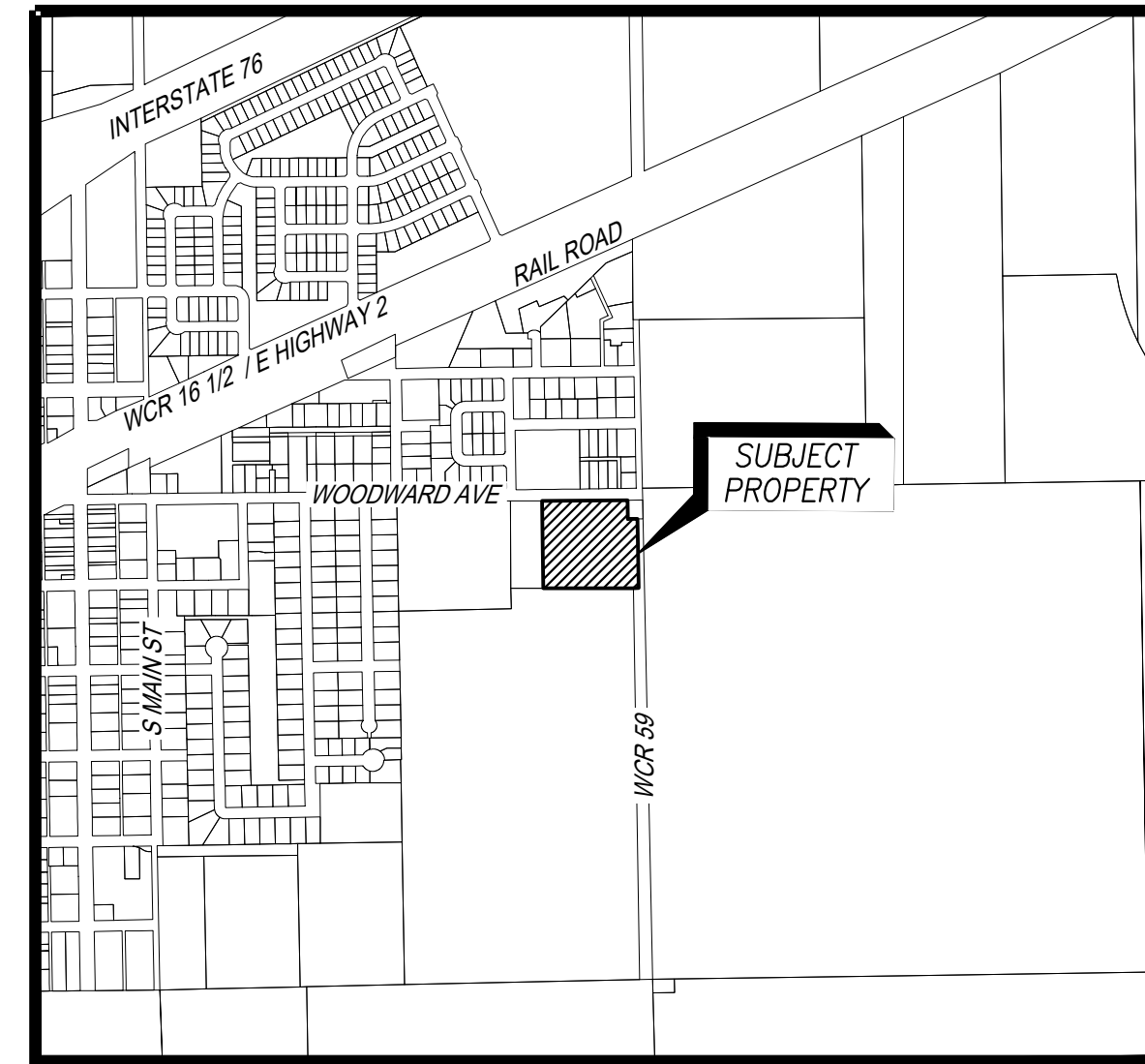
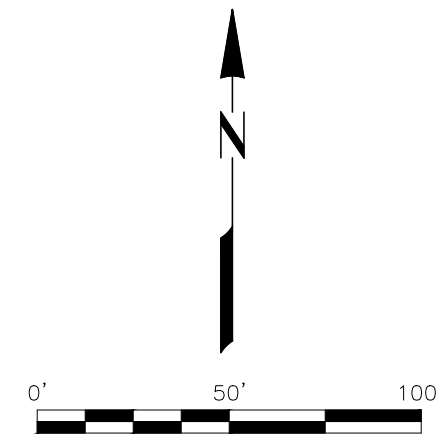


TBK MINOR SUBDIVISION

BEING AN UNPLATTED TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP
1" = 1000'



LEGEND:

- ◆ PROPERTY CORNER - FOUND NO. 5 REBAR (NO CAP)
- PROPERTY CORNER - FOUND 1" RED PLASTIC CAP (ILLEGIBLE)
- PROPERTY CORNER - SET NO. 5 REBAR WITH ORANGE PLASTIC CAP MARKED "PLS 37070"

SURVEY NOTES:

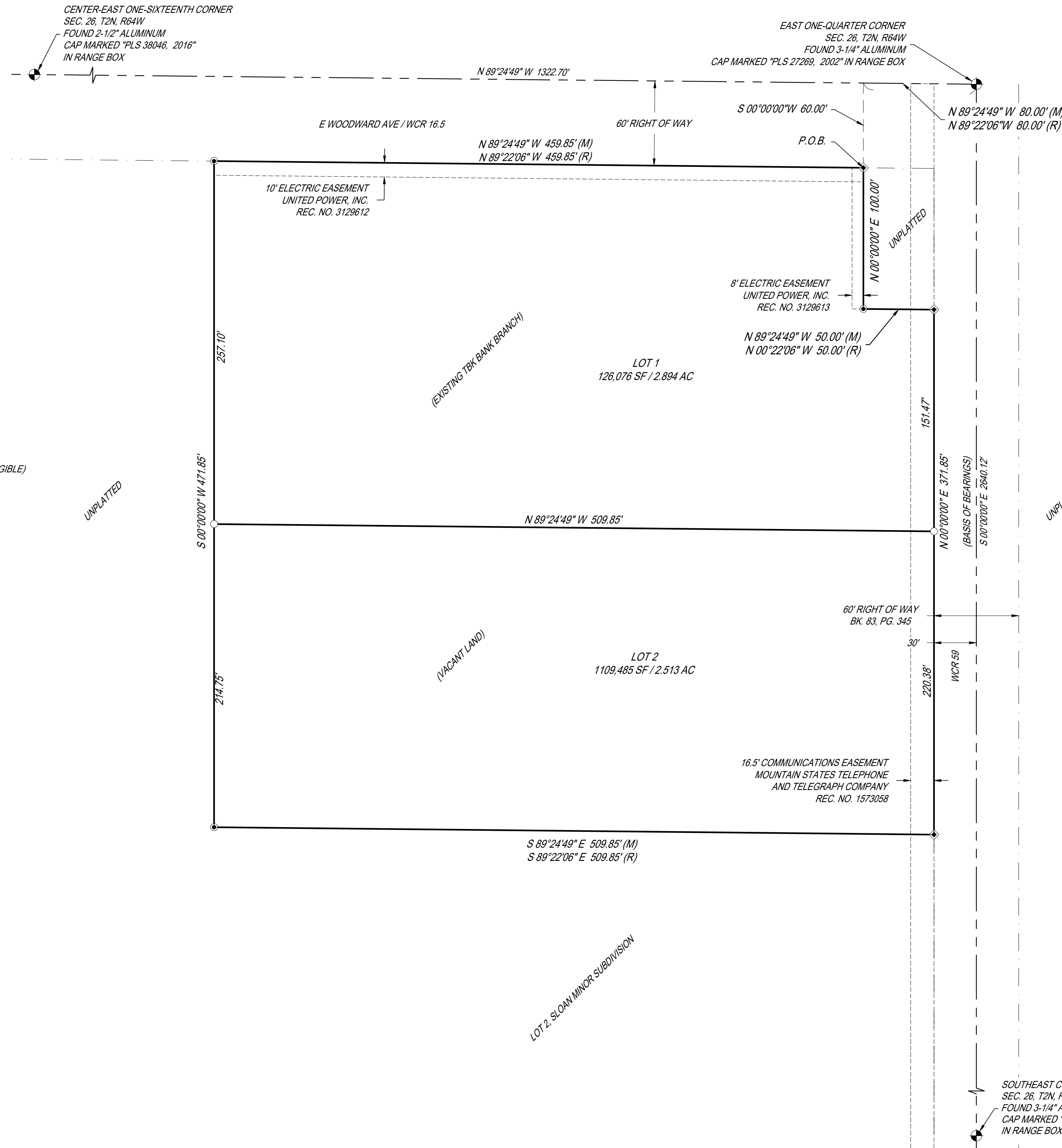
1. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESSED OR IMPLIED.
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT 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.
3. DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET (GROUND) WHICH IS DEFINED BY AS EXACTLY 1200/3937 METERS.
4. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, SAID LINE BEING MONUMENTED ON THE NORTH END BY THE EAST QUARTER CORNER BEING A 3-1/4 INCH ALUMINUM CAP MARKED "PLS 27269" AND ON THE SOUTH BY THE SOUTHEAST CORNER BEING A 3-1/4 INCH ALUMINUM CAP MARKED "PLS 22098" AND BEARS SOUTH 00°00'00" EAST.

SURVEYOR CERTIFICATE:

I, DOUGLAS W. CHINN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND THAT THIS MAP IS AN ACCURATE REPRESENTATION THEREOF, AND THAT THE MONUMENTATION AS INDICATED HEREON WAS FOUND OR SET AS SHOWN, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

DOUGLAS W. CHINN, PLS
COLORADO PROFESSIONAL LAND SURVEYOR NUMBER 37070

FOR AND ON BEHALF OF:
ACKLAM, INC.
133 S. 27TH AVENUE
BRIGHTON, CO 80601



OWNERSHIP AND DEDICATION:
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED TBK BANK, SSB, BEING THE SOLE OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED AS FOLLOWS:

A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
CONSIDERING THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26 TO BEAR NORTH 00°00'00" EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
COMMENCING AT THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 26;
THENCE ALONG THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, NORTH 89°22'06" WEST, A DISTANCE OF 80.00 FEET;
THENCE SOUTH 00°00'00" WEST, AND PARALLEL WITH THE EAST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 80.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WOODWARD AVENUE AND THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°22'06" WEST, AND PARALLEL WITH THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 459.85 FEET;
THENCE SOUTH 00°00'00" WEST, AND PARALLEL WITH THE EAST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 471.85 FEET;
THENCE SOUTH 89°22'06" EAST, AND PARALLEL WITH THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 509.85 FEET TO THE WEST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 59;
THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 00°00'00" EAST, AND PARALLEL WITH THE EAST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 371.85 FEET;
THENCE NORTH 89°22'06" WEST, AND PARALLEL WITH THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 80.00 FEET;
THENCE NORTH 00°00'00" EAST, AND PARALLEL WITH THE EAST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF "TBK MINOR SUBDIVISION" A SUBDIVISION OF A PART OF THE TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF KEENESBURG THE STREETS, AVENUES (AND OTHER PUBLIC PLACES, TRACTS/OUTLOTS) 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 SUBSEQUENT OWNERS OF THE PARCEL, AND SUCH SUMS SHALL NOT BE PAID 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 TOWN FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURYLINK, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH TOWN FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURYLINK AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF KEENESBURG, COLORADO.

PROPERTY OWNER:

TBK BANK, SSB
BY: _____ AS: _____

ACKNOWLEDGEMENT:

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TBK BANK, SSB

BY: _____ AS: _____

TOWN BOARD APPROVAL:

THIS IS TO CERTIFY THAT THE PLAT OF TBK MINOR SUBDIVISION WAS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF KEENESBURG BY RESOLUTION NO. _____ THIS _____ DAY OF _____, 20__ 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.

ATTEST:
MAYOR _____ TOWN CLERK _____

MAYOR _____

TOWN CLERK _____

PLANNING COMMISSION APPROVAL:

APPROVED BY THE PLANNING COMMISSION FOR THE TOWN OF KEENESBURG, WELD COUNTY, COLORADO THIS _____ DAY OF _____, 20__

CHAIRPERSON _____

SOUTHEAST CORNER
SEC. 26, T2N, R64W
FOUND 3-1/4" ALUMINUM
CAP MARKED "PLS 22098, 1987"
IN RANGE BOX

SCALE: AS SHOWN	CLIENT NAME: TBK BANK SSB	<p>133 S. 27th Avenue Brighton, CO 80601</p>	SHEET:	
DATE: 06/05/2020	REV. #		REVISION DATE	1 OF 1
JOB NO.: 209020	REV. #		REVISION DATE	
JOB NAME: TBK KEENESBURG	A		ADDRESS COMMENTS: 09/22/2020	
DRAWN: JMP	CHK: DWC			
REV: -				
APP. NO.:				