B.U.M.C. SUBDIVISION FILING NO. 1

LOCATED IN THE SOUTHEAST ONE QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6th PRINCIPAL MERIDIAN CITY OF BROOMFIELD, COUNTY BOULDER, STATE OF COLORADO. (SHEET 1 OF 2)

OWNER/SUBDIVIDER

Broomfield United Methodist Church 545 W. 10th Avenue BROOMFIELD, CO 80020

LEGAL DESCRIPTION AND DEDICATION

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF

A PARCEL OF LAND SITUATE IN THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN. AND BEING THE SAME PARCEL OF LAND DESCRIBED IN BOOK 1301 PAGE 252 IN THE CLERK AND RECORDERS OFFICE ALL IN THE COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SE 1/4, SAID POINT BEING AT THE INTERSECTION OF THE CENTERLINES OF 10TH AVENUE AND DAPHNE STREET ACCORDING TO THE SUBDIVISION PLAT OF BROOMFIELD HEIGHTS FILING STREET ACCORDING TO THE SUBDIVISION PLAT OF BROOMFIELD HEIGHTS FILING
NO. 2, AS RECORDED IN SAID CLERK AND RECORDERS OFFICE IN PLAT BOOK 6
AT PAGES 46-49, ON 6 SEPTEMBER, 1955, WHENCE THE SOUTHEAST CORNER OF
SAID SE 1/4 BEARS N 89'33'38" E 1350.69 FEET MORE OR LESS; THENCE N 00'33'26" W
518.00 FEET ALONG THE CENTERLINE OF SAID DAPHNE STREET; THENCE
S 89'26'34" W 375.00 FEET LEAVING SAID CENTERLINE; THENCE S 00'33'26" E 243.72
FEET; THENCE S 43'39'34" W 49.95 FEET TO A POINT ON THE CENTERLINE OF 11TH
AVENUE DRIVE PER SAID BROOMFIELD HEIGHTS FOR THIS ALONG
THE CENTERLINE OF SAID BROOMFIELD HEIGHTS FOR THIS ALONG THE CENTERLINE OF SAID 11TH AVENUE DRIVE FOR THIS AND THE NEXT TWO COURSES, S 46'20'26" E 20.00 FEET TO A POINT OF CURVE CONCAVE
NORTHEASTERLY HAVING A RADIUS OF 120.00 FEET; THENCE ALONG SAID
CURVE 76.48 FEET THROUGH A CENTRAL ANGLE OF 36'31'00" TO A POINT OF
TANGENCY; THENCE S 09'49'26" E 159.24 FEET TO A POINT ON THE SOUTH LINE OF
SAID SE 1/4 AND THE CENTERLINE OF SAID 10TH AVENUE; THENCE N 89'33'38" E
335.11 FEET TO THE POINT OF BEGINNING, CONTAINING 4.38 ACRES MORE OR

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF B.U.M.C. SUBDIVISION FILING NO. 1; AND BY THESE PRESENTS DEDICATES IN FEE SIMPLE TO THE CITY OF BROOMFIELD FOR PUBLIC USE THE STREETS AND PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS TO THE CITY OF BROOMFIELD ALL EASEMENTS AS SHOWN OR NOTED ON THE PLAT FOR ITS USE AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

IN WITNESS WHEREOF, THIS INSTRUMENT HAS BEEN EXECUTED BY THE UNDERSIGNED THIS 23.3 DAY OF <u>Deptarbon</u>, 1998.

BROOMFIELD UNITED METHODIST CHURCH

ACKNOWLEDGMENT

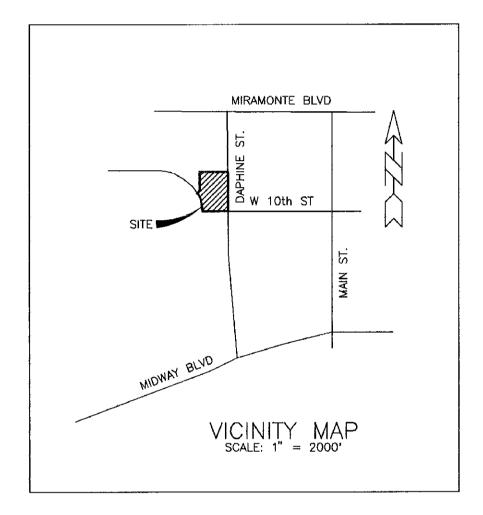
STATE OF COLORADO)

COUNTY OF BOULDER)

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 1/31/49

Broomfield, Co. 80020



BASIS OF BEARINGS:

THE BEARINGS SHOWN HERE ON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER AS MONUMENTED AND OCCUPIED. BEING N89'33'38"E FROM COLORADO NORTHERN ZONE STATE PLANE GROUND COORDINATES (NAD 83/92) MODIFIED TO 5,280 FEET.

SURVEYOR'S CERTIFICATE

I, THOMAS E. CAVE, A COLORADO PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FINAL PLAT OF B.U.M.C. Subdivision Filing No. 1, WAS CREATED UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT IT IS ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, OPINION AND



NOTICE: 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

TITLE SEARCH

FOR THE PREPARATION OF THIS PLAT, RECORD TITLE INFORMATION WAS TAKEN FROM FIRST AMERICAN HERITAGE TITLE, POLICY NO. KC28726B98 DATED APRIL 14, 1998. ACCURATE CONSULTANTS, INC. HAS NOT RESEARCHED RECORD TITLE AND CAN NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN SAID TITLE COMMITMENT.

ATTORNEY'S CERTIFICATE

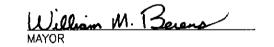
I, MICHAEL BURNS, AN ATTORNEY AT LAW LICENSED TO PRACTICE IN THE STATE OF COLORADO CERTIFY THAT THE OWNER AND SUBDIVIDER DEDICATING ANY STREET, EASEMENT. OR RIGHT-OF-WAY HEREON OWNS THEM IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

LAND USE REVIEW COMMISSION CERTIFICATE

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY OF BROOMFIELD COLORADO, LAND USE REVIEW COMMISSION

THIS 8 DAY OF JUNE, 1998. CHARMAN COME

CITY COUNCIL CERTIFICATE







CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)

COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:000'CLOCK _ M., THIS 19TH DAY OF CCTOBER , 1998 AND IS DULY RECORDED IN PLAN FILE P-45 F-3 #43,44

B.U.M.C. Subdivision Filing No. 1

1 of 2

ATTORNEY CERTIFICATE BZ 9/22/98 DRAWN BY: djw/JC FIELD WORK BY: RMC/MEC DATE OF SURVEY: 10-10-9 ADDED WATER EASEMENT BZ 7/9/98 CITY COMMENTS JC 7/2/98 DATE OF DWG: 2-20-98 | Project No.: 1BR00701 CITY COMMENTS JC 6/1/98 FILE NAME: P:\SURVEY\1BR00701\PLAT1.DWG

