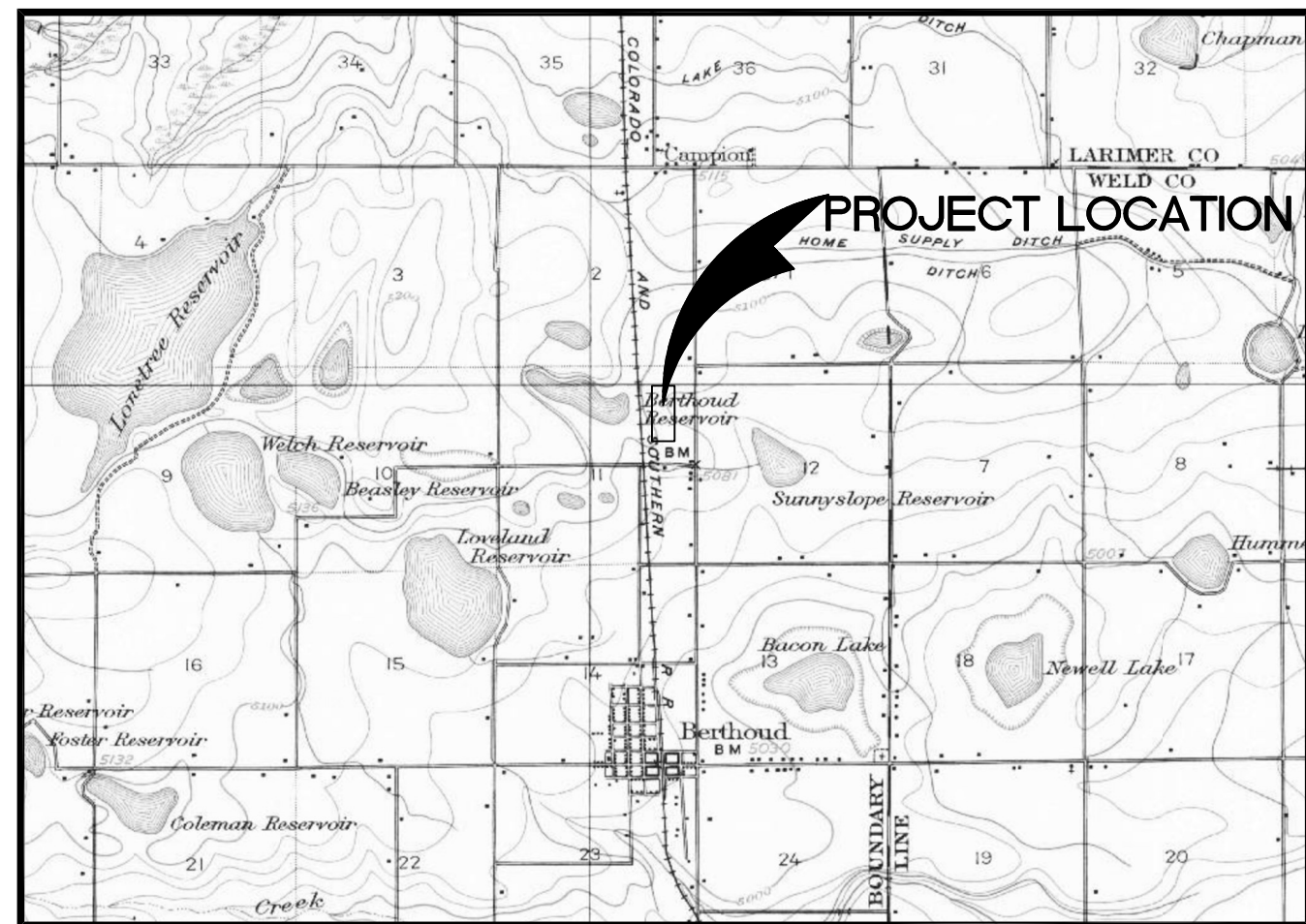




WEIBEL ZONING MAP

SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH,
RANGE 69WEST, 6TH P.M., LARIMER COUNTY, COLORADO
15.93 ACRES



NORTH QUARTER CORNER
SECTION 11, T4N, R69W, 6TH PM,
FOUND NO. 6 REBAR
(LENGTH UNKNOWN)
WITH ATTACHED 2 1/2"
ALUMINUM CAP
MARKED BY LICENCE
NO. 32825

NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11
S89°27'40"W 2645.86 (MEAS.)
(BASIS OF BEARINGS)

PRO SWING FIRST ANNEXATION
SERIAL 3
#20140027730

FOUND NO. 4 REBAR (LENGTH UNKNOWN)
WITH ATTACHED 1" BLUE PLASTIC CAP
MARKED BY LICENCE NO. 34174
POINT OF
BEGINNING

POINT OF COMMENCEMENT
NORTHEAST CORNER
SECTION 11, T4N, R69W, 6TH PM,
FOUND NO. 6 REBAR
(LENGTH UNKNOWN)
WITH ATTACHED 2 1/2"
ALUMINUM CAP
MARKED BY LICENCE
NO. 12374 IN MONUMENT BOX

PROPERTY DESCRIPTION:

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNERS AND PETITIONERS OF PORTIONS OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11, AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11 AS HAVING AN ASSUMED BEARING OF SOUTH 89°27'40" WEST, (THE EAST END OF SAID LINE BEING MARKED BY A NUMBER 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 2 1/2" ALUMINUM CAP STAMPED LS 12374 IN MONUMENT BOX, THE WEST END OF SAID LINE BEING MARKED BY A NUMBER 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 2 1/2" ALUMINUM CAP STAMPED LS 32825), WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11, SOUTH 89°27'40" WEST A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE, SAID LINE ALSO BEING PARTIALLY ALONG THE SOUTHERLY LINE OF THE PRO SWING FIRST ANNEXATION, SERIAL 3, RECORDED MAY 5, 2014 AT RECEPTION NUMBER 20140027730, SOUTH 89°27'40" WEST A DISTANCE OF 700.00 FEET;
THENCE SOUTH 00°21'48" EAST A DISTANCE OF 990.85 FEET TO A POINT ON THE NORTHERLY LINE OF THE CHAMPION HOMES 4TH ANNEXATION, RECORDED SEPTEMBER 28, 1999 AT RECEPTION NUMBER 0099085389;
THENCE ALONG SAID NORTHERLY LINE, NORTH 89°31'55" EAST A DISTANCE OF 700.00 FEET;
THENCE NORTH 00°21'48" WEST A DISTANCE OF 4.68 FEET;
THENCE ALONG THE WESTERLY LINE OF THE MEYERS FIRST ADDITION SERIAL 3 ANNEXATION, RECORDED SEPTEMBER 2, 2008 AT RECEPTION NUMBER 20080056202,
NORTH 00°21'48" WEST A DISTANCE OF 987.04 FEET TO THE POINT OF BEGINNING

SAID DESCRIBED TRACT CONTAINS 15.93 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

OWNER _____ BY _____

NOTARIAL CERTIFICATE::

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY _____ AS
_____ THIS _____ DAY OF _____, 20__

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVAL CERTIFICATES:

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO, THIS _____ DAY OF _____, A.D., 20__

MAYOR

THE FOREGOING MAP IS APPROVED FOR FILING AND ACCEPTED BY THE TOWN OF BERTHOUD, COLORADO, THIS _____ DAY OF _____, A.D., 20__

ATTEST:

TOWN CLERK

SURVEYOR'S CERTIFICATE:

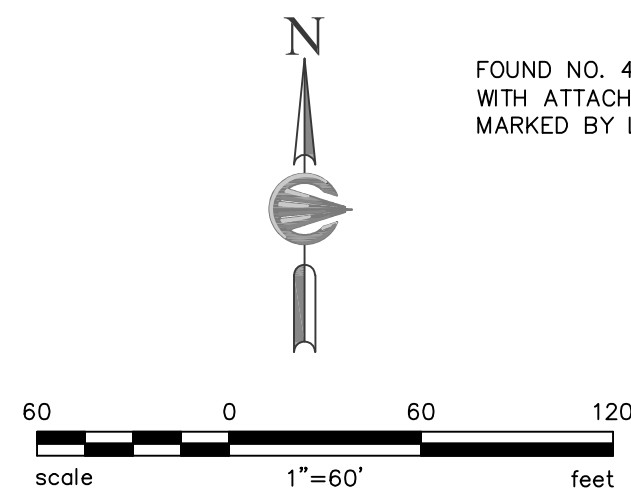
I, READE COLIN ROSELLES, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY
THAT THIS ZONING MAP WAS PREPARED UNDER MY SUPERVISION.

DATED THIS _____ DAY OF _____, 20__

BY _____
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #37911

SURVEY NOTES:

- COFFEY ENGINEERING AND SURVEYING, LLC DOES NOT HAVE THE EXPERTISE TO ADDRESS MINERAL RIGHTS, AND RECOMMENDS THE OWNER RETAIN AN EXPERT TO ADDRESS THESE MATTERS. COFFEY ENGINEERING AND SURVEYING, LLC ASSUMES NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON THIS TRACT OF LAND.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY COFFEY ENGINEERING AND SURVEYING, LLC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, COFFEY ENGINEERING AND SURVEYING, LLC RELIED ON TITLE COMMITMENT POLICY NO. 373120 PREPARED BY STEWART TITLE GUARANTEE COMPANY EFFECTIVE FEBRUARY 26, 2019 AT 8:00 AM.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 CERTIFICATION SHOWN HEREON.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARINGS: CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN TO HAVE AN ASSUMED BEARING OF SOUTH 89°27'40" EAST AND MONUMENTED AS SHOWN HEREON.



FOUND NO. 4 REBAR (LENGTH UNKNOWN)
WITH ATTACHED 1" YELLOW PLASTIC CAP
MARKED BY LICENCE NO. 16415

S00°21'49" E
15.03' (MEAS.)

FOUND NO. 4 REBAR (LENGTH UNKNOWN)
WITH ATTACHED 1" BLUE PLASTIC CAP
MARKED BY LICENCE NO. 34174 (NOT ACCEPTED)

CHAMPION HOMES
4TH ANNEXATION
#0099085389

CHAMPION HOMES
4TH ANNEXATION
BOUNDARY

GAP BETWEEN DEED
DESCRIPTION
#20160050940 AND
CHAMPION HOMES
4TH ANNEXATION
#0099085389

FOUND NO. 4 REBAR (LENGTH UNKNOWN)
WITH ATTACHED 1" BLUE PLASTIC CAP
MARKED BY LICENCE NO. 34174 (NOT ACCEPTED)

N02°14'18" W
3.81' (MEAS.)
N00°21'48" W
4.68'

FOUND NO. 4 REBAR
(LENGTH UNKNOWN)

- (MEAS.) MEASURED INFORMATION (THIS SURVEY)
- HEAVY TEXT CALCULATED ANNEXATION BOUNDARY
- (CALC.) CALCULATED INFORMATION
- SET MONUMENT - 18" LONG REBAR W/ 2" YELLOW PLASTIC CAP LS 37911
- DENOTES FOUND MONUMENT AS DESCRIBED
- DENOTES FOUND SECTION MONUMENT AS DESCRIBED

CONTIGUITY:

TOTAL PARCEL BOUNDARY-3,382.57'
1/8 TOTAL PARCEL BOUNDARY-583.76'
TOTAL CONTIGUOUS TO THE PRESENT TOWN OF BERTHOUD-1,142.80'

OWNER:

WEIBEL ENTERPRISES, LLC
2541 1ST ST
BERTHOUD, CO 80513
970-215-1574

SURVEYOR/ENGINEER:

COFFEY ENGINEERING & SURVEYING
4045 ST. CLOUD DR., SUITE 180
LOVELAND, CO. 80538
970-622-2095

REVISION	DATE	REQUEST BY	CHECK

Project: 2559.00
Drawing: REZONE 2
Drafted By: RR
Date: 03/08/19
Rev. Date: -
Check By: MM/TC

WEIBEL ZONING MAP

SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH,
RANGE 69WEST, 6TH P.M., LARIMER COUNTY, COLORADO

