

242 VIRGINIA SUBDIVISION

SITUATE IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 73 WEST OF THE 6TH P.M.
TOWN OF ESTES PARK, COUNTY OF LARIMER, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all men by these presents, that the undersigned, being owner(s) of:

Parcel One:

A portion of the Southwest 1/4 of the Southeast 1/4 of Section 24, Township 5 North, Range 73 West of the 6th Principal Meridian, County of Larimer, State of Colorado, more particularly described as follows:
Beginning at a point 170.00 feet East of the South 1/4 corner of said Section 24, said point also being the most Southeasterly corner of the Condominium Map of Wonderview Village Condominiums, Unit 2 per the plat thereof recorded February 27, 2008 at Reception No. 20080011942;
Thence North 70.00 feet along said most Southerly Easterly line of said Wonderview Village Condominiums to an angle point;
Thence East 65.00 feet along the most Northerly Southerly line of said Wonderview Village Condominiums;
Thence leaving said Wonderview Village Condominiums, South 70.00 feet;
Thence West 65.00 feet to the Point of Beginning,
County of Larimer, State of Colorado.

Parcel Two:

A tract of land in the Southwest 1/4 of the Southeast 1/4 of Section 24, Township 5 North, Range 73 West of the 6th Principal Meridian, County of Larimer, State of Colorado, being more particularly described as follows:
Commencing at the South 1/4 corner of Section 24, Township 5 North, Range 73 West, whence the Southeast corner of said Section 24 bears N90°00'00"E with all bearings relative thereto;
Thence S90°00'00"E a distance of 239.91 feet to a corner of the plat for EPCO Condominiums recorded November 29, 2005 at Reception No. 2005-0100770 of the Larimer County Clerk and Recorder, said point being the True Point of Beginning;
Thence along the property line of said EPCO Condominiums, N00°05'23"E a distance of 69.76 feet;
Thence S89°29'23"W a distance of 5.14 feet;
Thence S08°05'23"W a distance of 69.76 feet;
Thence N90°00'00"E a distance of 5.14 feet to the True Point of Beginning,
County of Larimer, State of Colorado.

Parcel Three:

Commencing at a point 155 feet West of the Northwest corner of Lot 1, Block 10, Town of Estes Park, County of Larimer, State of Colorado according to the Second Amended Plat thereof; thence South 200 feet; thence East 100 feet; thence North 200 feet; thence West 100 feet to the Place of Beginning,
County of Larimer, State of Colorado

Parcel Four:

All that portion of Lot 2, Block 10, Town of Estes Park, County of Larimer, State of Colorado, particularly described as follows:
Beginning at a point 95 feet West and 200 feet South of the Northwest corner of Lot 1, Block 10, town of Estes Park, thence West 60 feet, thence South about 118 feet to the North side of Virginia Drive thence Southeasterly along the North side of said Drive to a point whence to Point of Beginning bears North, thence North 130 feet to the Place of Beginning, County of Larimer, State of Colorado

containing 32,582 square feet or 0.748 acre more or less

have by these presents caused the same to be surveyed and subdivided to be known as 242 VIRGINIA SUBDIVISION and do hereby dedicate and convey to and for public use the easements for the installation and maintenance of utilities and for drainage facilities as are laid out and designated on this plat, witness our hands and seals this 11th day of April, 2025.

Owner: CD Investments, LLC

BY: Charles Bailey AS: Manager

NOTARIAL CERTIFICATE

STATE OF COLORADO

COUNTY OF LARIMER

The foregoing instrument was acknowledged before me by Charles Bailey as Manager this 11th day of April, 2025.

Witness my Hand and Official Seal.

Notary Public

My commission expires: 10/19/27

DOMINIC BAKER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234039675
MY COMMISSION EXPIRES 10/19/2027

WITNESSES

By: _____ As: _____

Witness my hand and seal this _____ day of _____, 20____.

NOTARIAL CERTIFICATE

STATE OF COLORADO

COUNTY OF LARIMER

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

Witness my Hand and Official Seal.

Notary Public

My commission expires: _____

ATTORNEY'S CERTIFICATION:

I hereby certify that all persons or entities having record interest in the land to be subdivided have signed the dedication certificate.

Attorney: Tarah Bailey

Address: 5151 Elm Ct
Denver, CO 80221

Registration No.: 57435

TOWN ENGINEER'S CERTIFICATE

Approved by the Town Engineer of the Town of Estes Park, Colorado this 8th day of May, 2025.

by Jennifer Z. Waters, EIT, CFM
Town Engineer

BOARD OF TRUSTEES CERTIFICATE

Approved and accepted by the Board of Trustees of the Town of Estes Park, Colorado on this 26th day of November, 2024.

Mayor

Attest: Town Clerk

NOTES

1. Outlot A will be owned and maintained by the Home Owners Association (242 Virginia Residences).
2. Approval of this Plan creates a vested property right pursuant to Article 68 of Title 24, C.R.S., as amended.

ZONING NOTE

The entire property is in Zone R-M, Multi-Family.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the most southerly West line of 242 Virginia Subdivision, monumented as shown on this drawing, as bearing North 00°34'55" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 119.28 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

NOTICE

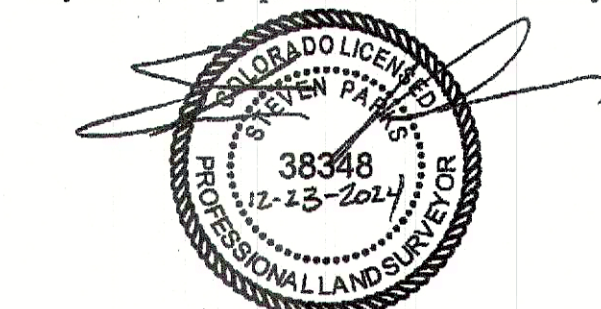
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

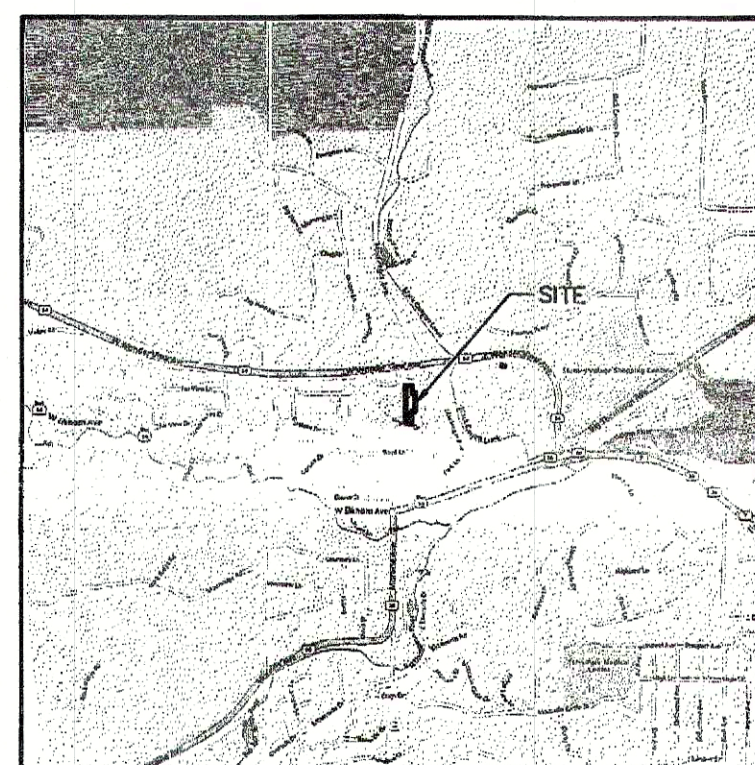
For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 00500974-201-T21-Amendment No. 3, dated December 11, 2024, as prepared by Fidelity National Title to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

SURVEYOR'S CERTIFICATE

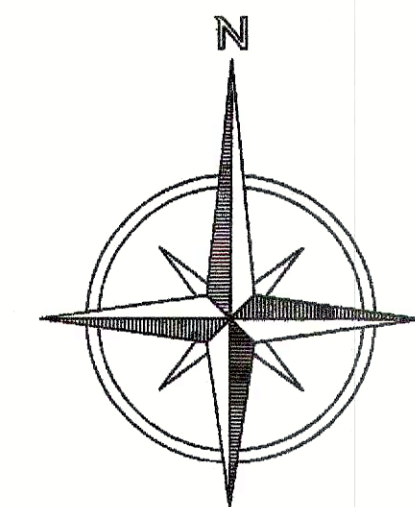
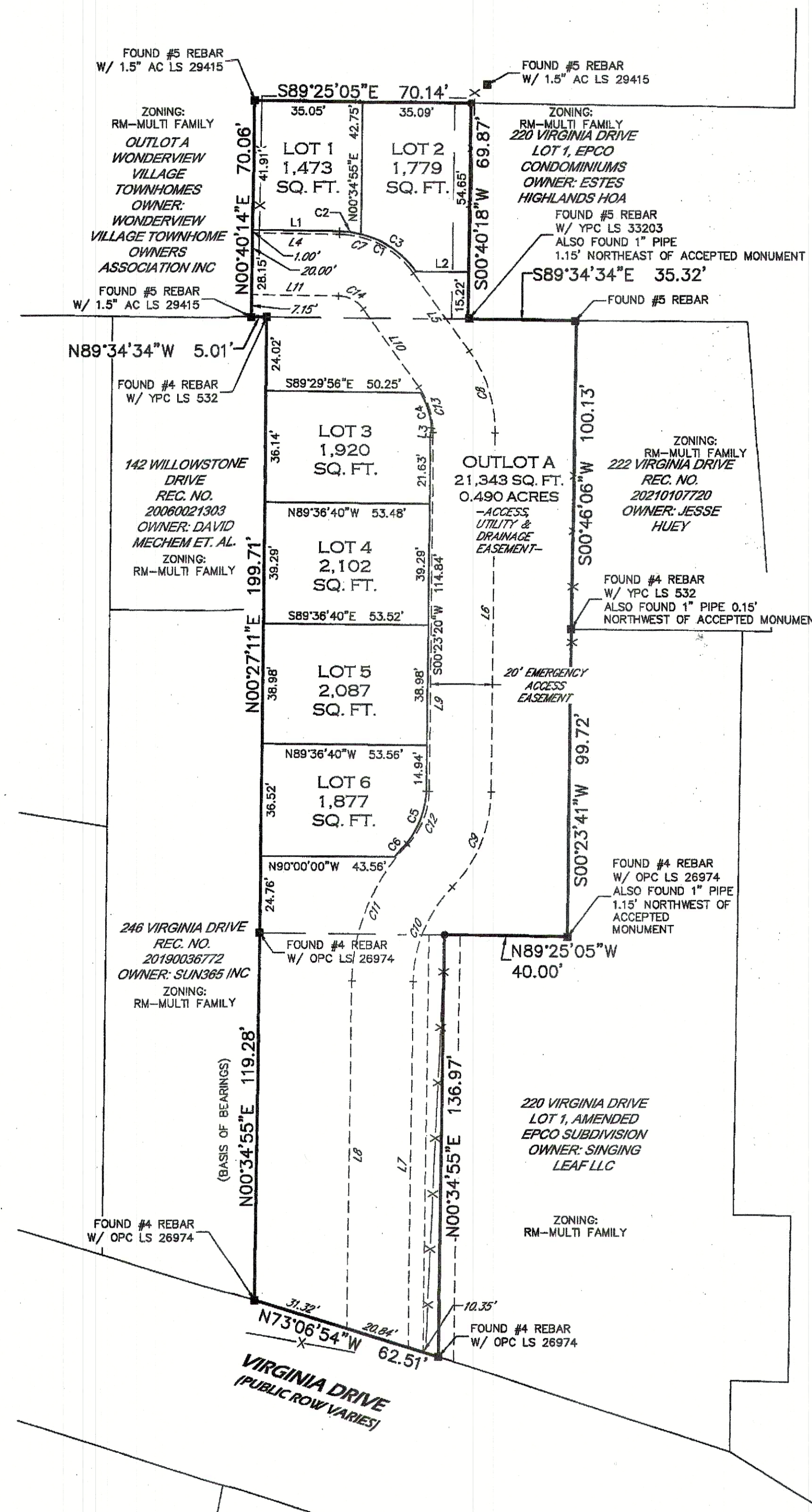
I, Steven Parks, a duly licensed land surveyor in the State of Colorado, do hereby certify that this 242 VIRGINIA SUBDIVISION truly and correctly represents the results of a survey made by me or under my direct supervision.



Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



VICINITY MAP
SCALE: 1" = 200'



0 30 60 Feet

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°19'46"E	28.20'
L2	S89°19'42"E	16.96'
L3	S08°59'34"W	3.03'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	29.04'	31.00'	53°40'22"	27.99'	N62°29'34"W
C2	6.98'	31.00'	12°53'45"	6.96'	N82°52'53"W
C3	22.06'	31.00'	40°46'37"	21.60'	N56°02'42"W
C4	12.10'	24.50'	28°18'25"	11.98'	N17°16'47"W
C5	18.19'	27.91'	37°20'48"	17.87'	N20°30'49"E
C6	5.95'	65.50'	5°12'21"	5.95'	S41°15'13"W

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- FENCE
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION
- SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348

Owner: CD Investments, LLC

C/O Charles Bailey
7302 Rozema Drive
Longmont, CO 80503

Surveyor: Majestic Surveying, LLC

C/O Steven Parks, PLS
1111 Diamond Valley Drive, Suite 104
Windsor, CO 80550
970-833-5698



PROJECT NO: 2023416	PROJECT NAME: 242 VIRGINIA	REVISIONS:	DATE:
DATE: 2-19-2024	CLIENT: I2	REVISED LOT LINES	5-8-24
DRAWN BY: SIP	FILE NAME: 2023416SUB	RED LINES	9-30-24
CHECKED BY: SIP	SCALE: 1" = 30'	RED LINES	11-15-24