

# REP MINOR SUBDIVISION PLAT

LOCATED IN SECTION 21, TOWNSHIP 08 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF PIERCE, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP  
NOT TO SCALE

## LEGEND

THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING.

- SECTION LINE
- - - ADJACENT PROPERTY BOUNDARY
- - - EXISTING EASEMENT
- ◆ RECOVERED SECTION CORNER AS NOTED
- SET NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 38281"
- ⊙ SET NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 38281"
- ▨ FEMA FLOOD ZONE "A"

## NOTES

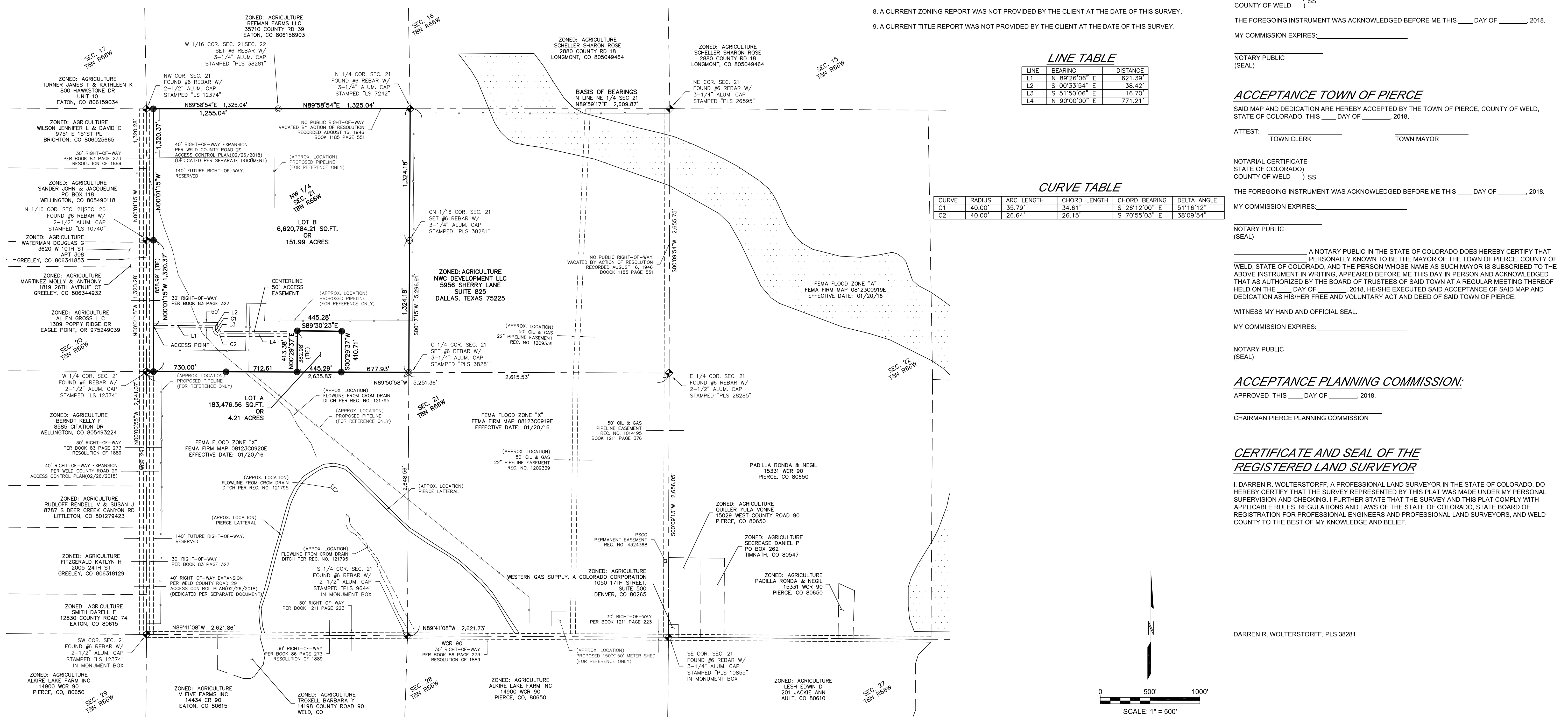
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON PER STATE STATUTE 13-80-105(3)(a) C.R.S.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- DATE OF FINAL FIELD SURVEY: MAY 10, 2018. L.W. SURVEY CO. AND THE SURVEYOR OF RECORD ARE NOT RESPONSIBLE FOR THE LOCATION OF ANY IMPROVEMENTS PLACED, OR SITE MODIFICATIONS, AFTER THE DATE OF THE FINAL FIELD SURVEY.
- VISIBLE AND APPARENT EVIDENCE OF RIGHTS OR CLAIMS OF PARTIES IN POSSESSION, EASEMENTS OR CLAIMS OF EASEMENTS, AND APPARENT DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA AND ENCROACHMENTS ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
- ALL DISTANCES ARE GROUND AND MEASURED IN U.S. SURVEY FEET.
- BASIS OF BEARINGS:  
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS SHOWN HEREON. SAID LINE BEARS N 89°59'17" E, A DISTANCE OF 2,609.87 FEET BETWEEN A FOUND 3-1/4" ALUMINUM CAP, STAMPED "LS 7242" AT THE NORTH QUARTER-SECTION CORNER OF SAID SECTION 21 AND A FOUND 3-1/4" ALUMINUM CAP, STAMPED "PLS 26595" AT THE NORTHEAST CORNER OF SAID SECTION 21.
- THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL FLOODING AND ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED), THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD, AREAS OF SPECIAL FLOOD HAZARD INCLUDES ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR WELD COUNTY, COLORADO, FIRM PANEL NUMBERS 08123C0919E AND 08123C0920E, BOTH WITH AN EFFECTIVE DATE OF JANUARY 20, 2016. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.
- A CURRENT ZONING REPORT WAS NOT PROVIDED BY THE CLIENT AT THE DATE OF THIS SURVEY.
- A CURRENT TITLE REPORT WAS NOT PROVIDED BY THE CLIENT AT THE DATE OF THIS SURVEY.

## LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°26'06" E	621.39'
L2	S 00°33'54" E	38.42'
L3	S 51°50'06" E	16.70'
L4	N 90°00'00" E	771.21'

## CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00'	35.79'	34.61'	S 26°12'00" E	51°16'12"
C2	40.00'	26.64'	26.15'	S 70°55'03" E	38°09'54"



## PROPERTY DESCRIPTION:

THE NORTHWEST QUARTER OF SECTION 21, EXCEPT THE WESTERLY 70 FEET, TOWNSHIP 8 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.  
SAID TRACT CONTAINS 6,804,260.77 SQ.FT. OR 156.20 ACRES, MORE OR LESS

## OWNER'S APPROVAL AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, NWC DEVELOPMENT LLC, BEING THE SOLE OWNERS OF CERTAIN LANDS IN THE TOWN OF PIERCE, WELD COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, OUTLOTS, BLOCKS, STREETS AND EASEMENTS, AS SHOWN HEREON UNDER THE NAME AND STYLE OF REP MINOR SUBDIVISION, THE UNDERSIGNED HEREBY DEDICATE AND CONVEY TO THE TOWN OF PIERCE AND TO THE PUBLIC, THE STREETS AND ALL EASEMENTS OVER AND ACROSS SAID LOTS AT LOCATIONS SHOWN ON SAID MAP AND DOES FURTHER CERTIFY THAT THE WIDTH OF SAID STREETS, THE DIMENSIONS OF THE LOTS AND BLOCK, AND THE NAMES AND NUMBERS THEREOF ARE CORRECTLY DESIGNATED UPON SAID MAP.

IN WITNESS WHEREOF, WE HAVE HERE UNTO SET OUT HAND AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARIAL CERTIFICATE  
STATE OF COLORADO ) SS  
COUNTY OF WELD )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC  
(SEAL)

## ACCEPTANCE TOWN OF PIERCE

SAID MAP AND DEDICATION ARE HEREBY ACCEPTED BY THE TOWN OF PIERCE, COUNTY OF WELD, STATE OF COLORADO, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

ATTEST: \_\_\_\_\_ TOWN CLERK \_\_\_\_\_ TOWN MAYOR

NOTARIAL CERTIFICATE  
STATE OF COLORADO ) SS  
COUNTY OF WELD )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC  
(SEAL)

A NOTARY PUBLIC IN THE STATE OF COLORADO DOES HEREBY CERTIFY THAT PERSONALLY KNOWN TO BE THE MAYOR OF THE TOWN OF PIERCE, COUNTY OF WELD, STATE OF COLORADO, AND THE PERSON WHOSE NAME AS SUCH MAYOR IS SUBSCRIBED TO THE ABOVE INSTRUMENT IN WRITING, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT AS AUTHORIZED BY THE BOARD OF TRUSTEES OF SAID TOWN AT A REGULAR MEETING THEREOF HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018, HE/SHE EXECUTED SAID ACCEPTANCE OF SAID MAP AND DEDICATION AS HIS/HER FREE AND VOLUNTARY ACT AND DEED OF SAID TOWN OF PIERCE.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC  
(SEAL)

## ACCEPTANCE PLANNING COMMISSION:

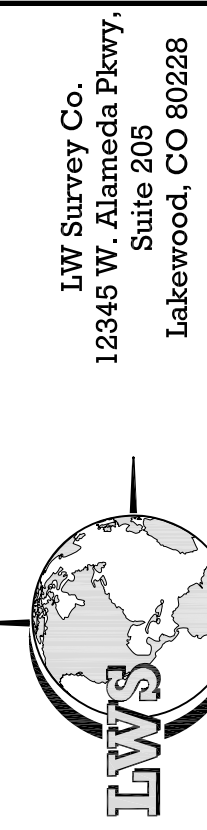
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

CHAIRMAN PIERCE PLANNING COMMISSION

## CERTIFICATE AND SEAL OF THE REGISTERED LAND SURVEYOR

I, DARREN R. WOLTERSTORFF, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER STATE THAT THE SURVEY AND THIS PLAT COMPLY WITH APPLICABLE RULES, REGULATIONS AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND WELD COUNTY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DARREN R. WOLTERSTORFF, PLS 38281



REV. NO.	DATE	DESCRIPTION
1	08/14/2018	REVISIONS PER COMMENTS
2	07/02/2018	REVISIONS PER COMMENTS
3	08/07/2018	REVISE ACCESS EASEMENT
4	08/23/2018	REVISIONS PER COMMENTS
5	08/24/2018	REVISIONS PER COMMENTS
6	08/06/2018	REVISIONS PER COMMENTS
7	09/11/2018	REVISIONS PER COMMENTS

DESIGNED BY:	DRAWN BY:	CHECKED BY:	PROJ. MANAGER:
N/A	JHG	DRW	DRW

PROJ. NO.: 52480  
FILE NAME: 52480 MINOR SUB.DWG  
DATE: 05/16/2018  
SCALE: 1"=500'

**REP MINOR SUBDIVISION PLAT**  
**TOWN OF PIERCE**  
 WELD COUNTY COLORADO