

ROSE FARMS ACRES

A REPLAT OF BLOCKS 2 & 3, SCHMIDT FARM FIRST SUBDIVISION, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23,
TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

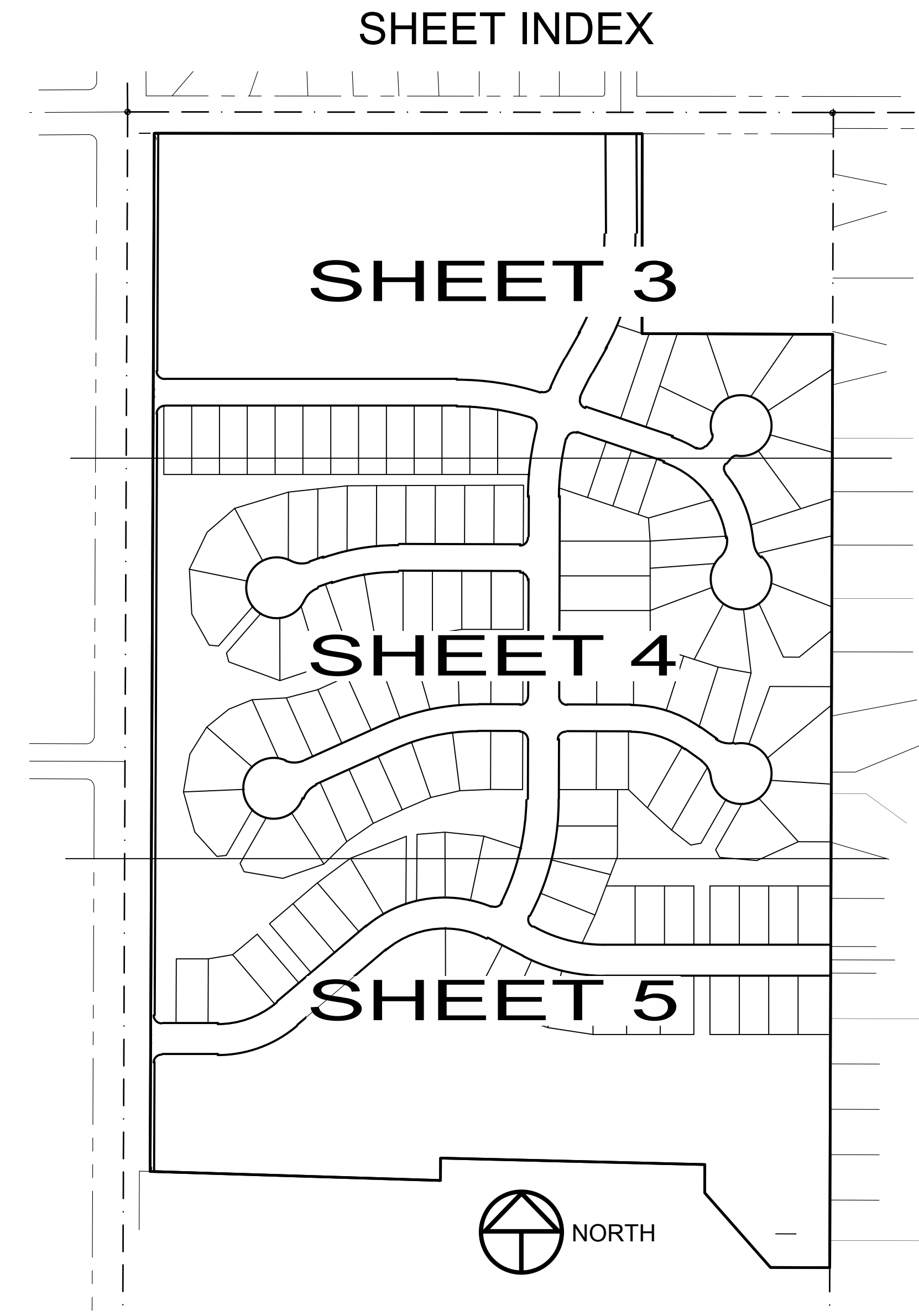
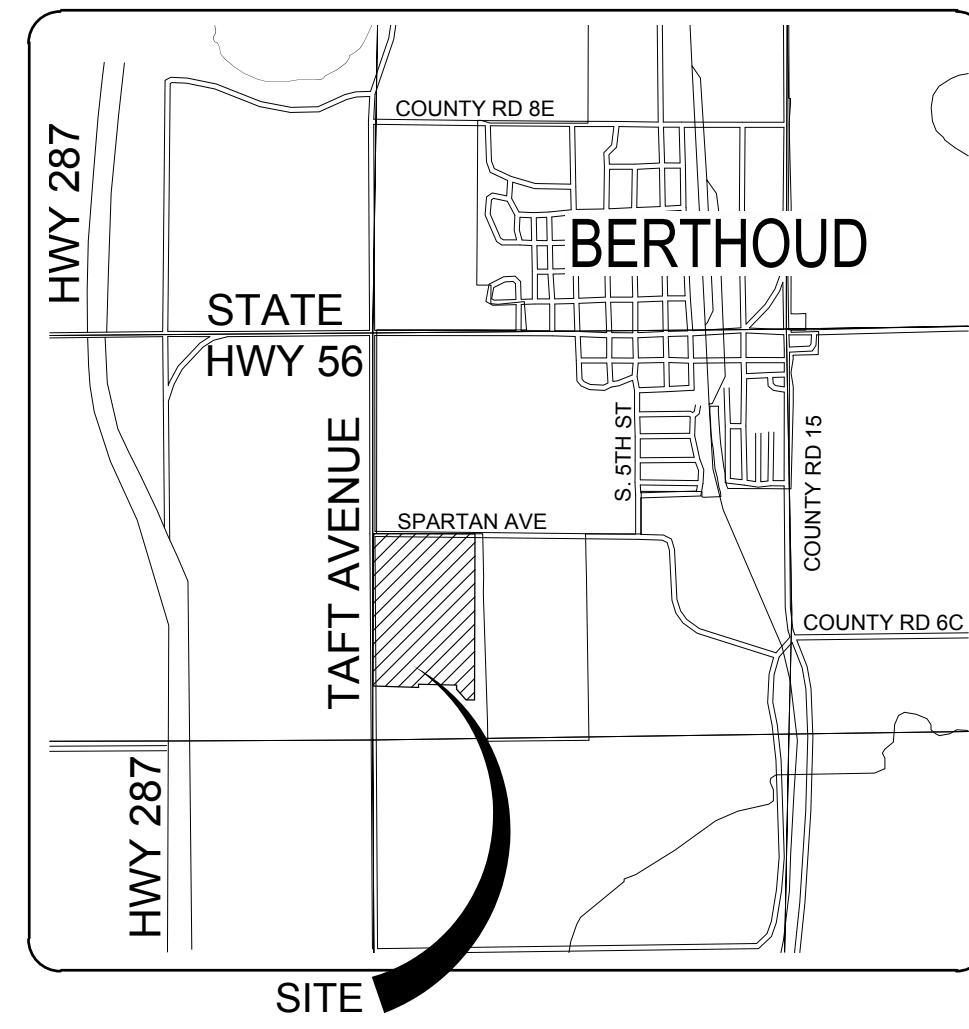
LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owner of ROSE FARMS ACRES, located in the Southwest Quarter of Section 23, 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:

Blocks 2 & 3, Schmidt Farm First Subdivision

Containing 2,367,326 square feet or 54.346 acres more or less.

Have laid out, platted, and subdivided the above described land, under the name and style of ROSE FARMS ACRES, 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: _____
Name: _____
Title: _____

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

NOTES:

- 1) The Basis of Bearings is the West line of the Southwest Quarter of Section 23, Township 4 North, Range 69 West of the 6th P.M. as bearing South 00° 13' 45" West, as monumented on drawing, based on Schmidt Farm First Subdivision (assumed bearing).
- 2) All information regarding easements, right-of-way or title of record, Northern Engineering relied upon File Number _____, dated _____, 20____, prepared by _____.
- 3) The lineal unit of measurement for this plat is U. S. Survey Feet.

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: _____
Mary K. Cowdin, Town Clerk

SURVEYOR'S STATEMENT

I, Gerald D. Gilliland, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of ROSE FARMS 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.

Gerald D. Gilliland
Colorado Registered Professional
Land Surveyor No. 14823

DEVELOPER/APPLICANT

Steve Schmidt
Rose Farms Acres, LLC
c/o TB Group
444 Mountain Avenue
Berthoud, Colorado 80513

**PLANNER/
LANDSCAPE ARCHITECT**

Jim Birdsall
TB Group
444 Mountain Avenue
Berthoud, Colorado 80513
(970) 532-5891

SITE ENGINEER

Northern Engineering Services, Inc.
George Shuck
200 South College Avenue, Suite 010
Fort Collins, Colorado 80524
(970) 221-4158

SITE ENGINEER

Northern Engineering Services, Inc.
Gary Gilliland
200 South College Avenue, Suite 010
Fort Collins, Colorado 80524
(970) 221-4158

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SECTION: 23
TOWNSHIP: 4N
RANGE: 69 W of the 6th P.M.

**NORTHERN
ENGINEERING**
PHONE: 970.221.4158 FAX: 970.221.4159
www.northernengineering.com

NE
303 North Howard Street, Suite 100
Fort Collins, Colorado 80521

PROJECT: 598-003	DATE: 03/11/15	REVIEWED BY: C. Gilliland
DESIGNED BY:	SCALE: N.A.	
DRAWN BY: L. Smith		

ROSE FARMS ACRES
TOWN OF BERTHOUD
STATE OF COLORADO

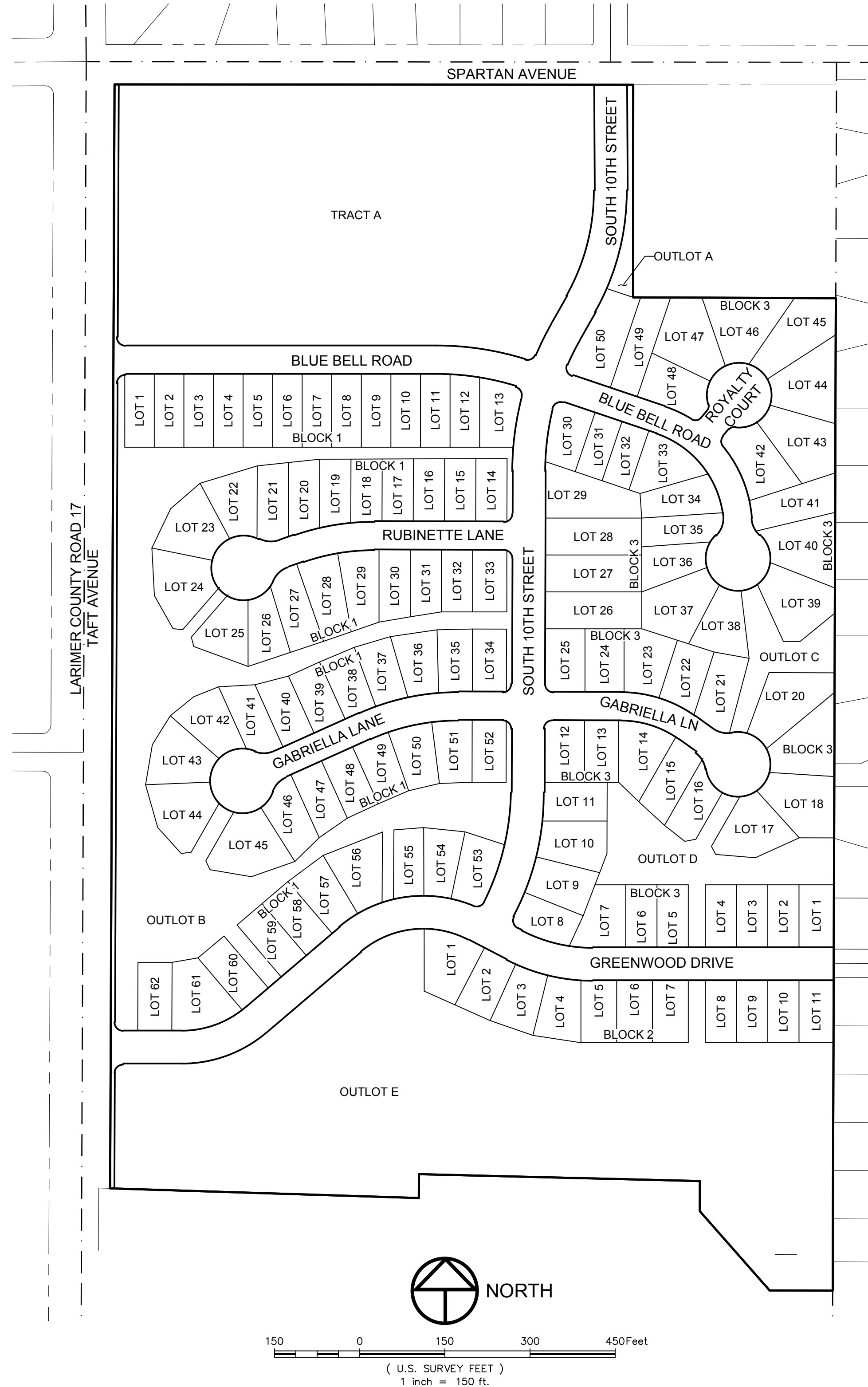
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CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	29°55'22"	400.00'	208.90'	S14°39'13"W	206.53'
C2	10°59'17"	500.00'	95.89'	S24°07'15"W	95.74'
C3	18°26'49"	500.00'	160.98'	S09°24'12"W	160.29'
C4	32°46'52"	450.00'	257.46'	S16°34'14"W	253.96'
C5	40°25'27"	200.00'	141.11'	N69°47'17"E	138.20'
C6	67°50'17"	200.00'	236.80'	N83°29'42"E	223.21'
C7	27°24'50"	300.00'	143.54'	S76°17'35"E	142.17'
C8	24°25'32"	400.00'	170.52'	S77°58'02"W	169.23'
C9	35°24'33"	200.00'	123.60'	N72°06'56"W	121.64'
C10	19°15'20"	400.00'	134.43'	N80°22'20"E	133.80'
C11	18°37'37"	500.00'	162.55'	N80°41'12"W	161.84'
C12	22°15'34"	200.00'	77.70'	N60°14'36"W	77.21'
C13	49°06'50"	200.00'	171.44'	N24°33'25"W	166.24'
C15	29°55'22"	429.00'	224.04'	S14°39'13"W	221.51'
C16	5°57'20"	471.00'	48.96'	S28°38'14"W	48.94'
C22	95°01'57"	15.00'	24.88'	S23°51'25"E	22.12'
C23	95°01'57"	15.00'	24.88'	S61°06'38"W	22.12'
C24	12°56'36"	225.00'	50.83'	S64°54'05"E	50.72'
C25	81°32'37"	13.00'	18.50'	N80°47'55"E	16.98'
C26	57°07'18"	13.00'	12.96'	N11°27'58"E	12.43'
C27	294°14'36"	57.00'	292.72'	S49°58'23"E	61.89'
C28	57°07'18"	13.00'	12.96'	S68°35'16"W	12.43'
C29	80°04'49"	13.00'	18.17'	S00°00'48"E	16.73'
C30	35°46'39"	225.00'	140.50'	S22°09'53"E	138.23'
C31	63°29'01"	175.00'	193.90'	N39°37'53"W	184.13'
C32	43°27'38"	43.00'	32.62'	S26°00'23"E	31.84'
C33	273°54'31"	57.00'	272.49'	S89°13'04"W	77.81'
C34	54°03'42"	43.00'	40.57'	N19°08'29"E	39.08'
C36	13°24'52"	471.00'	110.27'	S06°53'14"W	110.02'
C51	90°00'00"	15.00'	23.56'	S44°49'12"E	21.21'
C52	90°00'00"	15.00'	23.56'	S45°10'48"W	21.21'
C53	35°24'33"	225.00'	139.05'	S72°06'56"E	136.85'
C54	35°24'33"	175.00'	108.15'	N72°06'56"W	106.44'
C55	47°09'23"	43.00'	35.39'	S77°59'20"E	34.40'
C56	47°09'23"	43.00'	35.39'	N30°49'58"W	34.40'
C57	274°18'46"	57.00'	272.90'	S35°35'21"W	77.52'
C58	28°44'01"	453.54'	227.45'	S13°46'05"W	225.07'
C78	23°50'22"	429.00'	178.50'	N11°36'43"E	177.21'
C79	6°05'00"	429.00'	45.55'	N26°34'24"E	45.53'
C80	40°57'50"	57.00'	40.75'	S03°23'14"W	39.89'
C81	39°43'08"	57.00'	39.51'	S43°43'43"W	38.73'
C82	44°24'45"	57.00'	44.18'	S85°47'40"W	43.09'
C83	43°42'36"	57.00'	43.48'	N50°08'40"W	42.44'
C84	48°15'58"	57.00'	48.02'	N04°09'23"W	46.61'
C85	38°21'10"	57.00'	38.15'	N39°09'11"E	37.45'
C86	38°49'09"	57.00'	38.62'	N77°44'20"E	37.88'
C87	27°51'42"	225.00'	109.41'	N26°07'21"W	108.34'
C88	7°54'57"	225.00'	31.09'	N08°14'02"W	31.06'
C89	32°34'43"	43.00'	24.45'	N20°33'55"W	24.12'
C90	10°52'55"	43.00'	8.17'	N42°17'44"W	8.15'
C91	56°01'45"	57.00'	55.74'	N19°43'19"W	53.55'
C92	46°29'57"	57.00'	46.26'	N31°32'32"E	45.00'
C94	39°42'32"	57.00'	39.50'	S74°03'02"E	38.72'
C95	37°53'30"	57.00'	37.70'	S35°15'01"E	37.01'
C96	46°26'21"	57.00'	46.20'	S06°54'55"W	44.95'
C97	16°02'14"	57.00'	15.95'	S38°09'13"W	15.90'
C98	0°38'24"	175.00'	1.95'	S08°12'34"E	1.95'
C99	24°09'58"	175.00'	73.81'	S20°36'45"E	73.27'
C100	38°40'39"	175.00'	118.13'	S52°02'03"E	115.90'
C101	1°47'27"	471.00'	14.72'	N01°04'32"E	14.72'
C102	1°10'01"	225.00'	4.58'	N89°14'11"W	4.58'
C103	15°55'18"	225.00'	62.52'	N80°41'32"W	62.32'
C104	17°32'00"	225.00'	68.85'	N63°57'52"W	68.59'
C105	0°47'13"	225.00'	3.09'	N54°48'16"W	3.09'
C106	40°19'30"	43.00'	30.26'	N74°34'24"W	29.64'
C107	6°49'53"	43.00'	5.13'	S81°50'54"W	5.12'
C109	45°38'29"	57.00'	45.41'	N52°24'52"W	44.21'
C110	44°13'12"	57.00'	43.99'	N07°29'01"W	42.91'
C111	41°16'02"	57.00'	41.05'	N35°15'36"E	40.17'
C112	32°09'33"	57.00'	31.99'	N71°58'23"E	31.57'
C113	31°45'25"	57.00'	31.59'	S76°04'08"E	31.19'
C114	52°56'09"	57.00'	52.66'	S33°43'21"E	50.81'
C115	25°31'28"	43.00'	19.16'	S20°01'00"E	19.00'
C116	21°37'55"	43.00'	16.23'	S43°35'42"E	16.14'
C117	2°02'51"	175.00'	6.25'	S55°26'04"E	6.25'

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C118	6°24'34"	453.54'	50.74'	N02°36'21"E	50.71'
C119	8°09'29"	453.54'	64.58'	N08°53'23"E	64.52'
C120	8°19'11"	453.54'	65.86'	N18°07'43"E	65.80'
C121	5°50'46"	453.54'	46.28'	N25°12'42"E	46.26'
C176	5°48'39"	57.00'	5.78'	S81°20'18"W	5.78'
C177	20°31'17"	57.00'	20.42'	N85°29'44"W	20.31'
C178	1°28'24"	57.00'	1.47'	S55°31'42"W	1.47'
C179	21°00'47"	57.00'	20.90'	S66°46'18"W	20.79'
C180	8°49'02"	57.00'	8.77'	S81°41'12"W	8.76'

LINE	LENGTH	BEARING
L1	15.05'	N40°01'37"E
L2	16.02'	S40°01'37"W



PARCEL	DESCRIPTION/LAND USE	AREA	PERCENT	ENCUMBRANCES	INTENDED OWNERSHIP & MAINTAINANCE BY
TRACT A	FUTURE DEVELOPMENT	377,828 S.F. 8.67 AC.	15.96%		
OUTLOT A	OPEN SPACE	5,884 S.F. 0.14 AC.	0.25%	Utility, Drainage & Access Easement	Town of Berthoud
OUTLOT B	OPEN SPACE	190,925 S.F. 4.38 AC.	8.07%	Utility, Drainage & Access Easement	Town of Berthoud
OUTLOT C	OPEN SPACE	18,292 S.F. 0.42 AC.	0.77%	Utility, Drainage & Access Easement	Town of Berthoud
OUTLOT D	OPEN SPACE	42,847 S.F. 0.98 AC.	1.81%	Utility, Drainage & Access Easement	Town of Berthoud
OUTLOT E	OPEN SPACE	395,082 S.F. 9.07 AC.	16.69%	Utility, Drainage & Access Easement	Town of Berthoud
ROW	PUBLIC USE	351,947 S.F. 8.08 AC.	14.87%	Right of Way	Town of Berthoud
LOTS (123)	PRIVATE RESIDENCE	984,522 S.F. 22.60 AC.	41.59%	Residential	Property Owner
TOTAL		2,367,326 S.F. 54.35 AC.	100.00%		

BLOCK	# OF LOTS
1	62
2	11
3	50
TOTAL LOTS	123

ROSE FARMS ACRES
 TOWN OF BERTHOUD
 STATE OF COLORADO

SHEET
2
 OF 5 SHEETS

PROJECT: 598-003
 DATE: 03/11/15
 DESIGNED BY: N.A.
 DRAWN BY: L. Smith
 REVIEWED BY: C. Gilliland

SECTION: 23
 TOWNSHIP: 4N
 RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
 PHONE: 970.221.4158 FAX: 970.221.4159
 www.northernengineering.com
 301 North Howard Street, Suite 100
 Fort Collins, Colorado 80521

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TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

LEGEND

- SECTION LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- PLATTED BOUNDARY LINE
- LOT LINE
- FOUND CORNER AS DESCRIBED
- SECTION CORNER
- SET #4 REBAR, 16" LONG, WITH 1" DIA. YELLOW PLASTIC CAP, LS 14823
- UTILITY EASEMENT
- DRAINAGE & GRADING EASEMENT

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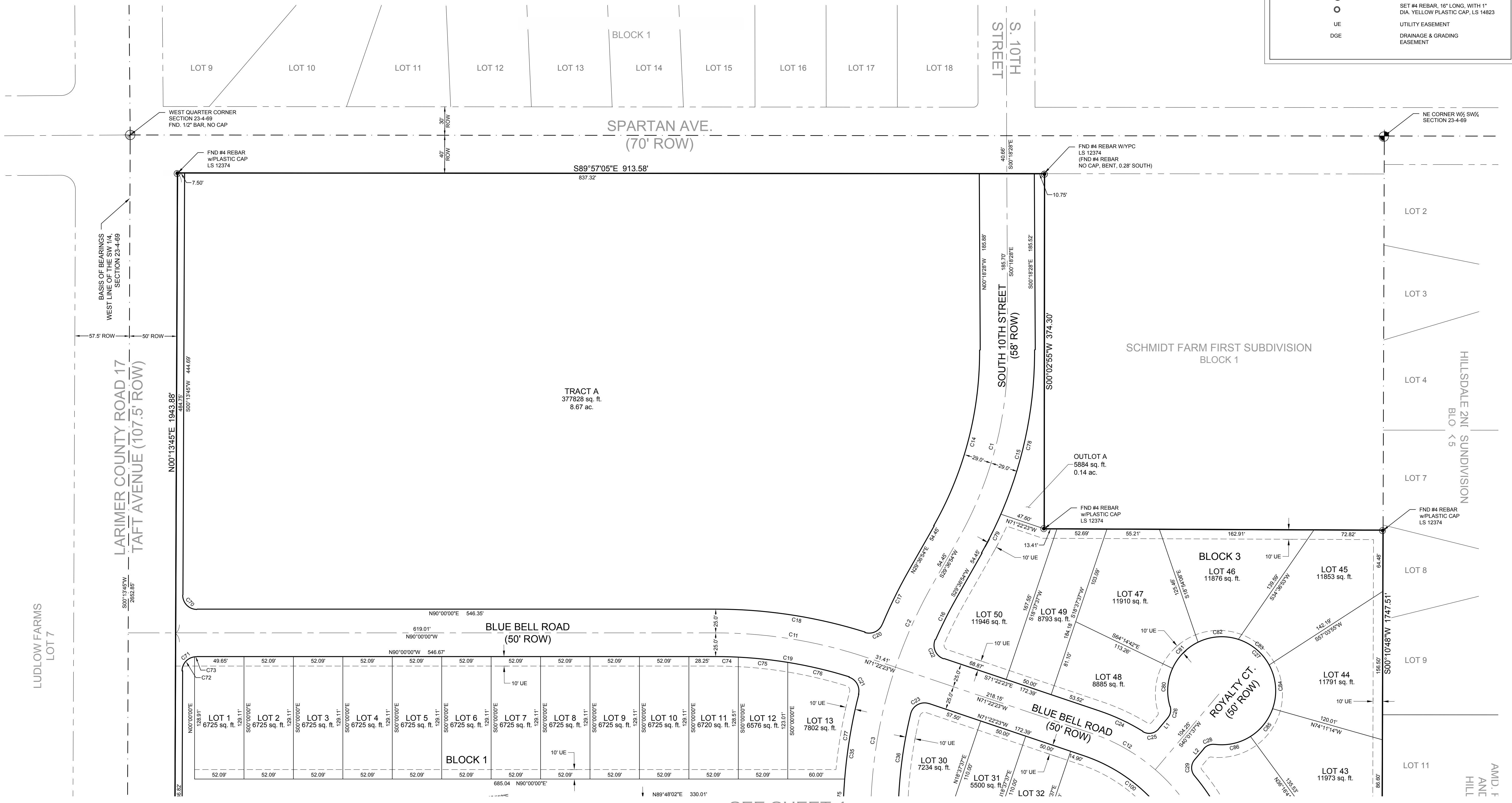
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303 North Howard Street, Suite 100
Fort Collins, Colorado 80521
PHONE: 970.221.4158 FAX: 970.231.4159
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DRAWN BY: L. Smith
REVIEWED BY: C. Gilliland

ROSE FARMS ACRES
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
3
Of 5 Sheets



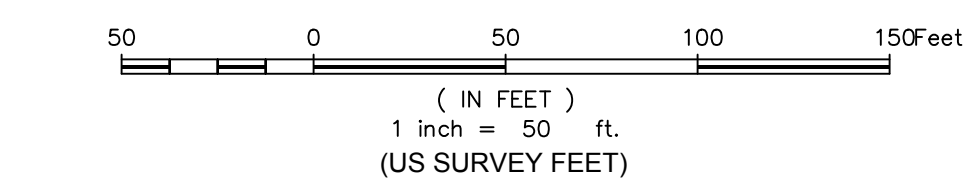
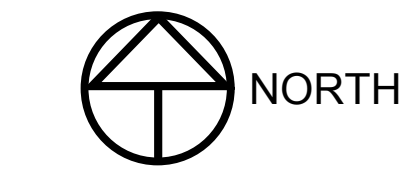
SEE SHEET 4

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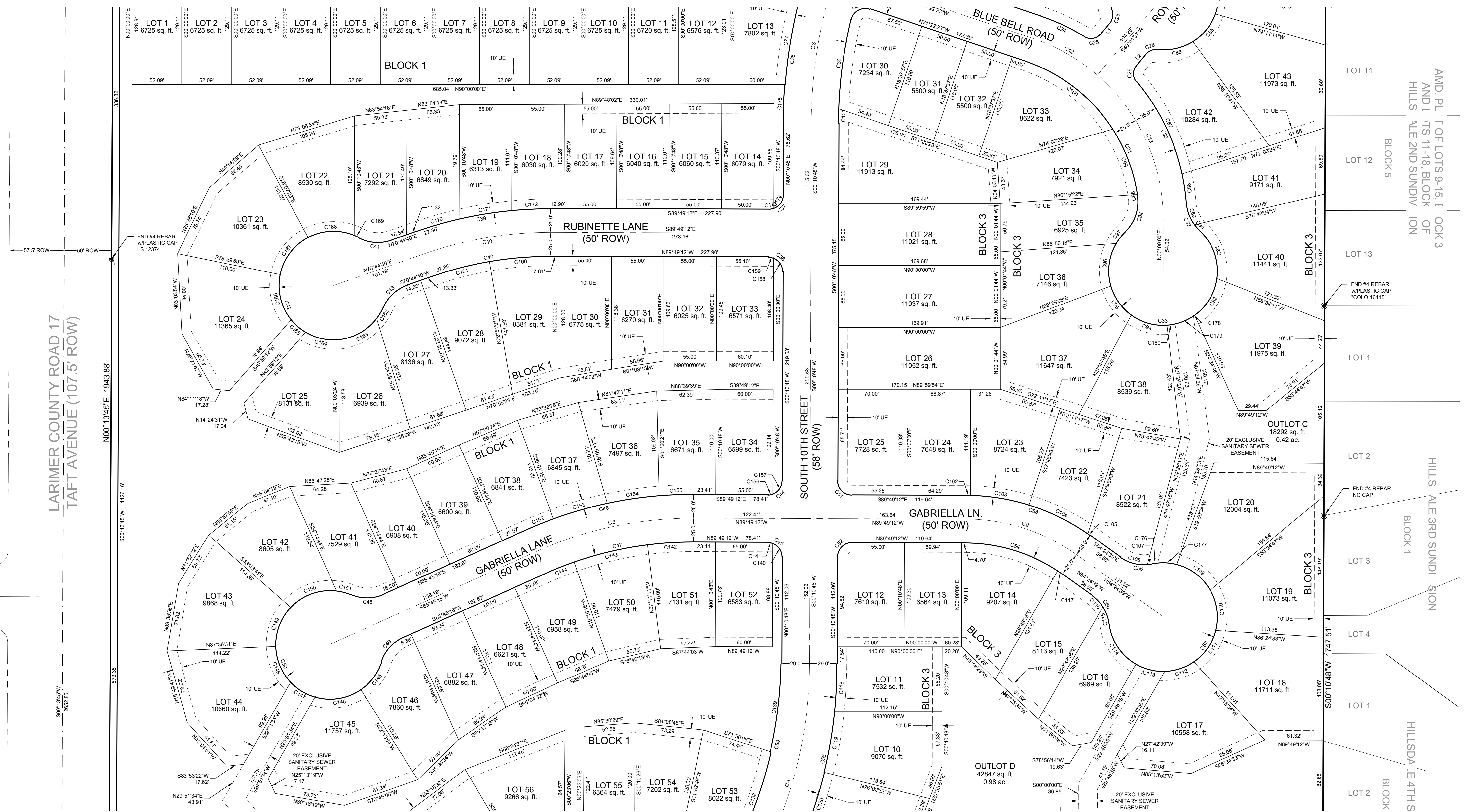
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- EASEMENT LINE
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- PLATTED BOUNDARY LINE
- LOT LINE
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SEE SHEET 3

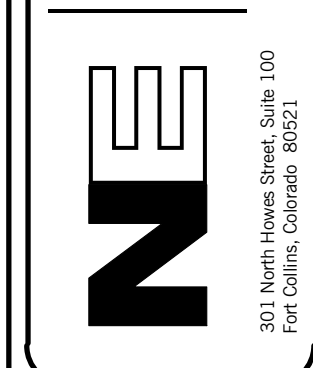
SEE SHEET 5



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SCALE: N.A.
REVIEWED BY: C. Gilliland

ROSE FARMS ACRES
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
4
Of 5 Sheets

LARIMER COUNTY ROAD 17
TAFT AVENUE (107.5 ROW)

AMD. PL. TO F OF LOTS 9-15, BLOCK 3
AND LOTS 11-18, BLOCK OF
HILLS ALE 2ND SUNDI ION

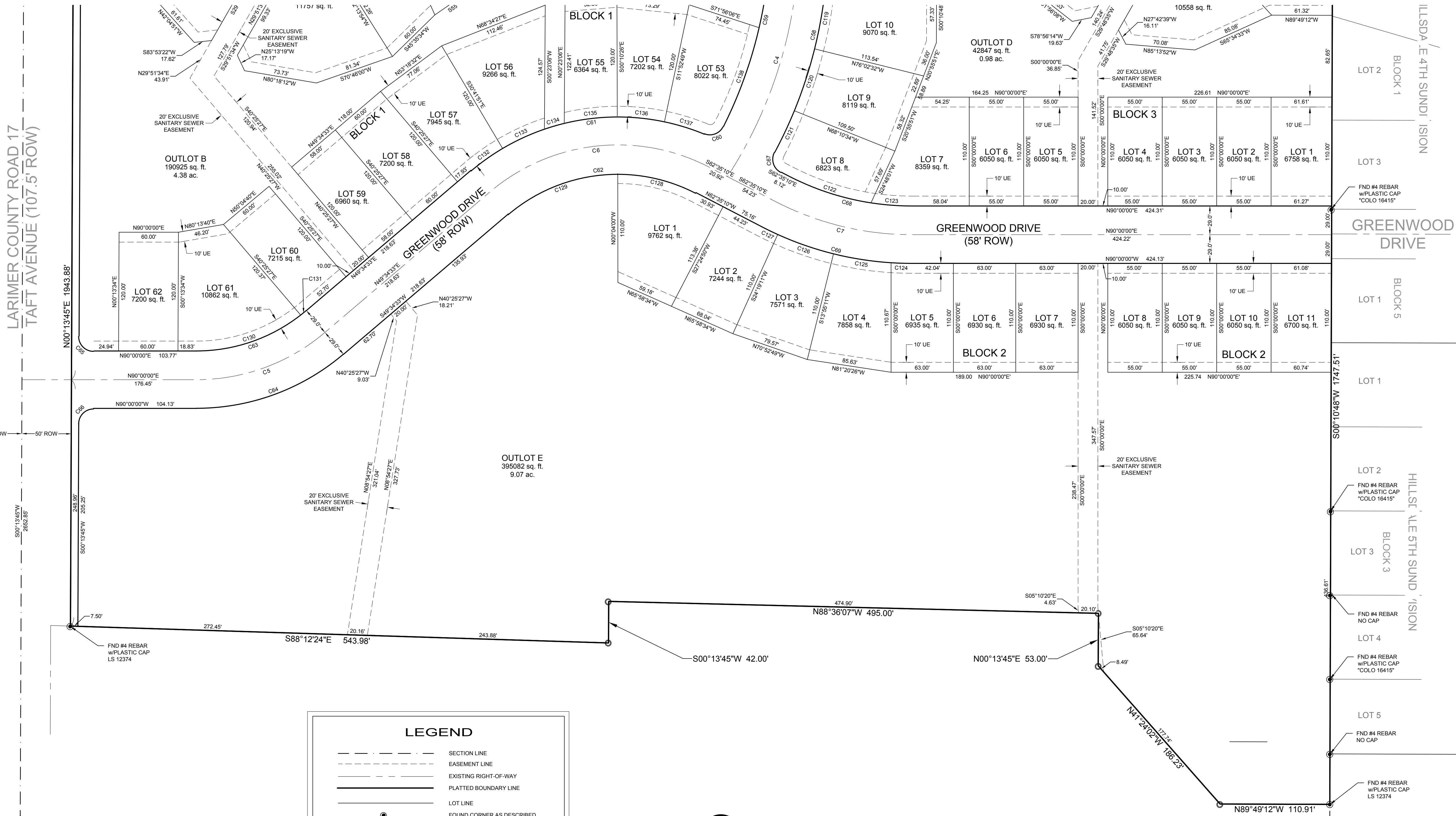
HILLS ALE 3RD SUNDI ION
BLOCK 1

HILLSDALE 4TH S
BLOCK

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SEE SHEET 4



LEGEND

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- - - EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- PLATTED BOUNDARY LINE
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- UE UTILITY EASEMENT
- DGE DRAINAGE & GRADING EASEMENT

NORTH

50 0 50 100 150 Feet

(IN FEET)
1 inch = 50 ft.
(US SURVEY FEET)

SOUTHWEST CORNER
SECTION 23-4-69
FND 2 1/2" ALUM. CAP
LS 12374

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