

N:\c03519 - Summerfield Keenesburg East\Drawings\Survey Documents\Plat\3519 FINAL PLAT NORTH.dwg, 1/25/2022 5:17:58 PM, Duncan Hotchkiss

SUMMERFIELD NORTH SUBDIVISION FINAL PLAT
A PARCEL OF LAND, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M.
TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO

SURVEYOR'S STATEMENT:

I, AARON A. DEMO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS FINAL SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF, THAT THE MONUMENTATION AS INDICATED HEREON WAS FOUND OR SET AS SHOWN, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

AARON A. DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

OWNERSHIP AND DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED MSP INVESTMENT CO., LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP, BEING THE SOLE OWNER(S) OF THE LAND SHOWN IN THIS FINAL PLAT SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING ALL OF LOT 2, SLOAN MINOR SUBDIVISION, AS SHOWN IN RECEPTION NO. 3949849 OF WELD COUNTY, COLORADO

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, SLOAN MINOR SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO,

CONTAINING 59.962 ACRES MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF SUMMERFIELD NORTH, A SUBDIVISION OF A PART OF THE TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE TOWN OF KEENESBURG THE STREETS, AVENUES, AND OTHER PUBLIC PLACES AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF KEENESBURG AND ALL SERVING PUBLIC UTILITIES AND OTHER APPROPRIATE ENTITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF KEENESBURG, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF KEENESBURG SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF KEENESBURG, COLORADO. EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURYLINK, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURYLINK AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF KEENESBURG, COLORADO

MSP INVESTMENT CO., LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP

BY: _____

NAME: MARCUS PALKOWITSH

TITLE: GENERAL PARTNER

NOTARY CERTIFICATE

STATE OF COLORADO

COUNTY OF WELD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 BY MARCUS PALKOWITSH AS GENERAL PARTNER OF MSP INVESTMENT CO., LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PLANNING AND ZONING COMMISSION APPROVAL

RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF KEENESBURG,

THIS THE _____ DAY OF _____, 2022.

CHAIRPERSON

TOWN BOARD OF TRUSTEES APPROVAL

THIS IS TO CERTIFY THAT THE PLAT OF SUMMERFIELD NORTH WAS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF KEENESBURG BY RESOLUTION NO. _____, THIS _____ DAY OF _____, 2022 AND THAT THE MAYOR OF THE TOWN OF KEENESBURG, ON BEHALF OF THE TOWN OF KEENESBURG, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATION IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.

MAYOR

ATTEST:

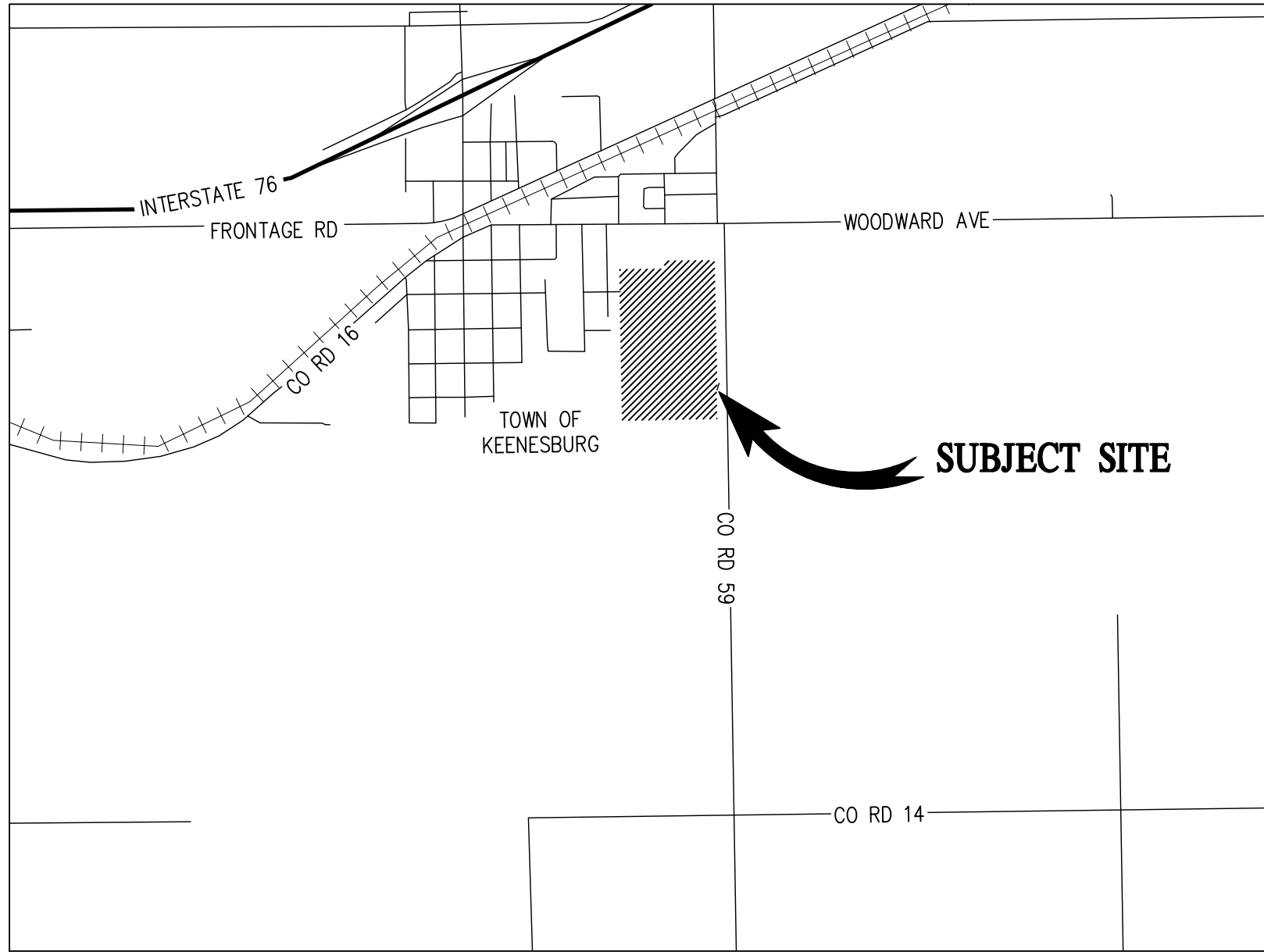
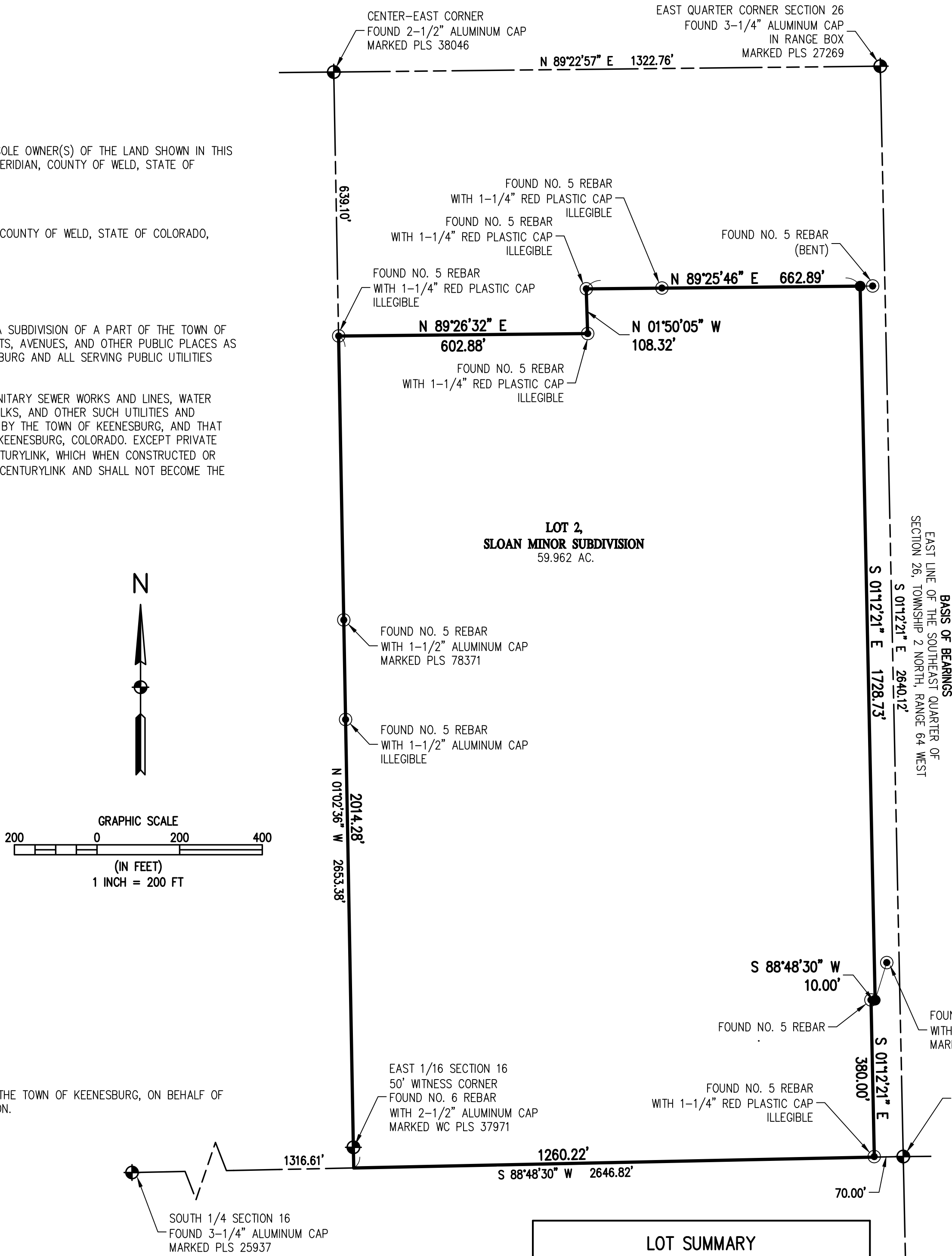
TOWN CLERK

LEGEND

- FOUND MONUMENT AS DESCRIBED
- ⊕ FOUND ALIQUOT MONUMENT AS DESCRIBED
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP PLS 38285

LAND USE		
COVERAGE	AREA (ACRES)	PERCENT TOTAL
OPEN SPACE, PARKS, TRAILS	21.41	35.82%
PROPOSED RIGHT-OF-WAY	11.19	18.66%
5,500-5,999 SQFT LOTS	14.60	24.35%
6,000-6,999 SQFT LOTS	7.68	12.80%
7,000-7,999 SQFT LOTS	1.87	3.11%
8,000-8,999 SQFT LOTS	0.76	1.27%
9,000-9,999 SQFT LOTS	0.22	0.37%
10,000+ SQFT LOTS	2.22	3.70%
OVERALL SITE AREA	59.96	100.00%

LOT SUMMARY	
LOT TYPE	NUMBER OF LOTS
5,500-5,999 SQFT LOTS	112
6,000-6,999 SQFT LOTS	53
7,000-7,999 SQFT LOTS	11
8,000-8,999 SQFT LOTS	4
9,000-9,999 SQFT LOTS	1
10,000+ SQFT LOTS	9
TOTAL	190



VICINITY MAP

SCALE: 1" = 2000

NOTES:

- BASIS OF BEARINGS: ASSUMING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A 3-1/4 INCH ALUMINUM CAP MARKED "PLS 27269" IN A RANGE BOX, AT THE EAST QUARTER CORNER OF SAID SECTION 26 AND A NO. 6 REBAR WITH A 3-1/2 INCH ALUMINUM CAP STAMPED PLS 22098 AT THE SOUTHEAST CORNER OF SAID SECTION 26 TO BEAR SOUTH 01°12'21" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2640.12 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- TITLE COMMITMENT NOTE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BASELINE ENGINEERING CORP. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORDS, BASELINE ENGINEERING CORP. RELIED UPON TITLE COMMITMENT NUMBER NCS-1063950-CO, DATED APRIL 26, 2021 AT 5:00 P.M. AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY TO DELINEATE THE AFORESAID INFORMATION.
- THIS SUBDIVISION PLAT WAS PREPARED BY AARON A. DEMO, PLS 38285, FOR AND ON BEHALF OF BASELINE CORPORATION, 4007 S. LINCOLN AVE, SUITE 405, LOVELAND, COLORADO 80537.
- DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 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.
- TRACTS D, E, G, H, I, AND J AND ARE FOR OPEN SPACE, DRAINAGE, PUBLIC ACCESS, PEDESTRIAN USES AND UTILITY EASEMENTS AND WILL BE MAINTAINED BY SUMMERFIELD NORTH HOA.
- TRACT A, B, AND C ARE FOR MULTI-FAMILY.
- TRACT F TO BE DEDICATED TO THE CITY PER THIS PLAT.
- THE TEMPORARY CONSTRUCTION EASEMENT APPEARS TO HAVE TWILIGHTED AS PIPELINE APPEARS TO HAVE BEEN CONSTRUCTED MORE THAN 365 DAYS AGO. BASELINE WAS NOT PROVIDED WITH ANY DOCUMENTATION SHOWING COMMENCEMENT OF CONSTRUCTION OR TERMINATION OF EASEMENT.

SETBACKS:

SETBACKS WILL REMAIN ALIGNED WITH ZONE DISTRICT STANDARDS

- FRONT YARD SETBACK: 20'
- REAR YARD SETBACK: 15'
- SIDE YARD SETBACK: 5'
- STREET SIDE YARD SETBACKS: 15'

MIN LOT SIZE: 5,500.00 SF

PARCEL TABLE			
PARCEL #	AREA (SF)	LAND USE	OWNERSHIP/ MAINTENANCE
TRACT A	236,151.4	MULTI-FAMILY	OWNER
TRACT B	30,432.6	MULTI-FAMILY	OWNER
TRACT C	25,377.4	MULTI-FAMILY	OWNER
TRACT D	2,326.7	OPEN SPACE, DRAINAGE, PUBLIC ACCESS, PEDESTRIAN, UTILITY	HOA
TRACT E	24,239.4	OPEN SPACE, DRAINAGE, PUBLIC ACCESS, PEDESTRIAN, UTILITY	HOA
TRACT F	574,690.3	OPEN SPACE, DRAINAGE, PUBLIC ACCESS, PEDESTRIAN, UTILITY	TOWN OF KEENESBURG
TRACT G	2,309.1	OPEN SPACE, DRAINAGE, PUBLIC ACCESS, PEDESTRIAN, UTILITY	HOA
TRACT H	32,840.4	OPEN SPACE, DRAINAGE, PUBLIC ACCESS, PEDESTRIAN, UTILITY	HOA
TRACT I	2,033.5	OPEN SPACE, DRAINAGE, PUBLIC ACCESS, PEDESTRIAN, UTILITY	HOA
TRACT J	2,145.7	OPEN SPACE, DRAINAGE, PUBLIC ACCESS, PEDESTRIAN, UTILITY	HOA

BASELINE

Engineering • Planning • Surveying

4007 S LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537
P. 970.353.7800 • F. 866.679.4664 • WWW.BASELINECORP.COM

DESIGNED BY

MBR

DRAWN BY

DH

CHECKED BY

AAD

DATE

PREPARED BY

REVISION DESCRIPTION

COUNTY OF WELD

MSP INVESTMENT CO., LLP

SUMMERFIELD NORTH SUBDIVISION

FINAL PLAT

FOR AND ON BEHALF OF

SUPERVISION OF

PRELIMINARY
NOT FOR
CONSTRUCTION

INITIAL SUBMITTAL 01/26/22

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE

BASELINE CORP 08/03/21

JOB NO. C03519

DRAWING NAME

3519 FINAL PLAT NORTH.dwg

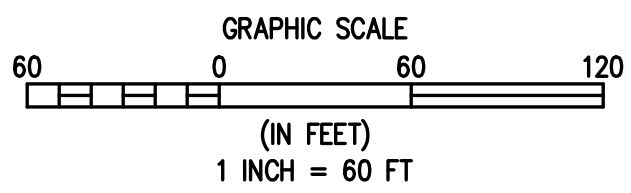
SHEET 1 OF 3

N:\3519 - Summerfield Keenesburg East\Drawings\Survey Documents\Plot\3519 FINAL PLAT NORTH.dwg, 1/25/2022 5:18:09 PM, Durcon Hotchkiss

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.42'	20.00'	90°00'00"	N 46°12'21" W	28.28'
C2	31.42'	20.00'	90°00'00"	N 43°47'39" E	28.28'
C3	13.31'	100.00'	7°37'41"	N 05°01'12" W	13.30'
C4	128.46'	69.50'	105°54'16"	S 44°07'05" W	110.94'
C5	13.31'	100.00'	7°37'41"	S 86°44'37" E	13.30'
C6	39.55'	25.00'	90°38'53"	S 44°07'06" W	35.55'
C7	38.99'	25.00'	89°21'06"	N 45°52'55" W	35.15'
C8	39.55'	25.00'	90°38'54"	S 44°07'05" W	35.55'
C9	31.19'	20.00'	89°21'06"	N 45°52'55" W	28.12'
C10	59.69'	38.00'	90°00'00"	S 46°12'21" E	53.74'
C11	8.37'	20.00'	23°58'06"	S 10°46'41" W	8.31'
C12	23.28'	20.00'	66°40'48"	S 56°06'08" W	21.98'
C13	31.64'	20.00'	90°38'54"	S 44°07'05" W	28.44'
C14	20.40'	20.00'	58°26'24"	N 61°20'16" W	19.53'
C15	10.79'	20.00'	30°54'42"	N 16°39'43" W	10.66'
C16	31.19'	20.00'	89°21'06"	N 45°52'55" W	28.12'
C17	12.14'	20.00'	34°46'14"	S 16°10'45" W	11.95'
C18	19.51'	20.00'	55°52'40"	S 61°30'12" W	18.74'
C19	31.64'	20.00'	90°38'54"	S 44°07'05" W	28.44'
C20	38.99'	25.00'	89°21'04"	N 45°52'56" W	35.15'
C21	39.55'	25.00'	90°38'51"	N 44°07'07" E	35.55'
C22	39.27'	25.00'	90°00'00"	S 43°47'39" W	35.36'
C23	31.42'	20.00'	90°00'00"	S 46°12'21" E	28.28'
C24	31.42'	20.00'	90°00'00"	N 43°47'39" E	28.28'
C25	31.42'	20.00'	90°00'00"	S 46°12'21" E	28.28'
C26	12.57'	8.00'	90°00'00"	N 43°47'39" E	11.31'
C27	31.42'	20.00'	90°00'00"	S 43°47'39" W	28.28'
C28	31.42'	20.00'	90°00'00"	N 46°12'21" W	28.28'
C29	31.42'	20.00'	90°00'00"	S 43°47'39" W	28.28'
C30	12.57'	8.00'	90°00'00"	S 46°12'21" E	11.31'
C31	12.57'	8.00'	90°00'00"	N 43°47'39" E	11.31'
C32	12.57'	8.00'	90°00'00"	N 43°47'39" E	11.31'
C33	10.47'	20.00'	30°00'00"	S 16°12'21" E	10.35'
C34	20.94'	20.00'	60°00'00"	S 61°12'21" E	20.00'
C35	31.42'	20.00'	90°00'00"	S 46°12'21" E	28.28'
C36	13.31'	100.00'	7°37'41"	N 87°23'31" W	13.30'
C37	38.07'	69.50'	31°23'11"	N 80°43'45" E	37.60'
C38	36.42'	69.50'	30°01'23"	N 50°01'28" E	36.00'
C39	32.00'	69.50'	26°22'51"	N 21°49'20" E	31.72'
C40	21.19'	69.50'	17°27'57"	N 00°06'04" W	21.10'
C41	13.31'	100.02'	7°37'37"	S 05°01'11" E	13.30'
C42	127.68'	69.50'	105°15'22"	N 43°47'39" E	110.46'
C43	11.05'	20.00'	31°40'06"	S 17°02'24" E	10.91'
C44	20.36'	20.00'	58°19'54"	S 62°02'24" E	19.49'
C45	31.42'	20.00'	90°00'00"	S 46°12'21" E	28.28'
C46	20.36'	20.00'	58°19'54"	N 59°37'41" E	19.49'
C47	11.05'	20.00'	31°40'06"	N 14°37'41" E	10.91'
C48	31.42'	20.00'	90°00'00"	S 43°47'39" W	28.28'
C49	31.42'	20.00'	90°00'00"	S 43°47'39" W	28.28'
C50	10.47'	20.00'	30°00'00"	S 13°47'39" W	10.35'

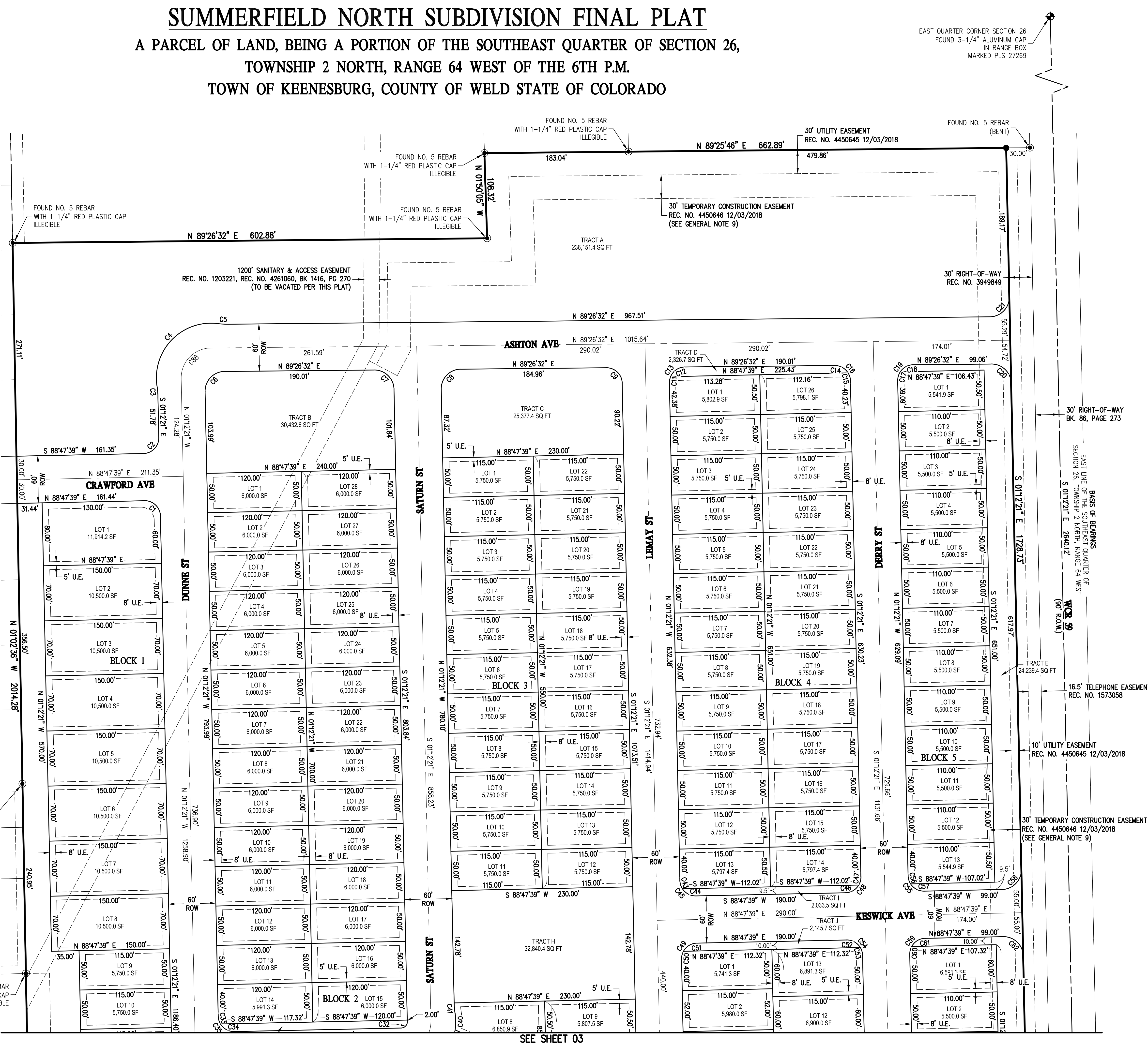
CONTINUED ON SHEET 3

FOUND NO. 5 REBAR
WITH 1-1/2" ALUMINUM CAP
MARKED PLS 78371



LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- EASEMENT
- ROADWAY CL
- FOUND MONUMENT AS DESCRIBED
- FOUND ALIQUOT MONUMENT AS DESCRIBED
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP PLS 38285



EAST QUARTER CORNER SECTION 26
FOUND 3-1/4" ALUMINUM CAP
IN RANGE BOX
MARKED PLS 27269

BASELINE
Engineering • Planning • Surveying
4007 S LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537
P. 970.553.7800 • F. 866.679.4664 • www.baselinecorp.com

DESIGNED BY
MBR
DRAWN BY
DH
CHECKED BY
AAD

PREPARED BY
DATE

REVISION DESCRIPTION

WELD COUNTY

MSP INVESTMENT CO., LLP
SUMMERFIELD NORTH SUBDIVISION
FINAL PLAT

PREPARED UNDER THE DIRECT
SUPERVISION OF

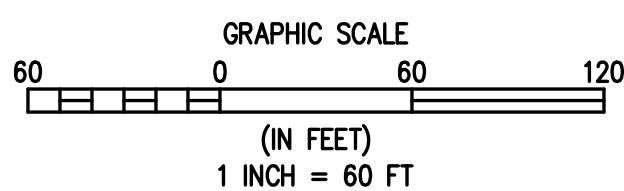
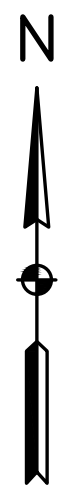
**PRELIMINARY
NOT FOR
CONSTRUCTION**

FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL 01/26/22
DRAWING SIZE 24" x 36"
SURVEY FIRM SURVEY DATE
BASELINE CORP 08/03/21
JOB NO. C03519
DRAWING NAME
3519 FINAL PLAT NORTH.dwg
SHEET 2 OF 3

N:\co3519 - Summerfield Keenesburg East\Drawings\Survey Documents\Plot\3519 FINAL PLAT NORTH.dwg, 1/25/2022 5:18:19 PM, Duncan Hotchkiss

CONTINUED ON SHEET 2

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C51	20.94'	20.00'	60°00'00"	S 58°47'39" W	20.00'
C52	20.94'	20.00'	60°00'00"	N 61°12'21" W	20.00'
C53	10.47'	20.00'	30°00'00"	N 16°12'21" W	10.35'
C54	31.42'	20.00'	90°00'00"	N 46°12'21" W	28.28'
C55	31.42'	20.00'	89°59'58"	S 46°12'21" E	28.28'
C56	11.05'	20.00'	31°40'06"	S 17°02'25" E	10.91'
C57	20.36'	20.00'	58°19'54"	S 62°02'24" E	19.49'
C58	39.27'	25.00'	90°00'00"	N 43°47'39" E	35.36'
C59	31.42'	20.00'	90°00'00"	N 43°47'39" W	28.28'
C60	10.47'	20.00'	30°00'00"	S 13°47'39" W	10.35'
C61	20.94'	20.00'	60°00'00"	S 58°47'39" W	20.00'
C62	39.27'	25.00'	89°59'56"	N 46°12'23" W	35.36'
C63	13.31'	100.00'	7°37'41"	N 87°23'31" W	13.30'
C64	49.46'	69.50'	40°46'24"	N 76°02'08" E	48.42'
C65	27.68'	69.50'	22°49'09"	N 44°14'21" E	27.50'
C66	33.27'	69.50'	27°25'33"	N 19°07'00" E	32.95'
C67	17.27'	69.50'	14°14'16"	N 01°42'54" W	17.23'
C68	13.31'	100.00'	7°37'41"	S 05°01'12" E	13.30'
C69	127.68'	69.50'	105°15'22"	N 43°47'39" E	110.47'
C70	13.31'	100.00'	7°37'41"	N 02°36'29" E	13.30'
C71	11.11'	69.50'	9°09'33"	S 01°50'34" W	11.10'
C72	35.11'	69.50'	28°56'35"	S 17°12'30" E	34.74'
C73	30.00'	69.50'	24°43'55"	S 44°02'45" E	29.77'
C74	36.96'	69.50'	30°28'21"	S 71°38'54" E	36.53'
C75	14.49'	69.50'	11°56'59"	N 87°08'27" E	14.47'
C76	13.31'	100.00'	7°37'41"	S 84°58'48" W	13.30'
C77	127.68'	69.50'	105°15'23"	S 46°12'21" E	110.47'
C78	13.31'	100.00'	7°37'41"	N 87°23'31" W	13.30'
C79	18.61'	69.50'	15°20'18"	N 88°45'11" E	18.55'
C80	36.00'	69.50'	29°40'52"	N 66°14'36" E	35.60'
C81	127.68'	69.50'	105°15'23"	N 43°47'39" E	110.47'
C82	64.81'	69.50'	53°26'00"	N 24°41'10" E	62.49'
C83	8.25'	69.50'	6°48'13"	N 05°25'56" W	8.25'
C84	13.31'	100.00'	7°37'41"	S 05°01'12" E	13.30'
C85	59.69'	38.00'	90°00'00"	N 43°47'39" E	53.74'
C86	59.69'	38.00'	90°00'00"	N 43°47'39" E	53.74'
C87	59.69'	38.00'	90°00'00"	N 43°47'39" E	53.74'
C88	60.12'	38.00'	90°38'54"	S 44°07'05" W	54.04'

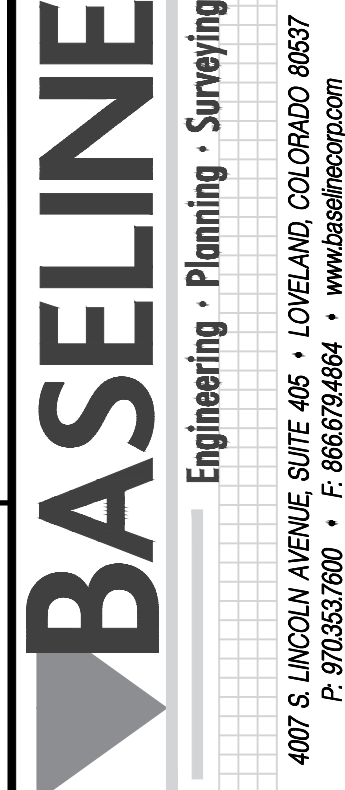
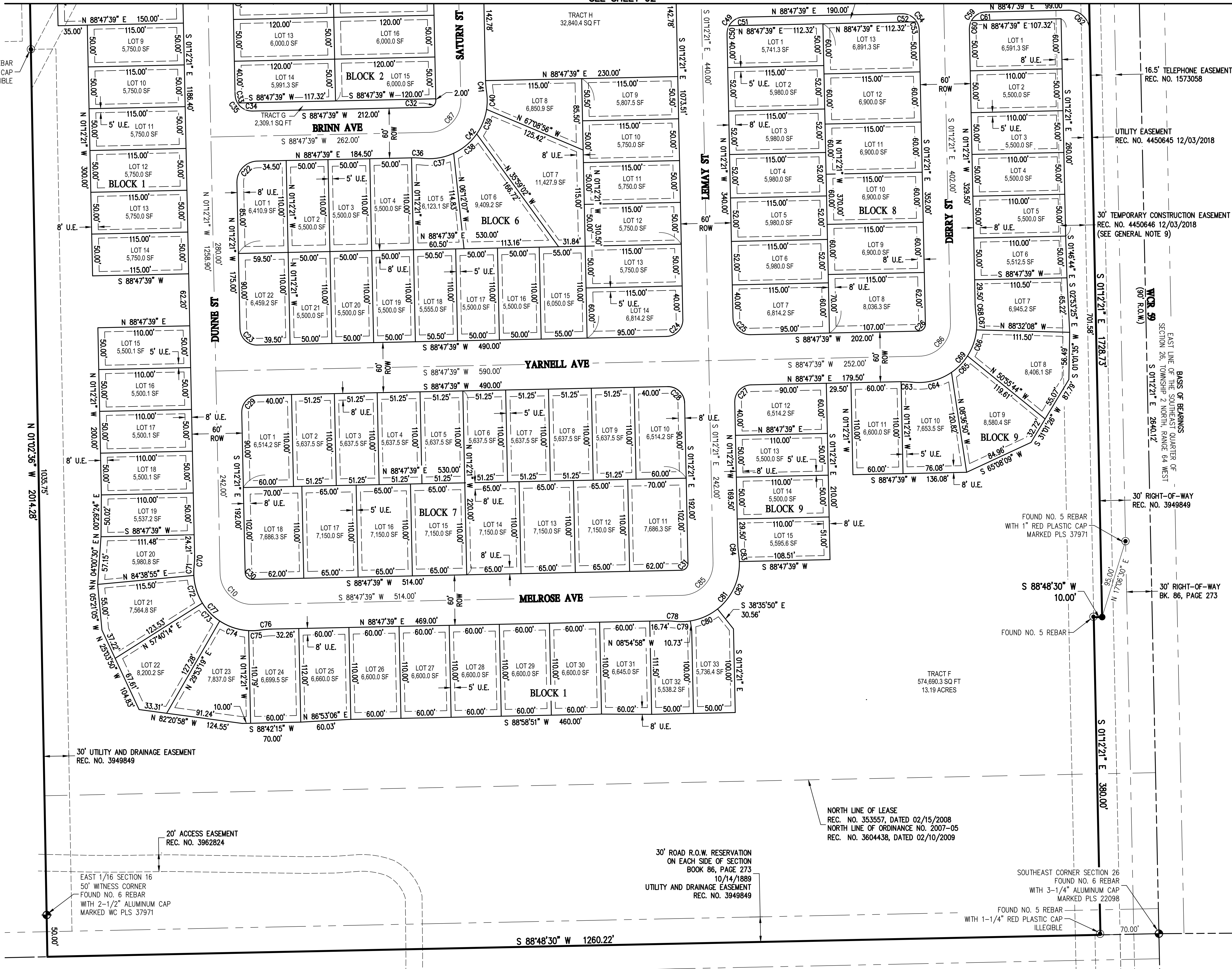


LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- EASEMENT
- ROADWAY CL
- FOUND MONUMENT AS DESCRIBED
- FOUND ALIQUOT MONUMENT AS DESCRIBED
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP PLS 38285

SUMMERFIELD NORTH SUBDIVISION FINAL PLAT
A PARCEL OF LAND, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M.
TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO

SEE SHEET 02



DESIGNED BY	DATE
MBR	
DRAWN BY	DATE
DH	
CHECKED BY	DATE
AAD	
REVISION DESCRIPTION	DATE

MSP INVESTMENT CO., LLP
WELD COUNTY
SUMMERFIELD NORTH SUBDIVISION
FINAL PLAT

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY
NOT FOR
CONSTRUCTION

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL	01/26/22
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BASELINE CORP	08/03/21
JOB NO.	C03519
DRAWING NAME	3519 FINAL PLAT NORTH.dwg
SHEET	3 OF 3

3