

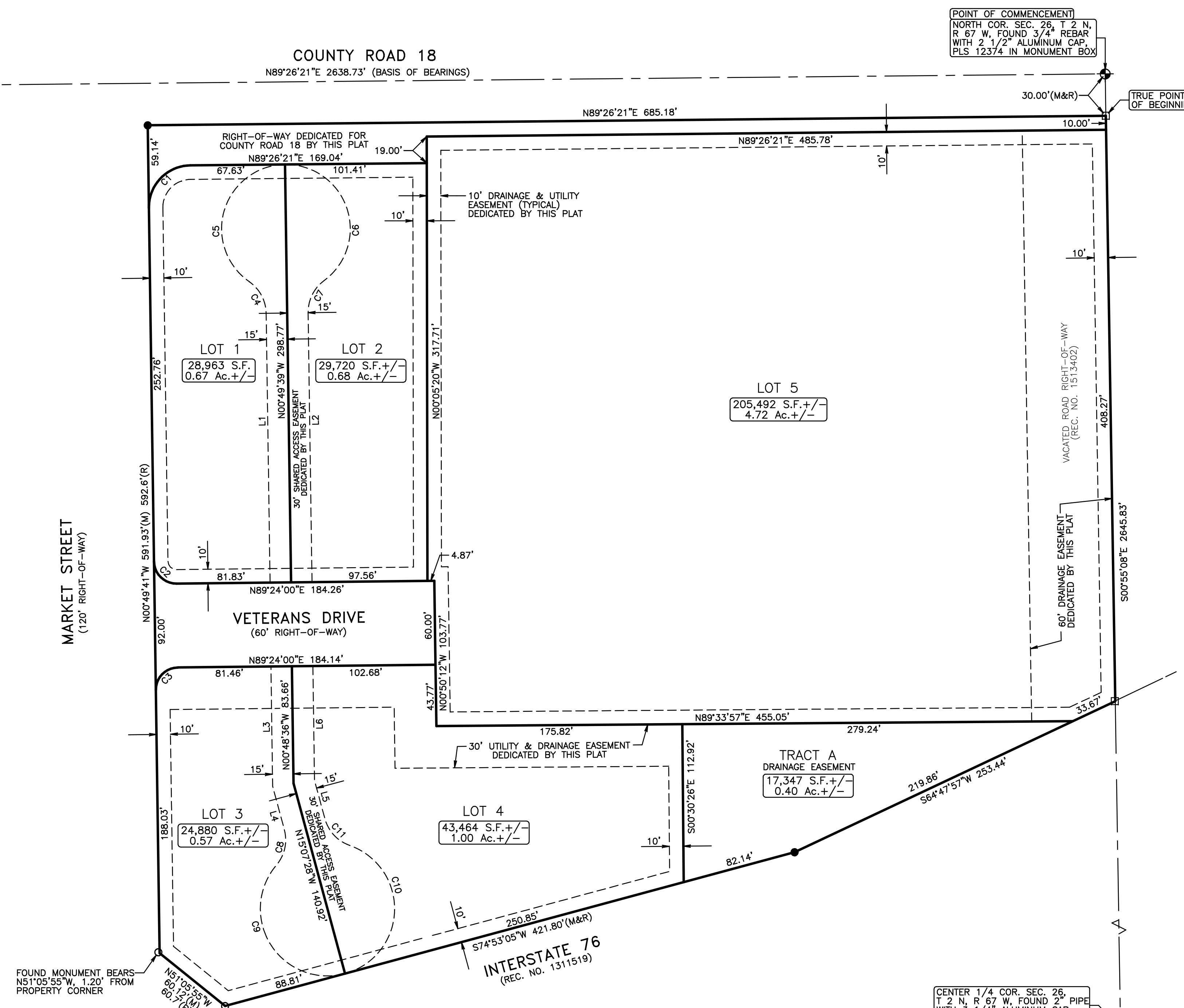
MARKET STREET EAST SUBDIVISION - FINAL PLAT

Part of the Northwest 1/4 of Section 26,
Township 2 North, Range 64 West of the 6th P.M.,
Town of Keenesburg, County of Weld, State of Colorado

Sheet 1 of 1

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	30.00'	47.26'	90°16'02"	N44°18'20"E	42.53'
C2	16.00'	25.07'	89°46'19"	S45°42'50"E	22.58'
C3	16.00'	25.20'	90°13'41"	N44°17'10"E	22.67'
C4	28.00'	26.62'	54°28'27"	N28°04'02"W	25.63'
C5	46.00'	115.97'	144°26'36"	N16°55'13"E	87.61'
C6	46.00'	115.54'	143°54'26"	S18°18'36"E	87.47'
C7	28.00'	26.62'	54°28'16"	S26°24'29"W	25.63'
C8	28.00'	27.14'	55°31'56"	S12°38'30"W	26.09'
C9	48.00'	121.91'	145°31'23"	S32°21'14"E	91.69'
C10	48.00'	121.95'	145°33'47"	N02°06'12"E	91.70'
C11	28.00'	27.15'	55°33'14"	N42°54'05"W	26.10'

LINE	BEARING	DISTANCE
L1	N00°49'39"W	192.48'
L2	S00°49'39"E	192.61'
L3	S00°48'36"E	85.60'
L4	S15°07'28"E	32.15'
L5	N15°07'28"W	28.36'
L6	N00°48'36"W	81.72'



OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE SOLE OWNERS OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONSIDERING THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M. TO BEAR NORTH 89°26'21" EAST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 2 1/2" ALUMINUM CAP, PLS 12374 IN MONUMENT BOX, AND ON THE WEST END BY A 2" PIPE WITH 3 1/4" ALUMINUM CAP, PLS 37971 IN MONUMENT BOX, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 26; THENCE SOUTH 00°55'08" EAST, COINCIDENT WITH THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 18 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°55'08" EAST, COINCIDENT WITH THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 418.27 FEET TO THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 76 AS DESCRIBED IN DEED RECORDED AUGUST 27, 1959 AS RECEPTION NO. 1311519 IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE SOUTH 64°47'57" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 253.44 FEET; THENCE SOUTH 74°53'05" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 421.80 FEET; THENCE NORTH 51°05'55" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 60.12 FEET TO THE EAST RIGHT-OF-WAY LINE OF MARKET STREET AS DESCRIBED IN SAID DEED; THENCE NORTH 00°49'41" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 591.93 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 18; THENCE NORTH 89°26'21" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 685.18 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 372,800 SQUARE FEET OR 8.56 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS, LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "MARKET STREET EAST SUBDIVISION" AND DO HEREBY DEDICATE TO THE PUBLIC ALL WAYS AND OTHER PUBLIC RIGHTS-OF-WAY AND EASEMENTS FOR THE PURPOSES SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 20____.

RICHARD I. ROBERTSON _____

HEIDI D. ROBERTSON _____

WAYNE E. LEWTON _____

DEBRA K. LEWTON _____

SUPERINTENDENT - WELD COUNTY SCHOOL DISTRICT RE-3J

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME

BY: RICHARD I. ROBERTSON, HEIDI D. ROBERTSON, WAYNE E. LEWTON, DEBRA K. LEWTON, AND THE SUPERINTENDENT FOR WELD COUNTY SCHOOL DISTRICT RE-3J

THIS _____ DAY OF _____, A.D., 20____.

COUNTY OF _____ } SS

STATE OF _____ } SS

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

WITNESS MY HAND AND SEAL _____

PLANNING COMMISSION APPROVAL:

THIS PLAT IS APPROVED BY THE TOWN OF KEENESBURG PLANNING COMMISSION

THIS _____ DAY OF _____, 20____.

TOWN BOARD APPROVAL:

APPROVED BY THE TOWN BOARD OF KEENESBURG, COLORADO

THIS _____ DAY OF _____, 20____.

MAYOR: _____

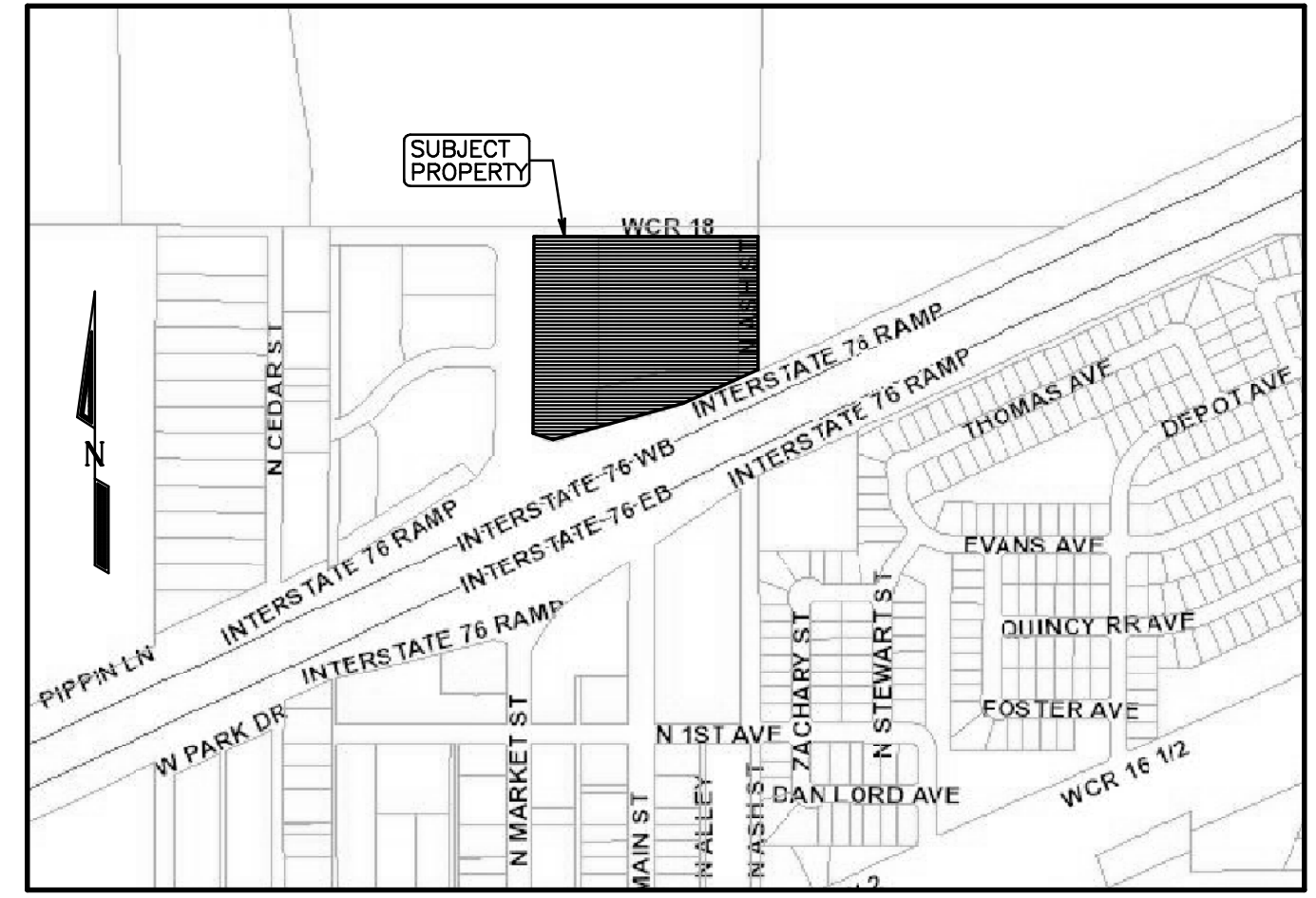
ATTEST: _____ TOWN CLERK:

SURVEYOR'S STATEMENT:

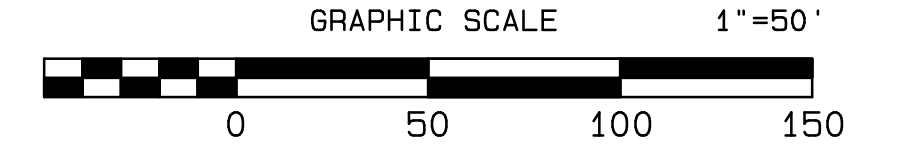
I, CURTIS D. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP.

CURTIS D. HOOS, PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST SURVEYING CO.
A COLORADO CORPORATION

- NOTES:**
- 1) BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M. TO BEAR NORTH 89°26'21" EAST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 2 1/2" ALUMINUM CAP, PLS 12374 IN MONUMENT BOX, AND ON THE WEST END BY A 2" PIPE WITH 3 1/4" ALUMINUM CAP, PLS 37971 IN MONUMENT BOX, AND WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.
 - 2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
 - 3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
 - 4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A 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.
 - 5) ALL DISTANCES ON THIS DRAWING ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.



- LEGEND:**
- ◆ = ALIQUOT MONUMENT, AS NOTED
 - = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP, PLS 37971
 - = FOUND 5/8" REBAR WITH 1 1/2" ALUMINUM CAP, PLS 18371
 - = FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, PLS 31159
 - = FOUND 1/2" REBAR, AS NOTED
 - (M) = AS MEASURED BY THIS SURVEY
 - (R) = MEASUREMENT OF RECORD



American West Land Surveying Co.
A Colorado Corporation

PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

SCALE 1" = 50' DRAWN BY: CDH CHECKED BY: MJH DATE: OCTOBER 17, 2022

REVISIONS:
JOB NO: 22-