

# TWO RIVERS SUBDIVISION

## BEING A REPLAT OF TRACT 2, STEPHENS FARM MINOR SUBDIVISION & TRACT 2, THE TRAILS AT SHEEP DRAW SUBDIVISION 2ND REPLAT, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO 9 LOTS/TRACTS - 29.409 ACRES SUB2024-0002

### CERTIFICATE OF DEDICATION, OWNERSHIP AND MAINTENANCE:

John R. Stephens, Martha S. Stephens, Douglas D. Stephens and Thomas A. Stephens, being the sole owners in fee of:

A parcel of land situate in the Northeast Quarter (NE1/4) of Section Seven (7), Township Five North (T.5N.), Range Sixty-six West (R.66W.) of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld, State of Colorado and being more particularly described as follows:

**PARCEL 1:**  
Tract 2, Stephens Farm Minor Subdivision, County of Weld, State of Colorado;  
(As recorded September 28, 2017, at Reception No. 4339799)

**PARCEL 2:**  
Tract 2, The Trails at Sheep Draw Subdivision 2nd Replat, County of Weld, State of Colorado; (As recorded September 30, 2019, at Reception No. 4527839)

**PARCEL 3:**  
Vacated Right-of-Way, being a portion of the west 15.00 feet of the east 75.00 feet of the Northeast Quarter of Section 7 adjacent to Tract 2, Stephens Farm Minor Subdivision; Except Right-of-Way conveyed to the Colorado Department of Transportation by Warranty Deed recorded April 10, 2007, as reception number 3467979 of the records of the Weld County Clerk and Recorder;

### being further described, to wit:

COMMENCING at the Northeast Corner of said Section 7, and assuming the north line of said Northeast Quarter as bearing North 89°22'51" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2,650.69 feet, monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 25381 at the Northeast Corner, and monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 31159 at the North Quarter Corner of Section 7, and with all other bearings contained herein relative thereto;

THENCE North 89°22'51" West, along said north line, a distance of 30.01 feet;  
THENCE South 01°02'58" East, along a line parallel with and 30.00 feet west of, as measured at right angle to, the east line of Section 7, a distance of 101.50 feet to the south line of that parcel of land described in Warranty Deed recorded April 10, 2007, as reception number 3467979;  
THENCE North 45°07'15" West, along said south line, a distance of 43.13 feet to the POINT OF BEGINNING;  
THENCE South 01°02'58" East a distance of 197.28 feet;  
THENCE South 03°42'51" West a distance of 180.62 feet to the west line of Reception No. 4339799;  
THENCE South 01°02'58" East, along said west line, a distance of 293.00 feet;  
THENCE North 88°57'02" East a distance of 15.00 feet;  
THENCE South 01°02'58" East a distance of 679.40 feet to a point on the extension of the south line of Tract 2, Stephens Farm Minor Subdivision;

THENCE along the south and west line of Tract 2 the following 10 courses;  
THENCE South 88°57'02" West, along said south line and the extension thereof, a distance of 293.61 feet to a Point of Curvature (PC);

THENCE along the arc of a curve concave to the northeast a distance of 330.29 feet, having a Radius of 405.00 feet, a Delta of 46°43'38" and is subtended by a chord that bears North 67°41'10" West a distance of 321.22 feet to a Point of Tangency (PT);

THENCE North 44°19'21" West a distance of 271.08 feet to a PC;  
THENCE along the arc of a curve concave to the Southwest a distance of 251.45 feet, having a Radius of 495.00 feet, a Delta of 29°06'18" and is subtended by a chord that bears North 58°52'30" West a distance of 248.75 feet to a Point of Compound Curve (PCC);

THENCE along the arc of a curve concave to the northeast a distance of 43.11 feet, having a Radius of 30.00 feet, a Delta of 82°20'16" and is subtended by a chord that bears North 32°15'31" West a distance of 39.50 feet to a Point of Tangency (PT);

THENCE North 08°54'38" East a distance of 124.45 feet to a PC;  
THENCE along the arc of a curve concave to the west a distance of 233.39 feet, having a Radius of 415.00 feet, a Delta of 32°13'20" and is subtended by a chord that bears North 07°12'02" West a distance of 230.33 feet to a Point of Tangency (PT);

THENCE North 23°18'35" West a distance of 178.52 feet to a PC;  
THENCE along the arc of a curve concave to the east a distance of 139.91 feet, having a Radius of 335.00 feet, a Delta of 23°55'44" and is subtended by a chord that bears North 11°20'43" West a distance of 138.89 feet to a Point of Tangency (PT);

THENCE North 00°37'09" East, along the west line of Tract 2 and the extension thereof, a distance of 260.73 feet to the south line of reception number 3467979;  
THENCE along said south line the following two courses;

THENCE South 89°11'38" East a distance of 1,073.94 feet;  
THENCE South 45°07'15" East a distance of 28.71 feet to the POINT OF BEGINNING.

Said described parcel of land contains 1,275,308 Square Feet or 29.277 Acres, more or less (±).

shown on the attached map as embraced within the heavy exterior lines thereon, has (have) subdivided the same into lots and blocks as shown on the attached map; and does (do) hereby set aside said portion or tract of land and designate the same TWO RIVERS SUBDIVISION, a subdivision within the City of Greeley, Weld County, Colorado; and does (do) dedicate to the public, the streets and all easements over and across said lots at locations shown on said map; and does (do) further certify that the width of said streets, the dimensions of the lots and blocks and the names and numbers thereof are correctly designated upon said map.

John R. Stephens  
John R. Stephens (Owner)

Witness my hand and seal this 5<sup>th</sup> day of August, 2024.

### NOTARIAL CERTIFICATE

STATE OF COLORADO )

ss

COUNTY OF WELD )

The foregoing instrument was acknowledged before me by John R. Stephens as

owner this 5<sup>th</sup> day of August, 2024.

Witness my Hand and Official Seal.

My commission expires: 6-26-2028

LYNN D MORGAN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19904006407  
MY COMMISSION EXPIRES JUNE 26, 2028

Martha S. Stephens  
Martha S. Stephens (Owner)

Witness my hand and seal this 3<sup>rd</sup> day of August, 2024.

### NOTARIAL CERTIFICATE

STATE OF COLORADO )

ss

COUNTY OF WELD )

The foregoing instrument was acknowledged before me by Martha S. Stephens as

owner this 3<sup>rd</sup> day of August, 2024.

Witness my Hand and Official Seal.

My commission expires: 6-26-2028

LYNN D MORGAN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19904006407  
MY COMMISSION EXPIRES JUNE 26, 2028

Douglas D. Stephens  
Douglas D. Stephens (Owner)

Witness my hand and seal this 3<sup>rd</sup> day of August, 2024.

### NOTARIAL CERTIFICATE

STATE OF COLORADO )

ss

COUNTY OF WELD )

The foregoing instrument was acknowledged before me by Douglas D. Stephens as

owner this 3<sup>rd</sup> day of August, 2024.

Witness my Hand and Official Seal.

My commission expires: 6-26-2028

LYNN D MORGAN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19904006407  
MY COMMISSION EXPIRES JUNE 26, 2028

Thomas A. Stephens  
Thomas A. Stephens (Owner)

Witness my hand and seal this 3<sup>rd</sup> day of August, 2024.

### NOTARIAL CERTIFICATE

STATE OF COLORADO )

ss

COUNTY OF WELD )

The foregoing instrument was acknowledged before me by Thomas A. Stephens as

owner this 3<sup>rd</sup> day of August, 2024.

Witness my Hand and Official Seal.

My commission expires: 6-26-2028

LYNN D MORGAN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19904006407  
MY COMMISSION EXPIRES JUNE 26, 2028

### LIENHOLDERS

By: Douglas D. Stephens As: SVP of North Valley Bank

Witness my hand and seal this 5<sup>th</sup> day of August, 2024.

### NOTARIAL CERTIFICATE

STATE OF COLORADO )

ss

COUNTY OF WELD )

The foregoing instrument was acknowledged before me by Dave Jansen as

SVP of North Valley Bank this 5<sup>th</sup> day of August, 2024.

Witness my Hand and Official Seal.

My commission expires: 06/24/2026

ASHLEY NICOLE BUHLER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 2022402465  
MY COMMISSION EXPIRES 06/24/2026

### CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

Approved by the Development Review Manager on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed by: Brittany Holaway 8/8/2024  
Development Review Manager

### CERTIFICATE OF APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR

Approved by the Community Development Director on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed by: Brian L. McCreem 8/8/2024  
Community Development Director

### BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the Northeast Quarter of Section 7, Township 5 North, Range 66 West of the 6th P.M., monumented as shown on this drawing, as bearing North 89°22'51" West, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2,650.69 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

### TITLE COMPANY OR TITLE ATTORNEY

I/we First American Title Insurance Company, duly qualified, insured or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owned in fee simple by John R. Stephens, Martha S. Stephens, Douglas D. Stephens and Thomas A. Stephens at the time of this application.

Authorized Official

8/5/2024  
(Date)

### NOTARIAL CERTIFICATE

STATE OF COLORADO )

ss

COUNTY OF WELD )

The foregoing instrument was acknowledged before me by Allison Allen as

Branch Manager this 5<sup>th</sup> day of August, 2024.

Witness my Hand and Official Seal.

My commission expires: 08-10-2028

TIA M HASLEY  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 2016061200  
MY COMMISSION EXPIRES 06-10-2028

### TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 5506-3908062, dated June 8, 2022, as prepared by First American Title Insurance Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

### SURVEYOR'S NOTES

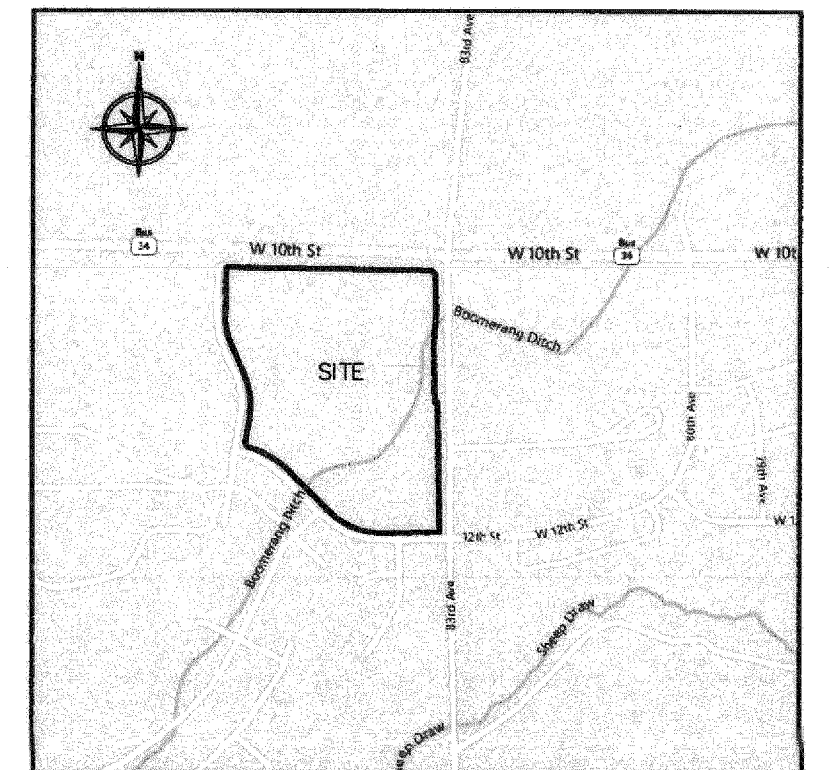
- Outlot A is dedicated as an Access & Drainage Easement.
- The location of the 30' Boomerang Lateral Ditch, Book 181, Page 32, is based upon an approximate centerline of the ditch field located on June 9, 2023.
- The Amendment to Right of Way Contract recorded July 15, 2009, as reception number 3636578 and Memorandum of Pipeline Location recorded August 25, 2010, as reception number 3713877, do not contain dimensions. It is assumed that these documents are coincident with the Pipeline Easement recorded October 6, 2017, as reception number 4342150.
- The location of Stephens #7-11 Plugged and Abandoned Gas well is based upon ALTA survey recorded April 27, 2006 as reception number 3382693 of the records of the Weld County Clerk and Recorder. This location is within 5 feet of the As-Drilled Location Latitude and Longitude coordinates, provided by the Colorado Energy and Carbon Management Commission (CECMC) on May 20, 2024. Please consult ECMC for accuracies and precautions.
- Building Permit construction improvements associated with the individual lots within the minor subdivision (Project Number SUB2024-0002) in the City of Greeley's records, shall not commence until the reimbursement agreement associated with SUB2024-0002 has been signed and accepted by the City of Greeley.

### SURVEYOR'S CERTIFICATE

That I, Matthew A. Kramer, do hereby certify that I prepared this plat from an actual and accurate survey of this land, including all existing rights-of-way and easements, and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the regulations of the State of Colorado.



Matthew A. Kramer - On Behalf of Majestic Surveying, LLC  
Colorado Licensed Professional Land Surveyor #38844



VICINITY MAP  
SCALE: 1" = 100'

Surveyor: Majestic Surveying, LLC  
C/O Matt Kramer, PLS  
1111 Diamond Valley Drive, Suite 104  
Windsor, CO 80550  
970-833-5698

Engineer: Landone Engineering  
C/O Daniel Hall, PE  
361 71st Avenue #100  
Greeley, CO  
970-632-2111

Owners: John R. Stephens  
Et. Al.  
4050 W. 20th Street  
Greeley, CO

### NOTICE

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. (13-80-105 C.R.S. 2012)

### PSCO NOTE:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCO) and its successors reserve the right to require additional easements and to require the property owner to grant PSCO an easement on its standard form.



PROJECT NO: 2023194	PROJECT NAME: TWO RIVERS	REVISIONS:	DATE:
DATE: 8-2-2024	CLIENT: LANDONE		
DRAWN BY: MAK	FILE NAME: 2023194SUB		
CHECKED BY: AU	SCALE: N/A		



TWO RIVERS SUBDIVISION  
BEING A REPLAT OF TRACT 2, STEPHENS FARM MINOR SUBDIVISION & TRACT 2 , THE TRAILS AT SHEEP DRAW SUBDIVISION 2ND REPLAT,  
SITUATE IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
9 LOTS/TRACTS - 29.409 ACRES  
SUB2024-0002

City of Greeley Notes

- a. Street maintenance. It is mutually understood and agreed that the dedicated roadways shown on this plat will not be maintained by the City until and unless the streets are constructed in accordance with the subdivision regulations in effect at the date construction plans are approved, and provided that construction of said roadway(s) is started within one (1) year of the construction plan approval. The owner(s), developer(s) and/or subdividers, their successors and/or assigns in interest, shall be responsible for street maintenance until such time as the City accepts the responsibility for maintenance as stated above.
- b. Drives, parking areas and utility easements maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners' association or other entity other than the City is responsible for maintenance and upkeep of any and all drives, parking areas and easements (cross-access easements, drainage easements, etc.)
- c. Drainage maintenance. The property owner shall be responsible for maintenance of all drainage facilities installed in accordance with City of Greeley standards and the accepted construction plans. Requirements include, but are not limited to, maintaining the specified stormwater detention/retention volumes, maintaining outlet structures, flow restriction devices and facilities needed to convey flow to said basins. The city shall have the right to enter properties to inspect said facilities at any time. If these facilities are not properly maintained, the city shall notify the property owner in writing and shall inform the owner that corrective action by the owner shall be required within ten working days of receipt of notification by the city, unless an emergency exists, in which case corrective action shall be taken immediately upon receipt of notification by the city. If the owner fails to take corrective action within ten working days, the city may provide the necessary maintenance and assess the maintenance cost to the owner of the property.
- d. Drainage liability. The City does not assume any liability for drainage facilities improperly designed or constructed. The City reviews drainage plans but cannot, on behalf of any applicant, owner or developer, guarantee that final drainage design review and approval by the City will relieve said person, his successors and assigns, from liability due to improper design. City approval of a final plat does not imply approval of the drainage design within that plat.
- e. Landscape maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners' association or entity other than the City is responsible for maintenance and upkeep of perimeter fencing or walls, landscaping and landscaped areas and sidewalks between the property line and any paved roadways. The owners of this subdivision, their successors and/or assigns in interest or an entity other than the City, agree to the responsibility of maintaining all other open space areas associated with this development.
- f. Sight distance. The clear vision zone of a corner lot, as determined by Section 18.44.090(b)(1) of the Development Code, shall be free from shrubs, ground covers, berms, fences, signs, structures, parked vehicles or other materials or items greater than thirty-six (36) inches in height from the street level.
- g. Public safety. Access, whether for emergency or non-emergency purposes, is granted over and across all access ways for police, fire and emergency vehicles. If any or all of the access ways in this subdivision are private, the Metropolitan District will be responsible for ensuring that such access ways are passable, at all times, for police, fire and emergency vehicles.
- h. Drainage master plan. The policy of the City requires that all new development and redevelopment shall participate in the required drainage improvements as set forth below:
- Design and construct the local drainage system as defined by the final drainage report and plan and the storm water management plat.
  - Design and construct the connection of the subdivision drainage system to a drainage way of established conveyance capacity, such as a master planned outfall storm sewer or master planned major drainage way. The City will require that the connection of the minor and major systems provide capacity to convey only those flows (including offsite flows) leaving the specific development site. To minimize overall capital costs, the City encourages adjacent developments to join in designing and constructing connection systems. Also, the City may choose to participate with a developer in the design and construction of the connection system.
  - Equitable participation in the design and construction of the major drainage way system that serves the development as defined by adopted master drainage way plans or as required by the City and designed in the final drainage report and the storm water management plan.
- i. Maintenance easements. A maintenance easement is required for developments with zero side setbacks, if one (1) structure is built on the lot line. In order to maintain the structure with the zero side setback, a maintenance easement may be required on the adjacent lot to enable maintenance to be performed on said structure from the adjoining property. Each lot owner agrees to allow adjacent lot owners access across their lot, within five (5) feet of the common lot line, as may be needed to maintain and repair the adjacent owner's principal structure. Each adjacent owner agrees to repair any damage which may be caused to the lot owner's property from the adjacent owner's use of this maintenance easement and to take all necessary steps to avoid causing such damage.
- j. Street lighting. All lots are subject to and bound by tariffs which are now and may in the future be filed with the Public Utilities Commission of the State of Colorado relating to street lighting in this subdivision, together with rates, rules and regulations therein provided and subject to all future amendments and changes thereto. The owners or their successors and/or assigns in interest, shall pay, as billed, a portion of the cost of public street lighting in the subdivision in accordance to applicable rates, rules and regulations, including future amendments and changes on file with the Public Utilities Commission.
- k. Water or sewer main easements. There shall be no permanent structures, fences, detention ponds, landscaping (plantings or berms) greater than three (3) feet tall mature growth, or other encumbrances located in water or sewer main easements.
- l. Water or sewer mains in private roads or easements. For public water and sewer mains located in private roads or easements, future repair of paving or other improved surfaces subsequent to the repair of a water or sewer main shall be the responsibility of the Metropolitan District. The Water and Sewer Department will safely backfill the trench to the surface, but not rebuild any surface improvements.
- m. Private Utilities maintenance. The property owner shall be responsible for maintenance of all private utilities, including but not limited to the non-potable water irrigation system and facilities installed pursuant to the development agreement.

Easement Table			
Easement Type	Use	Easement Granted To:	Surface Maintenance
Drainage Easement (D.E.)	Drainage Structures/ Water Detention	City of Greeley	Owner/Metro District
Utility Easement (U.E.)	Dry Utilities	Utility Provider or City of Greeley	Owner/Metro District
Access Easement (A.E.)	Open Space/Access	Public Use	Owner/Metro District
Landscape Easement (L.E.)	Landscaping	City of Greeley	Owner/Metro District
Boomerang Ditch Easement	Irrigation Ditch	Boomerang Lateral Ditch Company	Owner/Metro District
Non-Potable Water Easement	Utilities	City of Greeley	Owner/Metro District
Potable Water Easment	Utilities	City of Greeley	Owner/Metro District
Fire Hydrant Easement	Utilities	City of Greeley	Owner/Metro District
Sanitary Easement	Utilities	City of Greeley	Owner/Metro District

Land Use Summary Chart			
Type	Area (sq. ft.)	Area (acres)	Percentage of Total
Lot 1	54450	1.250	4.27%
Lot 2	62002	1.423	4.86%
Lot 3	43560	1.000	3.42%
Lot 4	33374	0.766	2.62%
Lot 5	90918	2.087	7.13%
Lot 6	41127	0.944	3.22%
Tract A	662555	15.210	51.95%
Tract B	36861	0.846	2.89%
Tract C	182373	4.187	14.30%
Outlot A	68088	1.563	5.34%
Total	1275308	29.277	100.00%

Tract Table				
Lot/Tract	Area (acres)	Ownership	Use	Maintained By
Tract A	15.210	John Stephens, Martha Stephens, Douglas Stephens, and Thomas Stephens	Future Development	Owner
Tract B	0.846	John Stephens, Martha Stephens, Douglas Stephens, and Thomas Stephens	Park	Owner
Tract C	4.187	John Stephens, Martha Stephens, Douglas Stephens, and Thomas Stephens	Future Development	Owner
Outlot A	1.576	Metro District	Private Drive - Public Access & Drainage Easement	Owner
Total	21.819			

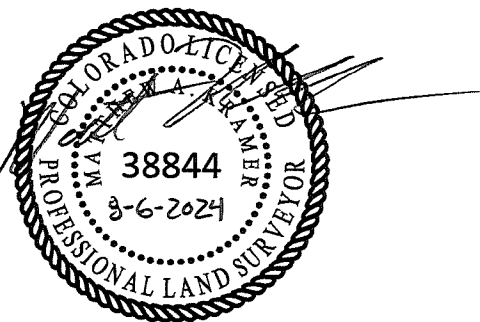
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	81.33'	335.00'	13°54'34"	81.13'	S16°21'18"E
C2	18.20'	335.00'	3°06'46"	18.20'	S07°50'38"E
C3	20.09'	335.00'	3°26'07"	20.08'	S04°34'11"E
C4	20.01'	335.00'	3°25'22"	20.01'	S01°08'27"E
C5	67.82'	152.50'	25°28'49"	67.26'	S77°52'46"W
C6	45.02'	100.50'	25°40'02"	44.65'	S77°58'22"W
C7	126.15'	82.00'	88°08'40"	114.07'	N45°07'17"W
C8	1.83'	405.00'	0°15'31"	1.83'	S89°04'47"W
C9	136.15'	88.50'	88°08'40"	123.11'	N45°07'17"W
C10	62.04'	138.50'	25°40'02"	61.53'	S77°58'22"W
C11	49.59'	111.50'	25°28'49"	49.18'	S77°52'46"W
C12	45.85'	88.50'	29°41'01"	45.34'	N74°21'07"W
C13	90.30'	88.50'	58°27'39"	86.43'	N30°16'47"W
C14	25.69'	310.28'	4°44'36"	25.68'	N56°01'11"E
C15	14.42'	99.10'	8°20'19"	14.41'	N62°33'39"E
C16	35.45'	1467.72'	1°23'02"	35.45'	N67°25'19"E
C17	5.77'	49.10'	6°44'07"	5.77'	N71°28'54"E
C18	7.05'	131.80'	3°03'54"	7.05'	N76°22'54"E
C19	38.65'	3607.77'	0°36'50"	38.65'	N78°13'16"E
C20	15.59'	257.20'	3°28'25"	15.59'	N80°15'54"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C21	27.55'	799.02'	1°58'31"	27.54'	N82°59'21"E
C22	29.99'	225.34'	7°37'28"	29.96'	N77°53'54"E
C23	8.40'	195.34'	2°27'47"	8.40'	N80°27'26"E
C24	29.51'	829.02'	2°02'23"	29.51'	N83°01'18"E
C25	17.41'	287.20'	3°28'25"	17.41'	N80°15'54"E
C26	38.98'	3637.77'	0°36'50"	38.98'	N78°13'16"E
C27	8.66'	161.80'	3°03'54"	8.65'	N76°22'54"E
C28	9.30'	79.10'	6°44'07"	9.29'	N71°28'54"E
C29	36.17'	1497.72'	1°23'02"	36.17'	N67°25'19"E
C30	18.79'	129.10'	8°20'19"	18.77'	N62°33'39"E
C31	30.35'	340.28'	5°06'36"	30.34'	N55°50'11"E
C32	24.92'	88.50'	16°08'06"	24.84'	N09°07'00"W
C33	72.71'	79.00'	52°44'08"	70.17'	S82°49'33"E
C34	58.48'	131.50'	25°28'49"	58.00'	N77°52'46"E
C35	8.99'	108.50'	4°44'51"	8.99'	N55°12'55"W
C36	22.17'	130.28'	9°45'00"	22.14'	N76°07'08"E
C37	15.07'	20.96'	41°12'40"	14.75'	N49°26'26"E
C38	17.47'	166.04'	6°01'43"	17.46'	N24°54'52"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°22'51"W	30.01'
L2	S01°02'58"E	101.50'
L3	N45°07'15"W	43.13'
L4	S45°07'15"E	28.71'
L5	N88°57'02"E	15.00'
L6	N88°57'02"E	60.00'
L7	S00°37'09"W	47.81'
L8	N89°22'50"W	84.58'
L9	N01°02'57"W	54.06'
L10	N88°57'02"E	25.17'
L11	N89°22'50"W	89.76'
L12	N00°46'56"E	54.48'
L13	S44°19'21"E	30.00'
L14	N45°40'39"E	66.46'
L15	N45°31'57"E	18.68'
L16	N87°30'44"E	47.95'
L17	N82°00'20"E	25.81'
L18	N82°00'20"E	24.29'
L19	N87°30'44"E	47.42'
L20	N45°31'57"E	20.72'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N45°40'39"E	66.42'
L22	N88°57'02"E	20.00'
L23	S88°57°01"W	57.01'
L24	S01°02'58"E	20.00'
L25	N81°53'55"W	77.94'
L26	S00°56'37"E	32.40'
L27	S69°11'53"E	26.87'
L28	N88°57°03"E	37.26'
L29	S88°57°03"W	12.50'
L30	S01°02'57"E	20.00'
L31	N88°57°03"E	12.50'
L32	S01°02'57"E	20.00'
L33	N45°31'43"W	35.41'
L34	N88°57°03"E	12.50'
L35	N01°02'57"W	20.00'
L36	S88°57°03"W	12.50'
L37	N01°03°08"W	20.00'
L38	N89°11'37"W	11.27'
L39	N00°48'23"E	20.00'
L40	N00°48'23"E	12.50'

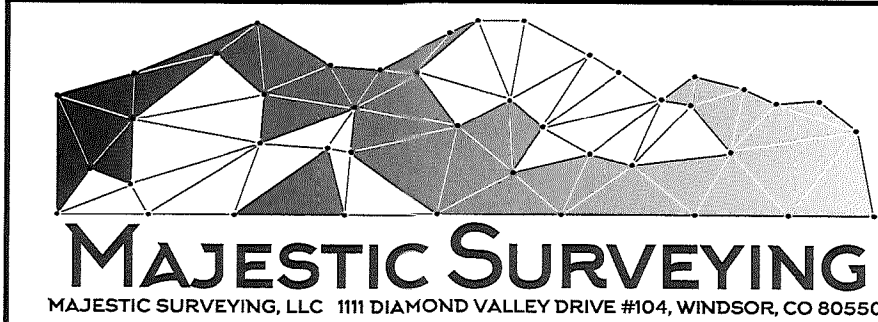
LINE TABLE		
LINE	BEARING	LENGTH
L41	N89°11'37"W	20.00'
L42	S00°48'23"W	12.50'
L43	N24°51'39"W	12.50'
L44	S65°08'21"W	20.00'
L45	S24°51'39"E	12.50'
L46	N24°51'39"W	13.42'
L47	S66°18'23"W	63.47'
L48	S66°18'23"W	78.72'
L49	N24°51'39"W	36.02'
L50	S89°22'50"E	87.94'
L51	N26°32'49"E	40.22'
L52	S54°49'56"E	13.92'
L53	S33°35'11"W	39.72'
L54	N27°49°49"E	37.63'



Matthew A. Kramer - On Behalf of Majestic Surveying, LLC  
Colorado Licensed Professional Land Surveyor #38844

NOTICE

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. (13-80-105 C.R.S. 2012)



MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

PROJECT NO: 2023194	PROJECT NAME: TWO RIVERS	REVISIONS:	DATE:
DATE: 8-6-2024	CLIENT: LANDONE		
DRAWN BY: MAK	FILE NAME: 2023194SUB		
CHECKED BY: AU	SCALE: N/A		

2

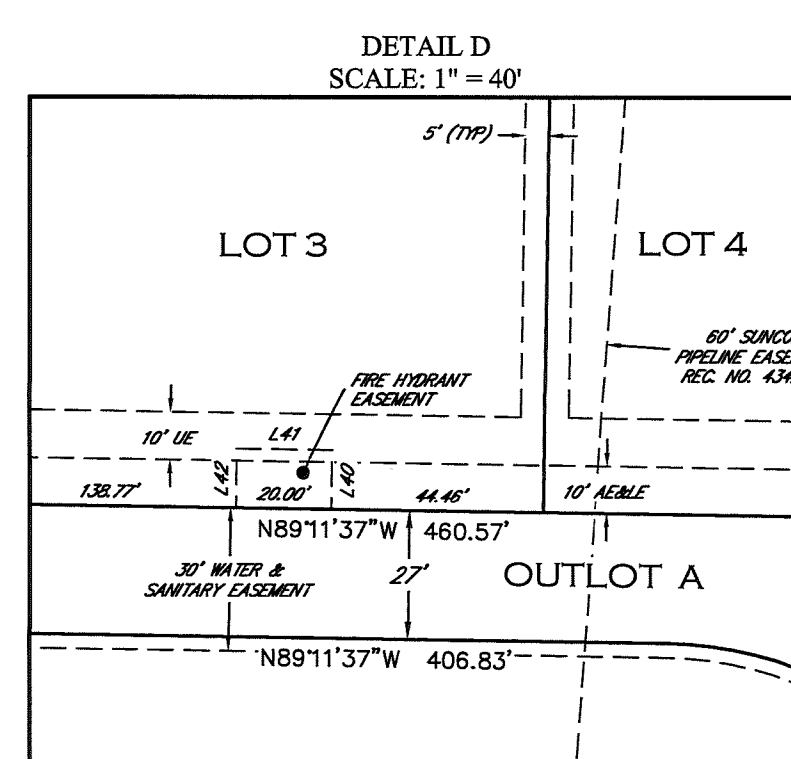
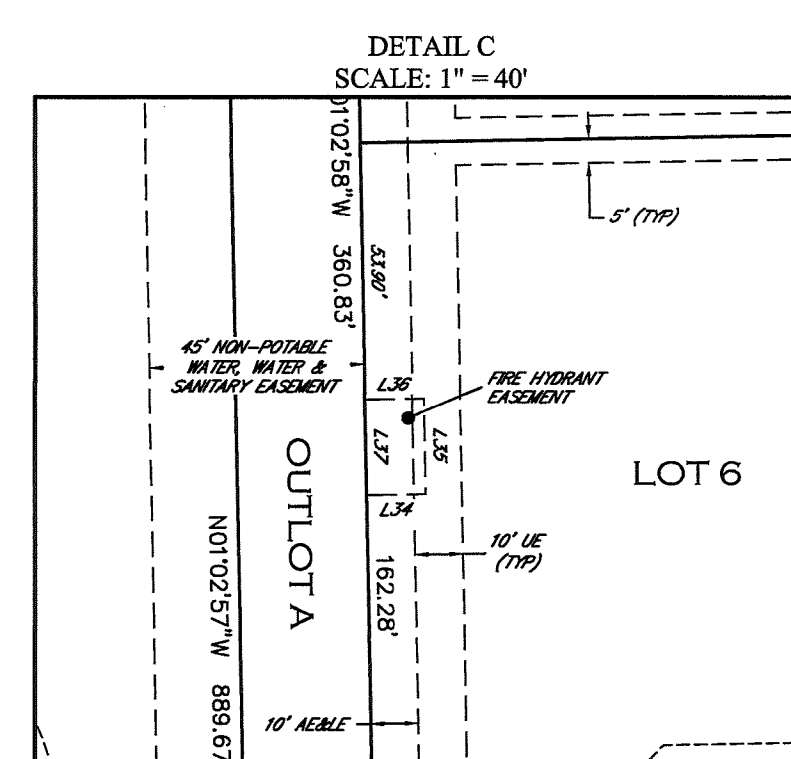
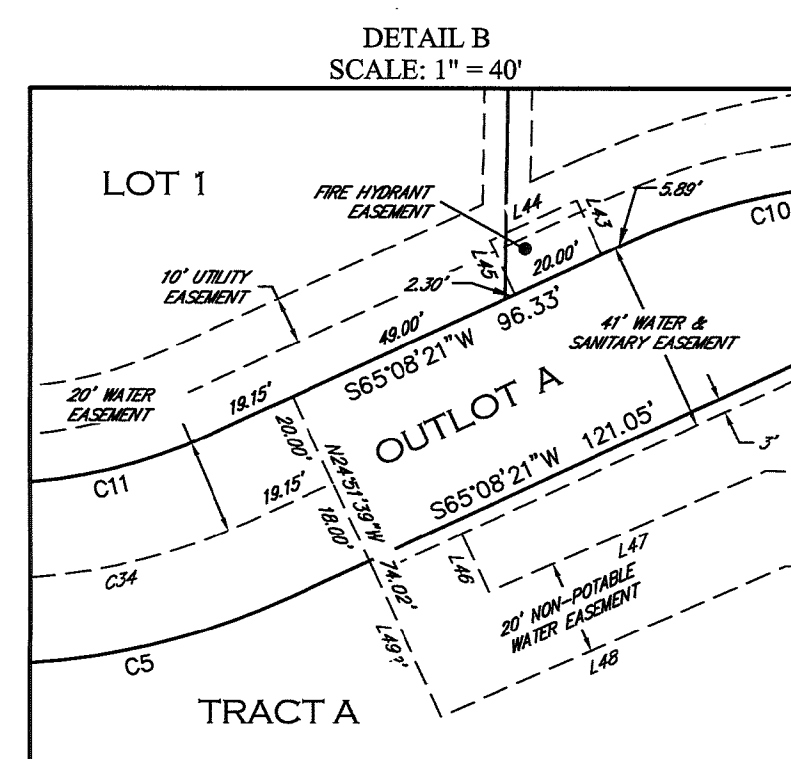
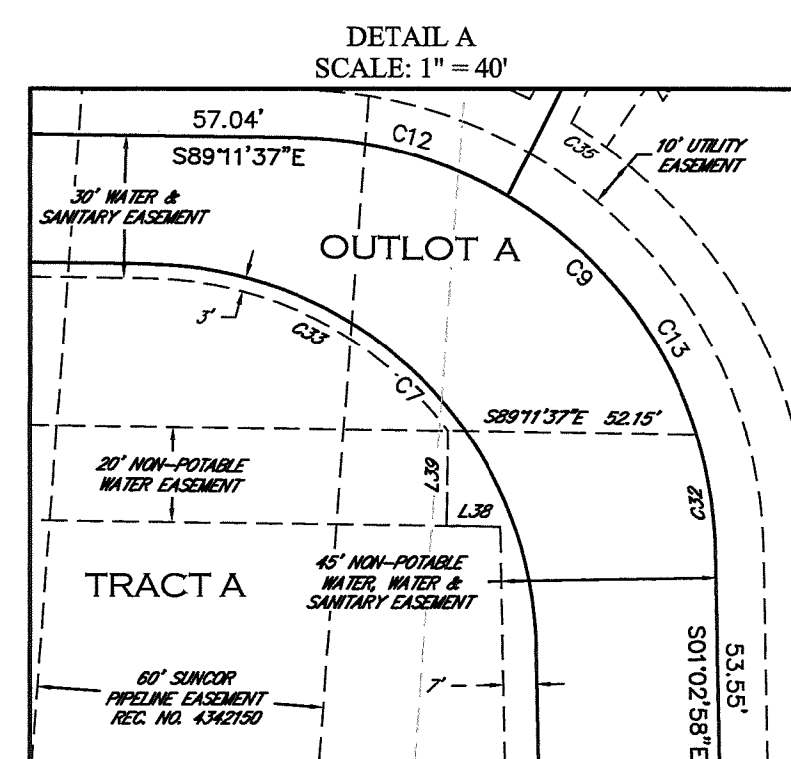
SHEET 2 OF 3



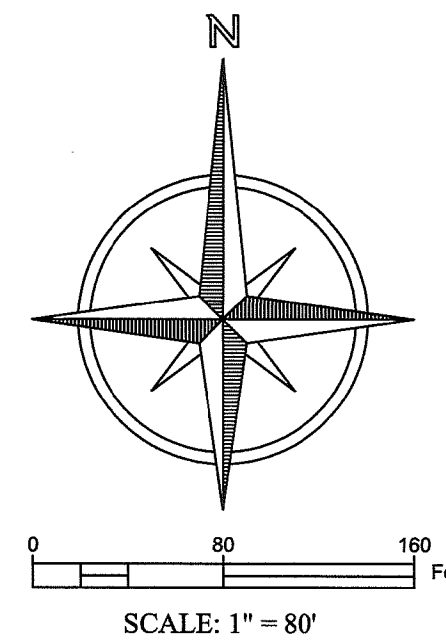
# TWO RIVERS SUBDIVISION

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 7,  
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
9 Lots/Tracts - 29.409 Acres  
SUB2024-0002

4975915 08/09/2024 01:34 PM  
Page 3 of 3

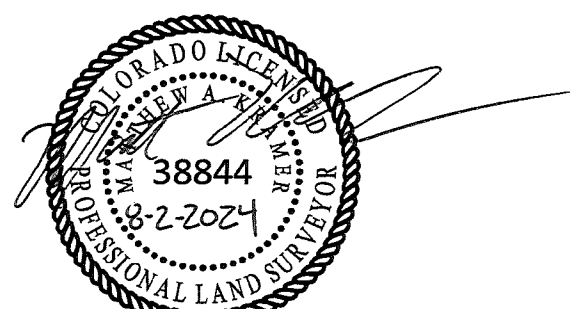


LEGEND	
—	BOUNDARY LINE
- - -	EASEMENT LINE
- - -	RIGHT OF WAY LINE
- - -	SECTION LINE
- - -	CENTERLINE
- - -	WELL SETBACK
- - -	VACATED EASEMENT
■	ALIQUOT CORNER AS DESCRIBED
■	FOUND MONUMENT AS DESCRIBED
○	CALCULATED POSITION
●	SET 24" OF #4 REBAR WITH PINK PLASTIC CAP LS 38844
○	3.00" WITNESS CORNER FOUND 1" BRASS CAP IN CONCRETE LS31159
◆	FOUND #5 REBAR WITH YELLOW PLASTIC CAP LS 38430



#### NOTICE

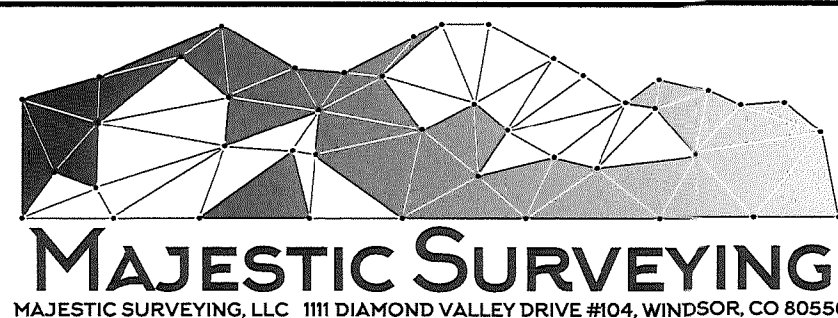
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)



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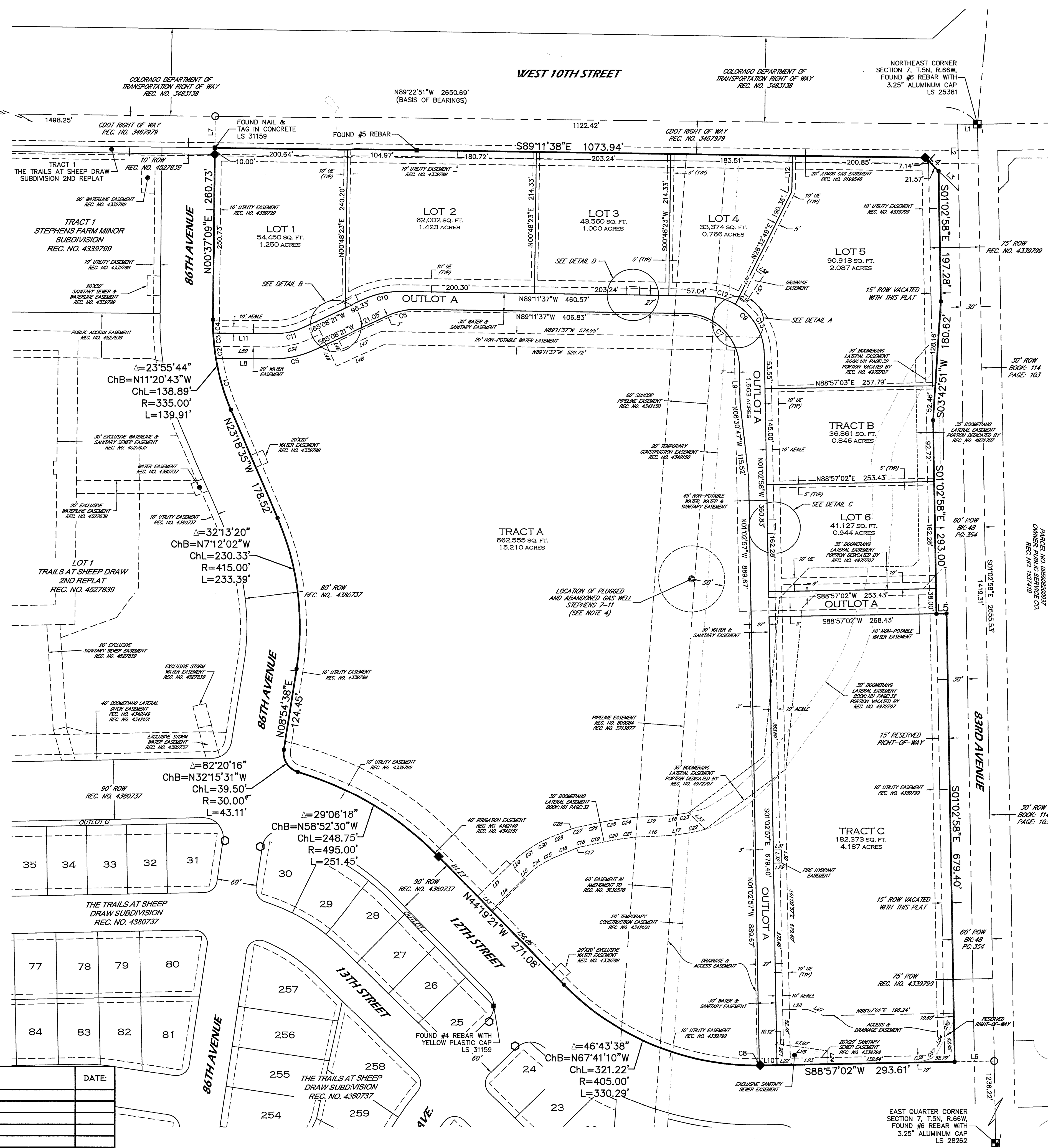
3

SHEET 3 OF 3



MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

PROJECT NO: 2023194	PROJECT NAME: TWO RIVERS	REVISIONS:	DATE:
DATE: 8-2-2024	CLIENT: LANDONE		
DRAWN BY: MAK	FILE NAME: 2023194SUB		
CHECKED BY: AU	SCALE: 1" = 80'		



EAST QUARTER CORNER  
SECTION 7, T.5N, R.66W,  
FOUND #6 REBAR WITH  
3.25" ALUMINUM CAP  
LS 28262