

# ROCKY MOUNTAIN CHRISTIAN CHURCH SUBDIVISION FILING NUMBER 1

## SUBDIVISION AMENDMENT A RESUBDIVISION OF LOT 2, BLOCK 2, RUSSELL SUBDIVISION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,  
 TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 COUNTY OF WELD, STATE OF COLORADO.

### CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT ROCKY MOUNTAIN CHRISTIAN CHURCH, A NON-PROFIT COLORADO CORPORATION BEING THE OWNER AND TOGETHER WITH FIRSTBANK, BEING THE MORTGAGEE, OF CERTAIN LANDS IN FREDERICK, COLORADO,

LOT 2, BLOCK 2, RUSSELL SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF ROCKY MOUNTAIN CHRISTIAN CHURCH FILING NUMBER 1,

THIS DESCRIBED SUBDIVISION TRACT CONTAINS 30.319 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 16<sup>th</sup> DAY OF April A.D. 2013.

*Linden D. Kirby*  
 FOR ROCKY MOUNTAIN CHRISTIAN CHURCH  
 PRINTED NAME: **LINDEN D. KIRBY**  
 PRINTED TITLE: **PASTOR OF OPERATIONS**

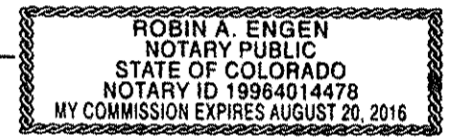
STATE OF COLORADO )  
 ) ss.  
 COUNTY OF **Boulder**

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY **Linden D. Kirby** (NAME),  
 ACTING IN HIS CAPACITY AS **Pastor of Operations** (TITLE) OF ROCKY MOUNTAIN CHRISTIAN CHURCH  
 THIS 16<sup>th</sup> DAY OF **April** A.D. 2013.

WITNESS MY HAND AND SEAL

*Robin A. Engen*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES **8/20/16**



*Jeff King*  
 FIRSTBANK  
 PRINTED NAME: **JEFF KING**  
 PRINTED TITLE: **SENIOR VICE PRESIDENT**

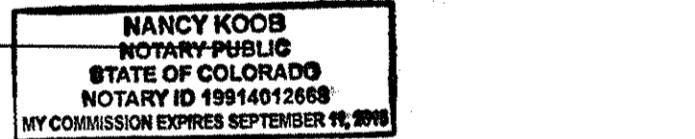
STATE OF COLORADO )  
 ) ss.  
 COUNTY OF **Boulder**

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY **Jeff King** (NAME),  
 ACTING IN HIS CAPACITY AS **Senior Vice President** (TITLE) OF **First Bank**  
 THIS 16<sup>th</sup> DAY OF **April** A.D. 2013.

WITNESS MY HAND AND SEAL

*Nancy Koob*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES



### STAFF CERTIFICATE OF APPROVAL

THIS SUBDIVISION AMENDMENT PLAT OF THE ROCKY MOUNTAIN CHRISTIAN CHURCH SUBDIVISION FILING NUMBER 1 OF LOT 2, BLOCK 2, RUSSELL SUBDIVISION IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT.  
 THIS 23<sup>rd</sup> DAY OF **April**, 2013, IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

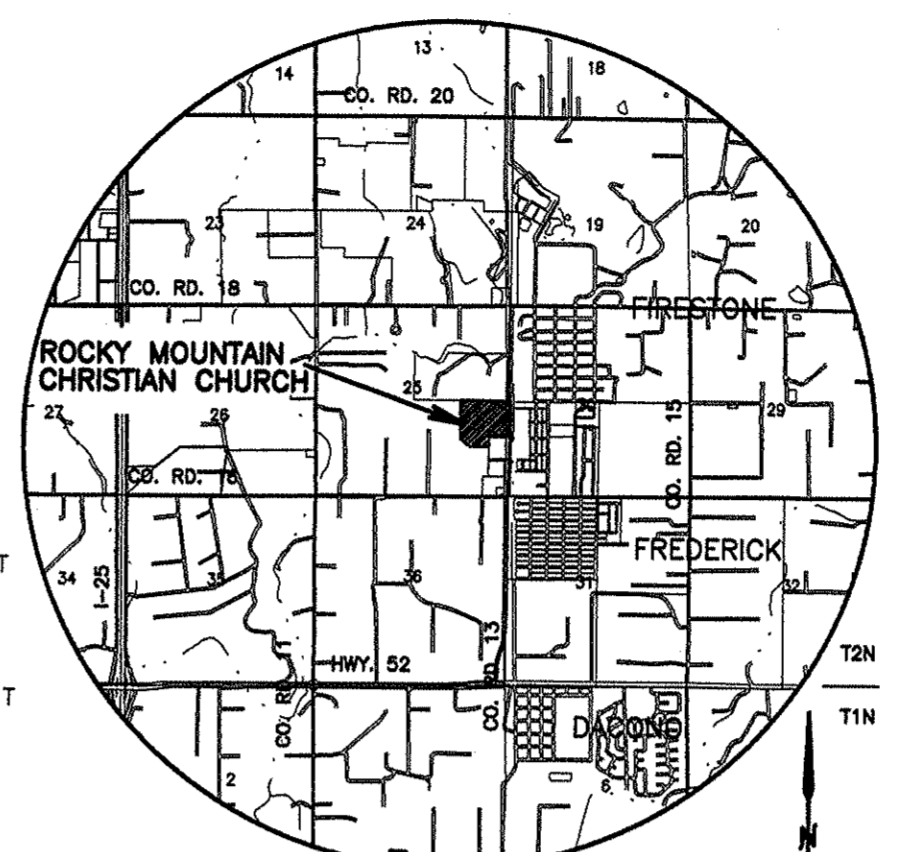
*Johnny*  
 PLANNING DIRECTOR

### CLERK AND RECORDER CERTIFICATE:

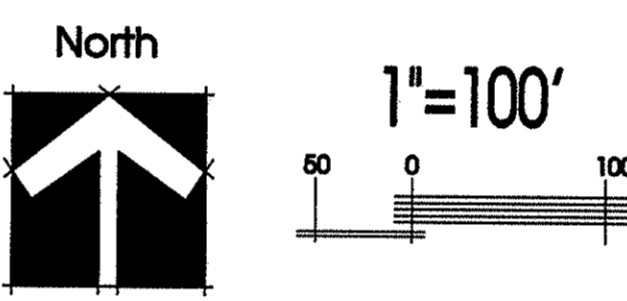
THIS AMENDMENT TO THE OFFICIAL ZONING MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MAP \_\_\_\_\_, RECEPTION NO. \_\_\_\_\_

*N/A*  
 COUNTY CLERK AND RECORDER

By: \_\_\_\_\_  
 DEPUTY



VICINITY MAP  
 NOT TO SCALE



DATE: APRIL 03, 2013

### LEGAL DESCRIPTION:

LOT 2, BLOCK 2, RUSSELL SUBDIVISION,  
 COUNTY OF WELD, STATE OF COLORADO.

### TOTAL ACREAGE:

30.319 ACRES

### LEGEND:

- ◆ SECTION CORNER, FOUND AS NOTED
- FOUND NO. 5 REBAR WITH PLASTIC CAP PLS NO. 38145
- FOUND NAIL WITH TAG PLS NO. 38145

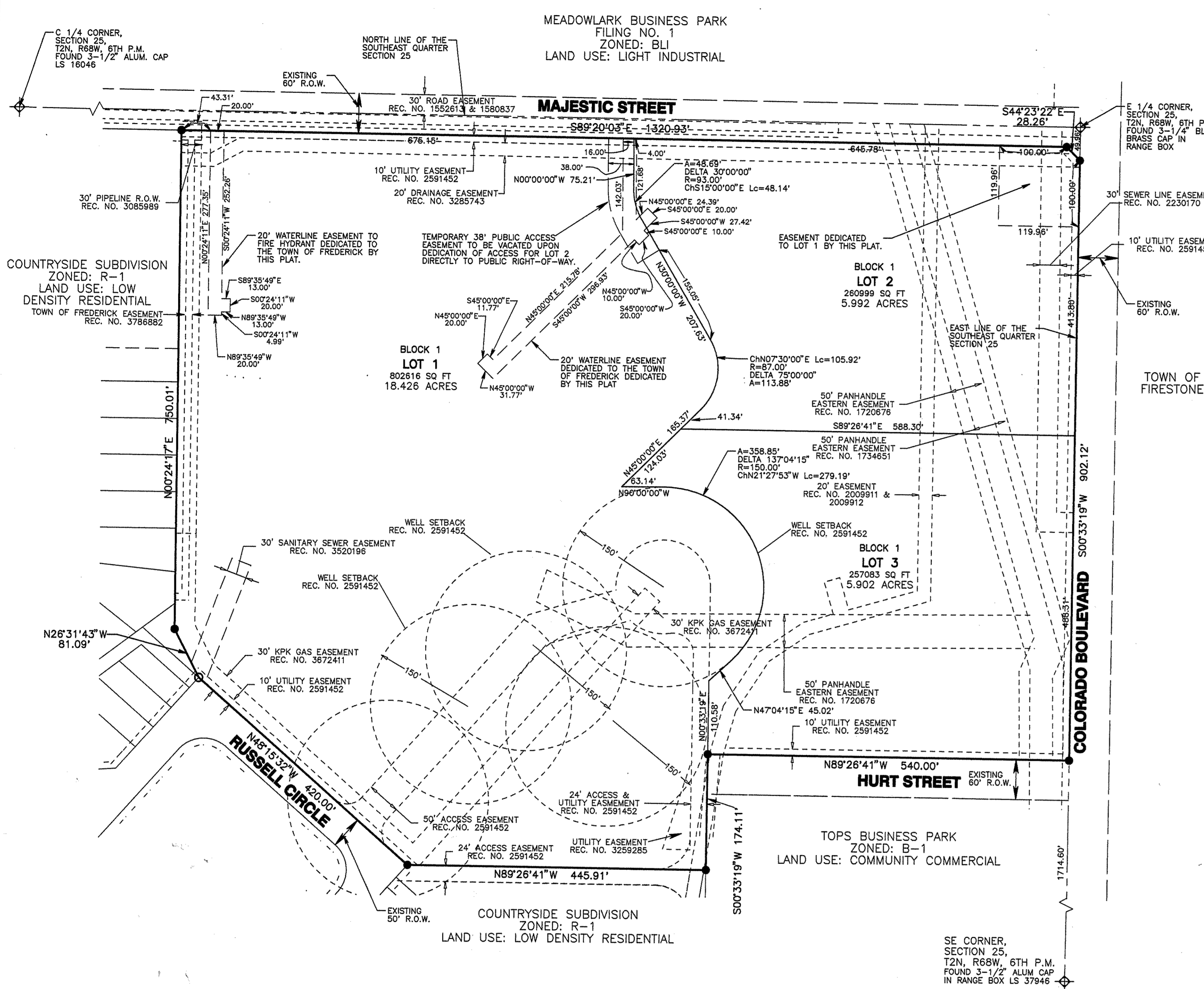
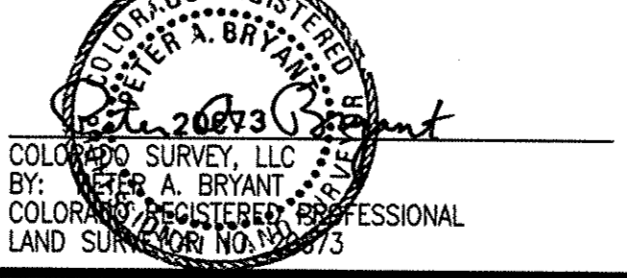
### SURVEY NOTES:

- 1) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON 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.
- 2) NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS 3 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- 3) TITLE COMMITMENT, DEED AND EASEMENT RESEARCH PROVIDED BY LAND TITLE GUARANTEE COMPANY ORDER NUMBER AB270348947-8, DATED 12-03-2012.

### SURVEYOR'S CERTIFICATE:

I, PETER A. BRYANT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SUBDIVISION AMENDMENT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SUBDIVISION AMENDMENT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 23<sup>rd</sup> DAY OF **April**, 2013.



### SUBDIVISION AMENDMENT NOTES:

1. EXISTING UNDERGROUND UTILITY LINES HAVE NOT BEEN LOCATED. ALL UTILITIES MUST BE LOCATED PRIOR TO ANY DEVELOPMENT OF WITHIN THIS SUBDIVISION.
2. PUBLIC ROAD RIGHT-OF-WAY FOR A FUTURE NORTH-SOUTH COLLECTOR ROAD FROM MAJESTIC STREET TO HURT STREET SHALL BE DEDICATED BY THE OWNERS OF LOT 1, 2 AND 3 UPON THE REQUEST OF THE TOWN OF FREDERICK. LOCATION OF ROAD TO BE FINALIZED COOPERATIVELY BETWEEN LOT OWNERS AND TOWN OF FREDERICK. TERMS FOR DESIGN AND CONSTRUCTION SHALL BE AGREED TO AT THE TIME OF DEDICATION.
3. LOCATIONS FOR ELECTRIC EASEMENTS FOR LOT 2 AND 3 SHALL BE DETERMINED AT THE TIME OF DEVELOPMENT OF THESE LOTS.
4. OWNERS OF LOTS 2 AND 3 ARE REQUIRED TO COMPLY WITH DESIGN STANDARDS OF THE TOWN OF FREDERICK AS ADOPTED AT THE TIME OF DEVELOPMENT OF THESE LOTS. OWNERS OF LOTS 2 AND 3 WILL BE REQUIRED TO SUBMIT ADDITIONAL PLANS AND ENGINEERING STUDIES TO THE TOWN FOR REVIEW AND APPROVAL. THE OWNERS OF THESE LOTS MAY ALSO BE REQUIRED TO EITHER AMEND EXISTING AGREEMENTS WITH THE TOWN OR CREATE NEW AGREEMENTS AS NECESSITATED BY THE TYPE OF PROPOSED DEVELOPMENT.

### BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 25 AS BEARING SOUTH 00°33'19" WEST (ASSUMED) AND BEING MONUMENTED AS SHOWN.

### FLOOD PLAIN INFORMATION:

ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080266 0863 C MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, REVISED SEPTEMBER 28, 1982, THIS PROPERTY LIES WITHIN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING), AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

**TJB Consulting Group**  
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 Longmont, CO 80502 toddb@tjboconsulting.com

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 Longmont, CO 80502 PETER A. BRYANT, PLS 1 of 1