

GRACE COMMUNITY CHURCH SECOND SUBDIVISION BEING A REPLAT OF TRACT A AND LOT 1, BLOCK 2, GRACE COMMUNITY CHURCH FIRST SUBDIVISION, TOGETHER WITH THE VACATED PRIMROSE DRIVE RIGHT OF WAY BY ORDINANCE NO. 6400, RECORDED JUNE 18, 2020 AT RECEPTION NO. 20200043843, ALSO TOGETHER WITH THAT QUIT CLAIM DEED RECORDED OCTOBER 7, 2019 IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEIPT NUMBER 20190061383, ALSO TOGETHER WITH LOT 1, BLOCK 1, GRACE COMMUNITY CHURCH FIRST SUBDIVISION AMENDMENT NO. 1 WITH REVISIONS TO EXCLUDE QUIT CLAIM DEEDS RECORDED OCTOBER 7, 2019 IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEIPT NUMBERS 20190062652, 20190061382, AND THE EAST 312.34 FEET OF 20190061383, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.

FRANK A. KOHL  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37067  
PROJECT NO.:LVH00004.01  
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

LAND USE SUMMARY						
GRACE COMMUNITY CHURCH SECOND SUBDIVISION						
TRACT	AREA (SF)	AREA ACRES	OWNERSHIP	MAINTENANCE	DESIGNATION	% OF TOTAL
A	177,378	4.072	LOVELAND HOUSING AUTHORITY	LOVELAND HOUSING AUTHORITY	FUTURE DEVELOPMENT	
B	8,176	0.188	LOVELAND HOUSING AUTHORITY	LOVELAND HOUSING AUTHORITY	PRIVATE ROAD, UTILITY EASEMENT	
TOTAL	185,553	4.260				31.20%
OUTLOT	AREA (SF)	AREA ACRES	OWNERSHIP	MAINTENANCE	DESIGNATION	
A	25,506	0.586	LOVELAND HOUSING AUTHORITY	LOVELAND HOUSING AUTHORITY	EXCLUSIVE EASEMENT & RIGHT OF WAY, DRAINAGE EASEMENT	
B	45,749	1.050	LOVELAND HOUSING AUTHORITY	LOVELAND HOUSING AUTHORITY	DRAINAGE EASEMENT	
C	6,197	0.142	LOVELAND HOUSING AUTHORITY	LOVELAND HOUSING AUTHORITY	PEDESTRIAN ACCESS AND UTILITY EASEMENT	
D	11,306	0.260	LOVELAND HOUSING AUTHORITY	LOVELAND HOUSING AUTHORITY	PEDESTRIAN ACCESS AND UTILITY EASEMENT	
E	13,699	0.314	LOVELAND HOUSING AUTHORITY	LOVELAND HOUSING AUTHORITY	EXCLUSIVE EASEMENT & RIGHT OF WAY, DRAINAGE EASEMENT	
TOTAL	102,457	2.352				17.23%
STREET RIGHT OF WAY (ALL PUBLIC ROADWAYS)						
ROAD	AREA (SF)	AREA ACRES				
INTERNAL ROADWAY RIGHT OF WAY	91,864	2.109				15.44%
LOTS	AREA (SF)	AREA ACRES	NUMBER OF LOTS			
TOTAL AREA OF LOTS	214,926	4.934	47			36.13%
TOTAL AREA	TOTAL AREA	13.655	TOTAL PERCENTAGE			100.00%



## LEGEND

	ALIQUOT CORNER (AS DESCRIBED)		PROPOSED EASEMENT
	FOUND MONUMENT NO. 5 REBAR WITH ORANGE PLASTIC CAP "PLS 38069" (UNLESS OTHERWISE NOTED)		RECEPTION NUMBER
	FOUND 24" NO. 5 REBAR WITH 1.25" PURPLE PLASTIC CAP STAMPED "PLS 37067"		UTILITY AND POSTAL EASEMENT
	FOUND WITNESS CORNER NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "WG, PLS 38069"		PEDESTRIAN ACCESS EASEMENT
	PROPERTY LINE		3' DRAINAGE EASEMENT

## GRACE COMMUNITY CHURCH SECOND SUBDIVISION

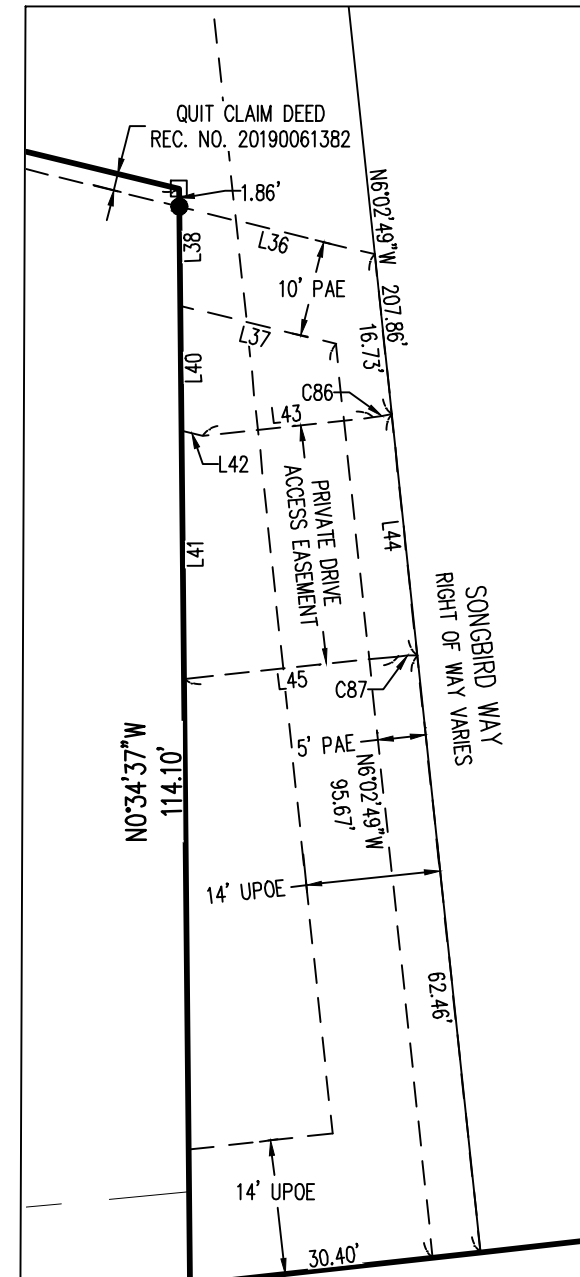
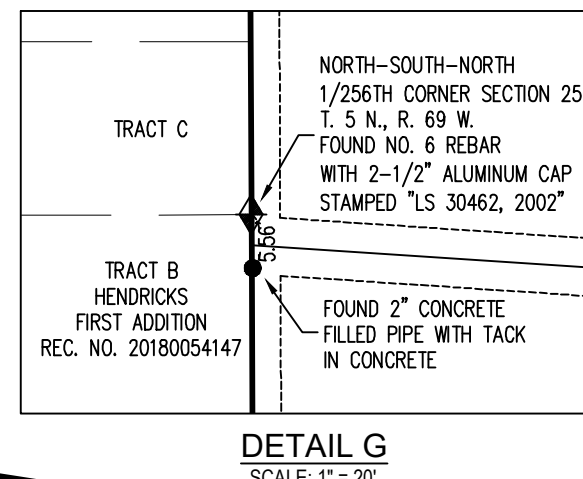
GRACE COMMUNITY CHURCH SECOND SUBDIVISION BEING A REPLAT OF TRACT A AND LOT 1, BLOCK 2, GRACE COMMUNITY CHURCH FIRST SUBDIVISION, TOGETHER WITH THE VACATED PRIMROSE DRIVE RIGHT OF WAY BY ORDINANCE NO. 6400, RECORDED JUNE 18, 2020 AT RECEPTION NO. 20200043843, ALSO TOGETHER WITH THAT QUIT CLAIM DEED RECORDED OCTOBER 7, 2019 IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEIPTIN NUMBER 20190061383, ALSO TOGETHER WITH LOT 1, BLOCK 1, GRACE COMMUNITY CHURCH FIRST SUBDIVISION AMENDMENT NO. 1 WITH REVISIONS TO EXCLUDE QUIT CLAIM DEEDS RECORDED OCTOBER 7, 2019 IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBERS 20190062652, 20190061382, AND THE EAST 312.34 FEET OF 20190061383, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.

LINE TAG #	BEARING	LENGTH (FT)
L1	S46°51'18"E	24.68
L2	N24°30'26"E	2.00
L3	N13°39'29"E	102.29
L4	N46°51'18"W	1.69
L5	S46°51'18"E	22.99
L6	N73°14'31"W	1.83
L7	N24°30'26"E	5.36
L8	N24°30'26"E	5.35
L9	N73°14'31"W	18.65
L10	S16°45'29"W	0.50

LINE TAG #	BEARING	LENGTH (FT)
L11	S16°45'29"W	16.50
L12	N16°45'29"E	16.50
L13	N73°18'10"W	6.10
L14	N13°45'01"E	10.35
L15	N16°45'29"E	0.50
L16	N11°45'29"E	31.46
L17	N78°14'31"W	10.00
L18	N11°45'29"E	7.29
L19	N28°14'31"W	26.59

LINE TAG #	BEARING	LENGTH (FT)
L20	N12°37'43"E	16.01
L21	N28°01'13"W	34.00
L22	N5°22'06"E	20.00
L23	N34°75'51"W	30.00
L24	N24°50'33"E	17.00
L25	N16°28'13"W	20.00
L26	N31°02'36"E	16.00
L27	N16°52'46"W	20.00
L28	N27°34'15"E	16.00
L29	N27°18'52"W	20.00
L30	N41°49'44"E	17.00
L31	N27°55'03"W	19.00
L32	S5°39'59"W	3.50

LINE TAG #	BEARING	LENGTH (FT)
L33	N16°45'29"E	3.50
L34	S64°53'50"E	10.84
L35	S16°45'29"W	34.19
L36	S76°15'06"E	20.93
L37	N76°15'06"W	16.66
L38	S0°34'37"E	12.18
L40	S0°34'37"E	12.98
L41	S0°34'37"E	25.88
L42	S76°34'33"E	2.29
L43	N83°57'11"E	17.76
L44	S6°02'49"E	25.28
L45	S83°57'11"W	22.38



CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	51°30'08"	144.81	161.10	S24°35'31"W	139.98
C2	476°08"	64.52	866.00	S81°37'53"W	64.51
C3	474°36"	57.99	783.00	S81°37'07"W	57.97
C4	35°31'6"	21.37	315.00	S68°37'10"E	21.37
C5	38°19'38"	20.07	30.00	S89°43'37"E	19.70
C6	71°44'41"	47.67	38.07	S73°01'05"E	44.61
C7	36°05'46"	18.90	30.00	S55°11'38"E	18.59
C8	744°57"	139.31	1030.00	S69°22'02"E	139.20
C9	14°35'45"	43.51	167.00	S72°57'26"E	43.39
C10	33°34'01"	41.01	70.00	N63°38'18"W	40.43
C11	58°05'27"	76.04	75.00	S50°54'17"W	72.83
C12	58°05'27"	76.04	75.00	S50°54'17"W	72.83
C13	35°17'00"	53.58	87.00	S16°29'54"W	52.73
C14	45°41'4"	12.41	145.00	S73°53'43"E	12.41
C15	30°33'16"	109.32	205.00	N69°13'49"E	108.03
C16	90°00'00"	18.85	12.00	N20°29'34"W	16.97
C17	43°40'5"	78.13	980.00	N67°46'36"W	78.11
C18	83°10'52"	17.89	11.00	S63°20'56"W	15.98
C19	16°10'44"	41.96	148.58	S84°00'07"W	41.82
C20	122°21'29"	114.07	53.42	S61°45'29"W	93.60
C21	16°10'45"	41.96	148.58	N65°09'08"W	41.82
C22	16°10'44"	41.96	148.58	N81°19'53"W	41.82
C23	112°21'29"	104.75	53.42	N33°14'31"W	88.76
C24	16°10'44"	41.96	148.58	N14°50'52"E	41.82
C25	50°00'00"	15.71	180.00	N91°52'29"E	15.70
C26	42°43'35"	28.09	365.00	N68°52'50"W	28.09
C27	83°54'30"	36.61	25.00	S53°42'44"W	33.43
C28	21°10'6"	17.26	452.58	N83°14'28"W	17.26
C29	85°42'5"	2.33	15.00	N77°41'43"W	2.33
C30	90°00'00"	17.28	11.00	N28°14'31"W	15.56
C31	90°00'00"	24.22	15.42	N61°45'29"E	21.80
C32	80°00'00"	21.53	15.42	S33°14'31"E	19.82
C33	50°00'00"	13.09	150.00	S91°52'29"W	13.09
C34	308°53"	56.59	1030.00	S71°40'04"E	56.59
C35	219°43"	41.86	1029.99	N68°55'46"W	41.86
C36	216°21"	40.85	1029.96	S66°37'44"E	40.85
C37	14°45'10"	43.00	167.00	N72°52'08"W	42.88
C38	33°34'01"	41.01	70.00	N63°38'18"W	40.43
C39	02°32'4"	1.01	148.58	S65°71'11"W	1.01
C40	15°47'20"	40.95	148.58	N15°02'34"E	40.82
C41	25°31'48"	23.80	53.42	S10°10'20"W	23.61
C42	37°32'08"	34.99	53.42	S21°21'38"E	34.37
C43	42°00'57"	39.17	53.42	S61°08'10"E	38.30
C44	716°36"	6.78	53.42	S85°46'57"E	6.78
C45	12°09'39"	31.54	148.58	N10°40'40"E	31.48
C46	4°01'05"	10.42	148.58	N2°35'18"E	10.42
C47	25°42'32"	23.97	53.42	N13°26'01"E	23.77
C48	43°43'55"	40.77	53.42	S48°09'15"W	39.79
C49	52°55'01"	49.33	53.42	N83°31'17"W	47.60
C50	36°43'51"	6.09	9.50	S88°23'34"W	5.99
C51	99°31'48"	16.50	9.50	N23°28'37"W	14.50
C52	90°00'00"	23.56	15.00	S61°45'29"W	21.21
C53	744°57"	35.16	260.00	N20°37'58"E	35.14
C54	33°21'5"	16.05	260.00	S18°31'37"W	16.05
C55	47°42'	19.11	260.00	S22°40'5"W	19.11
C56	90°14'56"	23.63	15.00	S20°37'02"E	21.26
C57	47°19'09"	73.87	980.00	N67°54'04"W	73.86
C58	01°45'6"	4.26	980.00	N65°37'02"W	4.26
C59	89°59'58"	23.56	15.00	N69°30'25"E	21.21
C60	744°57"	32.46	240.00	S20°37'58"W	32.43
C61	73°54'6"	31.82	240.00	S20°42'33"W	31.80
C62	00°11'1"	0.64	240.00	S16°50'05"W	0.64
C63	90°00'00"	5.50	3.50	S61°45'29"W	4.95
C64	89°51'54"	5.50	3.50	N28°14'31"W	4.95

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C65	21°10'6"	17.26	452.58	N83°14'28"W	17.26
C66	83°54'30"	31.49	21.50	S53°42'44"W	28.75
C67	90°00'00"	11.78	7.50	N28°14'31"W	10.61
C68	135°8'44"	32.84	134.58	S94°08'08"W	32.75
C69	42°43'35"	28.09	365.00	S68°52'50"E	28.09
C70	38°24'35"	16.76	25.00	N30°57'47"E	16.45
C71	45°29'55"	19.85	25.00	S72°55'02"W	19.33
C72	44°10'03"	8.48	11.00	S51°09'29"E	8.27
C73	45°49'57"	8.80	11.00	S6°09'29"E	8.57
C74	40°15'29"	7.73	11.00	N36°53'14"E	7.57
C75	52°55'23"	10.16	11.00	N83°28'40"E	9.80
C76	22°8'56"	42.46	980.00	S68°49'10"E	42.46

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C77	6°33'58"	38.96	340.00	N68°57'32"W	38.94
C78	7°44'53"	135.92	1005.00	N69°22'02"W	135.82
C79	89°45'47"	57.97	37.00	N20°36'40"W	52.22
C80	27°48'07"	80.06	165.00	N74°40'37"E	79.28
C81	5°00'00"	14.40	165.00	N91°53'30"E	14.39
C82	80°00'00"	42.47	30.42	N33°14'31"W	39.10
C83	89°59'59"	47.78	30.42	N61°45'29"W	43.02
C84	90°00'00"	3.20	2.04	N28°14'31"W	2.88
C85	95°09'44"	3.39	2.04	S64°20'22"W	3.01
C86	7°55'41"	2.01	14.50	N79°59'20"E	2.00
C87	7°55'41"	2.01	14.50	S87°55'01"W	2.00

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## GRACE COMMUNITY CHURCH SECOND SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

#	Date	Issue / Description	Init.
1	5/26/2020	CITY COMMENTS	AN
2	1/11/2021	CITY COMMENTS	AN
3	2/8/2021	SPLIT OUTLOT A	AN
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Project No:	LH4000005.10
Drawn By:	
Checked By:	FAK
Date:	4/16/2020