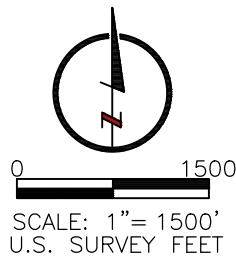


LAKE BLUFF PRELIMINARY SUBDIVISION

PART OF THE EAST HALF OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
10 TRACTS, 19.715 ACRES OF RIGHT-OF-WAY
SUB2021-0026

Attachment C



LEGAL DESCRIPTION

GREELEY-ROTHE LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER(S) IN FEE OF:

A TRACT OF LAND SITUATED IN THE EAST HALF (E1/2) OF SECTION ONE (1), TOWNSHIP FIVE NORTH (T.5N), RANGE SIXTY-SEVEN WEST (R.67W), OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO DESCRIBED AS FOLLOWS:

PARCEL A:

TRACT 1, JACKSON SUBDIVISION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO EXCEPT THAT PORTION AS DESCRIBED IN DEED RECORDED NOVEMBER 13, 2007 AT RECEPTION NO. 3516969.

PARCEL B:

A PARCEL OF LAND BEING A PART OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND CONSISTING OF THE FOLLOWING 3 PARCELS OF LAND:

PARCEL 1:

THE E 1/2 OF LOT 1 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH/ P.M., COUNTY OF WELD, STATE OF COLORADO

PARCEL 2:

THE E 1/2 OF LOT 2 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH/ P.M., COUNTY OF WELD, STATE OF COLORADO

PARCEL 3:

PART OF THE E 1/2 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH/ P.M., COUNTY OF WELD, STATE OF COLORADO

AND ALL OF THE ABOVE DESCRIBED PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE SE 1/4 OF SAID SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, AND ASSUMING THE SOUTH LINE OF SAID SE 1/4 AS BEARING S 87° 33' 03" W, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2583.82 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO; FROM SAID SE CORNER THE E 1/4 CORNER OF SAID SECTION 1 BEARS N 00° 59' 03" W A DISTANCE OF 2662.93 FEET;

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

THENCE S 87° 33' 03" W ALONG THE SOUTH LINE OF SAID SE 1/4 A DISTANCE OF 1216.91 FEET;
THENCE N 26° 44' 17" W A DISTANCE OF 164.37 FEET TO THE WEST LINE OF THE E 1/2 OF THE SE ¼ OF SAID SECTION 1; THENCE N 00° 22' 29" E ALONG SAID WEST LINE A DISTANCE OF 2560.66 FEET TO THE CENTER-EAST 1/16 CORNER OF SAID SECTION 1; THENCE N 00° 22' 57" E ALONG THE WEST LINE OF THE E 1/2 OF SAID LOT 1 AND THE WEST LINE OF THE E 1/2 OF SAID LOT 2 OF THE NE 1/4 OF SAID SECTION 1 A DISTANCE OF 2724.16 FEET TO THE E 1/16 CORNER COMMON TO SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST AND SECTION 36, TOWNSHIP 6 NORTH, RANGE 67 WEST, ALL OF THE 6TH P.M.; THENCE S 87° 19' 42" E ALONG THE NORTH LINE OF SAID NE 1/4 A DISTANCE OF 1164.72 FEET TO THE NE CORNER OF SAID SECTION 1; THENCE S 00° 58' 53" E ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 1 A DISTANCE OF 2663.06 FEET TO THE E 1/4 CORNER OF SAID SECTION 1; THENCE S 00° 59' 03" E ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 1 A DISTANCE OF 2662.93 FEET TO THE POINT OF BEGINNING.

THE AS-SURVEYED PERIMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 1 IN TOWNSHIP FIVE NORTH (T.5N), RANGE SIXTY-SEVEN WEST (R.67W), OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.) AND ASSUMING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1 AS BEARING SOUTH 87°33'22" WEST A DISTANCE OF 2583.95 FEET AND WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 1 SOUTH 87°33'22" WEST A DISTANCE OF 1216.95 FEET;
THENCE NORTH 26°36'20" WEST A DISTANCE OF 165.09 FEET TO THE WEST LINE OF THE EAST HALF (E½) OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 1;
THENCE ON SAID WEST LINE NORTH 00°22'27" EAST A DISTANCE OF 199.55 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID TRACT 1 OF JACKSON SUBDIVISION;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID TRACT 1 THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 87°32'32" WEST A DISTANCE OF 133.64 FEET;
2. NORTH 03°35'25" WEST A DISTANCE OF 43.50 FEET;
3. SOUTH 87°32'28" WEST A DISTANCE OF 705.52 FEET;
4. SOUTH 03°20'55" EAST A DISTANCE OF 347.26 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN A DEED RECORDED AS RECEPTION NO. 3516969;

THENCE ON THE NORTH LINE OF SAID PARCEL SOUTH 89°51'20" WEST A DISTANCE OF 470.39 FEET TO THE WEST BOUNDARY OF SAID TRACT 1 OF JACKSON SUBDIVISION;

THENCE ON THE WEST AND NORTH BOUNDARY OF SAID TRACT 1 THE FOLLOWING FIVE (5) COURSES:

1. NORTH 01°41'15" EAST A DISTANCE OF 2694.74 FEET TO THE CENTER QUARTER CORNER OF SECTION 1;
2. NORTH 01°41'06" EAST A DISTANCE OF 2539.17 FEET;
3. NORTH 82°08'59" EAST A DISTANCE OF 959.07 FEET;
4. NORTH 04°44'18" EAST A DISTANCE OF 72.48 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER (NE¼) OF SAID SECTION 1;
5. SOUTH 87°19'51" EAST A DISTANCE OF 215.02 FEET ON THE NORTH LINE OF THE NORTHEAST QUARTER (NE¼) OF SAID SECTION 1 TO THE EAST SIXTEENTH CORNER OF SECTION 1, TOWNSHIP 5 NORTH (T.5N) RANGE 67 WEST (R.67W) AND SECTION 36, TOWNSHIP 6 NORTH (T.6N) RANGE 67 WEST (R.67W);

THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER (NE¼) OF SECTION 1 SOUTH 87°19'32" EAST A DISTANCE OF 1164.75 FEET TO THE NORTHEAST CORNER OF SECTION 1;

THENCE ON THE EAST LINE OF SECTION 1 FOR THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°58'44" EAST A DISTANCE OF 2663.07 FEET TO THE EAST QUARTER CORNER OF SECTION 1;
- SOUTH 00°59'10" EAST A DISTANCE OF 2663.04 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 12,834,326 SQUARE FEET, 294.636 ACRES, MORE OR LESS.

FLOOD_ZONE

UNSHADED ZONE X
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP (FIRM), WELD COUNTY, GREELEY, COLORADO.
MAP NUMBER 08123C1512E
MAP EFFECTIVE DATE: JANUARY 20, 2016
COMMUNITY NUMBER: 080184

FLOOD ZONE REQUIREMENTS MAY BE SUBJECT TO CHANGE OR MODIFICATION BY THE LOCAL GOVERNING AUTHORITY. CONTACT THE LOCAL FLOOD PLAIN MANAGER OR OTHER APPROPRIATE OFFICIAL TO DISCOVER LOCAL ORDINANCES OR CHANGES IN REGULATIONS, FUTURE OR PROPOSED.

STANDARD NOTES

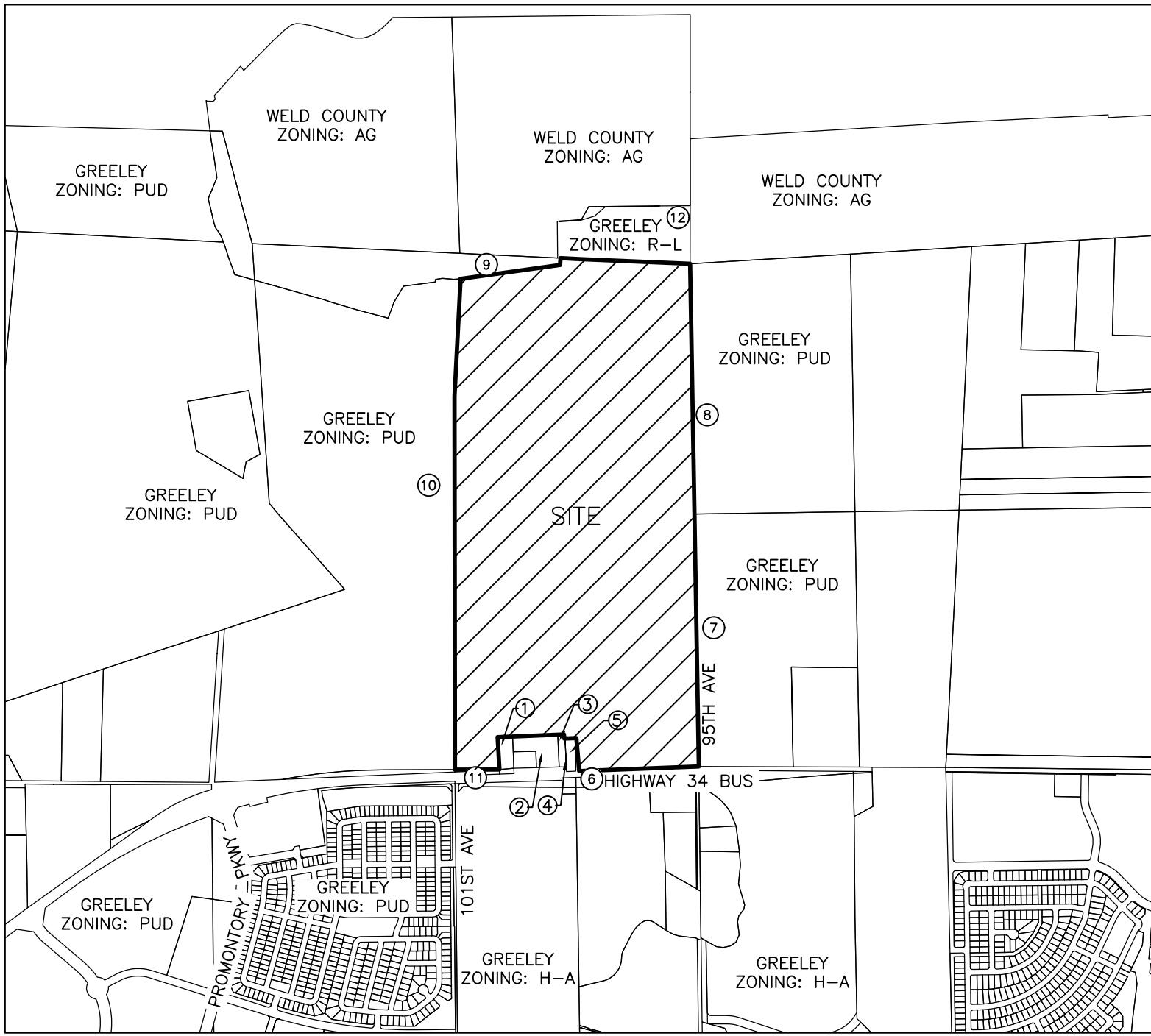
1. STREET MAINTENANCE. IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE CITY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND, PROVIDED THAT CONSTRUCTION OF SAID ROADWAY IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNER, DEVELOPER 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.
2. DRIVES, PARKING AREAS AND UTILITY EASEMENTS MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER, 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.).
3. 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 STORMWATER 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 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 WORKING DAYS, THE CITY MAY PROVIDE THE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.
4. 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.
5. LANDSCAPE MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER, 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.
6. SIGHT DISTANCE. THE CLEAR VISION ZONE OF A CORNER LOT, AS DETERMINED BY SECTION 24-1146 OF THE DEVELOPMENT CODE, SHALL BE FREE FROM SHRUBS, GROUND COVERS, BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES OR OTHER MATERIALS OR ITEMS GREATER THAN 36 INCHES IN HEIGHT FROM THE STREET LEVEL.
7. 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.
8. 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:
(i) DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE FINAL DRAINAGE REPORT AND PLAN AND THE STORMWATER MANAGEMENT PLAN.
(ii) 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 OFF-SITE 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.
(iii) 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 STORMWATER MANAGEMENT PLAN.
9. MAINTENANCE EASEMENTS. A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS, IF ONE 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 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.
10. 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 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.
11. WATER OR SEWER MAIN EASEMENTS. THERE SHALL BE NO PERMANENT STRUCTURES, FENCES, DETENTION PONDS, LANDSCAPING (PLANTINGS OR BERMS) GREATER THAN THREE FEET, TALL MATURE GROWTH, OR OTHER ENCUMBRANCES LOCATED IN WATER OR SEWER MAIN EASEMENTS.
12. 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.

PLAT NOTES

1. ACCORDING TO COLORADO LAW (13-80-105 CRS 2016) 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 CERTIFICATION SHOWN HEREON.
2. ALL EASEMENTS AND RIGHTS OF WAY REFERENCED FROM NORTH AMERICAN TITLE INSURANCE COMPANY. TITLE COMMITMENT NUMBER PATE-19-47, DATED MAY 22, 2019 5:00 P.M.
3. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, T5N, R67W BEARS S87°33'22"W FOR 2583.95 FEET BETWEEN THE SOUTHEAST CORNER OF SECTION 1, MONUMENTED WITH A 2 3/8" ALUMINUM PIPE WITH A 3 1/4" ALUMINUM CAP, PLS 25381, 2010, AND THE SOUTH QUARTER CORNER OF SECTION 1, MONUMENTED WITH A 2 3/8" ALUMINUM PIPE WITH AN ILLEGIBLE 3 1/4" ALUMINUM CAP, BASED ON THE (NAD83) COLORADO NORTH 0501 STATE PLANE COORDINATE SYSTEM.
4. THE DEVELOPER OF EACH TRACT SHALL INSTALL AND MAINTAIN LANDSCAPING ADJACENT TO ANY PROPOSED DEVELOPMENT ON THE SITE. PROPOSED DEVELOPMENT SHALL BE CONSIDERED ADJACENT TO AREAS WHERE BUILDING PERMITS HAVE BEEN ISSUED AND ADJACENT TO PUBLIC ROADWAYS.
5. ONSITE DRAINAGE EASEMENTS SHALL BE OWNED AND MAINTAINED BY PROPERTY OWNER.
6. PLEASE REFER TO LAND SURVEY PLAT RECORDED AS REC. NO. 4705611 FOR ADDITIONAL CONFLICTING BOUNDARY EVIDENCE AND ANALYSIS.
7. A 40' RIGHT OF WAY FOR HIGHWAY 34 BUSINESS APPEARS TO BE CLAIMED BY CDOT AS EVIDENCED BY SEVERAL RIGHT OF WAY MONUMENTS ALONG A LINE 40' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1. NO DOCUMENTATION CAN BE FOUND FOR SAID RIGHT OF WAY. THIS PLAT DEDICATES SAID RIGHT OF WAY TO THE CITY OF GREELEY.
8. TRACT C WILL DEDICATE A 10.9 ACRE SCHOOL SITE TO THE CITY OF GREELEY UPON THE FUTURE REPLAT OF TRACT C.
9. TRACT E WILL DEDICATE A 6.1 ACRE PARK SITE, AND AN ACCESS EASEMENT FROM THE PARK TO 4TH STREET THROUGH THE DETENTION POND SITE, TO THE CITY OF GREELEY UPON THE FUTURE REPLAT OF TRACT E.
10. TRACT A WILL DEDICATE BLUFF PRESERVATION OPEN SPACE AND A 4.1 ACRE PARK SITE TO THE CITY OF GREELEY UPON THE FUTURE REPLAT OF TRACT A.

OWNERS OF ADJOINING PARCELS

- ① 9955 10TH STREET
HAMDEH ABDOLMOHAMMADZADEH AND ZANDI AZIZ
REC NO. 3379896
ZONING: PUD
- ② 9873 10TH STREET A
EVA KRISTINA EHRENFEUCHT REVOCABLE TRUST
REC NO. 4035561
ZONING: H-A
- ③ 9851 10TH STREET
JOSEPH E. MALLARD
REC NO. 4444857
ZONING: H-A
- ④ OWNER UNKNOWN (SEE NOTE 6)
- ⑤ 9825 10TH STREET
MARY L. OHLMANN
REC NO. 3688550
ZONING: H-A
- ⑥ GREELEY-ROTHE LLC
BOOK 408 PAGE 230
ZONING: H-A
- ⑦ 1813 61ST AVE STE 200
CACHE LLC
REC NO. 4520928
ZONING: PUD
- ⑧ 1813 61ST AVE STE 200
CACHE LLC
REC NO. 4520928
ZONING: PUD
- ⑨ 1813 61ST AVE STE 200
POUDRE RIVER RANCH LLC
REC NO. 4684041
ZONING: AG
- ⑩ 10925 HW 257 SPUR GREELEY
DPR GREELEY LLC (43.89%)
AL'S RENTALS LLC (35.11%)
POUDRE BAY CAPITAL LLC (11%)
POUDRE BAY PARTNERS LLC (10%)
REC NO. 4369421
ZONING: PUD
- ⑪ CO DEPT OF TRANSPORTATION
REC #3516969
ZONING: PUD
- ⑫ 425 N 95TH AVE GREELEY
SCHLACEL LEONARD AND SCHLAGEL JUNE
REC NO. 4639151
ZONING: R-L



VICINITY/LOCATION MAP

ENGINEER

PATRICK HILLYER
LAMP RYNEARSON
4715 INNOVATION DRIVE
FORT COLLINS, CO 80525
PHONE: 970-226-0342

SURVEYOR

LAINE LANDAU
LAMP RYNEARSON
4715 INNOVATION DRIVE
FORT COLLINS, CO 80525
PHONE: 970-226-0342

OWNER

GREELEY-ROTHE, L.L.C., A
COLORADO LIMITED LIABILITY COMPANY
4100 E MISSISSIPPI AVE STE 500
GLENDALE, CO 80246

SUBDIVIDER

GREELEY-ROTHE, L.L.C., A
COLORADO LIMITED LIABILITY COMPANY
4100 E MISSISSIPPI AVE STE 500
GLENDALE, CO 80246

LAND USE BREAKDOWN		
TRACT	SIZE	LAND USE
TRACT A	6,547,511 SQ. FT. 150.310 AC.	FUTURE DEVELOPMENT, BLUFF PRESERVATION OPEN SPACE, & PARK (SEE NOTE 10)
TRACT B	208,997 SQ. FT. 4.798 AC.	FUTURE DEVELOPMENT
TRACT C	1,325,451 SQ. FT. 30.428 AC.	FUTURE DEVELOPMENT & SCHOOL (SEE NOTE B)
TRACT D	80,893 SQ. FT. 1.857 AC.	FUTURE DEVELOPMENT
TRACT E	873,590 SQ. FT. 20.055 AC.	FUTURE DEVELOPMENT & PARK (SEE NOTE 9)
TRACT F	860,516 SQ. FT. 19.755 AC.	FUTURE DEVELOPMENT
TRACT G	525,819 SQ. FT. 12.071 AC.	FUTURE DEVELOPMENT
TRACT H	601,114 SQ. FT. 13.800 AC.	FUTURE DEVELOPMENT
TRACT I	808,012 SQ. FT. 18.549 AC.	FUTURE DEVELOPMENT
TRACT J	143,619 SQ. FT. 3.297 AC.	FUTURE DEVELOPMENT
ROW	858,804 SQ. FT. 19.715 AC.	RIGHT OF WAY
TOTAL	12,834,326 SQ FT 294.636 AC	SEE ABOVE

SURVEYOR CERTIFICATE

I, LAINE A. LANDAU, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THIS LAND, INCLUDING ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF COLORADO.

LAINE A. LANDAU COLORADO PLS 31159
ON BEHALF OF LAMP RYNEARSON INC.
EMAIL ADDRESS: LAINE.LANDAU@LAMPRYNEARSON.COM

LAMP
RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402)496.2498
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)226.0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)361.0440

LAKE BLUFF PRELIMINARY SUBDIVISION
PART OF THE EAST 1/2 OF SEC 1, T5N, R67W OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
10 TRACTS, 19.715 ACRES OF RIGHT-OF-WAY, SUB2021-0026

LAKE BLUFF
GREELEY, COLORADO



Know what's below.
Call before you dig.

REVISIONS

10/21/21 INITIAL SUBMITTAL

11/19/21 RESUBMITTAL PER CITY COMMENTS

DESIGNER / DRAFTER

LAINE A. LANDAU / JAIME POMPA

DATE

11/19/2021

PROJECT NUMBER

0219035

BOOK AND PAGE

SHEET

1 OF 5

LEGEND

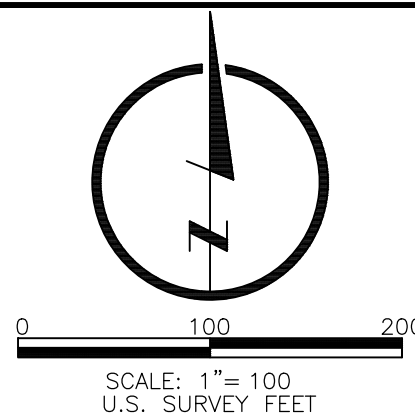
SECTION LINE
FUTURE RIGHT OF WAY
EASEMENT
PROPOSED EASEMENT
BOUNDARY
LOT LINE
ADJOINING PARCELS

LEASED PARCEL OIL & GAS
DRY UP AGREEMENT
WATER LINE
GAS LINE
IRRIGATION
CDOT MONUMENT
SITE TRIANGLE

FOUND #5 REBAR W/ YELLOW PLASTIC CAP STAMPED "LS 31159"
SET #5 REBAR W/ YELLOW PLASTIC CAP STAMPED "LS 31159"
MONUMENT FOUND AS DESCRIBED
PLSS SECTION MONUMENT AS DESCRIBED
OIL & GAS WELL - PLUGGED AND ABANDONED
OIL & GAS WELL - PRODUCING

LAKE BLUFF PRELIMINARY SUBDIVISION

PART OF THE EAST HALF OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
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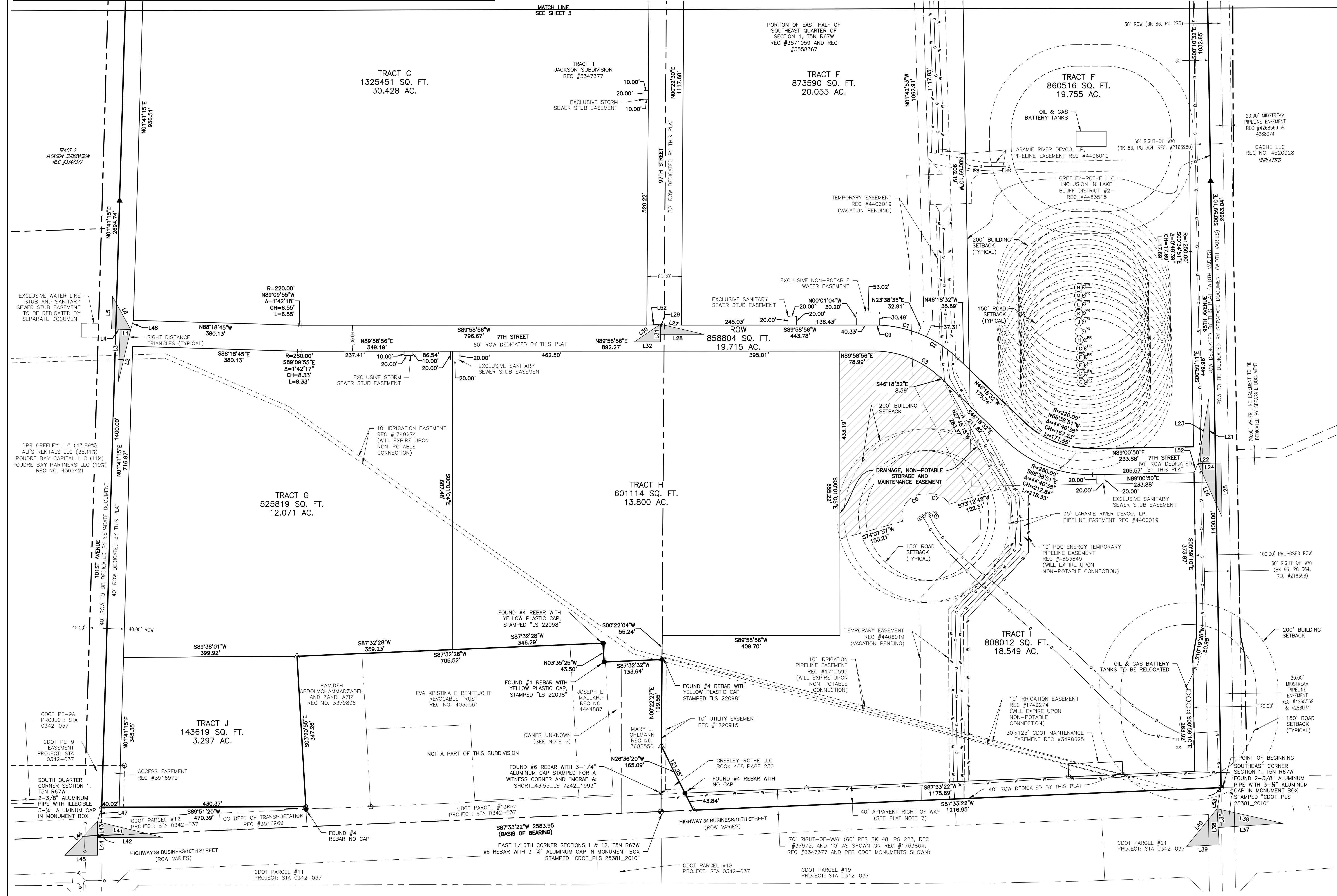
LAMP RYNEARSON

LAMP RYNEARSON.COM

OMAHA, NEBRASKA
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FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)228.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)351.0440



LAKE BLUFF PRELIMINARY SUBDIVISION

PART OF THE EAST 1/2 OF SEC 1, T5N, R67W OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
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LAKE BLUFF
GREELEY, COLORADO

811

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REVISIONS

DATE	DESCRIPTION
10/21/21	INITIAL SUBMITTAL
11/19/21	RESUBMITTAL PER CITY COMMENTS

DESIGNER / DRAFTER
LAINE A. LANDAU / JAIME POMPA

DATE
11/19/2021

PROJECT NUMBER
0219035

BOOK AND PAGE

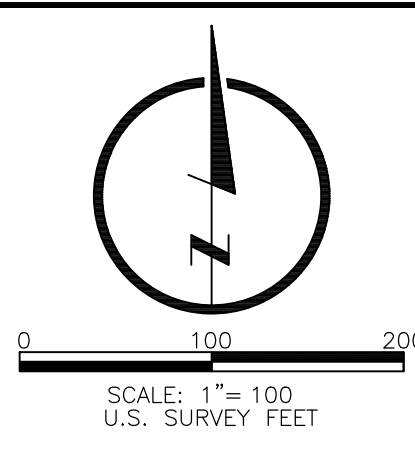
SHEET
2 OF 5

SECTION LINE
FUTURE RIGHT OF WAY
EASEMENT
PROPOSED EASEMENT
BOUNDARY
LOT LINE
ADJOINING PARCELS

LEGEND
LEASED PARCEL OIL & GAS
DRY UP AGREEMENT
WATER LINE
GAS LINE
IRRIGATION
FOUND CDOT MONUMENT
SITE TRIANGLE

FOUND #5 REBAR W/ YELLOW PLASTIC CAP STAMPED "LS 31159"
SET #5 REBAR W/ YELLOW PLASTIC CAP STAMPED "LS 31159"
MONUMENT FOUND AS DESCRIBED
PLSS SECTION MONUMENT AS DESCRIBED
OIL & GAS WELL - PLUGGED AND ABANDONED
OIL & GAS WELL - PRODUCING

LAKE BLUFF PRELIMINARY SUBDIVISION
PART OF THE EAST HALF OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
10 TRACTS, 19.715 ACRES OF RIGHT-OF-WAY
SUB2021-0026



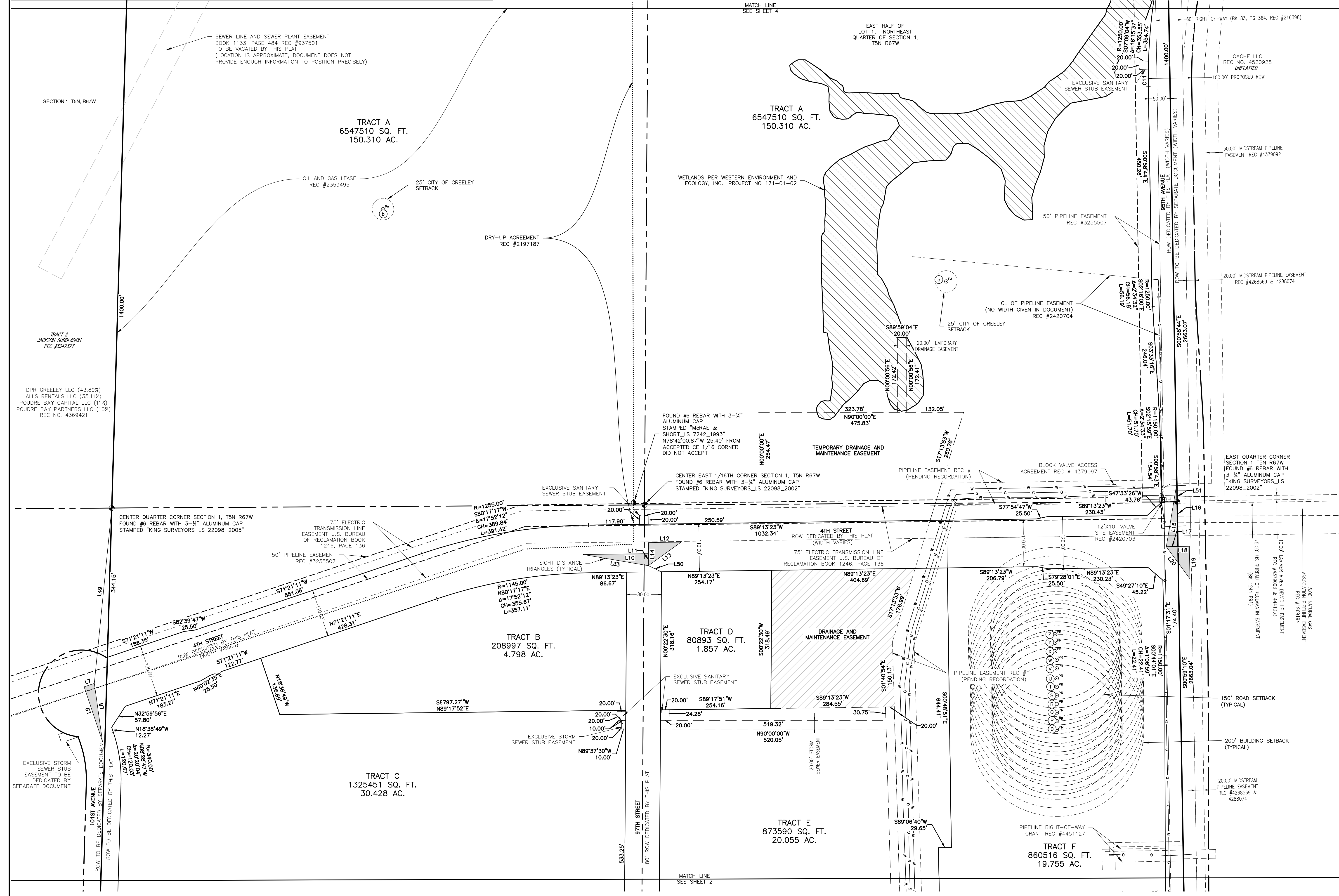
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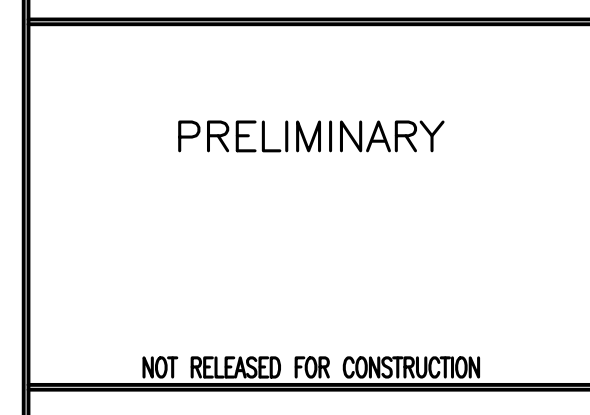
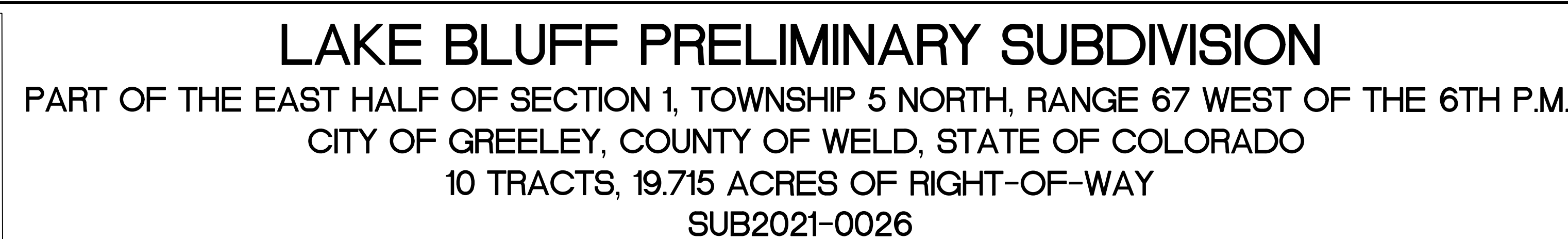
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SHEET
3 OF 5

L:\Engineering\2019035 Lake Bluff Greeley\Subdiv\Drawings\20210205-ANNO2 PLT.dwg, 11/19/2021 3:58:03 PM, JOSHUA A. CHOW, LAMP RYNEARSON



	<p>ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEERS. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH OR SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.</p>
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LAKE BLUFF PRELIMINARY SUBDIVISION
PART OF THE EAST HALF OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
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BOUNDARY LINE TABLE			BOUNDARY LINE TABLE			BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N88°18'45"W	24.75'	L21	N0°59'11"W	150.00'	L42	N89°49'07"E	150.00'
L2	N13°20'28"E	122.53'	L22	N89°00'49"E	27.75'	L43	S0°09'52"E	36.50'
L3	S1°41'15"W	120.00'	L23	S9°29'41"W	152.55'	L44	S0°09'52"E	77.37'
L4	N88°18'45"W	44.25'	L24	N89°00'49"E	53.25'	L45	S89°50'50"W	75.59'
L5	N1°41'15"E	75.00'	L25	S0°59'11"E	124.09'	L46	N44°10'26"E	108.16'
L6	S28°51'12"E	87.08'	L26	N24°12'44"W	135.03'	L47	N16°16'50"E	34.67'
L7	S71°21'11"W	24.75'	L27	N76°55'44"W	102.67'	L48	N16°02'12"E	22.19'
L8	N7°59'17"W	135.08'	L28	N89°58'56"E	100.00'	L49	N5°41'29"E	406.04'
L9	S18°32'44"E	132.75'	L29	S0°01'04"E	23.25'	L50	S64°57'16"E	33.29'
L10	S89°11'54"W	150.00'	L30	N55°57'47"E	72.39'	L51	S0°04'32"E	47.19'
L11	N0°22'30"E	27.76'	L31	S0°01'04"E	40.50'	L52	S22°50'51"W	23.50'
L12	N89°13'23"E	75.00'	L32	S89°58'56"W	60.00'	L53	N10°43'57"E	49.60'
L13	S54°13'51"W	92.86'	L33	S80°16'53"E	151.98'			
L14	N0°22'30"E	53.26'	L35	S3°14'57"E	43.34'			
L15	S9°25'32"W	152.57'	L36	N77°35'27"W	155.78'			
L16	N0°59'10"W	150.00'	L37	N86°15'20"E	150.00'			
L17	N88°53'06"E	27.57'	L38	S3°14'57"E	83.17'			
L18	N88°56'49"E	53.08'	L39	S87°14'45"W	75.00'			
L19	S0°59'10"E	75.00'	L40	N39°00'59"E	111.51'			
L20	N36°17'54"W	91.83'	L41	N76°30'11"W	154.37'			

BOUNDARY CURVE TABLE				
CURVE #	RADIUS'	ARC LENGTH'	CHORD BEARING	CHORD LENGTH'
C1	280.00'	104.30'	S79°20'47"E	103.70'
C3	220.00'	167.83'	S68°09'48"E	163.79'
C6	50.00'	97.75'	S41°10'41"W	82.91'
C7	50.00'	61.77'	N66°29'57"W	57.92'
C11	1257.08'	38.86'	N0°05'27"W	38.86'

TIE FROM SOUTHEAST CORNER OF SECTION 1 TO WELL			
LINE #	DIRECTION	LENGTH	WELL NAME
(A)	N47°34'51"W	928.80'	GENESIS 9-2
(B)	N46°51'06"W	917.11'	GENESIS 3
(C)	N18°30'53"W	983.95'	GREELEY-ROTHE 34C-2-L
(D)	N18°09'48"W	1002.68'	GREELEY-ROTHE 34N-2B-L
(E)	N17°49'29"W	1021.45'	GREELEY-ROTHE FEDERAL 13N-2C-L
(F)	N17°29'55"W	1040.25'	GREELEY-ROTHE FEDERAL 13N-2B-L
(G)	N17°11'02"W	1059.08'	GREELEY-ROTHE FEDERAL 13C-2-L
(H)	N16°52'49"W	1077.95'	GREELEY-ROTHE FEDERAL 33N-2B-L
(I)	N16°45'05"W	1097.77'	GREELEY-ROTHE FEDERAL 33N-2C-L
(J)	N16°25'08"W	1119.83'	GREELEY-ROTHE FEDERAL 12C-2-L
(K)	N16°08'39"W	1138.77'	GREELEY-ROTHE FEDERAL 12N-2A-L
(L)	N15°52'42"W	1157.73'	GREELEY-ROTHE FEDERAL 12N-2C-L
(M)	N15°37'16"W	1176.72'	GREELEY-ROTHE FEDERAL 32N-2B-L
(N)	N15°22'20"W	1195.73'	GREELEY-ROTHE FEDERAL 32C-2-L

TIE FROM EAST 1/4 CORNER OF SECTION 1 TO WELL			
LINE #	DIRECTION	LENGTH	WELL NAME
(O)	S27°47'51"W	593.31'	BLUFF FEDERAL 32N-2C-L
(P)	S28°43'15"W	576.01'	BLUFF FEDERAL 32C-2-L
(Q)	S29°42'05"W	556.88'	BLUFF FEDERAL 5N-2B-L
(R)	S30°44'36"W	541.91'	BLUFF FEDERAL 5N-2C-L
(S)	S31°51'09"W	525.14'	BLUFF FEDERAL 5C-2-L
(T)	S33°02'04"W	508.57'	BLUFF FEDERAL 31N-2B-L
(U)	S34°17'42"W	492.24'	BLUFF FEDERAL 31C-2-L
(V)	S35°52'30"W	473.51'	BLUFF FEDERAL 4N-2B-L
(W)	S37°19'52"W	457.76'	BLUFF FEDERAL 4N-2C-L
(X)	S39°13'05"W	444.41'	BLUFF FEDERAL 4N-2A-L
(Y)	S40°53'29"W	429.40'	BLUFF STATE 30C-2-L
(Z)	S42°41'04"W	414.79'	BLUFF STATE 30N-2B-L
(a)	N69°45'48"W	1950.08'	HERTZKE N 1-7
(b)	N49°48'30"W	2777.38'	HERTZKE N 1-12
(c)	N46°19'52"W	735.49'	ROTHE 1-14
(d)	N30°12'58"W	2016.81'	ROTHE 1-15
(e)	N18°43'39"W	2102.23'	ROTHE 1-11

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