LEFFLER REZONE - SITE ANALYSIS 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

CONTOUR NOTE:
2' contours scaled from City of Greeley 2013 topographic data available on the City's Geographic Information Systems web page.

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

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 (legth unknown)

LOT 2A SVETLOV MINOR 1ST REPLAT
LOT 3 SVETLOV MINOR 2ND REPLAT
LOT 4 SVETLOV MINOR 2ND REPLAT
LOT 5 SVETLOV MINOR 2ND REPLAT
LOT 1 SVETLOV MINOR SUBDIVISION

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

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

N89°50'56"E 383.68'
S89°50'56"W 872.15'
761.73'
S36°41'35"E 100.00'
1,348.05'
N34°18'24"W 326.73'
360.65'
N34°18'24"W 360.42'
475.90'
2656.06'
589°50'56"W

LINE LEGEND:

Adjoining Property Line	DCP = DCP Midstream Oil Pipeline
Boundary Line	PDC = PDC Oil Pipeline, Removed
Centerline	IRR = Buried Pivot Supply Line
Easement Line	Contour Major
Lot Line	Contour Minor
Right-of-Way Line (existing)	4" GAS = 4" Plastic Natural Gas Line
Section Line	1.25" GAS = 1.25" Natural Gas Service Line
OHL = Overhead Utility Line	6"W = 6" Water Line
P = Pivot End Gun Circle	4"W = 4" Water Line
E = Buried Electric Line	1"W = 1" Water Service Line
T = Telephone Line	Vegetation Area
CHEV = Chevron Oil Pipeline	

LEGEND:

- Set No. 4 Rebar (18" in length) with 1" diameter Red Plastic Cap stamped LS 30462
- Calculated corner
- Telephone Riser
- Power Pole
- Electric Meter
- TV = Telephone Vault
- WM = Water Meter
- Overhead Transformer
- Power Pole with Electric Meter
- 1.42% = Drainage Slope

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, ±

Building Table

ID	Building Information	ID	Building Information
A	Wood Garage	G	16.2'x21.1' Garage
B	26.2'x46.7' House	H	14.3'x24.2' Garage
C	11.7'x22.1' Chicken Coop	J	36.2'x80.2' Two-Story House and Metal Shop with Basement
D	8.4'x18.3' Shed	K	10'x16' Shed
E	19.2'x59.9' Wood Garage	L	9.9'x35.3' Lean-To
F	40.2'x80.4' Steel Shop		

LINE TABLE

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

FLOOD ZONE X
AREA OF MINIMAL FLOOD HAZARD

Leffler #1-27 Plugged & Abandoned
Leffler #2 Plugged & Abandoned
Leffler #2 Abandoned Location
Leffler #3 Plugged & Abandoned
Leffler #5 Plugged & Abandoned

TRACT A
Existing Zoning: City of Greeley I-M
Proposed Zoning: City of Greeley I-M
ROW Included
3,216,157 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
131,816 Square Feet or 3.02 Acres, ±
ROW Not Included
130,016 Square Feet or 2.98 Acres, ±

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, ±

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, ±

UNPLATTED
L. J Anderson Farms, LLC

UNPLATTED
Elizabeth Gallyer
Derrick Fitz

UNPLATTED
Donn Leffler
Suzanne Leffler

AA Street (WCR 66)
60' Right-of-Way
Bk. 100, Pg. 17 BOCC Doc. 18720006

BASIS OF BEARINGS

N89°55'11"E 2679.58'
N89°55'11"E 1672.70'
N89°55'11"E 895.23'
N89°55'11"E 390.97'
N89°55'11"E 504.04'
S00°04'49"E 184.08'
S38°17'43"W 210.11'
S88°40'14"E 157.51'
S00°13'09"W 116.79'
S00°04'49"E 228.14'
N01°54'15"W 93.79'
N01°54'15"W 94.65'
N14°01'47"W 88.30'
N15°47'49"W 889.59'
N15°35'43"W 646.46'
N14°33'35"W 153.89'
N90°00'00"E 63.73'
L=289.09' R=1366.00' D=12°07'32" CH=N07°58'01"W 288.55'
D=11°13'00" CH=N07°30'45"W 257.22' L=257.63' R=1316.00'
L=687.12' R=1268.00' D=31°03'35" CH=N54°37'36"E 678.90'
D=18°42'41" CH=N24°57'03"W 227.59' L=228.60' R=700.00'
L=244.93' R=750.00' D=18°42'41" CH=N24°57'03"W 243.85'

396.58'
1240.8'
109.29'
504.04'
390.97'
1006.86'
170.36'
50.33'
658.72'
299.82'
671.8'
626'
88.2'
435.6'
50.00'
1,085'
1,285'
1,425'
1,425'
1,425