FINAL PLAT OF
CROSS OF CHRIST LUTHERAN CHURCH SUBDIVISION
A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST,
6TH PRINCIPAL MERIDIAN, CITY OF BROOMEFIELD, COUNTY OF ADAMS, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERTAKEN, CROSS OF CHRIST LUTHERAN CHURCH,
IS THE OWNER OF THAT REAL PROPERTY DESCRIBED AS
THAT THE UNDERTAKEN, CROSS OF CHRIST LUTHERAN CHURCH,
IS THE OWNER OF THAT REAL PROPERTY KNOWN AS

LOT 1, CROSS OF CHRIST LUTHERAN CHURCH SUBDIVISION, A
PLAT OF A TRACT OF LAND, BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BROOMEFIELD, COUNTY
OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIPTED AS FOLLOWS:

BEGINNING AT A POINT 690.60 FEET NORTH OF AND 30.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 31, SAID POINT BEING ON THE TRUE RIGHT-OF-WAY LINE OF LOWELL BLVD.; THENCE
N95°50'05"E A DISTANCE OF 408.00 FEET; THENCE N96°16'05"E A DISTANCE OF 361.81 FEET TO A POINT ON THE TRUE RIGHT-OF-WAY
LINE OF WEST 121ST PLACE; THENCE S89°58'29"W ALONG SAID SOUTH
RIGHT-OF-WAY LINE A DISTANCE OF 408.00 FEET TO A POINT ON THE
WRIGHT-OF-WAY LINE OF LOWELL BLVD.; THENCE S00°16'00"E ALONG
SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 361.81 FEET TO THE
POINT OF BEGINNING.

PARCEL CONTAINS 114,724 SQUARE FEET, 3.0224 ACRES MORE OR LESS.

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAYED OUT AND
SURVEYED AS "CROSS OF CHRIST LUTHERAN CHURCH SUBDIVISION" A
SUBDIVISION IN THE CITY OF BROOMEFIELD, COUNTY OF ADAMS, STATE
OF COLORADO, AND DO HEREBY GRANT TO SAID CITY OF BROOMEFIELD
AND ITS ASSIGNS FOR PUBLIC USE THESE PORTIONS OF SAID REAL
PROPERTY DESIGNATED ON THE ACCOMPANYING PLAT AS ROAD DEDICATION
FOR RIGHT-OF-WAY PURPOSES, "UTILITY EASEMENTS" AND "RAINWATER &
UTILITY EASEMENTS" AS EASEMENTS FOR THE INSTALLATION AND
MAINTENANCE OF ALL UTILITIES AND SERVICES.

OWNERS: CROSS OF CHRIST LUTHERAN CHURCH

BY: Michael Jensen

ACKNOWLEDGEMENT

STATE OF COLORADO \nCOUNTY OF ADAMS \n
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Michael Jensen

THIRD DAY OF June, 1996

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 3-8-98

By: J. Robert B. Taylor

SURVEYOR'S CERTIFICATE

I, Robert B. Taylor, a duly registered professional land surveyor in the
state of Colorado, do hereby certify that this plat of CROSS OF CHRIST
LUTHERAN CHURCH SUBDIVISION TRACTS was correctly represented in a
survey made by me or under my direct supervision.

Robert B. Taylor

OWNER/SUBDIVIDER
CROSS OF CHRIST LUTHERAN CHURCH

R & R Engineers-Surveyors, Inc.
10 Inverness Drive East, Suite 229
Englewood, Colorado 80112
Robert B. Taylor PLS No. 08291

RECEIVED

R & R Engineers-Surveyors, Inc.
10 Inverness Drive East, Suite 229
Englewood, Colorado 80112
Robert B. Taylor PLS No. 08291

APPROVALS

APPROVED THIS 16TH DAY OF June, 1996,
BY THE LAND USE REVIEW COMMISSION OF THE CITY OF BROOMEFIELD, COLORADO.

ATTES: City Clerk

APPROVED THIS 16TH DAY OF June, 1996,
BY THE CITY COUNCIL OF THE CITY OF BROOMEFIELD, COLORADO.

ATTES: Mayor

ATTORNEY'S OPINION

I, Laura Bites, an attorney at law, duly licensed to practice
before the courts of record of Colorado, do hereby certify that
I have examined the owners title to all lands hereinafter dedicated
and shown upon the plat as public ways, and that said land
is shown to be free of all liens and encumbrances, except as shown herein.

DATED THIS 16TH DAY OF June, 1996.

Laura Bites

ATTORNEY AT LAW

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO \nCOUNTY OF ADAMS \n
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILLED IN MY OFFICE AT
12:00 NOON ON THIS 16TH DAY OF June, 1996.
AND IS DUE TO BE FILED IN THE PLAN FILE MAP 5-18.

FEES PAID.

RECOGNIZED:

RECORDER:

RECEIVED
FINAL PLAT OF
CROSS OF CHRIST LUTHERAN CHURCH SUBDIVISION
A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF BROOMFIELD, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2

EAST 1/4 CORNER
SEC. 31, T15S, R69W
6TH P.M.
(TD 3.25' BIA, AL CAP
LS #12405 IN RANGE BOX)

ZONING R-2
BRANDYWINE SUBDIVISION FILING NO. 4
FILE 16, MAP 481

WEST 121ST PLACE
(FILE NO. 12, MAP 25)
S 89°58'25" W 400.00' 35.00

LOT 1
144,724 SQ.FT.
3.3224 ACRES
(NET AREA)
3.0721 ACRES

10' PEDO UTILITY
EASEMENT DEDICATED
BY THIS PLAT

15' PEDO UTILITY
EASEMENT DEDICATED
BY THIS PLAT

APPROXIMATE LINE
100-YR. FLOOD PLAIN

S 89°58'25" W 400.00'

APPROXIMATE ENCLOSURE LINE

NOTES:
1) NOTICE ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION
BASED UPON ANY DEFECTS IN THIS SURVEY WITHIN SIX YEARS AFTER YOU DISCOVER
SUCH DEFECTS. IN NO EVENT MAY ANY ACTION BASED UPON DEFECT IN THIS SURVEY
BE COMMENCED TEN YEARS AFTER DATE OF CERTIFICATION SHOWN HEREIN.

2) SUBJECT PROPERTY FALLS WITHIN ZONE C AND ZONE A-7 OF THE FLOOD INSURANCE
RATE MAP, COMMUNITY PANEL NO. 000073 0029 B DATED SEPTEMBER 28, 1990. ZONE
A-7 IS AND AREA OF 100 YEAR FLOOD IN WHICH THE BASE ELEVATION HAS BEEN
DETERMINED. THE APPROPRIATE LOCATION OF SAID LINE HAS BEEN SCALE FROM THE
FIRM MAP.

3) BASIS OF BEARINGS: THE EAST LINE OF THE SE 1/4 OF SECTION 31, TOWNSHIP 1
SOUTH, RANGE 68 WEST, OF THE 6TH P.M. MONUMENTS AS SHOWN IN THIS PLAT
BEING NBS16/5944. THE PLATTED BEARING OF ASNEST SUBDIVISION (FILE NO. 16,
MAP 25) AND BRANDYWINE SUBDIVISION FILING NO. 4 (FILE NO. 16, MAP 481).

4) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO
MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. BY INSTRUMENT RECORDED 1-19-1960
BK. BC4, PG. 583 IS NOT PLOTTABLE FROM THE INFORMATION GIVEN.

5) R&R ENGINEERS-SURVEYORS, INC. RELIRED UPON CHICAGO TITLE INSURANCE CO.
COMMITMENT NO. 10315/51 DATED 4-17-1996 FOR ALL BOUNDARY AND EASEMENT INFORMATION.
6) THE LEGAL DESCRIPTION CALLS FOR A POINT OF BEGINNING LING 675 FEET NORTH OF
THE SOUTHEAST CORNER OF SECTION 31, USING 675 FEET WOULD CAUSE A 4 FOOT
OVERLAP ON THE PROPERTY TO THE SOUTH AND A 4 FOOT GAP FROM THE SOUTH R-D-W
LINE FOR WEST 121ST PLACE. THEREFORE, A DIMENSION OF 675.00 FEET WAS USED.

LEGEND
* FOUND PIN & CAP L.S. 14112
G SET PIN & CAP L.S. 28291

REV. 5-14-96 ATTORNEY COMMENTS
REV. 5-18-96 CITY COMMENTS
REV. 5-39-96 CITY COMMENTS

R & R Engineers-Surveyors, Inc.
819 Inverness Drive East, Suite 229
Englewood, Colorado 80112
303-777-2046

1 Inch = 50 ft.