RECEPTION #20220015096, 3/7/2022 2:00:21 PM, 1 of 1, $13.00
Angela Myers, Clerk & Recorder, Larimer County, CO

LS-3156 1/1

IMPROVEMENT SURVEY PLAT

SITUATE IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF LARIMER, STATE OF COLORADO

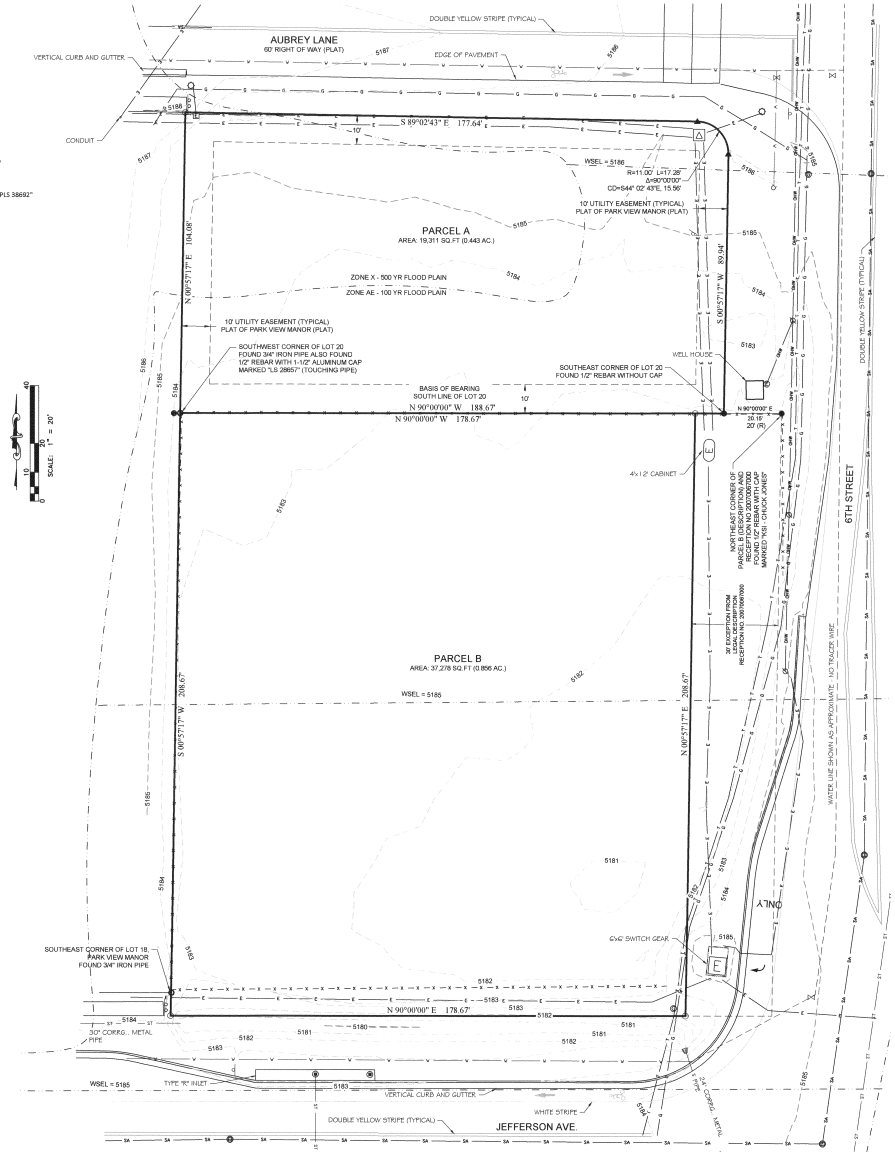
SCALE: 1" = 1000'

VICINITY MAP

LEGEND

- FOUND 3/4" IRON PIPE
- FOUND 1/2" REBAR WITH CAP MARKED "LS 32444"
- FOUND 1/2" REBAR WITH CAP IF DESCRIBED
- SET 1/2" REBAR WITH 1.0" PLASTIC CAP MARKED "PLS 38692"
- ELECTRIC TRANSFORMER
- ELECTRIC PEDESTAL
- ELECTRIC CABINET
- ELECTRIC METER
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- FIRE HYDRANT
- WATER VALVE
- STORM SEWER MANHOLE
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- GAS METER - LEED POST
- SIGN MARKED AS DESCRIBED
- FENCE LINE - BARB WIRE
- OHW — OVERHEAD WIRE-GENERAL
- E — BURIED ELECTRIC
- T — BURIED TELE. LINE
- W — WATER LINE
- G — GAS LINE
- SA — SANITARY SEWER LINE
- ST — STORM SEWER LINE - CULVERT
- BOUNDARY LINE
- EASEMENT LINE
- 5000 — MAJOR CONTOUR LINE
- 5001 — MINOR CONTOUR LINE
- FLOOD ZONE-ELEVATION LINE

SCALE: 1" = 20'



LEGAL DESCRIPTION:

PARCEL A:

LOT 20, PARK VIEW MANOR PUD, TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO.

PARCEL B:

A PORTION OF TRACT 62, WELLINGTON PLACE, A SUBDIVISION OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO, WHICH BEGINS AT A POINT 12 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT 62, THENCE NORTH ALONG THE EAST SIDE OF SAID TRACT 62, 208 FEET 8 INCHES, THENCE WEST 208 FEET 8 INCHES, THENCE SOUTH 208 FEET 8 INCHES TO A POINT 12 FEET NORTH OF THE SOUTH LINE OF SAID TRACT 62, THENCE EAST 208 FEET 8 INCHES TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED BY DEED RECORDED AUGUST 30, 2007 AT RECEPTION NO. 20070067000.

NOTES

- THIS SURVEY IS BASED ON A TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, Order Number: FCC25193633-2

- SUBJECT PROPERTY ADDRESS IS 6TH STREET, WELLINGTON, CO 80549 (VACANT LAND).

- ALL UTILITIES AND FEATURES ARE SHOWN USING SURFACE EVIDENCE ONLY AND UTILITY LOCATES PROVIDED ADEPT UTILITY LOCATERS THE DAY THE FIELD WORK WAS COMPLETED.

- ELEVATIONS ARE BASED ON THE NAVD 88 VERTICAL DATUM VERIFIED BY AN OPUS SOLUTION PERFORMED ONSITE AND NGS BENCHMARK 5202 (PID LL1010) HAVING A PUBLISHED ELEVATION OF 5203.70 AND IS LOCATED ON THE STEP OF THE NORTHWEST ENTRANCE TO THE NORTH POUDRE IRRIGATION COMPANY BUILDING AT THE CORNER OF CLEVELAND AVENUE AND NORTH SECOND STREET.

- BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 20, PARK VIEW MANOR PUD TO HAVE THE PLAT BEARING OF N90°00'00"E BETWEEN THE SOUTHWEST CORNER OF SAID LOT 20, BEING A FOUND 3/4" IRON PIPE AND THE SOUTHEAST CORNER OF SAID LOT 20, BEING A FOUND 1/2" REBAR WITH OUT A CAP.

- FEMA FLOOD ZONES AND ELEVATIONS ARE SHOWN PER FIRM MAP NUMBER 08069C0759F EFFECTIVE DECEMBER 29, 2006 AND REVISED FEBRUARY 4, 2013.

- UNITS ARE SHOWN IN U.S. SURVEY FOOT.

- THE TOTAL AREA OF PARCEL A CONTAINS 19,311 SQUARE FEET (0.443 ACRES) MORE OR LESS.

- THE TOTAL AREA OF PARCEL B CONTAINS 37,278 SQUARE FEET (0.856 ACRES) MORE OR LESS.

CERTIFICATION:

I CHRISTOPHER L. THEW, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT IS THE RESULTS OF A SURVEY MADE BY ME OR UNDER BY DIRECT SUPERVISION.

SURVEYOR: CHRISTOPHER L. THEW, PE-PLS (PLS# 38692)

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR CHRISTOPHER L. THEW 38692 3-4-22

SCHEDULE B-2 EXCEPTIONS

1. - 7. (LOCATION CANNOT BE DETERMINED BY RECORDED/PROVIDED DOCUMENTS)

8. RESERVATIONS AS CONTAINED IN QUIT-CLAIM DEED RECORDED APRIL 14, 1971 IN BOOK 496 AT PAGE 456 UNDER RECEPTION NO. 997522.
DOCUMENT WAS BLANKET IN NATURE.

9. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED FEBRUARY 19, 1980 IN BOOK 2025 AT PAGE 908.
DOCUMENT WAS BLANKET IN NATURE.

10. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF PARK VIEW MANOR RECORDED AUGUST 09, 2001 UNDER RECEPTION NO. 20010067912.
ITEMS SHOWN REFERENCED ON THE DRAWING AS (PLAT).

11. TERMS, CONDITIONS AND PROVISIONS OF REQUEST FOR NOTIFICATION RECORDED MAY 20, 2002 UNDER RECEPTION NO. 2002055181.
THE FOLLOWING AFFECT PARCEL E:
DOCUMENT WAS BLANKET IN NATURE.

12. RESERVATIONS MADE BY DENVER PACIFIC RAILWAY AND TELEGRAPH COMPANY, IN DEED RECORDED JANUARY 19, 1984, IN BOOK 29 AT PAGE 250, PROVIDING SUBSTANTIALLY AS FOLLOWS:
RESERVING UNTO SAID COMPANY AND ITS ASSIGNS ALL COAL THAT MAY BE FOUND UNDERNEATH THE SURFACE OF LAND HEREIN DESCRIBED AND THE EXCLUSIVE RIGHT TO PROSPECT AND MINE FOR SAME, ALSO SUCH RIGHT OF WAY AND OTHER GROUNDS AS MAY APPEAR NECESSARY FOR PROPER WORKING OF ANY COAL MINE THAT MAY BE DEVELOPED UPON SAID PREMISES AND FOR TRANSPORTATION OF COAL FROM SAME.
DOCUMENT WAS BLANKET IN NATURE

13. TERMS, CONDITIONS AND PROVISIONS OF REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED MAY 20, 2002 UNDER RECEPTION NO. 2002055181.
DOCUMENT WAS BLANKET IN NATURE

14. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF WELLINGTON PLACE RECORDED JANUARY 9, 1993 AT RECEPTION NO. 79181
NO EASEMENTS SHOWN.

15. RIGHT OF WAY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED NOVEMBER 30, 2009, UNDER RECEPTION NO. 20090079295
DOCUMENT MATCHES EXCEPTED PARCEL 20070067000 DESCRIPTION WHICH IS EXCLUDED FORM PARCEL B.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover 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 the certification shown hereon.

E:\Users\Chris\Desktop\TRIPEAKS\ALPINE\ALPINE.dwg March 04, 2022 - 4:09pm

REVISION:	
REVISION:	
REVISION:	
REVISION:	
PROJECT NO:	WZ2-016
DRAWN BY:	GLT
DWG. DATE:	3-3-2022
FIELD DATE:	3-1-2022

CLIENT: ALPINE PLANNING, LLC

TRI-PEAKS, LLC
308 E. ELIZABETH STREET
FORT COLLINS, COLORADO
(970) 224-5828
TRIPEAKS@TRIPEAKS.COM

SHEET 1 OF 1