

# ANDREWS FARM MINOR SUBDIVISION

A Subdivision Located In The Southwest Quarter Of Section 11, Township 1 North, Range 65 West Of The 6th P.M., Town Of Hudson, County Of Weld, State Of Colorado

DATE: 4/17/2014  
 FILE NAME: 2014085SUB  
 SCALE: 1"=100'  
 DRAWN BY: SAL  
 CHECKED BY: CSK

**LEGAL DESCRIPTION AND DEDICATION:**

Know all men by these presents that the undersigned, being the owners of a parcel of land, located in the North Half of the Southwest Quarter of Section Eleven (11), Township One North (1.N.), Range Sixty-five West (R.65W.), of the Sixth Principal Meridian (6th P.M.), Town of Hudson, County of Weld, State of Colorado, being more particularly described as follows:

COMMENCING at the West Quarter corner of said Section Eleven and assuming the West line of the Southwest Quarter of said Section 11 as bearing South 00°57'20" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2632.28 feet with all other bearings contained herein relative thereto;

THENCE South 00°57'20" East along the West line of the Southwest Quarter of said Section 11 a distance of 30.00 feet to a line parallel with and 30.00 feet South of, as measured at a right angle to the North line of the Southwest Quarter of said Section 11 and to the POINT OF BEGINNING;

THENCE North 89°21'18" East along said parallel line a distance of 1609.58 feet to the Westerly line of a parcel of land described in a Quitclaim Deed recorded September 25, 1913 as Book 383 at Page 373 at Reception No. 192708 of the Records of Weld County;

The following Four (4) courses are along the Westerly lines of said parcel of land described in Reception No. 192708:  
 THENCE South 22°54'51" West a distance of 244.44 feet;  
 THENCE South 31°04'02" West a distance of 802.39 feet;  
 THENCE South 16°53'03" West a distance of 211.33 feet;  
 THENCE South 02°22'03" West a distance of 178.75 feet to the South line of the North Half of the Southwest Quarter of said Section 11;  
 THENCE South 89°22'50" West along said South line a distance of 1010.08 feet to the West line of the Southwest Quarter of said Section 11;  
 THENCE North 00°57'20" West along said West line a distance of 1286.25 feet to the POINT OF BEGINNING;

Said parcel contains 37.390 acres, more or less.

Have laid out, platted and subdivided the above-described land, under the name and style of ANDREWS FARM MINOR SUBDIVISION, and by these presents do dedicate to the Town of Hudson in fee simple the streets, public ways, Lots and Tracts as shown on the plat, and grant to the Town of Hudson such easements as are created hereby and depicted or, by note, referenced herein, along with the right to install, maintain and operate mains, transmission lines, service lines, and appurtenances, either directly or through the various public utilities, as may be necessary to provide such utility services within this subdivision or other land within the Town of Hudson, through, over, under and across streets, utility and other easements and other public places as shown hereon.

OWNER: Parkwood East, LLC

By: \_\_\_\_\_ Date: \_\_\_\_\_  
 (name)(title)

**NOTARIAL CERTIFICATE**

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 The foregoing instrument was acknowledged before me by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 My commission expires \_\_\_\_\_  
 Witness my hand and official seal. (SEAL)

Notary Public

OWNER: The Town of Hudson, Colorado

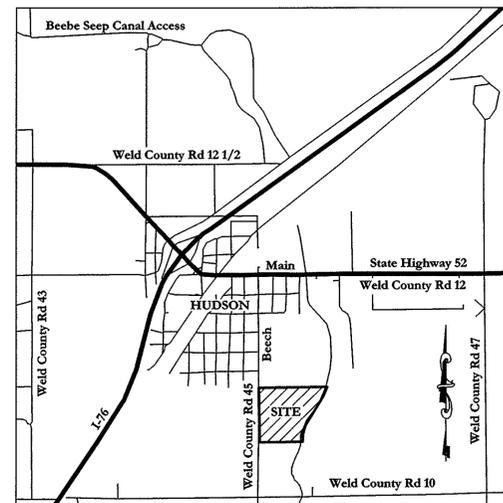
By: Raymond Patch, Mayor Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
 Town Clerk

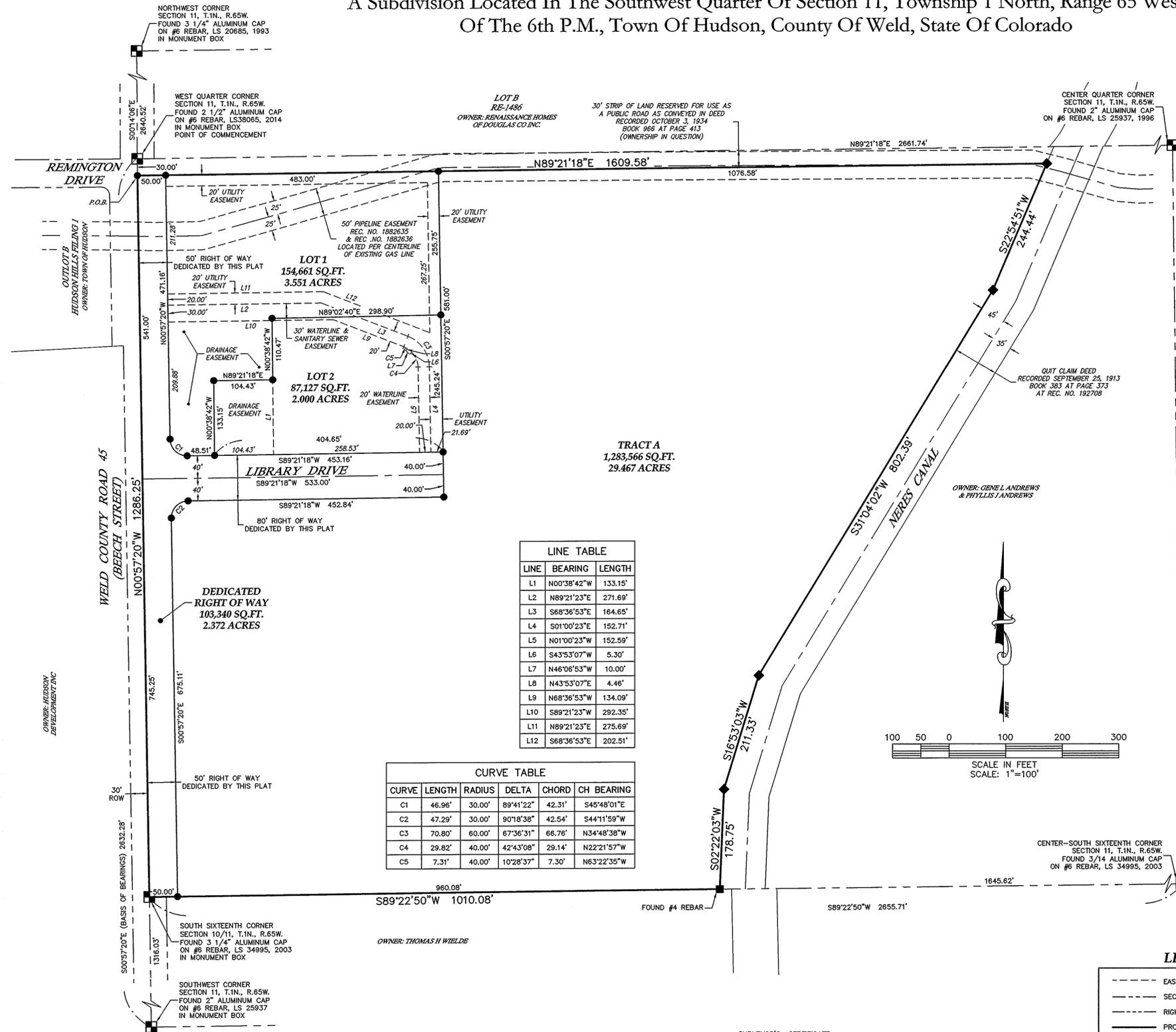
**APPROVAL BY THE TOWN**

This Plat was approved by the board of trustees of Hudson, Colorado, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ AD, for filing, subject to the conditions set forth by the board which are recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_, Weld County, Colorado.

Mayor of Town of Hudson



VICINITY MAP  
 SCALE: 1"=2000'

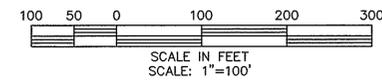


**LINE TABLE**

LINE	BEARING	LENGTH
L1	N00°38'42"W	133.15'
L2	N89°21'23"E	271.69'
L3	S88°36'53"E	164.65'
L4	S01°00'23"E	152.71'
L5	N01°00'23"W	152.59'
L6	S43°53'07"W	5.30'
L7	N46°06'53"W	10.00'
L8	N43°53'07"E	4.46'
L9	N68°36'53"W	134.09'
L10	S89°21'23"W	292.35'
L11	N89°21'23"E	275.69'
L12	S68°36'53"E	202.51'

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	46.96'	30.00'	89°41'22"	42.31'	S45°48'01"E
C2	47.29'	30.00'	90°18'38"	42.54'	S44°11'59"W
C3	70.80'	60.00'	67°36'31"	66.76'	N34°48'38"W
C4	29.82'	40.00'	42°43'08"	29.14'	N22°21'57"W
C5	7.31'	40.00'	10°28'37"	7.30'	N63°22'35"W



- LEGEND**
- EASEMENT
  - - - SECTION LINE
  - - - RIGHT-OF-WAY
  - PROPERTY LINE
  - FOUND ALIQUOT CORNER AS DESCRIBED
  - SET ALIQUOT CORNER AS DESCRIBED
  - FOUND MONUMENT AS DESCRIBED
  - ◆ FOUND #4 REBAR WITH RED PLASTIC CAP, LS 34995
  - SET 24" OF #4 REBAR WITH A GREEN PLASTIC CAP STAMPED KSL, LS 34995
  - CALCULATED POSITION

**SURVEYOR'S CERTIFICATE**

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey of the ANDREWS FARM MINOR SUBDIVISION was made under my supervision and the accompanying plat accurately and properly shows said subdivision.

Steven A. Lund  
 34995  
 April 17, 2014

Steven A. Lund, on behalf of King Surveyors  
 Colorado Registered Professional  
 Land Surveyor #34995

**BASIS OF BEARINGS AND LINEAL UNIT DEFINITION**  
 Assuming the West line of the Southwest Quarter of said Section 11 as bearing South 00°57'20" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2632.28 feet with all other bearings contained herein relative thereto.  
 The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

**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)

**FLOOD PLAIN NOTE**  
 The entire property falls within Zone "C", "area of minimal flooding" as delineated on FEMA Firm Flood Insurance Rate Map Community Panel No. 080266 1025C, Revised September 28, 1982.

**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 099-F0440123-017-VB2, dated January 25, 2013 as prepared by Fidelity National Title Insurance Company to delineate the aforesaid information.

**KING SURVEYORS**  
 650 E. Garden Drive | Windsor, Colorado 80550  
 phone: (970) 686-5011 | fax: (970) 686-5821



REVISIONS:

NO.	DATE	DESCRIPTION

ANDREWS FARM MINOR SUBDIVISION  
 FOR  
 KBN ENGINEERS  
 820 8TH STREET  
 GREELEY, CO 80631

PROJECT #:  
 2014085

# EXHIBIT B

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN TRACT A, ANDREWS FARM MINOR SUBDIVISION RECORDED AT RECEPTION NO. 4061364 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER, IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTH SIXTEENTH CORNER OF SECTION 10 AND 11 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 11 TO BEAR SOUTH 00°57'20" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE NORTH 89°22'50" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 11 A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID ANDREWS FARM MINOR SUBDIVISION;

THENCE NORTH 89°22'50" EAST ALONG THE SOUTH LINE OF SAID ANDREWS FARM MINOR SUBDIVISION A DISTANCE OF 299.70 FEET;

THENCE NORTH 00°37'10" WEST A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°22'50" WEST A DISTANCE OF 50.00 FEET;

THENCE NORTH 00°57'20" WEST A DISTANCE OF 120.62 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°17'28", A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 50.88 FEET AND A CHORD THAT BEARS SOUTH 78°28'26" EAST A DISTANCE OF 50.50 FEET;

THENCE NORTH 89°22'50" EAST A DISTANCE OF 0.70 FEET;

THENCE SOUTH 00°57'20" EAST A DISTANCE OF 110.00 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 5,671 SQUARE FEET, OR 0.130 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

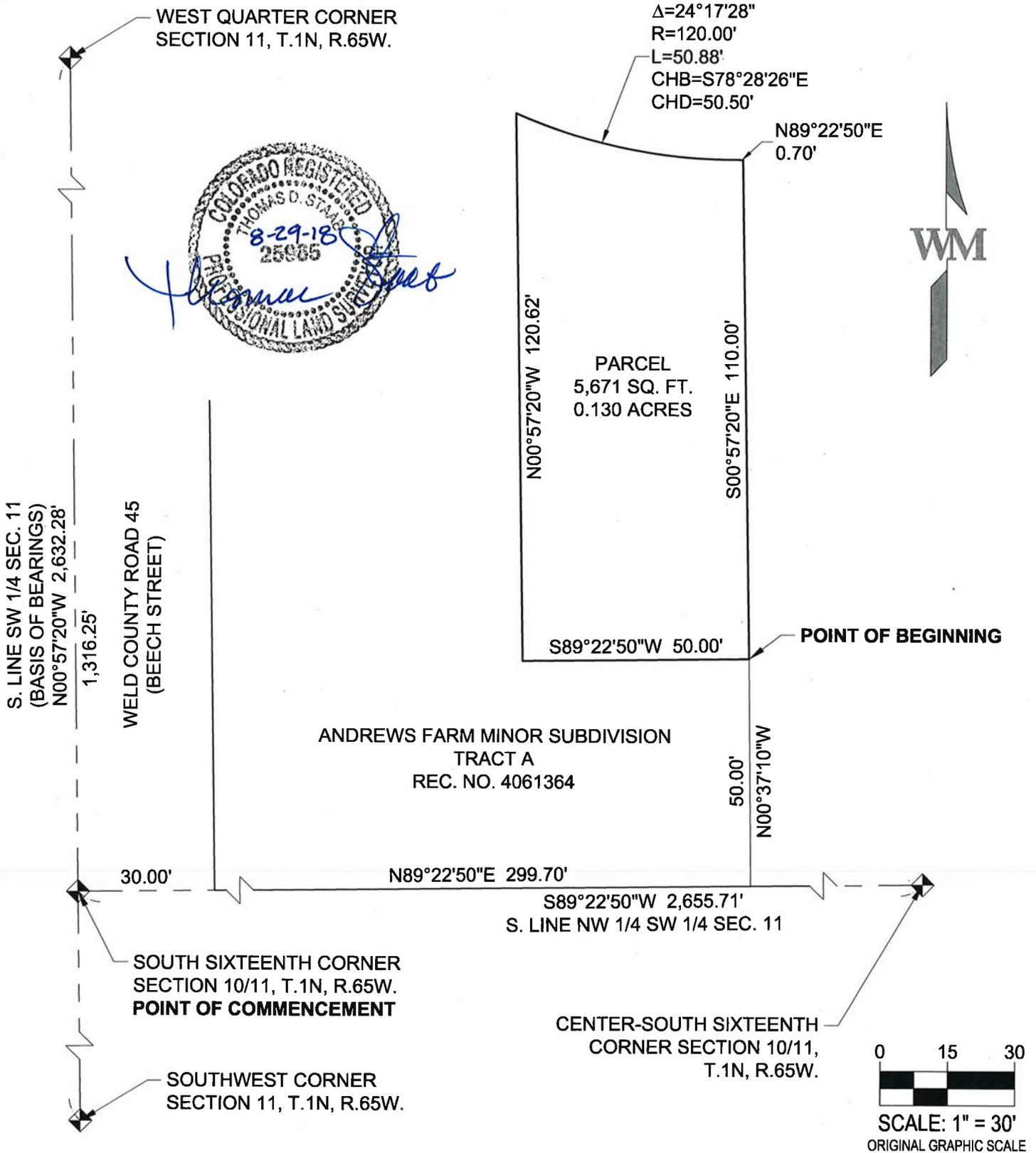
I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THOMAS D. STAAB, P.L.S. 25965  
 FOR AND ON BEHALF OF  
 WARE MALCOMB  
 990 SOUTH BROADWAY  
 SUITE 230  
 DENVER, COLORADO 80209  
 P 303.561.3333



990 south broadway suite 230 denver, co 80209 p 303.561.3333 waremalcomb.com <b>WM</b> WARE MALCOMB CIVIL ENGINEERING & SURVEYING	PROJECT NAME: ANDREWS FARM			SHEET  <b>1 OF 2</b>
	JOB NO.: DCS16-4115	DATE : 08/29/2018		
	DRAWN: KEB	P/PM: TS	SCALE: NA	

# EXHIBIT B



990 south broadway  
 suite 230  
 denver, co 80209  
 p 303.561.3333  
 waremalcomb.com

**WM**  
**WARE MALCOMB**  
 CIVIL ENGINEERING & SURVEYING

PROJECT NAME: ANDREWS FARM		
JOB NO.: DCS16-4115	DATE : 08/29/2018	
DRAWN: KEB	PA/PM: TS	SCALE: 1" = 30'

SHEET

**2 OF 2**