

DRAFT

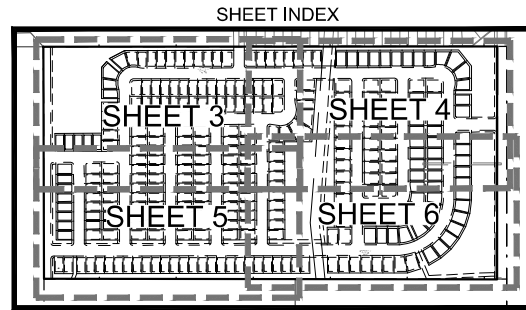
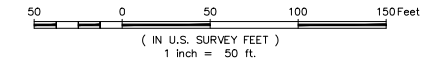
06-14-2023

PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

Robert C. Tessey
Registered Professional Land Surveyor
Colorado Registration No. 38470
For and on behalf of Northern Engineering Services, Inc.

SOUTHRIDGE SUBDIVISION

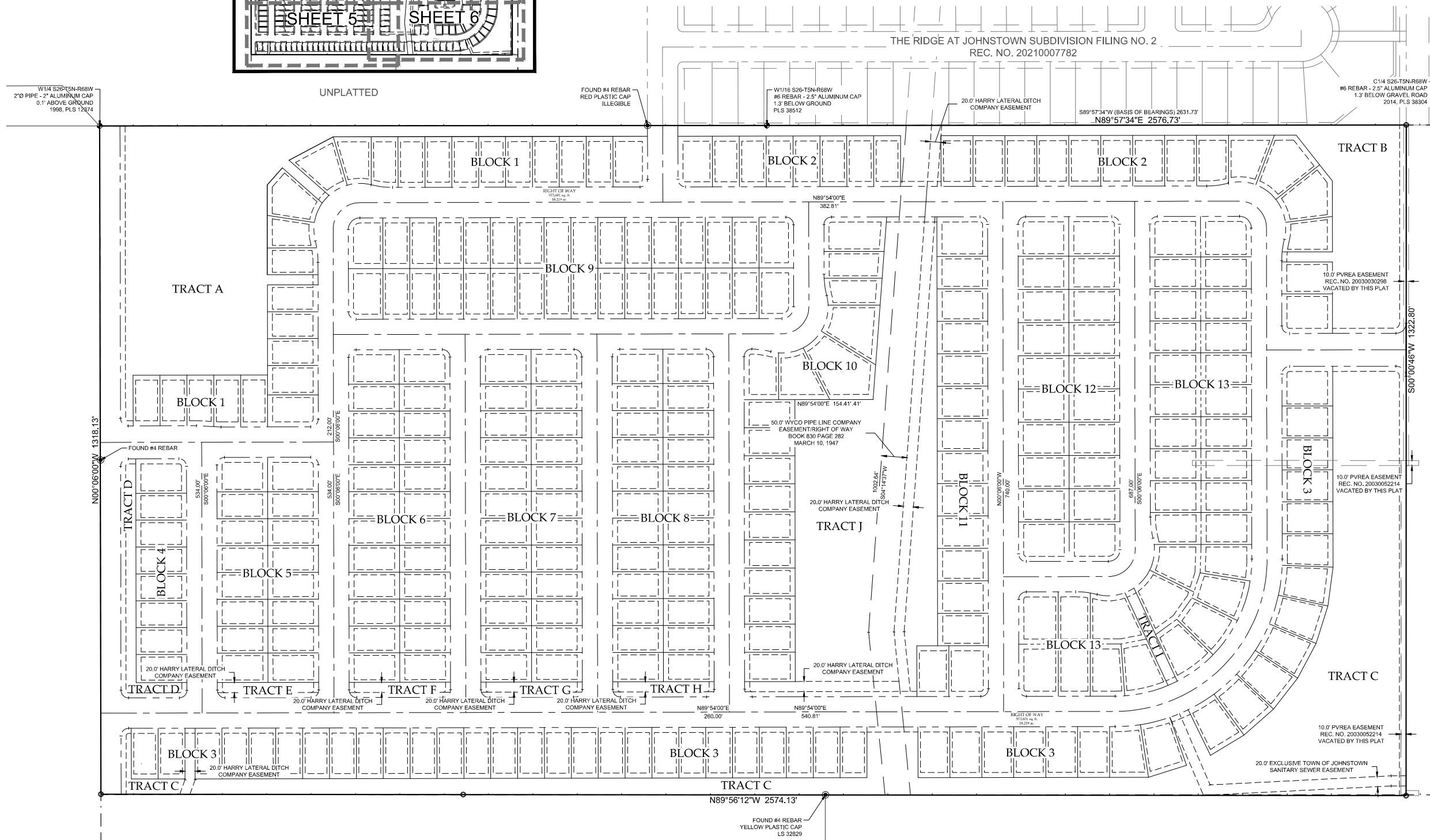
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO



ALL LOTS HAVE 10.00' UTILITY, DRAINAGE, GRADING, AND ACCESS EASEMENTS BEING DEDICATED ALONG THE REAR LOT LINE OF EACH LOT, AND ALONG ANY LOT LINES THAT ADJOIN STREET RIGHT-OF-WAY.

ALL LOTS HAVE 5.00' UTILITY, DRAINAGE, AND GRADING EASEMENTS BEING DEDICATED ALONG ANY SIDE LOT LINES THAT DO NOT ADJOIN STREET RIGHT-OF-WAY.

EASEMENT AREA AVAILABLE FOR USE TO OWNERS, LANDSCAPING IS ALLOWED WITHIN EASEMENT AREA. NO PERMANENT STRUCTURES OR IMPROVEMENTS ARE ALLOWED WITHIN EASEMENT AREA.



NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after your discovery such as in feet. In no event may any action be commenced upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION: 26
TOWNSHIP: 5 N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
874-881-4188
www.northerneng.com

DATE: 06/14/2023
SCALE: 1" = 50'
REVIEWED BY: R. TESSELY
PROJECT: 1155-507
CLIENT: JOURNEY HOMES
DRAWN BY: S. PAQUIN

SOUTHRIDGE SUBDIVISION
PART OF THE SOUTHWEST QUARTER OF SECTION 26
TOWNSHIP 5N, RANGE 68W, COUNTY OF LARIMER, STATE OF COLORADO

Sheet
2
Of 7 Sheets