908

2703928 07/01/1999 02:54P Weld County CO
1 of 2 R 20.00 D 0.00 JA Suki Tsukamoto

Env 5383

9884 1/2

FINAL PLAT

MILL IRON 5 RANCH ESTATES

BEING A PORTION OF THE NORTH HALF OF SECTION 34 AND A PORTION OF THE SOUTH HALF OF SECTION 27, ALL IN TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

SHEET 1 OF 2

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

Approved by the Board of Trustees of Milliken, Colorado, this 15th day of September A.D., 1998.

Mayor

ATTEST:

Town Clerk

PLANNING COMMISSION CERTIFICATE:

This plat approved by the Milliken Planning Commission this 15th day of September A.D., 199_.

Chairman

LAND SURVEYOR'S CERTIFICATE:

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

INTERMILL LAND SURVEYING, INC.

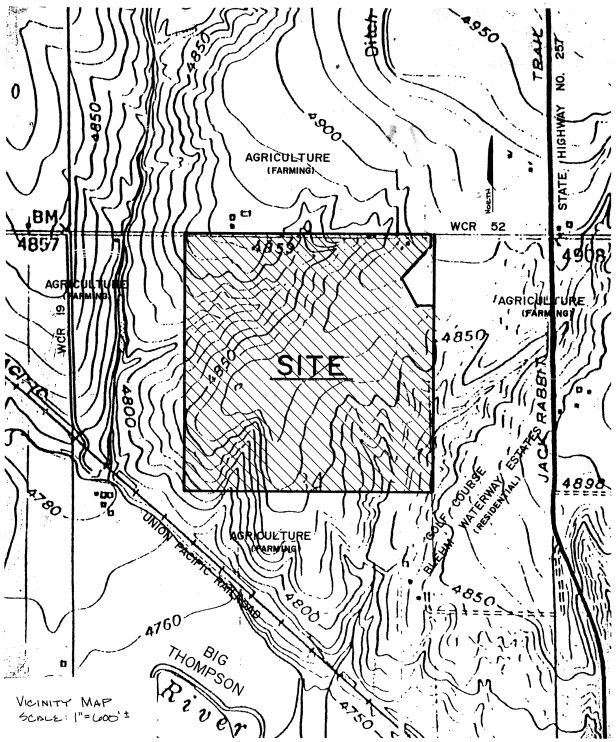
Larry G. Intermill CO. L.S. 12374

Date: 3/17/99

LARRY G. INTERMILL REGISTERED 12374 LAND SURVEYOR STATE OF COLORADO

GENERAL NOTES:

1. Basis of Bearings: The North line of the Northeast Quarter of the Northwest Quarter of Section 34, Township 5 North, Range 67 West as monumented by this survey is assumed to bear N89°54'42"E.
2. ○ = Set 1/2" rebar (16" long) with 1" Ø yellow plastic cap marked LS 12374. (unless otherwise noted)
3. ⊙ = Found 1/2" rebar with 1" Ø yellow plastic cap marked LS 12374. (unless otherwise noted)
4. ● = Did not find or set.
5. 30' RHUDIE = 30' Horseback Riding, Hiking, Utility, Drainage and Irrigation Easement.
6. 20' UDIE = 20' Utility, Drainage and Irrigation Easement
7. 10' DE = 10' Drainage Easement
8. 50' NBA = 50' Non Buildable Area
9. 60' RW = 60' Right of Way
10. All bearings are radial unless otherwise noted.
11. Owner/Applicant: James T. McDowell, Jr.
    9736 WCR 52
    Milliken, CO. 80543
    (970) 587-2787



VICINITY MAP
SCALE: 1"=600'±

CERTIFICATE OF APPROVAL BY PUBLIC SERVICE COMPANY OF COLORADO:

Approved by the Public Service Company of Colorado this 22 day of March A.D., 1999.

Authorized Signature

CERTIFICATE OF APPROVAL BY US WEST COMPANY:

Approved by the Public Service Company of Colorado this _____ day of _____ A.D., 19__.

N/A
Authorized Signature

CERTIFICATE OF APPROVAL BY GREELEY GAS COMPANY:

Approved by the Public Service Company of Colorado this _____ day of _____ A.D., 19__.

N/A
Authorized Signature

CERTIFICATE OF APPROVAL BY CATV FRANCHISEES:

Approved by the Public Service Company of Colorado this _____ day of _____ A.D., 19__.

N/A
Authorized Signature

CERTIFICATE OF DEDICATION AND OWNERSHIP:

Know all men by these presents that James T. McDowell, Jr. being the Owner(s), Mortgagee or Lienholder of certain lands in Milliken, Colorado, described as follows:

A tract of land located in the South Half of Section 27, Township 5 North, Range 67 West of the 6th P.M. and the West Half of the Northeast Quarter and the East Half of the Northwest Quarter in Section 34, Township 5 North, Range 67 West of the 6th P.M., Town of Milliken, County of Weld, State of Colorado being more particularly described as follows:

BEGINNING at the Northeast corner of the Northwest Quarter of said Section 34 and considering the North line of the Northwest Quarter of said Section 34 to bear South 89° 54' 42" West with all other bearings contained herein being relative thereto:

Thence along the North line of the West Half of the Northeast Quarter of said Section 34 North 89° 54' 20" East 1281.54 feet to the Northeast corner of the West Half of the Northeast Quarter of said Section 34 and the TRUE POINT OF BEGINNING; thence along the East line of the West Half of the Northeast Quarter of said Section 34 South 00° 37' 42" West 2642.07 feet to the Center-East 1/16 corner of said Section 34; thence along the South line of the West Half of the Northeast Quarter of said Section 34 North 89° 14' 26" West 1310.68 feet to the Center One-Quarter corner of said Section 34; thence along the South line of the East Half of the Northwest Quarter of said Section 34 South 89° 39' 44" West 1128.99 feet; thence departing said South line North 00° 34' 44" West 2657.34 feet to a point 30.00 feet Northerly of the North line of the East Half of the Northwest Quarter of said Section 34; thence 30.00 feet North of and parallel to said North line North 89° 54' 42" East 1213.77 feet; thence continuing 30.00 feet north of and parallel to the North line of the West Half of the Northeast Quarter of said Section 34 North 89° 54' 20" East 1281.92 feet to a point on the Northerly prolongation of the East line of the West Half of the Northeast Quarter of said Section 34; thence along said Northerly prolongation South 00° 37' 42" West 30.00 feet to the Northeast corner of the West Half of the Northeast Quarter of said Section 34 and the TRUE POINT OF BEGINNING.

EXCEPT

A tract of land located in the West Half of the Northeast Quarter of Section 34, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado, and being more particularly described as follows:

Commencing at the Northeast corner of the West Half of the Northeast Quarter of said Section 34 and considering the North line thereof to bear North 89° 54' 20" East with all other bearings contained herein being relative thereto;

Thence South 89° 54' 20" West, 10.00 feet along said North line; thence departing said North line South 00° 13' 27" West 30.00 feet to the TRUE POINT OF BEGINNING; thence continuing South 00° 13' 27" West 720.55 feet; thence North 84° 33' 13" West 177.08 feet; thence North 34° 04' 02" West 439.35 feet; thence North 50° 51' 35" East 509.46 feet; thence North 00° 13' 27" East 18.16 feet; thence North 89° 54' 20" East 30.00 feet to the TRUE POINT OF BEGINNING.

Containing 146.39 acres, more or less, have by these presents laid out, platted, and subdivided the same into lots and blocks, as shown on this plat, under the name and style of MILL IRON 5 RANCH ESTATES and do hereby dedicate to the public all ways and other public rights of way and easements for purposes shown hereon.

Executed this 25 day of March A.D., 1999.

James T. McDowell
(Owner, Mortgagee, or Lienholder)

State of Colorado
County of Weld } ss.

The foregoing dedication was acknowledged before me this 25 day of March A.D., 199_.

My commission expires _____

Notary Public

Witness my hand and seal

RECORDER'S CERTIFICATE:

This plat was filed for record in the office of the County Clerk and Recorder of Weld County at _____ M., on the _____ day of _____ A.D., 19__ in the book _____ page, _____ map _____, reception _____.

County Clerk and Recorder

By: _____
Deputy

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.

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516 / FAX (970)-635-9775

REVISIONS:	BY:	DATE:

DATE: 11-30-98 DRAWN BY: SJS
SCALE: 1" = 200' CHECKED BY:
APPROVED BY:

CLIENT: JAMES T. McDOWELL, JR.

PROJECT TITLE: FINAL PLAT MILL IRON 5 RANCH ESTATES

SHEET NO.	NO. OF SHEETS	PROJECT NO.
1	2	P-96-2789

C:\DRAWING\MCDOWELL\P-2789FP.DWG

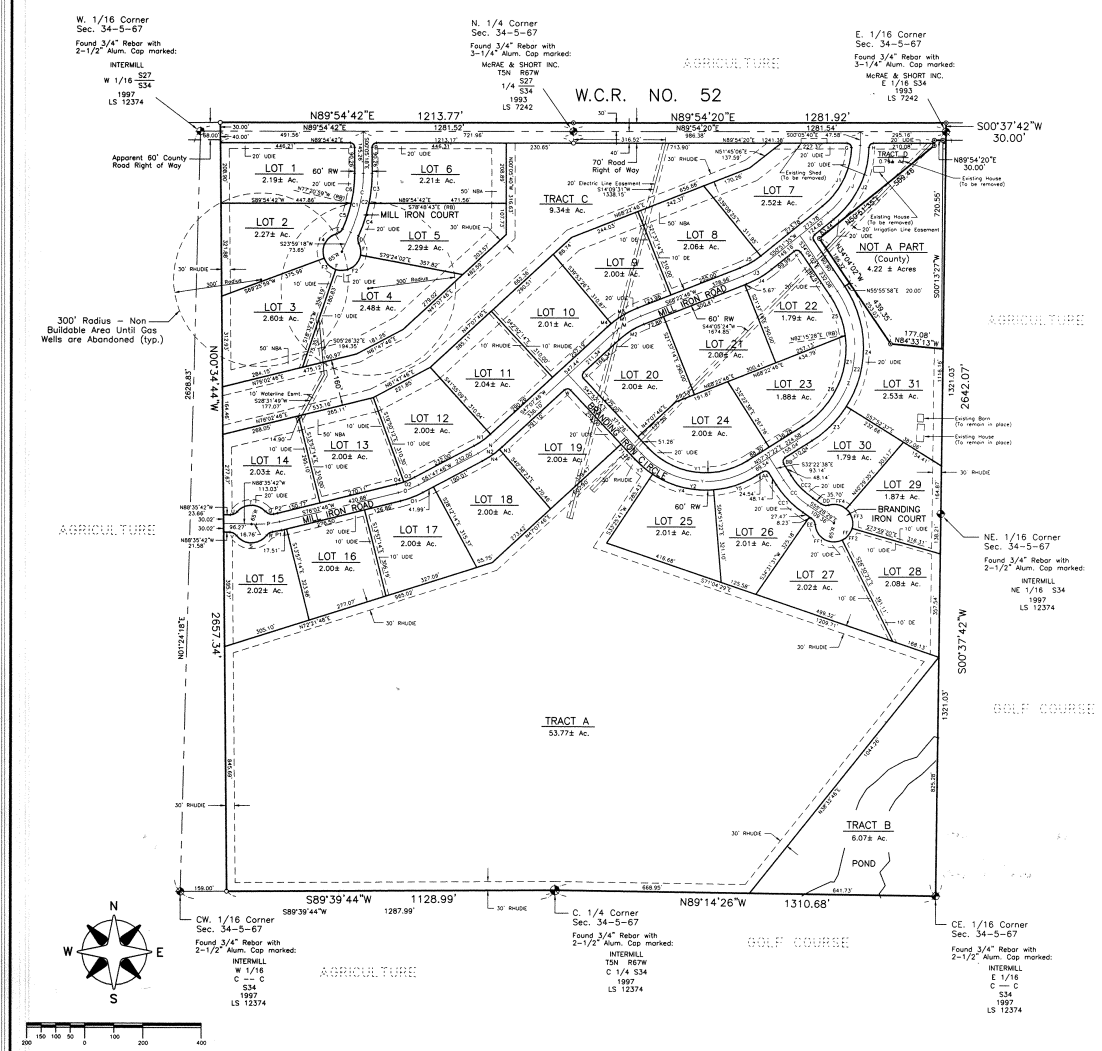
2703908 07/01/1999 02:54P Weld County CO
2 of 2 R 20.00 D 0.00 JA Suki Tsukamoto

FINAL PLAT

MILL IRON 5 RANCH ESTATES

BEING A PORTION OF THE NORTH HALF OF SECTION 34 AND A PORTION OF THE SOUTH HALF OF SECTION 27, ALL IN TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

SHEET 2 OF 2



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.

GENERAL NOTES:

1. Basis of Bearings: The North line of the Northeast Quarter of the Northwest Quarter of Section 34, Township 5 North, Range 67 West as monumented by this survey is assumed to bear N89°54'42"E.
2. ○ = Set 1/2" rebar (16" long) with 1" Ø yellow plastic cap marked LS 12374. (unless otherwise noted)
3. ⦿ = Found 1/2" rebar with 1" Ø yellow plastic cap marked LS 12374. (unless otherwise noted)
4. ● = Did not find or set.
5. 30' RHUDIE = 30' Horseback Riding, Hiking, Utility, Drainage and Irrigation Easement.
6. 20' UDIE = 20' Utility, Drainage and Irrigation Easement
7. 10' DE = 10' Drainage Easement
8. 50' NBA = 50' Non Buildable Area
9. 60' RW = 60' Right of Way
10. All bearings are radial unless otherwise noted.
11. Owner/Applicant: James T. McDowell, Jr.
9736 WCR 52
Milliken, CO. 80543
(970) 587-2787

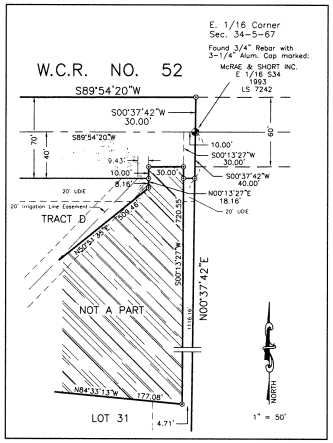
TRACT DESIGNATION

TRACT A – Agricultural Land, Irrigation and Drainage Easement.

TRACT B – Open Space, Utility, Drainage, Irrigation, Hiking and Horseback Riding Easement.

TRACT C – Open Space, Utility, Drainage, Irrigation, Wetlands Area, Hiking and Horseback Riding Easement.

TRACT D – Open Space, Utility, Irrigation and Drainage Easement.



CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	15.00'	23.56'	15.00'	21.21'	S45°05'18"E	90°00'00"
AA	15.00'	23.56'	15.00'	21.21'	S77°22'38"E	90°00'00"
B	15.00'	23.56'	15.00'	21.21'	S44°54'42"W	90°00'00"
BB	15.00'	23.56'	15.00'	21.21'	S12°37'22"W	90°00'00"
C	500.00'	210.11'	106.63'	208.57'	S11°57'00"W	24°04'36"
C1	470.00'	197.50'	100.23'	196.00'	S11°57'00"W	24°04'36"
C2	530.00'	222.71'	113.03'	221.08'	S11°57'00"W	24°04'36"
C3	530.00'	104.31'	52.32'	104.14'	S05°33'00"W	11°18'35"
C4	530.00'	118.41'	59.45'	118.16'	S17°35'18"W	12°48'01"
C5	470.00'	93.01'	46.66'	92.85'	S18°19'10"W	11°20'17"
C6	470.00'	104.50'	52.46'	104.28'	S06°16'52"W	12°44'19"
CC	300.00'	120.94'	61.30'	120.12'	S43°55'33"E	23°05'51"
CC1	330.00'	133.03'	67.43'	132.13'	S43°55'33"E	23°05'51"
CC2	270.00'	108.85'	55.17'	108.11'	S43°55'33"E	23°05'51"
D	30.00'	26.62'	14.26'	25.75'	S01°25'42"E	50°50'00"
DD	30.00'	26.62'	14.26'	25.75'	S80°53'29"E	50°50'00"
E	30.00'	26.62'	14.26'	25.75'	S49°24'18"W	50°50'00"
EE	30.00'	26.62'	14.26'	25.75'	S30°03'28"E	50°50'00"
F	65.00'	319.54'	52.95'	82.11'	S66°00'42"E	281°40'00"
F1	65.00'	42.48'	22.03'	41.73'	S08°07'22"E	37°26'40"
F2	65.00'	111.12'	74.70'	98.07'	S59°34'20"W	97°56'45"
F3	65.00'	57.73'	30.93'	55.85'	N46°00'39"W	50°53'16"
F4	65.00'	106.71'	71.42'	96.14'	N27°07'39"E	95°23'10"
FF	65.00'	319.54'	52.95'	82.11'	N34°31'31"E	281°40'00"
FF1	65.00'	126.91'	96.12'	107.69'	S60°34'25"E	111°51'53"
FF2	65.00'	53.87'	28.59'	52.34'	N39°45'09"E	47°28'58"
FF3	65.00'	74.33'	41.82'	70.34'	N16°44'52"W	65°31'06"
FF4	65.00'	64.44'	35.13'	61.83'	N27°54'27"W	56°48'09"
G	15.00'	24.00'	15.44'	21.52'	S44°15'39"E	91°40'03"
H	15.00'	23.24'	14.68'	20.98'	S45°31'18"W	88°46'04"
J	300.00'	266.80'	142.95'	258.09'	S25°22'57"W	50°57'15"
J1	270.00'	232.28'	123.86'	225.16'	S26°12'29"W	49°17'13"
J2	330.00'	286.38'	152.91'	277.48'	S25°59'56"W	49°43'10"
J3	300.00'	91.73'	46.23'	91.38'	S59°37'10"W	17°31'11"
J4	330.00'	100.91'	50.85'	100.51'	S59°37'10"W	17°31'11"
J5	270.00'	82.56'	41.60'	82.24'	S59°37'10"W	17°31'11"
K	15.00'	24.89'	16.39'	22.13'	S81°38'14"E	95°04'23"
L	15.00'	22.23'	13.73'	20.25'	S08°23'46"W	84°95'33"
M	300.00'	111.26'	56.28'	110.63'	S57°45'16"W	21°15'00"
M1	330.00'	122.39'	61.91'	121.69'	S57°45'16"W	21°15'00"
M2	270.00'	100.14'	50.65'	99.57'	S57°45'16"W	21°15'00"
M3	330.00'	105.23'	53.06'	104.78'	S59°14'40"W	18°18'11"
M4	330.00'	17.16'	8.58'	17.16'	S48°31'10"W	02°58'49"
N	300.00'	78.79'	38.61'	76.58'	S54°27'46"W	14°40'00"
N1	270.00'	69.12'	34.75'	68.93'	S54°27'46"W	14°40'00"
N2	330.00'	84.47'	42.47'	84.24'	S54°27'46"W	14°40'00"
N3	330.00'	12.85'	6.43'	12.85'	S48°14'41"W	02°13'51"
N4	330.00'	71.63'	35.95'	71.48'	S59°34'41"W	12°26'09"
O	300.00'	74.61'	37.50'	74.42'	S68°55'16"W	14°15'00"
O1	330.00'	82.07'	41.25'	81.86'	S68°55'16"W	14°15'00"
O2	270.00'	67.15'	33.75'	66.98'	S68°55'16"W	14°15'00"
O3	270.00'	40.30'	20.19'	40.27'	S66°04'21"W	08°33'09"
O4	270.00'	26.82'	13.44'	26.84'	S73°11'51"W	05°41'51"
P	300.00'	80.42'	40.45'	80.18'	S87°43'32"W	15°21'32"
P1	330.00'	32.44'	16.23'	32.43'	S78°51'44"W	05°37'58"
P2	270.00'	13.55'	6.78'	13.55'	S77°29'01"W	02°52'30"
Q	30.00'	30.78'	16.89'	29.43'	N71°42'14"W	58°45'00"
R	30.00'	23.58'	12.43'	22.97'	S59°09'55"W	45°01'34"
S	65.00'	119.78'	85.61'	103.54'	S89°26'43"W	109°35'09"
T	65.00'	110.18'	73.60'	97.44'	S89°07'17"W	97°05'58"
U	30.00'	26.62'	14.26'	25.75'	S85°59'18"W	50°50'00"
V	30.00'	26.62'	14.26'	25.75'	N83°10'42"W	50°50'00"
W	15.00'	23.56'	15.00'	21.21'	S87°52'14"E	90°00'00"
X	15.00'	23.56'	15.00'	21.21'	S02°07'46"W	90°00'00"
Y	300.00'	416.30'	249.54'	383.69'	S82°37'28"E	79°30'23"
Y1	270.00'	374.67'	224.58'	345.32'	S82°37'28"E	79°30'23"
Y2	330.00'	457.92'	274.49'	422.06'	S82°37'28"E	79°30'23"
Y3	330.00'	78.81'	39.65'	78.73'	S49°43'16"E	13°42'05"
Y4	330.00'	220.50'	114.54'	216.42'	S76°45'50"E	38°17'03"
Y5	330.00'	156.51'	80.81'	156.99'	N71°23'00"E	27°31'16"
Z	350.00'	560.10'	360.48'	502.22'	N11°46'40"E	91°41'25"
Z1	320.00'	512.09'	329.58'	459.17'	N11°46'40"E	91°41'25"
Z2	380.00'	608.11'	391.38'	545.27'	N11°46'40"E	91°41'25"
Z3	380.00'	169.12'	85.98'	167.73'	N44°52'23"E	25°29'59"
Z4	380.00'	438.99'	247.82'	414.98'	N02°58'19"W	66°11'25"
Z5	320.00'	147.03'	74.83'	145.74'	N20°54'17"W	26°19'35"
Z6	320.00'	365.07'	205.30'	345.59'	S24°58'25"E	65°21'55"

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516 / FAX (970)-635-9775

REVISIONS:	BY:	DATE:

DATE: 03-18-99 DRAWN BY: SJS
SCALE: 1" = 200' CHECKED BY:
APPROVED BY:

CLIENT: JAMES T. McDOWELL, JR.

PROJECT TITLE: FINAL PLAT MILL IRON 5 RANCH ESTATES

SHEET NO. 2 | NO. OF SHEETS 2 | PROJECT NO. P-96-2789

C:\DRAWING\MCDOWELL\P-2789FP.DWG