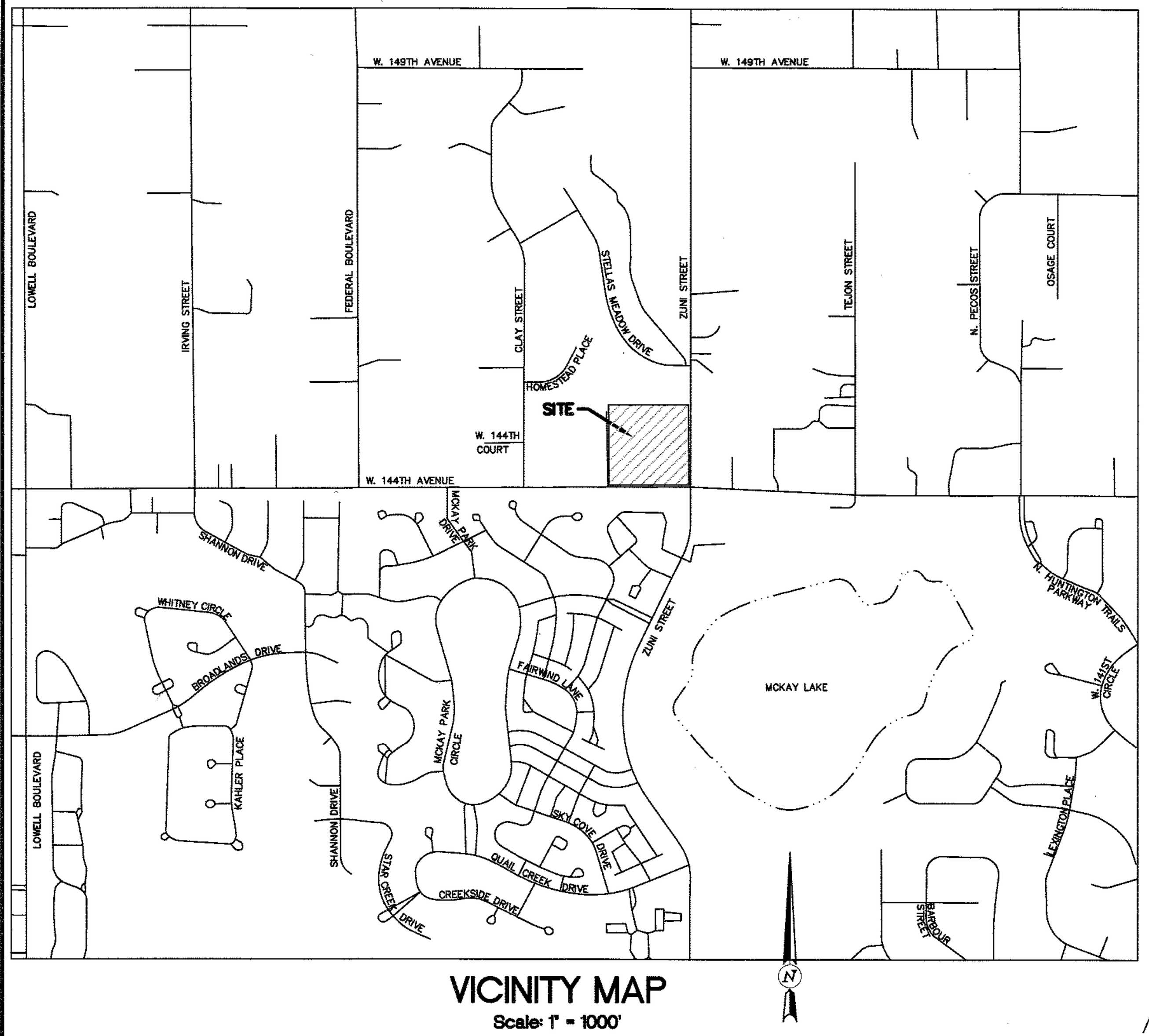
2019001887 PL 02/28/2019 11:39 AM
Page: 1 of 1 Rec Fee $0.00 Doc Fee $
City & County of Broomfield

DISCOVERY CHURCH FILING NO. 2 (FHFH)

FINAL PLAT

A PORTION OF LOT 64, WILCOX SUBDIVISION OF SECTION 17
LOCATED IN SECTION 17, T1S, R68W OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
9.065 ACRES



VICINITY MAP
Scale: 1" = 1000'

LEGEND

- PUBLIC LAND CORNER FOUND
- SET #5 REBAR WITH 1" RED PLASTIC CAP STAMPED SCOTT COX ASC PLS 24302 (P&C) (UNLESS NOTED)
- SET NAIL AND 3/4" BRASS TAG STAMPED PLS 24302
- FOUND MONUMENT AS NOTED

SURVEY NOTES:

1. THE BASIS OF BEARINGS IS THE LINE BETWEEN CITY OF BROOMFIELD GPS POINTS, GPS NO. 25 AND GPS NO. 26 BEARS S85°57'06"E.
2. THE SIZE AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON.
3. THE SURVEY FIELD WORK ON THIS SITE WAS COMPLETED ON MAY 18, 2017.
4. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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. CRS-13-80-105 (3)(a)
5. EMPIRE TITLE NORTH, LLC BINDER NUMBERS 00107482, 00107483 AND 00107484, DATED JULY 5, 2016 AT 8:00 A.M., WAS SOLELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
6. LOT 1 AND ALL EASEMENTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR PROPERTY OWNER.
7. BENCHMARK: NGS MONUMENT DESIGNATION CITY AND COUNTY OF BROOMFIELD POINT 30. ELEVATION = 5332.76 NAVD 88.

STATE PLANE INFORMATION:
COLORADO NORTHERN ZONE (0501)
COMBINED SCALE FACTOR = 0.999719882

MULTIPLY GROUND COORDINATE BY COMBINED FACTOR TO OBTAIN GRID COORDINATES.

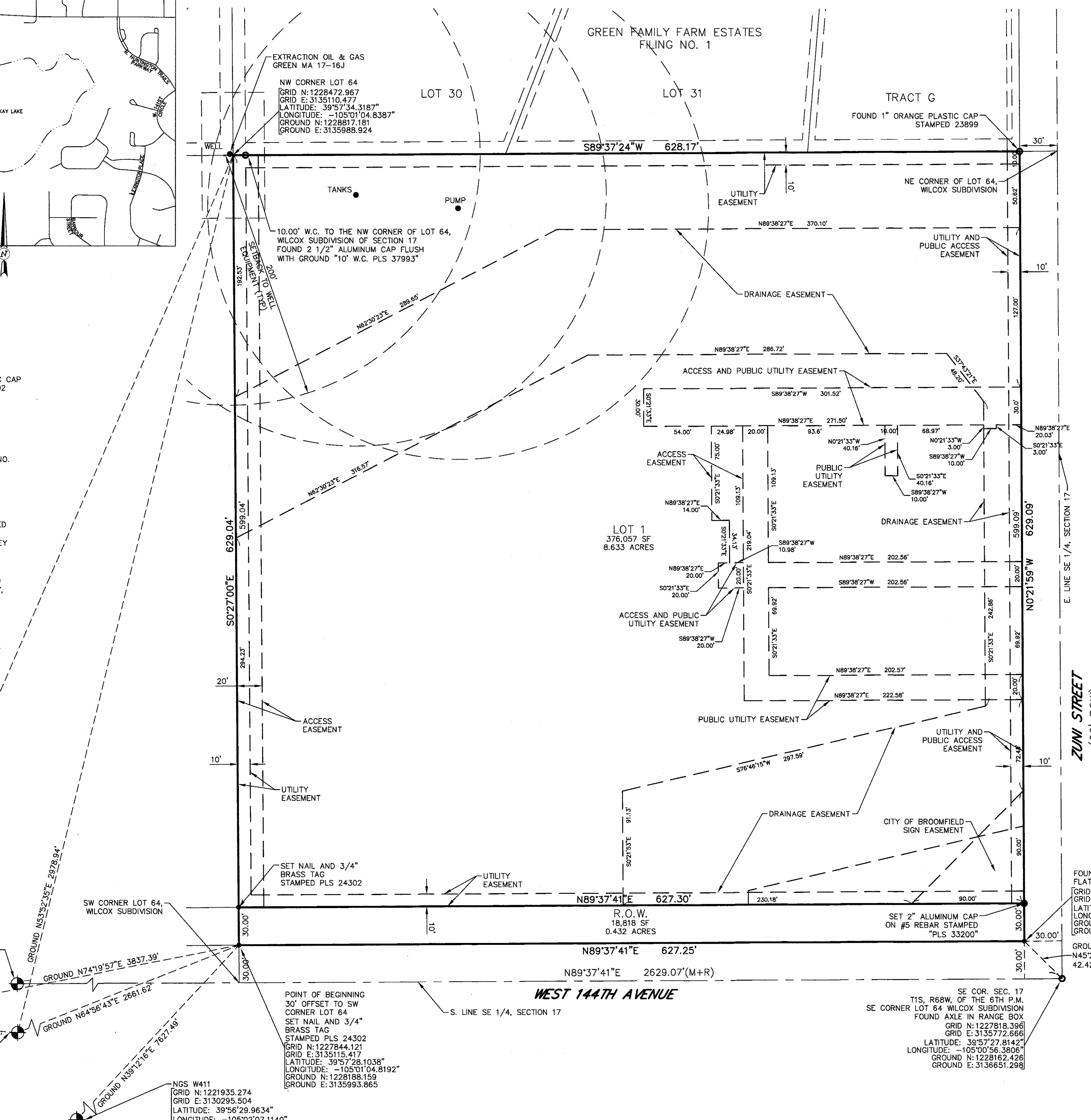
THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS C ORDER, CLASS 2-1, 1:50,000 AS DESCRIBED IN THE "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES AND/OR STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS" BY THE FEDERAL GEODETIC CONTROL COMMITTEE.

GPS NO. 25
FOUND 3 3/8" BRASS CAP IN RANGE BOX

GRID N:1226808.110
GRID E:3131421.644
LATITUDE: 39°57'18.06103"
LONGITUDE: -105°01'52.32483"
GROUND N:1227151.86
GROUND E:3132299.06

GPS NO. 26
FOUND 3 3/8" BRASS CAP IN RANGE BOX

GRID N:1226717.284
GRID E:3132704.917
LATITUDE: 39°57'17.09606"
LONGITUDE: -105°01'35.85198"
GROUND N:1227061.01
GROUND E:3133582.69



GPS NO. 25
FOUND 3 3/8" BRASS CAP IN RANGE BOX
STAMPED CITY AND COUNTY OF BROOMFIELD,
COLORADO, GPS 25, PLS 15315
GRID N:1226808.110
GRID E:3131421.644
LATITUDE: 39°57'18.0610"
LONGITUDE: -105°01'52.3248"
GROUND N:1227151.857
GROUND E:3132299.057

GPS NO. 26
FOUND 3 3/8" BRASS CAP IN RANGE BOX
STAMPED CITY AND COUNTY OF BROOMFIELD,
COLORADO, GPS 25, PLS 15315
GRID N:1226717.284
GRID E:3132704.917
LATITUDE: 39°57'17.0961"
LONGITUDE: -105°01'35.8520"
GROUND N:1227061.006
GROUND E:3133582.690

LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING OWNER OF LOT 64, WILCOX SUBDIVISION OF SECTION 17, T1S, R68W EXCEPT THE SOUTH THIRTY (30) FEET AND THE EAST THIRTY (30) FEET THEREOF RESERVED FOR ROAD PURPOSES ACCORDING TO THE PLAT RECORDED AT BOOK 1, PAGE 9 IN THE ADAMS COUNTY RECORDS, BEING A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 17, T1S, R68W OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 17, WHENCE THE SE CORNER OF SAID SECTION 17 BEARS N89°20'59"E A DISTANCE OF 2629.07 FEET; THENCE N53°52'35"E, 2978.94 FEET TO A POINT 30' NORTH OF THE SOUTHWEST CORNER OF SAID LOT 64, WILCOX SUBDIVISION, THE POINT OF BEGINNING;
THENCE N89°37'41"E ALONG THE NORTH RIGHT OF WAY OF WEST 144TH AVENUE, 627.25 FEET TO THE WEST RIGHT OF WAY OF ZUNI STREET; THENCE N00°21'59"W ALONG SAID RIGHT OF WAY 629.09 FEET; THENCE ALONG THE SOUTH LINE OF GREEN FAMILY FARM ESTATES FILING NO. 1 S89°37'24"W, 628.17 FEET; THENCE ALONG THE EAST LINE OF DISCOVERY CHURCH FILING NO. 1 MINOR SUBDIVISION S00°26'58"E, 629.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 9.065 ACRES MORE OF LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF DISCOVERY CHURCH FILING NO. 2 FINAL PLAT, 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.

OWNER/SUBDIVIDER:

EXECUTED THIS 9th DAY OF July, 2018

DISCOVERY-A CHRISTIAN CHURCH, A COLORADO NON-PROFIT CORPORATION AND THE CITY AND COUNTY OF BROOMFIELD, A MUNICIPAL CORPORATION AND COUNTY.

BY: [signature]
LEAD PASTOR, BOARD MEMBER

ATTEST:

STATE OF COLORADO)
) SS.
COUNTY OF BROOMFIELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF July, 2018, BY THE ABOVE PARTY.

WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: May 27, 2019

[SEAL]

LAURA STANIFORTH
NOTARY PUBLIC - STATE OF COLORADO
My Identification # 20154020809
Expires May 27, 2019

Laura Staniforth
NOTARY PUBLIC

APPROVALS

PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS FINAL PLAT IS RECOMMENDED FOR APPROVAL BY THE CITY AND COUNTY OF BROOMFIELD PLANNING AND ZONING COMMISSION THIS 26 DAY OF February, 2018.

[signature] CHAIRMAN   [signature] SECRETARY

CITY COUNCIL CERTIFICATE:

THIS FINAL PLAT IS HEREBY APPROVED AND DEDICATIONS ACCEPTED BY THE CITY COUNCIL OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO, ON THIS 22 DAY OF May, 2018.

[signature] MAYOR   [signature] CITY CLERK

SEAL — CITY & COUNTY OF BROOMFIELD, COLORADO

ATTORNEY'S CERTIFICATE:

I, MICHAEL CONNOLLY, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON(S) DEDICATING THE STREETS, EASEMENTS, PARCELS OF LAND, AND RIGHTS-OF-WAY TO THE CITY AND COUNTY OF BROOMFIELD OWNS THEM IN FEE SIMPLE FREE AND CLEAR OF ALL LIENS, EXCEPT AS IDENTIFIED HEREIN OR AS OTHERWISE IDENTIFIED ON THIS PLAT, AND THAT THERE ARE NO ENCUMBRANCES, EXCEPT AS IDENTIFIED HEREIN OR AS OTHERWISE IDENTIFIED ON THIS PLAT, WHICH PREVENT THE CITY FROM UTILIZING THE DEDICATED PROPERTY FOR SUCH PURPOSES AS IS IDENTIFIED ON THIS PLAT, AND THE CITY MAY RELY UPON THIS REPRESENTATION IN ACCEPTING SUCH DEDICATIONS

[signature], REGISTRATION NO. 30847, DATE: 2/22/19

SURVEYOR'S CERTIFICATE:

I, A. JOHN BURI, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT OF THE REAL PROPERTY DESCRIBED HEREON IS ACCURATE, CONFORMS TO ALL APPLICABLE COLORADO STATE LAWS, THE REQUIREMENTS SET FORTH IN CHAPTER 16-20 OF THE BROOMFIELD MUNICIPAL CODE, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING.

24302
COLORADO LICENSE NO.

DATE: 6/21/18

[signature] REGISTERED LAND SURVEYOR

A. JOHN BURI REGISTERED 24302 LAND SURVEYOR STATE OF COLORADO

N

Scale: 1" = 50'
0 25 50 100

FINAL PLAT
DISCOVERY CHURCH FILING NO. 2
BROOMFIELD, COLORADO

SCOTT, COX & ASSOCIATES, INC.
consulting engineers • surveyors
1530 55th Street • Boulder, Colorado 80303
(303) 444 - 3051

Designed by AJB	Date	Scale	Drawing no.		Sheet
Drawn by JAS	06/05/17	1"=50'	17182D-1		1
	Revision	Description		Date	Project no.
Checked by AJB	3	RESUBMITTAL #3		02/02/18	17182D
	4	RESUBMITTAL #4		03/08/18	

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552
POSITION EDGE OF PRINT ON THIS LINE