

PROPERTY OWNER'SHIP CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT AW REOS, LLC., BEING THE SOLE OWNER(S) OF CERTAIN LANDS IN THE CITY OF EVANS COUNTY OF WELD, STATE OF COLORADO AS DESCRIBED BELOW:

LOTS 1, 2, 3, AND 4, BLOCK 109, CITY OF EVANS COUNTY OF WELD, STATE OF COLORADO, TOGETHER WITH THAT PORTION OF CARSON STREET ADJACENT THERETO AS VACATED BY ORDINANCE NO. 234, RECORDED MAY 3, 1976 IN BOOK 765 AND RECEPTION NO. 1687463

SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

A PARCEL OF LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN.

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30, SAID POINT ALSO BEING KNOWN AS POINT NO. 113 OF THE CITY OF EVANS GEODETIC CONTROL SURVEY, FROM SAID POINT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 30 BEARS N 89° 50' 50" W (BASIS OF BEARINGS - CITY OF EVANS), A DISTANCE OF 2631.81 FEET, SAID POINT ALSO BEING KNOWN AS POINT NO. 110 OF THE CITY OF EVANS GEODETIC CONTROL SURVEY;

THENCE N 89° 50' 50" W, ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 725.12 FEET, TO A POINT;

THENCE S 00° 09' 10" W, A DISTANCE OF 40.00 FEET TO A POINT BEING 15.00' EAST OF THE NORTHEAST CORNER OF BLOCK 109, THE CITY OF EVANS (BOOK 2, PAGE 46 & 47), SAID POINT BEING THE POINT OF BEGINNING;

THENCE S 00° 42' 29" E, PARALLEL AND OFFSET 15 FEET EASTERLY WITH SAID BLOCK 109, A DISTANCE OF 100.31 FEET TO THE NORTHEAST CORNER OF BECKER SUBDIVISION (REC. NO. 02370307), SAID POINT BEING MARKED BY A FOUND #4 REBAR WITH AN ILLEGIBLE BROKEN CAP;

THENCE N 89° 59' 59" W, ALONG THE NORTH LINE OF LOT 2, BECKER SUBDIVISION (REC. NO. 02370307), A DISTANCE OF 139.74 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BECKER SUBDIVISION (REC. NO. 02370307), SAID POINT BEING MARKED BY A FOUND #4 REBAR WITH 1.5" YELLOW W/PLASTIC CAP (PLS 20676);

THENCE N 00° 32' 32" W, ALONG THE WESTERLY LINES OF LOTS 1 THROUGH 4, BLOCK 109, THE CITY OF EVANS (BOOK 2, PAGE 46 & 47), A DISTANCE OF 100.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 109 AND THE SOUTHERLY RIGHT OF WAY OF NINTH STREET (80' PLATTED RIGHT OF WAY);

THENCE S 89° 50' 50" E, ALONG THE SOUTHERLY RIGHT OF WAY OF SAID NINTH STREET (80' PLATTED RIGHT OF WAY), A DISTANCE OF 139.45 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 14026.9 SQ. FT. OR / 0.322 ACRES, MORE OR LESS, SHOWN ON THE ATTACHED MAP AS EMBRACED WITHIN THE HEAVY EXTERIOR LINES THEREON, HAS SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THE ACCOMPANYING MAP AND DOES HEREBY SET ASIDE SAID TRACT OF LAND AND DESIGNATE THE SAME AS [SUBDIVISION NAME], A SUBDIVISION OF LAND IN THE CITY OF EVANS, WELD COUNTY, COLORADO, AND DOES HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHTS-OF-WAY, TRACTS/OUTLOTS, AND EASEMENTS AT THE LOCATIONS SHOWN AND FOR THE PURPOSES SHOWN ON SAID MAP AND DOES FURTHER CERTIFY THAT THE WIDTH OF SAID STREETS, THE DIMENSIONS OF THE LOTS, TRACTS, OUTLOTS, AND THE NAMES AND NUMBERS THEREOF ARE CORRECTLY DESIGNATED UPON SAID MAP.

AW REOS, LLC

BY: _____

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATION

THIS IS TO CERTIFY THAT THE CITY OF EVANS PLANNING COMMISSION CONSIDERED THIS PLAT AND MADE RECOMMENDATION TO THE EVANS CITY COUNCIL.

THIS _____ DAY OF _____, A.D., _____

PLANNING COMMISSION CHAIR

CITY COUNCIL CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY THE CITY COUNCIL OF EVANS, COLORADO AND THAT THE MAYOR OF THE CITY OF EVANS, AS AUTHORIZED, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.

THIS _____ DAY OF _____, A.D., _____

MAYOR

ATTEST:

CITY CLERK

SURVEYOR CERTIFICATE

I, DARREN LEVEILLE A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, LICENSE NUMBER 38051 DO HEREBY CERTIFY THAT THE SURVEY OF 3705 CARSON STREET WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE _____ DAY OF _____, 20____, AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID LANDS BEING PROPOSED FOR REZONING.

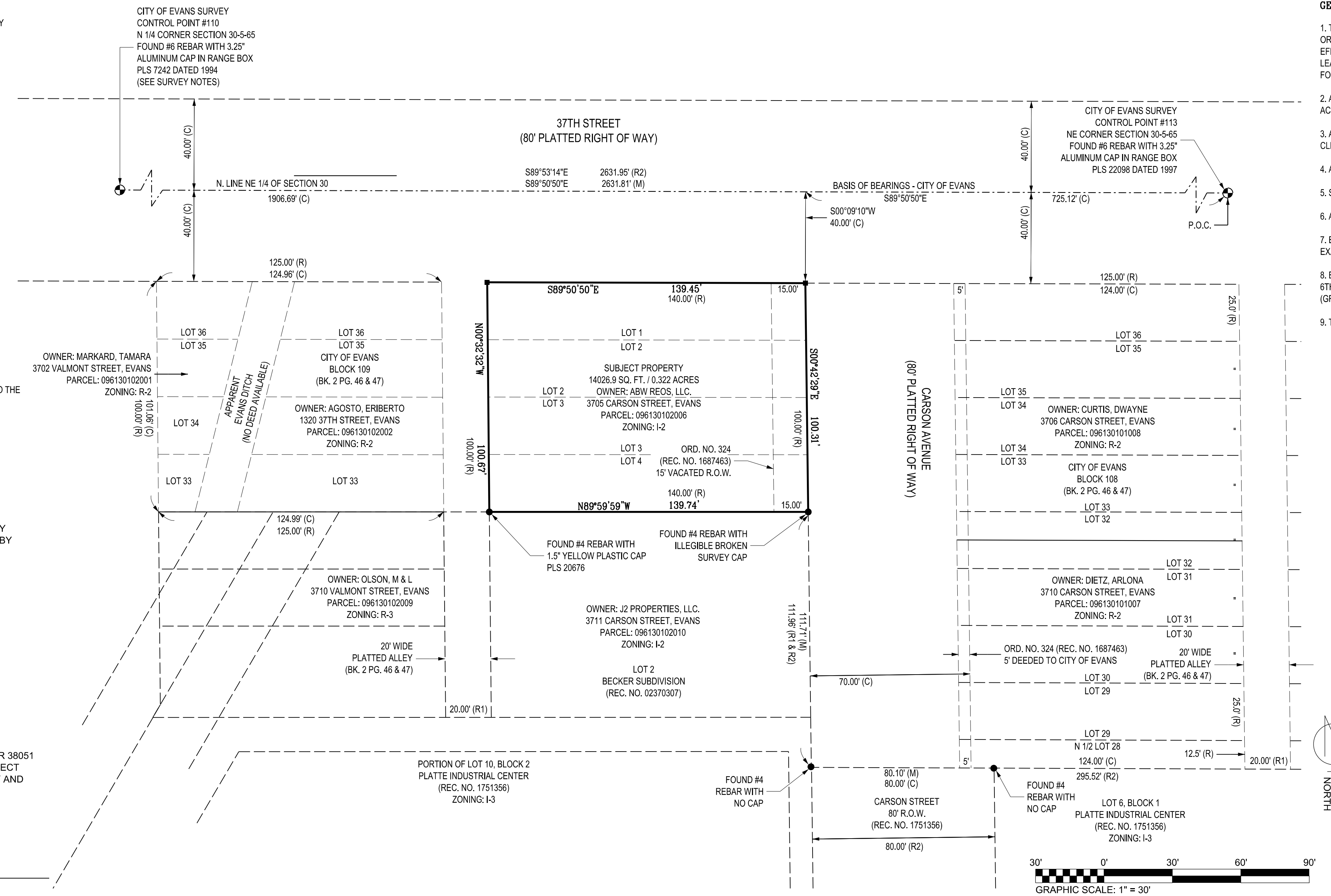
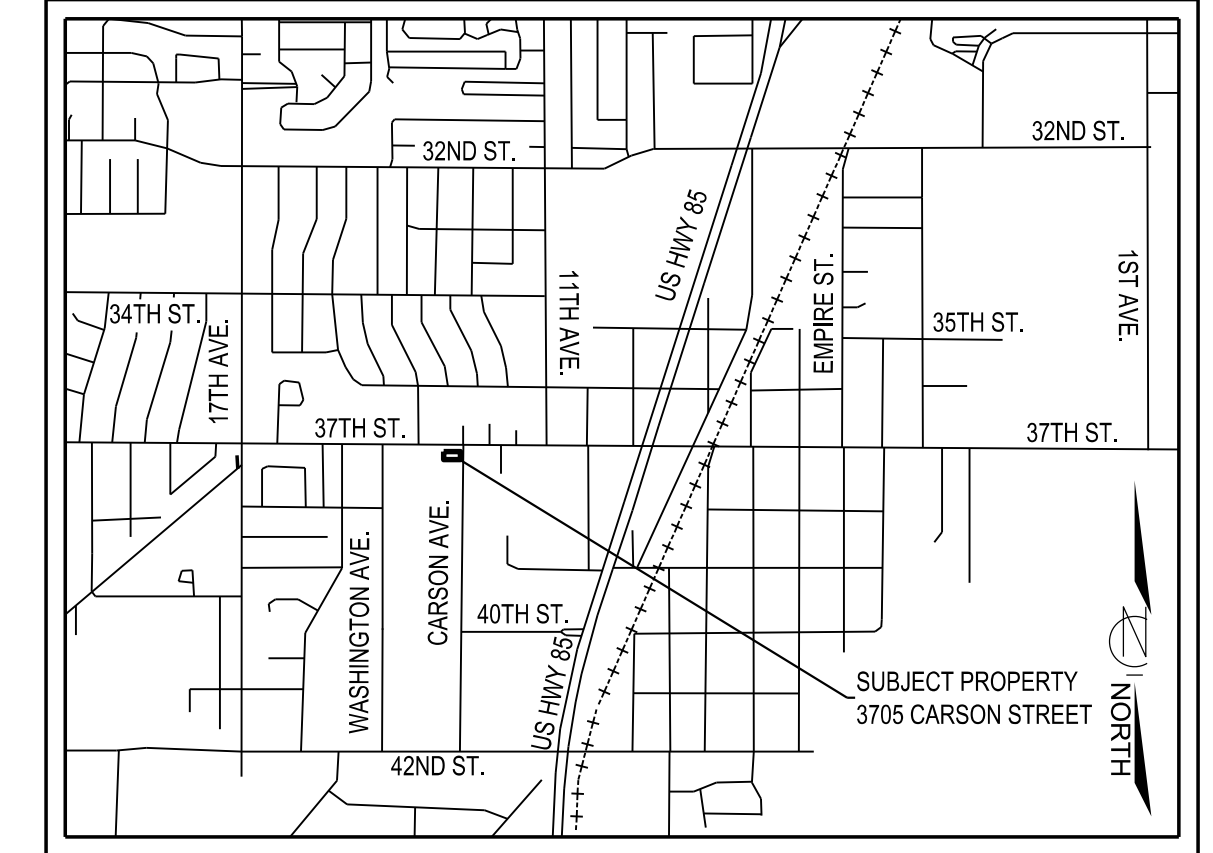
SIGNED THIS _____ DAY OF _____, 20____.

DARREN LEVEILLE, PLS 38051

3705 CARSON AVENUE REZONING

A REZONING PLAT OF LOTS 1 THROUGH 4, MAP OF EVANS, INCLUSIVE, TOGETHER WITH A PORTION OF CARSON STREET ADJACENT THERETO, LOCATED IN THE NE 1/4 OF SECTION 30 T 5 N, R 65 W OF THE 6TH P.M., TOWN OF EVANS, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 1

VICINITY MAP
SCALE: 1" = 2000'



- GENERAL NOTES:**
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY COBB, FENDLEY AND ASSOCIATES (COBBFENDLEY) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, COBBFENDLEY RELIED UPON FILE NO. 16718UTG, WITH AN EFFECTIVE DATE OF JANUARY 24TH, 2019 ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY. ALL TAX INFORMATION, LIENS, IF ANY, LEASES, DEEDS OF TRUST, RELEASES, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID TITLE COMMITMENT.
 - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
 - ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE WELD COUNTY CLERK AND RECORDERS OFFICE.
 - ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
 - SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 - ASSESSOR PARCEL NUMBER FOR THE PROPERTY BEING SURVEYED AND SHOWN HEREON IS AS FOLLOWS: 096130102006
 - EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
 - BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BASED ON THE CITY OF EVANS GEODETIC CONTROL SURVEY. SAID LINE BEARS S 89° 50' 50" E (GRID BEARINGS - CITY OF EVANS), A DISTANCE OF 2631.81', AS SHOWN HEREON.
 - THE POSTED ADDRESS OF THE SUBJECT PROPERTY IS 3705 CARSON STREET, EVANS, CO.

SYMBOL & LINE LEGEND

⊕	WATER VALVE	⊕	TELEPHONE RISER
⊗	STORM MANHOLE	⊞	TELEPHONE VAULT
⊙	SANITARY MANHOLE	—tv—tv—	CABLE TV UNDERGROUND
⊕	FENCE STEEL/METAL POST	—g—g—	GAS UNDERGROUND
⊕	WATER FIRE HYDRANT	—fo—fo—	FIBER OPTIC UNDERGROUND
⊞	ELECTRIC BOX/PEDESTAL	—v—v—	WATER UNDERGROUND
⊕	ELECTRIC POWER POLE	—e—e—	ELECTRIC OVERHEAD
⊕	WATER METER	—o—o—	FENCE CHAIN LINK
⊕	ELECTRIC LIGHT POLE	—x—x—	FENCE WOOD
⊕	SANITARY CLEAN OUT	—x—x—	FENCE WIRE

MONUMENT & ABBREVIATIONS LEGEND

●	FOUND MONUMENT AS DESCRIBED.
⊗	SECTION OR ALIQUOT MONUMENT AS DESCRIBED.
⊕	SET #5 REBAR WITH 1.5" PLASTIC CAP PLS 38051.
(M)	FIELD MEASURED BEARING AND DISTANCE.
(C)	CALCULATED DIMENSION PER FOUND FIELD EVIDENCE.
(SB)	BUILDING SETBACK DISTANCE TO PROPERTY LINE.
(R)	BEARING OR DISTANCE PER THE ORIGINAL RECORDED PLAT OF THE CITY OF EVANS RECEPTION NO. 41376 (BOOK 2, PAGES 46 & 47), DATED 10/13/1891.
(R1)	RECORD BEARING AND DISTANCE PER BECKER SUBDIVISION RECORDED AT RECEPTION NO. 02370307, DATED 1/21/1994.
(R2)	RECORD BEARING AND DISTANCE PER PLATTE INDUSTRIAL CENTER RECORDED AT RECEPTION NO. 1751356, DATED 4/24/1976.

LINE LEGEND

—	SUBJECT PROPERTY LINE - REZONING AREA
- - -	ADJOINERS & PLATTED BLOCK LINES
- · - · -	ALIQUOT SECTION LINES

PREPARED BY:

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 Contact: Darren Leveille, PLS

SIGNATURE	DATE
DML	8/26/2024
DC REVIEW	ST
APPROVED	DML
8/26/2024	
CAD FILE NAME	

CLIENT PROJECT NO.	
COBBFENDLEY PROJECT:	2406-128-01
SCALE:	1" = 30'

TITLE: REZONING PLAT

A REZONING PLAT OF LOTS 1 THROUGH 4, MAP OF EVANS, INCLUSIVE, LOCATED IN THE NW 1/4 OF SEC. 29 T 5 N, R 65 W OF THE 6TH P.M., TOWN OF EVANS, COUNTY OF WELD, STATE OF COLORADO

REVISION:	DRAWING NO.	SHEET NO.
	2406-128-01	1 OF 1