

FRANKLIN PLACE

A REPLAT OF TRACT A, TAILHOLT SUBDIVISION THIRD FILING, LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

PROPERTY DESCRIPTION

A tract of land located in the Northwest Quarter of Section 1, Township 6 North, Range 67 West of the 6th Principal Meridian, Town of Severance, County of Weld, State of Colorado, being more particularly described as follows:

Tract A Tailholt Subdivision Third Filing recorded 11/07/2019 at Reception No. 4539494 within the records of the Weld County Clerk and Recorder, being a portion of the Northwest Quarter (NW1/4) of Section One (1), Township Six North (T.6N.) Range Sixty-Seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), Town of Severance, County of Weld, State of Colorado.

TOGETHER WITH:

A parcel of land being a portion of Ruth Avenue public right-of-way vacated from the Town of Severance per Ordinance No. _____ recorded _____ at Reception No. _____ within the records of the Weld County Clerk and Recorder.

Said described tract of land contains 469,034 square feet or 10.786 acres, more or less and is subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing on said described parcel of land.

OWNER'S APPROVAL AND DEDICATION

The undersigned, TJB Partners, Inc., a Colorado corporation, being the sole landowners of the land described herein, do hereby vacate the platting of the above described parcel of land and have laid out, subdivided, and replatted the same into lots, tracts, outlots, blocks, streets and easements, as shown hereon under the name of FRANKLIN PLACE. The undersigned hereby dedicate to the Town of Severance all drainage, utility, & emergency access easements as indicated herein.

In witness whereof, we have hereunto set our hands and seals this the _____ day of _____, 20____.

OWNER: TJB Partners, Inc., a Colorado corporation

By: _____

NOTARIAL CERTIFICATE

STATE OF _____)
 COUNTY OF _____)ss

The foregoing instrument was acknowledged before me by _____ as _____ of TJB Partners, Inc., a Colorado corporation

this _____ day of _____, 20____.

My commission expires: _____

Notary Public

TOWN COUNCIL CERTIFICATE:

This is to certify that this final plat for Franklin Place Subdivision was approved on the _____ day of _____, 2023, by Resolution No. _____, passed and adopted at the regular meeting of the Town Council of the Town of Severance, held on this _____ day of _____, 2023, and may be filed with the Clerk and Recorder of Weld County. All public dedications shown thereon are accepted by the Town, subject to the provision that neither approval nor acceptance obligates the Town of Severance for the financing or construction of improvements on land or easements dedicated to the Town except as specifically agreed to by the Town Council.

 Mayor ATTEST: _____
 Town Clerk

TITLE COMPANY CERTIFICATE:

I, _____, a _____ representing _____ certify that I have examined title to the described land or property interests dedication to the Town of Severance, and that the parties executing the dedication are the owners thereof in fee simple, and the dedicated land or property interests are free and clear of all liens and encumbrances, except as shown hereon or as set forth on title commitment _____.

 Title Company Representative

TOWN ENGINEER'S REVIEW

Reviewed this _____ day of _____, 20____.

 Town Engineer

PLANNING COMMISSION APPROVAL

Recommended for approval this _____ day of _____, 20____.

 Chairman
 Severance Planning Commission

TOWN PLANNER'S REVIEW

Reviewed this _____ day of _____, 20____.

 Town Planner

TOWN OF SEVERANCE NOTES:

Notes as provided by the Town of Severance and listed hereon are being required as a condition of subdivision approval by the Town of Severance.

- All or portions of the property described hereon may be subject to the Development Agreement recorded contemporaneously herewith in the Office of the Clerk and Recorder of Weld County, Colorado.
- The Emergency Access Easement dedicated to the Town in the areas depicted on the plat is for the purpose of ingress and egress of emergency vehicles, together with the right to use and operate at any time and from time to time emergency vehicles to provide, without limitation, fire and storm protection, ambulances, medical and rescue services and other lawful governmental or private emergency services to the property, owner, occupants and invitees thereof.
- The owner(s) of each outlot and lot will maintain any and all grading and approved private drainage improvements or facilities located within their respective lot or outlot. The drainage easements dedicated to the Town across such areas are for use, operation and maintenance of any and all storm drains, concrete pans, detention ponds and associated outlet structures, installed within such areas and for access, maintenance and repair services only in the event that the owner(s) of the lot(s) or outlot(s) fail or refuse to perform any maintenance of private drainage improvements or facilities required to serve the subdivision or a particular lot. In the event that the owner(s) fail or refuse to perform any required maintenance, the Town shall have the right, but not the obligation, to enter said easement and perform any necessary work, and shall bill the owner(s) for the costs of any maintenance or repair work. In the event the Town is not fully reimbursed for all such costs incurred within 30 days after mailing of the bill, the Town shall have the right to place liens against the property to the full extent of all costs incurred. The Town's acceptance of the drainage easements as shown on this plat shall not obligate the Town to construct or maintain any drainage improvements, nor relieve the owner(s) of any lot(s) or outlot(s) of its/their obligation and primary responsibility to construct or maintain any private drainage improvements or facilities required to serve the subdivision or each lot.
- A perpetual easement over, through and across all areas within Lot 1 and Lot 2, excluding those portions within Lot 1 or Lot 2 upon which a building, buildings or other permanent structure exist(s), is hereby dedicated and granted to the Town for utility & drainage purposes.
- A perpetual easement over and across all open space areas and associated elements installed upon, across, over, through and within Lot 2 is hereby dedicated to the Town for the purpose of public access to and use of such open space areas and related improvements, at any time and from time to time, for active and passive recreational uses.

SURVEYOR'S STATEMENT

I certify that this plat accurately represents the results of a survey made by me or under my direct supervision.

DRAFT
 8-25-23
 PRELIMINARY - NOT FOR CONSTRUCTION,
 RECORDING PURPOSES OR IMPLEMENTATION

For and on Behalf of Northern Engineering
 Robert C. Tessely, PLS
 Colorado Registered Professional
 Land Surveyor No. 2842

DEVELOPER/APPLICANT

TJB Partners, Inc
 Sam Case, President
 2120 South College Avenue
 Fort Collins, CO 80525

**PLANNER/
 LANDSCAPE ARCHITECT**

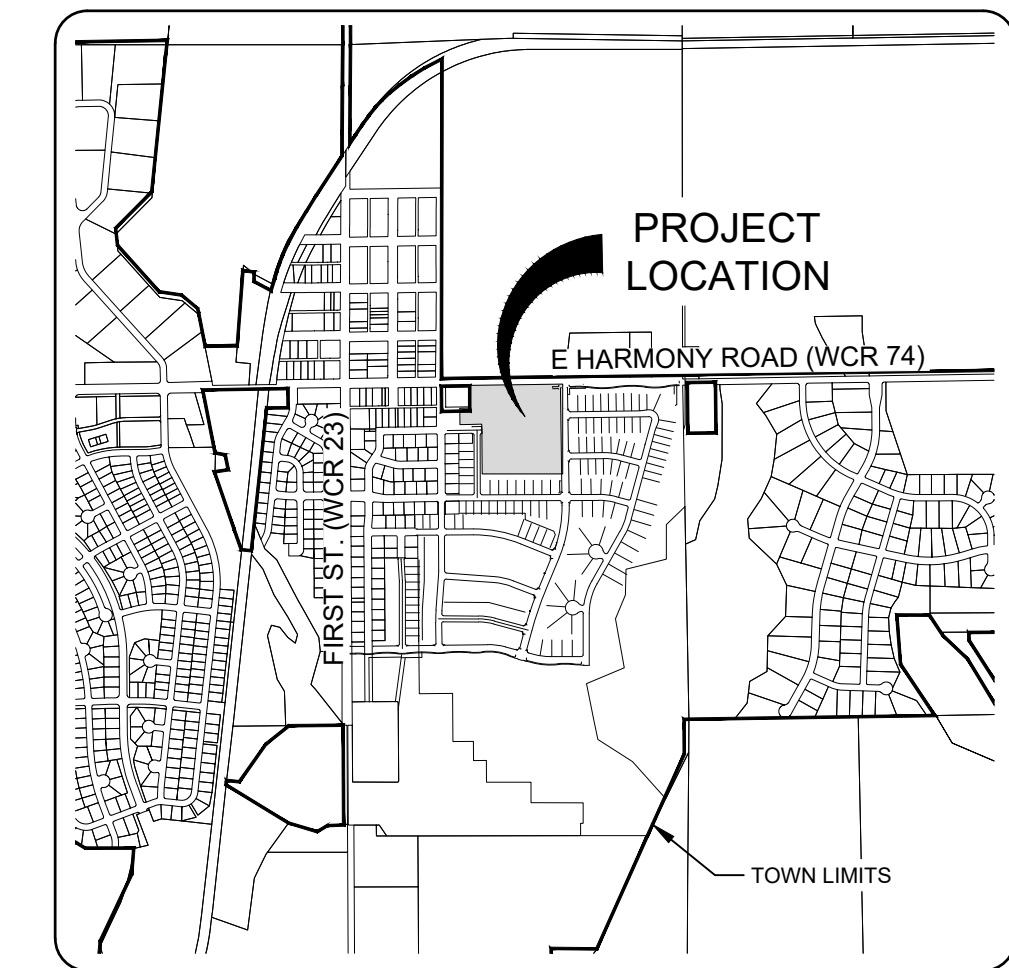
Russell + Mills Studios
 141 S. College Avenue, Suite 104
 Fort Collins, CO 80524
 (970) 484-8855

SITE ENGINEER

Avant Civil Group
 Danny Weber, PE
 1337 Riverside Avenue #2,
 Fort Collins, CO 80524
 (970) 305-3534

SURVEYOR

Northern Engineering Services, Inc.
 Bob Tessely, PLS
 301 North Howes Street, Suite 100
 Fort Collins, Colorado 80521
 (970) 221-4158



NOTICE OF OTHER DOCUMENTS

All persons take notice that certain documents have been executed pertaining to this development, which create certain rights and obligations of the development, the developer and/or subsequent owners of all or portions of the development site, many of which obligations constitute promises and covenants that run with the land. These documents are of record and are on file with the director of planning of the Town of Severance and should be closely examined by all persons interested in purchasing any portion of the development site.

BASIS OF BEARINGS:

Basis of Bearings is the North line of the Northwest Quarter of Section 1, Township 6 North, Range 67 West of the 6th Principal Meridian, as bearing North 89° 10' 31" East (assumed) with the Northwest corner of Section 1 being a 2 1/2" aluminum cap on #6 rebar, stamped LS 38175 and the North 1/4 corner of Section 1 being a 2 1/2" aluminum cap on #6 rebar, stamped LS 10855.

TITLE COMMITMENT NOTE:

All information regarding easements, rights-of-way or title of record, Northern Engineering relied upon Commitment No. 13833-4059015, effective date May 25, 2023, prepared by First American Title Insurance Company.

SURVEYOR NOTES:

- The lineal unit of measurement for this plat is U. S. Survey Feet.
- Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed hereon assumes no responsibility for the mineral rights upon the subject property.
- For easements created by separate document and shown hereon refer to record document for specific terms.
- Not all documents listed in the title commitment are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon with sufficient data to establish their position. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.
- Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- Per CRS 38-51-105 (3)(a), (3)(b), (4)(b), (4)(c), & 5, the Developer/Owner of the subdivision plat has the requirement of providing monumentation of the interior corners created by this platting procedure within one year of the effective date of a sales contract. The Surveyor of record of said subdivision plat has only the required responsibility of providing for the on the ground monumentation of the external boundary of the subdivision plat.
- The word "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730 1.6.B.2).
- The Professional opinion of the Surveyor is not a determination of law, nor a matter of fact.
- Adjacent property owner information per the Weld County Property Portal.
- All Underground Utilities should be verified prior to any design and or construction.
- FLOOD ZONE DESIGNATION:** According to FIRM Panel 08123C1213E for Weld County, dated January 20, 2016, this tract lies within a FEMA designated area of minimal flood hazard (Zone X).
- This survey is a draft only. Monuments have not been set or upgraded. Monuments will be set and or upgraded prior to plat finalizing and recording.

NOTICE:
 According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 1
 TOWNSHIP: 6N
 RANGE: 67 W of the 6th PM

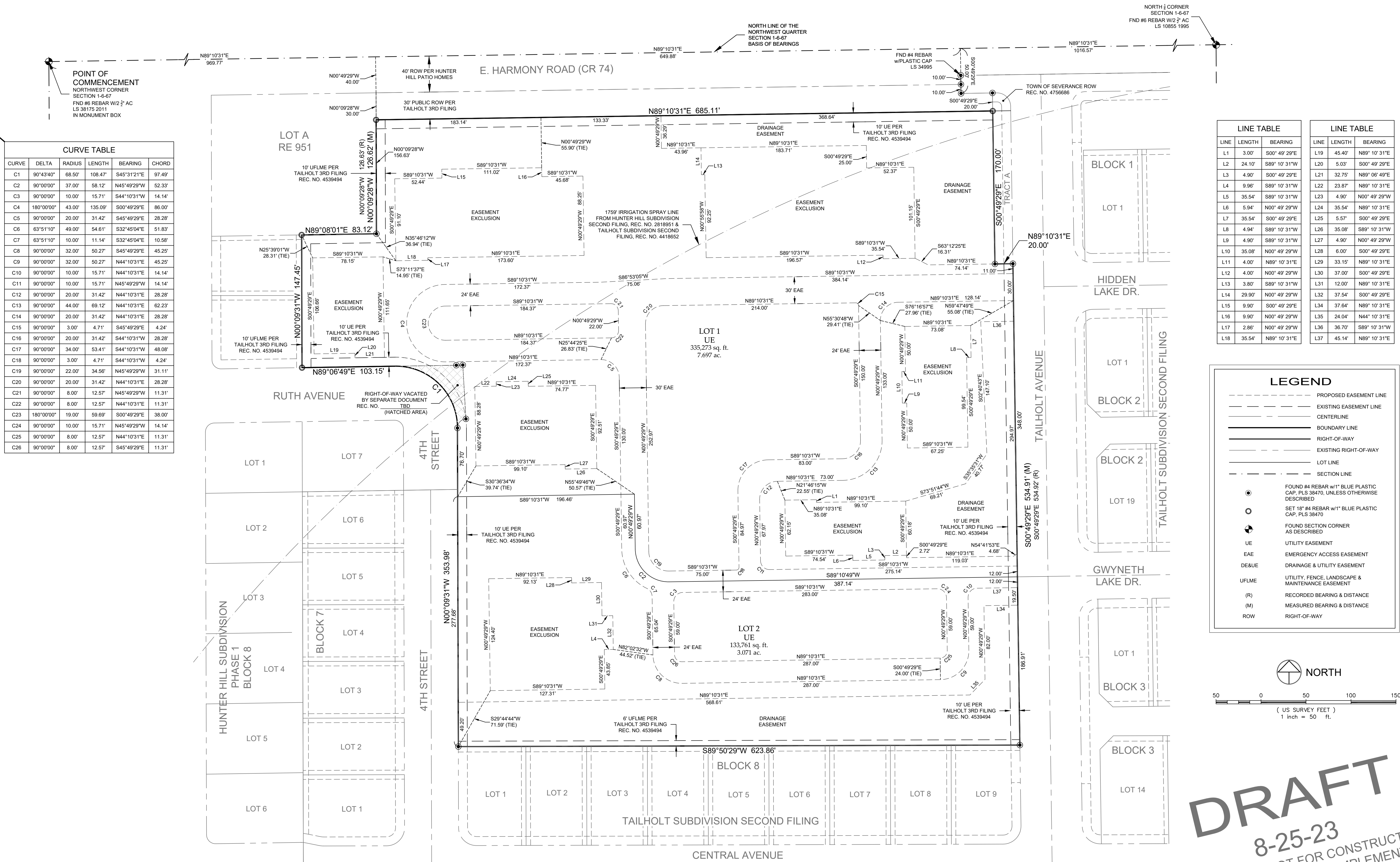
NORTHERN ENGINEERING
 970.221.4158
 northneng.com
 FORT COLLINS 301 North Howes Street, Suite 100, 80521
 GREELEY 802 8th Street, 80633

PROJECT: 1828-001
 DATE: 8/25/23
 CLIENT: DEVOO, LLC
 SCALE: As shown
 DRAWN BY: L. Smith
 REVIEWED BY: R. Tessely

FRANKLIN PLACE
 TOWN OF SEVERANCE
 WELD COUNTY, COLORADO

FRANKLIN PLACE

A REPLAT OF TRACT A, TAILHOLT SUBDIVISION THIRD FILING, LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO



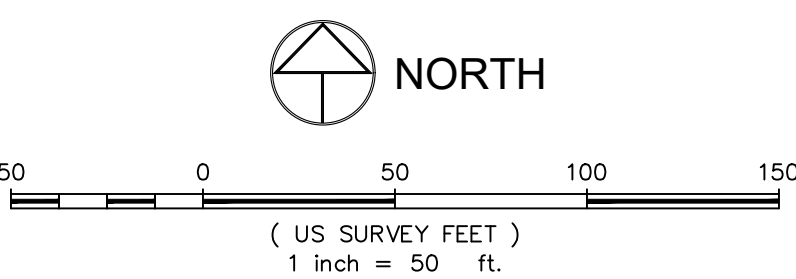
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°43'40"	68.50'	108.47'	S45°31'21"E	97.49'
C2	90°00'00"	37.00'	58.12'	N45°49'29"W	52.33'
C3	90°00'00"	10.00'	15.71'	S44°10'31"W	14.14'
C4	180°00'00"	43.00'	135.09'	S00°49'29"E	86.00'
C5	90°00'00"	20.00'	31.42'	S45°49'29"E	28.28'
C6	63°51'10"	49.00'	54.61'	S32°45'04"E	51.83'
C7	63°51'10"	10.00'	11.14'	S32°45'04"E	10.58'
C8	90°00'00"	32.00'	50.27'	S45°49'29"E	45.25'
C9	90°00'00"	32.00'	50.27'	N44°10'31"E	45.25'
C10	90°00'00"	10.00'	15.71'	N44°10'31"E	14.14'
C11	90°00'00"	10.00'	15.71'	N45°49'29"W	14.14'
C12	90°00'00"	20.00'	31.42'	N44°10'31"E	28.28'
C13	90°00'00"	44.00'	69.12'	N44°10'31"E	62.23'
C14	90°00'00"	20.00'	31.42'	N44°10'31"E	28.28'
C15	90°00'00"	3.00'	4.71'	S45°49'29"E	4.24'
C16	90°00'00"	20.00'	31.42'	S44°10'31"W	28.28'
C17	90°00'00"	34.00'	53.41'	S44°10'31"W	48.08'
C18	90°00'00"	3.00'	4.71'	S44°10'31"W	4.24'
C19	90°00'00"	22.00'	34.56'	N45°49'29"W	31.11'
C20	90°00'00"	20.00'	31.42'	N44°10'31"E	28.28'
C21	90°00'00"	8.00'	12.57'	N45°49'29"W	11.31'
C22	90°00'00"	8.00'	12.57'	N44°10'31"E	11.31'
C23	180°00'00"	19.00'	59.69'	S00°49'29"E	38.00'
C24	90°00'00"	10.00'	15.71'	N45°49'29"W	14.14'
C25	90°00'00"	8.00'	12.57'	N44°10'31"E	11.31'
C26	90°00'00"	8.00'	12.57'	S45°49'29"E	11.31'

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	3.00'	S00°49'29"E	L19	45.40'	N89°10'31"E
L2	24.10'	S89°10'31"W	L20	5.03'	S00°49'29"E
L3	4.90'	S00°49'29"E	L21	32.75'	N89°06'49"E
L4	9.96'	S89°10'31"W	L22	23.87'	N89°10'31"E
L5	35.54'	S89°10'31"W	L23	4.90'	N00°49'29"W
L6	5.94'	N00°49'29"W	L24	35.54'	N89°10'31"E
L7	35.54'	S00°49'29"E	L25	5.57'	S00°49'29"E
L8	4.94'	S89°10'31"W	L26	35.08'	S89°10'31"W
L9	4.90'	S89°10'31"W	L27	4.90'	N00°49'29"W
L10	35.08'	N00°49'29"W	L28	6.00'	S00°49'29"E
L11	4.00'	N89°10'31"E	L29	33.15'	N89°10'31"E
L12	4.00'	N00°49'29"W	L30	37.00'	S00°49'29"E
L13	3.80'	S89°10'31"W	L31	12.00'	N89°10'31"E
L14	29.90'	N00°49'29"W	L32	37.54'	S00°49'29"E
L15	9.90'	S00°49'29"E	L34	37.64'	N89°10'31"E
L16	9.90'	N00°49'29"W	L35	24.04'	N44°10'31"E
L17	2.86'	N00°49'29"W	L36	36.70'	S89°10'31"W
L18	35.54'	N89°10'31"E	L37	45.14'	N89°10'31"E

LEGEND

- PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- CENTERLINE
- BOUNDARY LINE
- RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- LOT LINE
- SECTION LINE

- FOUND #4 REBAR w/1" BLUE PLASTIC CAP, PLS 38470, UNLESS OTHERWISE DESCRIBED
- SET 18" #4 REBAR w/1" BLUE PLASTIC CAP, PLS 38470
- ⊕ FOUND SECTION CORNER AS DESCRIBED
- UE UTILITY EASEMENT
- EAE EMERGENCY ACCESS EASEMENT
- DE&UE DRAINAGE & UTILITY EASEMENT
- UFLME UTILITY, FENCE, LANDSCAPE & MAINTENANCE EASEMENT
- (R) RECORDED BEARING & DISTANCE
- (M) MEASURED BEARING & DISTANCE
- ROW RIGHT-OF-WAY



OWNERSHIP AND MAINTENANCE					
DESCRIPTION	AREA	PERCENT	OWNERSHIP	MAINTENANCE RESPONSIBILITY	USE
LOT 1	335,273 S.F.	7.70 AC.	71.48% Property Owner	Property Owner	Utility Easement
LOT 2	133,761 S.F.	3.07 AC.	28.52% Property Owner	Property Owner	Utility Easement
TOTAL	469,034 S.F.	10.77 AC.	100.00%		

DRAFT
8-25-23
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY
Robert C. Tessler
Registered Professional Land Surveyor
Colorado Registration No. 38470
For and on behalf of Northern Engineering Services, Inc.

NOTICE:
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SECTION: 1
TOWNSHIP: 6N
RANGE: 67 W of the 6th PM

NORTHERN ENGINEERING
9102 S. 23rd St., Suite 100, Broomfield, CO 80021
920.223.4158
northerneng.com

DATE: 8/25/23
PROJECT: 1828-001
CLIENT: DEVOCO, LLC
SCALE: 1"=50'
REVIEWED BY: R. Tessler
DRAWN BY: L. Smith

FRANKLIN PLACE
TOWN OF SEVERANCE
WELD COUNTY, COLORADO

Sheet
2
Of 2 Sheets