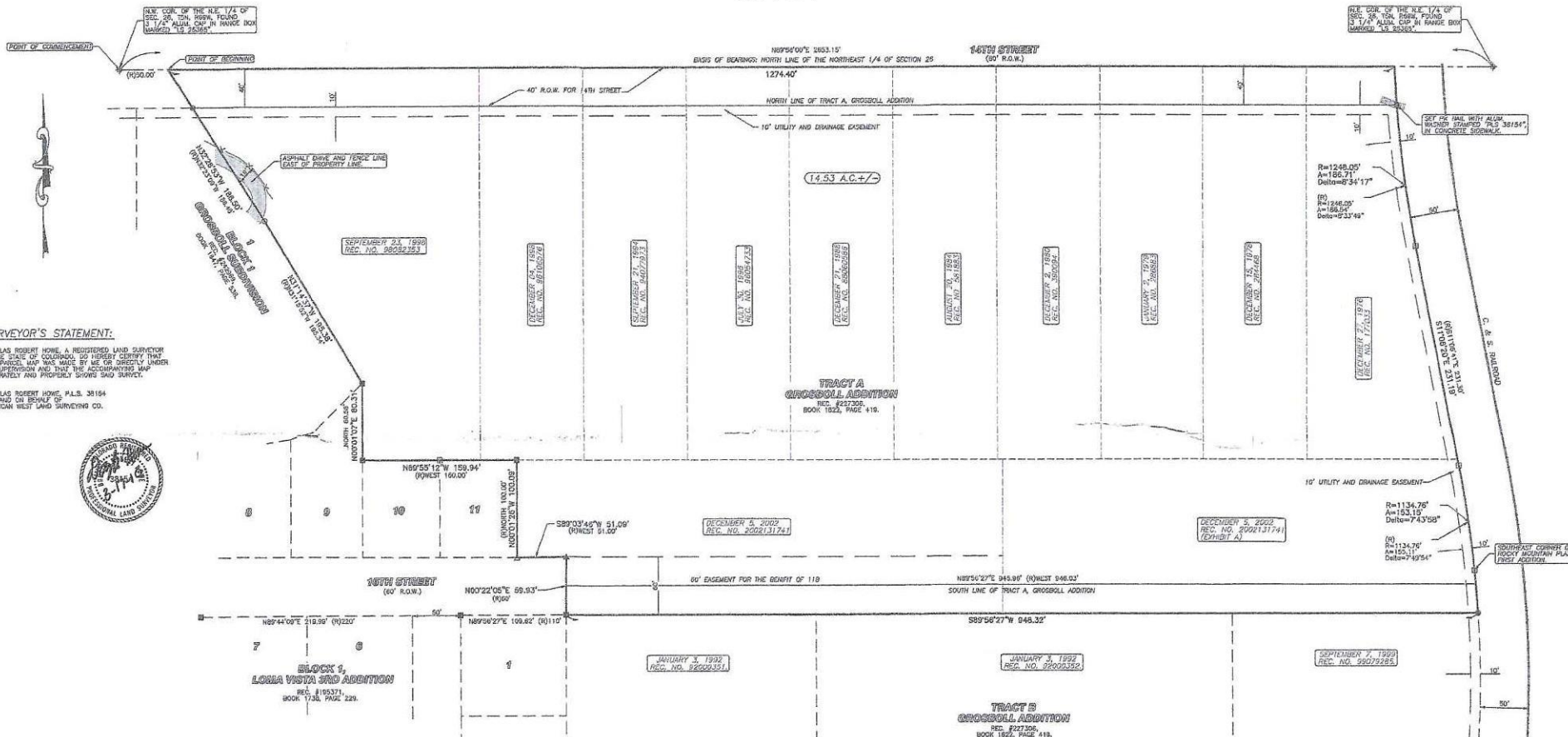


# LAND SURVEY PLAT

A part of Tract A and Tract B, Grosboll Addition,  
 Located in the Northeast 1/4 of Section 26,  
 Township 5 North, Range 69 West of the 6th P.M.,  
 City of Loveland, County of Larimer, State of Colorado.

Sheet 1 of 1



## SURVEYOR'S STATEMENT:

DOUGLAS ROBERT HOWE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, SO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SURVEY.

DOUGLAS ROBERT HOWE, P.L.S. 38154  
 FOR AND ON BEHALF OF  
 AMERICAN WEST LAND SURVEYING CO.



## PROPERTY DESCRIPTION:

PREPARED BY AMERICAN WEST LAND SURVEYING COMPANY FOR THIS SURVEY, A PART OF TRACT A AND B, GROSBOLL ADDITION, LOCATED IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SECTION 26 TO BEAR NORTH 89°20'00" EAST AS SHOWN ON THE RECORDED PLAT OF GROSBOLL ADDITION WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE CONCORDANT WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26 AND THE NORTH LINE OF SAID TRACT A NORTH 89°20'00" EAST A DISTANCE OF 51.00 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 2002131741 AND THE NORTHEAST CORNER OF GROSBOLL SUBDIVISION AND THE POINT OF BEGINNING;

THENCE CONTINUING CONCORDANT WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26 AND THE NORTH LINE OF SAID TRACT A NORTH 89°20'00" EAST A DISTANCE OF 1274.40 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE C & S RAILROAD; THE NORTHEAST CORNER OF THAT PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 2002131741 AND THE NORTHEAST CORNER OF SAID TRACT A; THENCE CONCORDANT WITH THE WEST RIGHT-OF-WAY LINE OF SAID C & S RAILROAD THE FOLLOWING THREE (3) COURSES:

- 1) ALONG A CURVE CONVEX TO THE EAST HAVING A RADIUS OF 1248.00 FEET AND A CENTRAL ANGLE OF 84°11' WEST BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 89°46'11" EAST 138.54 FEET; THENCE SOUTHWEST ALONG SAID CURVE, A DISTANCE OF 1897.17 FEET TO A LINE TANGENT TO SAID CURVE;
- 2) THENCE SOUTH 11°06'20" EAST, A DISTANCE OF 231.19 FEET;

## PROPERTY DESCRIPTION CONTINUED:

3) THENCE ALONG A CURVE CONVEX TO THE WEST HAVING A RADIUS OF 1134.79 FEET AND A CENTRAL ANGLE OF 7°32'58" BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 87°21'21" EAST, A DISTANCE OF 153.15 FEET TO A POINT BEING CORNER AND THE SOUTHWEST CORNER OF A PARCEL AS DESCRIBED AT RECEPTION NO. 2002131741 AND THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 20070268;

THENCE CONCORDANT THE SOUTH LINES OF SAID PARCELS OF LAND AS DESCRIBED AT RECEPTION NO. 2002131741 AND THE NORTH LINES OF PARCELS AS DESCRIBED AT RECEPTION NO. 20020351, RECEPTION NO. 20020352, AND RECEPTION NO. 2002131741; THENCE SOUTH 89°20'00" WEST A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 20020351; THE NORTHEAST CORNER OF SAID PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 20020351; THE NORTHEAST CORNER OF LOT 1, BLOCK 1, LOVA VISTA SUBDIVISION AND THE WEST LINE OF GROSBOLL ADDITION AND THE POINT OF BEGINNING;

THENCE CONCORDANT WITH THE NORTH PROCT-OF-WAY LINE OF 16TH STREET, THENCE CONCORDANT WITH THE NORTH PROCT-OF-WAY LINE OF 16TH STREET SOUTH 89°20'00" WEST, A DISTANCE OF 51.00 FEET TO THE SOUTHWEST CORNER OF GROSBOLL ADDITION; THENCE CONCORDANT WITH THE EASTERN BOUNDARY OF SAID GROSBOLL SUBDIVISION THE FOLLOWING FIVE (5) COURSES:

- 1) THENCE NORTH 09°01'25" WEST, A DISTANCE OF 100.00 FEET;
- 2) THENCE NORTH 89°23'19" WEST, A DISTANCE OF 153.15 FEET;
- 3) THENCE NORTH 87°21'21" WEST, A DISTANCE OF 153.15 FEET;
- 4) THENCE NORTH 32°22'57" WEST, A DISTANCE OF 189.50 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26 AND THE POINT OF BEGINNING, CONTAINING 14.53 ACRES, MORE OR LESS.

## SURVEYOR'S NOTES:

1) BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SECTION 26, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., IS ASSUMED TO BEAR NORTH 89°20'00" EAST AS SHOWN ON THE RECORDED PLAT OF GROSBOLL ADDITION AND MONUMENTED HEREON WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

2) THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE EXTERIOR BOUNDARY OF THOSE PARCELS OF LAND OWNED BY THE CITY OF LOVELAND, COLORADO, INTERIOR BOUNDARY CORNERS WERE NOT SET DURING THIS SURVEY. THE NORTH LINE OF SAID TRACT A AND THE NORTH LINE OF LOT 1, BLOCK 1, LOVA VISTA SUBDIVISION, EAST TO THE WEST LINE OF THE C & S RAILROAD RIGHT-OF-WAY AS CALLED FOR IN DEEDS DESCRIBED AT RECEPTION NOS. 20020351, 20020352, AND 20070268.

3) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST KNOW OR SHOULD KNOW OF SAID DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY OR COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

4) ANY PERSON WHO KNOWINGLY REQUIRES, ALTERS OR REPLACES ANY PUBLIC LAND SURVEY MONUMENT ON LAND BOUNDARY MONUMENT OR ACCESSORY, COMBATS A CLAIM AND TO INTERFERE PURSUANT TO STATE STATUTE 18-4-206, C.R.S.

## TRACT B GROSBOLL ADDITION

REC. #227306,  
 BOOK 1822, PAGE #19.

## LEGEND:

- = SET 5/8" X 24" REBAR WITH ORANGE CAP PLS 38154.
- ◆ = FOUND SECTION CONTROL MONUMENT AS NOTED.
- = FOUND 1/2" REBAR WITH YELLOW CAP PLS 12374.
- = FOUND 1/2" REBAR WITH YELLOW CAP PLS 4112.
- ▲ = FOUND 1/2" REBAR WITH BLUE CAP PLS 31474.
- ▲ = FOUND 1/2" REBAR WITH RED CAP PLS 16047.
- = FOUND 5/8" REBAR WITH ALUMINUM CAP PLS 25355.
- = FOUND 1/2" REBAR WITH NO CAP.
- X— = FENCE LINE.
- = EASEMENT LINE.
- = RIGHT-OF-WAY LINE.
- = MEASURED DIMENSION DURING THIS SURVEY.
- = RECORDED DIMENSION FROM THE PLAT OF GROSBOLL ADDITION, GROSBOLL SUBDIVISION OR RECORDED DEEDS SHOWN HEREON.
- = ASPHALT DRIVE.

**American West**  
**Land Surveying Co.**  
 A Geospatial Corporation

FO Box 128, Loveland, CO 80501 • P 970-668-1852 • F 970-668-0875 • amwest192@aol.com

GRAPHIC SCALE		1"=50'	
0 50 100 150			
SCALE 1" = 50'	DATE: MAR. 17, 2010	CLIENT: SAAC	
DRAWN BY: DRH	CHECKED BY: DRH	JOB NO.: 10-12384	
	REVISION		DATE

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