Silver Owl Lane Minor Subdivision

4536592 Pages: 1 of 1
10/30/2019 03:11 PM R Fee:$13.00
Carly Koppes, Clerk and Recorder, Weld County, CO

Of a portion of the Northwest 1/4 of Section 10,
T.2.N., R68W of the 6th P.M. (Lot 1, Silvers Minor Subdivision)
County of Weld, State of Colorado. 337,039 sf or 7.737 Acres

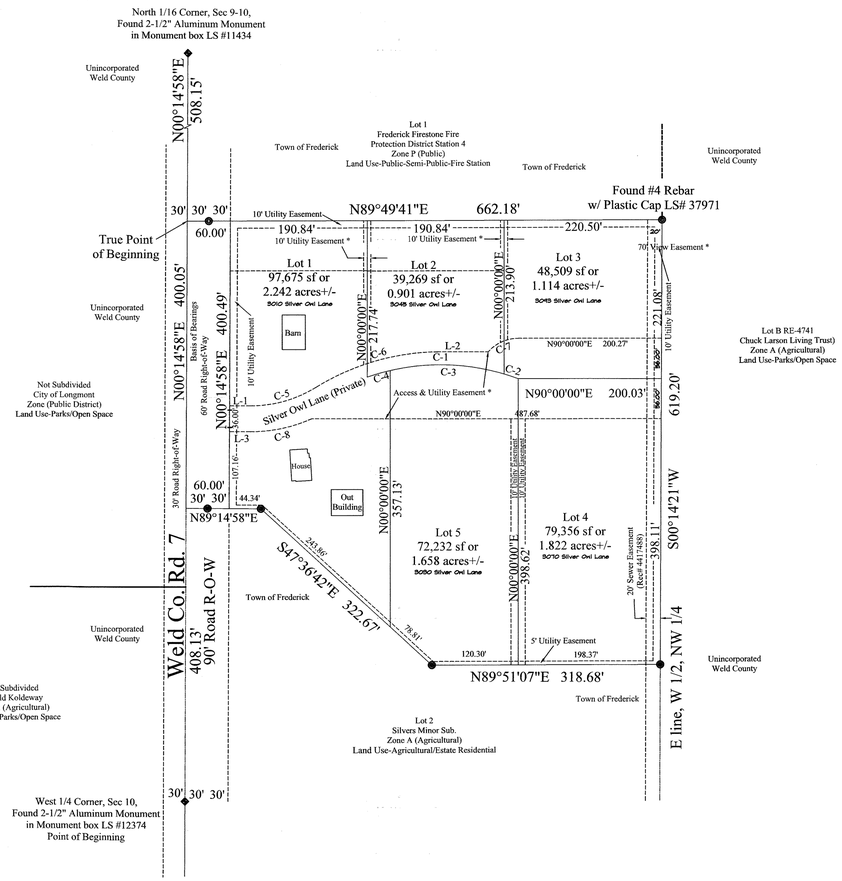
N

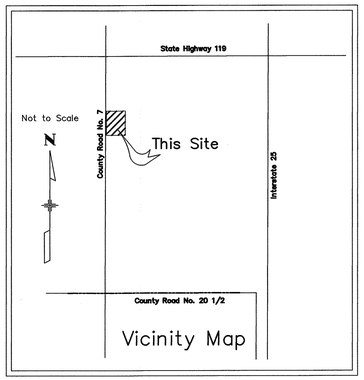
100' 50' 0 100' 200'

SCALE: 1" = 100'
Date 4-08-2019

Legend

- Found #4 Rebar w/ Plastic Cap LS# 37971
- Found #4 Rebar w/ Plastic Cap LS# 26971





Owners

Jeff and Andrea Van Sambeek
10608 County Rd. 7
Frederick, Co. 80504
303-819-4134

Consultalt

Patterson Partners
9176 Aljan Dr.
Longmont, Co. 80503
303-678-7072

Land Use Table

Total Land	7.737 Acres	100%
Resisential Lots (5)	7.737 Acres	100%

Curve & Line Table

C1	R=311.07'	L=199.45'	Ch=N88°40'33"E, 190.89'
C2	R=311.07'	L=20.60'	Ch=S71°33'32"E, 20.60'
C3	R=311.07'	L=220.05'	Ch=S89°25'37"E, 210.39'
C4	R=311.07'	L=33.19'	Ch=N73°51'23"E, 33.18'
C5	R=173.51'	L=96.30'	Ch=N74°05'58"E, 95.07'
C6	R=329.07'	L=179.10'	Ch=N73°47'20"E, 176.90'
C7	R=56.00'	L=47.51'	Ch=N66°10'20"E, 46.10'
C8	R=209.51'	L=87.61'	Ch=N78°01'13"E, 86.97'
L1	N90°00'00"E, 29.37'		
L2	N90°00'00"E, 69.96'		
L3	N90°00'00"E, 29.53'		

Planning Commission Certificate of Approval:

Approved by the Frederick Planning Commission with Planning Commission Resolution 20 19-013A this 20 day of August, 20 19.

Chairman

Kathy Larson
Planning Commission Secretary

Certificate of Approval by the Board of Trustees:

The Minor Subdivision Plat Map of the Silver Owl Lane Subdivision is approved and accepted by Ordinance No. 1324, passed and adopted at the regular meeting of the Board of Trustees of Frederick, Colorado, held on Sept. 10, 20 19. All conditions, terms, and specifications designated or described herein shall be binding on the owner, its heirs, successors, and assigns.

All expenses incurred with respect to improvements for all utility services, paving of streets, grading, landscaping, curbs, gutters, sidewalks, and walkways, road lighting, road signs, flood protection devices, drainage structures and other improvements as shown herein this plat or as otherwise may be required to service the subdivision shall be the responsibility of the owner(s) and not the Town. The construction of improvements benefiting the subdivision and the assumption of maintenance responsibility for said improvements by the Town or other entities shall be subject to a separate Memorandum of Agreement for Public Improvements. The Town shall have no obligation to provide any improvements, maintenance thereof, or to accept such improvements or maintenance except to the extent as may be set forth in that separate Memorandum.

This acceptance of the Minor Subdivision Plat does not guarantee that the soil conditions, subsurface geology, groundwater conditions or flooding conditions of any lot shown hereon are such that a building permit will be issued for that lot.

Mayor

Attest:

Town Clerk

Notes

1) Legal Description and Easements were taken from Commonwealth Land Title Company Title Commitment # 598-H0517103-042-BK6, Amendment No. 2, dated December 4, 2017.

2) This property lies within Flood Zone "A" (100 Year Flood Plain) according to the FIRM Flood Insurance Rate Map community panel # 08123C 1890E Dated 01/20/2016.

3) Bearings are based on the West line of the SW 1/4 of the NW 1/4 of Section 10, T2N, R68W, of the 6th P.M., as bearing N00°14'58"E, as shown on the recorded Subdivision Plat of "Subdivision Amendment Frederick Firestone Fire Protection District Station 4" using the shown found Monuments on this drawing.

4) Address of the property is 10608 Weld County Road 7, Frederick, Co. 80504.

5) Mineral rights granted to Charles W. Larson & Dorathy E. Larson, December 26, 1985 (Rec.#02037082).

6) Distances shown are in U.S. Survey Feet.

7) * after shown Easements indicates proposed easements.

8) The property is Zoned Agricultural

Certificate of Ownership:

Know all men by these presents that Jeffery C. Van Sambeek and Andrea L. Van Sambeek, and FirstBank, being the Owners, Mortgagee or Lienholder of certain lands in Frederick, Colorado, described herein, has caused said land to be platted into lots, tracts, and blocks as shown hereon under the name of Silver Owl Lane Subdivision. All conditions, terms and specifications designated or described herein shall be binding on the owner, its heirs, successors, and assigns. The signature of any representative of any partnership or corporate entity indicates that all required partnership or corporate approvals have been obtained.

Lot 1, Silvers Minor Subdivision, described as follows. Beginning at the West 1/4 corner of Section 10, Township 2 North, Range 68 West of the 6th Principal Meridian, County of Weld, State of Colorado, thence N00°14'58"W, along the West line of the Southwest 1/4 of the Northwest 1/4 of said Section 10, a distance of 808.18' to the Northwest corner of Lot 1, Silvers Minor Subdivision; thence, around the perimeter of said Lot 1, Silvers Minor Subdivision the following 6 courses; N89°49'41"E, a distance of 662.18'; thence S00°14'21"W, a distance of 619.20'; thence S89°51'07"W, a dsitance of 318.68'; thence N47°36'42"W, a distance of 322.67'; thence S89°14'58"W, a distance of 104.34'; thence N00°14'58"W a distance of 400.05' to the Northwest corner of Lot 1, Silvers Minor Subdivision and the True Point of Beginning.

In witness whereof, we have hereunto set our hands and seals this 25th day of October A.D., 20 19.

Jeff Van Sambeek (owner) Andrea L. Van Sambeek (owner)

The foregoing certificate of ownership and maintenance was acknowledged before me by insert name of person signing, acting in his capacity as insert title of insert company or in his/her individual capacity, this 28th day of Oct., 20 19

State of Colorado)
)SS
County of Boulder

Witness my hand and seal Maria Veronica Sanchez

My commission expires 02/01/2023

Notary Public

MARIA VERONICA SANCHEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194004233
MY COMMISSION EXPIRES 02/01/2023

Derek Longwell for FirstBank

State of Colorado)
)SS
County of Larimer

Surveyor's Certificate:

I, Andrew J. Patterson, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the minor subdivision plat shown hereon is a correct delineation of the above described parcel of land.

I further certify that this Minor Subdivision Plat Map and legal description were prepared under my personal supervision and in accord with applicable State of Colorado requirements on this 17th day of OCTOBER, 20 19.

COLORADO REGISTERED ANDREW J PATTERSON 10-17-19 26971 PLS

By

Andrew J. Patterson PLS #26971

Patterson Partners
9176 Aljan Ave., Longment, CO 80503
Ph 303-678-7072