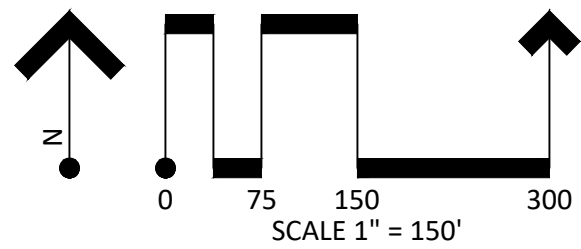


WEST LEDGE ROCK CENTER SUBDIVISION FILING NO. 1

A REPLAT OF
LOT 2, OF PLAT OF OXY LAND SUBDIVISION,
SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



PURPOSE STATEMENT

THIS SURVEY SUBDIVIDES LOT 2, OF PLAT OF OXY LAND SUBDIVISION.

OWNER CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, _____, BEING THE OWNER(S), MORTGAGE OR LIEN HOLDER OF CERTAIN LAND IN EVANS, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING _____, CONTAINING _____ ACRES MORE OR LESS: HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF WEST LEDGE ROCK CENTER SUBDIVISION FILING NO. 1, AND DO HEREBY DEDICATE TO THE PUBLIC ALL WAYS AND OTHER PUBLIC RIGHTS-OF-WAY AND EASEMENTS FOR PURPOSES SHOWN HEREON. EXECUTED THIS _____ DAY OF _____, 201 _____.

OWNER(S), MORTGAGE OR LIEN HOLDER _____

LEGAL DESCRIPTION:

THE NW 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

EXCEPTING THEREFROM THOSE PARCELS CONVEYED BY THE FOLLOWING DEEDS:

RECORDED FEBRUARY 19, 1902 IN BOOK 200 AT PAGE 117 AND AUGUST 2, 1902 IN BOOK 190 AT PAGE 81 AND OCTOBER 26, 1917 IN BOOK 485 AT PAGE 469 AND APRIL 28, 1930 IN BOOK 894 AT PAGE 33 AND JULY 20, 1937 IN BOOK 1013 AT PAGE 205 AND APRIL 25, 1939 IN BOOK 1041 AT PAGE 274 AND MAY 10, 1957 AT RECEPTION NO. 1254276 AND MARCH 22, 1961 AT RECEPTION NO. 1351459 AND JANUARY 29, 2021 AT RECEPTION NO. 4676830 AND MARCH 8, 2021 AT RECEPTION NO. 4690405.

SURVEYOR'S NOTES:

- 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POINT CONSULTING, LLC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POINT CONSULTING, LLC RELIED UPON THE FOLLOWING TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY: ORDER NO. FCC25188854-3, EFFECTIVE DATE OF DECEMBER 21, 2021 AT 5:00 P.M.
- PUBLISHED PROPERTY ADDRESS: 22764 I-25 FRONTAGE ROAD, JOHNSTOWN, CO 80534.
- THE SUBJECT PROPERTY CONTAINS 1,447,024 SQUARE FEET OR 33.219 ACRES, MORE OR LESS.
- UNIT OF MEASURE: DISTANCES SHOWN HEREON ARE U.S. SURVEY FOOT.
- BASIS OF BEARINGS: BEING THE EAST SECTION LINE OF THE NORTHWEST ONE-QUARTER SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AS MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON AS N 00°26'18" W.

CERTIFICATE OF APPROVAL BY THE CITY CLERK:

THIS PLAT IS HEREBY APPROVED BY THE CITY CLERK OF EVANS, COLORADO, THIS _____ DAY OF _____, 201 _____.

CITY CLERK _____

SURVEYING CERTIFICATE:

I, ADAM R. ZETTMLOYER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PLAT OF WEST LEDGE ROCK CENTER SUBDIVISION FILING NO. 1 BEING A SUBDIVISION OF LOT 2, OF PLAT OF OXY LAND SUBDIVISION WAS MADE BY ME OR UNDER MY SUPERVISION.

DATED THIS _____ DAY OF _____, 2021.

ADAM R. ZETTMLOYER, PLS
COLORADO LICENSE NUMBER 38570
FOR AND ON BEHALF OF
POINT CONSULTING, LLC
8460 W KEN CARLY AVE
LITTLETON, CO 80128
(702) 258-6836
azettlemoyer@pnt-llc.com



VICINITY MAP

Scale 1" = 3,500'

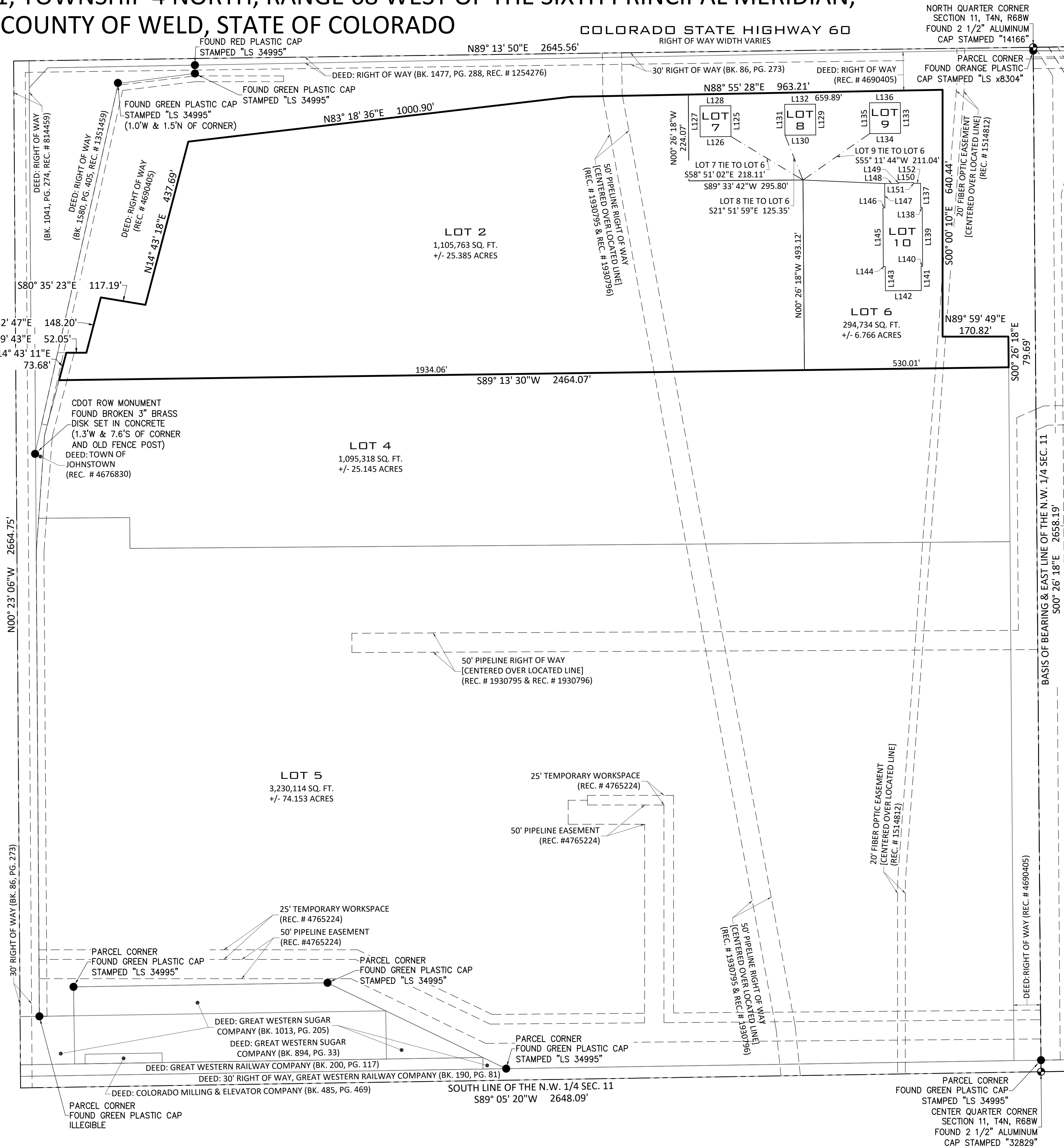
- SET 24" #5 REBAR & ALUMINUM CAP "SURVEY LS 38570"
- ⊙ SET NAIL & ALUMINUM TAG "SURVEY LS 38570"
- FOUND GOVERNMENT CORNER
- FOUND IRON PIPE
- FOUND REBAR

--- SECTION LINE
--- BOUNDARY LINE
--- LOT LINE
--- ADJACENT BOUNDARY LINE
--- EASEMENT LINE

LINE TABLE		
TAG #	LENGTH	DIRECTION
L125	80.00'	S00°26'18"E
L126	80.00'	S89°33'42"W
L127	80.00'	N00°26'18"W
L128	80.00'	N89°33'42"E
L129	80.00'	S00°26'18"E
L130	80.00'	S89°33'42"W
L131	80.00'	N00°26'18"W
L132	80.00'	N89°33'42"E
L133	80.00'	S00°26'18"E
L134	80.00'	S89°33'42"W
L135	80.00'	N00°26'18"W
L136	80.00'	N89°33'42"E
L137	63.00'	S00°26'17"E
L138	4.00'	N89°33'42"E

LINE TABLE		
TAG #	LENGTH	DIRECTION
L139	152.25'	S00°26'18"E
L140	4.00'	S89°33'42"W
L141	63.00'	S00°26'17"E
L142	93.00'	S89°33'42"W
L143	63.00'	N00°26'17"W
L144	5.00'	S89°33'42"W
L145	152.25'	N00°26'18"W
L146	5.00'	N89°33'42"E
L147	63.00'	N00°26'18"W
L148	36.21'	N89°33'42"E
L149	2.00'	N00°26'17"W
L150	39.50'	N89°33'43"E
L151	2.00'	S00°26'18"E
L152	17.29'	N89°33'44"E

INTERIOR LOT TABLE	
LOT #	LOT AREA
LOT 7	6,400.0 SQ. FT.
LOT 8	6,400.0 SQ. FT.
LOT 9	6,400.0 SQ. FT.
LOT 10	27,326.5 SQ. FT.



DRAFT-MINOR RESUBDIVISION PLAT-DRAFT
WEST LEDGE ROCK CENTER
SUBDIVISION FILING NO. 1
WELD COUNTY, COLORADO

JOB NO. 21.022

DESCRIPTION
ORIGINAL PREPARATION

DATE
01.24.2022

SHEET 1/1

PROJECT COORDINATION
HEADED BY JIM SHIFTON
FOR AND ON BEHALF OF
POINT CONSULTING, LLC

POINT CONSULTING, LLC
8460 W KEN CARLY AVE #101
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CIVIL ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

