

NORWEST FILING NO. 1, REPLAT A MINOR PLAT

A RESUBDIVISION OF BLOCK A, NORWEST SUBDIVISION
A PART OF THE SE 1/4, SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN.
CITY AND COUNTY OF BROOMFIELD, COLORADO
SHEET 1 OF 1

Reception # 2003002054
City and County of Broomfield

LAND DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SECTION 29, T1S, R68W OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BLOCK A, NORWEST SUBDIVISION
CITY AND COUNTY OF BROOMFIELD,
STATE OF COLORADO
CONTAINING 602695 SQUARE FEET OR 13.8359 ACRES OF LAND, MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF NORWEST FILING NO. 1 REPLAT A; AND BY THESE PRESENTS DEDICATES, GRANTS, AND CONVEYS IN FEE SIMPLE TO THE CITY AND COUNTY OF BROOMFIELD FOR PUBLIC USE THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC WAYS AS SHOWN ON THE PLAT; AND GRANTS 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 OF BROOMFIELD AND FOR USE BY PUBLIC AND PRIVATE UTILITIES.

OWNERS/SUBDIVIDERS:

MOUNTAIN STATES BAPTIST CHURCH
8333 ACOMA WAY
THORNTON, CO 80221

BY: Billy R Hamm Pastor

ACKNOWLEDGEMENT:

STATE OF COLORADO)
CITY AND COUNTY OF Broomfield
THE FOREGOING INSTRUMENT WAS
ACKNOWLEDGED BEFORE ME
Billy R Hamm AS Pastor
OF MOUNTAIN STATES BAPTIST CHURCH



WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 06/05
THIS 22 DAY OF Jan, 2008 BY
Michelle Newman 3000 North Washington
NOTARY PUBLIC ADDRESS

LEIN HOLDER

THE UNDERSIGNED, BEING THE HOLDER OF A DEED OF TRUST ENCUMBERING THE PROPERTY DESCRIBED IN THE FINAL PLAT, JOINS IN AND CONSENTS TO THE FILING HEREOF.

FIRST NATIONAL BANK OF ARVADA

BY: Cheri Babnik
CHERI BABNIK, VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF COLORADO)
CITY AND COUNTY OF Jeff
THE FOREGOING INSTRUMENT WAS
ACKNOWLEDGED BEFORE ME
Cheri Babnik, AS VICE PRESIDENT
OF FIRST NATIONAL BANK OF ARVADA



WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 3/19/2004
THIS 12 DAY OF Jan, 2008 BY
Linda Gibson
NOTARY PUBLIC ADDRESS

NOTES:

- BEARINGS ARE BASED ON A LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GIS LAND POSITIONS, NGS #U411 AND NGS #V411, BEING N00°09'00"W, BETWEEN THE MONUMENTS SHOWN HEREON. CITY AND COUNTY OF BROOMFIELD G.P.S. DATUM, JUNE 1995
- HORIZONTAL DATUM NAD 83/92
VERTICAL DATUM NAVD 1988
ZONE COLORADO NORTH
US SURVEY FEET
COMBINED ADJUSTMENT FACTOR 0.999721488 GROUND TO GRID
THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS ORDER C 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS IN RANGE BOX RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO C.R.S. 18-4-508
- 100 YR FLOOD PLAIN PER: FLOOD HAZARD AREA DELINEATION, NISSEN RESERVOIR BASIN, SHEET 18 OF 32, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT, CITIES OF BROOMFIELD AND WESTMINSTER, PREPARED BY: WRIGHT-MCLAUGHLIN ENGINEERS, DATED: JULY 1978.
- TITLE COMMITMENT NO. 1276624, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED JULY 22, 2002, WAS RELIED UPON FOR EASEMENTS AND ENCUMBRANCES OR RECORD SHOWN HEREON.
- NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY BUILDING OF STRUCTURE WITHIN THE BOUNDARIES OF THIS MINOR SUBDIVISION PLAT UNLESS AND UNTIL AN OWNERS TITLE POLICY HAS BEEN DELIVERED TO THE CITY OF BROOMFIELD AND THE PREMIUM PAID THEREON IN ACCORDANCE WITH THE PROVISIONS OF 16-22-020(S) OF THE BROOMFIELD MUNICIPAL CODE. (ORD 933 2; ORD 1534 52; 2001).

SURVEYOR'S CERTIFICATE:

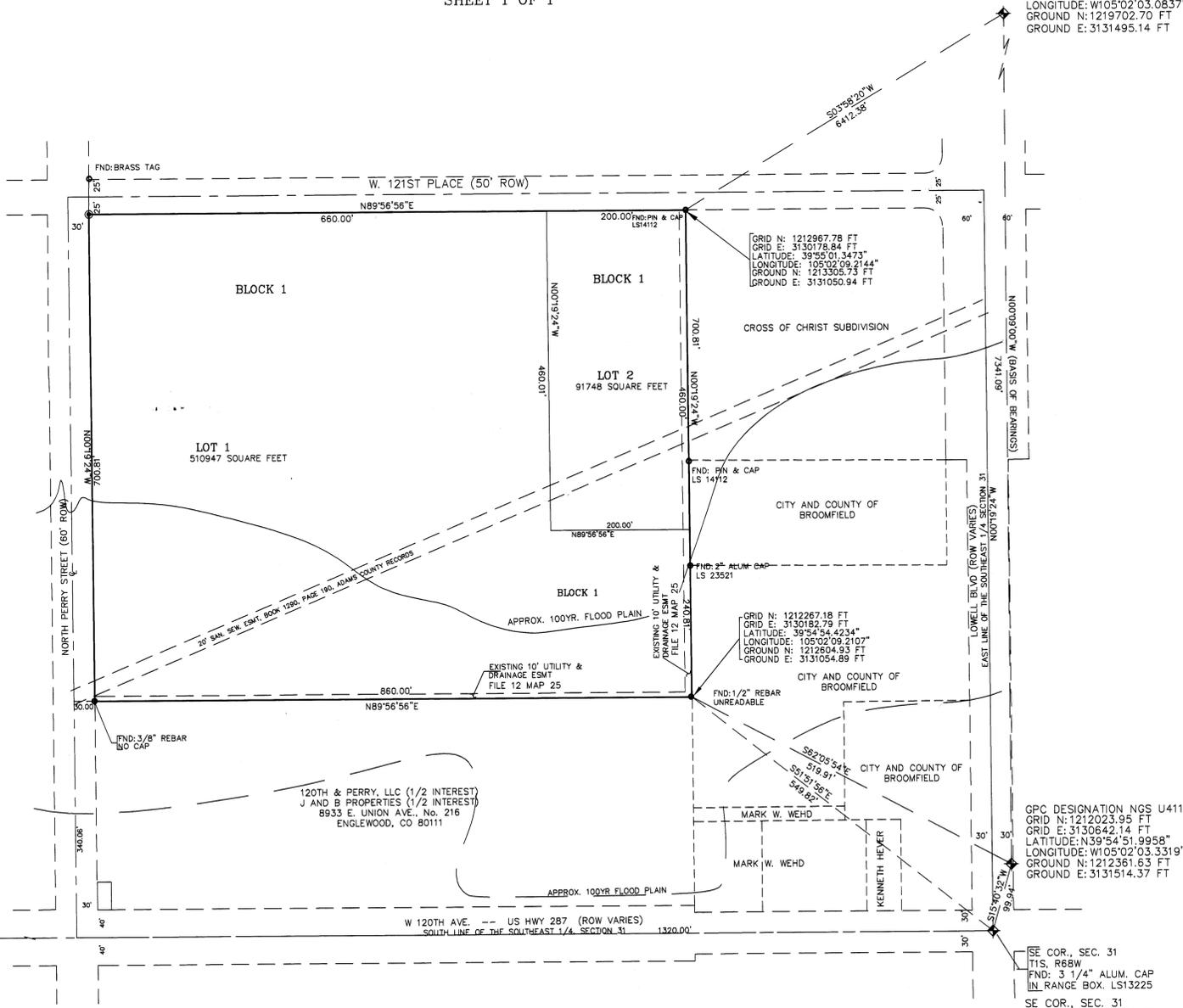
I, ROGER A. VERMAAS P.L.S. 24968, A DULY REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF NORWEST MINOR SUBDIVISION FILING NO. 1, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH THE REQUIREMENTS FOR A LAND SURVEY PLAT AS SPECIFIED IN SECTION 38-51-106, C.R.S. (2001). FURTHER, THIS PLAT MEETS THE REQUIREMENTS OF SECTION 38-33.3-209, C.R.S. (2001).

Roger A. Vermaas
PROFESSIONAL LAND SURVEYOR 24968
1/21/08

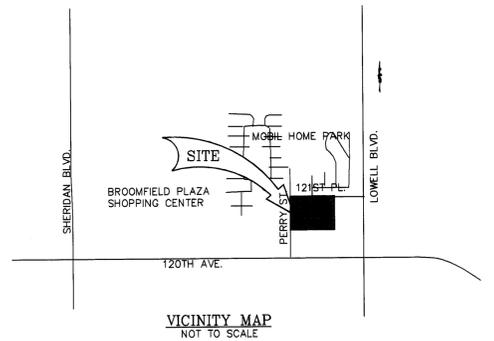
CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
CITY AND COUNTY OF BROOMFIELD)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK
_____ M., THIS _____ DAY OF _____, A.D., 2002. FILED IN FILE # _____, MAP # _____
RECEPTION NO. _____
FILE # _____ FILM # _____ NO. _____
FEE \$ _____ PAID _____
RECORDER _____
BY _____
DEPUTY _____

ASPEN Surveying, Inc.
2993 So. PEORIA STREET
SUITE 150
Aurora, CO 80014
Phone (303) 750-4590
Fax (303) 750-0646



GPS DESIGNATION NGS V411
GRID N: 1219362.98 FT
GRID E: 3130622.93 FT
LATITUDE: N39°56'04.5255"
LONGITUDE: W105°02'03.08337"
GROUND N: 1219702.70 FT
GROUND E: 3131495.14 FT



DIRECTOR OF COMMUNITY DEVELOPMENT

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 30 DAY OF JANUARY, 2008

James C. Black
DIRECTOR OF COMMUNITY DEVELOPMENT

CITY MANAGER

THIS MINOR SUBDIVISION PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY MANAGER OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 30 DAY OF JANUARY, 2008

Greg D. Lin
CITY MANAGER