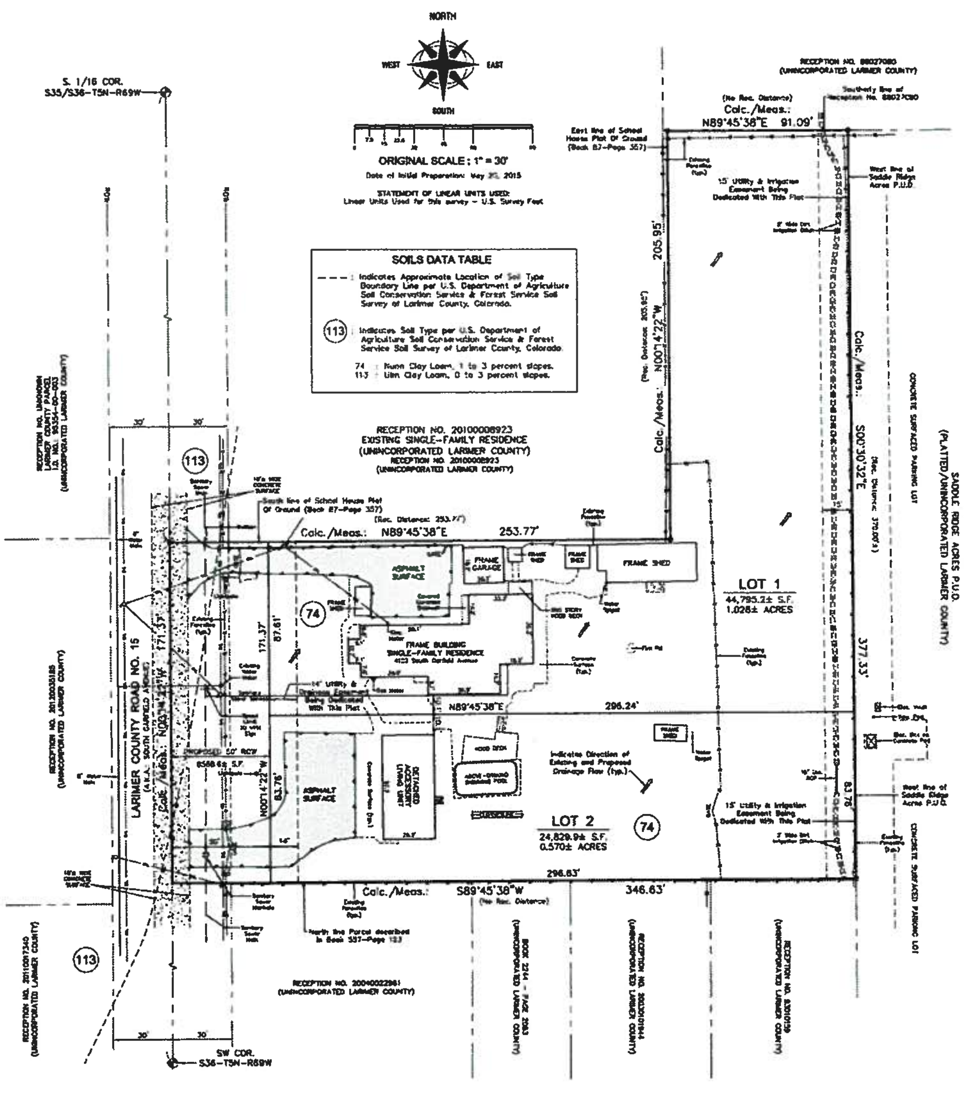
PRELIMINARY PLAT FOR THE PROPOSED DAY PLANNED LAND DIVISION

BEING A SUBDIVISION OF A METES AND BOUNDS PARCEL, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO



SOILS DATA TABLE

- – – Indicates Approximate Location of Soil Type Boundary Line per U.S. Department of Agriculture Soil Conservation Service & Forest Service Soil Survey of Larimer County, Colorado.
- (113) Indicates Soil Type per U.S. Department of Agriculture Soil Conservation Service & Forest Service Soil Survey of Larimer County, Colorado.

74 Nunn Clay Loam, 1 to 3 percent slopes.
113 Ulm Clay Loam, 0 to 3 percent slopes.

According to Colorado law you must commence any legal action based upon any defect in this survey 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.

PROPERTY DESCRIPTION:

That portion of the Southwest Quarter of Section 36, Township 5 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado being more particularly described as follows:

Considering the West line of the Southwest Quarter of said Section 36 as bearing South 00°14'22" East and with all bearings contained herein relative thereto:

Beginning at the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 36; thence along the West line of the Southwest Quarter of the Southwest Quarter of said Section 36 South 00°14'22" East 858.00 feet, more or less, to the Southwest corner of the School House Plat Of Ground, as described in Deed recorded in Book 87 at Page 357, records of said County and the TRUE POINT OF BEGINNING; thence departing said West line of the Southwest Quarter of the Southwest Quarter of said Section 36 and along the South line of said School House Plat Of Ground, as described in Deed recorded in Book 87 at Page 357 North 89°45'38" East 253.77 feet, more or less, to the Southeast corner of the School House Plat Of Ground, as described in Deed recorded in Book 87 at Page 357; thence departing said South line of said School House Plat Of Ground, as described in Deed recorded in Book 87 at Page 357 and along the East line of said School House Plat Of Ground, as described in Deed recorded in Book 87 at Page 357 North 00°14'22" West 205.95 feet, more or less, to a point on the Southerly line of that certain parcel of land as described in Deed Recorded at Reception No. 88027080, records of said County; thence departing said East line of said School House Plat Of Ground, as described in Deed recorded in Book 87 at Page 357 and along the Southerly line of that certain parcel of land as described in Deed Recorded at Reception No. 88027080 North 89°45'38" East 91.09 feet, more or less, to a point on the West line of the Plat of Saddle Ridge Acres P.U.D., County of Larimer, State of Colorado; thence departing said Southerly line of that certain parcel of land as described in Deed Recorded at Reception No. 88027080 and along said West line of the Plat of Saddle Ridge Acres P.U.D. South 00°30'32" East 377.33 feet, more or less, to a point on the North line of that certain parcel of land as described in Deed Recorded in Book 357 at Page 123, records of said County; thence departing said West line of the Plat of Saddle Ridge Acres P.U.D. and along said North line of that certain parcel of land as described in Deed Recorded in Book 357 at Page 123 South 89°45'38" West 346.63 feet, more or less, to a point on the West line of the Southwest Quarter of the Southwest Quarter of said Section 36; thence departing said North line of that certain parcel of land as described in Deed Recorded in Book 357 at Page 123 and along said West line of the Southwest Quarter of the Southwest Quarter of said Section 36 North 00°14'22" West 171.37 feet, more or less, to the Southwest corner of the School House Plat Of Ground, as described in Deed recorded in Book 87 at Page 357 and the true point of beginning.

The above described parcel contains 78,193.7 Square Feet (1.795 Acres), more or less; have by these presents caused the same to be surveyed and subdivided into lots to be known as DAY PLANNED LAND DIVISION FILE NO. 16-S____ and do hereby dedicate and convey to and for public use forever hereafter the streets as are laid out and designated on this plat, and do also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities as are laid out and designated on this plat.

ORIGINAL PROPERTY DESCRIPTION FOR THE PROPOSED DAY PLANNED LAND DIVISION (Recpt. No. 98073723)

Beginning at a point, being the Southwest corner of the School House Plat Of Ground, as described in Deed recorded in Book 87 at Page 357 of the Larimer County records and being 858 feet South of the Northwest corner of the SW ¼ of the SW ¼ of Section 36, Township 5 North, range 69 West of the 6th P.M., thence East along South line of said School Plat to the Southeast corner thereof. Thence North 205.95 feet, more or less, to the Southwest corner of Lippincott land, thence East to a point 348 feet East of the West line of said Section 36, thence South 370 feet, more or less, to the North line of land conveyed as described in Book 357 at Page 123, thence West to West line of said Section, thence North to Point of Beginning, County of Larimer, State of Colorado. Containing 1.76 Acres, more or less, and being subject to all easements and/or rights-of-ways now existing or of record.

SITE INVENTORY DATA – LARIMER COUNTY AREA MAPS:

- No Geological Hazards are located within this site. No Severe Slope Hazards are located within this site. (RE: Larimer County Hazard Areas Map For Area 3).
- No Environmental overlays are located within this site. (RE: Larimer County Environmental Map For Area 3)
- This site is not located in any area of 100-year flood plain (RE: Larimer County Zoning Map For Area 3).
- No Special Places of Larimer County or Publicly Owned Lands exist within this site or within close proximity to this site. (RE: Larimer County Public Owned Lands Map For Area 3)
- No viable commercial mineral deposits are known to exist within this site
- The site is outside of the Wildfire Hazard Area. (RE: Larimer County Wildfire Hazard Map For Area 3).
- Historical Drainage patterns are predominately Southwesterly to Northeasterly across the site. Drainage pattern derived per the USGS Berthoud Quadrangle Map

SITE DATA TABLE:

- Larimer County Parcel I.D.: 95363-00-014
- Property Addresses: 4102 South Garfield Avenue, Loveland, Colorado 80537
- Zoning Existing: R1–Residential
- Zoning Proposed: PD–Planned Development
- Developable Land: 1.78± Acres (Entire Property)
- Total Residential Development: 1.79± Acres
- Proposed Lots: 2 Single-Family Residential (All buildings shown hereon are existing structures)
- Dwelling Units: 2 Existing Single-Family Residential
- Density: 0.59 Units/Acre (1 Unit Per 0.89± Acres)
- Proposed Water Supply: City of Loveland (Existing)
- Proposed Sewage Disposal: Town of Berthoud (Existing)
- Proposed Electrical Service: XCEL Energy
- Proposed Natural Gas: XCEL Energy
- Fire District: Loveland Rural Fire Protection District
- Irrigation water may be available to the site

CONTACT LIST

PROPERTY OWNER(S):
ROGER H. DAY
IRENE DAY
4102 SOUTH GARFIELD AVENUE
LOVELAND, COLORADO 80537
(970) 667-2350
harveyday@comcast.net

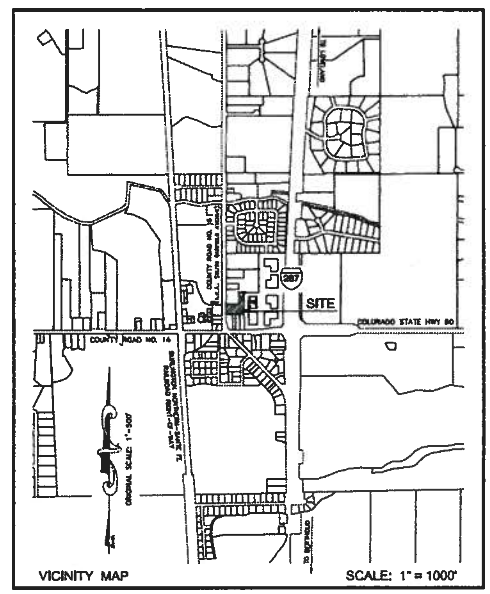
APPLICANT:
ROGER H. DAY
4102 SOUTH GARFIELD AVENUE
LOVELAND, COLORADO 80537
(970) 667-2350
harveyday@comcast.net

LAND SURVEYOR:
INTERMILL LAND SURVEYING, INC.
Attn.: Rob Persichitte
1301 North Cleveland Avenue
Loveland, Colorado 80537
(970) 669-0516
rob.ils@qwestoffice.net

PROPERTY OWNER(S) AT TIME OF PREPARATION:

ROGER H. DAY / IRENE DAY
4102 SOUTH GARFIELD AVENUE
LOVELAND, COLORADO 80537
(Larimer County Parcel I.D. No. 95363-00-014)

Note: The information in this box per the Larimer County Assessor's Website – 03/10/2016



VICINITY MAP
SCALE: 1" = 1000'

REVISIONS: BY: DATE:

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516 / FAX (970)-635-9775

CLIENT: ROGER H. DAY

TITLE: PRELIMINARY PLAT FOR THE PROPOSED DAY PLANNED LAND DIVISION
COUNTY OF LARIMER, STATE OF COLORADO
PLOTTED FOR INITIAL SUBMITTAL ON MARCH 10, 2016

DRAWN BY:	RGP
CHECKED BY:	
APPROVED BY:	
DATE:	03/08/2016
SCALE:	1" = 30'
PROJECT NO.	P-15-7851
SHEET 1	OF 1

DAY PLD – PRELIMINARY PLAT