

The purpose of this plat is to combine four parcels into one tract, one lot and dedicate ROW for Colorado Boulevard, Graden Boulevard and Holly Street

OWNERSHIP AND DEDICATION

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

The North Half (N1/2) of Section Eighteen (18), Township One North (T.1N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6thP.M.)

said parcel contains 13,734,215 square feet or 315.294 acres, more or less by this survey

Have laid out, subdivided and platted said land as per drawing hereon contained under the name and style of DACONO LIFT STATION SUBDIVISION, 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 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, which when constructed or installed shall remain and/or become the property of such city franchised utilities, other serving public entities, and shall not become the property of the City of Dacono, Colorado.

OWNER: BRIDLE CREEK, LLC

By: _____ As: _____

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

NOTARIAL CERTIFICATE

STATE OF COLORADO)

ss

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)

ss

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 _____, 2023.

Chairperson

CITY COUNCIL APPROVAL

This is to certify that the DACONO LIFT STATION SUBDIVISION 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

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)

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of the Northeast Quarter of Section 18, Township 1 North, Range 67 West of the 6th P.M., monumented as shown on this plat, as bearing South 00°11'52" East, a distance of 2655.79 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

GAS & ELECTRIC EASEMENT APPROVAL

BLACK HILLS ENERGY _____ DATE _____

UNITED POWER _____ DATE _____

WATER & SANITARY SEWER EASEMENT APPROVAL

CITY OF DACONO _____ DATE _____

ST. VRAIN SANITATION DISTRICT _____ DATE _____

40' ACCESS & UTILITY EASEMENT NOTE

- The St. Vrain Sanitation District (District) shall have and may exercise the right of ingress and egress in, to, over, through and across the Easement for any purpose needed for the full enjoyment of any other right of occupancy or use provided for herein.
- Grantor shall neither cause, nor permit, the permanent parking or storage of goods or equipment, or the construction or placement of any structure or building, street light, power pole, yard light, within any part of the Easement which unreasonably interferes with the District's access to its facilities. Any prohibited use or installation located on the Easement as of or after the date of this Agreement, including installations not conforming to the conditions stated herein, may be removed by the District at Grantor's expense without liability to it for damages arising therefrom. Grantor shall neither cause nor permit the planting of any tree, the roots of which can be expected to extend more than the horizontal distance from the tree to the centerline of the sewer line.
- All sewer pipelines installed within the Easement shall be laid not less than five (5) feet below the surface of the adjacent ground.
- Grantor shall neither take nor permit any action which would cause the earth cover over any pipeline within the Easement to be less than three (3) feet or more than ten (10) feet, measured vertically from the top of the pipeline. Grantor shall not modify the earth cover over a District pipeline without advance written authorization from the District, which shall provide for full payment or reimbursement to the District of all costs of adjusting District facilities made necessary by such modification.
- After any construction or other operations by the District which disturb the surface of the Property, the District will restore the general surface of the ground, including paving and authorized appurtenances, as nearly as may reasonably be done to the grade and condition it was in immediately prior to construction, except as necessarily modified to accommodate District facilities. Topsoil shall be replaced in cultivated and agricultural areas, and any excess earth resulting from installations by the District shall be removed from the Property at the sole expense of the District. For a period of one (1) year following disturbance of the surface of the Property by the District, the District will maintain the surface elevation and quality of the soil by correcting any settling or subsiding that may occur as a result of the work done by the District. Seeding or sod replacement will be completed by the District as soon as is practical after completion of the installation and grading.
- Grantor has the right to grant rights to other utilities (such as water, gas and electricity etc.) to utilize this Easement through and across the Easement granted herein, provided that such other grantees do not interfere with the District's rights herein granted. Public utilities which cross the District's lines shall cross at approximately right angles, and utilities which parallel the District's facilities shall not be located closer than ten (10) feet thereto. Except for utilities as herein authorized and for roadways, all surface and subsurface uses of the Easement, including fences, trails, bike paths, etc., must be approved in writing by the District before installation.
- Grantor retains the right to the undisturbed use and occupancy of the Easement insofar as such use and occupancy: (1) are consistent with and do not impair any grant or covenant herein contained; and (2) do not require the Grantee to undertake any actions or incur any expenses/costs that are beyond what is normal and customary under applicable industry standards for the installation, use, and operation of sanitary sewer facilities, such additional protective sheathing, increased depth, relocation, or other protective measures.
- If the District, by written instrument, releases and relinquishes its easement rights herein granted and ceases to use the same, all right, title and interest of the District hereunder shall cease and terminate, and the Grantor or its successors in title shall hold the Property, as the same may then be, free from the rights so released and relinquished and shall own all material and structures of the District so released.
- Grantor warrants that it has full right and lawful authority to make the grant herein contained, and promises and agrees to defend the District in the exercise of its rights hereunder against any defect in title or in Grantor's rights to make said grant, subject to general taxes for the year this instrument is recorded, and subject further to easements, encumbrances, exceptions, limitations, restrictions and reservations contained in instruments of record prior to the date this Agreement is recorded. District, may in its sole discretion, require Grantor to obtain such other consents and releases from mortgage holders.
- Each and every one of the benefits and burdens of this Agreement shall inure to and be binding upon the respective legal representatives, heirs, executors, administrators, successors and assigns of the parties hereto.

FLOOD PLAIN NOTE

The subject property is in flood zone 'X', "areas determined to be outside the 0.2% annual chance of floodplain" and flood zone 'A', "No Base Flood Elevations determined" per FEMA flood map 08123C2100E effective January 20, 2016.

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number PH25198415.22301829, dated May 31, 2022, 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

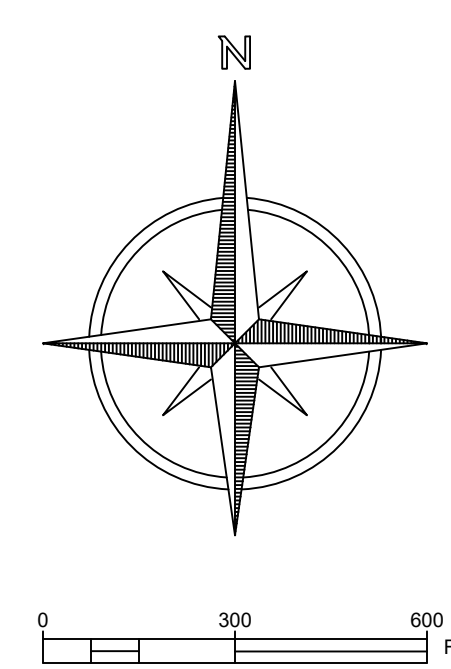
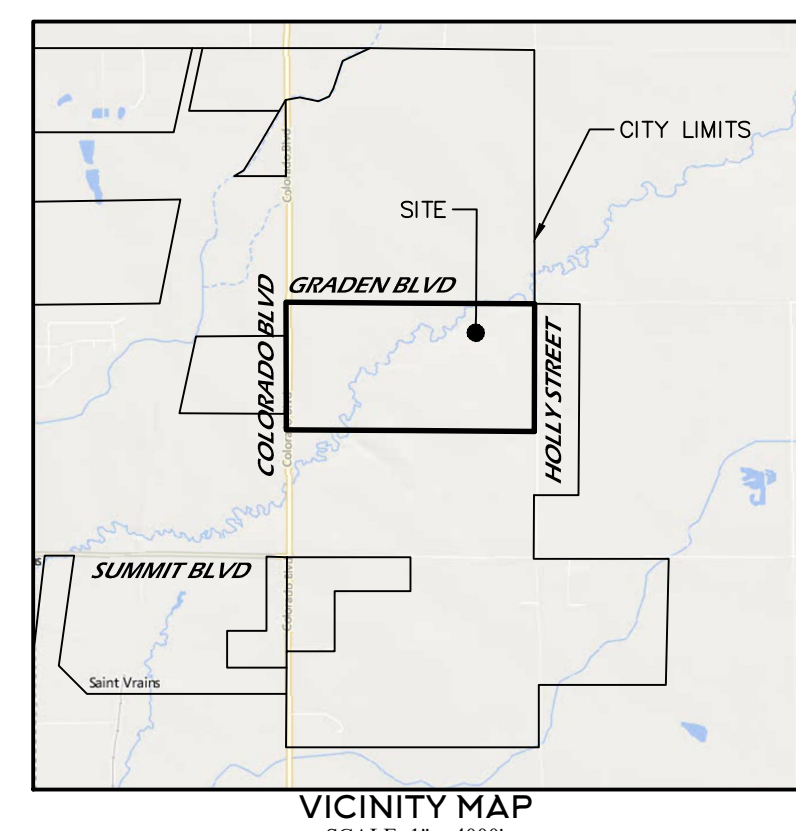
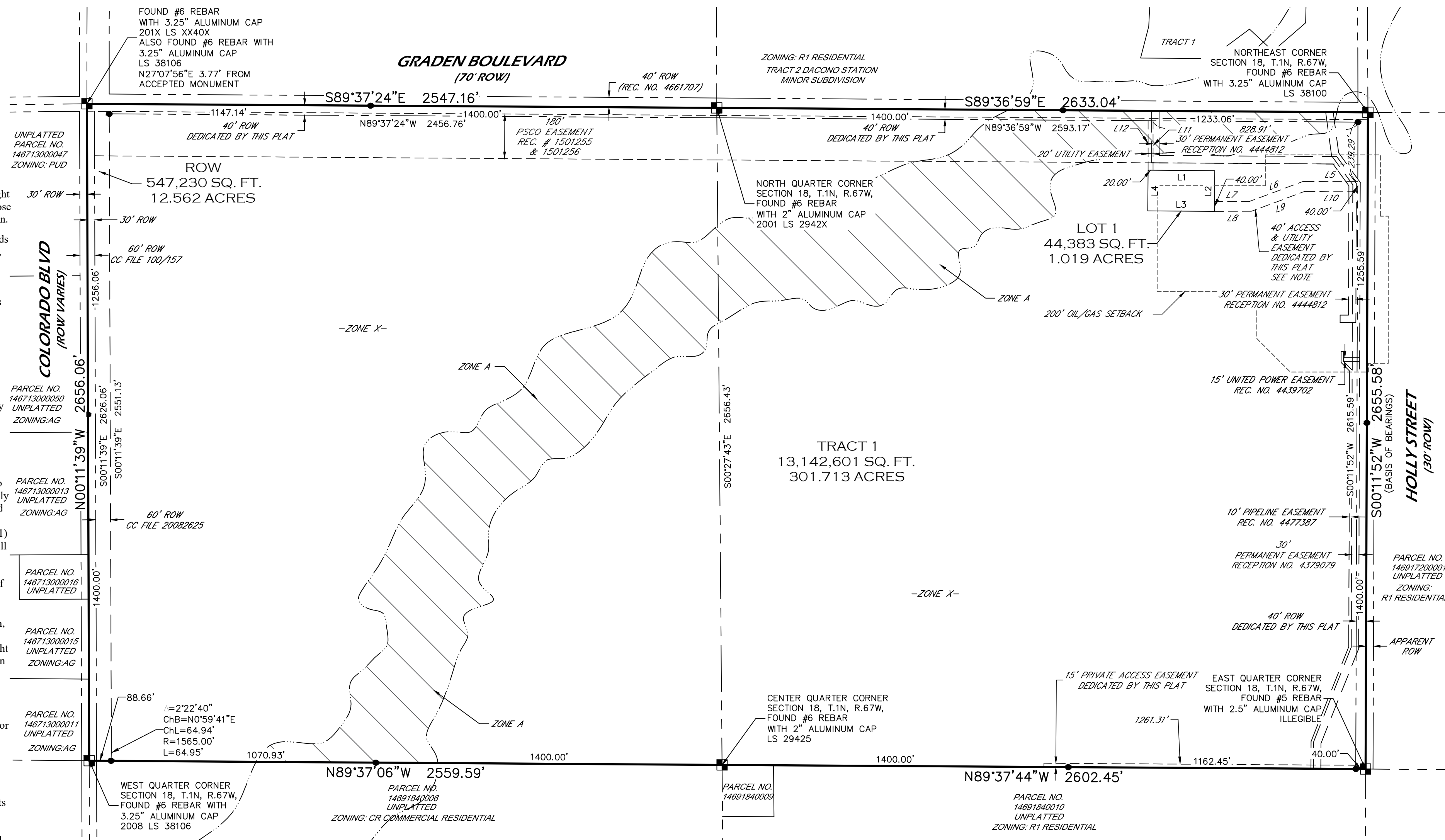
Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

DACONO LIFT STATION SUBDIVISION

SITUATE IN THE NORTH HALF OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M.

CITY OF DACONO, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 1



LEGEND

———	BOUNDARY LINE
- - - - -	EASEMENT LINE
— · — · —	RIGHT OF WAY LINE
— · — · —	SECTION LINE
— · — · —	CENTERLINE
— · — · —	FLOODPLAIN
■	ALIQUOT CORNER AS DESCRIBED
●	FOUND MONUMENT AS DESCRIBED
●	SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°36'57"W	269.96'
L2	N00°23'03"E	164.40'
L3	S89°37'07"E	269.95'
L4	S00°22'53"W	164.42'
L5	S89°49'57"W	221.41'
L6	S69°32'40"W	230.54'
L7	S89°55'40"W	141.53'
L8	S89°55'40"W	149.04'
L9	S69°32'40"W	230.58'
L10	S89°49'57"W	214.00'
L11	N00°00'00"E	200.16'
L12	N00°00'00"E	200.16'

LAND USE TABLE

TRACT A	301.713 ACRES	Vacant Agricultural land-to be resubdivided prior to any future land uses
LOT 1	1.019 ACRES	Lot to be dedicated to St. Vrain sanitation District for a lift station
ROW	12.562 ACRES	Right of Way for Colorado Boulevard, Graden Boulevard and Holly Street
TOTAL	315.294 ACRES	

PROJECT NO: 2022116	PROJECT NAME: DLS	REVISIONS:	DATE:
DATE: 5-13-2022	CLIENT: NOCO	REVISED LOTS	7-6-22
DRAWN BY: SIP	FILE NAME: 2022116SUB	REDLINES	8-22-22
CHECKED BY: SIP	SCALE: 1" = 300'	REDLINES	6-29-23

