

KIRK–WATSON SUBDIVISION–FIRST REPLAT
BEING A REPLAT OF TRACTS A, B, C, D AND E, KIRK–WATSON SUBDIVISION, BEING A PORTION
OF THE WEST HALF OF THE NORTHEAST QUARTER, SECTION 24, TOWNSHIP 5 NORTH, RANGE
66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
43.42 ACRES – 176 LOTS AND 7 OUTLOTS

PURPOSE STATEMENT

The purpose of this subdivision plat is to create lots for single–family and duplex housing, future multi–family, and future commercial development. The subdivision also dedicates public easements and rights–of–way for utilities, stormwater drainage, and roadways. Additionally, ownership and maintenance responsibilities for the outlots are stated on the plat.

CITY OF GREELEY STANDARD NOTES

a. Street maintenance. It is mutually understood and agreed that the dedicated roadways shown on this plat will not be maintained by the City until and unless the streets are constructed in accordance with the subdivision regulations in effect at the date construction plans are approved, and provided that construction of said roadway(s) is started within one (1) year of the construction plan approval. The owner(s), developer(s) and/or subdividers, their successors and/or assigns in interest, shall be responsible for street maintenance until such time as the City accepts the responsibility for maintenance as stated above.

b. Drives, parking areas and utility easements maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners' association or other entity other than the City is responsible for maintenance and upkeep of any and all drives, parking areas and easements (cross–access easements, drainage easements, etc.)

c. Drainage maintenance. The property owner shall be responsible for maintenance of all drainage facilities installed pursuant to the development agreement. Requirements include, but are not limited to, maintaining the specified storm water detention/ retention volumes, maintaining outlet structures, flow restriction devices and facilities needed to convey flow to said basins. The City shall have the right to enter properties to inspect said facilities at any time. If these facilities are not properly maintained, the City shall notify the property owner in writing and shall inform the owner that corrective action by the owner shall be required within ten (10) working days of receipt of notification by the City, unless an emergency exists, in which case corrective action shall be taken immediately upon receipt of notification by the City. If the owner fails to take corrective action within ten (10) working days, the City may provide the necessary maintenance and assess the maintenance cost to the owner of the property.

d. Drainage liability. The City does not assume any liability for drainage facilities improperly designed or constructed. The City reviews drainage plans but cannot, on behalf of any applicant, owner or developer, guarantee that final drainage design review and approval by the City will relieve said person, his successors and assigns, from liability due to improper design. City approval of a final plat does not imply approval of the drainage design within that plat.

e. Landscape maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners' association or entity other than the City is responsible for maintenance and upkeep of perimeter fencing or walls, landscaping and landscaped areas and sidewalks between the property line and any paved roadways. The owners of this subdivision, their successors and/or assigns in interest or an entity other than the City, agree to the responsibility of maintaining all other open space areas associated with this development.

f. Sight distance. The clear vision zone of a corner lot, as determined by Section 24–1265(c)(4) of the Development Code, shall be free from shrubs, ground covers, berms, fences, signs, structures, parked vehicles or other materials or items greater than thirty–six (36) inches in height from the street level.

g. Public safety. Access, whether for emergency or nonemergency purposes, is granted over and across all access ways for police, fire and emergency vehicles. If any or all of the access ways in this subdivision are private, the homeowners' association will be responsible for ensuring that such access ways are passable, at all times, for police, fire and emergency vehicles.

h. Drainage master plan. The policy of the City requires that all new development and redevelopment shall participate in the required drainage improvements as set forth below:

- 1)Design and construct the local drainage system as defined by the final drainage report and plan and the storm water management plan.
- 2)Design and construct the connection of the subdivision drainage system to a drainage way of established conveyance capacity, such as a master planned outfall storm sewer or master planned major drainage way. The City will require that the connection of the minor and major systems provide capacity to convey only those flows (including offsite flows) leaving the specific development site. To minimize overall capital costs, the City encourages adjacent developments to join in designing and constructing connection systems. Also, the City may choose to participate with a developer in the design and construction of the connection system.
- 3)Equitable participation in the design and construction of the major drainage way system that serves the development as defined by adopted master drainage way plans or as required by the City and designed in the final drainage report and the storm water management plan.

i. Maintenance easements. A maintenance easement is required for developments with zero side setbacks, if one (1) structure is built on the lot line. In order to maintain the structure with the zero side setback, a maintenance easement may be required on the adjacent lot to enable maintenance to be performed on said structure from the adjoining property. Each lot owner agrees to allow adjacent lot owners access across their lot, within five (5) feet of the common lot line, as may be needed to maintain and repair the adjacent owner's principal structure. Each adjacent owner agrees to repair any damage which may be caused to the lot owner's property from the adjacent owner's use of this maintenance easement and to take all necessary steps to avoid causing such damage.

j. Street lighting. All lots are subject to and bound by tariffs which are now and may in the future be filed with the Public Utilities Commission of the State of Colorado relating to street lighting in this subdivision, together with rates, rules and regulations therein provided and subject to all future amendments and changes thereto. The owners or their successors and/or assigns in interest, shall pay, as billed, a portion of the cost of public street lighting in the subdivision in accordance to applicable rates, rules and regulations, including future amendments and changes on file with the Public Utilities Commission.

k. Water or sewer main easements. There shall be no permanent structures, fences, detention ponds, landscaping (plantings or berms) greater than three (3) feet tall mature growth, or other encumbrances located in water or sewer main easements.

l. Water or sewer mains in private roads or easements. For public water and sewer mains located in private roads or easements, future repair of paving or other improved surfaces subsequent to the repair of a water or sewer main shall be the responsibility of the homeowners' or condominium association. The Water and Sewer Department will safely backfill the trench to the surface, but not rebuild any surface improvements.

SURVEYOR NOTES

1. The south line of the west half of the northeast quarter of Section 24, Township 5 North, Range 66 West of the 6th P.M., City of Greeley, County of Weld, State of Colorado, is assumed to bear South 89°39'41" West and is monumented as indicated.

2. This survey was prepared with the benefit of Unified Title Company of Northern Colorado Title Commitment File No. 20627UTG, Dated September 4, 2020, and does not constitute a title search by Thomas Land Surveying, LLC. To determine title of record, Thomas Land Surveying, LLC relied on said title commitment, exclusively, for all easements and rights–of–way of record. This survey does not purport to reflect any of the following which may be applicable to the subject real estate: building setback lines; restrictive covenants; subdivision restrictions; zoning or other land–use regulations; and any other facts that an accurate and current title search may disclose.

3. 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. In the event legal action is commenced, Thomas Land Surveying will not be liable for damages exceeding the cost of this survey and then only to the client specifically shown hereon or to any person, or entity, given specific authorization by Thomas Land Surveying, LLC.

4. This survey is valid only if print has original seal and signature of surveyor.

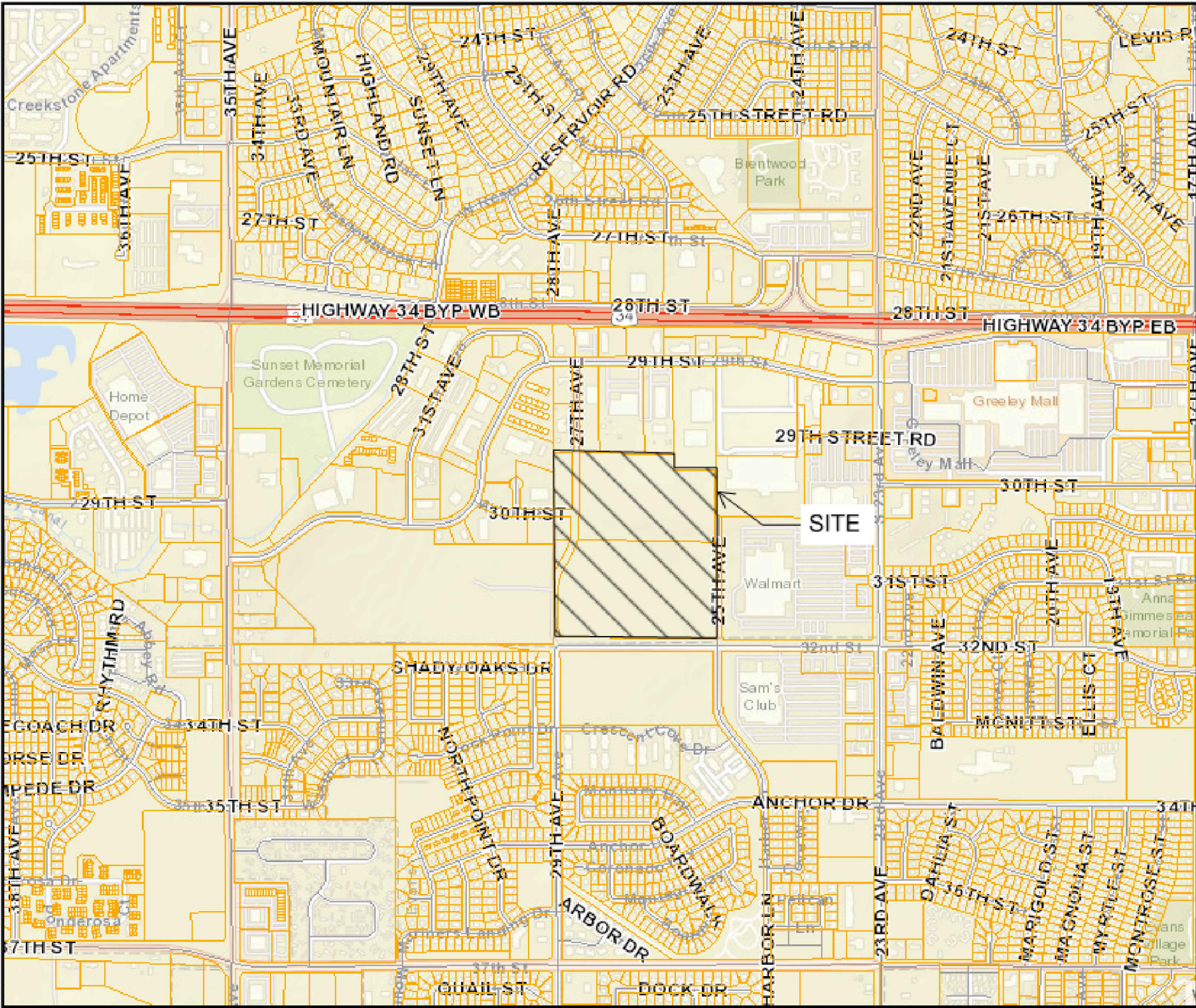
5. The distance measurements shown hereon are U.S. Survey Foot.

DEVELOPER:
RICHMARK COMPANIES
5200 WEST 20TH STREET
GREELEY, COLORADO 80634

SURVEYOR:
THOMAS LAND SURVEYING, LLC
2619 WEST 11TH ST. ROAD, SUITE 24
GREELEY, COLORADO 80634
970–304–0984

PUD PROJECT NUMBER: PUD2021–0012

PRELIMINARY PLAT PROJECT NUMBER: SUB2022–0005



VICINITY MAP

N.T.S.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	191.51'	371'	29°34'33"	N 13°54'51" E	189.39'
C2	51.60'	401'	7°22'20"	S 25°00'59" W	51.56'
C3	175.98'	341'	29°34'05"	N 13°55'03" E	174.03'
C4	167.10'	341'	28°04'38"	S 14°39'57" W	165.44'
C5	195.50'	401'	28°04'36"	S 14°39'57" W	194.54'
C6	181.80'	371'	28°04'36"	S 14°39'57" W	179.99'
C7	31.99'	20'	91°38'10"	S 45°11'27" E	28.69'
C8	31.42'	20'	90°00'00"	S 45°37'38" W	28.28'
C9	30.84'	20'	88°21'50"	N 44°48'33" E	27.88'
C10	31.42'	20'	90°00'00"	S 44°22'22" E	28.28'
C11	31.42'	20'	90°00'00"	S 45°37'38" W	28.28'
C12	31.42'	20'	90°00'00"	S 44°22'22" E	28.28'
C13	31.97'	20'	91°35'49"	S 44°49'30" W	28.68'
C14	30.90'	20'	88°31'43"	S 45°06'45" E	27.92'
C15	31.42'	20'	90°00'00"	S 45°37'38" W	28.28'
C16	31.42'	20'	90°00'00"	S 44°22'22" E	28.28'
C17	30.89'	20'	88°29'42"	S 45°07'31" E	27.91'
C18	31.94'	20'	91°30'18"	N 44°52'29" E	28.65'
C19	31.94'	20'	91°29'14"	N 44°51'58" E	28.65'
C20	30.90'	20'	88°30'46"	S 45°08'02" E	27.91'
C21	31.42'	20'	90°00'00"	N 44°07'20" E	28.28'
C22	30.89'	20'	88°29'42"	S 45°07'31" E	27.91'
C23	31.42'	20'	90°00'00"	S 44°07'20" W	28.28'
C24	31.42'	20'	90°00'00"	N 44°07'20" E	28.28'
C25	15.62'	10'	89°28'39"	N 45°36'59" W	14.08'
C26	15.80'	10'	90°31'26"	N 44°23'01" E	14.21'
C27	15.71'	10'	90°00'00"	S 45°52'40" E	14.14'
C28	15.65'	10'	89°39'33"	N 45°29'28" W	14.10'
C29	0.48'	401'	0°04'09"	N 28°40'04" E	0.48'
C30	15.42'	10'	88°21'50"	N 44°48'33" E	13.94'
C31	15.99'	10'	91°38'10"	S 45°11'27" E	14.34'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°52'40" E	2.01'
L2	S 00°37'38" W	0.27'
L3	N 00°58'25" W	1.88'
L4	N 00°58'25" W	20.75'
L5	S 75°33'48" E	25.24'
L6	N 75°33'48" W	5.88'
L7	S 89°22'36" E	14.99'
L8	S 00°58'00" E	31.73'
L9	N 18°58'26" W	48.28'
L10	S 18°35'44" E	41.46'
L11	S 25°30'52" W	35.00'

LAND USE SUMMARY TABLE

TYPE	SQUARE FEET	ACRES	PERCENTAGE OF TOTAL AREA
DUPLEX: LOTS 1–50, 52–83, 85–144, 165–174	597,303	13.71	31.58%
SINGLE–FAMILY: LOTS 51, 84, 145–164	103,205	2.37	5.46%
MULTI–FAMILY: LOT 175	543,526	12.48	28.74%
COMMERCIAL: LOT 176	45,397	1.04	2.40%
OUTLOTS A–G	302,970	6.96	16.02%
PROPOSED ROW	298,841	6.86	15.80%
TOTALS	1,891,242	43.42	100.00%

OUTLOT SUMMARY TABLE

OUTLOT	SQUARE FEET	ACRES	PURPOSE	OWNED AND MAINTAINED BY
OUTLOT A	2,597	0.06	DRAINAGE AND ACCESS EASEMENT	HOA
OUTLOT B	2,597	0.06	DRAINAGE AND ACCESS EASEMENT	HOA
OUTLOT C	3,600	0.08	DRAINAGE AND ACCESS EASEMENT	HOA
OUTLOT D	11,711	0.27	SANITARY SEWER LIFT STATION	CITY OF GREELEY
OUTLOT E	97,019	2.23	OPEN SPACE/STORMWATER DETENTION	HOA
OUTLOT F	39,900	0.92	RECREATION	HOA
OUTLOT G	145,546	3.34	OPEN SPACE/STORMWATER DETENTION	HOA
TOTALS	302,970	6.96		

EASEMENT SUMMARY TABLE

EASEMENT TYPE	USE	EASEMENT GRANT TO	SURFACE MAINTENANCE
UTILITY	DRY UTILITIES	UTILITY PROVIDER OR CITY OF GREELEY	PROPERTY OWNER
DRAINAGE AND ACCESS (D&A)	DRAINAGE FACILITIES AND/OR CONVEYANCE AND PUBLIC ACCESS	CITY OF GREELEY AND THE PUBLIC	PROPERTY OWNER
WATER	PUBLIC WATER MAINS	CITY OF GREELEY	PROPERTY OWNER
SEWER	PUBLIC SANITARY SEWER MAINS	CITY OF GREELEY	PROPERTY OWNER
WATER & SEWER	PUBLIC WATER AND SANITARY SEWER MAINS	CITY OF GREELEY	PROPERTY OWNER
STORM DRAINAGE	DRAINAGE FACILITIES AND/OR CONVEYANCE	CITY OF GREELEY AND THE PUBLIC	PROPERTY OWNER

LEGAL DESCRIPTION

(Provided by Unified Title Commitment File No. 20627UTG, Dated September 4, 2020)

Tracts A, B, C, D and E, Kirk–Watson Subdivision, City of Greeley, County of Weld, State of Colorado.

AND

(Provided by the plat of Kirk–Watson Subdivision, as recorded on March 23, 2012 at Reception No. 3833960, Weld County Records)

That parcel dedicated as 20.00 feet public right–of–way, being the 20.00 feet adjoining the east boundary of Tract A, per the plat of Kirk–Watson Subdivision, as recorded March 23, 2012 at Reception No. 3833960, Weld County Records containing 0.270 acres, more or less.

The above described parcels of land contain 43.42 acres, more or less and are subject to rights–of–way and easements of record.

OWNERSHIP DEDICATION

Richmark Real Estate Partners, LLC, a Colorado Limited Liability Company, and the City of Greeley being the sole owners in fee of the property, described herein, shown on the attached map as embraced within the heavy exterior lines thereon, have subdivided the same into lots as shown on the attached map; and does hereby set aside said portion or tracts of land and designate the same as Kirk–Watson Subdivision – First Replat, being a subdivision of the City of Greeley, County of Weld, State of Colorado, and does dedicate 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 dimensions of the lots and blocks and the names and numbers thereof are correctly designated upon said map.

Richmark Real Estate Partners, LLC
A Colorado Limited Liability Company

By:

Witness my hand and seal this ____ day of _____ A.D. 2022

Notarial

State of Colorado
City of Greeley, Weld County

The foregoing instrument was acknowledged before me this ____ day of _____, 2022.

My commission expires: _____

Witness my hand and official seal

Notary Public

Mayor
City of Greeley

Attest: _____
City Clerk

PLANNING COMMISSION APPROVAL

Approved by the City of Greeley Planning Commission on ____ day of _____, 2022.

COMMUNITY DEVELOPMENT DIRECTOR

Director of Community Development _____ Date _____

RIGHT-OF-WAY VACATION STATEMENT

Know all men by these presents: that we, the undersigned, being sole owners in fee of that part of the rights–of–way being a part of Kirk–Watson Subdivision located in the West ½ of the Northeast ¼ of Section 24, Township 5 North, Range 66 West of the 6th P.M., City of Greeley, County of Weld, State of Colorado, do hereby vacate the rights–of–way labeled "vacated by this plat".

In witness whereof, and being the sole owner in fee of said easements. We have set our hands and seals this ____ day of _____, 2022.

Mayor

CERTIFICATE AND SEAL OF THE REGISTERED LAND SURVEYOR

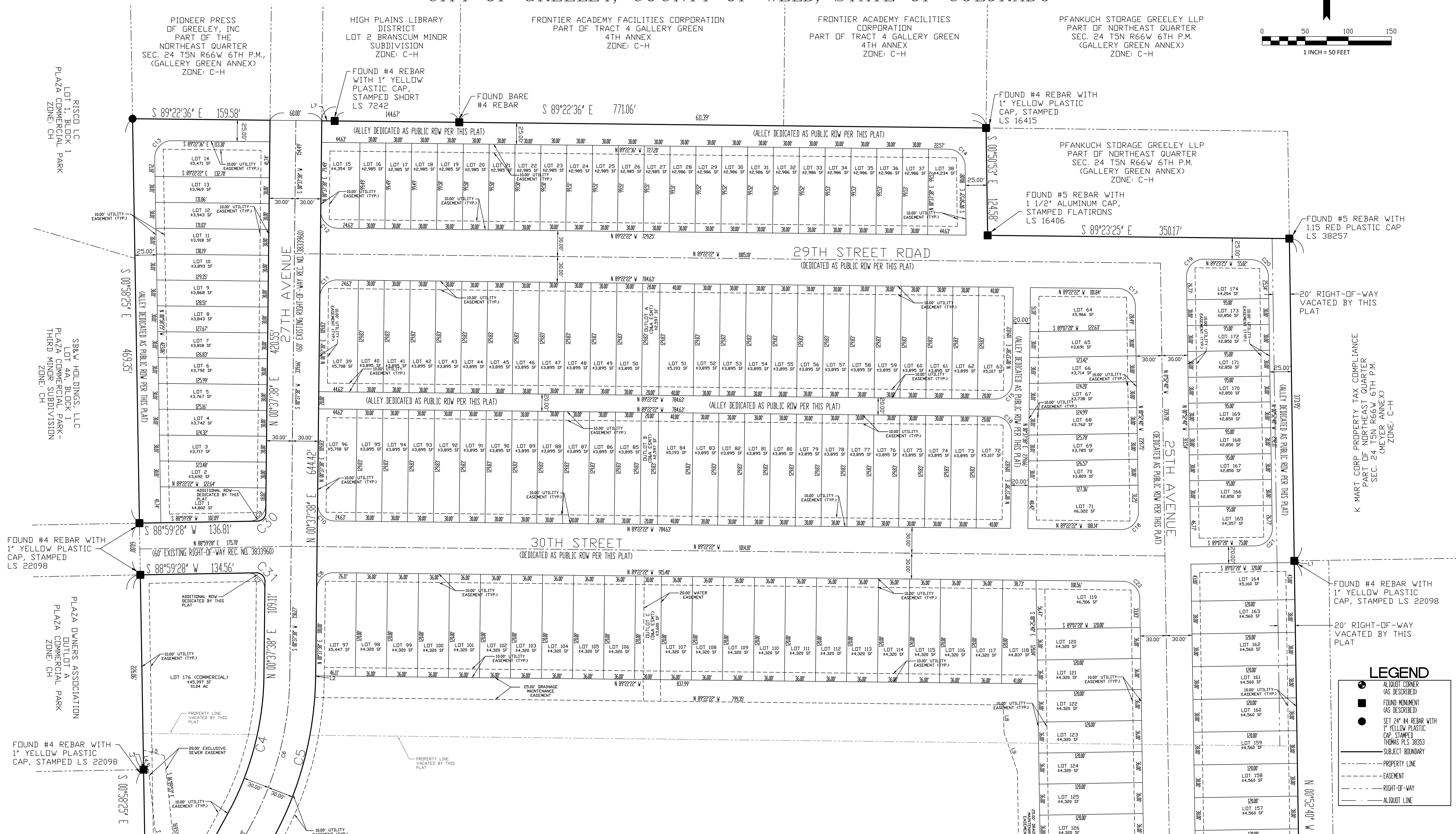
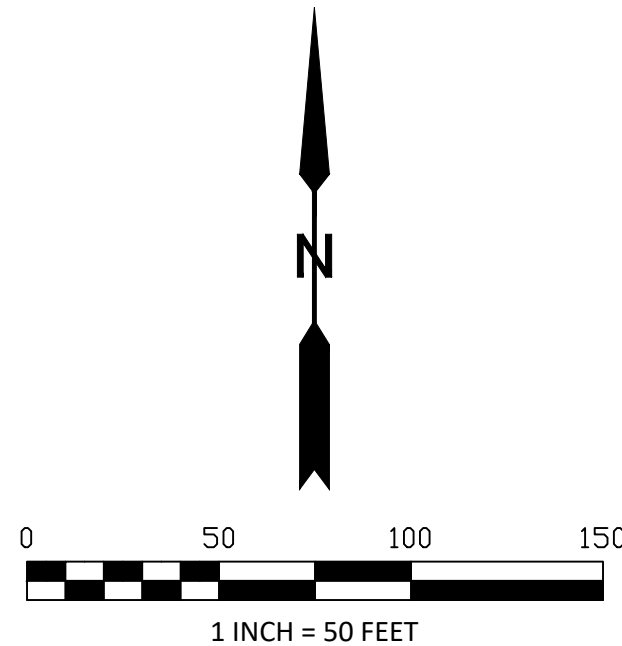
I, Robert D. Thomas, a Professional Land Surveyor in the State of Colorado, do hereby certify that this replat was prepared by me, or under my personal supervision, and that this plat is an accurate representation thereof, based upon my knowledge, information and belief. I further certify that the survey and this plat comply with all applicable rules, regulations, and laws of the State of Colorado, State Board of Registration for Professional Engineers and Professional Land Surveyors, and the City of Greeley, and is not a guaranty or warranty, either express or implied.

Robert D. Thomas
Colorado Professional Land Surveyor #38353

Date

SHEET 1 OF 3
DATE: APRIL 22, 2022
JOB NO. 2012014
KIRK–WATSON REPLAT

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BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER,
SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



SEE SHEET 3

LEGEND

- ALLOT CORNER (AS DESCRIBED)
- FOUND MONUMENT (AS DESCRIBED)
- SET 24" #4 REBAR WITH 1" YELLOW PLASTIC CAP, STAMPED THOMAS PLS 38353
- SUBJECT BOUNDARY
- PROPERTY LINE
- EASEMENT
- RIGHT-OF-WAY
- ALLOT LINE

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