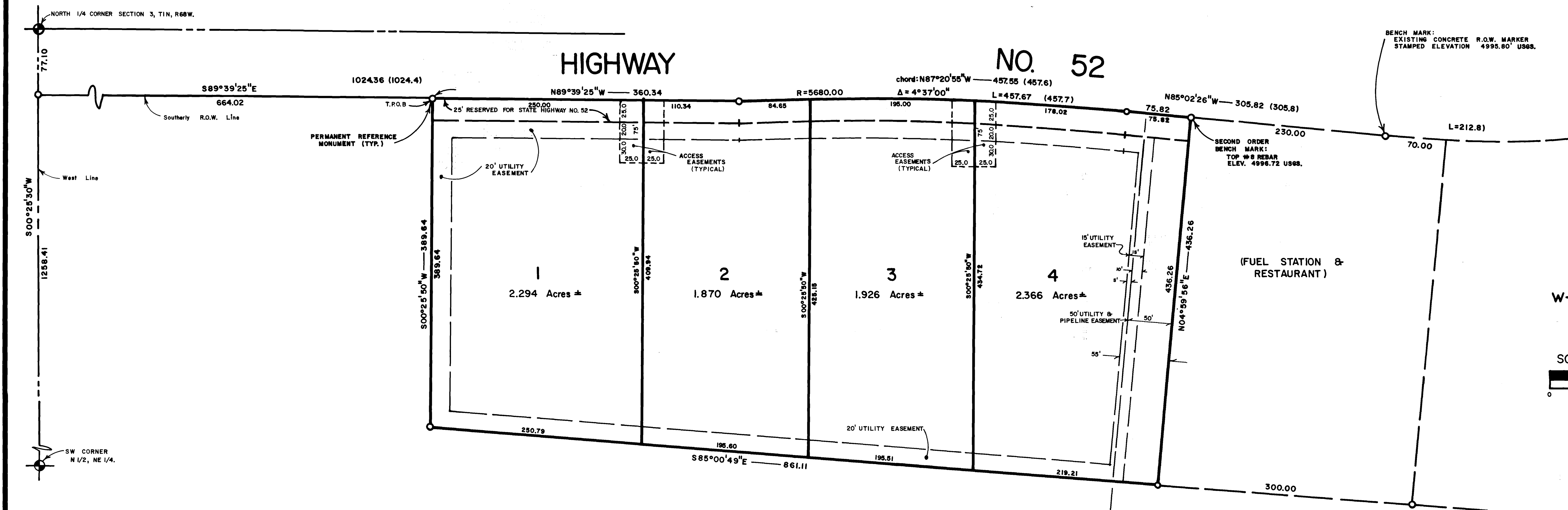


2073

AR1304833 B 0978 REC 01904033 09/28/82 10:13 \$10.00 1/001 F 1599 HARRY ANN FEUERSTEIN CLERK & RECORDER WELD CO, CO 3269

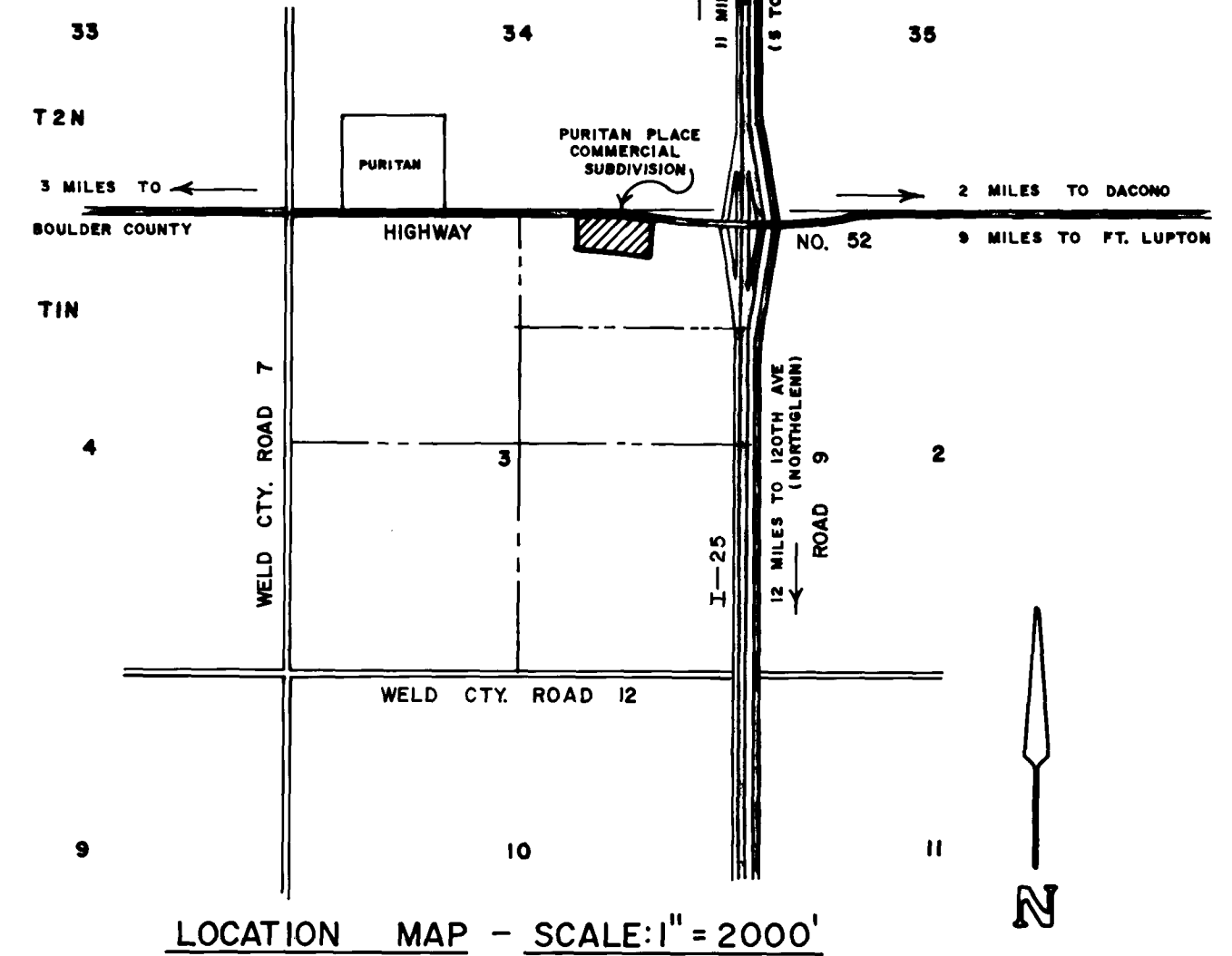
S-216



GENERAL NOTES:

1. THE SEPTIC SYSTEMS SHOULD BE DESIGNED AND SITED BY A QUALIFIED ENGINEER.
2. A SPECIFIC FOUNDATION DESIGN CRITERIA AND FILL, BACKFILL AND A SOILS AND FOUNDATION INVESTIGATION REPORT, PRIOR TO BUILDING PERMITS BEING ISSUED ON THAT SITE.
3. TURN LANE REQUIREMENTS SHALL BE PROVIDED FOR AS SET FORTH IN THE STATE HIGHWAY ACCESS CODE PROVISIONS IN REFERENCE TO ACCESS TO COLORADO STATE HIGHWAY 52.
4. EACH OF THE LOTS SERVED BY THE COMMON ACCESS EASEMENTS SHALL HAVE CLEAR RIGHT TO FULL USE OF THOSE EASEMENTS. DIRECT ACCESS TO THE HIGHWAY SHALL BE RESTRICTED TO THE USE OF THE COMMON ACCESS AS SHOWN HEREON.
5. NO BUILDING PERMIT SHALL BE ISSUED BY THE WELD COUNTY DEPARTMENT OF PLANNING SERVICES UNTIL THE APPLICANT FOR THE BUILDING PERMIT PRESENTS EVIDENCE THAT ADEQUATE WATER IS AVAILABLE TO THE LOT FOR FIRE PROTECTION PURPOSES. THE AMOUNT OF WATER REQUIRED FOR FIRE PROTECTION PURPOSES SHALL BE DETERMINED FROM THE MINIMUM REQUIREMENTS SET FORTH IN THE LATEST EDITION OF N.F.P.A. STANDARD 1231 TITLED "WATER SUPPLIES FOR SUBURBAN AND RURAL FIRE-FIGHTING." THE WELD COUNTY DEPARTMENT OF PLANNING SERVICES MAY WITHHOLD APPROVAL OF A BUILDING PERMIT UNTIL THE LONGMONT FIRE PROTECTION DISTRICT HAS APPROVED THE DATA SUBMITTED WITH THE BUILDING PERMIT APPLICATION.

6. EACH LOT SHALL BE DEVELOPED IN ACCORDANCE WITH THE PERFORMANCE STANDARDS CONTAINED IN THE WELD COUNTY ZONING ORDINANCE AND WITH THE WELD COUNTY SUBDIVISION REGULATIONS, INCLUDING THE PREPARATION OF A SITE PLAN, WHICH SHALL ADDRESS SUCH ITEMS AS: INDIVIDUAL SITE DRAINAGE, DRIVEWAY ACCESS AND UTILITY CONNECTIONS AND BUILDING LOCATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.



"FINAL PLAT"  
**PURITAN PLACE COMMERCIAL SUBDIVISION**

A PART OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP ONE (1) NORTH, RANGE 68 WEST OF THE SIXTH P.M., WELD COUNTY, COLORADO.

CERTIFICATE OF DEDICATION, OWNERSHIP AND MAINTENANCE:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNER OF THAT PART OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP ONE (1) NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 3; THENCE S00°25'30"W ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID NORTH ONE-HALF A DISTANCE OF 77.10 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 52; FROM SAID POINT THE SOUTHWEST CORNER OF SAID NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER BEARS S00°25'30"W A DISTANCE OF 1288.41 FEET; THENCE S89°39'25"E ALONG SAID SOUTHERLY R.O.W. LINE A DISTANCE OF 664.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE S00°25'30"W A DISTANCE OF 389.64 FEET; THENCE S85°00'49"E A DISTANCE OF 861.11 FEET; THENCE N04°59'56"E A DISTANCE OF 436.26 FEET TO SAID SOUTHERLY R.O.W. LINE; THENCE N85°02'26"W ALONG SAID SOUTHERLY R.O.W. LINE A DISTANCE OF 76.82 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THE DELTA OF SAID CURVE IS 4°57'00", THE RADIUS OF SAID CURVE IS 5680.00 FEET, THE CHORD BEARS N67°20'55"W—457.55 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY R.O.W. LINE A DISTANCE OF 457.67 FEET TO THE END OF SAID CURVE; THENCE S89°39'25"E ALONG SAID SOUTHERLY R.O.W. LINE A DISTANCE OF 360.34 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS: 8.456 ACRES OR 368,308.35 SQUARE FEET MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF PURITAN PLACE COMMERCIAL SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC ALL WAYS AND OTHER PUBLIC RIGHTS-OF-WAY AND IN, OVER, UNDER, AND ACROSS SAID WAYS AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

EXECUTED THIS 14th DAY OF May, 1982, A.D., 1982, BY: Jimmie Joe Strauman, Jimmie Joe Strauman, Marvin Ray Strauman, by Jimmie J. Strauman

STATE OF COLORADO )  
 COUNTY OF WELD ) SS  
 THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THE 14th DAY OF May, 1982, A.D., 1982, BY JIMMIE JOE STRAUMAN. MY COMMISSION EXPIRES May 27, 1985

SURVEYOR'S CERTIFICATE:  
 I, CECIL R. CROWE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THAT THE SAME ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.  
 DATE: APRIL 13, 1982  
 Cecil R. Crowe  
 CECIL R. CROWE P.E. & L.S. 12330

PLANNING COMMISSION CERTIFICATE:  
 THIS PLAT APPROVED BY THE WELD COUNTY PLANNING COMMISSION THIS 7th DAY OF SEPTEMBER, A.D., 1982, BY: Gary Knapp, Gary Knapp, CHAIRMAN

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS:  
 APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF WELD COUNTY, STATE OF COLORADO. WITNESS MY HAND AND THE CORPORATE SEAL OF WELD COUNTY THIS 24 DAY OF Sept, A.D., 1982

CLERK AND RECORDER'S CERTIFICATE:  
 THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY, STATE OF COLORADO AT 10:13 A.M. ON THE 28th DAY OF September, A.D., 1982  
 May Martin, Clerk and Recorder  
 Mary R. Lester, Deputy

BOOK 978  
 RECEPTION 1904833  
 FILE 3269  
 MAP  
 PAGE

