

GLENS OF DAcono UNIT NO. 2 REPLAT

BEING A REPLAT OF LOTS 246 & 247 GLENS OF DAcono UNIT No. 2,

SITUATE IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M.

CITY OF DAcono, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 1

OWNERSHIP AND DEDICATION

Know all people by these presents, that the undersigned, Dianne Hochhalter being sole owner of the land shown in this Final Plat and described as follows:

A plat of a parcel of land in the City of Dacono, County of Weld, State of Colorado, located in the NE 1/4 of Section 6, Township 1 North, Range 67 West, of the 6th P.M. and more particularly described as follows:

Lots 246 and 247, Glens of Dacono Unit No. 2 as recorded August 18, 1970 at Reception No. 1553195 of the Weld County Clerk & Recorder

containing 10,875 sq. ft. or 0.250 acres, more or less by this survey.

Has/Have laid out, subdivided and platted said land as per drawing hereon contained under the name and style of Insert Subdivision Title, a subdivision of a part of the City of Dacono, County of Weld, State of Colorado, and by these presents does hereby dedicate to the City of Dacono, Colorado, the streets, avenues (and other public places/tracks/outlets) as shown on the accompanying plat for the public use thereof forever and does further dedicate to the use of the City of Dacono and all serving public utilities (and other appropriate entities) those portions of said real property which are so designated as easements as shown.

It is expressly understood and agreed by the undersigned that all expenses and costs involved in constructing and installing sanitary sewer works and lines, water system works and lines, gas service lines, electrical service works and lines, landscaping, curbs, gutters, street pavement, sidewalks, and other such utilities and services shall be guaranteed and paid for by the subdivider or arrangements made by the subdivider thereof which are approved by the City of Dacono, Colorado, and such sums shall not be paid by the City of Dacono, and that any item so constructed or installed when accepted by the City of Dacono shall become the sole property of said City of Dacono, Colorado, except private roadway curbs, gutter and pavement and items owned by city franchised utilities, or other serving public entities, and/or which when constructed or installed shall remain and/or become the property of such city franchised utilities, other serving public entities, and/or and shall not become the property of the City of Dacono, Colorado.

OWNER: Dianne Hochhalter

By: _____ As: _____

Witness my hand and seal this _____ day of _____, 20__.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
 as
 COUNTY OF WELD)
 The foregoing instrument was acknowledged before me by _____ as _____ this
 _____ day of _____, 20__.
 Witness my Hand and Official Seal.
 My commission expires: _____

LENDERS CONSENT

The undersigned (insert name) the beneficiary of a deed of trust which constitutes a lien upon the owners' property, recorded with the Weld County Clerk and Recorder at Reception No. _____ hereby consents to the dedication of the easements as shown on this plat and forever releases said lands from the lien created by said instrument.

(Name of Beneficiary) _____
 Date: _____
 (Signature) _____
 (Title) _____

NOTARIAL CERTIFICATE

STATE OF COLORADO)
 as
 COUNTY OF WELD)
 The foregoing instrument was acknowledged before me by _____ as _____ this
 _____ day of _____, 20__.
 Witness my Hand and Official Seal.
 My commission expires: _____

PLANNING AND ZONING COMMISSION APPROVAL

Approved by the Planning and Zoning Commission of the City of Dacono, this _____ day of _____, 2021.

Chairperson _____

CITY COUNCIL APPROVAL

This is to certify that the GLENS OF DAcono UNIT NO. 2 REPLAT was approved by the City Council of the City of Dacono by Resolution No. _____, this _____ day of _____, 20__, and that the Mayor of the City of Dacono, on behalf of the City of Dacono, hereby acknowledges said plat upon which this certification is endorsed for all purposes indicated hereon

Mayor _____
 Attest: _____
 City Clerk

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of Lots 246 & 247, Glens of Dacono Unit No. 2, monumented as shown on this plat, as bearing South 89°06'16" West, a distance of 129.85 feet and 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)

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number FCIF25188969, dated June 10, 2021, as prepared by Land title Guarantee 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 CERTIFICATE

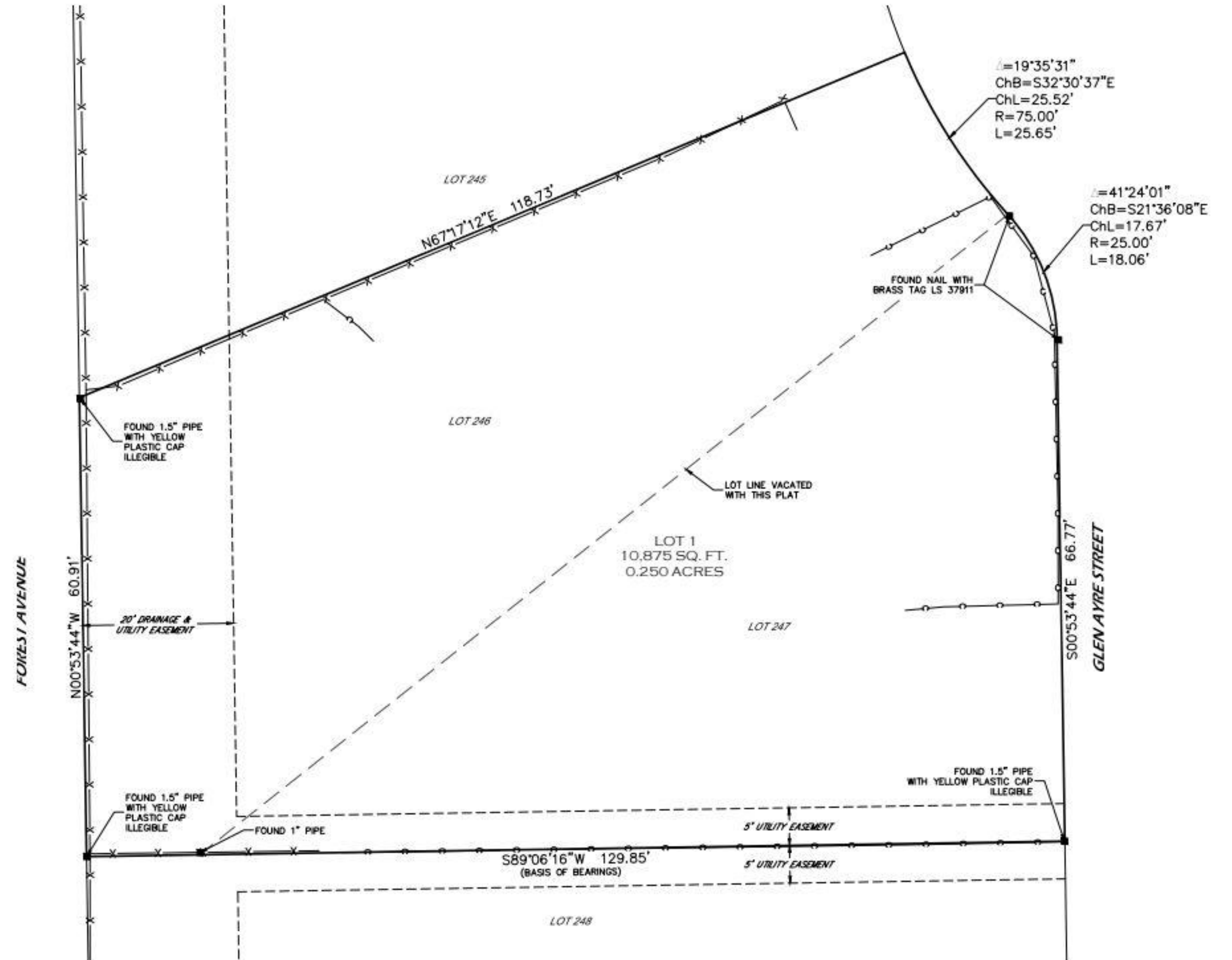
I, Steven Parks do hereby certify that the accompanying plat accurately represents the results of a survey made by me or under my direct supervision and completed according to the applicable State of Colorado requirements.

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
 Colorado Licensed Professional Land Surveyor #38348



VICINITY MAP
 SCALE: 1" = 2000'



LEGEND

- BOUNDARY LINE
- - - EASEMENT LINE
- x FENCE
- o CHAIN LINK FENCE
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348



PROJECT NO: 2021210	PROJECT NAME: 311 GLEN AYRE ST.	REVISIONS:	DATE:	1
DATE: 7-1-2021	CLIENT: HOCHHALTER			
DRAWN BY: SIP	FILE NAME: 2021210SUB			
CHECKED BY: SIP	SCALE: 1" = 10'			