

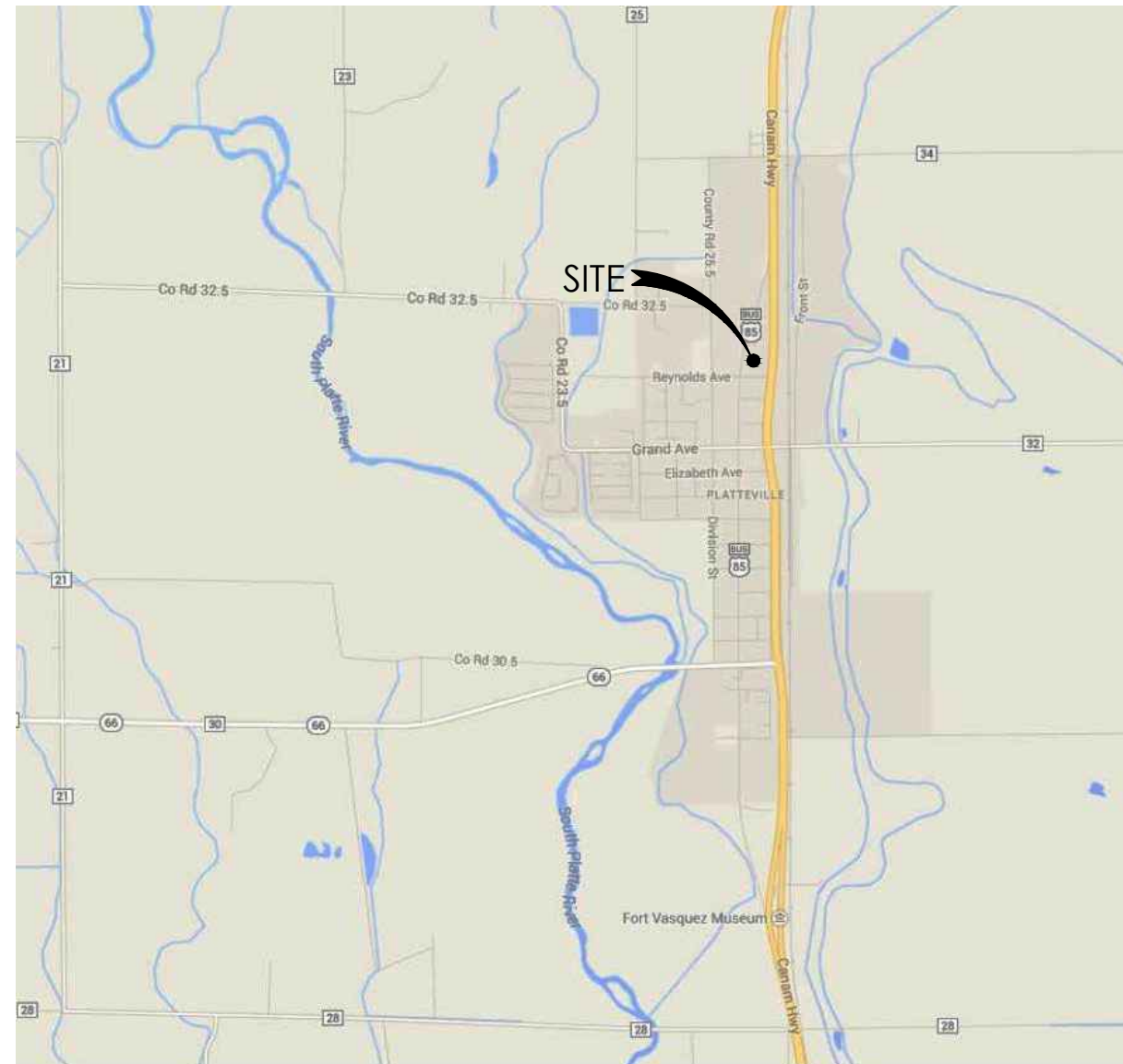
KLEIN/TIRPAK CHANGE OF ZONE PLAT

KLEIN PROPERTY MINOR SUBDIVISION

SITUATED IN THE WEST ONE-HALF OF SECTION 18

TOWNSHIP 3 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

TOWN OF PLATTEVILLE, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

KLEIN PROPERTY MINOR SUBDIVISION RECORDED JANUARY 25, 2008 AT RECEPTION NO. 3531158 LOCATED IN THE NE 1/4 OF THE SW 1/4, SECTION 18, T3N, R66W, OF THE 6TH P.M., WELD COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING ON A POINT ON THE NORTH LINE OF THE NE 1/4, SW 1/4 OF SAID SECTION 18, WHENCE THE CENTER 1/4 CORNER OF SAID SECTION 18 BEARS N88°33'49"E, 282.06 FEET;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 85 ALONG THE FOLLOWING TWO COURSES:

1. S00°22'05"E, 631.71 FEET;
2. S00°54'55"W, 424.68 FEET;
- THENCE S02°11'08"W, 16.23 FEET;
- THENCE S89°45'07"W, 77.49 FEET;
- THENCE S00°15'53"E, 68.10 FEET;
- THENCE N87°38'35"W, 345.93 FEET TO A NON-TANGENT, CONCAVE EASTERLY 4509.00 FOOT RADIUS CURVE, OF WHICH THE CENTER BEARS N75°56'21"W;
- THENCE ALONG SAID CURVE A DISTANCE OF 689.34 FEET, THROUGH A CENTRAL ANGLE OF 8°45'34";
- THENCE N17°59'55"E, 542.03 FEET;
- THENCE N15°47'55"E, 25.57 FEET TO THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 18;
- THENCE N15°47'55"E, 421.47 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE;
- THENCE S00°22'05"E, 402.62 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 7.96 ACRES, MORE OR LESS.

CERTIFICATION:

I, CAMERON M. WATSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF POINT CONSULTING, LLC THAT THE ZONING MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THE ZONING MAP AND LEGAL DESCRIPTION SHOWN HEREON ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CAMERON M. WATSON, PLS
COLORADO LICENSE NUMBER 38311
FOR AND ON BEHALF OF POINT CONSULTING, LLC
8341 S. SANGRE DE CRISTO RD., SUITE 102
LITTLETON, CO 80127
(720) 258-6836
cwatson@pnt-llc.com

SURVEYOR'S NOTES:

1. 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.
2. THIS REZONING MAP 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 STEWART TITLE GUARANTY COMPANY:

FILE NO. 01330-38661, EFFECTIVE DATE OF APRIL 3, 2014 AT 8:00 A.M.
3. BASIS OF BEARINGS: S 00°37'00" E BEING THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS MEASURED BETWEEN THE MONUMENTS SHOWN HEREON.
4. FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY LIES WITHIN AN UNMAPPED AREA, THERE IS NO FLOOD INSURANCE RATE MAP (FIRM) AVAILABLE. THE SURVEYOR WAS UNABLE TO DETERMINE IF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA.
5. UNIT OF MEASURE: U.S. SURVEY FOOT
6. ALL UTILITY AND GAS/OIL COMPANIES (PUBLIC AND PRIVATE) REQUEST THAT THEY BE NOTIFIED IN ADVANCE TO ANY CONSTRUCTION ACTIVITIES FOR SPECIFIC LOCATIONS OF THEIR BELOW GROUND FACILITIES. THIS CAN BE COORDINATED BY CALLING THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987.

CLERK AND RECORDER CERTIFICATE:

STATE OF COLORADO)
) ss
COUNTY OF WELD)

I HEREBY CERTIFY THAT THE ZONING OF THIS PROPERTY KNOWN AS THE KLEIN PROPERTY WAS FILED IN MY OFFICE ON THIS ___ DAY OF _____, 2014 A.D., AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NO. _____.

WELD COUNTY CLERK AND RECORDER

PLANNING COMMISSION APPROVAL CERTIFICATE:

THIS IS TO CERTIFY THAT THE TOWN OF PLATTEVILLE PLANNING COMMISSION HAS CERTIFIED AND DOES HEREBY RECOMMEND TO THE BOARD OF TRUSTEES OF THE TOWN OF PLATTEVILLE FOR THEIR APPROVAL AND ADOPTION OF THIS KLEIN CHANGE OF ZONE AS SHOWN AND DESCRIBED HEREON THIS ___ DAY OF _____, 2014.

CHAIR, TOWN OF PLATTEVILLE PLANNING COMMISSION _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE:

APPROVED BY THE BOARD OF TRUSTEES OF PLATTEVILLE, COLORADO THIS ___ DAY OF _____, 2014.

MAYOR _____

ATTEST: _____

TOWN CLERK _____

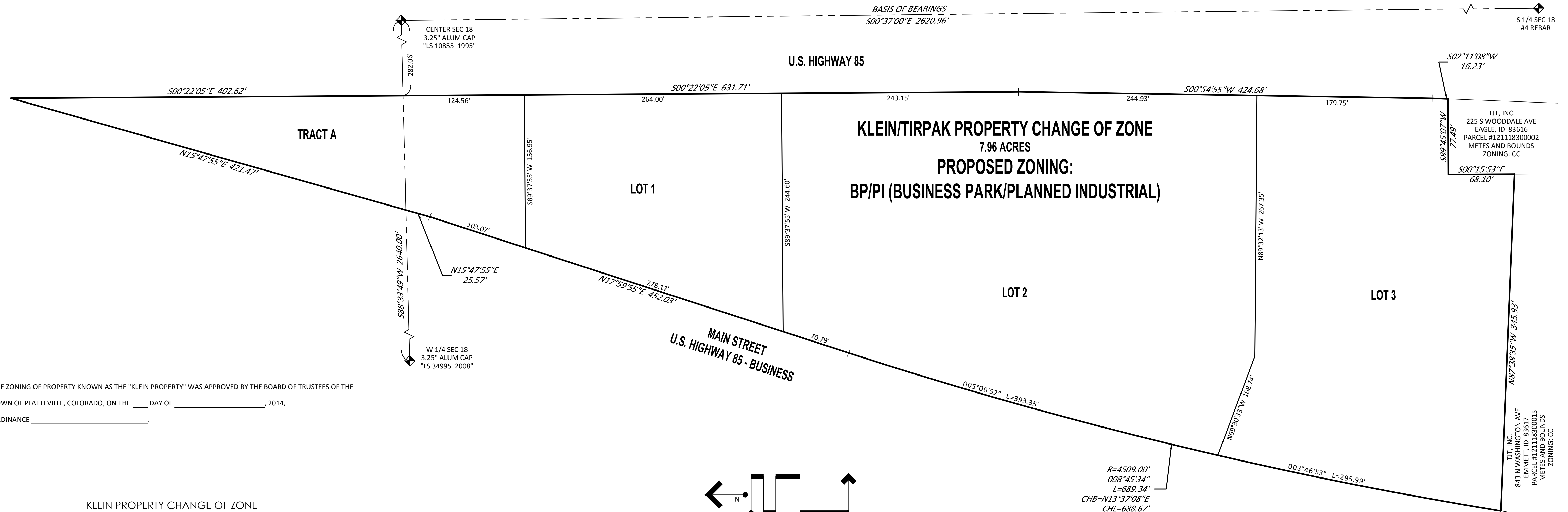
TITLE VERIFICATION:

I/WE _____, A _____, DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LAND IDENTIFIED HEREON AND THAT TITLE TO SUCH LAND IS IN THE OWNER(S) NAME FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

ATTORNEY: _____

REGISTRATION NO. _____

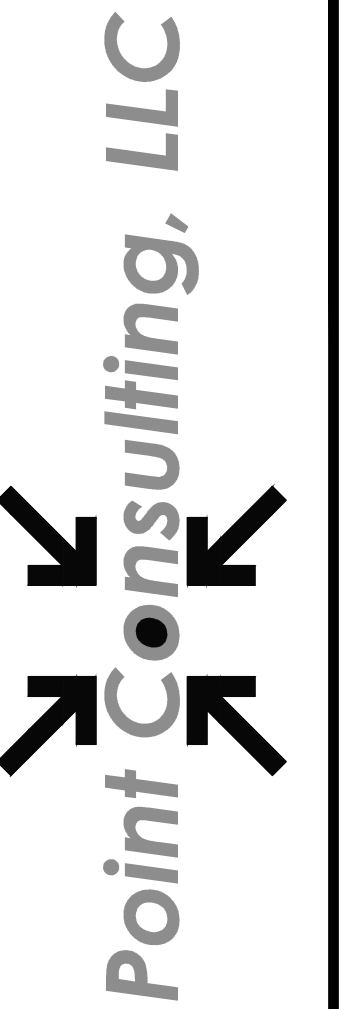
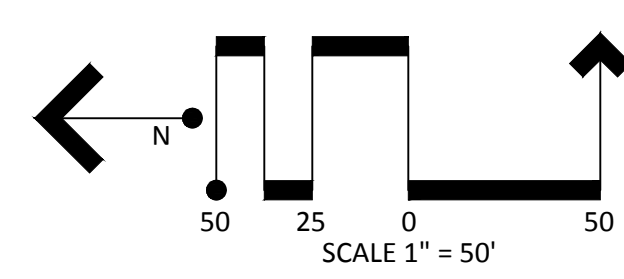
DATE: _____



THE ZONING OF PROPERTY KNOWN AS THE "KLEIN PROPERTY" WAS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF PLATTEVILLE, COLORADO, ON THE ___ DAY OF _____, 2014,
ORDINANCE _____.

KLEIN PROPERTY CHANGE OF ZONE

EXISTING ZONING	PROPOSED ZONING	TOTAL ACREAGE
CC (COMMUNITY COMMERCIAL)	BP/PI (BUSINESS PARK/PLANNED INDUSTRIAL)	7.96



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www.pnt-llc.com
PLANNING | ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

PREPARED UNDER
THE DIRECT
SUPERVISION OF
CAMERON M.
WATSON
COLORADO
LICENSE NO. 38311
FOR AND ON
BEHALF OF POINT
CONSULTING, LLC

CHANGE OF ZONE MAP
KLEIN PROPERTY
PLATTEVILLE, COLORADO
MAP JOB NO. 14.04.028

DATE	DESCRIPTION
04.15.14	ORIGINAL PREPARATION

SHEET 1/1