

# HAMMOND SUBDIVISION ZONING MAP

## TRACTS OF LAND 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

### PARCEL 1 DESCRIPTION: P.U.D. TO R-1

A tract of land located in the Northeast Quarter 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:

Considering the East line of the Northeast Quarter of Section 10 as bearing South 00° 17' 03" East with all bearings contained herein relative thereto;

COMMENCING at the East Quarter corner of Section 10; thence along the East line of the Northeast Quarter of Section 10, North 00° 17' 03" West, 73.84 feet; thence, South 89° 42' 57" West, 57.50 feet to POINT OF BEGINNING 1; thence along a curve concave to the northwest having a central angle of 90° 16' 06" with a radius of 15.00 feet, an arc length of 23.63 feet and the chord of which bears South 44° 51' 00" West, 21.26 feet; thence, South 89° 59' 03" West, 317.08 feet; thence along a curve concave to the northeast having a central angle of 49° 27' 03" with a radius of 762.50 feet, an arc length of 658.10 feet and the chord of which bears North 65° 17' 26" West, 637.86 feet; thence, North 40° 33' 56" West, 385.17 feet; thence along a curve concave to the southwest having a central angle of 41° 16' 02" with a radius of 877.50 feet, an arc length of 632.02 feet and the chord of which bears North 61° 11' 57" West, 618.45 feet; thence, North 81° 49' 58" West, 202.78 feet; thence, North 08° 09' 14" East, 503.78 feet; thence, North 10° 53' 58" East, 475.01 feet; thence along a curve concave to the southeast having a central angle of 33° 58' 14" with a radius of 1507.50 feet, an arc length of 893.79 feet and the chord of which bears North 33° 37' 09" East, 880.76 feet; thence North 89° 25' 18" East, 240.16 feet; thence, South 00° 17' 03" East, 1037.36 feet; thence, South 15° 12' 40" West, 53.68 feet; thence, South 29° 45' 51" West, 122.00 feet; thence, South 60° 14' 09" East, 184.73 feet; thence along a curve concave to the north having a central angle of 30° 02' 54" with a radius of 621.00 feet, an arc length of 325.68 feet and the chord of which bears South 75° 15' 36" East, 321.96 feet; thence, North 89° 42' 57" East, 592.42 feet; thence along a curve concave to the southwest having a central angle of 90° 00' 00" with a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which bears South 45° 17' 03" East, 21.21 feet; thence, South 00° 17' 03" East, 1191.17 feet to the POINT OF BEGINNING.

The above described tract of land contains 2,484,473 square feet or 57.036 acres, more or less and is subject to all easements and rights-of-way now on record or existing.

### PARCEL 2 DESCRIPTION: P.U.D. TO R-4

A tract of land located in the Southeast Quarter 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:

Considering the East line of the Northeast Quarter of Section 10 as bearing South 00° 17' 03" East with all bearings contained herein relative thereto;

COMMENCING at the East Quarter corner of Section 10; thence along the East line of the Southeast Quarter of Section 10, South 00° 15' 09" West, 48.84 feet; thence, South 89° 44' 51" West, 38.00 feet to POINT OF BEGINNING 2; thence, South 37° 13' 08" West, 177.28 feet; thence along a curve concave to the northwest having a central angle of 42° 21' 30" with a radius of 270.00 feet, an arc length of 199.61 feet and the chord of which bears South 58° 23' 53" West, 195.09 feet; thence, South 79° 34' 38" West, 49.50 feet to "Point A"; thence, North 49° 50' 33" West, 55.33 feet; thence along a curve concave to the east having a central angle of 13° 52' 50" with a radius of 820.00 feet, an arc length of 198.66 feet and the chord of which bears North 03° 27' 37" West, 198.17 feet; thence, North 03° 28' 48" East, 19.11 feet; thence along a curve concave to the north having a central angle of 01° 30' 57" with a radius of 870.00 feet, an arc length of 23.02 feet and the chord of which bears South 89° 15' 29" East, 23.02 feet; thence, North 89° 59' 03" East, 352.15 feet to the POINT OF BEGINNING.

The above described tract of land contains 66,069 square feet or 1.517 acres, more or less and is subject to all easements and rights-of-way now on record or existing.

### PARCEL 3 DESCRIPTION: P.U.D. TO R-4

A tract of land 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:

Considering the East line of the Northeast Quarter of Section 10 as bearing South 00° 17' 03" East with all bearings contained herein relative thereto;

COMMENCING at aforementioned "Point A"; thence, South 79° 34' 38" West, 130.33 feet to the POINT OF BEGINNING 3; thence, South 79° 34' 38" West, 3.60 feet; thence along a curve concave to the southeast having a central angle of 30° 54' 30" with a radius of 310.00 feet, an arc length of 167.23 feet and the chord of which bears South 64° 07' 23" West, 165.21 feet; thence, South 48° 40' 08" West, 103.63 feet; thence along a curve concave to the north having a central angle of 55° 53' 30" with a radius of 200.00 feet, an arc length of 195.10 feet and the chord of which bears South 76° 36' 53" West, 187.45 feet; thence, North 75° 26' 22" West, 319.51 feet; thence along a curve concave to the south having a central angle of 16° 57' 10" with a radius of 940.00 feet, an arc length of 278.13 feet and the chord of which bears North 83° 54' 57" West, 277.12 feet; thence, South 87° 36' 28" West, 251.26 feet; thence along a curve concave to the north having a central angle of 04° 25' 24" with a radius of 940.00 feet, an arc length of 72.57 feet and the chord of which bears South 89° 49' 11" West, 72.55 feet; thence along a curve concave to the south having a central angle of 127° 07' 37" with a radius of 70.00 feet, an arc length of 155.32 feet and the chord of which bears North 84° 08' 44" West, 125.36 feet; thence along a curve concave to the north having a central angle of 11° 02' 17" with a radius of 940.00 feet, an arc length of 181.09 feet and the chord of which bears North 74° 48' 10" West, 180.81 feet; thence, North 69° 17' 02" West, 40.64 feet; thence, North 08° 09' 14" East, 1185.95 feet; thence, South 81° 49' 58" East, 202.75 feet; thence along a curve concave to the southwest having a central angle of 41° 16' 02" with a radius of 770.00 feet, an arc length of 554.59 feet and the chord of which bears South 61° 11' 57" East, 542.68 feet; thence South 40° 33' 56" East, 385.17 feet; thence along a curve concave to the northeast having a central angle of 43° 58' 57" with a radius of 870.00 feet, an arc length of 667.84 feet and the chord of which bears South 62° 33' 24" East, 651.57 feet; thence, South 03° 28' 48" West, 19.11 feet; thence along a curve concave to the east having a central angle of 14° 02' 27" with a radius of 870.00 feet, an arc length of 213.20 feet and the chord of which bears South 03° 27' 37" East, 212.67 feet; thence, South 29° 02' 27" West, 55.39 feet to the POINT OF BEGINNING.

The above described tract of land contains 1,380,646 square feet or 31.695 acres, more or less and is subject to all easements and rights-of-way now on record or existing.

### APPROVAL CERTIFICATES:

Approved by the Board of Trustees of the Town of Berthoud, Colorado this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Mayor \_\_\_\_\_

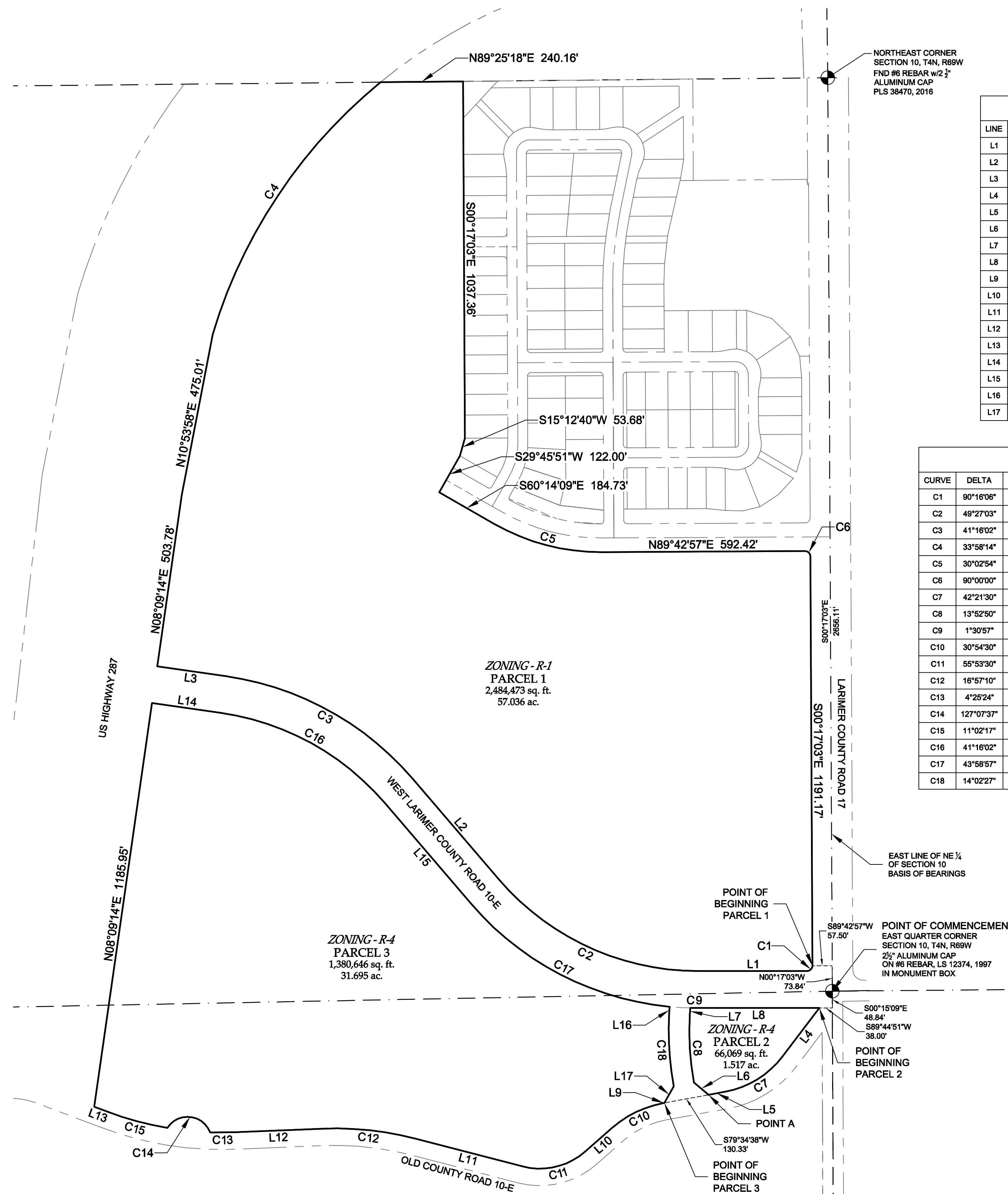
The foregoing zoning map is approved for filing and accepted by the Town of Berthoud, Colorado this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

ATTEST: \_\_\_\_\_  
Town Clerk

### SURVEYOR'S STATEMENT

I, Robert C. Tessely, a Registered Land Surveyor in the State of Colorado, do hereby certify that this Zoning Map 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  
Robert C. Tessely  
Colorado Registered Professional  
Land Surveyor No. 38470

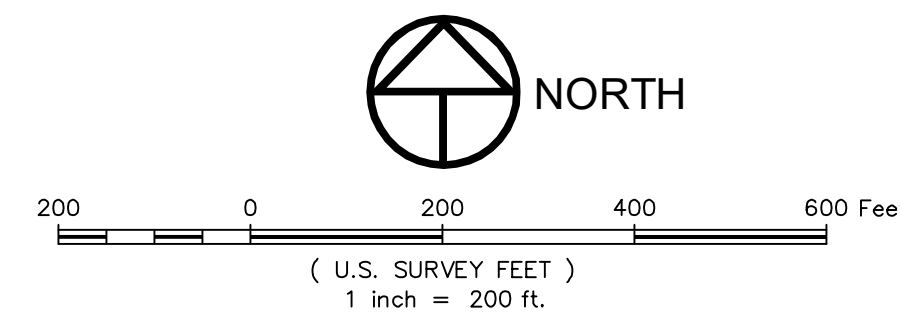
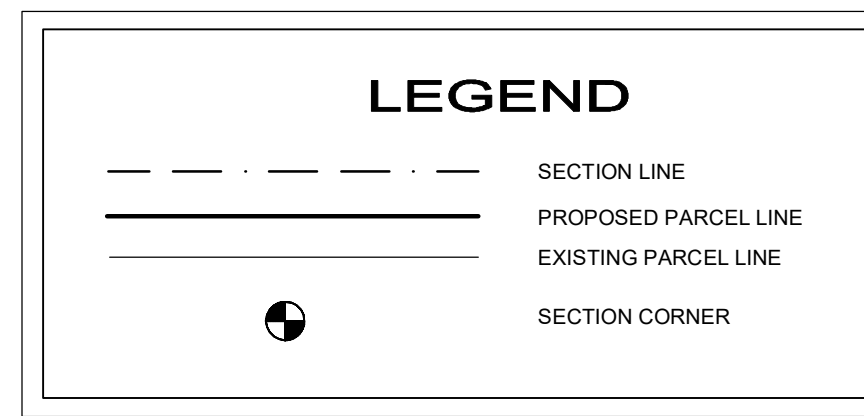


#### LINE TABLE

LINE	LENGTH	BEARING
L1	317.08'	S89° 59' 03"W
L2	385.17'	N40° 33' 56"W
L3	202.78'	N81° 49' 58"W
L4	177.28'	S37° 13' 08"W
L5	49.50'	S79° 34' 38"W
L6	55.33'	N49° 50' 33"W
L7	19.11'	N03° 28' 48"E
L8	352.15'	N89° 59' 03"E
L9	3.60'	S79° 34' 38"W
L10	103.63'	S48° 40' 08"W
L11	319.51'	N75° 26' 22"W
L12	251.26'	S87° 36' 28"W
L13	40.64'	N69° 17' 02"W
L14	202.75'	S81° 49' 58"E
L15	385.17'	S40° 33' 56"E
L16	19.11'	S03° 28' 48"W
L17	55.39'	S29° 02' 27"W

#### CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°16'06"	15.00'	23.63'	S44°51'00"W	21.26'
C2	49°27'03"	762.50'	658.10'	N85°17'28"W	637.86'
C3	41°16'02"	877.50'	632.02'	N61°11'57"W	618.45'
C4	33°58'14"	1507.50'	893.79'	N33°37'09"E	880.76'
C5	30°02'54"	621.00'	325.68'	S75°15'36"E	321.96'
C6	90°00'00"	15.00'	23.56'	S45°17'03"E	21.21'
C7	42°21'30"	270.00'	199.61'	S68°23'53"W	195.09'
C8	13°52'50"	820.00'	198.66'	N03°27'37"W	198.17'
C9	1°30'57"	870.00'	23.02'	S89°15'29"E	23.02'
C10	30°54'30"	310.00'	167.23'	S64°07'23"W	165.21'
C11	55°53'30"	200.00'	195.10'	S76°36'53"W	187.45'
C12	16°57'10"	940.00'	278.13'	N83°54'57"W	277.12'
C13	4°25'24"	940.00'	72.57'	S89°49'11"W	72.55'
C14	127°07'37"	70.00'	155.32'	N84°08'44"W	125.36'
C15	11°02'17"	940.00'	181.09'	N74°48'10"W	180.81'
C16	41°16'02"	770.00'	554.59'	S61°11'57"E	542.68'
C17	43°58'57"	870.00'	667.84'	S62°33'24"E	651.57'
C18	14°02'27"	870.00'	213.20'	S03°27'37"E	212.67'



**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 Hovens Street, Suite 100  
Fort Collins, Colorado 80521  
PHONE: 970.221.4158  
www.northernengineering.com

PROJECT: 911-010  
DATE: 12/14/16  
DESIGNED BY: L. Smith  
SCALE: 1"=200'  
REVIEWED BY: R. Tessely

HAMMOND SUBDIVISION ZONING MAP  
TOWN OF BERTHOUD  
STATE OF COLORADO  
Sheet  
**1**  
Of 1 Sheet

Survey Job#911-010-Draft/Revised/11-15-16 Zoning Map.dwg, 12/14/2016 10:08:05 AM, 1:1