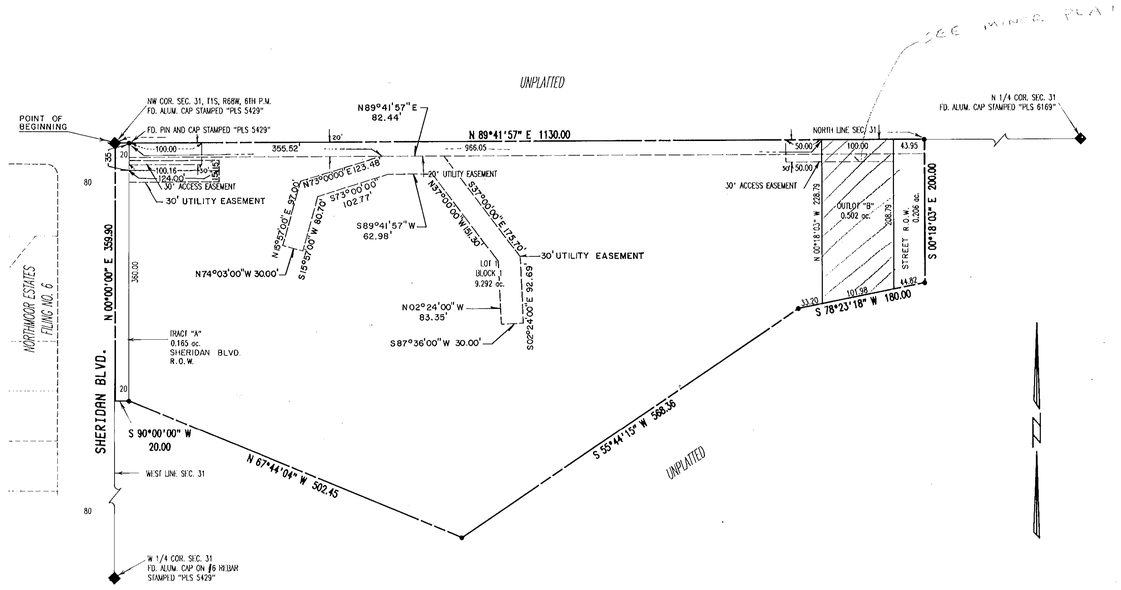
CALVARY CHURCH SUBDIVISION



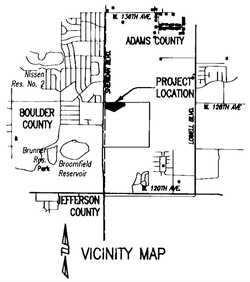
◆ FOUND CONTROL MONUMENTED AS SHOWN

● FOUND PIN AND CAP STAMPED "LS 13446" OR AS SHOWN

100 50 0 100 200 300

SCALE 1"=100'

DATE PREPARED: 8-10-85
JOB NO.: 8-4824



VICINITY MAP

NOTES:

1. BLOCK 1 IS DESCRIBED AS RECEPTION NO. B535334 IN BOOK 2930 AT PAGE 935.
2. TRACT "A" IS A PORTION OF A PARCEL OF LAND DESCRIBED IN BOOK 1544 AT PAGE 93.
3. NO PART OF THIS SUBDIVISION IS AFFECTED BY A 100 YEAR FLOOD PLAIN, ACCORDING TO THE 1978 U.D.F.C.D. FLOOD PLAIN STUDY MAPS.
4. THIS SUBDIVISION CONTAINS ONE BUILDABLE LOT.

ATTORNEY'S CERTIFICATE:

I, Stanley K. Mann, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO THE ABOVE DESCRIBED LAND DEDICATED TO THE CITY OF BROOMFIELD AND THAT THE PARTIES EXCUTING THE DEDICATION ARE THE OWNERS THEREOF IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBERANCES.

Stanley K. Mann
ATTORNEY AT LAW

UTILITY APPROVALS:

Donald L. Wray — Wm Hamptia
PUBLIC SERVICE CO. OF COLORADO — MOUNTAIN BELL

Dan E. Putnam 8-7-85 — G. W. DeWolf
BROOMFIELD CITY ENGINEER — JONES INTERCABLE, INC.

PLANNING COMMISSION APPROVAL:

APPROVED THIS 2nd DAY OF July, 1985.

Diane E. Evensen — Norma Thompson
SECRETARY — CHAIRMAN-BROOMFIELD PLANNING COMMISSION

LEGAL DESCRIPTION

ALL THAT PART OF THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE ALONG THE NORTH LINE THEREOF NORTH 89°41'57" EAST A DISTANCE OF 1130.00 FEET; THENCE SOUTH 00°18'03" EAST A DISTANCE OF 200.00 FEET; THENCE SOUTH 78°23'18" WEST A DISTANCE OF 180.00 FEET; THENCE SOUTH 55°44'15" WEST A DISTANCE OF 568.36 FEET; THENCE NORTH 67°44'04" WEST A DISTANCE OF 502.45 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE OF 20.00 FEET TO THE WEST LINE OF SAID SECTION 31, THENCE ALONG SAID WEST LINE NORTH 00°00'00" EAST A DISTANCE OF 359.90 FEET TO THE POINT OF BEGINNING, CONTAINING 10.165 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SEC. 31 BEING MONUMENTED AS SHOWN IS ASSUMED TO BEAR N 00°00'00" E.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT CALVARY EVANGELICAL CHURCH, A COLORADO NON-PROFIT CORPORATION, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREIN, HAS LAID OUT, PLATTED, AND SUBDIVIDED SAID LAND INTO LOTS, BLOCKS, STREETS AND TRACTS UNDER THE NAME AND STYLE OF "CALVARY CHURCH SUBDIVISION", AND DOES HEREBY DEDICATE ALL THE STREET R-O-W SHOWN ON THIS PLAT TO THE CITY OF BROOMFIELD AND DOES HEREBY DEDICATE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS EASEMENTS ON THIS PLAT, TO THE CITY OF BROOMFIELD, AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITY SERVICES. OUTLOT "B" IS HEREBY DEDICATED TO THE CITY OF BROOMFIELD FOR USE AS PARKLAND.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ___ DAY OF _____, 19___.

GREGORY K. MERTLATT, CHURCH CHAIRMAN — DANIEL L. SHULER, SECRETARY

NOTARIAL CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF ADAMS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GREGORY K. MERLATT, AS CHURCH CHAIRMAN, AND DANIEL L. SHULER, AS SECRETARY OF CALVARY EVANGELICAL CHURCH THIS 2nd DAY OF July, 19 85. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES 6-1-88

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY, THAT THE ACCOMPANYING PLAT AND SURVEY THEREOF WERE ACCURATELY PREPARED UNDER MY DIRECT SUPERVISION, RESPONSIBILITY, AND CHECKING.

Ronald W. Adams
RONALD W. ADAMS, P.L.S. COLO. REG. NO. 13446

MAYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREWITH WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BROOMFIELD, COLORADO ON THE 23RD DAY OF July, 1985, A.D.

Walter P. Broadie
MAYOR

Tracy L. Brown
CITY CLERK

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY ON THIS 16th DAY OF Aug, 1985, A.D. AT 2:00 O'CLOCK P.M.

William Sokol
ADAMS COUNTY CLERK & RECORDER

COUNTY OF ADAMS SEAL STATE OF COLORADO

Marcel Schellhorn
DEPUTY CLERK

File 16
MAP 295
Rec. No. B593568

ROCKY MOUNTAIN CONSULTANTS INC
300 COFFMAN ST., SUITE 107
LONGMONT, CO. 80501
PHONE (303) 772-5282 (METRO 665-6283)

RMC 1 OF 1

REV. 7/12/85

8-4824 CALVARY CHURCH SUBDIVISION