

4025 KERN STREET SUBDIVISION

Being a Replat of Lot 24 and a portion of Lot 23, Block 8, Town of Timnath,
Situate in the Northwest Quarter of Section 35, Township 7 North, Range 68 West of the 6th P.M.,
Town of Timnath, County of Larimer, State of Colorado

DATE:
7/28/2017
FILE NAME:
20170274SUB
SCALE:
1"=40'
DRAWN BY:
CSK
CHECKED BY:
SIP

PROPERTY DESCRIPTION

Lot 24, and all of Lot 23, except the North 8 2/3 feet thereof, Block 8, Town of Timnath as recorded July 26, 1989 as Reception No. 1989033063 and corrected by the Affidavit of Correction recorded August 17, 1989 as Reception No. 1989036811, located in the Northwest Quarter (NW/4) of Section Thirty-five (35), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Timnath, County of Larimer, State of Colorado.

Said described parcel of land contains 17,353 square feet or 0.398 acres, more or less (±).

CERTIFICATE OF OWNERSHIP

We certify that Steven D. Whittall is the owner of the property, Laura Olive are all of the mortgages and holders of liens upon the property, and each and all hereby consent to this plat and join in the conveyance and dedication of all streets, roads, alleys, easements, public ways, and places shown here on.

OWNER:

By: _____
Steven D. Whittall

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____ ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____

My commission expires _____

Witness my hand and official seal. (SEAL)

Notary Public

LIENHOLDER:

By: _____ As: _____
Laura Olive, manager

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____ ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____

My commission expires _____

Witness my hand and official seal. (SEAL)

Notary Public

PLANNING AND ZONING COMMISSION CERTIFICATE

Approved this _____ day of _____, 20____, by the Town Planning and Zoning Commission, Timnath, Colorado.

Chairperson: Phil Goldstein

TOWN COUNCIL CERTIFICATE

Approved this _____ day of _____, 20____, by the Timnath Town Council, Timnath, Colorado. This approval is conditioned upon all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutters, street lights, street signs, and sidewalks shall be financed by others and not the Town.

Mayor: Jill Grossman-Belisle

Timnath Town Clerk

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of the Northwest Quarter of Section 35, T.7N., R.68W., as bearing North 00° 14'52" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2640.17 feet with all other bearings contained herein relative thereto.

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

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number _____, dated _____ as prepared by _____ to delineate the aforesaid information.

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

FLOOD PLAIN NOTE

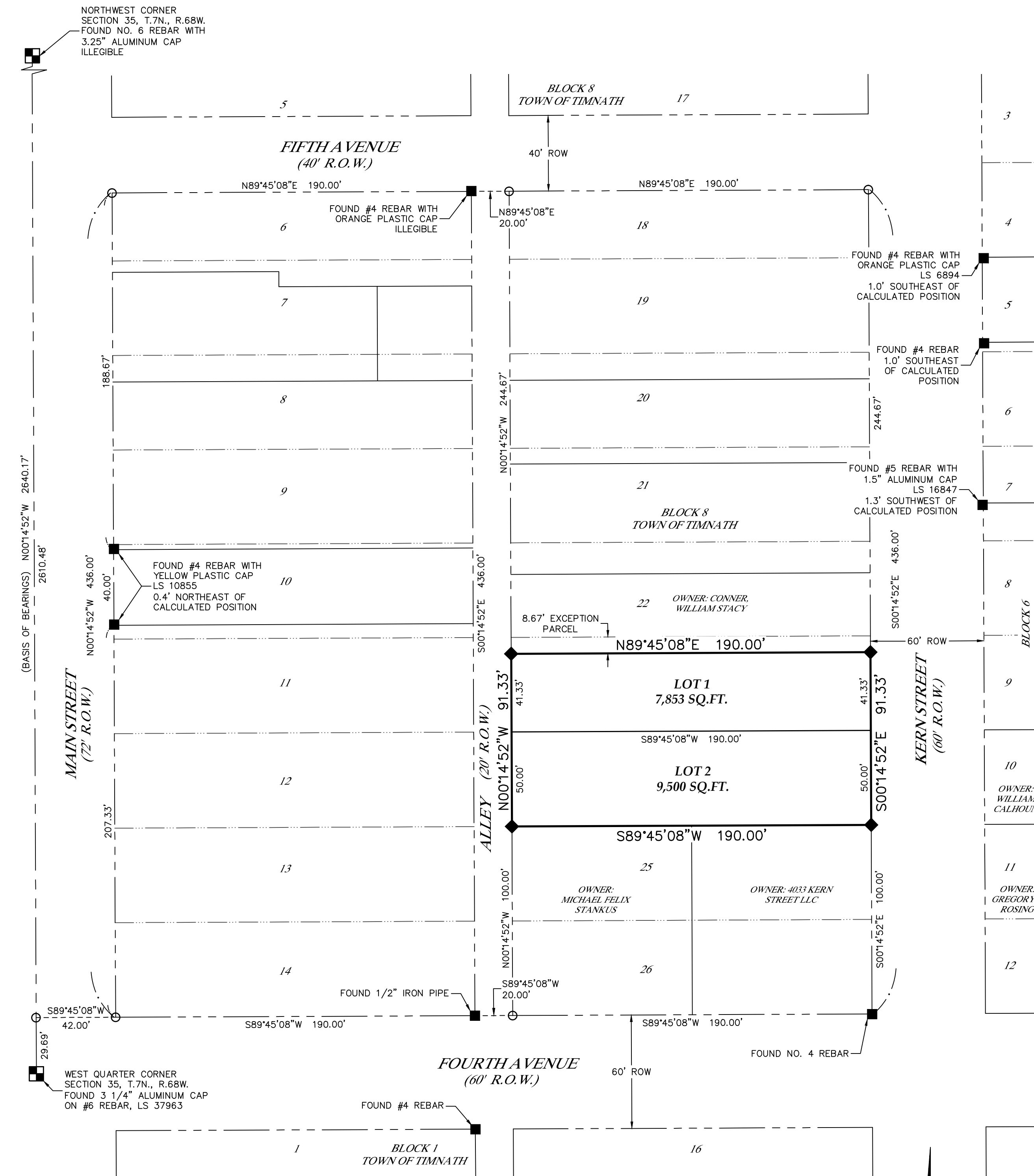
The entire property is in flood zone "X", "areas determined to be outside the 0.2% annual chance floodplain", per FEMA flood map 09069C1013F, effective December 19, 2006.

SURVEYOR'S CERTIFICATE

I, Steven Parks, PLS #38348, a duly licensed land surveyor in the State of Colorado, do hereby certify that this Plat of 4025 KERN STREET SUBDIVISION was performed by me or under my direct supervision, and that this plat has been prepared in compliance with all applicable laws of the state of Colorado at the time of this survey and within my control and is accurate to the best of my knowledge, information and belief.

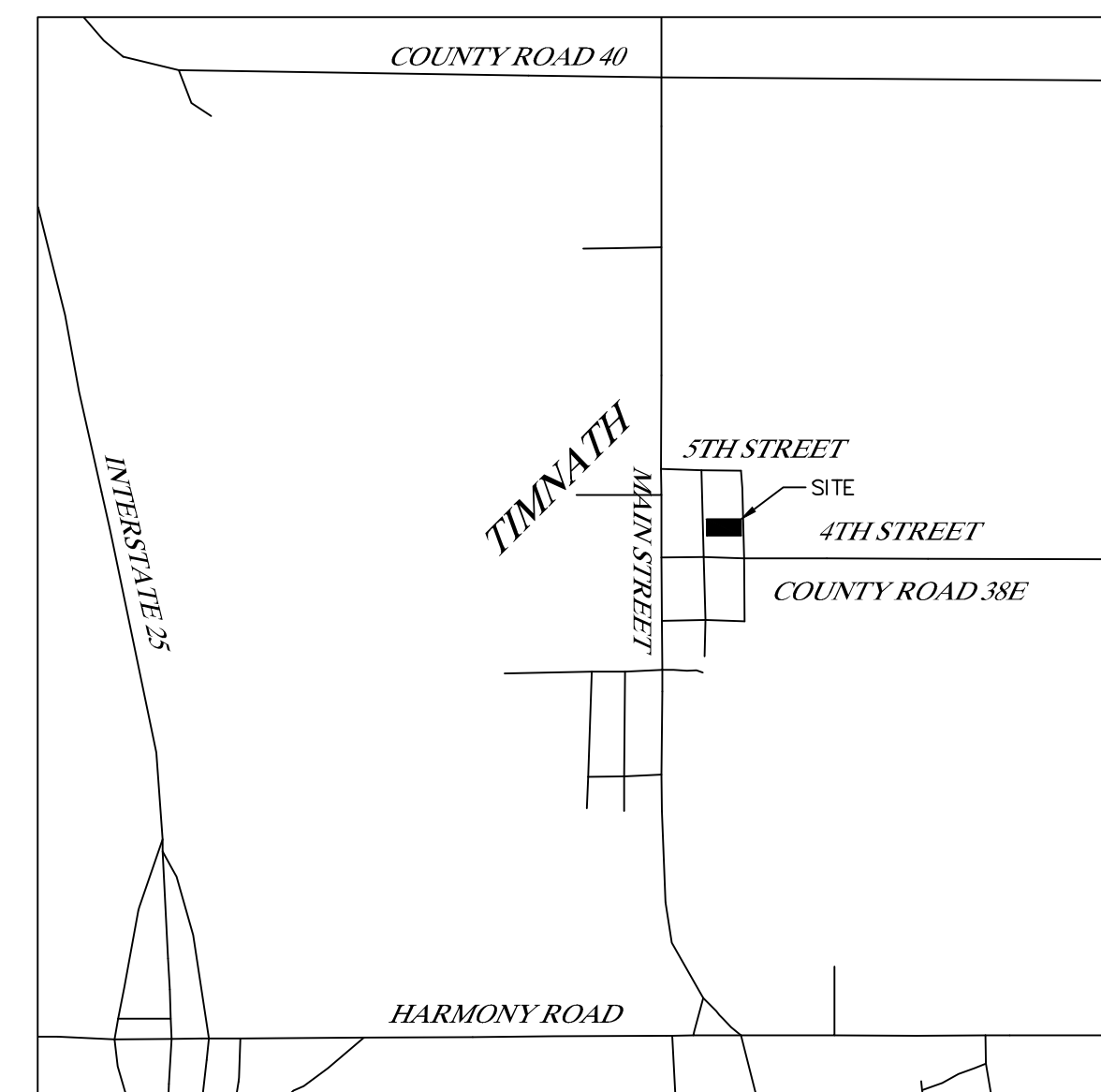
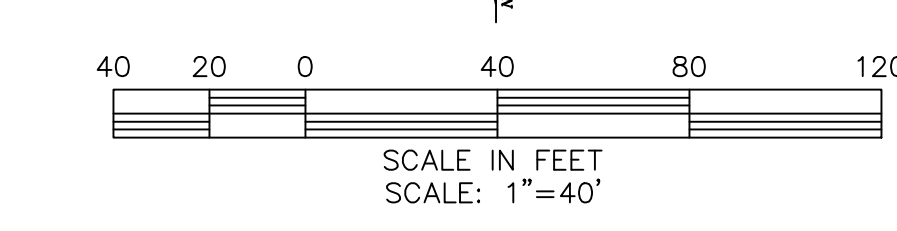
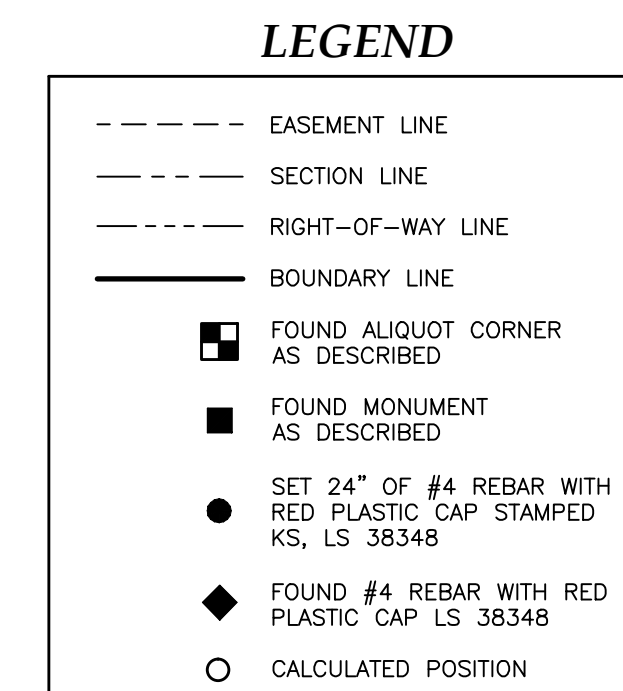
PRELIMINARY

Steven Parks - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38348

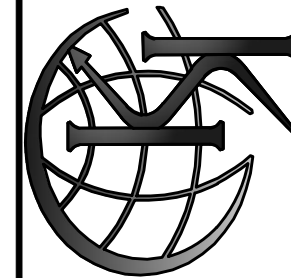


OWNER:
STEVEN D. WHITTALL
4025 KERN STREET
TIMNATH, CO 80547

SURVEYOR:
STEVEN PARKS
KING SURVEYORS
650 E. GARDEN DRIVE
WINDSOR, CO 80550



KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



REVISIONS:

DATE:	DESCRIPTION:

4025 KERN STREET SUBDIVISION
FOR
STEVE WHITTALL
P.O. BOX 338
TIMNATH, CO 80547

PROJECT #:
20170274

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SHEET 1 OF 1