

HAMMOND SUBDIVISION, SECOND FILING

A REPLAT OF OUTLOT A, HAMMOND SUBDIVISION, 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, SECOND 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

Containing 2,484,473 square feet or 57.036 acres more or less.

Have laid out, platted, and subdivided the above described land, under the name and style of HAMMOND SUBDIVISION, 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: _____

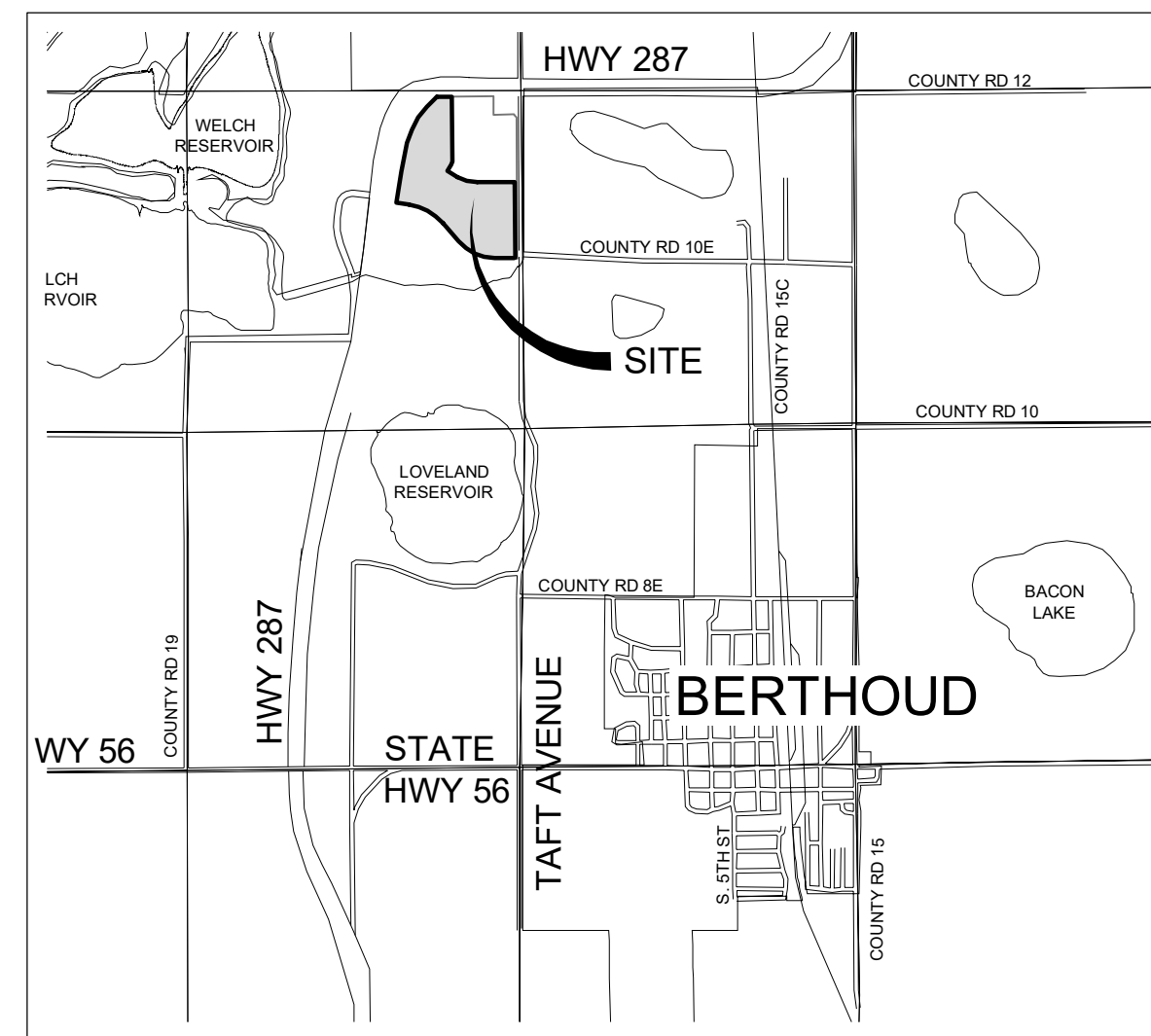
STATE OF COLORADO)
)SS
 COUNTY OF LARIMER)

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

Witness my hand and official seal

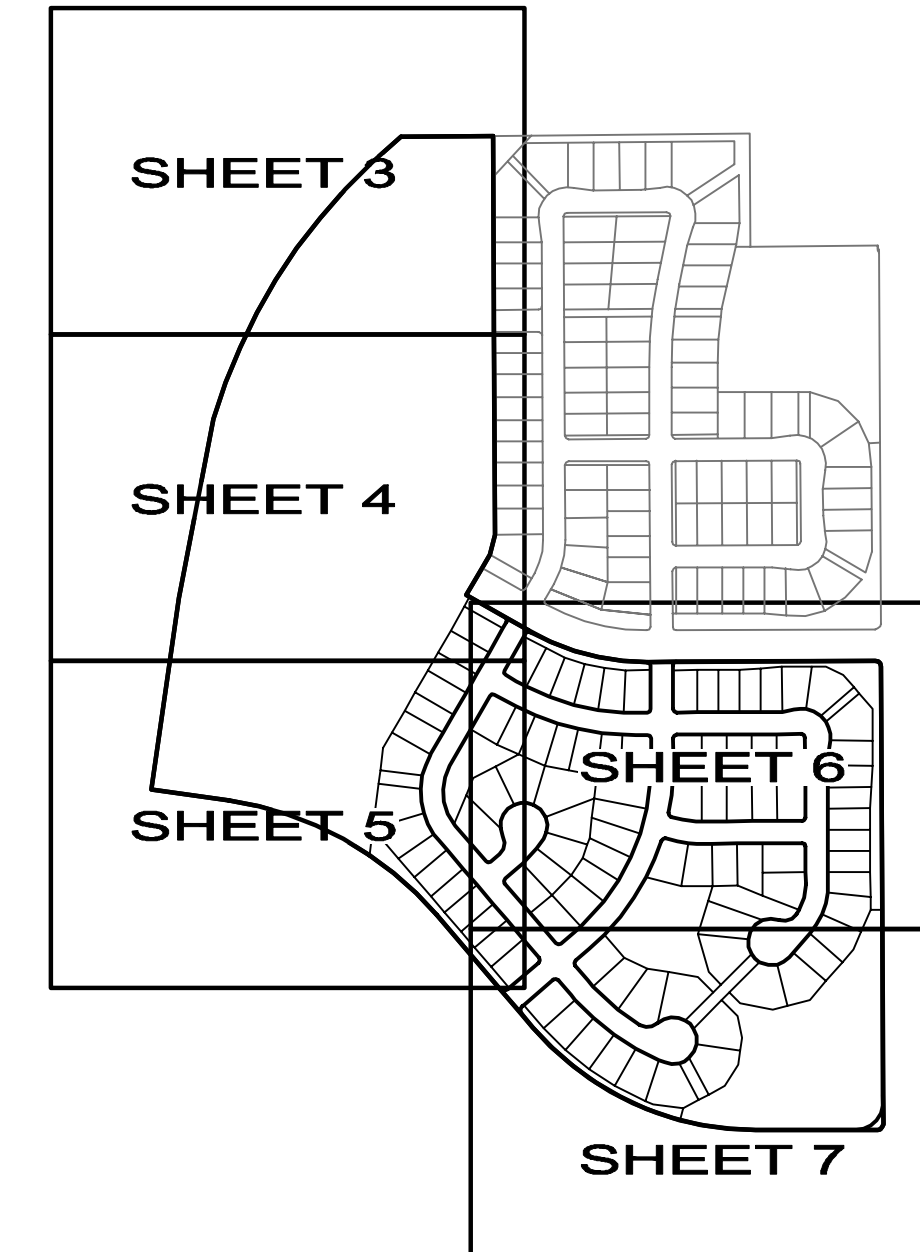
My commission expires: _____

Notary Public



VICINITY MAP
 SCALE: 1" = 3000'

NORTH **SHEET INDEX**



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____.

 David Gregg, 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. 597-H0412036-071-CS9, Amendment No. 3, dated January 13, 2016, prepared by Heritage Title Company.
- 3) The lineal unit of measurement for this plat is U. S. Survey Feet.

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, SECOND 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

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 hereon.

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

NORTHERN ENGINEERING

 PHONE: 970.221.4158
 www.northerneng.com
 301 North Howes Street, Suite 100
 Fort Collins, Colorado 80521

PROJECT: 911-010	DATE: 7/25/16	SCALE: N.A.	REVIEWED BY: B. Tressby
CLIENT:	DESIGN BY: L. Smith		

HAMMOND SUBDIVISION, SECOND FILING

TOWN OF BERTHOUD

STATE OF COLORADO

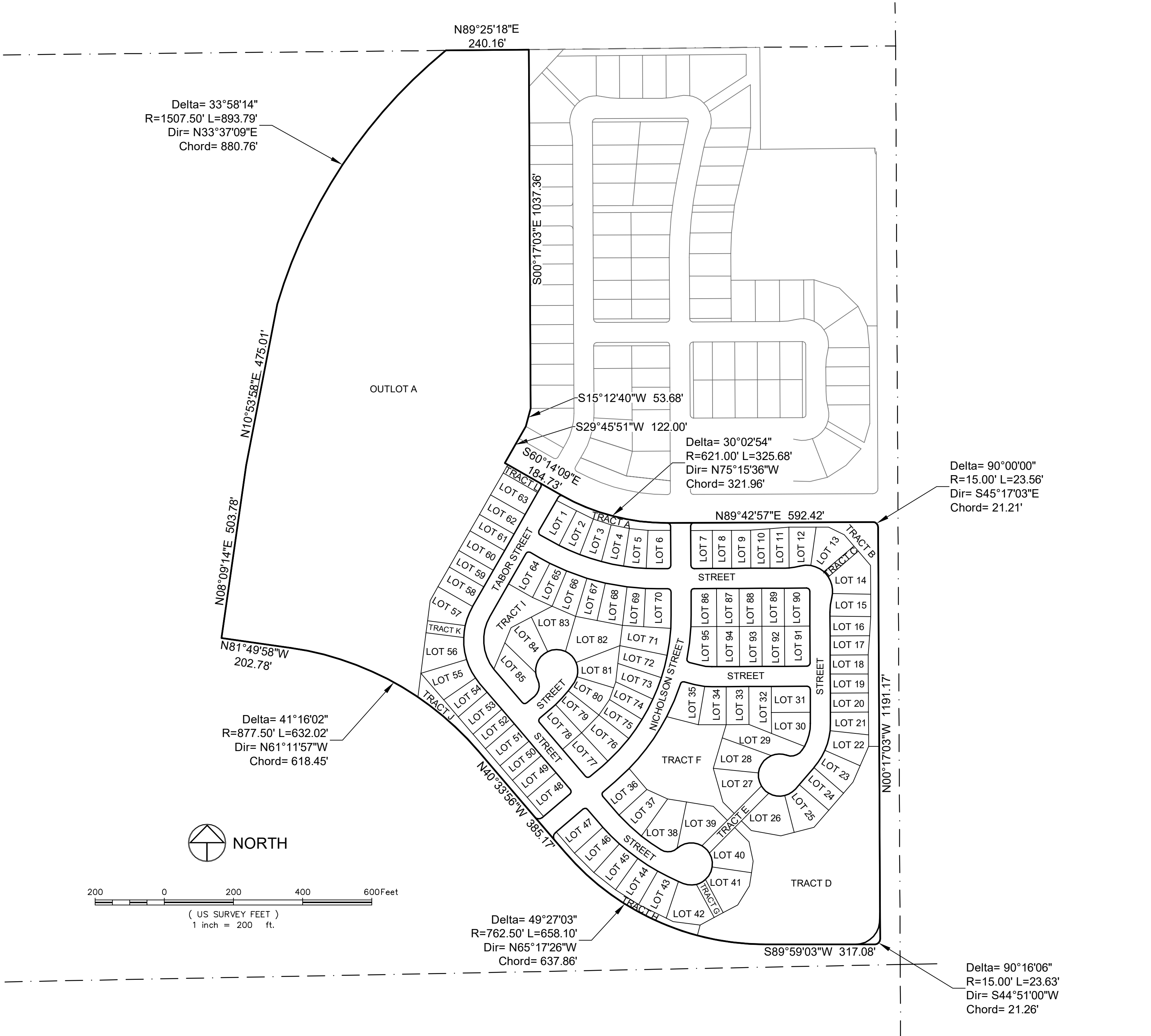
DRAFT
 7-25-16

HAMMOND SUBDIVISION, SECOND FILING

A REPLAT OF OUTLOT A, HAMMOND SUBDIVISION, 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

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	30°02'54"	650.00'	340.89'	S75°15'36"E 336.99'
C2	90°00'00"	38.00'	59.69'	S45°17'03"E 53.74'
C3	41°09'30"	165.00'	118.53'	S20°17'42"W 116.00'
C4	14°56'28"	165.00'	43.03'	S82°48'49"E 42.90'
C5	14°56'22"	600.00'	156.46'	N07°11'11"E 156.02'
C6	34°46'39"	600.00'	364.19'	N32°02'44"E 358.63'
C7	70°19'47"	165.00'	202.54'	S05°24'02"E 190.06'
C8	16°15'55"	319.00'	90.56'	N41°18'06"E 90.26'
C9	27°26'37"	603.50'	289.07'	S54°17'13"E 286.31'
C10	90°00'00"	9.00'	14.14'	S15°14'09"E 12.73'
C11	70°19'47"	194.00'	238.13'	S05°24'02"E 223.46'
C12	90°00'00"	9.00'	14.14'	S04°26'04"W 12.73'
C13	90°00'00"	15.00'	23.56'	N85°33'56"W 21.21'
C14	90°00'00"	15.00'	23.56'	N04°26'04"E 21.21'
C15	90°00'00"	9.00'	14.14'	S85°33'56"E 12.73'
C16	27°26'37"	632.50'	302.96'	S54°17'13"E 300.07'
C17	244°08'29"	61.00'	259.93'	N10°04'46"W 103.38'
C18	73°48'56"	39.00'	50.24'	S84°45'27"W 46.84'
C19	17°46'11"	574.50'	178.18'	N49°27'00"W 177.46'
C20	90°00'00"	9.00'	14.14'	N04°26'04"E 12.73'
C21	311°21'47"	629.00'	344.31'	N33°45'11"E 340.02'
C22	86°35'07"	9.00'	13.60'	N61°21'51"E 12.34'
C23	14°56'28"	194.00'	50.59'	S82°48'49"E 50.45'
C24	90°00'00"	9.00'	14.14'	S45°17'03"E 12.73'
C25	34°51'07"	136.00'	82.73'	S17°08'31"W 81.46'
C26	74°50'43"	39.00'	50.95'	S71°59'26"W 47.40'
C27	248°32'22"	61.00'	264.61'	S14°51'22"E 100.82'
C28	41°09'30"	194.00'	139.36'	N20°17'42"E 136.38'
C29	14°51'59"	164.00'	42.55'	N07°08'57"E 42.43'
C30	119°43'57"	75.00'	156.73'	N45°17'03"W 129.73'
C31	14°51'59"	164.00'	42.55'	S82°16'58"W 42.43'
C32	90°00'00"	9.00'	14.14'	N45°17'03"W 12.73'
C33	90°00'00"	9.00'	14.14'	N44°42'57"E 12.73'
C34	89°52'14"	9.00'	14.12'	S45°13'10"E 12.71'
C35	90°00'00"	9.00'	14.14'	S44°42'57"W 12.73'
C36	90°00'00"	9.00'	14.14'	N15°14'09"W 12.73'
C37	89°20'20"	9.00'	14.03'	N74°26'01"E 12.65'
C38	90°00'00"	9.00'	14.14'	N74°45'51"E 12.73'
C39	90°00'00"	9.00'	14.14'	S45°17'03"E 12.73'
C40	49°43'07"	571.00'	495.49'	S24°34'31"W 480.09'
C41	90°00'00"	9.00'	14.14'	N85°33'56"W 12.73'
C42	90°00'00"	9.00'	14.14'	N04°26'04"E 12.73'
C43	16°15'55"	348.00'	98.79'	N41°18'06"E 98.46'
C44	239°32'43"	61.00'	255.03'	N86°36'13"W 105.90'
C45	75°48'38"	39.00'	51.60'	S11°31'45"W 47.92'
C46	90°00'00"	9.00'	14.14'	N85°33'56"W 12.73'
C47	70°19'47"	136.00'	166.94'	N05°24'02"W 156.65'
C48	90°00'00"	9.00'	14.14'	N44°42'57"E 12.73'
C49	90°00'00"	9.00'	14.14'	S45°17'03"E 12.73'
C50	90°00'00"	9.00'	14.14'	S44°42'57"W 12.73'
C51	14°56'28"	136.00'	35.46'	N82°48'49"W 35.36'
C52	86°35'07"	9.00'	13.60'	N32°03'02"W 12.34'
C53	30°02'54"	621.00'	325.68'	N75°15'36"W 321.96'
C54	30°02'54"	679.00'	356.10'	S75°15'36"E 352.03'
C55	11°31'35"	629.00'	126.54'	N05°28'45"E 126.32'
C56	0°39'40"	621.00'	7.16'	S60°33'59"E 7.16'
C57	29°15'28"	621.00'	317.11'	S75°31'33"E 313.68'
C58	0°07'46"	621.00'	1.40'	N89°46'50"E 1.40'
C59	2°47'42"	621.00'	30.29'	N61°38'00"W 30.29'
C60	6°04'14"	621.00'	65.79'	N66°03'58"W 65.76'
C61	6°04'14"	621.00'	65.79'	N72°08'11"W 65.76'
C62	6°04'14"	621.00'	65.79'	N78°12'29"W 65.76'
C63	6°04'14"	621.00'	65.79'	N84°16'38"W 65.76'
C64	2°58'18"	621.00'	32.21'	N88°47'54"W 32.20'
C65	3°46'58"	164.00'	10.83'	S87°49'28"W 10.83'
C66	11°05'01"	164.00'	31.73'	S80°23'29"W 31.68'
C67	24°05'19"	75.00'	31.53'	S86°53'38"W 31.30'
C68	32°40'40"	75.00'	42.78'	N64°43'22"W 42.20'
C69	15°19'28"	75.00'	20.06'	N40°43'18"W 20.00'
C70	38°24'23"	75.00'	50.27'	N13°51'23"W 49.34'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C71	9°14'07"	75.00'	12.09'	N09°57'33"E 12.08'
C72	6°24'10"	194.00'	21.68'	N02°55'02"E 21.67'
C73	17°28'11"	194.00'	59.15'	N14°51'13"E 58.92'
C74	17°17'09"	194.00'	58.53'	N32°13'53"E 58.31'
C75	34°44'04"	61.00'	36.98'	N58°14'30"E 36.42'
C76	44°59'28"	61.00'	47.90'	S81°53'44"E 46.68'
C77	28°28'13"	61.00'	30.31'	S45°09'53"E 30.00'
C78	36°51'42"	61.00'	39.24'	S12°29'56"E 38.57'
C79	61°30'15"	61.00'	65.48'	S36°41'02"W 62.38'
C80	41°58'38"	61.00'	44.69'	S88°25'29"W 43.70'
C81	5°25'51"	136.00'	12.89'	S31°51'08"W 12.89'
C82	29°25'16"	136.00'	69.84'	S14°25'35"W 69.07'
C83	6°04'45"	194.00'	20.58'	S87°14'41"E 20.57'
C84	8°51'43"	194.00'	30.01'	S79°46'27"E 29.98'
C85	9°21'08"	629.00'	102.67'	N22°44'51"E 102.56'
C86	16°58'59"	629.00'	186.38'	N35°54'45"E 185.70'
C87	5°01'59"	629.00'	55.25'	N46°55'04"E 55.24'
C88	2°00'22"	574.50'	20.11'	N41°34'05"W 20.11'
C89	8°50'26"	574.50'	88.64'	N46°59'29"W 88.56'
C90	6°55'23"	574.50'	69.42'	N54°52'24"W 69.37'
C91	72°45'01"	61.00'	77.45'	S84°13'30"W 72.35'
C92	28°28'13"	61.00'	30.31'	N45°09'53"W 30.00'
C93	39°14'25"	61.00'	41.78'	N11°18'34"W 40.97'
C94	39°14'25"	61.00'	41.78'	N27°55'50"E 40.97'
C95	28°28'13"	61.00'	30.31'	N61°47'09"E 30.00'
C96	35°58'13"	61.00'	38.30'	S85°59'38"E 37.67'
C97	1°24'45"	632.50'	15.59'	S67°18'09"E 15.59'
C98	6°04'49"	632.50'	67.12'	S63°33'22"E 67.09'
C99	6°08'41"	632.50'	67.83'	S57°26'37"E 67.80'
C100	6°08'41"	632.50'	67.83'	S51°17'57"E 67.80'
C101	6°08'41"	632.50'	67.83'	S45°09'16"E 67.80'
C102	1°31'02"	632.50'	16.75'	S41°19'25"E 16.75'
C103	15°20'54"	877.50'	235.06'	N48°14'23"W 234.36'
C104	6°00'45"	194.00'	20.36'	S37°33'33"E 20.35'
C105	17°42'16"	194.00'	59.95'	S25°42'03"E 59.71'
C106	18°56'49"	194.00'	64.15'	S07°22'30"E 63.86'
C107	10°21'03"	194.00'	35.05'	S07°16'26"W 35.00'
C108	17°18'53"	194.00'	58.63'	S21°06'25"W 58.40'
C109	2°48'36"	679.00'	33.30'	S61°38'27"E 33.30'
C110	4°31'43"	679.00'	53.67'	S65°18'37"E 53.66'
C111	5°13'47"	679.00'	61.98'	S70°11'22"E 61.96'
C112	4°39'38"	679.00'	55.23'	S75°08'05"E 55.22'
C113	5°20'54"	679.00'	63.38'	S80°08'22"E 63.36'
C114	4°31'43"	679.00'	53.67'	S85°04'41"E 53.66'
C115	2°58'30"	679.00'	34.86'	S88°48'48"E 34.86'
C116	3°45'36"	571.00'	37.47'	S01°35'45"W 37.46'
C117	7°52'32"	571.00'	78.49'	S07°24'49"W 78.42'
C118	6°42'48"	571.00'	66.90'	S14°42'29"W 66.87'
C119	6°42'48"	571.00'	66.90'	S21°25'17"W 66.87'
C120	6°42'48"	571.00'	66.90'	S28°08'04"W 66.87'
C121	6°42'48"	571.00'	66.90'	S34°50'52"W 66.87'
C122	8°57'22"	571.00'	89.26'	S42°40'58"W 89.17'
C123	2°16'25"	571.00'	22.66'	S48°17'51"W 22.66'
C124	2°16'25"	348.00'	13.81'	N48°17'51"E 13.81'
C125	8°57'22"	348.00'	54.40'	N42°40'58"E 54.34'
C126	5°02'08"	348.00'	30.56'	N35°41'12"E 30.57'
C127	16°31'13"	61.00'	17.59'	N24°54'32"E 17.53'
C128	39°27'31"	61.00'	42.01'	N03°04'50"W 41.18'
C129	42°51'56"	61.00'	45.64'	N44°14'33"W 44.58'
C130	49°41'26"	61.00'	52.90'	S89°28'45"W 51.26'
C131	70°25'29"	61.00'	74.98'	S29°25'19"W 70.35'
C132	20°35'07"	61.00'	21.92'	S16°05'01"E 21.80'
C133	68°06'08"	136.00'	161.65'	N04°17'13"W 152.30'
C134	68°06'08"	136.00'	161.65'	N04°17'13"W 152.30'
C135	2°59'35"	629.00'	32.86'	N01°12'45"E 32.85'
C136	8°32'00"	629.00'	93.68'	N06°58'32"E 93.59'
C137	25°55'08"	877.50'	396.95'	N68°52'24"W 393.58'
C138	14°55'09"	762.50'	198.55'	N82°33'23"W 197.99'
C139	6°04'37"	274.50'	29.11'	N02°45'16"E 29.10'
C140	84°11'29"	70.00'	102.86'	N47°53'19"E 93.85'



LAND USE TABLE						
PARCEL	DESCRIPTION/LAND USE	AREA	PERCENT	ENCUMBRANCES	INTENDED OWNERSHIP & MAINTAINANCE BY	
TRACT A	OPEN SPACE	7,777 S.F. 0.179 AC.	0.31%	Utility & Drainage Easement	Metro District	
TRACT B	OPEN SPACE	31,827 S.F. 0.731 AC.	1.28%	Utility & Drainage Easement	Metro District	
TRACT C	OPEN SPACE	2,276 S.F. 0.052 AC.	0.09%	Utility & Drainage Easement	Metro District	
TRACT D	OPEN SPACE	160,082 S.F. 3.675 AC.	6.44%	Access & Drainage Easement	Metro District	
TRACT E	OPEN SPACE	7,237 S.F. 0.166 AC.	0.29%	Drainage, Water & Sewer Easement	Metro District	
TRACT F	OPEN SPACE	49,795 S.F. 1.143 AC.	2.00%	Access & Drainage Easement	Metro District	
TRACT G	OPEN SPACE	3,225 S.F. 0.074 AC.	0.13%	Drainage & Sewer Easement	Metro District	
TRACT H	OPEN SPACE	10,335 S.F. 0.237 AC.	0.42%	Utility & Drainage Easement	Metro District	
TRACT I	OPEN SPACE	18,089 S.F. 0.415 AC.	0.73%	Access & Drainage Easement	Metro District	
TRACT J	OPEN SPACE	13,526 S.F. 0.311 AC.	0.54%	Utility & Drainage Easement	Metro District	
TRACT K	OPEN SPACE	3,826 S.F. 0.088 AC.	0.15%	Drainage, Water & Sewer Easement	Metro District	
TRACT L	OPEN SPACE	3,145 S.F. 0.072 AC.	0.13%	Utility & Drainage Easement	Metro District	
OUTLOT A	FUTURE DEVELOPMENT	1,113,928 S.F. 25.572 AC.	44.84%		Metro District	
ROW	PUBLIC USE	280,200 S.F. 6.433 AC.	11.28%	Right of Way	Town of Berthoud	
LOTS (95)	PRIVATE RESIDENCE	779,205 S.F. 17.888 AC.	31.36%	Residential	Property Owner	
TOTAL		2,484,473 S.F. 57.036 AC.	100.00%			

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

NORTHERN ENGINEERING

301 North Nevada Street, Suite 100
Fort Collins, Colorado 80501
PHONE: 970.221.4158
www.northerneng.com

PROJECT: 911-010
DATE: 7/25/16
CLIENT:
SCALE: 1"=200'
DESIGN BY: L. Smith
CHECKED BY: B. Vespa

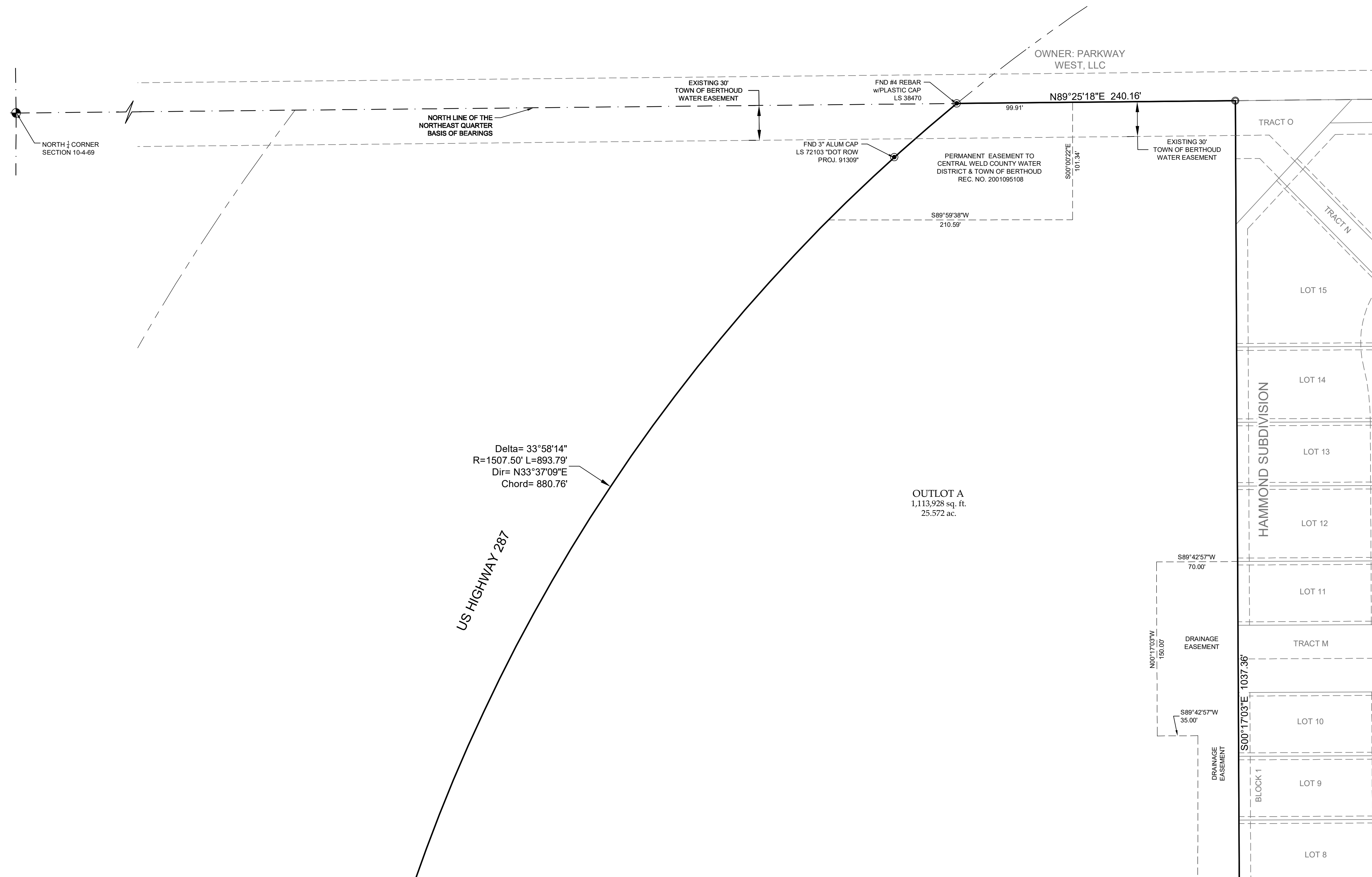
HAMMOND SUBDIVISION, SECOND FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet 2
Of 7 Sheets

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

HAMMOND SUBDIVISION, SECOND FILING

A REPLAT OF OUTLOT A, HAMMOND SUBDIVISION, 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



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, 16" LONG, WITH 1" DIA. BLUE PLASTIC CAP, LS 38470
- UE UTILITY EASEMENT
- DGE DRAINAGE & GRADING EASEMENT

NORTH

(US SURVEY FEET)
1 inch = 50 ft.

SEE SHEET 4

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

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RANGE: 69 W of the 6th PM

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NE
301 North Hayes Street, Suite 100
Fort Collins, Colorado 80521
PHONE: 970.221.4158
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PROJECT: 911-010
DATE: 7/25/16
CLIENT:
SCALE: 1"=50'
DESIGNED BY: L. Smith
REVIEWED BY: B. Tesely

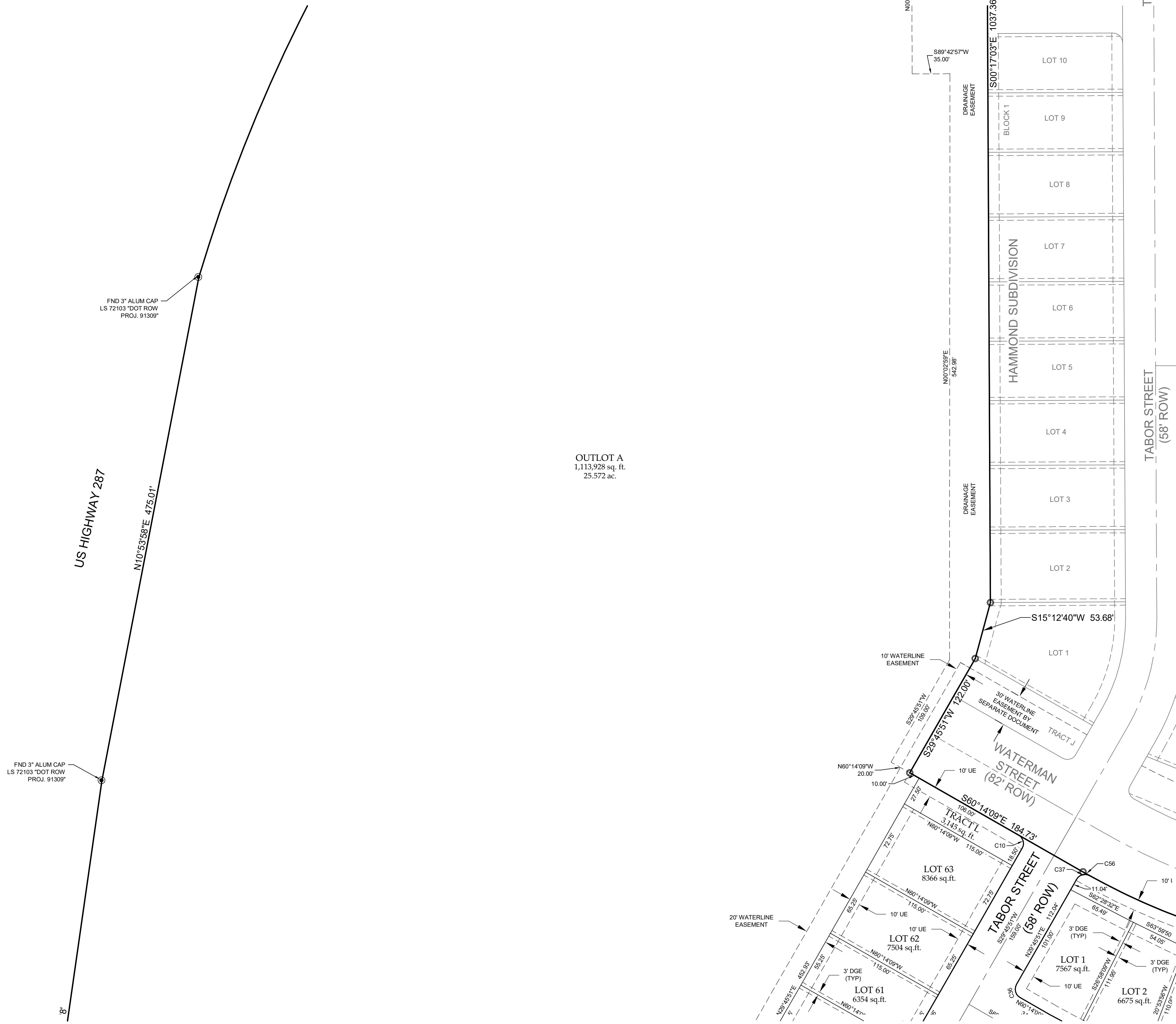
HAMMOND SUBDIVISION, SECOND FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
3
Of 7 Sheets

HAMMOND SUBDIVISION, SECOND FILING

A REPLAT OF OUTLOT A, HAMMOND SUBDIVISION, 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

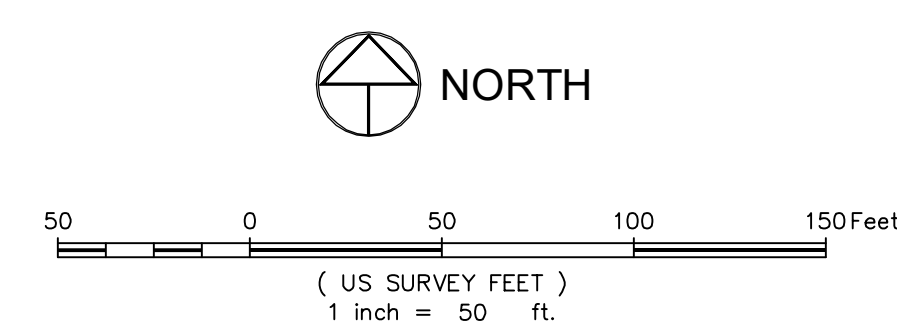
SEE SHEET 3



OUTLOT A
1,113,928 sq. ft.
25.572 ac.

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, 16" LONG, WITH 1" DIA. BLUE PLASTIC CAP, LS 38470
- UE UTILITY EASEMENT
- DGE DRAINAGE & GRADING EASEMENT



SEE SHEET 5

SEE SHEET 6

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

301 North Hayes Street, Suite 100
Fort Collins, Colorado 80521

PHONE: 970.221.4158
www.northernengineering.com

PROJECT: 911-010
DATE: 7/25/16
CLIENT:
SCALE: 1"=50'
DESIGNED BY: L. Smith
REVIEWED BY: S. Teasby

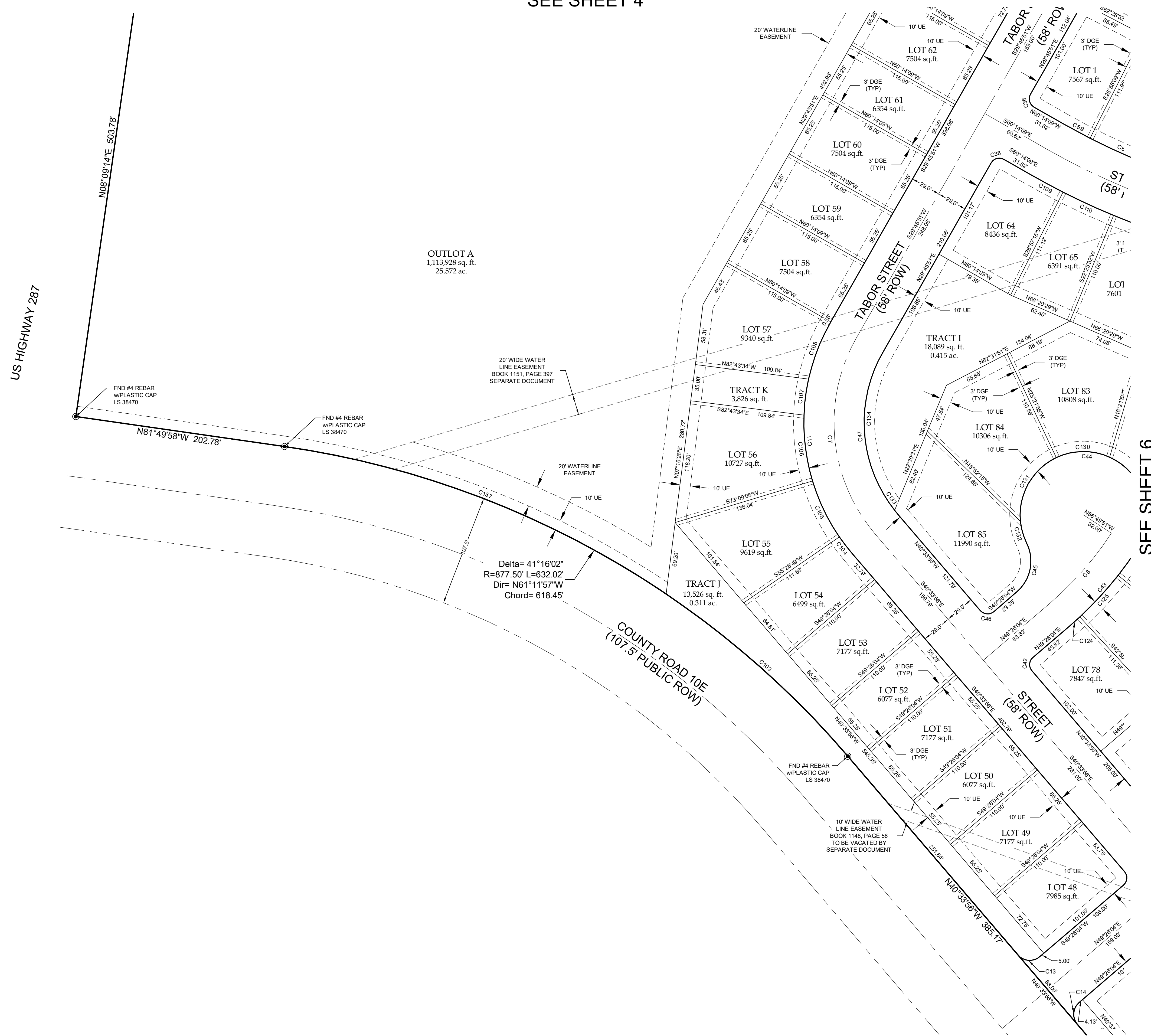
HAMMOND SUBDIVISION, SECOND FILING
TOWN OF BERTHOUD
STATE OF COLORADO

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

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SEE SHEET 4



SEE SHEET 6

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, 16\"/>

NORTH

50 0 50 100 150 Feet

(U.S. SURVEY FEET)
1 inch = 50 ft.

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

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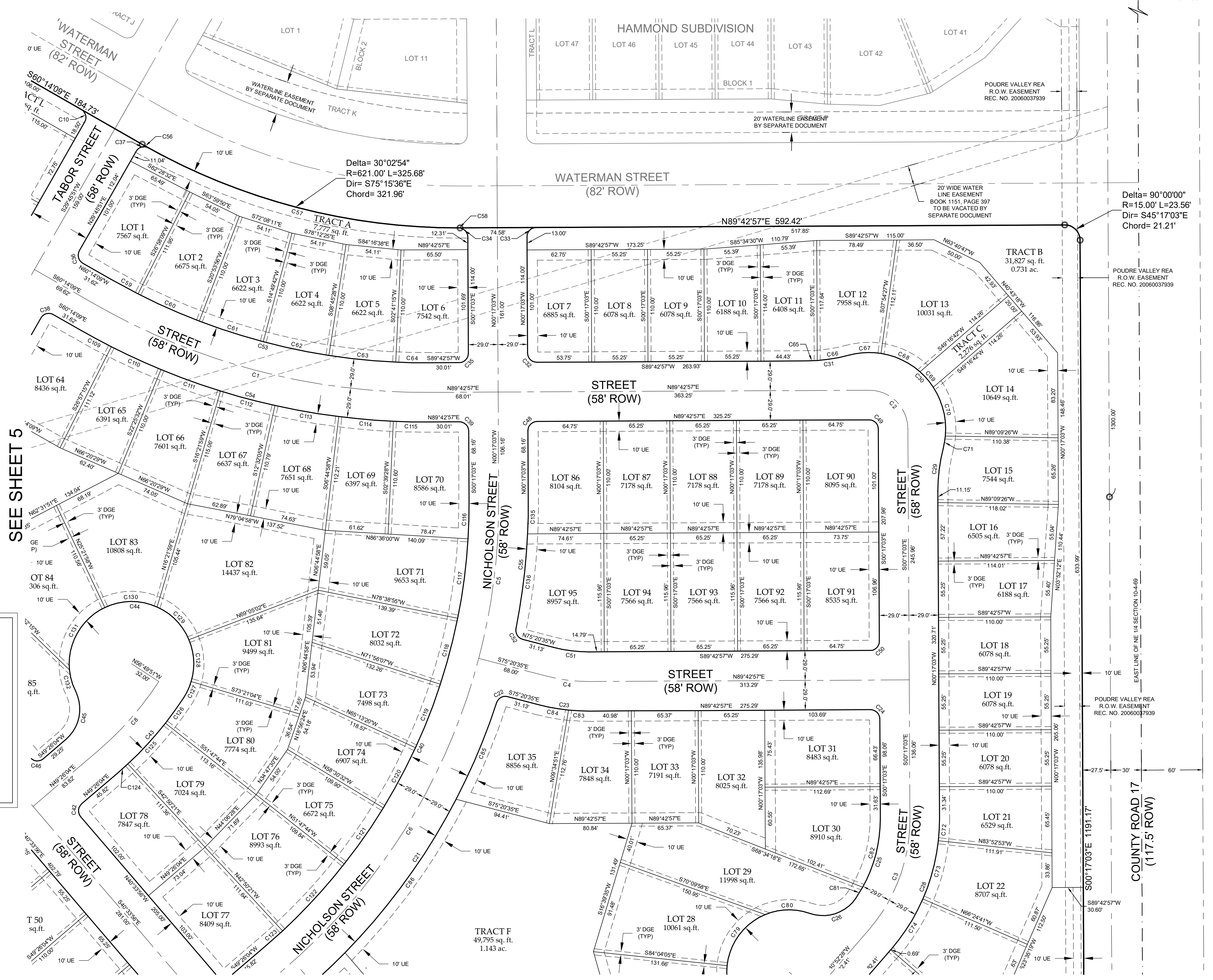
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REVIEWED BY: S. Tesedy

HAMMOND SUBDIVISION, SECOND FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
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NORTHEAST CORNER
SECTION 10-4-69
FND #6 REBAR w/2"
ALUMINUM CAP
PLUS 38470, 2018
(FND 2" ALUMINUM CAP
LS 24305, 2006
0.6' SOUTHWEST
NOT ACCEPTED)

SEE SHEET 5

SEE SHEET 7

LEGEND

- SECTION LINE
- - - EASEMENT LINE
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NORTH

50 0 50 100 150 Feet

(U.S. SURVEY FEET)
1 inch = 50 ft.

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DESIGNED BY: L. Smith
REVIEWED BY: S. Vespa

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TOWN OF BERTHOUD
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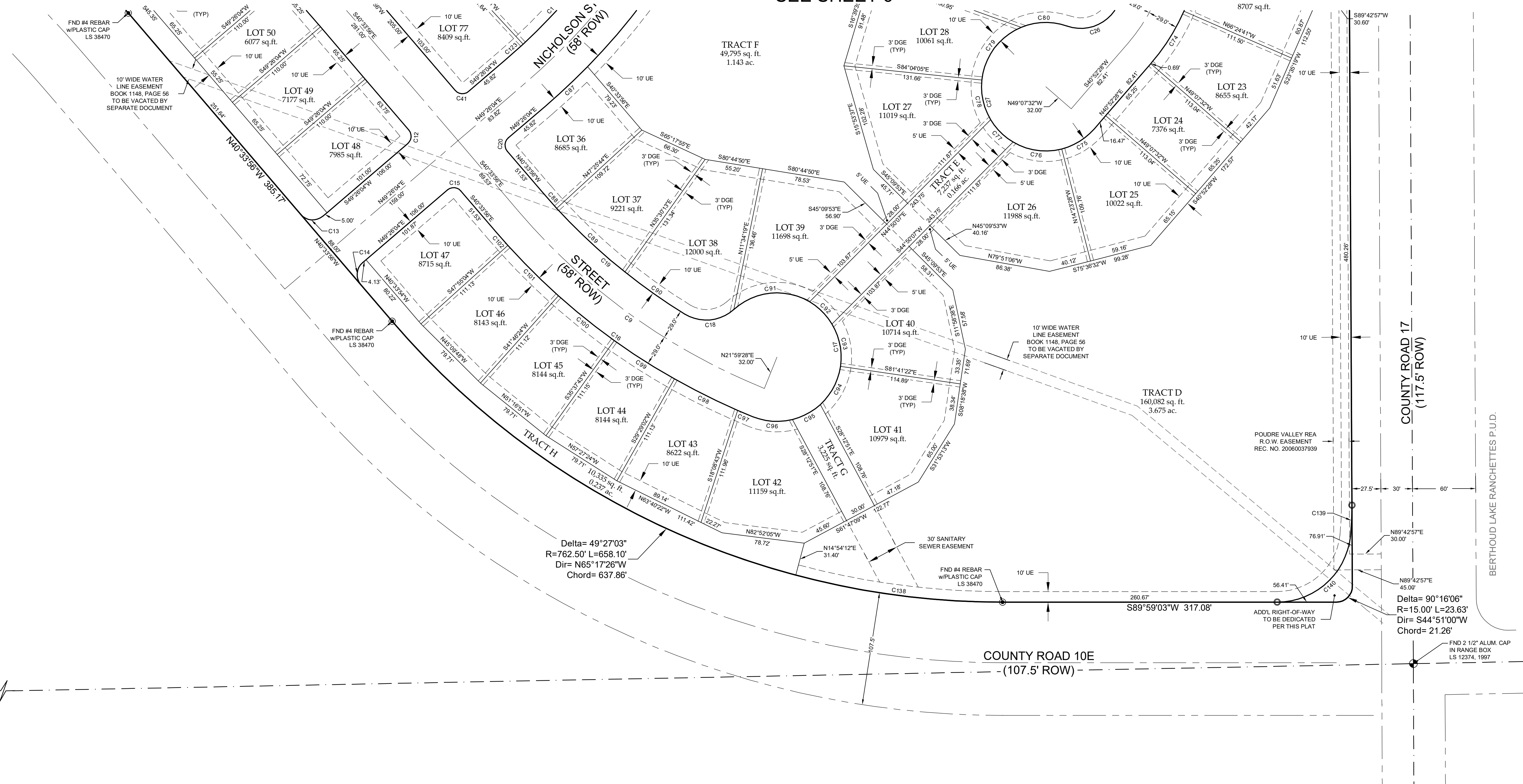
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PRELIMINARY
Robert C. Tesely
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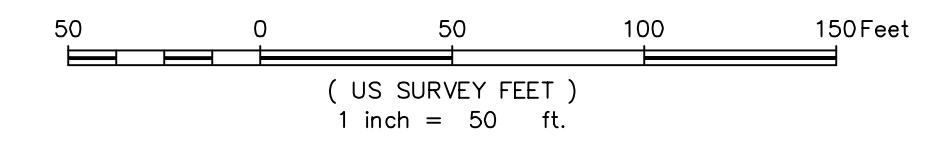
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SEE SHEET 6



CENTER 1/4 CORNER SECTION 10-4-69 FND 2 3/8" ALUMINUM CAP LS 20673, 2005

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, 16" LONG, WITH 1" DIA. BLUE PLASTIC CAP, LS 38470
	UTILITY EASEMENT
	DRAINAGE & GRADING EASEMENT



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