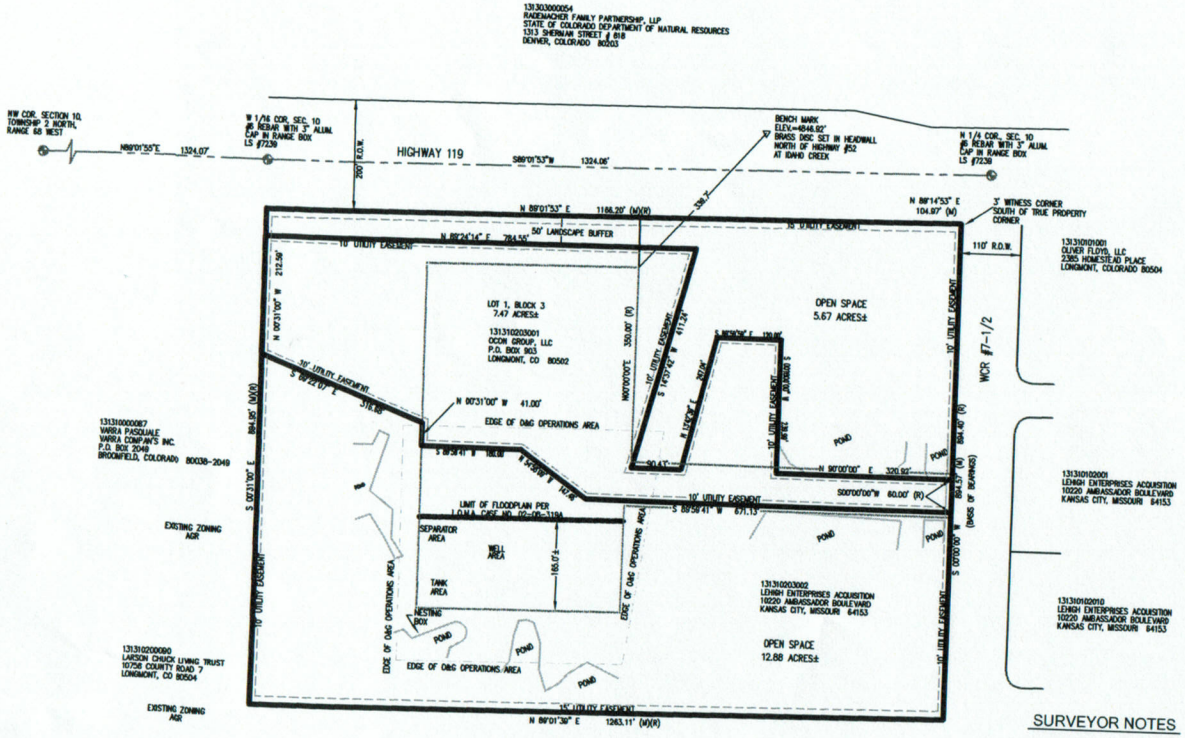
REPLAT OF LOT 1, BLOCK 3 - FINAL PLAT

WESTERN DAIRYMEN COOPERATIVE, INC.,
PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 68 WESTOF THE
6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



LEGEND

- SET #5 REBAR AND PLASTIC CAP P.L.S. # 36070
- SECTION CORNER (AS NOTED)
- OLD LOT LINE AS PREVIOUSLY PLATTED

SURVEYOR NOTES

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING CO., INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, POWER SURVEYING CO., INC. RELIED UPON THE COUNTY OF WELD, COLORADO.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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.

THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE LANDOWNERS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

LANDSCAPING WILL BE ADDRESSED ON THE FINAL SITE PLAN

LEGAL DESCRIPTION

REPLAT OF LOT 1, BLOCK 3, WESTERN DAIRYMEN COOPERATIVE, INC., AS SHOWN ON THE PLAT RECORDED AS INSTRUMENT NUMBER 2580085 IN THE OFFICE OF THE WELD COUNTY COLORADO CLERK AND RECORDERS OFFICE.

PROPERTY OWNER'S CERTIFICATE

I (WE) THE UNDERSIGNED, BEING SOLE OWNERS IN FEE OF THE ABOVE DESCRIBED PROPERTY DO HEREBY SUBDIVIDE THE SAME AS SHOWN ON THE ATTACHED MAP. I (WE) UNDERSTAND THIS PROPERTY IS LOCATED IN THE AGRICULTURAL ZONE DISTRICT AND IS ALSO INTENDED TO PROVIDE AREAS FOR THE CONDUCT OF OTHER USES BY RIGHT, ACCESSORY USES AND USES BY SPECIAL REVIEW.

OCON GROUP, LLC — LEHIGH ENTERPRISES ACQUISITION
TYPED OR PRINTED NAME — TYPED OR PRINTED NAME

STATE OF COLORADO }
COUNTY OF WELD }

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

SURVEYING CERTIFICATE

I, DAVID L. SWANSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLIED WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYS, AND WELD COUNTY.

BY: DAVID L. SWANSON — DATE — 36070 COLORADO REGISTRATION NO.

SEAL

CERTIFICATE OF APPROVAL BY THE BOARD OF PLANNING SERVICES - ADMINISTRATIVE REVIEW:

THIS PLAT IS ACCEPTED AND APPROVED BY THE DEPARTMENT OF PLANNING SERICES FOR FILING.

DIRECTOR, DEPARTMENT OF PLANNING SERVICES

STATE OF COLORADO }
COUNTY OF WELD }

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF WELD COUNTY, STATE OF COLORADO.

WITNESS MY HAND AND THE CORPORATE SEAL OF WELD COUNTY THIS _____ DAY OF _____ A.D., 20__.

CHAIR, BOARD OF COUNTY COMMISSIONERS

ATTEST:
WELD COUNTY CLERK TO THE BOARD

BY: DEPUTY CLERK TO THE BOARD — DATE

POWER Surveying Company, Inc.
Established 1982
7000 MILLER DRIVE UNIT C
FREDERICK, COLORADO 80504
(303) 702-9417
FAX: (303) 702-1480

PREPARED FOR: OCON GROUP, LLC
7300 MILLER PLACE, UNIT A
LONGMONT, CO 80504

BASIS OF BEARING

BEARINGS ARE BASED UPON THE EAST LINE OF BLOCK 3, WESTERN DAIRYMEN COOPERATIVE, INC SUBDIVISION, SAID LINE ID ASSUMED TO BEAR S00°00'00"W, MONUMENTED AND AS SHOWN HEREON.

No.	DATE	REVISION	APPROV.

SHEET 1 OF 1	WO #51-04-086	Scale : 1"=100' Surveyed By : JULIAN Drawn By : DBY Checked By : SWANSON File : C:\MAPS4\001-04-071.DWG Date : 5-8-04