

HAMMOND SUBDIVISION, FOURTH FILING

A REPLAT OF OUTLOT A, HAMMOND SUBDIVISION, THIRD FILING, LOCATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owner of HAMMOND SUBDIVISION, FOURTH FILING, located in the East Half of Section 10, Township 4 North, Range 69 West of the 6th Principal Meridian, Town of Berthoud, County of Larimer, State of Colorado, more particularly described as follows:

Outlot A, Hammond Subdivision, Third Filing as recorded at Reception No. _____, Larimer County Clerk and Recorder

Containing 357,299 square feet or 8.202 acres more or less.

Have laid out, platted, and subdivided the above described land, under the name and style of HAMMOND SUBDIVISION, FOURTH FILING, and by these presents do dedicate to the Town of Berthoud in fee simple the street and public "rights-of-way" as shown on the plats, and grant to the Town of Berthoud such easements and rights-of-way, and all right, title and interest in real property to the above described lands, including all surface interests and all minerals within or underlying said lands, as are created hereby and depicted or, by note, referenced hereon, along with the right to install, maintain, replace and operate mains, transmission lines, service lines, and appurtenances, either directly or through the various public utilities, as may be necessary to provide such utility, cable television, water, electric, natural gas and sanitary services within this subdivision or property contiguous thereto, through, over, under, and across streets, utility and other easements, and other public places shown on the plat.

OWNER:

BY: _____

STATE OF COLORADO)
)SS
 COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ as _____ of _____.

Witness my hand and official seal

My commission expires: _____

Notary Public

LIENHOLDER:

BY: _____

STATE OF COLORADO)
)SS
 COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ as _____ of _____.

Witness my hand and official seal

My commission expires: _____

Notary Public

RIGHT TO FARM STATEMENT

The Town of Berthoud has adopted a "Right to Farm" policy. All new and existing residents are expected to read and understand the policy. For a copy of the policy, please contact the Town of Berthoud.

APPROVAL CERTIFICATES:

Approved by the Town of Berthoud, Colorado this ____ day of _____, 20____.

Steve Mulvihill, Mayor

The foregoing plat is approved for filing and accepted by the Town of Berthoud, Colorado this ____ day of _____, 20____.

ATTEST: _____
 Alisa Darrow, Town Clerk

NOTES:

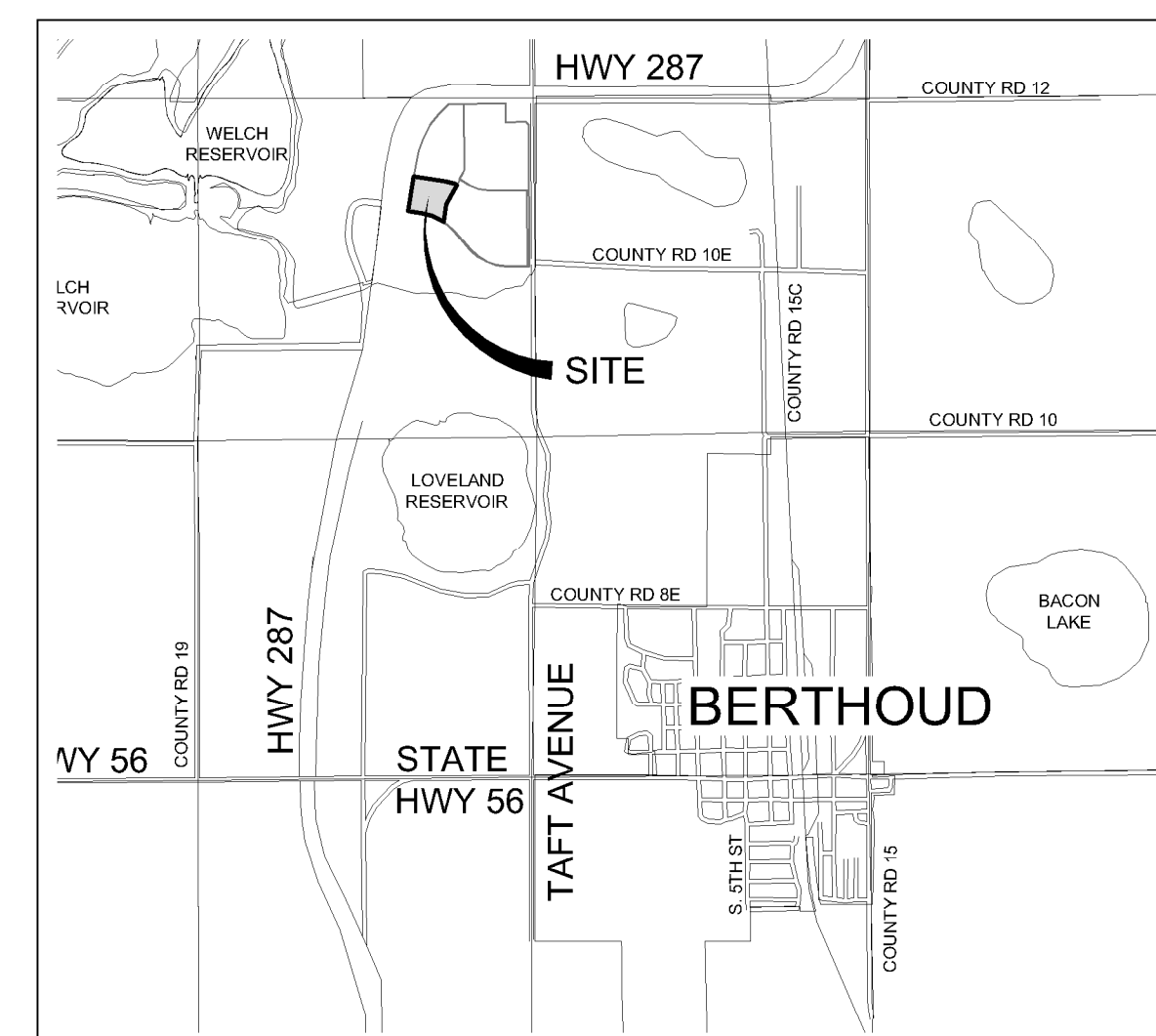
- 1) The Basis of Bearings is North line of the Northeast Quarter of Section 10 as bearing South 89° 25' 18" West, and monumented as shown on drawing. (Assumed bearing)
- 2) All information regarding easements, right-of-way or title of record, Northern Engineering relied upon Commitment No. _____, dated _____, prepared by _____.
- 3) The lineal unit of measurement for this plat is U. S. Survey Feet.
- 4) All previous easements as shown and dedicated on Hammond Subdivision Third Filing, recorded at Reception No. _____ at the Larimer County Clerk and Recorder, which are located within the boundary lines of this plat are hereby vacated upon recordation of this plat and dedicated as shown hereon.

SURVEYOR'S STATEMENT

I, Robert C. Tessely, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey of HAMMOND SUBDIVISION, FOURTH FILING was made under my supervision and the accompanying plat accurately and properly shows said subdivision and is in compliance with the subdivision Regulations of the Town of Berthoud.

For and on Behalf of Northern Engineering Services
 Robert C. Tessely
 Colorado Registered Professional
 Land Surveyor No. 38470

DRAFT
 6-19-17



VICINITY MAP
 SCALE: 1" = 3000'
 NORTH

SITE ENGINEER

Ryan Banning, PE
 Northern Engineering Services, Inc.
 301 North Howes St, Suite 100
 Fort Collins, CO 80521
 (970) 221-4158

SURVEYOR

Robert C. Tessely, PLS
 Northern Engineering Services, Inc.
 301 North Howes St, Suite 100
 Fort Collins, CO 80521
 (970) 221-4158

NOTICE:
 According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION: 10
 TOWNSHIP: 4N
 RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
 NE
 301 North Howes Street, Suite 100
 Fort Collins, Colorado 80521
 PHONE: 970.221.4158
 www.northernengineering.com

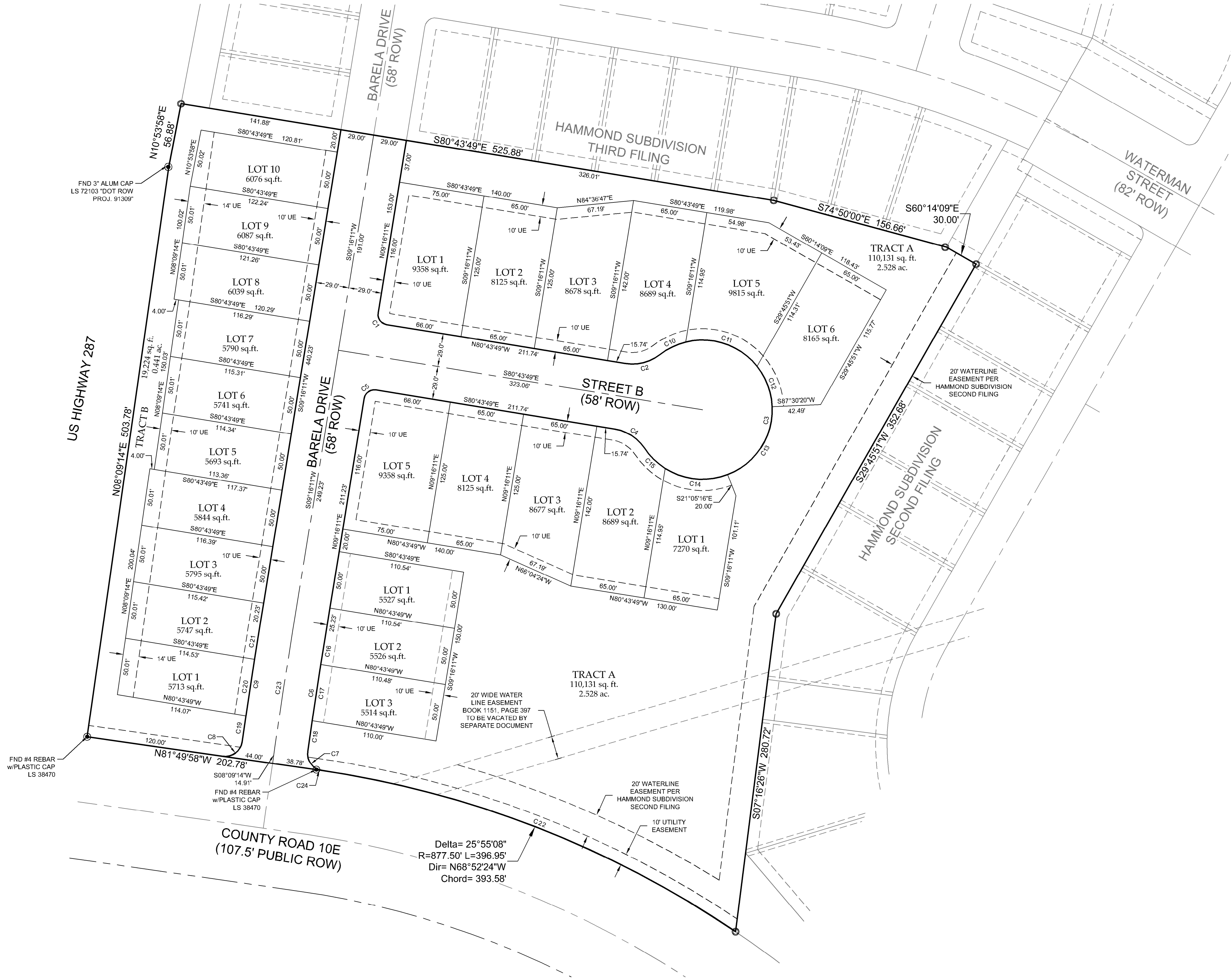
PROJECT: 911-017
 CLIENT:
 DATE: 6/19/17
 SCALE: N.A.
 DRAWN BY: L. Smith
 REVIEWED BY: R. Tessely

HAMMOND SUBDIVISION, FOURTH FILING
 TOWN OF BERTHOUD
 STATE OF COLORADO

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HAMMOND SUBDIVISION, FOURTH FILING

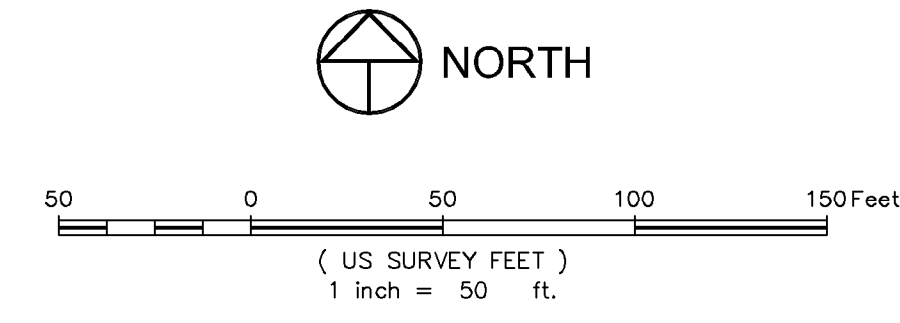
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CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	9.00'	14.14'	N35°43'49"W	12.73'
C2	47°09'23"	39.00'	32.10'	S75°41'30"W	31.20'
C3	274°18'46"	61.00'	292.05'	N09°16'11"E	82.96'
C4	47°09'23"	39.00'	32.10'	S57°09'07"E	31.20'
C5	90°00'00"	9.00'	14.14'	N54°16'11"E	12.73'
C6	1°06'55"	5221.00'	101.63'	N08°42'44"E	101.62'
C7	89°39'08"	15.00'	23.47'	N36°40'18"W	21.15'
C8	90°00'44"	15.00'	23.57'	S53°09'40"W	21.22'
C9	1°06'54"	5279.00'	102.72'	S08°42'45"W	102.72'
C10	23°55'23"	61.00'	25.47'	S64°04'30"W	25.29'
C11	65°23'07"	61.00'	69.61'	N71°16'15"W	65.90'
C12	36°05'02"	61.00'	38.42'	N20°32'11"W	37.79'
C13	71°24'24"	61.00'	76.02'	N33°12'32"E	71.20'
C14	53°35'27"	61.00'	57.06'	S84°17'32"E	55.00'
C15	23°55'23"	61.00'	25.47'	S45°32'07"E	25.29'
C16	0°16'19"	5221.00'	24.77'	N09°08'02"E	24.77'
C17	0°32'55"	5221.00'	50.00'	N08°43'25"E	50.00'
C18	0°17'41"	5221.00'	26.85'	N08°18'07"E	26.85'
C19	0°14'57"	5279.00'	22.95'	S08°16'46"W	22.95'
C20	0°32'34"	5279.00'	50.00'	S08°40'31"W	50.00'
C21	0°19'23"	5279.00'	29.77'	S09°06'30"W	29.77'
C22	25°39'02"	877.50'	391.82'	N68°42'21"W	388.58'
C23	1°06'57"	5250.00'	102.26'	S08°42'43"W	102.25'
C24	0°20'06"	877.50'	5.13'	N81°39'55"W	5.13'

LEGEND

- SECTION LINE
- - - EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- PLATTED BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- FOUND PROPERTY CORNER AS DESCRIBED
- ⊙ SECTION CORNER
- SET #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, LS 38470
- UE UTILITY EASEMENT
- DGE DRAINAGE & GRADING EASEMENT



LAND USE TABLE					
PARCEL	DESCRIPTION/LAND USE	AREA	PERCENT	ENCUMBRANCES	INTENDED OWNERSHIP & MAINTAINANCE BY
TRACT A	OPEN SPACE	110,131 S.F.	2.528 AC.	30.82%	Drainage & Utility Easement Metro District
TRACT B	OPEN SPACE	19,224 S.F.	0.441 AC.	5.38%	Drainage & Utility Easement Metro District
ROW	PUBLIC USE	57,905 S.F.	1.329 AC.	16.21%	Right of Way Town of Berthoud
LOTS (24)	PRIVATE RESIDENCE	170,039 S.F.	3.904 AC.	47.59%	Residential Property Owner
TOTAL		357,299 S.F.	8.202 AC.	100.00%	

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30 North Hovea Street, Suite 100
Fort Collins, Colorado 80521
PHONE: 970.221.4158
www.northernengineering.com

PROJECT: 911-017
DATE: 6/19/17
CLIENT:
DESIGN BY: L. Smith
CHECKED BY: B. Vespa

HAMMOND SUBDIVISION, FOURTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

PRELIMINARY
Robert C. Tesely
Registered Professional Land Surveyor
Colorado Registration No. 38470
For and on behalf of Northern Engineering Services, Inc.