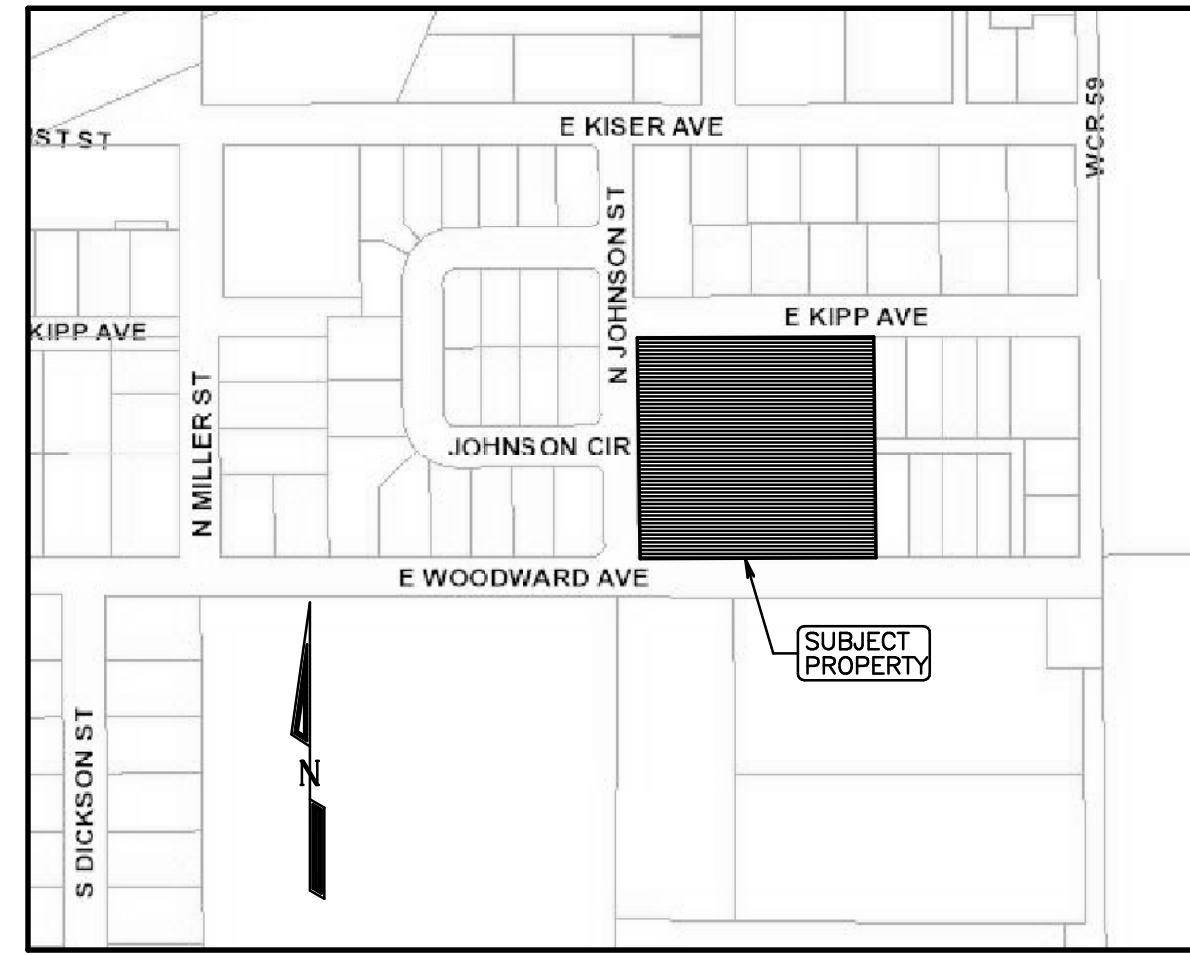


# JUDIE ANN SUBDIVISION - PRELIMINARY PLAT

Located in the Northeast 1/4 of Section 26,  
Township 2 North, Range 64 West of the 6th P.M.,  
County of Weld, State of Colorado

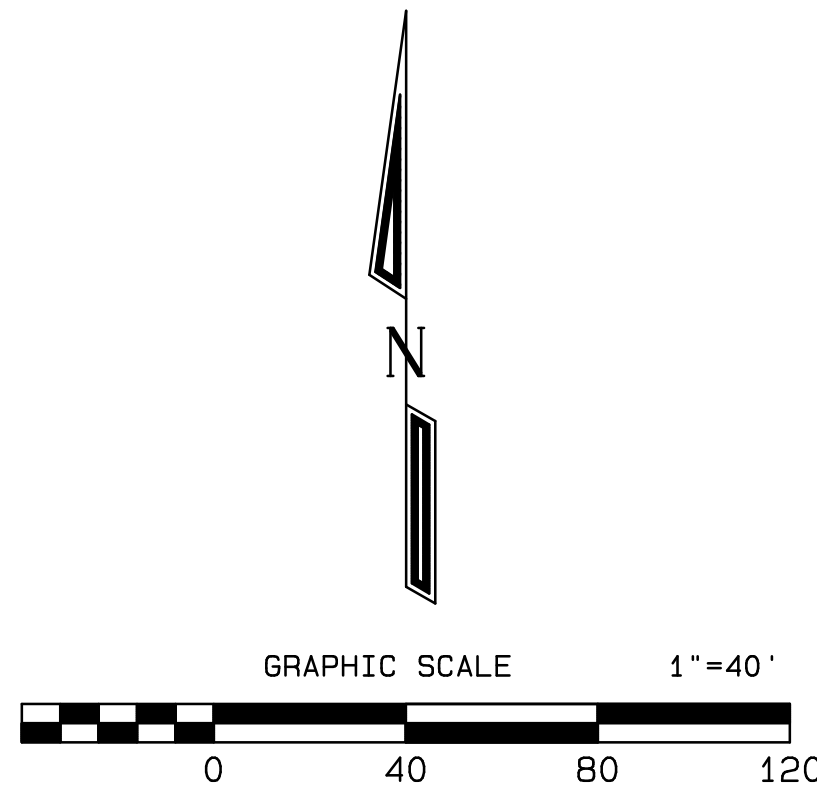
Sheet 1 of 1



VICINITY MAP: 1" = 400'

LINE	BEARING	DISTANCE
L1	N89°02'50"E	36.17'
L2	S75°59'08"E	42.81'
L3	S75°59'08"E	17.86'
L4	N75°59'08"W	54.18'
L5	N75°59'08"W	7.62'
L6	S89°02'50"W	36.18'
L7	N89°15'08"E	67.44'
L8	S85°21'01"E	50.91'
L9	S01°22'54"E	50.72'
L10	S89°22'58"W	16.59'
L11	N89°15'08"E	30.00'
L12	S00°57'10"E	25.00'
L13	S89°15'08"W	30.00'
L14	N00°57'10"W	25.00'
L15	N75°59'08"W	61.44'
L16	S75°59'08"E	60.67'

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	15.00'	23.47'	89°39'52"	N45°47'06"W	21.15'
C2	15.00'	23.56'	90°00'00"	S44°02'50"W	21.21'
C3	30.00'	7.84'	14°58'02"	N83°28'09"W	7.81'
C4	17.00'	15.40'	51°54'40"	N50°01'48"W	14.88'
C5	60.00'	14.81'	14°08'49"	S31°08'52"E	14.78'
C6	60.00'	47.70'	45°33'03"	S60°59'49"E	46.45'
C7	60.00'	34.34'	32°47'26"	N79°49'56"E	33.87'
C8	60.00'	15.18'	14°29'56"	N56°11'15"E	15.14'
C9	60.00'	30.00'	28°38'52"	N34°36'51"E	29.69'
C10	60.00'	30.00'	28°38'52"	N05°57'59"E	29.69'
C11	60.00'	30.00'	28°38'52"	N22°40'54"W	29.69'
C12	60.00'	30.00'	28°38'52"	N51°19'46"W	29.69'
C13	60.00'	39.91'	38°06'25"	N84°42'25"W	39.17'
C14	60.00'	26.26'	29°04'32"	S63°42'06"W	26.05'
C15	17.00'	15.68'	52°51'02"	S77°35'21"W	15.13'
C16	90.00'	15.05'	09°34'51"	N80°46'33"W	15.03'
C17	90.00'	8.46'	05°23'11"	N88°15'34"W	8.46'
C18	15.00'	23.56'	90°00'00"	N45°57'10"W	21.21'
C19	15.00'	23.65'	90°19'03"	N44°12'22"E	21.27'
C20	90.00'	23.51'	14°58'02"	N83°28'09"W	23.44'
C21	60.00'	268.20'	284°45'39"	N13°32'41"E	73.25'



## NOTES:

- 1) BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, IS ASSUMED TO BEAR SOUTH 89°22'58" WEST, BEING MONUMENTED ON THE EAST END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 27269 IN MONUMENT BOX, AND ON THE WEST END BY A 3/4" REBAR WITH 2 1/2" ALUMINUM CAP, PLS 38046 IN MONUMENT BOX, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.
- 2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN WEST LAND SURVEYING CO. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
- 6) DISTANCES ON THIS LAND SURVEY PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

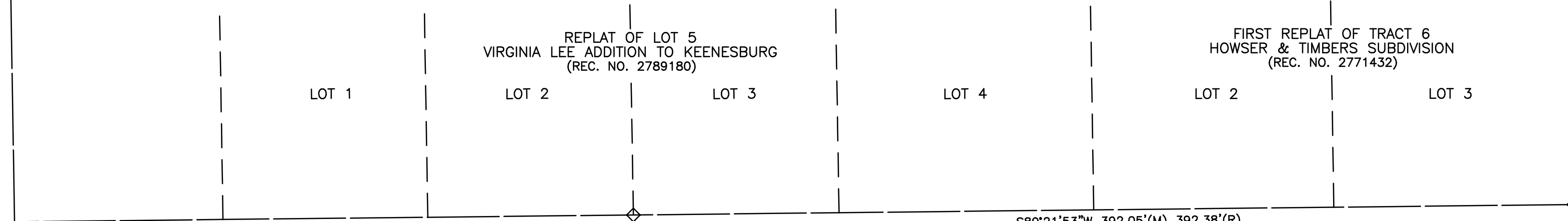
JOHNSON CIRCLE

LOT 16

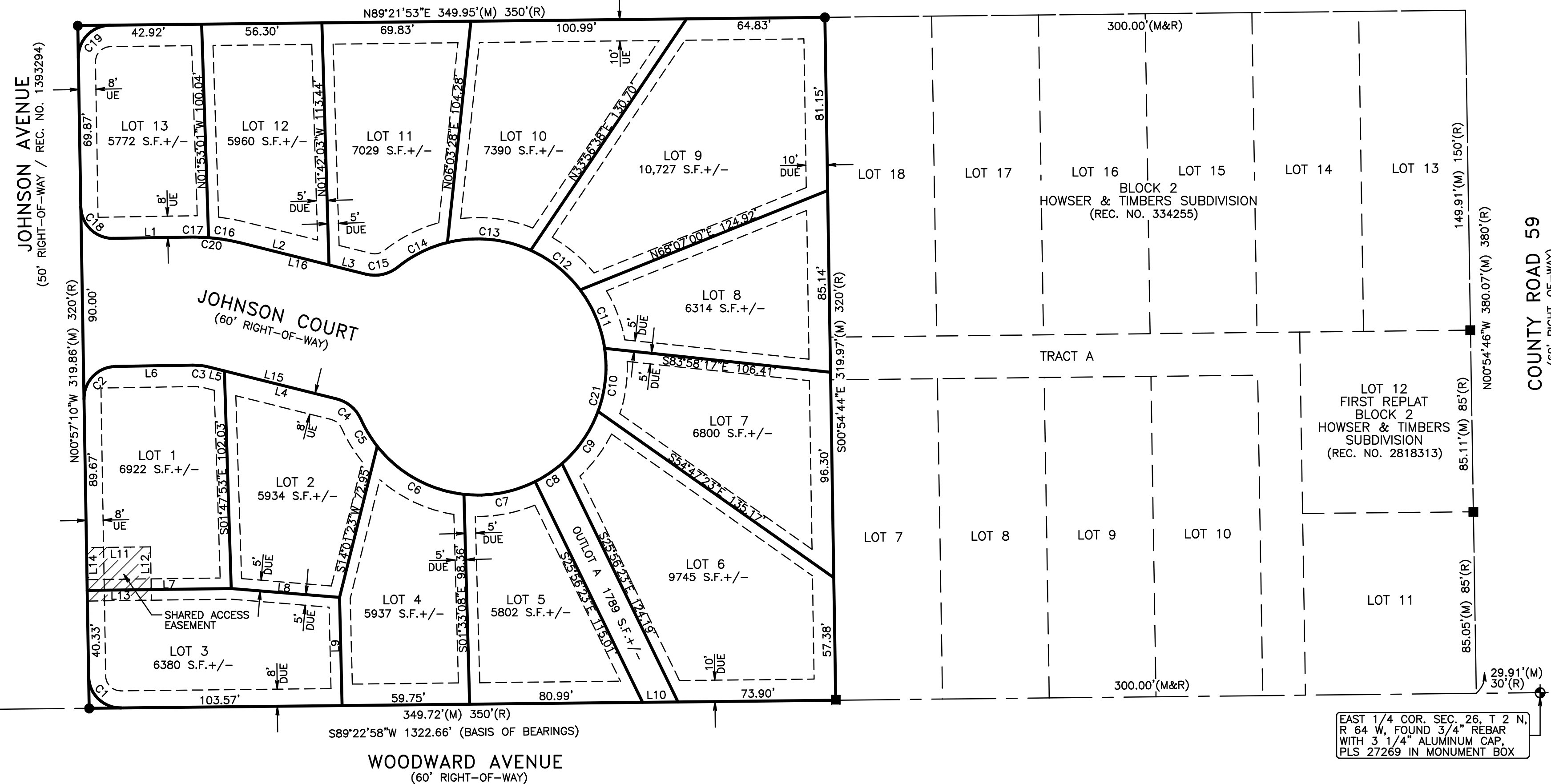
LOT 23

JOHNSON CIRCLE

LOT 1



KIPP AVENUE  
(60' RIGHT-OF-WAY)



CENTER-EAST 1/16 COR. SEC. 26, T. 2 N., R. 64 W., FOUND 3/4" REBAR WITH 2 1/2" ALUMINUM CAP, PLS 38046 IN MONUMENT BOX

EAST 1/4 COR. SEC. 26, T. 2 N., R. 64 W., FOUND 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 27269 IN MONUMENT BOX

## OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE SOLE OWNERS OF THAT PART OF THE NORTHEAST 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:

LOTS 1 THROUGH 6, BOTH INCLUSIVE, LOTS 19 THROUGH 24, BOTH INCLUSIVE, IN BLOCK 2, HOWSER AND TIMBERS SUBDIVISION, OF A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M.; TOGETHER WITH ALL OF VACATED JOHNSON STREET LYING BETWEEN THE SOUTH BOUNDARY OF KIPP AVENUE AND THE NORTH BOUNDARY LINE OF THE COUNTY ROAD, ALSO CALLED WOODWARD AVENUE, AND VACATED ALLEY, AS SHOWN AND DESIGNATED IN THE PLAT OF HOWSER AND TIMBERS SUBDIVISION, AND AS DESCRIBED IN ORDER OF VACATION RECORDED NOVEMBER 7, 1982 AS RECEPTION NO. 1393294 IN THE RECORDS OF THE CLERK AND RECORDER FOR THE COUNTY OF WELD, STATE OF COLORADO.

CONTAINING 2.57 ACRES, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF JUDIE ANN 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, OUTLOTS, AND OTHER PUBLIC PLACES 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 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, COLORADO, 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 MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURY LINK, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURY LINK, AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF KEENESBURG, COLORADO.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ERNE RYBERG AS PRESIDENT OF  
RYBERG CONSTRUCTION COMPANY INC., A COLORADO CORPORATION

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME

BY: ERNE RYBERG

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

COUNTY 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\_\_\_\_.

CHAIRPERSON:

## TOWN BOARD APPROVAL:

THIS IS TO CERTIFY THAT THE PLAT OF JUDIE ANN 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.

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 LAND SURVEYING CO.  
A COLORADO CORPORATION

## LEGEND:

- = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP, PLS 37971
- = FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, PLS 7242
- ◆ = FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, PLS 13482
- ◇ = FOUND 5/8" REBAR WITH 1 1/2" ALUMINUM CAP, ILLEGIBLE
- = FOUND NAIL & BRASS WASHER, PLS 27269 IN SIDEWALK
- = FOUND BRASS PLUG, PLS 10855 IN SIDEWALK AS WITNESS CORNER, 6.00' EAST
- (M) = AS MEASURED BY THIS SURVEY
- (R) = MEASUREMENT OF RECORD
- DUE = DRAINAGE & UTILITY EASEMENT, AS NOTED
- UE = UTILITY EASEMENT, AS NOTED

**American West**  
Land Surveying Co.  
A Colorado Corporation  
PO Box 129, Brighton, CO 80601 • P:303-659-1532 F:303-655-0575 • amwestlls.com  
SCALE 1" = 40' DRAWN BY: CDH CHECKED BY: MJH DATE: FEB. 23, 2022  
REVISIONS:  
JOB NO: 22- FILE: Z:\H\Howser & Timbers\JUDIE ANN SUB\JUDIE ANN SUB\_PRELIM.prt