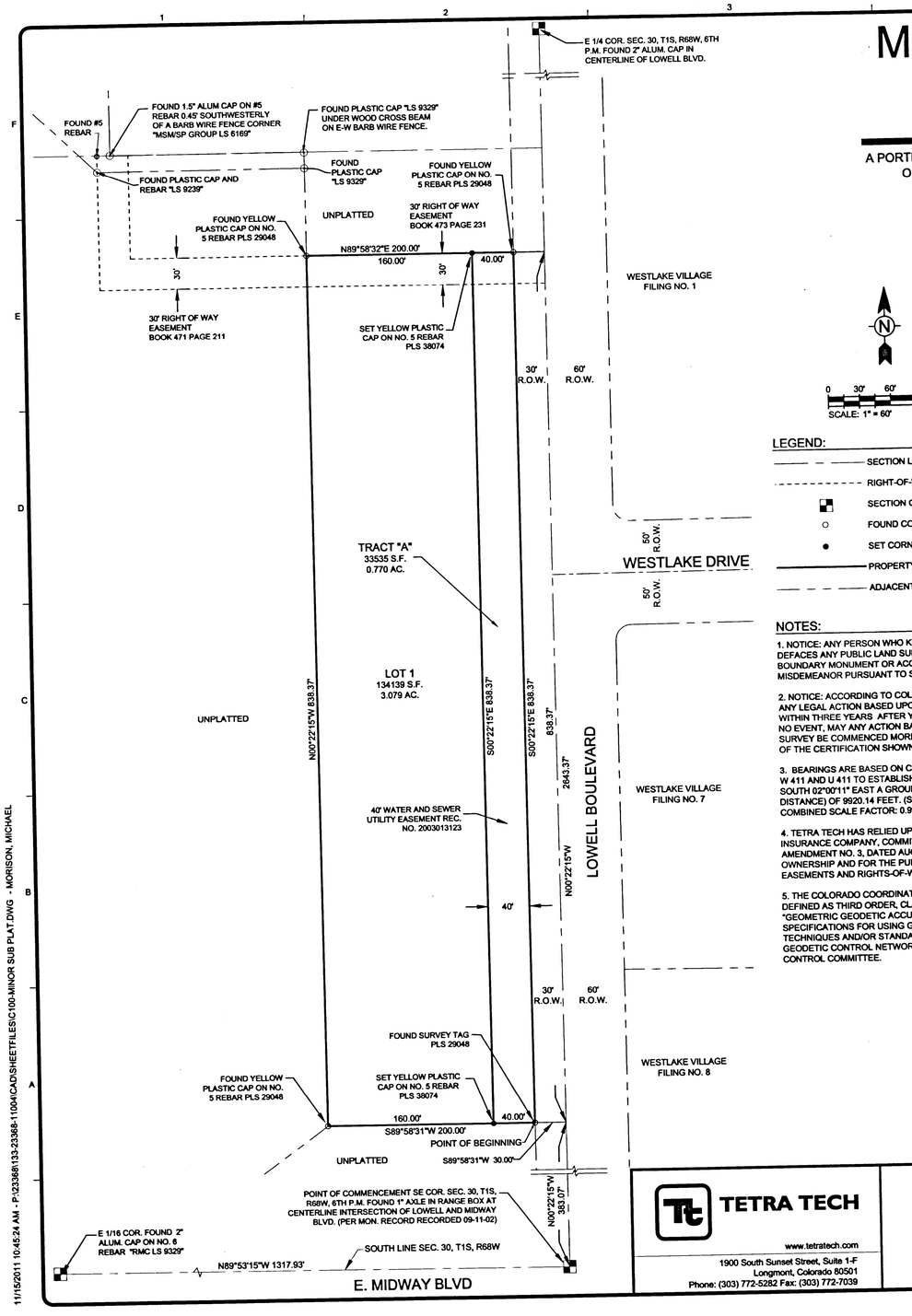
2011013305 PL 12/15/2011 09:33 AM
Page: 1 of 1 Rec Fee $0.00 Doc Fee $
City and County of Broomfield

# MISSIONARY ALLIANCE FILING NO. 1

## MINOR SUBDIVISION

A PORTION OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.




SCALE: 1" = 60'

### LEGEND:

- SECTION LINE
- RIGHT-OF-WAY EASEMENT
- SECTION CORNER (MONUMENTED AS SHOWN)
- FOUND CORNER (MONUMENTED AS SHOWN)
- SET CORNER (MONUMENTED AS SHOWN)
- PROPERTY LINE
- ADJACENT PROPERTY LINES

### NOTES:

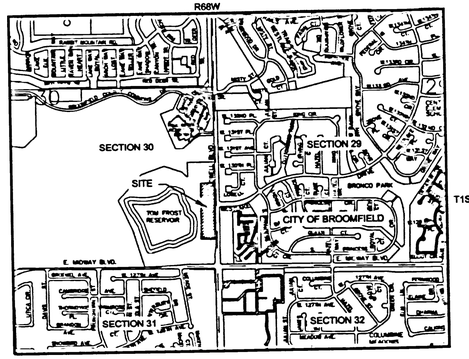
1. NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508

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

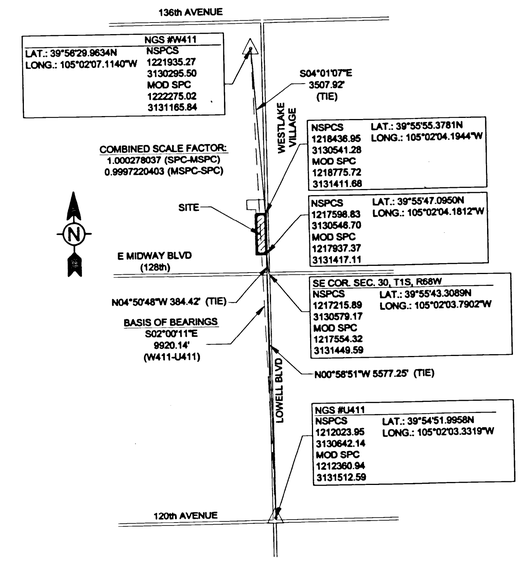
3. BEARINGS ARE BASED ON CITY AND COUNTY CONTROL POINTS W 411 AND U 411 TO ESTABLISH STATE PLANE GRID BEARINGS, SOUTH 02°00'11" EAST A GROUND DISTANCE (MODIFIED STATE PLANE DISTANCE) OF 9920.14 FEET. (SPC COLORADO NORTH ZONE WGS 84) COMBINED SCALE FACTOR: 0.9997220403

4. TETRA TECH HAS RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 500-S0141680-016-VBO, AMENDMENT NO. 3, DATED AUGUST 1, 2011 AT 7:00 A.M. FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES.

5. THE COLORADO COORDINATE SYSTEM HEREON SHOWN IS DEFINED AS THIRD ORDER, CLASS 1, 1:10,000 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.




VICINITY MAP
1"=1000'




SURVEY CONTROL PLAN
NOT TO SCALE

### LEGAL DESCRIPTION AND DEDICATION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF A PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 2003016813 LOCATED IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 30 BEARS NORTH 00°22'15" WEST A DISTANCE OF 2643.37 FEET; THENCE NORTH 00°22'15" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 383.07 FEET; THENCE SOUTH 89°58'31" WEST A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°58'31" WEST A DISTANCE OF 200.00 FEET; THENCE NORTH 00°22'15" WEST ALONG A LINE THAT IS 230.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID SECTION 30, A DISTANCE OF 838.37 FEET; THENCE NORTH 89°58'32" EAST A DISTANCE OF 200.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID LOWELL BOULEVARD; THENCE SOUTH 00°22'15" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 838.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.849 ACRES MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF "MISSIONARY ALLIANCE FILING NO. 1", AND BY THESE PRESENTS 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.

IN WITNESS WHEREOF, MIDAMERICA DISTRICT OF THE CHRISTIAN AND MISSIONARY ALLIANCE, A NEBRASKA NON-PROFIT CORPORATION HAS CAUSED THEIR NAME TO BE HEREUNTO SUBSCRIBED THIS 22nd DAY OF November, A.D., 2011.

MIDAMERICA DISTRICT OF THE CHRISTIAN AND MISSIONARY ALLIANCE, A NEBRASKA NON-PROFIT CORPORATION

AGENT FOR MIDAMERICA DISTRICT OF THE CHRISTIAN AND MISSIONARY ALLIANCE, A NEBRASKA NON-PROFIT CORPORATION

### ACKNOWLEDGMENT:

STATE OF ~~COLORADO~~ Nebraska )
) ss
COUNTY OF Douglas )

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF November, 2011, BY Reader L Peck AS AGENT FOR MIDAMERICA DISTRICT OF THE CHRISTIAN AND MISSIONARY ALLIANCE, A NEBRASKA NON-PROFIT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 6-23-2013.

NOTARY PUBLIC

KATHY S. HERBRANSON
MY COMMISSION EXPIRES
June 23, 2013

### APPROVAL:

THIS MINOR SUBDIVISION PLAT IS APPROVED AND ACCEPTED BY THE CITY AND COUNTY OF BROOMFIELD, COLORADO, THIS 30th DAY OF November, 20 11.

DIRECTOR OF COMMUNITY DEVELOPMENT

CITY MANAGER

### SURVEYOR'S CERTIFICATE:

I, RAYMOND P. GOLDEN, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "MISSIONARY ALLIANCE FILING NO. 1" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

COLORADO LICENSED RAYMOND P. GOLDEN 38074 PROFESSIONAL LAND SURVEYOR

FOR AND ON BEHALF OF TETRA TECH
BY: RAYMOND P. GOLDEN
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38074
1900 S. SUNSET STREET, SUITE 1-F
LONGMONT, CO 80501
303-772-5282

TETRA TECH
www.tetratech.com
1900 South Sunset Street, Suite 1-F
Longmont, Colorado 80501
Phone: (303) 772-5282 Fax: (303) 772-7039

| MARK | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

MIDAMERICA DISTRICT OF THE CHRISTIAN AND MISSIONARY ALLIANCE
CITY AND COUNTY OF BROOMFIELD, COLORADO

MISSIONARY ALLIANCE FILING NO. 1
MINOR SUBDIVISION

| | |
|---|---|
| Project No.: | 133-23368-11004 |
| Designed By: | - |
| Drawn By: | MAM |
| Checked By: | PH |

1

Copyright: Tetra Tech

Bar Measures 1 inch

11/15/2011 10:45:24 AM - P:\23368\133-23368-11004\CAD\SHEETFILES\C100-MINOR SUB PLAT.DWG - MORISON, MICHAEL

2011013305 PL 12/15/2011 09:33 AM Page: 1 of 1 Rec Fee $0.00 Doc Fee $ City and County of Broomfield

DRAWING NUMBER
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6-252
PRINTED END UP PRINT ON THIS SIDE