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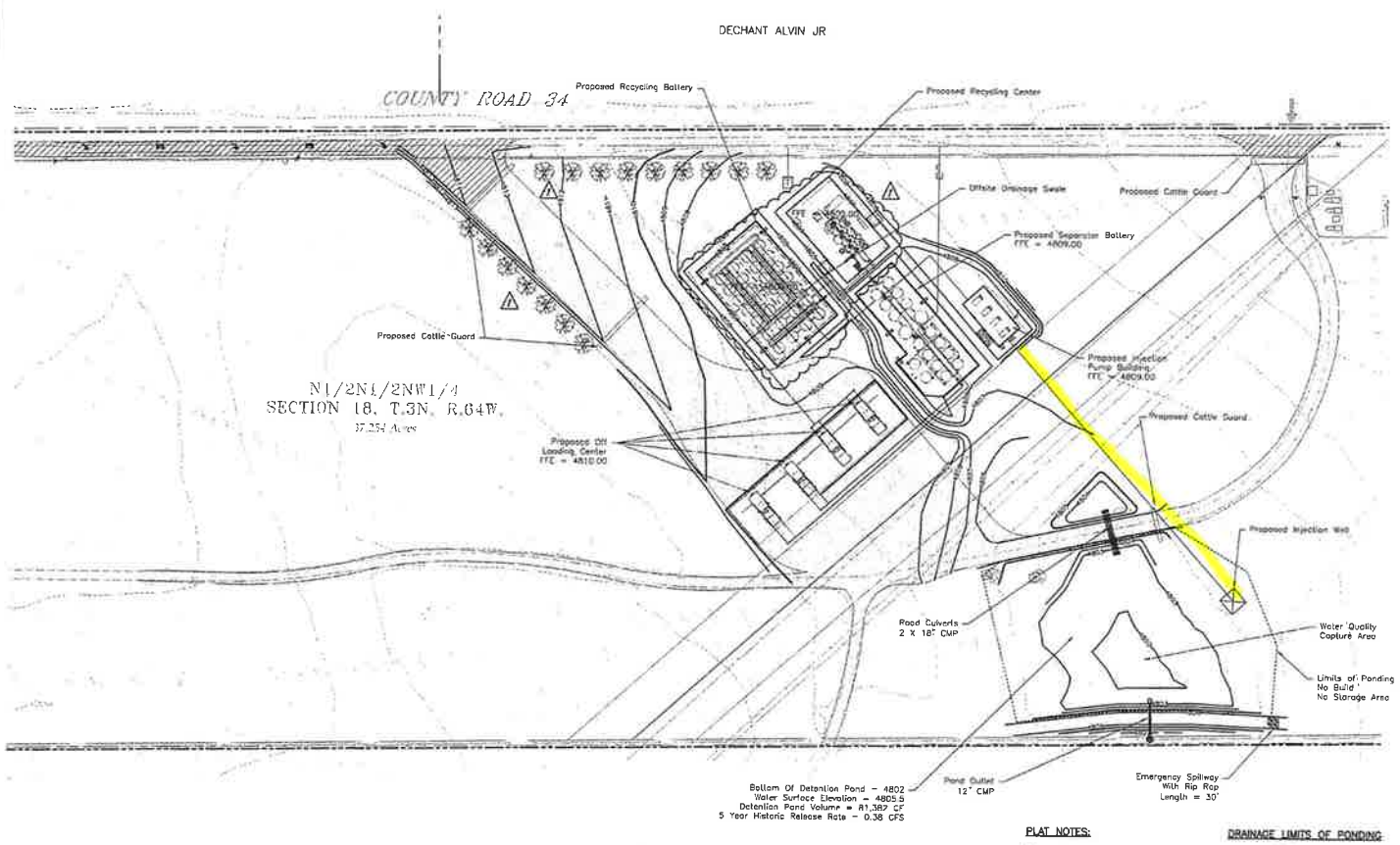
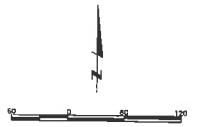
09/29/2015 08:42 AM R Fee:$31.00
Steve Moreno, Clerk and Recorder, Weld County, CO

MUSR 12-0003

THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 64 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO.





LEGEND

EXISTING

- GAS (MAY NOT BE ASBUILT LOCATION)
- TRANSFORMER
- POWER RISER
- POWER METER
- GAS WARNING SIGN
- ELECTRICAL JUNCTION
- EDGE OF ASPHALT
- EDGE OF LANDSCAPING
- EDGE OF DIRT Rd
- EDGE OF GRAVEL Rd
- FENCE LINE
- OVERHEAD POWER LINE
- EASEMENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- SET ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION
- WATER WELL
- GAS WELL
- TELEPHONE PEDESTAL
- AIR CONDITIONER UNIT
- POWER POLE
- LIGHT POLE
- STEEL POST
- TELEPHONE MARKER
- EXISTING ACCESS POINT

PROPOSED

- PROPERTY LINE
- BUILDING
- EDGE OF ROCK ROAD
- LIMITS OF PONDING
- SETBACK/OFFSET
- CONCRETE PADS
- GRAVEL
- ASPHALT (BY OTHERS)
- INJECTION WELL
- FLARED END SECTION
- PROPOSED CONTOUR
- FUTURE CONTOUR
- EXISTING CONTOUR
- FILL AREA
- STRAW BALE CHECK DAM
- SILT FENCE
- LT UTILITY SURFACE
- INTERCEPTOR SWALE
- LIMITS OF GRADING, CLEARING & GRUBBING AND DEMOLITION

PLAT NOTES:

1. The Pond Area And Any Drainage Pathways To The Pond Shall Be Maintained As A No Construction And No Parking Area.

DRAINAGE LIMITS OF PONDING

LEGAL DESCRIPTION

Part of the North Half of the North Half of Section 18, Township 3 North, Range 64 West of the 6th P.M., Weld County, Colorado, described by metes and bounds as follows:
Commencing at a found 2 ½" aluminum cap approximately 1.8' below asphalt road surface stamped LS 24670 at the Northeast corner of said Northwest Quarter
Thence South 00°40'50" East for 425.21 feet along the East line of said Northwest Quarter;
Thence North 87°00'00" West for 78.89 feet to the True Point of Beginning;
Thence South 00°00'00" East for 60.87 feet;
Thence along a curve to the right (having a radius of 145.00 feet and a long chord bearing North 82°30'12" West for 257.24 feet) for an arc length of 316.38 feet;
Thence North 00°00'00" East for 121.50 feet;
Thence North 90°00'00" East for 14.05 feet;
Thence South 50°32'09" East for 23.54 feet;
Thence South 00°00'00" East for 108.53 feet;
Thence along a curve to the left (having a radius of 65.00 feet and a long chord bearing South 45°00'00" East for 91.92 feet) for an arc length of 102.10 feet;
Thence North 90°00'00" East for 98.22 feet;
Thence North 87°34'09" East for 34.34 feet to the Point of Beginning;
Containing 20,033 square feet (0.460 acres).

Basis of Bearings -- The North line of said Northwest Quarter is assumed to bear North 89°09'05" East with all other bearings referenced thereto.

811 Know what's below. Call before you dig.

drawn by BJM
designed by JMM
reviewed by RAP

LAMP RYNEARSON ASSOCIATES
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LONE STAR WATER TREATMENT AND RECYCLING CENTER
WELD COUNTY, COLORADO

MUSR 12-0003
PLAT

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