LINDOW MINOR SUBDIVISION

A PORTION OF THE NW 1/4 OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN TOWN OF ERIE, COUNTY OF BOULDER, COLORADO

8.73 ACRES - 2 LOTS, 1 TRACT

DEDICATION AND OWNERSHIP STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND CONTAINED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER.

THEN SOUTH 89°50'02" EAST ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 438.38 FEET TO THE TRUE POINT OF BEGINNING.

THEN NORTH 0116'45" WEST PARALLEL WITH AN EXISTING FENCE LINE LYING 198.14 FEET WEST OF THIS COURSE, A DISTANCE OF 280.07

THEN NORTH 89°50'02" WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 434.36 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER.

THEN NORTH 00°27'24" WEST ON SAID WEST LINE A DISTANCE OF 113.47 FEET.

THEN SOUTH 89°50'02" EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1276.14 FEET TO A POINT ON AN EXISTING FENCELINE.

THEN SOUTH 00°34'36" WEST ON SAID FENCELINE AND SAID FENCELINE EXTENDED A DISTANCE 393.48 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER.

THEN NORTH 89°50'02" WEST ON SAID SOUTH LINE A DISTANCE OF 838.58 FEET TO THE TRUE POINT OF BEGINNING

CONTAINING 8.73 ACRES, MORE OR LESS.

NOTARY PUBLIC

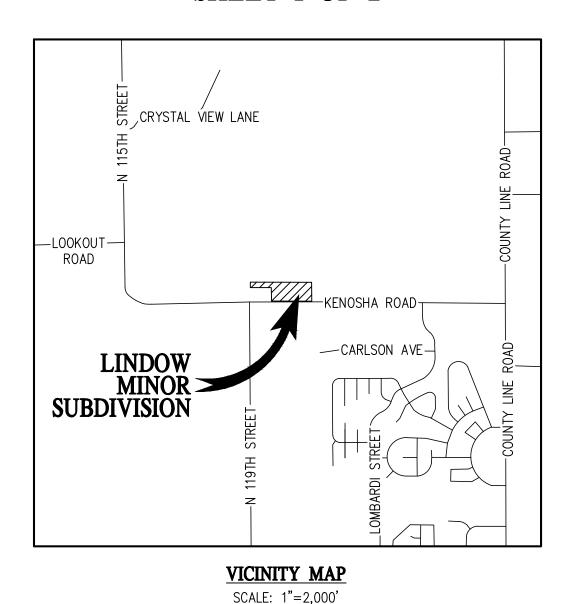
MY COMMISSION EXPIRES:

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME LINDOW SUBDIVISION. THE TRACT SHOWN HEREON IS DEDICATED TO THE TOWN AND THE PUBLIC, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.

OWNER SIGNATURE: SINDY L & ROBERT K LINDOW

BY:	DATE:	
TITLE:		
ATTEST:	<u></u>	
SECRETARY/TREASURER		
STATE OF COLORADO)		
COUNTY OF BOULDER) SS.		
ACKNOWLEDGED BEFORE ME THISBY		
WITNESS MY HAND AND OFFICIAL SEAL		
(SEAL) NOTARY PUBLIC		
MY COMMISSION EXPIRES:	<u> </u>	
OWNER SIGNATURE		
BY:	DATE:	
TITLE:	<u>.</u>	
ATTEST:		
SECRETARY/TREASURER		
STATE OF COLORADO)) SS.		
COUNTY OF BOULDER)		
ACKNOWLEDGED BEFORE ME THIS		
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WITNESS MY HAND AND OFFICIAL SEAL		

MS__--___ SHEET 1 OF 2



GENERAL NOTES:

- 1. BASIS OF BEARINGS: BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 5 REBAR WITH A 2 INCH ALUMINUM CAP MARKED LS 22579 AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12 AND A NO. 5 REBAR WITH A CAP AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12 IS ASSUMED TO BEAR SOUTH 89°50'02" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 1332.05 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- 2. TITLE COMMITMENT NOTE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BASELINE ENGINEERING CORP. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORDS, BASELINE ENGINEERING CORP. RELIED UPON TITLE COMMITMENT NUMBER IN70822811, DATED SEPTEMBER 28, 2023 AT 5:00 P.M. AS PREPARED BY LAND TITLE GUARANTEE COMPANY TO DELINEATE THE AFORESAID INFORMATION.
- 3. THIS SUBDIVISION PLAT WAS PREPARED BY AARON A. DEMO, PLS 38285, FOR AND ON BEHALF OF BASELINE CORPORATION, 4862 INNOVATION DR, SUITE 100, FORT COLLINS, COLORADO, 80525.
- 4. DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 5. 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.

LAND SUMMARY CHART TYPE AREA % OF TOTAL AREA 354,915.72 SQ. FT. OR 8.15 ACRES 93.37% RESIDENTIAL LOTS 25,162.97 SQ. FT. OR 0.57 ACRES PUBLIC R.O.W. 6.62%

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AARON A. DEMO

LICENSE NUMBER 38285

STATE OF COLORADO

COUNTY OF BOULDER

COUNTY CLERK AND RECORDER

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR

) SS.

AND WAS RECORDED AT RECEPTION NUMBER _____

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ______ DAY OF _____, 20____ A.D.

FOR AND ON BEHALF OF BASELINE CORPORATION

CLERK & RECORDER CERTIFICATE:

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FOR AND ON BEHALF OF BASELINE CORPORATION INITIAL SUBMITTAL 03/08/202 CO-527 DRAWING NAME

SUBDIVIS HA ROAD

MINOR 995 KENOSH

LINDOW 119

SINDY

ROBERT

DRAWNG SIZE 24" X 36" SURVEY FIRM SURVEY DATE
BASELINE CORP. 08/17/2023 JOB NO.

SHEET 1 **OF** 2

527 PLAT.dwg