

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 SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING ALL OF PARCEL AS SHOWN IN RECEPTION NO. 4180535 OF WELD COUNTY, COLORADO.

PROPERTY DESCRIPTION:

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

CONSIDERING THE SOUTH LINE OF SAID SECTION 26 TO BEAR SOUTH 89°24'19" WEST, A DISTANCE OF 2632.46 FEET BETWEEN A FOUND 3-1/4" ALUMINUM CAP MARKED "ALPHA ENGINEERING, 1/4, S26, S35, R64W, 1994, LS 25937" AT THE SOUTH QUARTER CORNER OF SAID SECTION 26 AND A FOUND 3-1/4" ALUMINUM CAP MARKED "TZN, R64W, S27, S26, S34, S35, 1999, PLS 13155" AT THE SOUTHWEST CORNER OF SAID SECTION 26 AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 NORTH 00°23'34" WEST, A DISTANCE OF 1022.57 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 47°07'15" EAST, A DISTANCE OF 462.49 FEET TO A POINT ON THE SOUTH LINE EXTENDED OF STEWART SUBDIVISION, RECORDED IN THE RECORDS OF WELD COUNTY ON JULY 7, 1999 AT RECEPTION NO. 2704562; THENCE ALONG SAID SOUTH LINE EXTENDED AND SOUTH LINE OF STEWART SUBDIVISION NORTH 89°24'00" EAST, A DISTANCE OF 721.21 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE EXTENDED OF CEDAR STREET, AS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN THE RECORDS OF WELD COUNTY ON MARCH 28, 1960 IN BOOK 1554, PAGE 356; THENCE ALONG SAID RIGHT-OF-WAY LINE EXTENDED, SOUTH 01°03'59" EAST, A DISTANCE OF 47.81 FEET TO THE NORTHWEST CORNER OF SAID CEDAR STREET RIGHT-OF-WAY; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF CEDAR STREET, SOUTH 01°03'59" EAST, A DISTANCE OF 1286.03 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE ALONG SAID SOUTH LINE, SOUTH 89°24'19" WEST, A DISTANCE OF 1077.95 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SECTION 26 AND THE POINT OF BEGINNING.

CONTAINING 33.38 ACRES MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF VISTA WEST 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 _____, 2021 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 _____, 2021.

CHAIRPERSON

TOWN BOARD OF TRUSTEES APPROVAL

THIS IS TO CERTIFY THAT THE PLAT OF VISTA WEST WAS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF KEENESBURG BY RESOLUTION NO. _____, THIS _____ DAY OF _____, 2021 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

TOWN OF KEENESBURG ENGINEERING REVIEW

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN OF KEENESBURG ENGINEERING STANDARDS AND REQUIREMENTS, THE TOWN OF KEENESBURG IS NOT RESPONSIBLE FOR THE CORRECTNESS OF DESIGN, DIMENSIONS, DETAILS, QUANTITIES, OR DESIGN SAFETY.

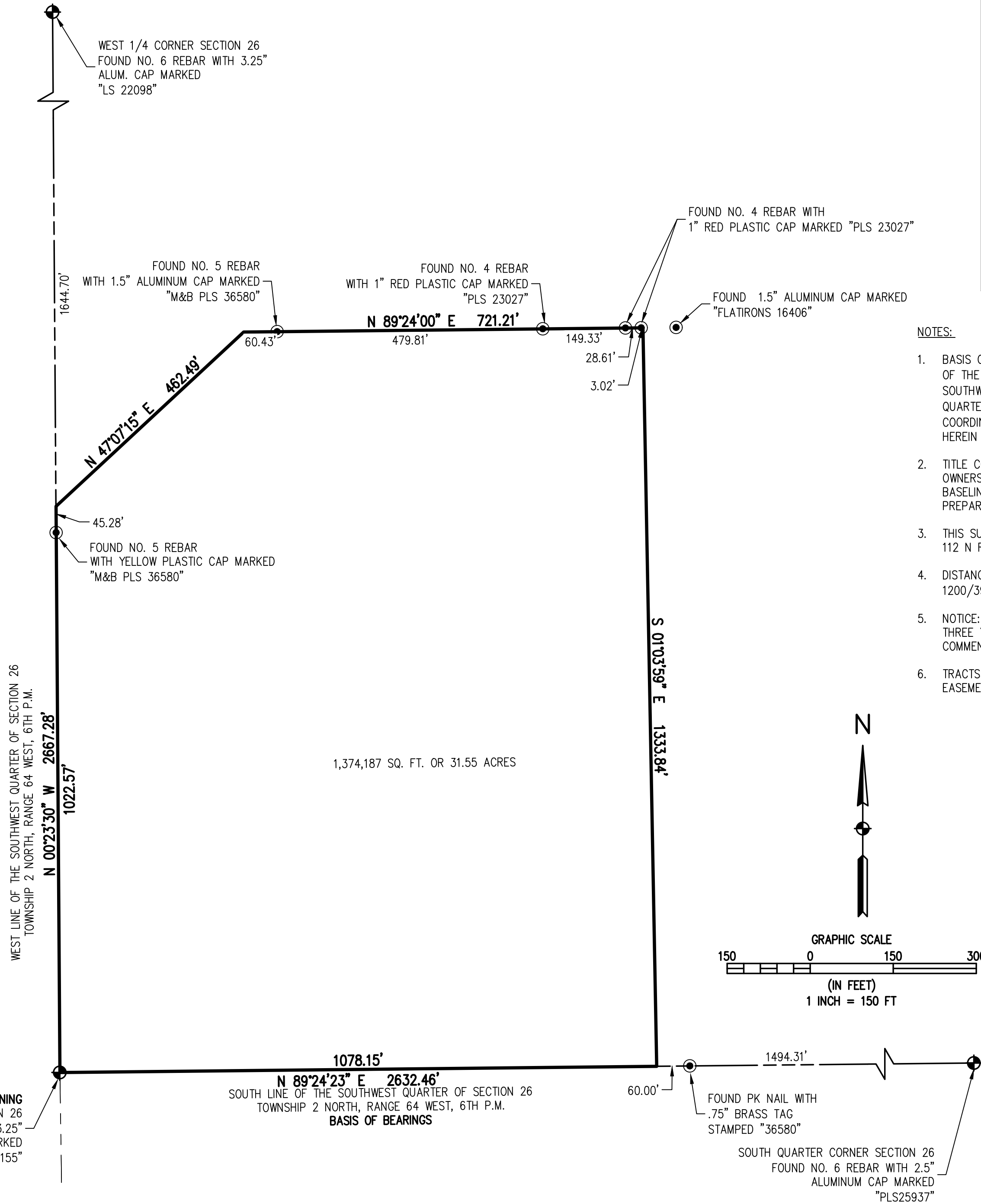
TOWN ENGINEER DATE

THESE PLANS ARE VALID FOR TWO (2) YEARS AFER THE DATE OF APPROVAL. IF CONSTRUCTION IS NOT COMPLETED WITHIN THAT TIME PERIOD, RESUBMITTAL TO THE TOWN IS REQUIRED.

FINAL PLAT VISTA WEST SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO

SHEET 1



NOTES:

- BASIS OF BEARINGS: ASSUMING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 6 REBAR WITH 3-1/4 INCH ALUMINUM CAP MARKED "PLS 13155" AT THE SOUTHWEST CORNER OF SAID SECTION 26 AND A NO. 6 REBAR WITH A 3-1/2 INCH ALUMINUM CAP STAMPED PLS 25937 AT THE SOUTH QUARTER CORNER OF SAID SECTION 26 TO BEAR SOUTH 89°24'19" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2632.46 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-1061316-CO, DATED APRIL 7, 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, 112 N RUBEY DRIVE, SUITE 210, GOLDEN, COLORADO 80403.
- 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 A, B, C, D, E, F, G, H, I, J, AND K ARE FOR OPEN SPACE, DRAINAGE, PUBLIC ACCESS, PEDESTRIAN USES AND UTILITY EASEMENTS AND WILL BE MAINTAINED BY VISTA WEST HOA.

SETBACKS:

SETBACKS WILL REMAIN ALIGNED WITH ZONE DISTRICT STANDARDS

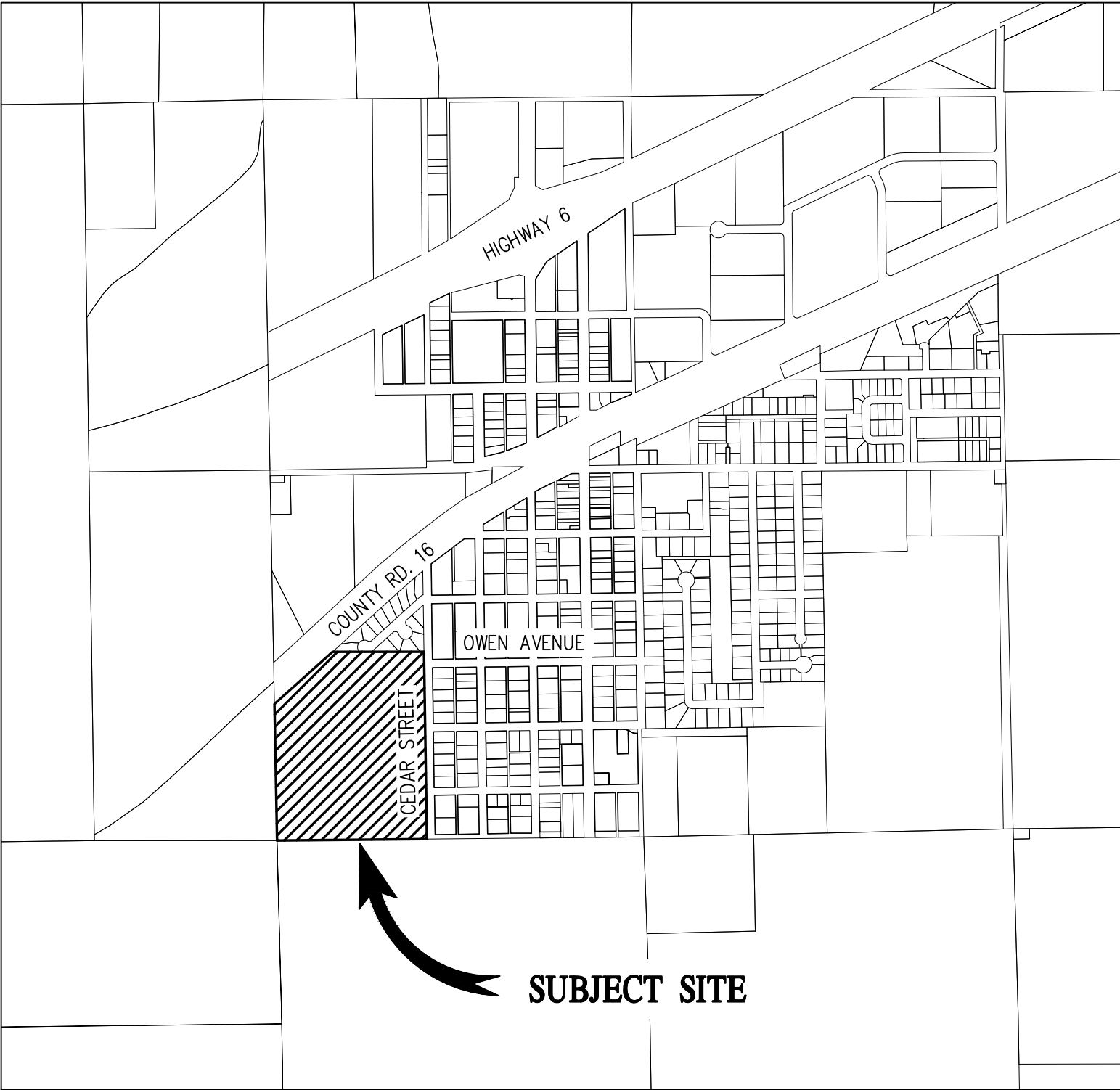
- FRONT YARD SETBACK: 20'
- REAR YARD SETBACK: 15'
- SIDE YARD SETBACK: 5'
- STREET SIDE YARD SETBACKS: 15'

MIN LOT SIZE: 5,500.00 SF

PARCEL TABLE			
PARCEL #	AREA (SF)	LAND USE	OWNERSHIP/ MAINTENANCE
TRACT A	20,827.2	OPEN SPACE, DRAINAGE, PUBLIC ACCESS, PEDESTRIAN, UTILITY	HOA
TRACT B	4,332.3	OPEN SPACE, DRAINAGE, PUBLIC ACCESS, PEDESTRIAN, UTILITY	HOA
TRACT C	4,333.4	OPEN SPACE, DRAINAGE, PUBLIC ACCESS, PEDESTRIAN, UTILITY	HOA
TRACT D	4,333.4	OPEN SPACE, DRAINAGE, PUBLIC ACCESS, PEDESTRIAN, UTILITY	HOA
TRACT E	4,333.4	OPEN SPACE, DRAINAGE, PUBLIC ACCESS, PEDESTRIAN, UTILITY	HOA
TRACT F	3,199.4	OPEN SPACE, DRAINAGE, PUBLIC ACCESS, PEDESTRIAN, UTILITY	HOA
TRACT G	56,642.6	OPEN SPACE, DRAINAGE, PUBLIC ACCESS, PEDESTRIAN, UTILITY	HOA
TRACT H	107,241.3	OPEN SPACE, DRAINAGE, PUBLIC ACCESS, PEDESTRIAN, UTILITY	HOA
TRACT I	6,606.9	OPEN SPACE, DRAINAGE, PUBLIC ACCESS, PEDESTRIAN, UTILITY	HOA
TRACT J	5,361.2	OPEN SPACE, DRAINAGE, PUBLIC ACCESS, PEDESTRIAN, UTILITY	HOA
TRACT K	2,476.7	OPEN SPACE, DRAINAGE, PUBLIC ACCESS, PEDESTRIAN, UTILITY	HOA

LAND USE		
COVERAGE	AREA (ACRES)	PERCENT TOTAL
OPEN SPACE, PARKS, TRAILS	5.04	16.00%
PROPOSED RIGHT-OF-WAY	8.87	28.16%
50'x110' LOTS	6.59	20.92%
60'x110' LOTS	7.04	22.51%
70'x120' LOTS	3.96	12.57%
OVERALL SITE AREA	31.50	100.00%

LOT SUMMARY	
LOT TYPE	NUMBER OF LOTS
50'x110' LOTS	52
60'x110' LOTS	47
70'x120' LOTS	21
TOTAL	120



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DESIGNED BY	DATE	PREPARED BY	REVISION DESCRIPTION
SPC	09/22/21	DBH	CITY AND COUNTY REMARKS AND REDLINES
DRAWN BY	12/14/21	DH	REVISED BLOCKS, TRACTS AND STREETS
DH			
CHECKED BY			
AAD			

MSP COMPANIES	WELD COUNTY
VISTA WEST FINAL PLAT COVER	
TOWN OF KEENESBURG	

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL 06/25/2021

DRAWING SIZE 24" X 36"

SURVEY FIRM BASELINE

SURVEY DATE 05/07/2021

JOB NO. C03490

DRAWING NAME 3490-Final_Plat.dwg

SHEET 01 OF 03

FINAL PLAT VISTA WEST SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO

LEGEND

PROPOSED LINETYPES

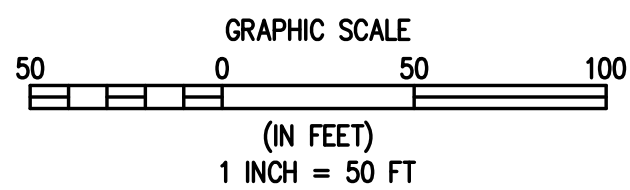
- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- EASEMENT
- ROADWAY CL

EXISTING SYMBOLS

- U.E. UTILITY EASEMENT
- FOUND PROPERTY PIN AS DESCRIBED
- ALIQUOT CORNER AS DESCRIBED

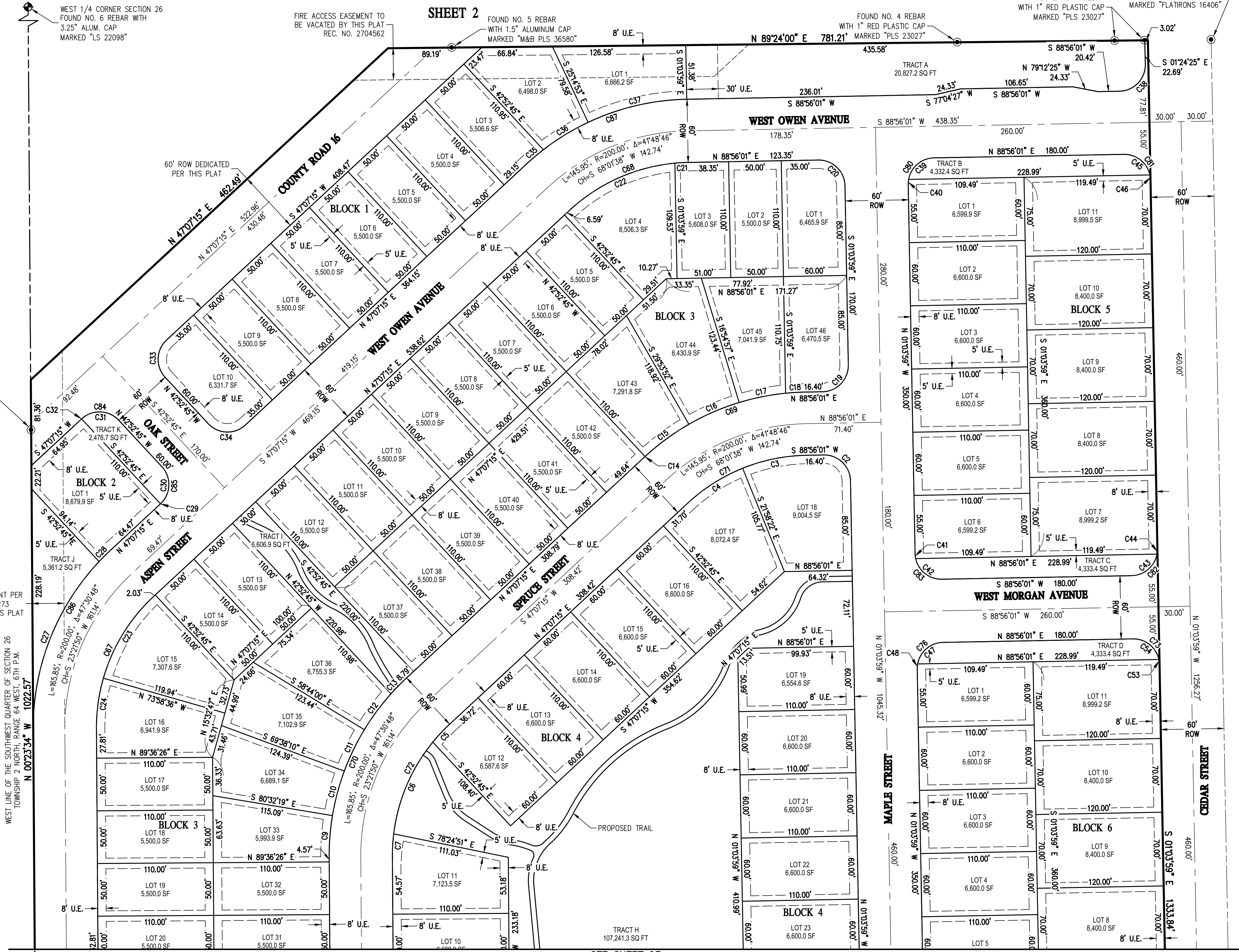
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.56'	25.00'	90°40'25"	N 44°16'14" E	35.56'
C2	39.27'	25.00'	90°00'00"	N 46°03'59" W	35.36'
C3	62.03'	170.00'	20°54'23"	S 78°28'49" W	61.69'
C4	62.03'	170.00'	20°54'23"	S 57°34'26" W	61.69'
C5	23.35'	170.00'	7°52'16"	S 43°11'07" W	23.34'
C6	95.91'	170.00'	32°19'26"	S 23°05'16" W	94.64'
C7	21.71'	170.00'	7°19'06"	S 03°15'59" W	21.70'
C8	39.27'	25.00'	90°00'00"	S 45°23'34" E	35.36'
C9	39.56'	230.00'	9°51'15"	N 04°32'04" E	39.51'
C10	43.77'	230.00'	10°54'09"	N 14°54'46" E	43.70'
C11	43.77'	230.00'	10°54'10"	N 25°48'55" E	43.70'
C12	42.40'	230.00'	10°33'42"	N 36°32'51" E	42.34'
C13	21.24'	230.00'	5°17'32"	N 44°28'28" E	21.24'
C14	0.36'	230.00'	0°05'26"	N 47°09'58" E	0.36'
C15	51.75'	230.00'	12°53'28"	N 53°39'25" E	51.64'
C16	52.11'	230.00'	12°58'54"	N 66°35'35" E	52.00'
C17	45.00'	230.00'	11°12'36"	N 78°41'21" E	44.93'
C18	18.62'	230.00'	4°38'22"	N 86°36'50" E	18.62'
C19	39.27'	25.00'	90°00'00"	N 43°56'01" E	35.36'
C20	39.27'	25.00'	90°00'00"	N 46°03'59" W	35.36'
C21	12.66'	170.00'	4°15'58"	S 86°48'02" W	12.65'
C22	111.40'	170.00'	37°32'48"	S 65°53'39" W	109.42'
C23	92.27'	170.00'	31°05'50"	S 31°34'19" W	91.14'
C24	48.71'	170.00'	16°24'58"	S 07°48'55" W	48.54'
C25	39.27'	25.00'	90°00'00"	S 45°23'34" E	35.36'
C26	39.27'	25.00'	90°00'00"	N 44°36'26" E	35.36'
C27	175.23'	230.00'	43°39'10"	N 21°26'01" E	171.03'
C28	15.50'	230.00'	3°51'38"	N 45°11'26" E	15.49'
C29	0.05'	25.00'	0°06'20"	N 47°07'15" E	0.05'
C30	39.22'	25.00'	89°53'40"	N 02°04'04" E	35.32'
C31	39.22'	25.00'	89°53'40"	N 87°49'35" W	35.32'
C32	0.05'	25.00'	0°06'20"	S 47°07'15" W	0.05'
C33	39.27'	25.00'	90°00'00"	N 02°07'15" E	35.36'
C34	39.27'	25.00'	90°00'00"	N 87°52'45" W	35.36'
C35	20.87'	230.00'	5°12'01"	S 49°43'15" W	20.87'
C36	49.90'	230.00'	12°25'52"	S 58°32'11" W	49.80'
C37	96.84'	230.00'	24°07'24"	S 76°48'49" W	96.12'
C38	39.42'	25.00'	90°20'26"	S 43°45'48" W	35.46'
C39	34.23'	25.00'	78°26'28"	N 49°42'47" E	31.62'
C40	5.04'	25.00'	11°33'32"	N 04°42'47" E	5.03'
C41	5.03'	25.00'	11°32'13"	N 06°50'06" W	5.03'
C42	34.24'	25.00'	78°27'47"	N 51°50'06" W	31.62'
C43	34.24'	25.00'	78°27'47"	S 49°42'08" W	31.62'
C44	5.03'	25.00'	11°32'13"	S 04°42'08" W	5.03'
C45	34.24'	25.00'	78°27'47"	S 51°50'06" E	31.62'
C46	5.03'	25.00'	11°32'13"	S 06°50'06" E	5.03'

CONTINUED ON SHEET 3



FOUND NO. 5 REBAR
WITH YELLOW PLASTIC
CAP MARKED
"M&B PLS 36580"

30' ROW EASEMENT PER
BK. 86 PG. 273
VACATED PER THIS PLAT



SEE SHEET 03

BASELINE

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DESIGNED BY SPC
DRAWN BY DH
CHECKED BY AAD

DATE 09/22/21
PREPARED BY DBH
REVISION DESCRIPTION
CITY AND COUNTY REMARKS AND REDLINES
REVISED BLOCKS, TRACTS AND STREETS

WELD COUNTY
MSP COMPANIES
VISTA WEST
FINAL PLAT
FINAL PLAT NORTH

FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL 06/25/2021
DRAWING SIZE 24" X 36"
SURVEY FIRM BASELINE
SURVEY DATE 05/07/2021
JOB NO. C03490
DRAWING NAME 3490-Final_Plat.dwg
SHEET 02 OF 03

N:\co3490 - Summerfield - Keenesburg\Drawings\Survey\Final Plat\3490-Final_Plot.dwg, 12/15/2021 4:20:04 PM, Michael Lujan

LEGEND

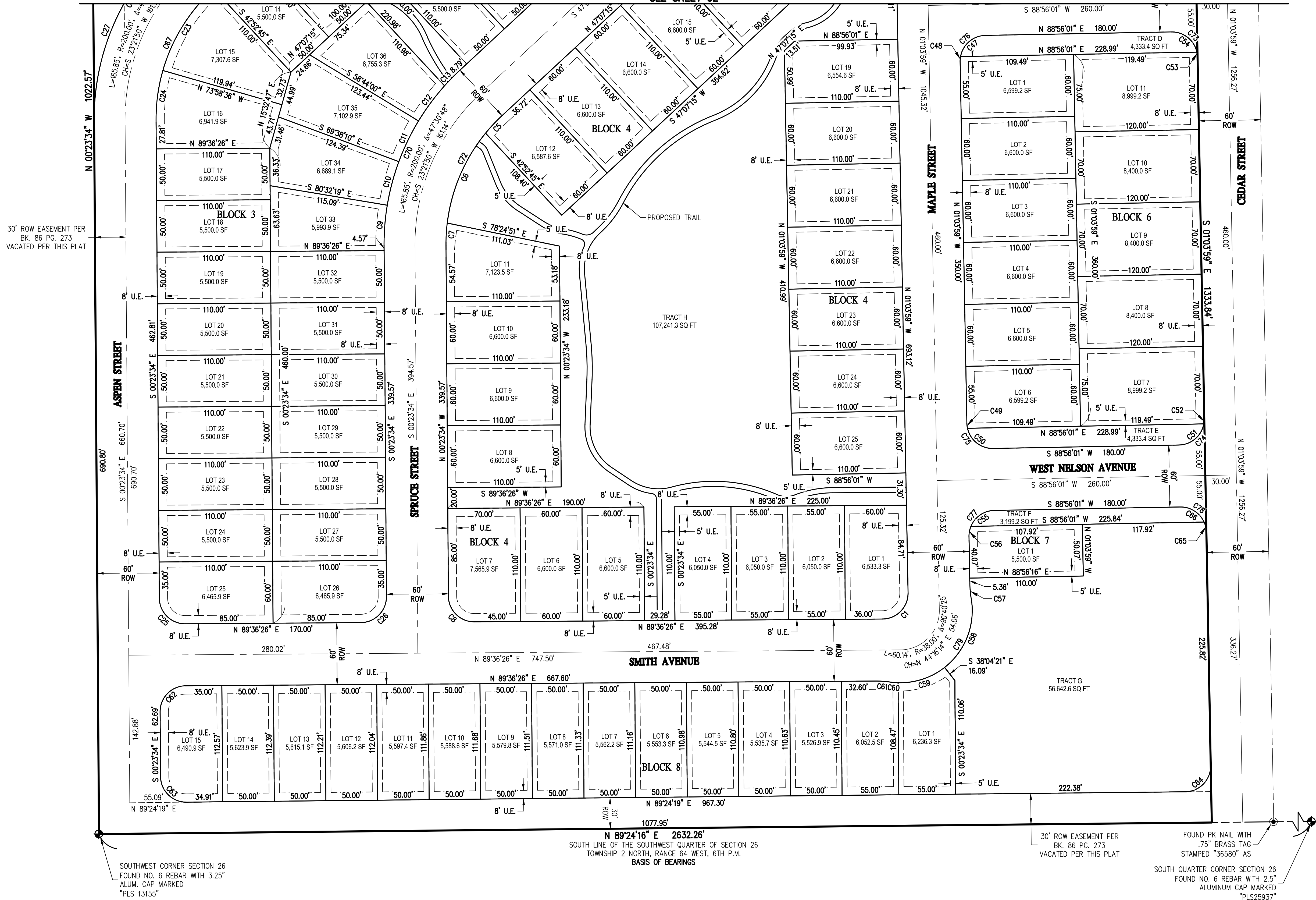
PROPOSED LINETYPES	EXISTING SYMBOLS
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
	EASEMENT
	ROADWAY CL
	UTILITY EASEMENT
	FOUND PROPERTY PIN AS DESCRIBED
	ALIQUOT CORNER AS DESCRIBED

FINAL PLAT VISTA WEST SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO

SHEET 3

SEE SHEET 02



CONTINUED FROM SHEET 2

C47	34.24'	25.00'	78°27'47"	N 49°42'08" E	31.62'
C48	5.03'	25.00'	11°32'13"	N 04°42'08" E	5.03'
C49	5.03'	25.00'	11°32'13"	N 06°50'06" W	5.03'
C50	34.24'	25.00'	78°27'47"	N 51°50'06" W	31.62'
C51	34.24'	25.00'	78°27'47"	S 49°42'08" W	31.62'
C52	5.03'	25.00'	11°32'13"	S 04°42'08" W	5.03'
C53	5.03'	25.00'	11°32'13"	S 06°50'06" E	5.03'
C54	34.24'	25.00'	78°27'47"	S 51°50'06" E	31.62'
C55	29.00'	25.00'	66°27'51"	S 55°42'06" W	27.40'
C56	10.27'	25.00'	23°32'09"	S 10°42'06" W	10.20'
C57	14.71'	100.00'	8°25'35"	S 05°16'46" E	14.69'
C58	74.86'	69.83'	61°25'13"	S 21°13'03" W	71.33'
C59	48.41'	69.83'	39°43'00"	S 71°47'09" W	47.44'
C60	7.79'	69.83'	6°23'22"	N 85°09'40" W	7.78'
C61	14.71'	100.00'	8°25'35"	N 86°10'47" W	14.69'
C62	39.27'	25.00'	90°00'00"	S 44°36'26" W	35.36'
C63	39.36'	25.00'	90°12'07"	S 45°29'38" E	35.42'
C64	39.48'	25.00'	90°28'18"	N 44°10'10" E	35.50'
C65	10.27'	25.00'	23°32'09"	N 12°50'04" W	10.20'
C66	29.00'	25.00'	66°27'51"	N 57°50'04" W	27.40'
C67	140.98'	170.00'	47°30'48"	N 23°21'50" E	136.97'
C68	124.06'	170.00'	41°48'46"	S 68°01'38" W	121.33'
C69	167.85'	230.00'	41°48'46"	N 68°01'38" E	164.15'
C70	190.73'	230.00'	47°30'48"	N 23°21'50" E	185.31'
C71	124.06'	170.00'	41°48'46"	N 68°01'38" E	121.33'
C72	140.98'	170.00'	47°30'48"	N 23°21'50" E	136.97'
C73	39.27'	25.00'	90°00'00"	S 46°03'59" E	35.36'
C74	39.27'	25.00'	90°00'00"	S 43°56'01" W	35.36'
C75	39.27'	25.00'	90°00'00"	S 46°03'59" E	35.36'
C76	39.27'	25.00'	90°00'00"	N 43°56'01" E	35.36'
C77	39.27'	25.00'	90°00'00"	N 43°56'01" E	35.36'
C78	39.27'	25.00'	90°00'00"	S 46°03'59" E	35.36'
C79	131.06'	69.83'	107°31'34"	N 44°16'14" E	112.65'
C80	39.27'	25.00'	90°00'00"	N 43°56'01" E	35.36'
C81	39.27'	25.00'	90°00'00"	S 46°03'59" E	35.36'
C82	39.27'	25.00'	90°00'00"	N 43°56'01" E	35.36'
C83	39.27'	25.00'	90°00'00"	S 46°03'59" E	35.36'
C84	39.27'	25.00'	90°00'00"	S 87°52'45" E	35.36'
C85	39.27'	25.00'	90°00'00"	S 02°07'15" W	35.36'
C86	190.73'	230.00'	47°30'48"	S 23°21'50" W	185.31'
C87	167.61'	230.00'	41°45'16"	S 67°59'53" W	163.93'

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
SPC

DATE
09/22/21

PREPARED BY
DBH

REVISION DESCRIPTION
CITY AND COUNTY REMARKS AND REDLINES

REVISION DESCRIPTION
REVISED BLOCKS, TRACTS AND STREETS

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FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL 06/25/2021
DRAWING SIZE 24" X 36"
SURVEY FIRM SURVEY DATE
BASELINE 05/07/2021
JOB NO. C03490
DRAWING NAME
3490-Final_Plot.dwg
SHEET 03 OF 03

03