

# Erlinger Parking Site Plan

Project No. ADM20xx-xxxx  
 Located in the Northeast 1/4 of Section 5,  
 Township 1 North, Range 66 West of the 6th P.M.,  
 City of Fort Lupton, County of Weld, State of Colorado

Sheet 1 of 1

**PROPERTY DESCRIPTION:**

DESCRIPTION OF 818 DENVER AVENUE:

ALL THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 33 FEET EAST AND 33 FEET SOUTH OF THE NORTHWEST CORNER OF NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5, AND RUNNING THENCE DUE EAST 165 FEET; THENCE DUE SOUTH 87.85 FEET; THENCE DUE WEST 165 FEET; THENCE DUE NORTH 87.85 FEET TO THE PLACE OF BEGINNING:

DESCRIPTION OF 806 DENVER AVENUE:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 33 FEET EAST, AND 120.85 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE EAST 165 FEET; THENCE SOUTH 110.15 FEET; THENCE WEST 165 FEET; THENCE NORTH 110.15 FEET TO THE POINT OF BEGINNING.

**OWNER'S APPROVAL:**

KNOW ALL MEN BY THESE PRESENT, THAT, 806 DENVER, LLC AND 818 DENVER, LLC, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, AND \_\_\_\_\_ ARE ALL OF THE MORTGAGEES AND HOLDERS OF LIENS UPON THE PROPERTY, AND EACH AND ALL HEREBY CONSENT TO THIS PLAT AND JOIN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS AND PLACES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

BY: \_\_\_\_\_ AS: 806 DENVER, LLC AND 818 DENVER, LLC

STATE OF COLORADO }  
 COUNTY OF \_\_\_\_\_ } SS.

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME BY: \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

**CITY ENGINEER'S APPROVAL:**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
 CITY ENGINEER

**CITY WATER & SEWER DEPARTMENT APPROVAL:**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
 DIRECTOR OF PUBLIC WORKS

**CITY ADMINISTRATOR'S APPROVAL:**

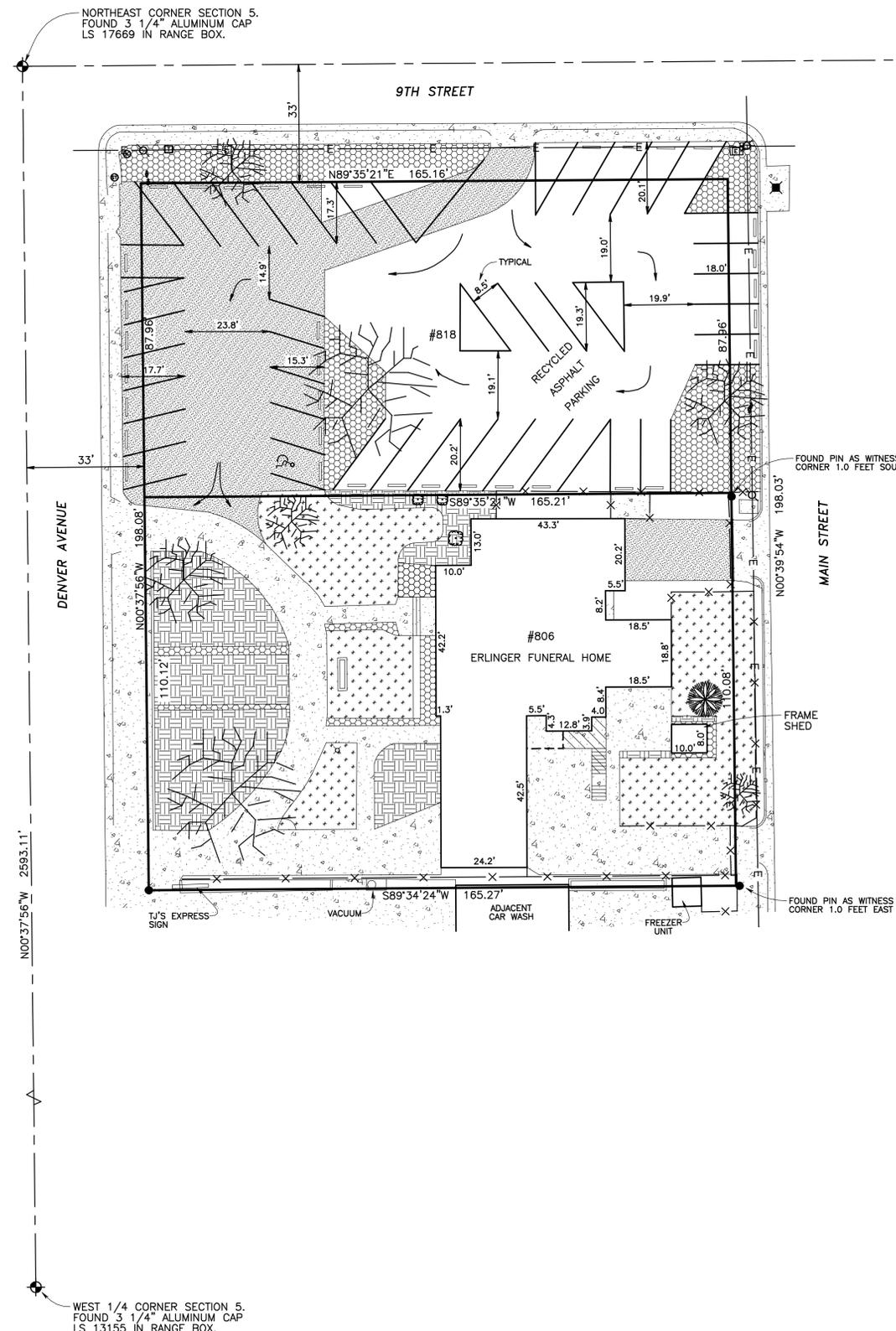
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
 CITY ADMINISTRATOR

**SURVEYOR'S CERTIFICATE:**

I, MERLE R. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE PLAN REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SITE PLAN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MERLE R. HOOS, PLS 38046  
 FOR AND ON BEHALF OF:  
 AMERICAN WEST LAND SURVEYING CO.  
 A COLORADO CORPORATION



NORTH 1/4 CORNER SECTION 5.  
 FOUND 3 1/4" ALUMINUM  
 LS 14823 IN RANGE BOX.

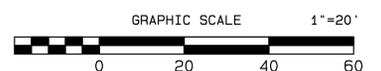
N89°35'21"E 2657.33' BASIS OF BEARING

**NOTES:**

- 1) THIS SITE PLAN DOES NOT REPRESENT A MONUMENTED FIELD SURVEY OF THE SUBJECT PROPERTY. IT IS INTENDED TO DEPICT THE LOCATION OF THE EXISTING CONDITIONS FOR THE PREPARATION OF THIS SITE PLAN.
- 2) BASIS OF BEARING: THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR NORTH 89°35'21" EAST AS MONUMENTED HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- 3) DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET. ALL BEARINGS AND DISTANCES ARE AS MEASURED FROM FOUND MONUMENTATION.
- 4) NO TITLE COMMITMENT WAS FURNISHED TO AMERICAN WEST LAND SURVEYING CO. BY THE CLIENT. NO FURTHER EASEMENT AND/OR RIGHT OF WAY RESEARCH, OTHER THAN SHOWN ON THIS MAP, WAS REQUESTED BY THE CLIENT OR PERFORMED BY AMERICAN WEST LAND SURVEYING CO. AS A PART OF THIS SITE PLAN.
- 5) THERE WILL BE A TOTAL OF 38 PARKING SPACES.
- 5) THE PROPERTY SHALL BE MAINTAINED TO THE CURB OR ROADWAY IF NO CURB EXISTS.
- 6) CLIENT: TOM GRAY  
 804 DENVER AVENUE  
 FORT LUPTON, CO 80621

**LEGEND:**

- = FOUND 5/8" REBAR WITH 1 1/2" ALUMINUM CAP LS 23509.
- ⊙ = TRAFFIC LIGHT POLE.
- ⊞ = TRAFFIC CONTROL PEDISTAL.
- ⊞ = ELECTRIC PEDISTAL.
- ⊙ = POWER POLE.
- E—E— = OVERHEAD ELECTRIC.
- ✕ = FLAG POLE.
- ⊞ = STORM DRAIN.
- X—X— = FENCE LINE.
- [Pattern] = CONCRETE.
- [Pattern] = WOOD DECK.
- [Pattern] = ASPHALT.
- [Pattern] = RECYCLED ASPHALT.
- [Pattern] = BRICK.
- [Pattern] = MULCH.
- [Pattern] = ROCK.
- [Pattern] = SOD.
- ⊙ = DECIDUOUS TREE.
- ⊙ = EVERGREEN TREE.
- ⊙ = SHRUB.



**American West Land Surveying Co.**  
 A Colorado Corporation  
 PO Box 129, Brighton, CO 80601 \* P:303-659-1532 F:303-655-0575 \* amwestla.com  
 SCALE 1" = 20' DRAWN BY: MRH CHECKED BY: CDH DATE: September 13, 2014  
 REVISIONS: 5-30-2016, 6-17-2016  
 JOB NO: 16-228 FILE: Z:\E - CVFort Lupton, City of\SITE PLANS\ERLINGER.pro