LEFFLER REZONE - PROPERTY BOUNDARY MAP

PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

SUBDIVIDER / OWNER:
Phillip Leffler
Richard & Lois Leffler
15756 County Road 66
Greeley, Colorado 80631

SURVEYOR:
Intermill Land Surveying, Inc.
Steven J. Stencel, PLS
1301 North Cleveland Avenue
Loveland, Colorado 80537

Northeast Corner
Sec. 27, T6N, R66W
Found No. 6 Rebar (length unknown) with 2-1/2" dia. Aluminum Cap

East Quarter Corner
Sec. 27, T6N, R66W
Found No. 6 Rebar (length unknown) with 2-1/2" dia. Aluminum Cap in Monument Box

North 47th Avenue (WCR 33)
60' Right-of-Way
Bk. 100 Pg. 18 BOCC Doc. 18720005

LOT 2A SVETLOV MINOR 1ST REPLAT — Alex W Kamrd

LOT 3 SVETLOV MINOR 2ND REPLAT — Discovery Homes of Windsor, LLC

LOT 4 SVETLOV MINOR 2ND REPLAT — Discovery Homes of Windsor, LLC

LOT 5 SVETLOV MINOR 2ND REPLAT — Discovery Homes of Windsor, LLC

LOT 1 SVETLOV MINOR SUBDIVISION — Joaquin Caballero Fleuerez

S00°21'30"E 2635.42'

2555.48'

20' additional ROW Leffler Minor Subdivision

25' Pipeline Right-of-Way Rec. No. 1923706

10' Non-Exclusive Pipeline Right-of-Way Rec. No. 3602988

10' Non-Exclusive Pipeline Right-of-Way Rec. No. 3374205

15' Maintenance & Construction Easement Rec. No. 1926086

35' Pipeline Easement Rec. No. 1926086

10' wide Gas Service Line Easement Rec. No.

10' wide Water Service Line Easement Rec. No.

30' Pipeline Right-of-Way Rec. No. 4309891

20' Non-Exclusive Pipeline Right-of-Way Rec. No. 4646648

30.00'

383.68'

761.73'

S89°50'56"W 872.15'

S36°41'35"E 100.00'

ABBREVIATION LEGEND

N: North	RA: Residential Access	WV: Water Valve	LS: Land Surveyor
S: South	RCP: Reinforced Concrete Pipe	IRR: Irrigation	DOC: Document
E: East	SLP: Steel Pipe	PEG: Pivot End Gun	BOCC: Board of County Commissioners
W: West	PVC: Polyvinyl Chloride Pipe	BOV: Air Valve	
C: Center	DIA: Diameter	±: Plus or Minus	Sec. __ T__N R__W: Section Township Range
℄ Centerline	BK: Book	REC: Reception	
	PG: Page	NO: Number	

ZONING AREA DESCRIPTIONS:

Existing Zoning is City of Greeley I-M (Industrial Medium Intensity) for the entire property being that part of the Northeast Quarter of Section 27, Township 6 North, Range 66 West of the Sixth Principal Meridian lying East of LaGrange Lateral.

Proposed Zoning for Lots 1, 2 and 3 of the Leffler Minor Subdivision is City of Greeley R-E (Residential Estate). [shaded area] Total area being rezoned is 347,878 square feet or 7.99 acres, ±

Proposed Zoning for Tract A of Leffler Minor Subdivision is to remain as City of Greeley I-M (Industrial Medium Intensity).

SUBJECT PROPERTY

ROW Included
3,598,893 Square Feet or 82.62 Acres, ±

ROW Not Included
3,386,105 Square Feet or 77.73 Acres, ±

TRACT A
Existing Zoning: City of Greeley I-M
Proposed Zoning: City of Greeley I-M

ROW Included
3,218,157 Square Feet or 73.83 Acres, ±

ROW Not Included
3,038,257 Square Feet or 69.75 Acres, ±

LOT 3
Existing Zoning: City of Greeley I-M
Proposed Zoning: City of Greeley R-E

ROW Included
131,518 Square Feet or 3.02 Acres, ±

ROW Not Included
130,018 Square Feet or 2.98 Acres, ±

L=687.12' R=1288.08' D=30°33'53" CH=S54°37'38"E 679.00'

S34°18'24"E 360.65'

N34°18'24"W 326.73'

60.42'

1823.91'

475.90'

50.00'

UNPLATTED
Elizabeth Collyer Dennis Fitz

N90°00'00"E 63.73'

L=228.60' R=700.00' D=18°42'47" 227.58' CH=N24°57'03"W

L=244.93' R=750.00' D=18°42'47" CH=N24°57'03"W 243.85'

Center-East Sixteenth Corner
Sec. 27, T6N, R66W
Found No. 6 Rebar (length unknown) with a 3-1/4" dia. Aluminum Cap

S89°50'56"W 2696.06'

UNPLATTED
L J Anderson Farms, LLC

20' additional ROW Leffler Minor Subdivision

10' Maintenance & Construction Easement Rec. No. 1926102 & Rec. No 1935178

℄ 30' Pipeline Easement Rec. No. 1926102 & Rec. No. 1935178

10' Utility Easement Leffler Minor Subdivision
10' Reservation for Future Right of Way Leffler Minor Subdivision

N89°55'11"E 1672.70'

N89°55'11"E 2679.56'

BASIS OF BEARINGS

AA Street (WCR 66)
60' Right-of-Way
Bk. 100 Pg. 17 BOCC Doc. 18720005

895.23'

S00°04'49"E 184.08'

S38°17'43"W 210.11'

LOT 2
Existing Zoning: City of Greeley I-M
Proposed Zoning: City of Greeley R-E

ROW Included
128,757 Square Feet or 2.96 Acres, ±

ROW Not Included
108,928 Square Feet or 2.50 Acres, ±

109.29'

S00°13'09"W 116.79'

396.58'

S88°40'14"E 157.51'

S00°04'49"E 228.14'

LOT 1
Existing Zoning: City of Greeley I-M
Proposed Zoning: City of Greeley R-E

ROW Included
122,462 Square Feet or 2.81 Acres, ±

ROW Not Included
108,903 Square Feet or 2.50 Acres, ±

504.04'

S89°55'11"W 390.97'

270.38'

N01°54'15"W 93.79'

L=257.63' R=1316.00' D=11°13'00" CH=N07°30'45"W 257.22'

50.33'

L2 L1

N01°54'15"W 94.65'

L=289.09' R=1366.00' D=12°07'32" CH=N07°58'01"W 288.55'

N14°01'47"W 88.30'

UNPLATTED
Donn Leffler Suzanne Leffler

Centerline of LaGrange Lateral

N15°35'43"W 646.46'

N14°33'35"W 153.89'

LaGrange Lateral

N15°47'49"W 889.59'

UNPLATTED
Donn Leffler Suzanne Leffler

LINE TABLE		
Line	Direction	Length
L1	N24°14'01"W	25.52'
L2	N00°43'49"W	27.46'

LINE LEGEND

- = Adjoining Property Line
- = Boundary Line
- = Centerline
- = Easement Line
- = Lot Line
- = Right-of-Way Line (existing)
- = Right-of-Way Line (future)
- = Section Line

LEGEND

- ● = Set No. 4 Rebar (18" in length) with 1" diameter Red Plastic Cap stamped LS 30462
- ● = Calculated corner

SURVEYOR'S CERTIFICATE:

I, Steven John Stencel, a Registered 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 that this plat is an accurate representation thereof. I further certify that the survey and this plat complies with all applicable rules, regulations and laws of the State of Colorado, State Board of Registration for Professional Engineers and Professional Land Surveyors, and Weld County.

FOR AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 N. Cleveland Ave.
Loveland, CO 80537
970-669-0516

Steven John Stencel
Colo. LS 30462
Date: _____

REVIEW COPY NOT A FINALIZED DOCUMENT CONTAINS PRELIMINARY INFORMATION

HORIZONTAL CONTROL:

Horizontal control was based upon GPS observations at the North Quarter Corner of Sec. 27 T6N R66W as having an assumed coordinate of 10000, 10000.

BASIS OF BEARINGS STATEMENT: Bearings are based on the North line of the Northeast Quarter of Section 27, Township 6 North, Range 66 West of the Sixth Principal Meridian being monumented at the North Quarter corner by a No. 6 Rebar with a 2-1/2" diameter Aluminum Cap stamped LS 30462 and at the Northeast corner of Section 27 by a No. 6 Rebar with a 2-1/2" diameter Aluminum Cap stamped PLS 38230 as having an assumed bearing of N89°55'11"E a distance of 2679.56' with all bearings contained herein relative thereto.

NORTH
100 75 50 25 0 50 100 200
SCALE : 1" = 100'
Not Scalable on 11x17

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey = U.S. Survey Feet

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.

REVISIONS:	BY:	DATE:
Address Round 3 Comments	LHB	12.7.2021
Address Round 2 Comments	LHB	11.1.2021
Address Round 1 Comments	LHB	09.13.2021

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970) 669-0516

CLIENT: Phillip Leffler & Richard Leffler
15756 County Road 66
Greeley, Colorado 80631

TITLE: Leffler Rezone Case ZON2021-0015
Part of the Northeast Quarter, Sec. 27, T6N, R66W, 6th P.M.
Weld County, Colorado

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	09.13.2021
SCALE:	1" = 100'
PROJECT NO.:	P-21-9084
SHEET	OF
1	1