PEAK VIEW ESTATES PRELIMINARY PLAT

FILE# 14-3231

A PARCEL OF LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

SHEET 1 OF 1

TOTAL AREA = 1,753,383 SQ FT, OR 40.25 ACRES, MORE OR LESS

Parcel Description
(PROVIDED BY GUARDIAN TITLE AGENCY, LLC)

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO.

Boundary Closure Report

COURSE: N88°40'43"E LENGTH: 1327.42'
COURSE: S00°34'04"E LENGTH: 1321.95'
COURSE: S88°38'02"W LENGTH: 1324.50'
COURSE: N00°41'43"W LENGTH: 1322.85'

PERIMETER: 5296.83' AREA: 1,753,383 SQ. FT.
ERROR CLOSURE: 0.01 COURSE: N82°46'47"W
ERROR NORTH: 0.001 EAST: -0.010

PRECISION 1: 529682.00

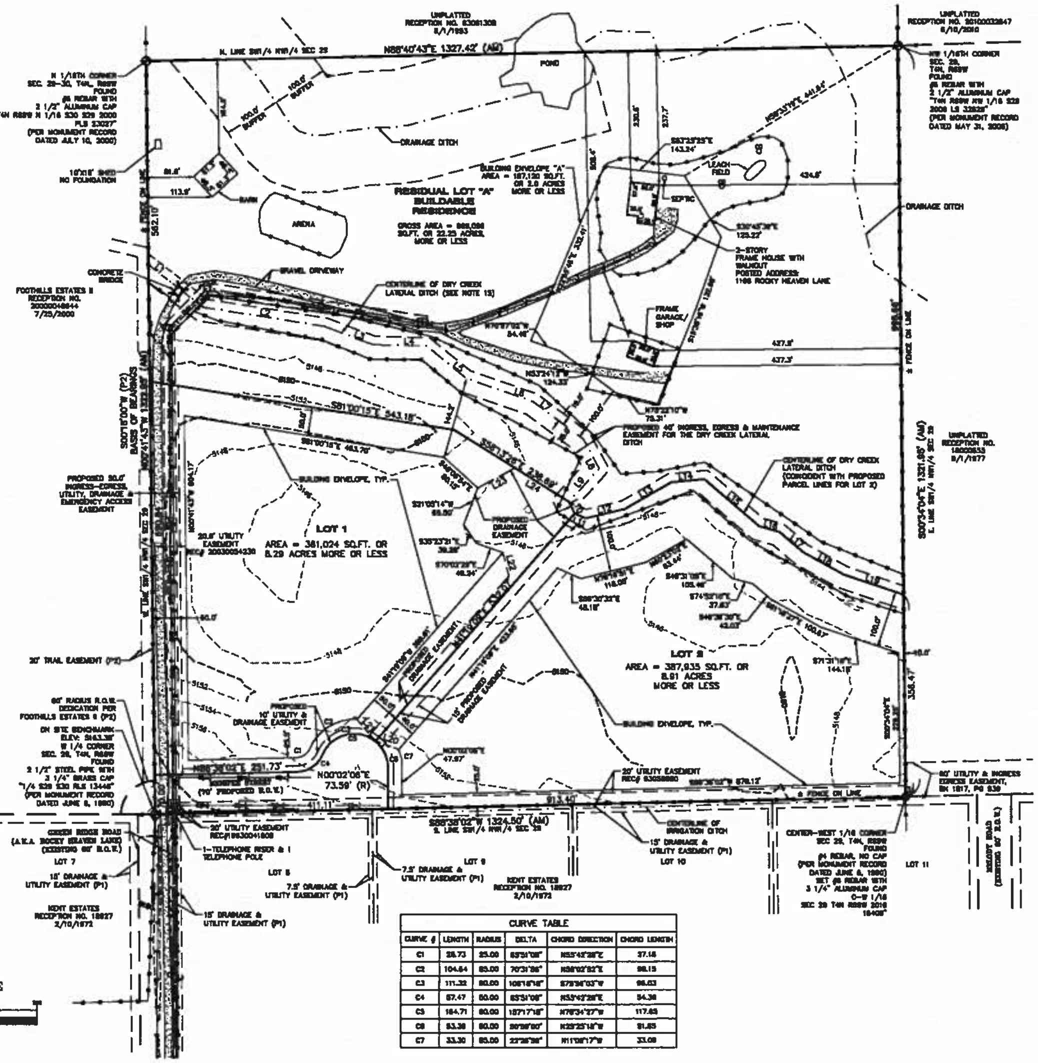
Site Data

1. THE EXISTING PROPERTY IS ZONED FA-A FARMING AND IS NOT PROPOSED TO BE CHANGED
2. ACREAGE OF TOTAL DEVELOPMENT: 40.25 ACRES
3. ACREAGE OF DEVELOPABLE LAND: 40.01 ACRES
4. TYPE & # OF LOTS: 2 RESIDENTIAL LOTS & 1 RESIDUAL LOT
   LOT 1 = 8.29 ACRES
   LOT 2 = 8.91 ACRES
   RESIDUAL LOT = 22.25 ACRES
5. DENSITY: 1 DWELLING UNITS PER 13.42 ACRES
6. THERE ARE NO NON-RESIDENTIAL USES ON SUBJECT PROPERTY.
7. EXISTING AND PROPOSED WATER SUPPLY: LITTLE THOMPSON WATER
8. SEWAGE DISPOSAL: INDIVIDUAL SANITARY SEPTIC SYSTEM
9. IRRIGATION WATER: THERE IS NO IRRIGATION WATER EXISTING OR PROPOSED.

Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- SET 30" #6 REBAR WITH 3 1/4" ALUMINUM CAP "FLATIRONS SURVEYING LS 16406"
- (AM) AS MEASURED AT TIME OF SURVEY
- (P1) AS PER THE PLAT OF KENT ESTATES RECEPTION RECEPTION NO. 18927
- (P2) AS PER THE PLAT OF FOOTHILL ESTATES II RECEPTION NO. 20000048444
- GRAVEL
- FENCE
- WATER LINE
- CLEANOUT
- ELECTRIC LINE
- OVERHEAD UTILITY LINE
- UTILITY POLE
- TELEPHONE LINE
- TELEPHONE RISER
- GAS LINE
- WATER LINE
- WATER LINE PROPOSED
- ELECTRICAL LINE PROPOSED

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	121.85	S32°40'28"E
L2	218.38	S81°11'25"E
L3	92.00	S88°18'40"E
L4	83.35	S86°52'05"E
L5	80.77	S30°54'28"E
L6	124.47	S70°57'02"E
L7	110.24	S53°24'12"E
L8	38.04	S28°08'52"E
L9	78.58	S42°17'14"W
L10	22.88	S35°51'32"E
L11	15.93	S86°30'32"E
L12	70.42	N78°16'31"E
L13	84.22	N80°23'02"E
L14	58.48	N84°38'48"E
L15	127.19	S46°31'05"E
L16	37.85	S74°52'10"E
L17	54.18	S46°38'30"E
L18	80.48	S81°16'27"E
L19	111.14	S71°31'18"E
L20	43.17	S70°47'08"E
L21	50.48	N40°41'13"W
L22	41.88	S15°22'52"E
L23	74.18	N82°03'44"E
L24	112.30	S80°13'28"E



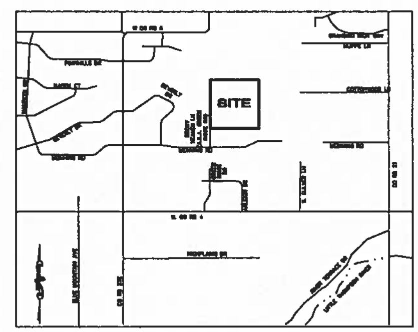
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	28.73	25.00	65°51'08"	N55°42'28"E	27.18
C2	104.64	85.00	70°31'36"	N38°02'52"E	98.15
C3	111.32	60.00	106°16'16"	S79°36'03"W	96.03
C4	57.47	50.00	65°51'08"	N53°42'28"E	54.38
C5	164.71	60.00	157°17'18"	N76°34'27"W	117.65
C6	53.38	60.00	50°58'00"	N25°25'18"W	51.65
C7	33.30	85.00	22°26'38"	N11°08'17"W	33.09

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.
CONTOUR INTERVAL = 2'

Notes

1. GUARDIAN TITLE AGENCY, LLC, COMMITMENT NUMBER 7615-38321, DATED NOVEMBER 17, 2015 AT 7:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS PRELIMINARY PLAT 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. THIS PRELIMINARY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF BILL PRESCOTT, ELLYN PRESCOTT AND GUARDIAN TITLE AGENCY, LLC, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
4. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
5. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF NORTH 00°41'43" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, BETWEEN A FOUND 2 1/2" STEEL PIPE WITH 3 1/4" BRASS CAP, "1/4 S29 S30 PLS 13446" AT THE WEST QUARTER CORNER OF SECTION 29 AND A FOUND #6 REBAR WITH 2 1/2" ALUMINUM CAP "T4N R69W N 1/16 S30 S29 2000 PLS 23027" AT THE N 1/16TH CORNER OF SECTIONS 29-30 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
6. SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND STRUCTURES. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
8. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
9. THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D (DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY, THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHIC INFORMATION IS ONLY SHOWN ON A PORTION OF THE SITE.
10. BENCHMARK INFORMATION: A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK AT THE SOUTHWEST CORNER OF SUBJECT PROPERTY, BEING THE WEST QUARTER CORNER OF SECTION 29, BEING A FOUND 2 1/2" STEEL PIPE WITH 3 1/4" BRASS CAP WITH AN ELEVATION OF 5163.38 FEET. A CHECK SHOT, 0.2'±, WAS TAKEN ON NGS POINT N 410, BEING A STAINLESS STEEL ROD LOCATED NEAR THE INTERSECTION OF STATE HIGHWAY 287 AND 2E-W, LOCATED 2.5 MILES FROM SITE (SEE NGS DATA SHEET FOR MORE INFORMATION), WITH A PUBLISHED ELEVATION OF 5086.18 FEET (NAVD88). NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THIS ELEVATION.
11. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL NO. 08069C-1375 G, DATED FEBRUARY 6, 2013. THE MAP DOES NOT DIFFERENTIATE BETWEEN ZONE X UNSHADED AND ZONE D. FLOOD INFORMATION IS SUBJECT TO CHANGE.
12. DATES OF FIELD WORK: NOVEMBER 11, 2015.
13. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
14. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 1,753,383 SQ. FT. OR 40.25 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
15. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE COMMITMENT AND CONTAINS THE TITLE COMMITMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.
    #4 ANY LOSS OR DAMAGE RESULTING FROM RIGHT-OF-WAY OR EASEMENTS FOR DRY CREEK LATERAL DITCH, THE HANDY DITCH AND THE SWECK LATERAL DITCH INCLUDING ANY LOSS OR DAMAGE RESULTING FROM THE MAINTENANCE OF SAID DITCHES. THE EXACT LOCATION IS NOT DISCLOSED BY THE PUBLIC RECORD. (THERE ARE NO KNOWN EXISTING WRITTEN EASEMENTS ACROSS SUBJECT PARCEL FOR SAID DITCHES)



Vicinity Map
NOT TO SCALE

Owner/Applicant
ELLYN AND BILL PRESCOTT
1166 ROCKY HEAVEN LANE
BERTHOUD, CO 80513
970-532-4199

PRELIMINARY PLAT
PREPARED FOR
ELLYN AND BILL PRESCOTT

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REVISION	DATE

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JOB NUMBER: 15-68,794
DATE: 12/30/2015
DRAWN BY: E. PRESCOTT
CHECKED BY: JK/KE/JZG

SHEET 1 OF 1

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