

NORWEST FILING NO.1, REPLAT C MINOR SUBDIVISION PLAT



A RESUBDIVISION OF LOT 1, BLOCK 1, NORWEST FILING NO. 1, REPLAT B AND LOT 2, BLOCK 1, NORWEST FILING NO. 1, REPLAT A LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

LEGAL DESCRIPTION:

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNERS OF LOT 1, BLOCK 1, NORWEST FILING NO. 1 REPLAT B CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO AND LOT 2, BLOCK 1, NORWEST FILING NO. 1 REPLAT A CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO HAS LAID OUT PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF NORWEST FILING NO. 1, REPLAT C

OWNERS/SUBDIVIDERS ACKNOWLEDGEMENT.

OWNER OF LOT 1, BLOCK 1, NORWEST FILING NO. 1 REPLAT B, MOUNTAIN STATES BAPTIST CHURCH

BY *[Signature]*

STATE OF COLORADO }
COUNTY OF Broomfield } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF August 2010 BY _____ AS OF MOUNTAIN STATES BAPTIST CHURCH

WITNESS MY HAND AND OFFICIAL SEAL *[Signature]*
NOTARY PUBLIC
STATE OF COLORADO

OWNER OF LOT 2, BLOCK 1, NORWEST FILING NO. 1 REPLAT A, CROSS OF CHRIST LUTHERAN CHURCH

BY *[Signature]*

STATE OF COLORADO }
COUNTY OF Broomfield } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF August 2010 BY _____ AS OF CROSS OF CHRIST LUTHERAN CHURCH

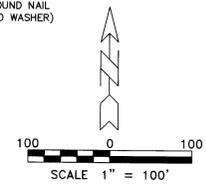
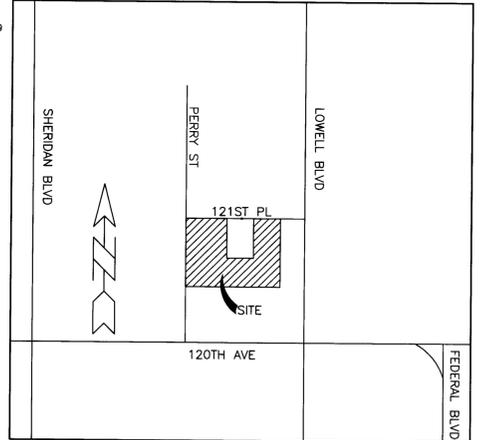
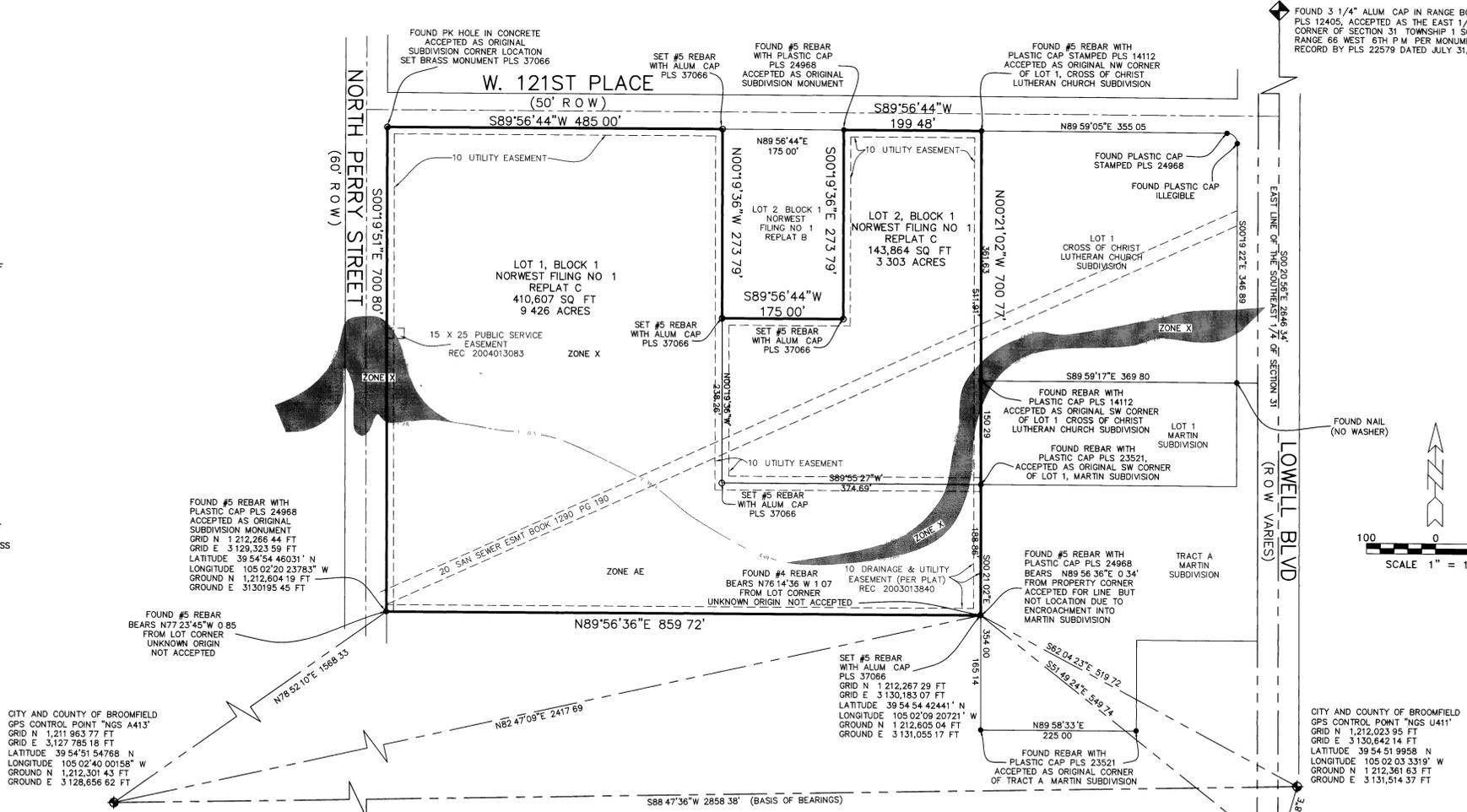
WITNESS MY HAND AND OFFICIAL SEAL *[Signature]*
NOTARY PUBLIC
STATE OF COLORADO

GENERAL NOTES

- NOTICE ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE CERTIFICATION SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ACCURATE TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. TITLE COMMITMENT NUMBER A8C7026756 DATED MARCH 3, 2010 PREPARED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
- BASIS OF BEARING - BEARINGS USED HEREIN ARE BASED THE COLORADO STATE PLANE COORDINATE SYSTEM NORTH ZONE AND ON THE LINE BETWEEN CITY AND COUNTY OF BROOMFIELD GPS CONTROL MONUMENTS NGS U411 AND NGS A413, BEING S88 47 36"W AS MONUMENTED OCCUPIED AND SHOWN HEREON.
- THE SUBJECT PROPERTY IS LOCATED WITHIN MULTIPLE ZONES, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 0850730091F, REVISED AUGUST 18 2004. DEFINITIONS FOR THE ZONES ARE LISTED BELOW.
 - ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE OF FLOODPLAIN.
 - ZONE X (SHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
 - ZONE AE - BASE FLOOD ELEVATIONS DETERMINED (REFERENCE FIRM & FLOOD STUDY FOR MORE DETAILED INFORMATION).
- THE COMBINED FACTOR USED TO CONVERT GRID COORDINATES TO GROUND COORDINATES IS 0.999721468.
- THE COLORADO COORDINATE SYSTEM SHOWN HEREON IS DEFINED AS ORDER C 2-1, 150,000 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".
- THE PURPOSE OF THIS MINOR SUBDIVISION IS FOR MOUNTAIN STATES BAPTIST CHURCH TO SELL A 1.2-ACRE PARCEL TO THE CROSS OF CHRIST LUTHERAN CHURCH, IN COMPLIANCE WITH PLATTING STANDARDS THE LOT LINE LOCATION SHOWN HEREON REFLECTS THE LOT CONFIGURATION AFTER THAT PROPERTY IS SOLD VIA SEPERATE INSTRUMENT.

GENERAL NOTES (CONTINUED)

- MINIMUM TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO ALL PUBLIC STREETS, AND AROUND THE PERIMETER OF EACH LOT IN THE SUBDIVISION OR PLATTED AREA INCLUDING LOTS, TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY COMMON AREAS, ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
- PRIOR TO ANY CONSTRUCTION, THE DEVELOPER IS ADVISED TO CALL THE UTILITY NOTIFICATION CENTER FOR UTILITY LOCATES.



SURVEYOR'S CERTIFICATE.

I, DOUGLAS H. ORT III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY THAT IN MAY 2010, A MINOR SUBDIVISION PLAT WAS MADE UNDER MY SUPERVISION THAT THIS MINOR SUBDIVISION PLAT AND ALL NOTES SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY THIS SURVEY. ENCROACHMENTS, EASEMENTS, RIGHTS OF WAY OR PASSAGEWAYS ACROSS SAID PROPERTY THAT ARE IN EVIDENCE OR KNOWN TO ME, ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.



DOUGLAS H. ORT III PLS 37066

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 2 DAY OF August, 2010.

[Signature]
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 2 DAY OF August, 2010.

[Signature]
CITY MANAGER

ACCURATE EngiSurv LLC
LAND PLANNERS LAND ENGINEERS LAND SURVEYORS
10155 WESTMOOR DRIVE SUITE 120
WESTMINSTER COLORADO 80021
(303)665-5505 FAX (303)665-5160

MINOR SUBDIVISION PLAT FOR

CROSS OF CHRIST LUTHERAN CHURCH

SHEET
1 OF 1

REVISIONS	DRAWN BY	TJB	APPROVED BY	DHO
CITY COMMENTS	7-19-10	TJB	FIELD WORK BY	BP/DM
			DATE OF SURVEY	4-28-10
			DATE OF DWG	5-6-10
			PROJECT NO	1CR00701