MILLIKEN TOWN CENTER SUBDIVISION

Being a Replat of Lots 10 to 23, along with the vacated North 5' of Broad Street abutting Lots 12 to 16 on the South, Block 37, Milliken
The South 12.5 feet of Lot 10 and Lots 11 to 23, Block 38, Milliken
Situate in Section 11, Township 4 North, Range 67 West of the 6th P.M., Town of Milliken, County of Weld, State of Colorado

Description:

Lot 1:

The South 12.5 feet of Lot 10 and Lots 11 to 23, along with the vacated alley abutting Lot 22, Block 38, Milliken, situate in the Northeast quarter of Section 11, Township 4 North, Range 67 West of the 6th P.M., Town of Milliken, County of Weld, State of Colorado and being more particularly described as follows:

Considering the South line of Block 38, Milliken as bearing N 89°16'46" W, with all bearings contained herein relative thereto.

Beginning at the Southwest corner of Block 38, Milliken;
thence run N 00°39'27" W, along the West line of said Block 38, for a distance of 175.00 feet to the Northwest corner of Lot 23 of said Block 38;
thence leaving said West line, run S 89°16'46" E, along the North line of said Lot 23, for a distance of 125.00 feet to the Northeast corner of said Lot 23;
thence leaving said North line, run S 00°39'27" W, along the East line of said Lot 23, for a distance of 12.50 feet;
thence leaving said East line, run S 89°16'46" E for a distance of 145.00 feet to the East line of said Block 38;
thence run S 00°39'27" W, along said East line, for a distance of 163.00 feet to the Southeast corner of said Block 38;
thence leaving said East line, run N 89°16'46" W, along the South line of said Block 38, for a distance of 270.00 feet to the Point of Beginning.

Containing 45,438 sq. ft. (1.04 acres), more or less and subject to all easements and rights-of-way of record.

Lot 2:

Lots 10 to 23, along with the vacated North 5' of Broad Street abutting Lots 12 to 16 on the South, Block 37, Milliken, situate in the Northeast quarter of Section 11, Township 4 North, Range 67 West of the 6th P.M., Town of Milliken, County of Weld, State of Colorado and being more particularly described as follows:

Considering the South line of Block 38, Milliken as bearing N 89°16'46" W, with all bearings contained herein relative thereto.

Commencing at the Southwest corner of Block 38, Milliken;
thence run S 89°16'46" E, along and on the prolongation of the South line of said Block 38, for a distance of 330.00 feet to the Southwest corner of Block 37, Milliken, and being the Point of Beginning;
thence run N 00°39'27" W, along the West line of said Block 37, for a distance of 175.00 feet to the Northwest corner of Lot 23 of said Block 37;
thence leaving said West line, run S 89°16'46" E, along the North line of said Lot 23 and Lot 10 of said Block 37, for a distance of 270.00 feet to the Northeast corner of said Lot 10;
thence leaving said North line, run S 00°39'27" W, along and on the prolongation of the East line of said Block 37, for a distance of 180.00 feet to a point 5.00 feet South of the Southeast corner of said Block 37;
thence run N 89°16'46" W, parallel with the South line of said Block 37, for a distance of 135.00 feet;
thence run N 00°39'27" W for a distance of 5.00 feet to the Southeast corner of Lot 17 of said Block 37;
thence run N 89°16'46" W, along the South line of said Block 37, for a distance of 135.00 feet to the Point of Beginning.

Containing 47,925 sq. ft. (1.10 acres), more or less and subject to all easements and rights-of-way of record.

Total area of plat 93,363 sq. ft. (2.14 acres).

Certificate of Dedication:

Know all men by these presents that the Town of Milliken, being the sole owner of the land described herein, has caused said land to be subdivided under the name of MILLIKEN TOWN CENTER SUBDIVISION, and do hereby dedicate to the public forever such public streets, rights-of-way, easements and other places designated or described as for public uses as shown hereon; all conditions, terms, and specifications designated or described herein shall be binding on the owner, its heirs, successors and assigns.

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

_____
Owner

State of Colorado)
) ss
County of Weld)

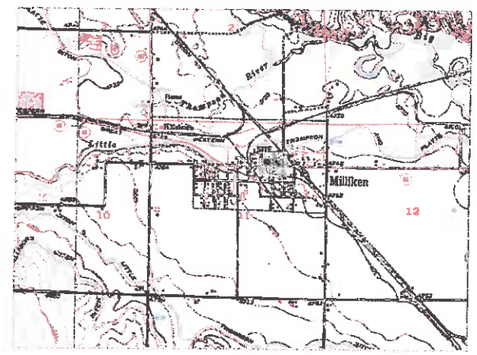
The foregoing certificate of ownership was acknowledged before me this _____ day of _____ A.D., 20____.

Witness My Hand and Seal _____

My commission expires _____

_____
Notary Public

VICINITY MAP



SCALE 1"=2000'

Owner/Applicant:

Town of Milliken
1101 Broad St.
Milliken, CO 80543
(970)660-3011

Engineer:

Jim Sell Design, Inc.
153 West Mountain Avenue
Fort Collins, Colorado 80524
(970) 484-1921

Surveyor:

Frederick Land Surveying, Inc.
6853 N. Franklin Ave.
Loveland, CO 80538
(970)669-2100

Mayor's Certificate:

This is to certify that the minor subdivision of the above-described property was approved by the Town of Milliken and that the Mayor of the Town of Milliken accepts all public streets, easements and rights-of-way and other places designated as for public use for all purposes indicated thereon.

_____
Mayor

Attest:

_____
Town Clerk

Planning Commission Certificate:

Approved by the Milliken Planning Commission this _____ day of _____A.D., 20____.

_____
Chairman

_____
Planning Commission Secretary

Notes:

- Bearings are based on the South line of Lots 12-21, Block 38, Town of Milliken as bearing N 89°16'46" W with all bearings contained herein relative thereto. Bearings based on the Colorado Coordinate System of 1983, North Zone. Distances shown on survey are as measured on the ground. To convert ground distances to grid distances multiply by a combined scale factor of 0.999733504.
- The property shown hereon lies in flood zone C (areas of minimal flooding) per FIRM Community Panel 080187 0001 B (08/01/1979).
- Existing alleyways and easements within the boundaries of this subdivision are to be vacated and superseded by easements shown and dedicated by the plat of MILLIKEN TOWN CENTER SUBDIVISION.
- No title information provided at the time of this survey. It is possible there are recorded and unrecorded documents which may affect the boundary of this property.
- No wetlands determinations were made this date.
- No improvements, other than those shown, were located this date.

Plat Note

The Town of Milliken Board of Trustees approved this plat, known as the Milliken Town Center Subdivision Plat, via Ordinance No. 584 on June 11, 2008, along with Ordinance No. 582, Vacating a Portion of Alley in the Town of Milliken Subdivision, said alley being described as the alley abutting and north of Lots 12 to 21, Block 37 of the Town of Milliken Subdivision and the alley abutting and north of Lots 12 to 21, Block 38 of the Town of Milliken Subdivision. The Milliken Town Center Subdivision Plat was not recorded contemporaneously with its approval by Ordinance No. 584; hence, the Town Board of Trustees has authorized, via Resolution No. 16-07, the Town to record the plat.

Communication and Gas Easement Approval:

Utility easements for communication and gas facilities are adequate as shown:

_____ _____
XCEL Energy (Name of Company)

_____
CenturyLink

_____
US Cable

Surveyor's Certificate:

I hereby certify this minor subdivision accurately represents the results of a survey made by me or under my direct supervision and done in accord with applicable State of Colorado requirements.

by _____
Benjamin A. Rumbaugh, Colo. PLS 36579

Clerk and Recorder Certificate:

This subdivision map was filed for record in the office of the County Clerk and Recorder of Weld County at _____ o'clock, _____M., on the _____day of _____ A.D., 20_____ in book _____, page _____, map_____, reception no. _____.

_____
Weld County Clerk and Recorder

by _____
Deputy

NOTICE: 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.

REVISIONS					
Date _____	By_____	Description _____	Field Date 09 / 15 / 2016	ST KEB	
Date _____	By_____	Description _____	Party Chief KEB	PM KEB	
Date _____	By_____	Description _____	Scale 1"=20'	PLS MBB	

CLIENT: Town of Milliken

PLS Group
6843 North Franklin Avenue, Loveland, Colorado 80538
Phone: 970.669.2100 Fax: 970.669.3652

TITLE: Final Plat
Milliken Blk 37, Lots 10-23; Blk 38 Lots 10-23
Section 11, Township 4 North, Range 67 West, 6th P.M., Weld County, Colorado

PROJECT NO.	SHEET NO.	NO. OF SHEETS
16021.001	1	2

MILLIKEN TOWN CENTER SUBDIVISION

Being a Replat of Lots 10 to 23, along with the vacated North 5' of Broad Street abutting
Lots 12 to 16 on the South, Block 37, Milliken
The South 12.5 feet of Lot 10 and Lots 11 to 23, Block 38, Milliken
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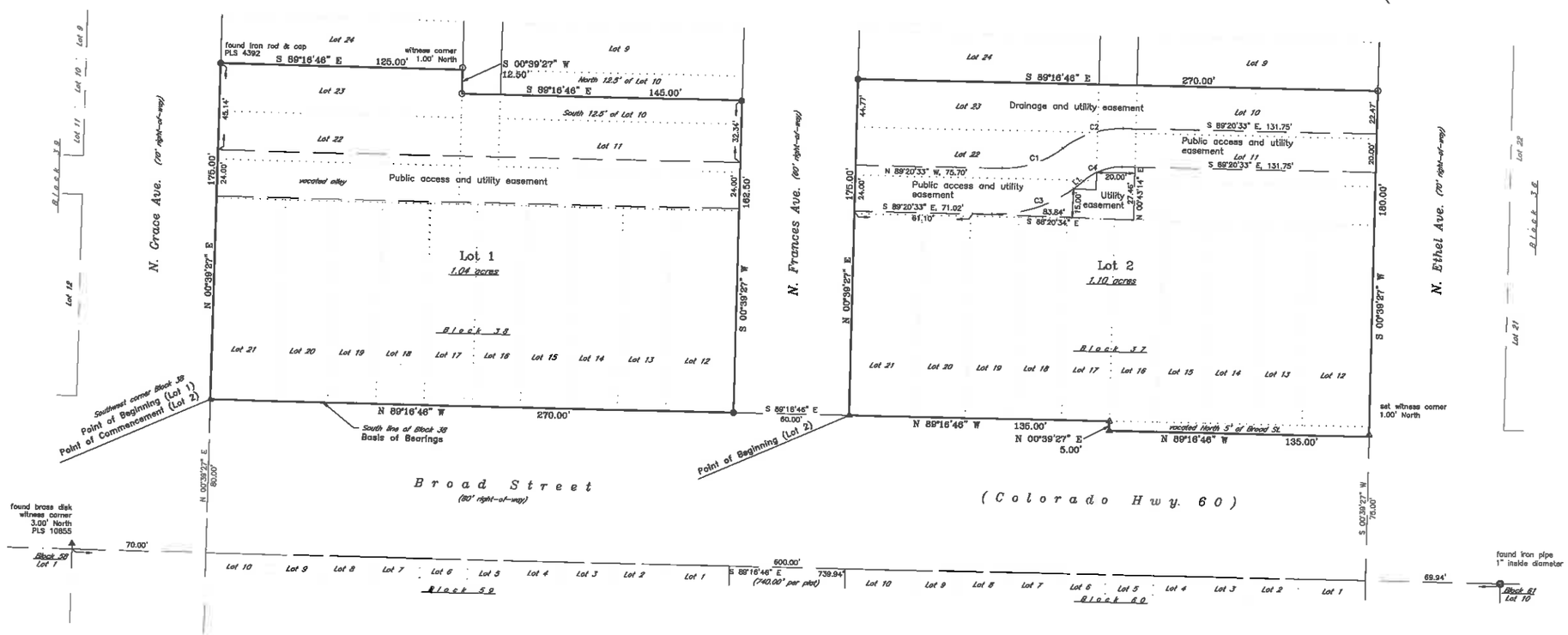
County of Weld, State of Colorado



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N51°01'26"E	8.44'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	33.81'	50.00'	38°44'22"	N71°17'15"E,33.17'
C2	33.81'	50.00'	38°44'22"	S71°17'15"W,33.17'
C3	45.20'	70.00'	37°58'53"	N72°08'30"E,44.42'
C4	22.13'	20.00'	42°16'07"	S89°31'23"W,21.63'

NOTICE: 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.

Note: This survey certification applies to changes in the easement configuration in the north part of Lot 2 on Page 2 of 2 only. No other area of this map has been changed in any way from the subdivision map already recorded for Milliken Town Center Subdivision.

REVISIONS			
Date	By	Description	
Date	By	Description	
Date	By	Description	

Field Date	03 / 18 / 2016	ST	KEB
Party Chief	KEB	PM	KEB
Scale	1"=30'	PLS	MBS

CLIENT: Town of Milliken

PLS Group
6843 North Franklin Avenue, Loveland, Colorado 80538
Phone: 970.669.2100 Fax: 970.669.3652

TITLE: Final Plat
Milliken Blk 37, Lots 10-23; Blk 38 Lots 10-23
Section 11, Township 4 North, Range 67 West, 6th P.M., weld County, Colorado

PROJECT NO.	SHEET NO.	NO. OF SHEETS
16021.001	2	2