOWN AND DESCRIBED ON SHEET 2.
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE COMMITMENT. THE FOLLOWING LIST CONTAINS THE TITLE COMMITMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.
  - SEP 11, 1972 REC. NO. 34392 RESTRICTIVE COVENANTS (AFFECTS PROPERTY, BUT CANNOT BE SHOWN GRAPHICALLY)
  - JUN 22, 1964 PLAN FILE R11/50 MIRAMONTE COUNTRY CLUB PLAT (SHOWN HEREON)
  - JAN 26, 1998 REC. NO. 1766322 SITE DEVELOPMENT PLAN (AFFECTS PROPERTY, BUT CANNOT BE SHOWN GRAPHICALLY)
  - OCT 29, 2007 REC. NO. 2007013849 CONTRACT TO BUY AND SELL (AFFECTS PROPERTY, BUT CANNOT BE SHOWN GRAPHICALLY)
  - ANY FACTS, RIGHTS INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON IMPROVEMENT LOCATION CERTIFICATE DATED DECEMBER 18, 2007 AND REVISED JANUARY 3, 2008 PREPARED BY FLATIRONS, INC.-SURVEYING & ENGINEERING, JOB # 07-53,902.
    - FENCE LINE AND PROPERTY LINE NOT BEING ONE AND THE SAME ALONG A PORTION OF THE EAST BOUNDARY OF SUBJECT PROPERTY. (NOT SHOWN HEREON)
  - EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF MIRAMONTE COUNTRY CLUB FILING NO. 1 REPLAT A RECORDED UNDER RECEPTION NO. \_\_\_\_\_ (THIS PLAT)
- THE SUBDIVISION PLAT FOR B.U.M.C. SUBDIVISION FILING NO. 1 REFLECTS A GAP BETWEEN THE NORTH LINE OF SAID SUBDIVISION AND THE SOUTHEAST LINE OF TRACT A, MIRAMONTE COUNTRY CLUB SUBDIVISION. OUR FIELD WORK CONFIRMED A GAP BETWEEN THE BOUNDARY OF SAID TRACT A AND B.U.M.C. SUBDIVISION AS PLATTED, AND ALSO REVEALED A GAP OF APPROXIMATELY 2.5 FEET BETWEEN THE WEST LINE OF SAID B.U.M.C. SUBDIVISION AS PLATTED AND TRACT A. ORDER AND JUDGEMENT RECORDED JUNE 14, 2007 APPEARS TO GRANT TITLE AND INTEREST OF SAID GAPS TO BROOMFIELD UNITED METHODIST CHURCH.
- ALL DISTANCES SHOWN HEREON ARE "GROUND" UNLESS OTHERWISE NOTED.

### APPROVALS:

#### LAND USE REVIEW COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD LAND USE REVIEW COMMISSION THIS 10th DAY OF October, 2009.

*[Signature]* CHAIRMAN  
*[Signature]* SECRETARY

#### CITY COUNCIL CERTIFICATE:

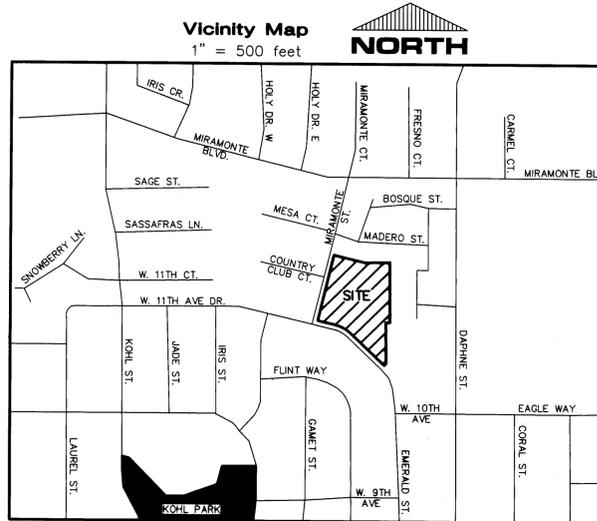
THIS FINAL PLAT IS HEREBY APPROVED AND THE DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON THIS 10th DAY OF March, 2009.

*[Signature]* MAYOR  
*[Signature]* CITY CLERK, Deputy

#### ATTORNEY'S CERTIFICATE:

*[Signature]* AN ATTORNEY AT LAW, LICENSED TO PRACTICE IN THE STATE OF COLORADO, REPRESENT TO THE CITY AND COUNTY OF BROOMFIELD THAT THE CITY AND COUNTY OF BROOMFIELD HAS ACCEPTED THE DEDICATIONS AND EASEMENTS, RIGHT-OF-WAY, AND TRACT HEREON OWNS THEM IN FEE, SIMPLE, FREE AND CLEAR OF ALL CLAIMS AND ENCUMBRANCES, AND THE CITY AND COUNTY OF BROOMFIELD MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS.

REGISTRATION No. \_\_\_\_\_ DATE: \_\_\_\_\_



#### BASIS OF BEARINGS STATEMENT

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE 0501, NORTH AMERICAN VERTICAL DATUM 1983. THE BASIS OF GRID BEARING IS THE LINE THAT BEARS N00°00'56"W BETWEEN CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINT DESIGNATION GPS NO. 13 AND CITY AND COUNTY OF BROOMFIELD GPS CONTROL POINT DESIGNATION NGS G413 BETWEEN FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

#### CLOSURE REPORT

FIGURE NAME: BOUNDARY  
ARC LENGTH: 108.53  
DELTA: -30-20-00  
RADIUS: 205.00

COURSE: N 76-30-37 W	DISTANCE: 108.76
COURSE: N 13-29-23 E	DISTANCE: 414.99
COURSE: S 76-30-37 E	DISTANCE: 193.60
COURSE: N 89-36-23 E	DISTANCE: 151.31
COURSE: S 00-28-37 E	DISTANCE: 358.00
COURSE: S 00-28-37 E	DISTANCE: 12.00
COURSE: S 89-36-23 W	DISTANCE: 25.00
COURSE: S 00-28-37 E	DISTANCE: 251.41
COURSE: S 43-49-43 W	DISTANCE: 16.35
COURSE: N 46-10-17 W	DISTANCE: 284.64

PERIMETER: 1924.59

AREA: 190760 4.38 ACRES  
MAPCHECK CLOSURE - (USES LISTED COURSES & COGO UNITS)  
ERROR OF CLOSURE: 0.005 COURSE: N 74-00-05 E  
PRECISION 1: 373507.75

#### LEGAL DESCRIPTION AND DEDICATION:

THE UNDERSIGNED, BEING THE OWNERS OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF OUTLOT A, EXCEPT THE EASTERLY 315 FEET THEREOF, MIRAMONTE COUNTRY CLUB, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

CONTAINING 190,760 SQ. FT. OR 4.38 ACRES MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF MIRAMONTE COUNTRY CLUB SUBDIVISION FILING NO. 1 REPLAT A; AND GRANT 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 COUNTY AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNER: *[Signature]*  
CALVARY CHAPEL INC., DBA  
CALVARY CHAPEL OF BROOMFIELD

#### OWNER'S INFORMATION:

CALVARY CHAPEL INC DBA CALVARY CHAPEL OF BROOMFIELD  
PO BOX 1940  
BROOMFIELD, CO 80038

#### OWNER AND SUBDIVIDER CERTIFICATE:

ATTEST: *[Signature]*  
BY: CALVARY CHAPEL INC. DBA  
CALVARY CHAPEL OF BROOMFIELD  
TITLE: OWNER

STATE OF COLORADO )  
                                  )SS  
COUNTY OF Broomfield )

SUBSCRIBED AND SWORN TO BEFORE ME THE 4th DAY OF September, A.D. 2009, BY CALVARY CHAPEL INC. DBA CALVARY CHAPEL OF BROOMFIELD.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 5-11-2011

*[Signature]*  
NOTARY PUBLIC (SEAL)

#### LENDER'S CERTIFICATE:

THE UNDERSIGNED DOES HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

EVANGELICAL CHRISTIAN CREDIT UNION

BY: *[Signature]*  
AUTHORIZED REPRESENTATIVE

STATE OF California )  
                                  )SS  
COUNTY OF Orange )

SUBSCRIBED AND SWORN TO BEFORE ME THE 27th DAY OF August, A.D. 2009, BY EVANGELICAL CHRISTIAN CREDIT UNION, Lisa Tindal

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 11-18-11

*[Signature]*  
NOTARY PUBLIC (SEAL)

#### SURVEYOR'S CERTIFICATE:

I, JOHN B. GUYTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY FOR AND ON BEHALF OF FLATIRONS, INC., THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY. THIS SURVEY PLAT COMPLIES WITH SECTIONS 38-50 THROUGH 38-53, COLORADO REVENUE STATUTES.

*[Signature]* DATE: 8/19/09  
JOHN B. GUYTON  
COLORADO P.L.S. #1446  
CHAIRMAN & CEO  
FLATIRONS, INC.

FINAL PLAT SHEET 1 OF 2

- REV 8: 8/4/09
- REV 7: 4/13/09
- REV 6: 4/06/09
- REV 5: 9/18/08
- REV 4: 9/11/08
- REV 3: 8/19/08
- REV 2: 7/9/08
- REV 1: 8/13/07

**Flatirons, Inc.**

3825 IRIS AVENUE, #100  
BOULDER, CO 80501  
PH: (303) 443-7001  
FAX: (303) 443-9830  
www.flatirons.com

655 FOURTH AVENUE  
LONGMONT, CO 80501  
PH: (303) 776-1733  
FAX: (303) 776-4355  
Established 1983

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2009014236 11/04/2009 09:49A AF  
1 of 1 R 6.00 D 0.00 City&Cnty Broomfield



**NOTARY AFFIDAVIT**  
Affecting the following document

Type of document: THE PLAT OF MIRAMONTE COUNTY CLUB FILING NO. 1 REPLAT A

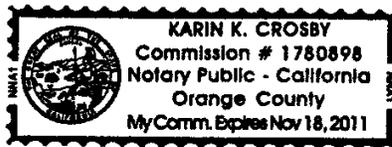
Date of execution: AUGUST 27, 2009

Date of recording: OCTOBER 15, 2009 at Reception Number: 2009013589.

I, **KARIN K. CROSBY**, Notary Public in and for Orange County, State of California hereby affirm that I acknowledged the signature of **LISA TINDAL** in the above described document.

The acknowledgement was incorrect because of the following:  
**MISSING NOTARY SEAL**

The correction is:  
**I HEREBY AFFIX MY NOTARY SEAL AS SEEN HERE:**



I will testify, declare, depose or certify to the truth of the particular facts herein above set forth.

Dated: October 21, 2009

KARIN/K. CROSBY

State of CALIFORNIA )  
County of ORANGE )ss.

The foregoing affidavit was subscribed and affirmed before me on **OCTOBER 21**, 2009 by **KARIN K. CROSBY**.

Notary Public  
My Commission expires: OCT. 21, 2012



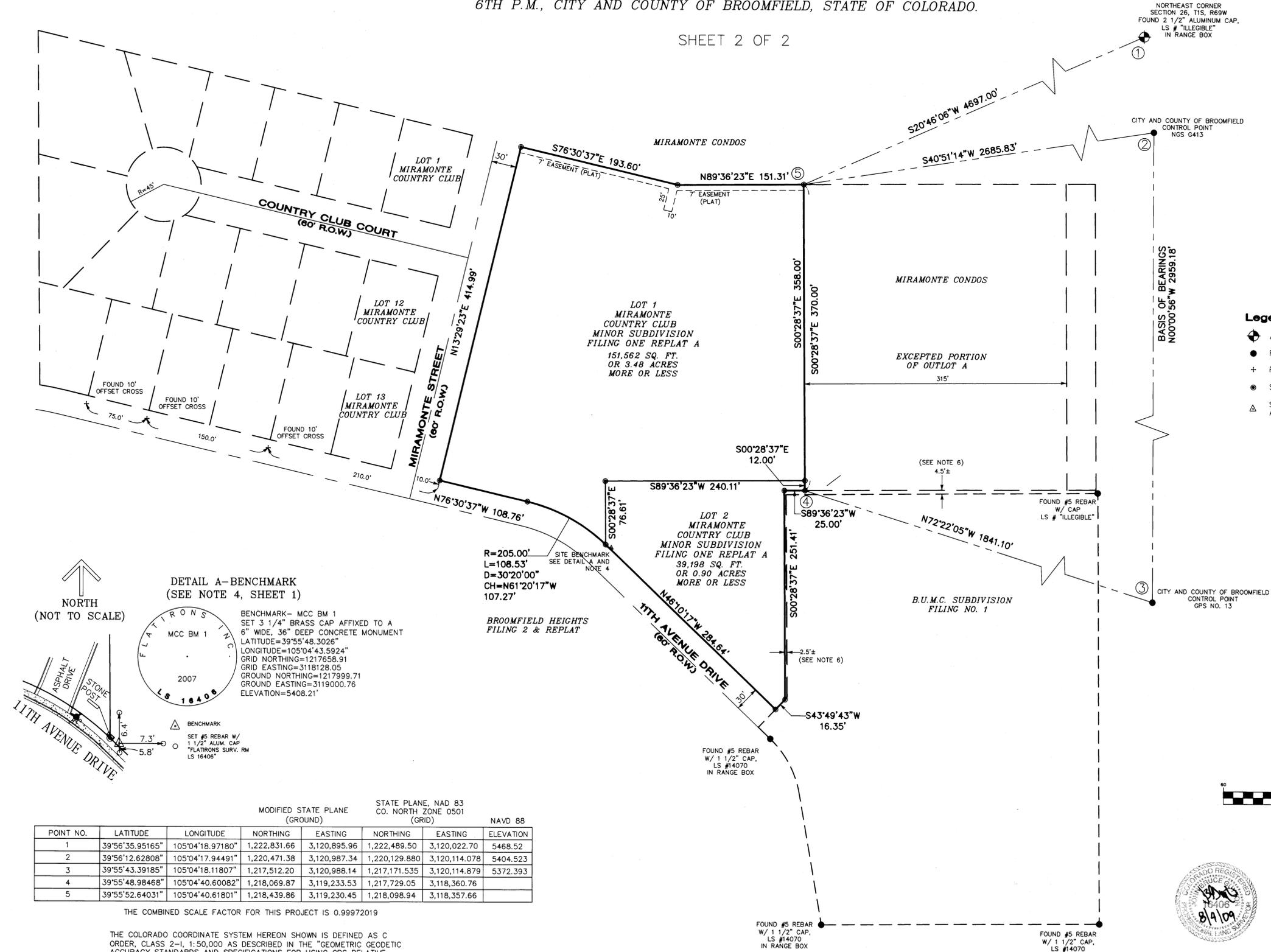
Escrow # **AC70213649**  
Title # **WC70213649**  
Loan # \_\_\_\_\_

# MIRAMONTE COUNTRY CLUB SUBDIVISION FILING NO. 1 REPLAT A

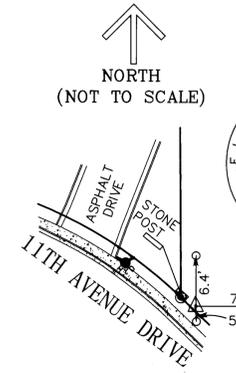
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6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

SHEET 2 OF 2

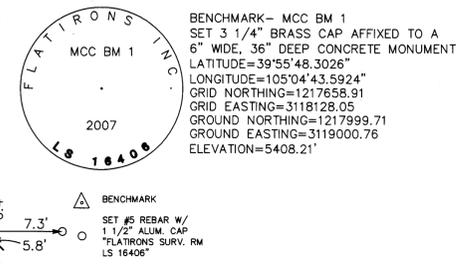
2009013589 10/15/2009 10:15A PL  
2 of 2 R 0.00 D 0.00 City&Cnty Broomfield



- Legend**
- ⊕ ALIQUOT MONUMENT AS DESCRIBED
  - FOUND MONUMENT AS DESCRIBED
  - + FOUND CHISELED CROSS
  - ⊙ SET #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS #16406
  - ⊙ SET #6 REBAR WITH 3 1/4" BRASS CAP AS SHOWN AND DESCRIBED HEREON



**DETAIL A—BENCHMARK**  
(SEE NOTE 4, SHEET 1)



BENCHMARK— MCC BM 1  
SET 3 1/4" BRASS CAP AFFIXED TO A  
6" WIDE, 36" DEEP CONCRETE MONUMENT  
LATITUDE=39°55'48.3026"  
LONGITUDE=105°04'43.5924"  
GRID NORTHING=1217658.91  
GRID EASTING=3118128.05  
GROUND NORTHING=1217999.71  
GROUND EASTING=3119000.76  
ELEVATION=5408.21'

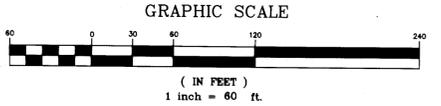
R=205.00'  
L=108.53'  
D=30°20'00"  
CH=N61°20'17"W  
107.27'

BROOMFIELD HEIGHTS  
FILING 2 & REPLAT

POINT NO.	MODIFIED STATE PLANE (GROUND)			STATE PLANE, NAD 83 CO. NORTH ZONE 0501 (GRID)			NAVD 88 ELEVATION
	LATITUDE	LONGITUDE	NORTHING	EASTING	NORTHING	EASTING	
1	39°56'35.95165"	105°04'18.97180"	1,222,831.66	3,120,895.96	1,222,489.50	3,120,022.70	5468.52
2	39°56'12.62808"	105°04'17.94491"	1,220,471.38	3,120,987.34	1,220,129.880	3,120,114.078	5404.523
3	39°55'43.39185"	105°04'18.11807"	1,217,512.20	3,120,988.14	1,217,171.535	3,120,114.879	5372.393
4	39°55'48.98468"	105°04'40.60082"	1,218,069.87	3,119,233.53	1,217,729.05	3,118,360.76	
5	39°55'52.64031"	105°04'40.61801"	1,218,439.86	3,119,230.45	1,218,098.94	3,118,357.66	

THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99972019

THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C  
ORDER, CLASS 2-1, 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.



FINAL PLAT SHEET 2 OF 2

REV 8: 8/4/09  
REV 7: 4/13/09  
REV 6: 4/06/09  
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