SWEETWATER ACRES SUBDIVISION

Being a Replat of Lot 1, Amended Plat of Hanna MLD No. S-110-92
Situate in the Southwest Quarter of Section 4, Township 7 North, Range 69 West of the 6th P.M.,
County of Larimer, State of Colorado

CERTIFICATION OF OWNERSHIP AND DEDICATION

Know all men by these presents that Paul and Sandy Hoffman, being the owners of that part of the Southwest Quarter (SW1/4) of Section Four (4), Township Seven North (T.7N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Larimer County, Colorado, being more particularly described as follows, to wit:

PROPERTY DESCRIPTION

Lot 1, Amended Plat of Hanna M.L.D. as recorded July 2, 2003 as Reception No. 20030082674 of the records of the Larimer County Clerk and Recorder, County of Larimer, State of Colorado.

Said property containing 6.085 acres more or less (±).

Have by these presents caused the same to be surveyed and divided into lots and blocks, to be know as Sweetwater Acres Subdivision 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.

Witness our hand and seals this _____ day of _____, A.D. 20___.

OWNER

By: _____ By: _____

NOTARIAL CERTIFICATE

STATE OF _____)
as
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___,

by _____ as _____

Witness my hand and official seal. (SEAL)

My commission expires _____

_____
Notary Public

LIENHOLDER(S)

By: _____ As: _____

NOTARIAL CERTIFICATE

STATE OF _____)
as
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___,

by _____ as _____

Witness my hand and official seal. (SEAL)

My commission expires _____

_____
Notary Public

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of the Southeast Quarter of Section 4, T.7N., R.69W., as bearing South 00°19'06" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2626.81 feet with all other bearings contained herein relative thereto.

The linear dimensions as contained herein are based upon the "U.S. Survey Foot."

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number CO-FFAIN-MP-8108-1-15-HO4335544, dated July 29, 2015 as prepared by Commonwealth Land Title Insurance Company to delineate the aforesaid information.

SURVEYOR'S CERTIFICATE

I, Steven Parks, a duly licensed land surveyor in the State of Colorado, do hereby certify that this survey of Sweetwater Acres Subdivision truly and correctly represents the results of a survey made by me or under my direct supervision.

PRELIMINARY

Steven Parks – On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #38348

APPROVAL OF SURVEY PLAT

This survey has been reviewed and is hereby approved as to form as complying with all current survey requirements of Larimer County and of State law pertaining to platting and monumentation. This approval constitutes neither a warranty by Larimer County concerning such compliance, nor a release or indemnity of the subdivider and his surveyor concerning any noncompliance of the survey with current survey requirements.

Date: _____

_____, Colorado P.L.S. No. _____
(Signature)

_____, Larimer County Engineering Department
(Printed Name by Engineering Department)

LARIMER COUNTY HEALTH AUTHORITY APPROVAL

Approved by the Larimer County Health Authority this _____ day of _____, A.D. 20___. All construction on this subdivision, or any lot therein, including the development of domestic water, and the provision of sewage treatment, shall be done in a manner which will meet all of the requirements of the Colorado Department of Health, and the Larimer County Public Health Department, and the officers authorized to enforce such requirements.

_____
Larimer County Health Authority

BOARD OF COUNTY COMMISSIONERS APPROVAL

Approved by the Larimer County Board of County Commissioners this _____ day of _____ A.D., 20_____. All dedications are hereby accepted on behalf of the public. This approval does not constitute acceptance of responsibility by the County for construction, repair, or maintenance of any streets, highways, alleys, bridges, rights-of-way or other improvements designated on this plat.

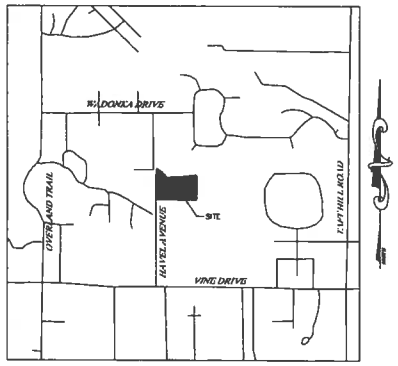
_____ ATTEST _____
Chairman Clerk of the Board

NOTICE

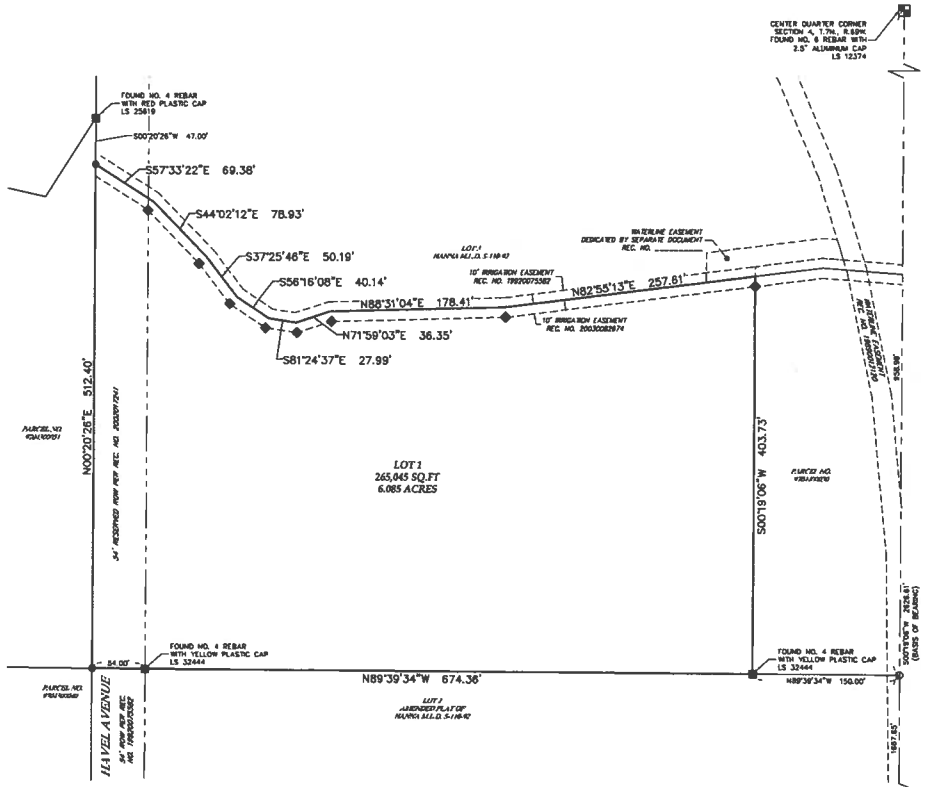
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

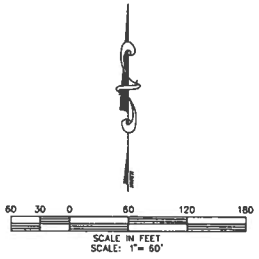
FLOOD PLAIN NOTE

Entire property is in flood zone "X", "areas determined to be outside the 0.2% annual chance floodplain" per FEMA flood map 08069C-C-0857F effective December 18, 2008.



VICINITY MAP
(NOT TO SCALE)





LEGEND

- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #4 REBAR WITH 1.5" ALUMINUM CAP LS 32444 10' WITNESS CORNER
- SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KS, LS 38348
- CALCULATED POSITION

DATE: 12-30-2015
FILE NAME: 2015988SUB
SCALE: 1"=80'
DRAWN BY: SIP
CHECKED BY: SIP

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: info@KingSurveyors.com

REVISIONS | DATE:

SWEETWATER ACRES SUBDIVISION
FOR
INTERWEST CONSULTING ENGINEERS
1218 WEST ASH STREET SUITE A, WINDSOR, CO 80550

PROJECT #: 2015988

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SHEET 1 OF 1