

# OVERLOOK AT MARIANA SECOND SUBDIVISION

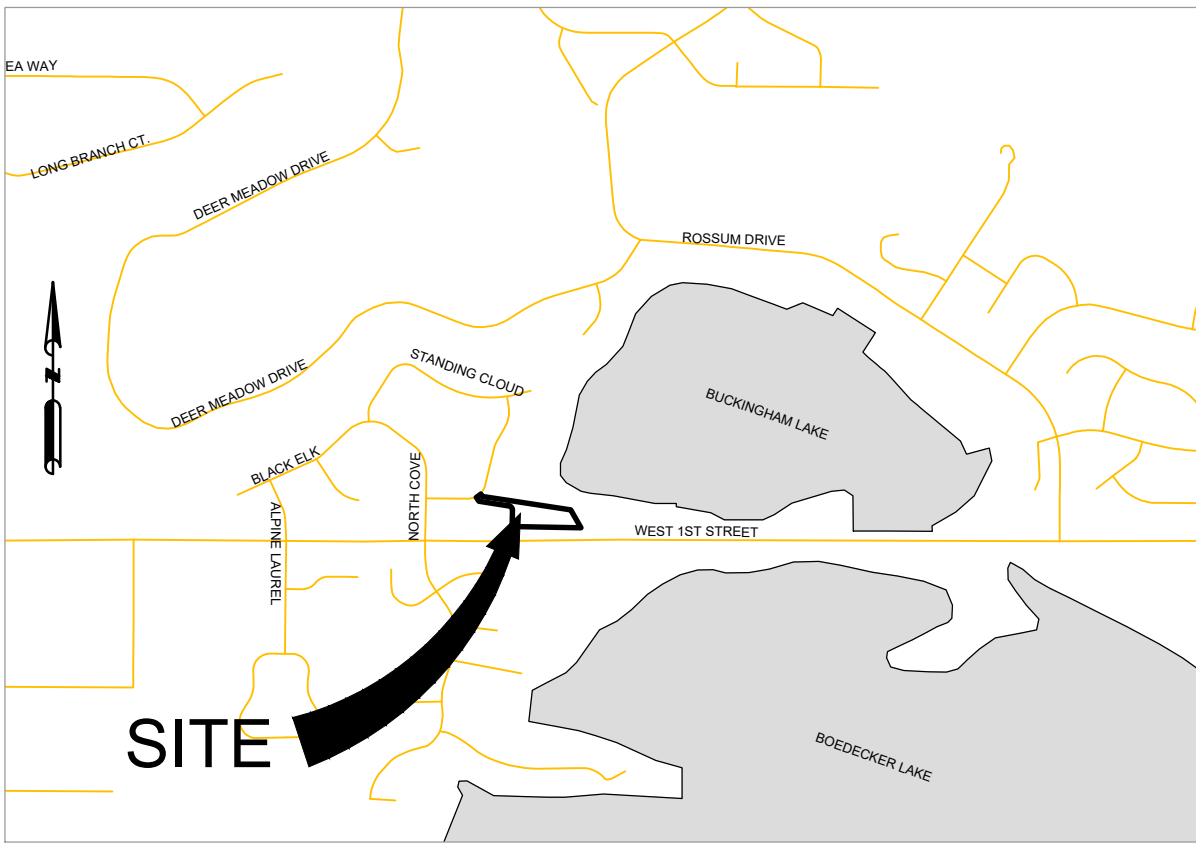
BEING SUBDIVISION OF TRACT A OF OVERLOOK AT MARIANA FIRST SUBDIVISION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

## SURVEYOR'S STATEMENT

I, Steven D Wood, being a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey of OVERLOOK AT MARIANA SECOND SUBDIVISION, to the City of Loveland, Colorado, was prepared by me or under my supervision and that the survey is accurately represented on this plat and that the statements contained hereon were read by me and the same are true to the best of my knowledge.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2020.

Steven D Wood, P.L.S. 38547  
for and on behalf of  
CDS Engineering Corp.



VICINITY MAP  
SCALE 1"=1000'

## OUTLOT DESIGNATIONS:

OUTLOT A is dedicated as private access, emergency access, and utility easement owned and maintained by the Overlook at Mariana Home Owners Association.

OUTLOT B is dedicated as open space for the use of drainage, landscape, utility and pedestrian easements owned and maintained by the Overlook at Mariana Home Owners Association.

## Private Dedication Statement

The owner hereby dedicates the designated private drive in Outlot A to the residents, patrons, business invitees, and guests of Lots 28-31, Block 1 of the Overlook at Mariana First Subdivision and Lots 1 and 2 of the Overlook at Mariana Second Subdivision for their reciprocal and mutual use and enjoyment. This dedication shall run with the land, be binding and enforceable upon the owner and the owner's successors and assigns and it shall insure to the benefit of all current and future residents, patrons, business invitees and guests of Mariana First and Second Subdivisions.

This private dedication shall be maintained by the Overlook at Mariana Home Owners Association.

## NOTES:

- Unless otherwise approved by the City, all unsatisfied conditions of approval for the original subdivision(s) or additions shall continue to apply to this property.
- This plat is subject to all conditions, covenants, restrictions and conditions as set forth by the Overlook at Mariana First Subdivision, City of Loveland.
- Basis of bearings: Assuming the Southerly line of the Southwest Quarter of Section 17, Township 5 North, Range 69 West of the 6th Principal Meridian as bearing North 88°53'21" West, from a no. 6 rebar with a 3 1/4" diameter aluminum cap to a found no. 6 rebar with 3 1/4" diameter aluminum cap according to the recorded plat of Overlook at Mariana First Subdivision, and with all bearings herein relative thereto.
- Lineal units used in the preparation of this plat are based upon the U.S. Survey Foot.
- Total area in square feet of easements dedicated to the public or the city by this plat = 13,058± Square Feet. Total area in square feet of easements dedicated to the public or city that is being vacated by this plat = 14,997 Square Feet.
- The maintenance and upkeep of all open space easement areas shall be the responsibility of the Homeowners Association
- The side lot line drainage easements and private access easement for lot 1 and lot 2 are public in nature and are privately maintained by the adjacent property owners.
- Title Commitment was furnished to CDS Engineering Corporation by Heritage Title Company file number 459-H0581895-81-KT6. Only those easements and/or rights-of-way which are definable by the Plat of Overlook at Mariana First Subdivision and the said Title Commitments are shown. No further easement and/or right-of-way research was performed, other than shown on this map.
- This plat will vacate the 30' emergency access easement; the 14' utility, postal & access easements and 5' utility easement 5,000 square feet.
- All On-site drainage improvements and private sorm drainage facilities and systems (inlets, pipes, swales) located within the boundaries of this subdivision shall be owned and maintained by The Overlook At Mariana Home Owners Association (HOA). All storm drainage improvements and storm drainage facilities and systems (inlets, pipes, swales) located within the street rights-of-ways within and adjacent to the boundaries of this subdivsion shall be maintained by the City of Loveland, Colorado.

NOTICE: According to Colorado law, you MUST commence any legal action based on any defect in this survey within THREE years after you first discovered 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.

## DEVELOPMENT SERVICES DIRECTOR STATEMENT

This plat is approved by the Director of Development Services of the City of Loveland, Larimer County, Colorado, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, for filing with the Clerk and Recorder of Larimer County; and for conveyance to the City of Loveland, the public dedications shown hereon, which are accepted; subject to the provision that approval in no way obligates the City of Loveland for the financing or constructing of improvements on land, streets, or easements dedicated to the public except as specifically agreed to by the Director of Development Services

Director of Development Services

Witness my hand and seal of the City of Loveland

ATTEST:

City Clerk

Witness my hand and seal of the City of Loveland

ATTEST:

City Clerk

## OWNERS AND LIEN HOLDERS STATEMENT

KNOW ALL PERSONS BY THESE PRESENTS that Overlook at Mariana Home Owners Association, Inc. being the undersigned, being all the owners of the following described property, except any existing public streets, roads or highways, which property is located in the Southwest Quarter of Section 17, Township 5 North, Range 69 West of the 6th Principal Meridian, City of Loveland, County of Larimer, State of Colorado, more particularly described as follows:

Tract A, Overlook at Mariana First Subdivision according to the Final Plat thereof recorded May 1st, 2007 at Reception number 2007-0031998.

The above described tract of land contains 43,541 square feet or 1.00 acres more or less, and is subject to all easements and rights-of-way on record or existing, do hereby subdivide the same into lots, blocks, tracts, outlots, rights-of-way and easements, as shown on this plat; and do hereby designate and dedicate: (1) all such rights-of-way and easements, other than utility easements and private easements, to and for public use, except where indicated otherwise on this plat; and (2) all such utility easements to and for public use for the installation and maintenance of utility, irrigation and drainage facilities; and do hereby designate the same as OVERLOOK AT MARIANA SECOND SUBDIVISION, to the City of Loveland, County of Larimer, State of Colorado.

Overlook at Mariana Home Owners Association, Inc.  
Secretary

STATE OF COLORADO } ss.  
COUNTY OF LARIMER }

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2020, by Overlook at Mariana Home Owners Association, Inc. a Colorado corporation.

Witness my hand and official seal.

My commission expires \_\_\_\_\_  
Notary Public

## LEGEND

These standard symbols will be found in the drawing.

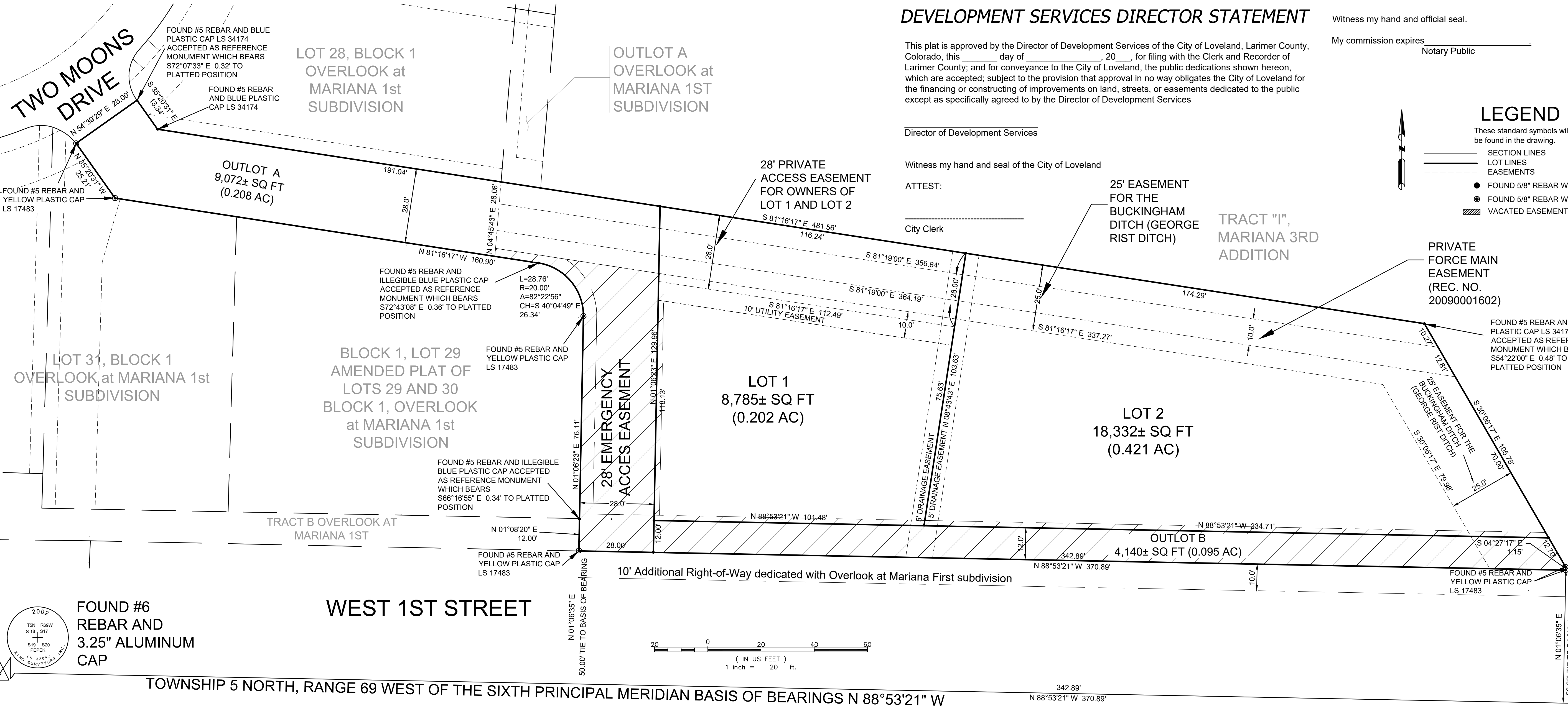
SECTION LINES  
LOT LINES  
EASEMENTS

- FOUND 5/8" REBAR WITH BLUE PLASTIC CAP LS 34174
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP LS 17483
- ▨ VACATED EASEMENTS

PRIVATE FORCE MAIN EASEMENT (REC. NO. 20090001602)

FOUND #5 REBAR AND BLUE PLASTIC CAP LS 34174 ACCEPTED AS REFERENCE MONUMENT WHICH BEARS S54°22'00" E 0.48' TO PLATTED POSITION

FOUND #6 REBAR AND 3.25" ALUMINUM CAP IN RANGE BOX



No.	Revisions:	By:	Date:
1	SUBMITTAL	gpe	05/04/2020
2	ADDRESS CITY COMMENTS	gpe	05/19/2020
3	ADDRESS CITY COMMENTS	sdw	11/12/2020

Engineering Corporation

CDS

165 2nd St. S.W. Loveland, Colorado 80537 Tel: (970) 687-2810  
Fax: (970) 687-2811  
Professional Engineer and Professional Geotechnical Engineer  
CIVIL, STRUCTURAL, ENGINEERING, GEOTECHNICAL, AND FOUNDATION ENGINEERS  
DAMS AND RESERVOIRS, LAND AND MUNICIPAL PLANNING, LAND AND CONSTRUCTION SURVEYS  
CIVIL, GEOTECHNICAL, ENVIRONMENTAL, AND FOUNDATION ENGINEERS

DATE:	11/05/2020
SCALE:	1"=20'
DESIGNED BY:	Wood
DRAWN BY:	Wood

OVERLOOK AT MARIANA SECOND SUBDIVISION, PLAT

Sheet PLAT

1 Of 1 Sheets