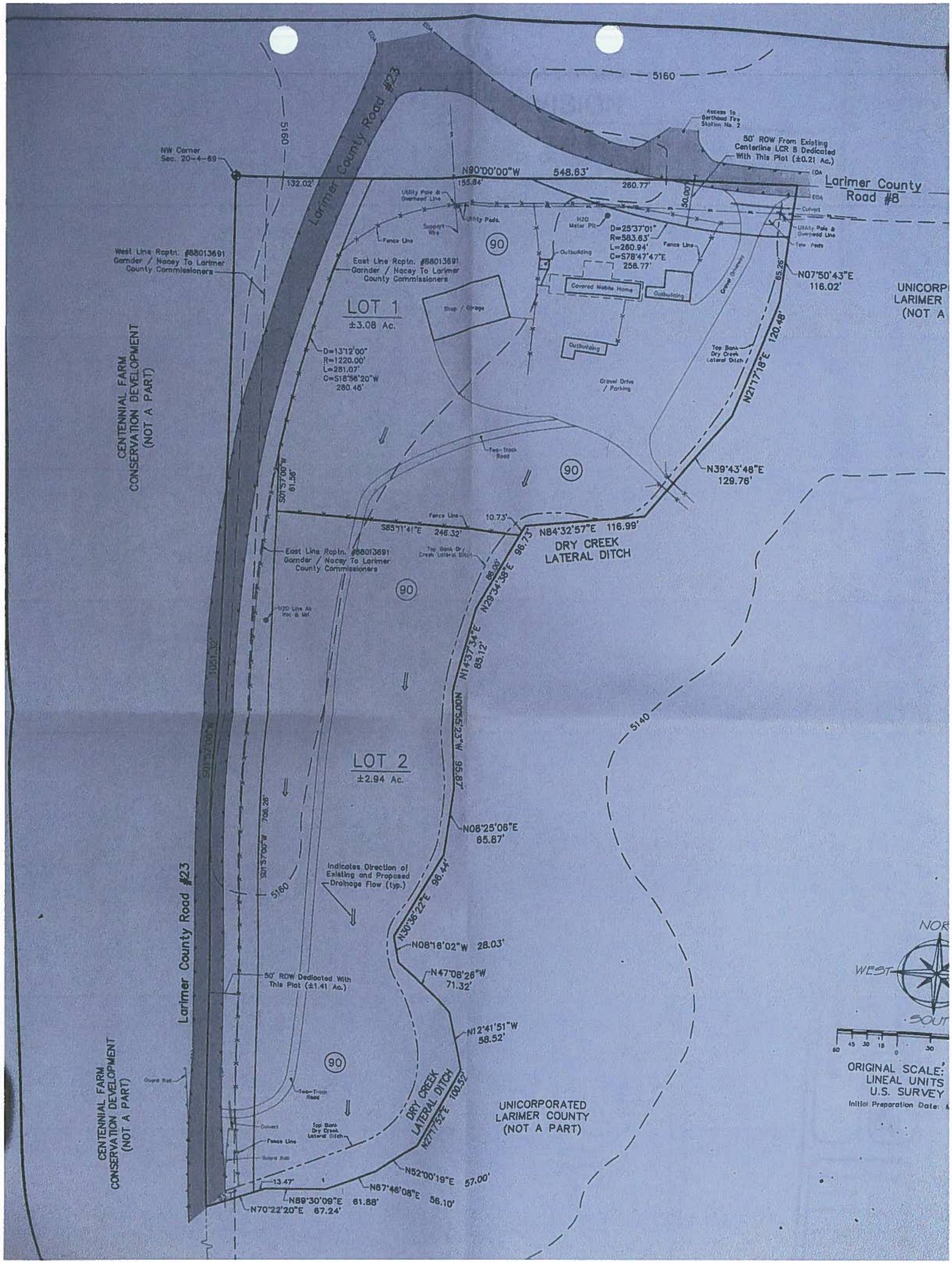

Larimer County Road #23
5160
NW Corner Sec. 20-4-69
N90°00'00"W 548.63'
132.02'
155.84'
260.77'
50.00'
Access To Berthoud Fire Station No. 2
50' ROW From Existing Centerline LCR 8 Dedicated With This Plat (±0.21 Ac.)
Larimer County Road #8
Utility Pole & Overhead Line
Utility Pads
Support Wire
Fence Line
H2O Meter Pit
D=25°37'01"
R=583.63'
L=260.94'
C=S78°47'47"E
258.77'
Culvert
Utility Pole & Overhead Line
Tow Pads
West Line Rcptn. #88013691 Garnder / Nacey To Larimer County Commissioners
East Line Rcptn. #88013691 Garnder / Nacey To Larimer County Commissioners
90
Outbuilding
Covered Mobile Home
Outbuilding
Gravel Driveway
65.26'
N07°50'43"E
116.02'
UNICORP
LARIMER
(NOT A
LOT 1
±3.08 Ac.
Shop / Garage
Outbuilding
Top Bank Dry Creek Lateral Ditch
N21°17'18"E 120.48'
D=13°12'00"
R=1220.00'
L=281.07'
C=S18°56'20"W
280.46'
Gravel Drive / Parking
CENTENNIAL FARM CONSERVATION DEVELOPMENT (NOT A PART)
Two-Track Road
90
N39°43'46"E
129.76'
S01°57'00"W
61.56'
Fence Line
10.73'
S85°11'41"E 246.32'
N84°32'57"E 116.99'
DRY CREEK LATERAL DITCH
East Line Rcptn. #88013691 Garnder / Nacey To Larimer County Commissioners
Top Bank Dry Creek Lateral Ditch
N29°34'38"E 96.73'
86.00'
90
H2O Line Air Vac & Mtl
N14°37'34"E
85.12'
1051.32'
N00°55'23"W 95.87'
5140
LOT 2
±2.94 Ac.
S01°57'00"W
706.26'
N08°25'06"E
65.87'
Indicates Direction of Existing and Proposed Drainage Flow (typ.)
5160
Larimer County Road #23
N30°36'22"E 96.44'
N08°16'02"W 28.03'
N47°08'26"W
71.32'
50' ROW Dedicated With This Plat (±1.41 Ac.)
N12°41'51"W
58.52'
90
Guard Rail
Two-Track Road
DRY CREEK LATERAL DITCH
N27°17'52"E 100.52'
UNICORPORATED LARIMER COUNTY (NOT A PART)
CENTENNIAL FARM CONSERVATION DEVELOPMENT (NOT A PART)
Culvert
Top Bank Dry Creek Lateral Ditch
Fence Line
Guard Rail
N52°00'19"E 57.00'
13.47'
N67°46'08"E 56.10'
N89°30'09"E 61.88'
N70°22'20"E 67.24'
NOR
WEST
SOUT
60 45 30 15 0 30
ORIGINAL SCALE:
LINEAL UNITS
U.S. SURVEY
Initial Preparation Date: