4034789 Pages: 1 of 1
07/31/2014 10:12 AM R Fee:$11.00
Steve Moreno, Clerk and Recorder, Weld County, CO

PURPORTED COPY

MOUNTAIN SHADOWS SUBDIVISION FILING NO. 2, REPLAT No. 2

BEING A REPLAT OF LOT 36, BLOCK 1, TRACTS C AND TRACT F, MOUNTAIN SHADOWS SUBDIVISION FILING NO. 2, REPLAT No. 1 LOCATED IN THE EAST HALF OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

OWNERSHIP AND DEDICATION

Know all men by these presents, that the undersigned, MSP Corporation, a Colorado corporation, being the owner of the land shown in this final plat and described as follows:

A parcel of land located in the East Half of Section 1, Township 2 North, Range 68 West of the Sixth Principal Meridian, Town of Firestone, County of Weld, State of Colorado being Lot 36, Block 1, Tract C and Tract F, Mountain Shadows Subdivision Filing No. 2, Replat No. 1 as recorded at Reception No. 4034787 of the Records of the Clerk and Recorder of Weld County, Colorado,

Containing 18,860 sq. ft. more or less.

Have laid out, subdivided and platted said land as per drawing hereon contained under the name and style of Mountain Shadows Subdivision Filing No. 2, Replat No. 2, a subdivision of a part of the Town of Firestone, County of Weld, State of Colorado, and by these presents do hereby dedicate to the Town of Firestone the streets, avenues, and other public places, as shown on the accompanying plat for the public use thereof forever and does further dedicate to the use of the Town of Firestone and all serving 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 system 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 Town of Firestone, Colorado, and such sums shall not be paid by the Town of Firestone, and that any item so constructed or installed when accepted by the Town of Firestone shall become the sole property of said Town of Firestone, Colorado, except private roadway curbs, gutter and pavement and items owned by municipality franchised utilities, other serving public entities and/or Century Link, inc., which when constructed or installed shall remain and/or become the property of such municipality franchised utilities, other serving public entities, and/or Century Link and shall not become the property of the Town of Firestone, Colorado.

Owner: MSP Corporation. a Colorado Corporation

By: _____
Marcus Palkowitsh, President

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 25th day of June, 2014

by Marcus Palkowitsh as President of MSP Corporation, a Colorado Corporation.

Witness my hand and official seal

JOHN WILL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144019935
MY COMMISSION EXPIRES 05/15/2018

My commission expires: 5/15/2018

_____
Notary Public

(SEAL)

GENERAL NOTES

1. This survey does not constitute a title search by Northern Engineering. Title Commitment No. 33700-13-05528 BGR, Revision No. 8, prepared by North American Title Company of Colorado, dated October 3, 2013 at 7:30 a.m. was used for all information regarding title, easements, rights-of-way and encumbrances of record affecting this property.

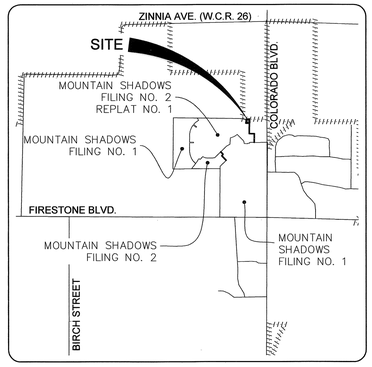
2. All of the subject property lies within Zone C - areas of minimal flooding, as shown on Flood Insurance Map (FIRM) 080266 0855 C, dated September 28, 1982.

3. Basis of bearings for this survey is taken from Mountain Shadows Subdivision Filing No. 2 being the East line of the Southeast 1/4 of Section 1, T2N, R68W, 6th P.M., between the E1/4 corner monumented with a No. 5 rebar and illegible alum. cap and referenced with a 2" alum. pipe and 2-1/2" alum. cap stamped "W.C. 28.00' LS 17664" and the Southeast corner of Section 1, monumented with a No. 6 rebar and 2-1/2" alum. cap in range box stamped "LS17664" bearing S 00°22'35" W.

4. Benchmark: Town of Firestone Benchmark 24 - a marked "x" on the south end of a headwall at the southeast corner of the intersection of Firestone Blvd. and Colorado Blvd.
Elev.=4849.20 NGVD 1929

5. Agricultural Note: "Weld County is one of the most productive agricultural counties in the United States. The rural areas of Weld County may be open and spacious, but they are intensively used for agriculture. Persons moving into a rural area must recognize there are drawbacks, including conflicts with long standing agricultural practices and a lower level of services than in town. Agricultural users of the land should not be expected to change long established agricultural practices to accommodate the intrusions of urban users into rural areas. Well run agricultural activities will generate off site impacts, including noise from tractors, and equipment; dust from animal pens, field work, harvest, and gravel roads; odor from animal confinement, silage, and manure; smoke from ditch burning; flies and mosquitoes; use of pesticides and fertilizers in the field, including the use of aerial spraying. ditches and reservoirs cannot simply be moved out of the way of residential development without threatening the efficient delivery of irrigation to fields which is essential to farm production."

6. Upon recordation, the Mountain Shadows Subdivision Filing No. 2, Replat No. 2 shall supercede and replace all subdivision plats previously filed of record with respect to the property described in this Replat, with the legal effect that all such previously recorded plats shall be considered void and of no further legal effect as applied to the property described in the Replat, and that the property described in this Replat shall be conclusively released from the encumbrance of all such previously recorded plats. Any reference in this Replat to previously recorded plats shall be for reference to distance and bearing measurements only.



NORTH VICINITY MAP
1" = 1,200'

DEVELOPER/APPLICANT
MSP Companies
Marcus Palkowitsh
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SURVEYOR
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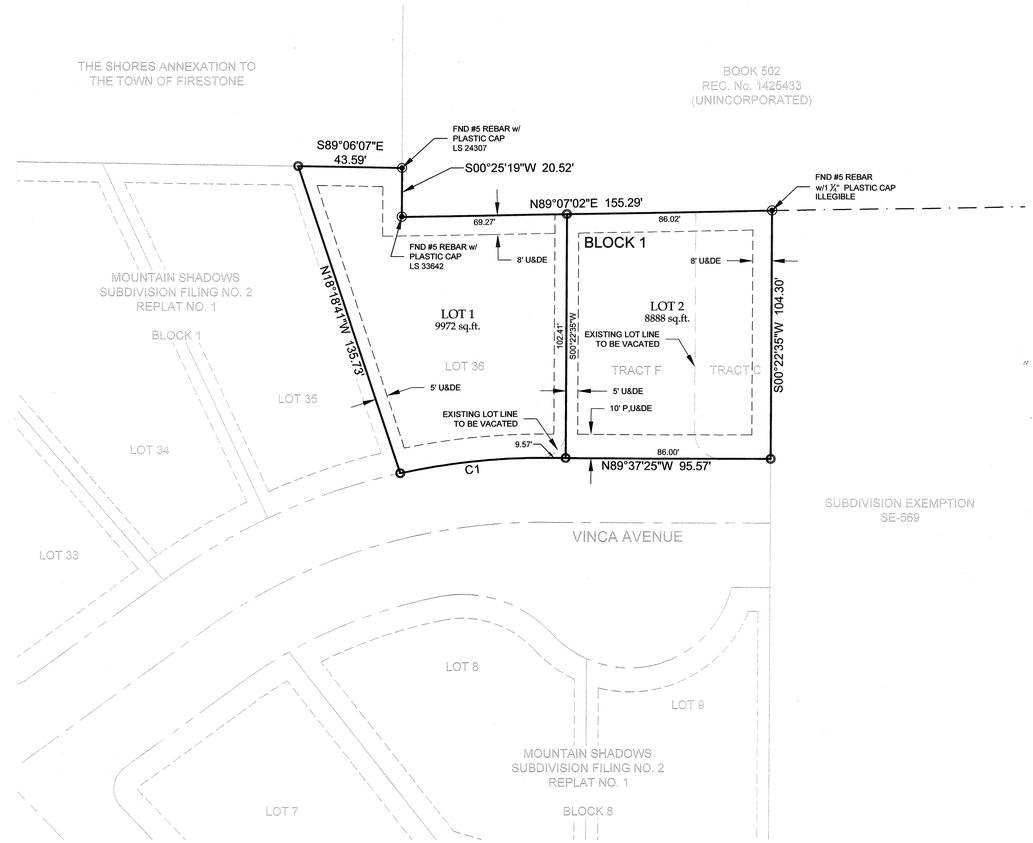

NORTH
30 0 30 60 90 Feet
(U.S. SURVEY FEET)
1 inch = 30 ft.

TOWN OF FIRESTONE APPROVAL

This is to certify that the Plat of Mountain Shadows Subdivision Filing No. 2, Replat No. 2 was approved on this 25th day of June, 2014, by Resolution No. 14-38 and that the Mayor of the Town of Firestone on behalf of the Town of Firestone, hereby acknowledges said Plat upon which this certificate is endorsed for all purposes indicated thereon.

Mayor

FIRESTONE TOWN SEAL WELD COUNTY, COLORADO

Attest: Town Clerk

SURVEYING CERTIFICATE

I, Gerald D. Gilliland, a Registered Professional Land Surveyor in the State of Colorado do hereby certify that the survey represented by this plat was made under by supervision and the monuments shown thereon actually exist and this plat accurately represents said survey.

GERALD DAVID GILLILAND REGISTERED PROFESSIONAL LAND SURVEYOR 14823 STATE OF COLORADO

Gerald D. Gilliland
Colorado Registered Professional
Land Surveyor No. 14823

LEGEND

	SECTION LINE
	EASEMENT LINE
	CENTERLINE
	EXISTING RIGHT-OF-WAY
	PLATTED BOUNDARY LINE
	RIGHT-OF-WAY
	LOT LINE
	FND #5 REBAR w/1 ½" YELLOW PLASTIC CAP, LS 30830 OR AS DESCRIBED
	SECTION CORNER
	SET #4 REBAR WITH 1" PLASTIC CAP, LS 14823
U&DE	UTILITY & DRAINAGE EASEMENT
P,U&DE	POSTAL, UTILITY & DRAINAGE EASEMENT

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	12°56'06"	267.00'	60.28'	S83°54'32"W	60.15'

FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL:	MOUNTAIN SHADOWS
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	2, REPLAT No. 2
PHASE NUMBER:	--
SHEET TITLE:	MT. SHADOWS SUB.
PREPARATION DATE:	MARCH 3, 2014
REVISION DATE:	JUNE 20, 2014
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 1 OF 1	

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 1
TOWNSHIP: 2N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
200 South College Avenue, Suite 10
Fort Collins, Colorado 80524
PHONE: 970.221.4158 FAX: 970.221.4159
www.northernengineering.com

PROJECT: 884-002
DATE: 4/20/14
SCALE: 1"=30'
CLIENT: MSP Companies
REVIEWED BY: G. Gilliland
DRAWN BY: L. Smith

MOUNTAIN SHADOWS SUBDIVISION FILING NO. 2, REPLAT No. 2
TOWN OF FIRESTONE
WELD COUNTY, COLORADO

Sheet 1 Of 1 Sheet