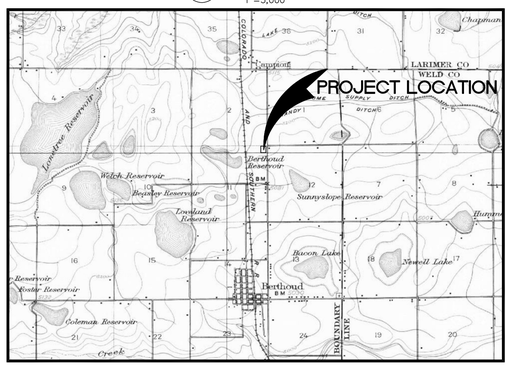
WWW PROPERTIES ZONING MAP

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH,
RANGE 69WEST, 6TH P.M., TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO
1.87 ACRES

VICINITY MAP
1"=5,000'



PROPERTY DESCRIPTION:

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNERS AND PETITIONERS OF PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 2, 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 SOUTHEAST CORNER OF SAID SECTION 2, AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2 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 SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, SOUTH 89°27'40" WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTH LINE, SAID LINE ALSO BEING THE NORTHERLY LINE OF THE MEYERS FIRST ADDITION – SERIAL 2 AND SERIAL 3, RECORDED SEPTEMBER 2, 2008 AT RECEPTION NUMBER 20080056202, SOUTH 89°27'40" WEST A DISTANCE OF 269.13 FEET;
THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY LINE OF THE PRO SWING FIRST ANNEXATION, SERIAL 3, RECORDED MAY 5, 2014 AT RECEPTION NUMBER 20140027730, THE FOLLOWING 3 (THREE) COURSES:

1. NORTH 00°19'35" WEST A DISTANCE OF 302.74 FEET;
2. NORTH 89°32'06" EAST A DISTANCE OF 268.54 FEET;
3. SOUTH 00°26'20" EAST A DISTANCE OF 302.39 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED TRACT CONTAINS 1.87 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

_____ BY _____,
OWNER

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:

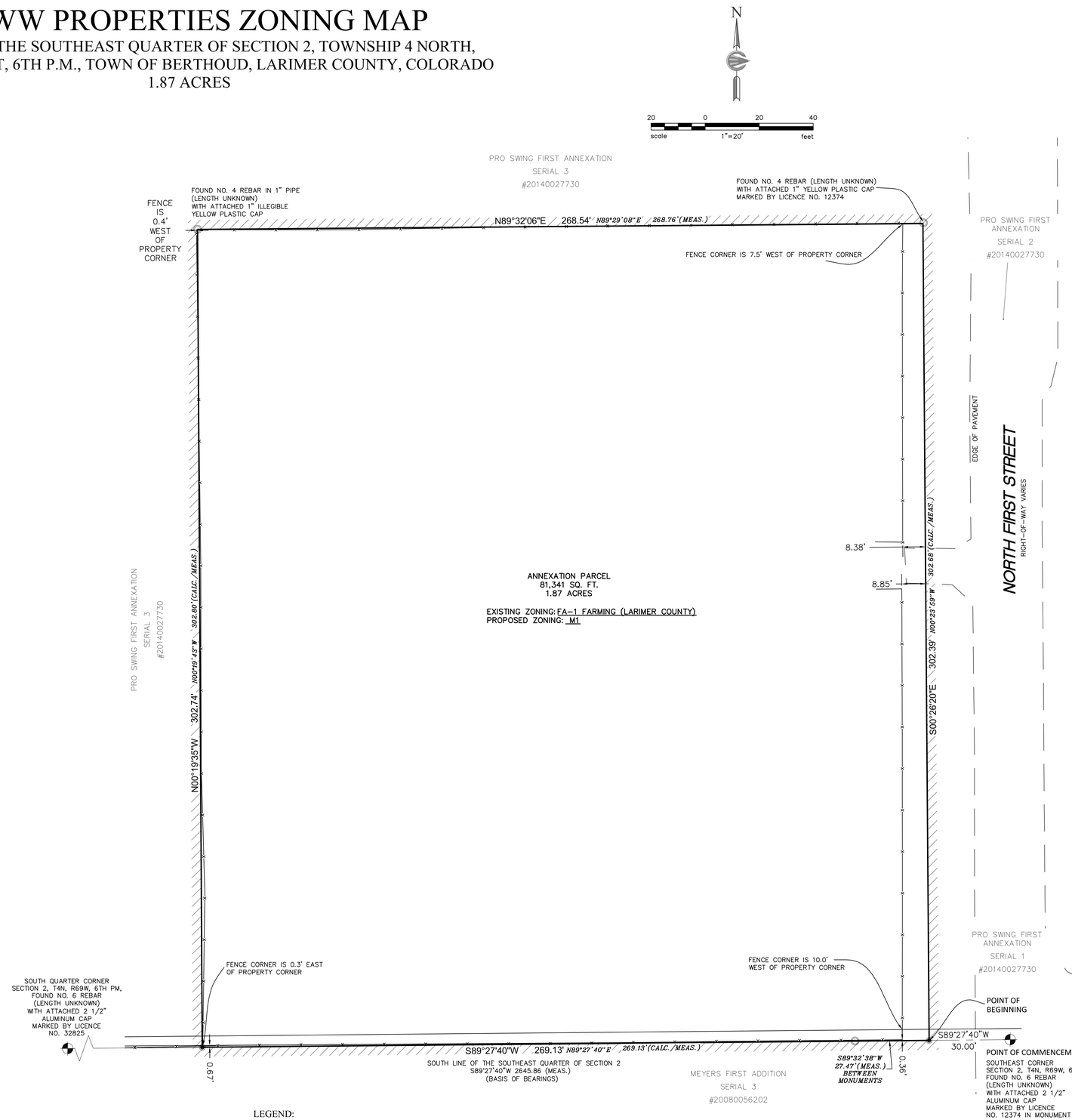
I, READE COLIN ROSELLES, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP WAS PREPARED UNDER MY SUPERVISION.

DATED THIS ____ DAY OF _____, 20__,

BY_____
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #37911

SURVEY NOTES:

1. 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.
2. 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. 17134UTG PREPARED BY UNIFIED TITLE COMPANY OF NORTHERN COLORADO, LLC; EFFECTIVE MARCH 8, 2019 AT 8:00 AM.
3. 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.
4. 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.
5. BASIS OF BEARINGS: CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, 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.



LEGEND:

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

CONTIGUITY:

TOTAL PARCEL BOUNDARY=1,142.80'
1/6 TOTAL PARCEL BOUNDARY=190.47'
TOTAL CONTIGUOUS TO THE PRESENT TOWN OF BERTHOUD=1,142.80'

OWNER:

WWW PROPERTIES 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

REVISED			
DATE	REQUEST BY	CHECK	

REVISED			
DATE	REQUEST BY	CHECK	

Project: 2539.00
Drawing: REZONE 1
Drafted By: RR
Date: 02/07/19
Rev. Date: -
Check By: MM/TC

WWW PROPERTIES ZONING MAP
SITUATE IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 69WEST, 6TH P.M., LARIMER COUNTY, COLORADO

COFFEY
ENGINEERING & SURVEYING
4045 St. Cloud Drive, Suite 180
Loveland, CO 80538
(P) 970-622-2095 (F) 970-461-4488

Sheet: 1 / 1

DRAWING FILENAME: R:\2500\2539.00 Weber Enterprise Berthoud Project Support\DWG\SURVEY\2539.00 REZONE 01.dwg LAYOUT NAME: ANNEXATION DATE: Apr 02, 2019 - 11:11am CAD OPERATOR: mwelles
(LIST OF XREFS:)