

DATE: 2/24/2015 TIME: 12:52:17 PM DRAWN BY: SAE DESIGNED BY: SAE
 DRAWING NAME: ZONING MAP.DWG PLOT: C:\UNITED\CIVIL\PROJECTS\2015\1419 - FOSSIL PARK\CD\ZONING

FOSSIL PARK SUBDIVISION ZONING AMENDMENT MAP

BEING A REPLAT OF LOT 2, BLOCK 1, SETTLERS VILLAGE SECOND FILING AND LOT 1, BLOCK 5, FINAL PLAT OF SETTLERS VILLAGE AND A PORTION OF THE PRAIRIE DRIVE RIGHT OF WAY, SITUATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO



PUBLIC SERVICE CO OF COLORADO
 TOWN OF MILLIKEN ZONING: NOT ZONED

MARILYN JOANN SHNEIDER
 WELD COUNTY ZONING: AGRICULTURE (A)

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 WELD COUNTY ZONING: AGRICULTURE (A)

MARILYN JOANN SHNEIDER
 WELD COUNTY ZONING: AGRICULTURE (A)

SOUTHEAST CORNER SECTION 12, T.4N., R.67W.

BERNHARDT FARMS LLC
 TOWN OF MILLIKEN ZONING: NOT ZONED

DONNA G ELMORE STANLEY L ELMORE
 WELD COUNTY ZONING: AGRICULTURE (A)

BERNHARDT FARMS LLC
 TOWN OF MILLIKEN ZONING: NOT ZONED

PUBLIC SERVICE CO OF COLORADO
 TOWN OF MILLIKEN ZONING: NOT ZONED

BERNHARDT FARMS LLC
 TOWN OF MILLIKEN ZONING: NOT ZONED

LEGAL DESCRIPTION OF AREA TO BE ZONED:

A replat of several parcels of land situate in the East Half of Section Twelve (12), Township Four North (T.4N.), Range Sixty-seven West (R.67W.), Sixth Principal Meridian (6th P.M.), Town of Milliken, County of Weld, State of Colorado, the multiple parcels of land being more particularly described as follows:

Lot 2 of Block 1 of the Settlers Village Subdivision Second Filing, a plat recorded September 1, 2004 as Reception No. 3214671 of the Records of Weld County.

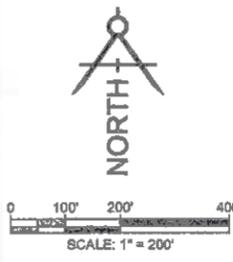
Together With;

Lot 1 of Block 5 of the Final Plat For Settlers Village, a plat recorded March 20, 2001 as Reception No. 2833840 of the Records of Weld County.

And Together With;

A strip of land being all that portion of the Prairie Drive Right of Way adjoining to Lot 1 of Block 5 of said Settlers Village as was dedicated by the Final Plat For Settlers Village, a plat recorded March 20, 2001 as Reception No. 2833840 of the Records of Weld County, and being Westerly of a Point of Curvature on said Prairie Drive, said inclusive strip of Right of Way generally being 50 feet wide by 585.30 feet in length and bounded on the Easterly side by the East boundary line of said Settlers Village.

Said described parcels of land contain a total of 50.084 acres, more or less



SURVEYOR'S CERTIFICATE

I, STEVEN A. LUND, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PARCEL BOUNDARY DEPICTED HEREIN AND THE PROPERTY DESCRIPTION WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

STEVEN A. LUND
 COLORADO REGISTERED
 PROFESSIONAL LAND
 SURVEYOR #34985

Line Table			Line Table		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	1616.24'	N00°40'27.77"W	L14	117.58'	S46°08'04.00"W
L2	498.48'	S88°08'08.00"W	L15	20.23'	S41°43'18.00"W
L4	73.70'	S23°00'41.00"W	L16	696.85'	S00°40'13.00"E
L5	309.75'	S48°39'00.00"W	L17	49.45'	S45°37'00.00"E
L6	34.85'	S43°21'00.28"E	L18	1090.18'	N89°25'49.80"E
L8	888.44'	S00°40'13.00"E	L19	918.96'	N00°40'27.77"W
L10	11.05'	S24°16'34.00"E	L20	585.30'	S89°18'47.00"W
L11	19.93'	S88°53'51.76"E	L21	50.00'	N00°40'13.00"W
L13	585.30'	N89°18'47.00"E	L22	50.00'	N00°40'27.77"W

Curve Table					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	23°52'34"	325.00'	135.43'	N78°55'38"W	134.48'
C2	42°40'47"	825.00'	391.07'	S22°00'37"E	382.08'
C3	28°38'21"	275.00'	113.30'	S12°23'23"E	112.50'
C4	16°50'58"	325.00'	95.57'	N80°54'18"E	95.23'
C5	43°10'43"	275.00'	207.24'	S87°44'28"W	202.37'
C7	37°57'49"	425.00'	281.80'	S85°07'58"W	276.48'

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE MILLIKEN PLANNING COMMISSION THIS ____ DAY OF ____ A.D., 20__

CHAIRMAN _____

PLANNING COMMISSION SECRETARY _____

CERTIFICATE OF APPROVAL BY BOARD OF TRUSTEES

THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE TOWN OF MILLIKEN, WELD COUNTY, COLORADO IS APPROVED BY ORDINANCE NUMBER _____ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MILLIKEN, COLORADO, HELD ON ____ 20__, AND RECORDED ON ____ AS RECEPTION NUMBER ____ IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER BY THE BOARD OF TRUSTEES OF MILLIKEN, COLORADO.

MAYOR _____

ATTEST: _____

TOWN CLERK _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS
 COUNTY OF WELD)

I HEREBY CERTIFY THAT THIS ____ DAY OF ____ 20__ BY ____ AND IS RECORDED IN PLAT BOOK NUMBER ____ FILM NUMBER ____ RECEPTION NUMBER ____

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____

NOTES:

- THIS DRAWING IS NOT ON THE STATE PLANE COORDINATE SYSTEM.
- THE BASIS OF BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS BEARING SOUTH 00°40'28" EAST.
- EXISTING ZONING AND LAND USE INFORMATION SHOWN ON THIS MAP CAME FROM THE FOLLOWING SOURCES:
 - TOWN OF MILLIKEN ZONING MAP AS OF 2/21/2015
 - WELD COUNTY PROPERTY INFORMATION PORTAL WITH ZONING INFORMATION AS OF 3/19/2014
 - FINAL PUD SITE PLAN FOR SETTLERS VILLAGE PREPARED BY ROCKY MOUNTAIN CONSULTANTS INC. IN 2001.



Civil Engineering & Consulting

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 www.unitedcivil.com

NO.	DATE	REVISIONS

The engineer preparing these plans will not be responsible for or liable for, unauthorized changes to or use of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

DATE SUBMITTED: 02/25/2015

FOSSIL PARK SUBDIVISION ZONING AMENDMENT MAP

PREPARED FOR: LOT HOLDING INVESTMENTS, LLC

SHEET NUMBER
1
 OF 1 SHEETS
 JOB NUMBER
 U14019