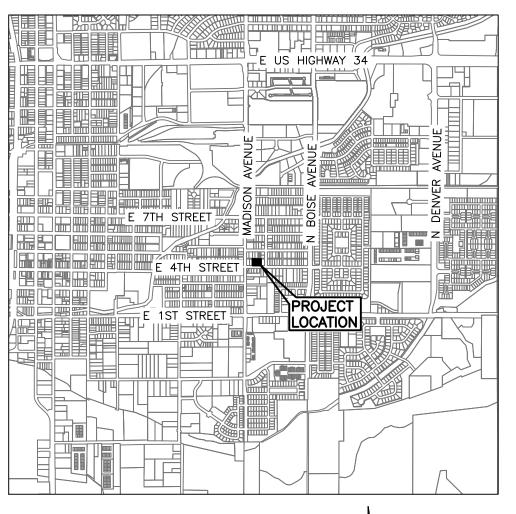
# WEBSTER THIRD SUBDIVISION

BEING A SUBDIVISION OF LOTS 6 THROUGH 12, BLOCK 1, WEBSTER ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.

**CERTIFICATION OF OWNERSHIP AND DEDICATION:** KNOW ALL PERSONS BY THESE PRESENTS THAT IMPACT DEVELOPMENT BUILDERS, LLC, BEING ALL THE OWNERS AND LIENHOLDERS OF THE FOLLOWING DESCRIBED PROPERTY, EXCEPT ANY EXISTING PUBLIC STREETS, ROADS, OR HIGHWAYS, WHICH PROPERTY IS LOCATED IN SECTION 18, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOTS 6, 7, 8, 9, 10, 11 AND 12, IN BLOCK 1, WEBSTER ADDITION TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO, RECORDED IN THE LARIMER COUNTY RECORDS AS RECEPTION NO. 649344. SAID PARCEL CONTAINING 23,493 SQUARE FEET, 0.539 ACRES MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY ON RECORD OR EXISTING 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 WEBSTER THIRD SUBDIVISION TO THE CITY OF LOVELAND, COLORADO. IMPACT DEVELOPMENT BUILDERS, LLC SEAN DOHERTY TITLE: EXECUTIVE DIRECTOR STATE OF COLORADO) COUNTY OF LARIMER) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 2022, BY \_\_\_\_\_\_. AS \_\_\_\_\_ OF IMPACT DEVELOPMENT BUILDERS, LLC. WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC CITY OF LOVELAND DIRECTOR CERTIFICATE: THIS PLAT IS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF LOVELAND, LARIMER COUNTY, COLORADO, THIS\_\_\_\_\_DAY OF\_\_\_\_\_\_, 2022, FOR FILING WITH THE CLERK AND RECORDER OF LARIMER COUNTY AND FOR CONVEYANCE TO THE CITY OF 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.





### PRIVATE DEDICATION STATEMENT:

THE OWNERS HEREBY DEDICATE THE DESIGNATED SANITARY SEWER AND WATER EASEMENTS TO THE RESIDENTS, PATRONS, BUSINESS INVITEES, AND GUESTS OF IMPACT DEVELOPMENT BUILDERS, LLC, A COLORADO LIMITED LIABILITY COMPANY FOR THEIR RECIPROCAL AND MUTUAL USE AND ENJOYMENT. THIS DEDICATION SHALL RUN WITH THE LAND, BE BINDING AND ENFORCEABLE UPON THE OWNERS AND THE OWNERS' SUCCESSORS AND ASSIGNS AND IT SHALL INURE TO THE BENEFIT OF ALL CURRENT AND FUTURE RESIDENTS, PATRONS, BUSINESS INVITEES AND GUESTS OF IMPACT DEVELOPMENT BUILDERS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

THIS PRIVATE DEDICATION SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).

IMPACT DEVELOPMENT BUILDERS, LLC.

BY (PRINT NAME):

DATE:

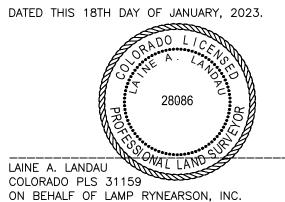
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

- 2. LINEAL UNITS SHOWN ON SURVEY ARE IN U.S. SURVEY FEET.
- TITLE POLICY NO. CO-FFAH-IMP-81306-1-21-H0651728, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED JULY 29, 2021 WAS RELIED UPON FOR PROPERTY DESCRIPTIONS, EASEMENTS AND ENCUMBRANCES OF
- 4. ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR WATER SYSTEM, SANITARY SEWER SYSTEM, STORM SEWER SYSTEM, CURBS AND GUTTERS, SIDEWALKS, STREET IMPROVEMENTS, STREET SIGNS, TRAFFIC CONTROL SIGNS, ALLEY GRADING AND SURFACING, GAS SERVICE, ELECTRIC SYSTEM, GRADING AND LANDSCAPING SHALL BE PAID BY IMPACT DEVELOPMENT BUILDERS, LLC.
- UNLESS OTHERWISE APPROVED BY THE CITY, ALL UNSATISFIED CONDITIONS OF APPROVAL FOR THE ORIGINAL SUBDIVISION SHALL CONTINUE TO APPLY TO THIS
- MAINTENANCE AND UPKEEP OF STORMWATER DETENTION PONDS, STORM SEWER SYSTEMS, SWALES, AND PERMANENT STORMWATER QUALITY IMPROVEMENTS ARE REQUIRED BY THE CITY OF LOVELAND AND ARE A CONTINUING OBLIGATION OF THE HOMEOWNER ASSOCIATION (HOA), BUSINESS OWNER ASSOCIATION (BOA), OR PRIVATE PROPERTY OWNER. THE OWNER(S) OR RESPONSIBLE PARTIES (HOA, BOA) SHALL PROVIDE ONGOING MAINTENANCE TO THE PRIVATE STORMWATER IMPROVEMENTS AS NEEDED TO MAINTAIN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND REPORTS.
- 7. TOTAL AREA IN SQUARE FEET OF EASEMENTS DEDICATED TO THE PUBLIC OR THE CITY BY THIS PLAT. TOTAL AREA IN SQUARE FEET IS 6,304.
- TOTAL AREA IN SQUARE FEET OF EASEMENTS DEDICATED TO THE PUBLIC OR CITY THAT IS BEING VACATED BY THIS PLAT. TOTAL AREA IN SQUARE FEET IS O.
- 9. TOTAL AREA IN SQUARE FEET OF RIGHT OF WAY DEDICATED TO THE PUBLIC OR THE CITY BY THIS PLAT. TOTAL AREA IN SQUARE FEET IS O.
- 10. ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983. THE NORTH LINE OF LOTS 6-12, BLOCK 1, WEBSTER ADDITION BEARS SOUTH 89°49'57" EAST, FOR 175.13 FEET, SAID LINE BEING MONUMENTED AT THE NORTHWEST CORNER OF LOT 6, BLOCK 1 BY A #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "L.S. 31159", AND AT THE NORTHEAST CORNER OF LOT 12, BLOCK 1 QUARTER CORNER BY #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "L.S. 31159", BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) WITH ALL BEARINGS HEREIN RELATIVE THERETO.
- 11. THE SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE X, THE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP (FIRM) NUMBER 08069C1193F EFFECTIVE DATE: 12/19/2006, COMMUNITY PANEL NUMBER: 1193, LARIMER
- FLOOD ZONE REQUIREMENTS MAY BE SUBJECT TO CHANGE OR MODIFICATION BY THE LOCAL GOVERNING AUTHORITY. CONTACT THE LOCAL FLOOD PLAIN MANAGER OR OTHER APPROPRIATE OFFICIAL TO DISCOVER LOCAL ORDINANCES OR CHANGES IN REGULATIONS, FUTURE OR PROPOSED.
- 12. PLEASE REFER TO LAND SURVEY PLAT RECORDED IN THE LARIMER COUNTY RECORDS AT REC. NO. 20220028902 FOR THE SURVEY UPON WHICH THIS PLAT IS BASED AS WELL AS ADDITIONAL INFORMATION REGARDING THE SHED, GARAGE, AND FENCE NEAR THE WEST SIDE OF THE SUBJECT PROPERTY.
- 13. THE DRAINAGE EASEMENTS SHOWN ARE PUBLIC IN NATURE AND PRIVATELY MAINTAINED BY THE ADJACENT PROPERTY OWNERS.

### SURVEYORS CERTIFICATE

I, LAINE A. LANDAU, BEING A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF WEBSTER THIRD SUBDIVISION WAS MADE 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 18TH DAY OF JANUARY, 2023.



EMAIL ADDRESS: LAINE.LANDAU@LAMPRYNEARSON.COM

LAMP RYNEARSON

LAMPRYNEARSON.COM

14710 W. DODGE RD, STE. 100 (402)496.2498 FORT COLLINS, COLORADO KANSAS CITY, MISSOURI 9001 STATE LINE RD., STE. 200 (816)361.044

OMAHA, NEBRASKA

ADDITION OF THE 6 THIRD BLOC 7 LOT OF

now what's **below.** Call before you dig.

1/25/23 REVISE PER CITY COMMENTS

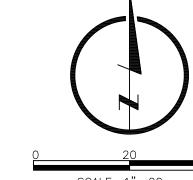
DESIGNER / DRAFTER \_AINE\_LANDAU/JOSH\_CROAK PROJECT NUMBER BOOK AND PAGE

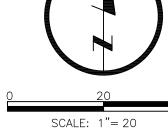
SHEET

1 of 2

## WEBSTER THIRD SUBDIVISION

BEING A SUBDIVISION OF LOTS 6 THROUGH 12, BLOCK 1, WEBSTER ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.





LINE TABLE			LINE TABLE			LINE TABLE			
LINE #	DIRECTION	LENGTH	LINE # DIRECTION LENGTH			LINE #	DIRECTION	LENGTH	
L1	N89°46'35"W	10.00'	L26	S89°49'57"E	5.00'	L51	N0°13'25"E	14.00'	
L2	N89°46'35"W	10.00'	L27	S0°09'52"W	68.50'	L52	N89°46'35"W	4.00'	
L3	N0°13'25"E	55.13'	L28	S1°01'01"E	12.03'	L53	N0°13'25"E	2.36'	
L4	N89°49'57"W	40.45	L29	S0°10'03"W	34.56'	L54	S89°46'35"E	4.00'	
L5	N0°10'30"E	11.03'	L30	S21°24'59"E	20.43	L55	S0°13'25"W	2.36'	
L6	S89°49'57"E	12.00'	L31	N89°46'35"W	5.38'	L56	N89°46'35"W	2.50'	
L7	N0°10'03"E	3.35'	L32	S89*49'57"E	10.00'	L57	N89°46'35"W	5.00'	
L8	S73°25'35"E	27.79'	L33	N89°49'57"W	10.00'	L58	N0°20'48"E	65.73	
L9	S89°49'57"E	12.56	L34	N0°13'25"E	58.00'	L59	S0°20'48"W	68.50'	
L10	N0°10'03"E	14.72	L35	N0°13'25"E	58.00'	L60	S89°49'57"E	5.00'	
L11	S89°49'57"E	10.00'	L36	N0°19'23"E	N0°19'23"E 37.13' L61 S0°2		S0°20'48"W	68.50'	
L12	S0°10'03"W	14.72'	L37	N0°09'52"E	16.90'	L62	S0°20'48"W	65.73'	
L13	N89°49'57"W	6.66'	L38	N90°00'00"E	68.03'				
L14	S74°50'51"W	32.31'	L39 S0*13'25		5.00'				
L15	N0°10'03"E	4.04'	L40	N90°00'00"W	63.02'				
L16	N89°49'57"W	12.00'	L41	S0°09'52"W	11.91'				
L17	N0°10'03"E	11.03'	L42	N89°50'08"W	5.00'				
L18	S89°49'57"E	40.59'	L43	N89°39'12"W	W 5.00'				
L19	N0°13'25"E	55.17	L44	N0°20'48"E	12.39'	2.39'			
L20	N0°19'23"E	68.09'	L45	N90°00'00"W	65.00'				
L21	S89°46'35"E	12.24	L46	N0°13'25"E	13'25"E 5.00'				
L22	N21°24'59"W	19.39'	L47	N90°00'00"E	70.01				
L23	N0°10'03"E	35.46'	L48	S0°20'48"W	17.42'				
L24	N1°01'01"W	12.08'	L49	S0°13'25"W	51.41'				
L25	S0°09'52"W	68.50'	L50	S0*13'25"W	51.28'				

CURVE TABLE							
CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE		
C1	10.00'	15.72'	N44°48'16"W	14.15'	90°03'22"		
C2	4.50'	7.57'	N48*21'24"E	6.71'	96*22'42"		
С3	4.50'	7.57'	N48*01'20"W	6.71'	96°22'46"		
C4	10.00'	15.70'	N45*11'44"E	14.14'	89*56'38"		

<u>LEGEND</u>					
	SECTION LINE				
	CENTERLINE OF ROAD				
	RIGHT OF WAY				
7///////////	BOUNDARY LINE				
	LOT LINE				
	INTERMEDIATE LOT LINE				
	PROPOSED EASEMENT LINE				
	5 5				

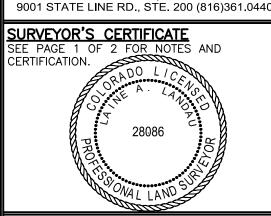
(LOT 12)

MONUMENT FOUND AS DESCRIBED

LOT TO BE ELIMINATED

LA	M	P					
RY	<u>N</u>	E	<u>A</u>	R	<u>S</u>	0	N

LAMPRYNEARSON.COM OMAHA, NEBRASKA 14710 W. DODGE RD, STE. 100 (402)496.2498 FORT COLLINS, COLORADO KANSAS CITY, MISSOURI



ADDITION OF T THIRD, BLOC LOTS
SOUTHWEST QI
CITY OF LO

ALL UTILITIES ARE SHOWN

BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION
Know what's <b>below.</b> Call before you dig.
REVISIONS
1/25/23 REVISE PER CITY COMMENTS
DESIGNER / DRAFTER
LAINE LANDAU/JOSH CROAK
DATE
7/28/2022
PROJECT NUMBER
0221035
BOOK AND PAGE
SHEET

WEST HALF LOT 6, ALL OF LOTS 7 AND 8 SOUTH 64 FEET FIFTH STREET LOTS 9 AND 10 LOTS 11 THROUGH 13 LOTS 1, 2, AND 3 CONDOMINIUMS BLOCK 1 BLOCK 1 BLOCK 1 BLÓCK 1, BOYD ADDITION REC. NO. 2002004315 BOYD ADDITION BOYD ADDITION BOYD ADDITION STERLING MICHAEL E HARDY EVELYN KIMELLE WRIGHT DAVID THEODORE JR BANGERT LARI FROELICH NATHAN P/RONI C SHARON E FOUND #5 REBAR WITH A 1-1/4"-BASIS OF BEARING FOUND #5 REBAR WITH A 1-1/4"\
YELLOW PLASTIC CAP, LS 31159 YELLOW PLASTIC CAP, LS 31159 N89°49'57"W 175.13**'** 20' UTILITY AND TO BE ELIMINATED (TYPICAL) 60.00' LOT 1 3,023 SQ. FT. 0.069 ACRES LOT 4 LOT 2 2,979 SQ. FT. 0.068 ACRES 0.068 ACRES PRIVATE EASEMENT-AROUND SHED AND GARAGE PER REC. EAST HALF OF LOT 3 ALL OF LOTS 4 AND 5 43.58' 43.87 LOTS 13 THROUGH 15 9 S89°49'57"E S89°49'57"E BLOCK 1 44.92' 43.21 \_S89\*49'57"E WEBSTER ADDITION WEBSTER ADDITION WASMUTH PHYLLIS 42.76 44.24' RODRIGUEZ, ADELINA BLOCK 1 ACCESS, DRAINAGE, 5' DRAINAGE | 5' DRAINAGE EASEMENT EASEMENT (LOT 11) LOT 2 | LOT 3 | LOT 4 | EASEMENT LOT 15 LOT 14 LOT 5 2,952 SQ. FT. 0.068 ACRES LOT 7 2,907 SQ. FT. 0.067 ACRES LOT 8 2,833 SQ. FT. 0.065 ACRES 0.064 ACRES ∕-PRIVATE SANITARY EASEMENT EASEMENT **/45.10'/**/ S89°46'35"E S89°46'35"E 175.13' FOUND 3 FOOT WITNESS CORNER-FOUND 1/2" SQUARE / METAL PIN ON LINE. FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP, PLS 31159 E 4TH STREET 60' RIGHT OF WAY LOT 2, BLOCK 1 WEBSTER 2ND SUBDIVISION JAMES, TERENCE M LOT 1, BLOCK 1 WEBSTER LOT 1 WEBSTER 1ST SUBDIVISION LOT 2 WEBSTER 1ST SUBDIVISION 2ND SUBDIVISION YANCEY, ANDREW PAUL LOT 6 BLOCK 3, WEBSTER ADDITION MEDINA, ALBINO GONZALEZ FREY, CHRIS S/KATHRYN A KATHLEEN M BAECHLER, KENNETH C

SOUTHWEST CORNER SECTION 18,-T5N, R68W OF THE 6TH P.M., FOUND #6 REBAR, NO CAP.

AFFIXED 3-1/4" ALUMINUM CAP STAMPED, "PLS 31159, 2021" TO

√50' WITNESS CORNER FOR WEST

QUARTER CORNER OF SECTION 18, T5N, R68W OF THE 6TH P.M.

FOUND #6 REBAR WITH 2-1/2"

ALUMINUM CAP STAMPED "PLS

34174, 2010"

CALCULATED CORNER

2 OF 2