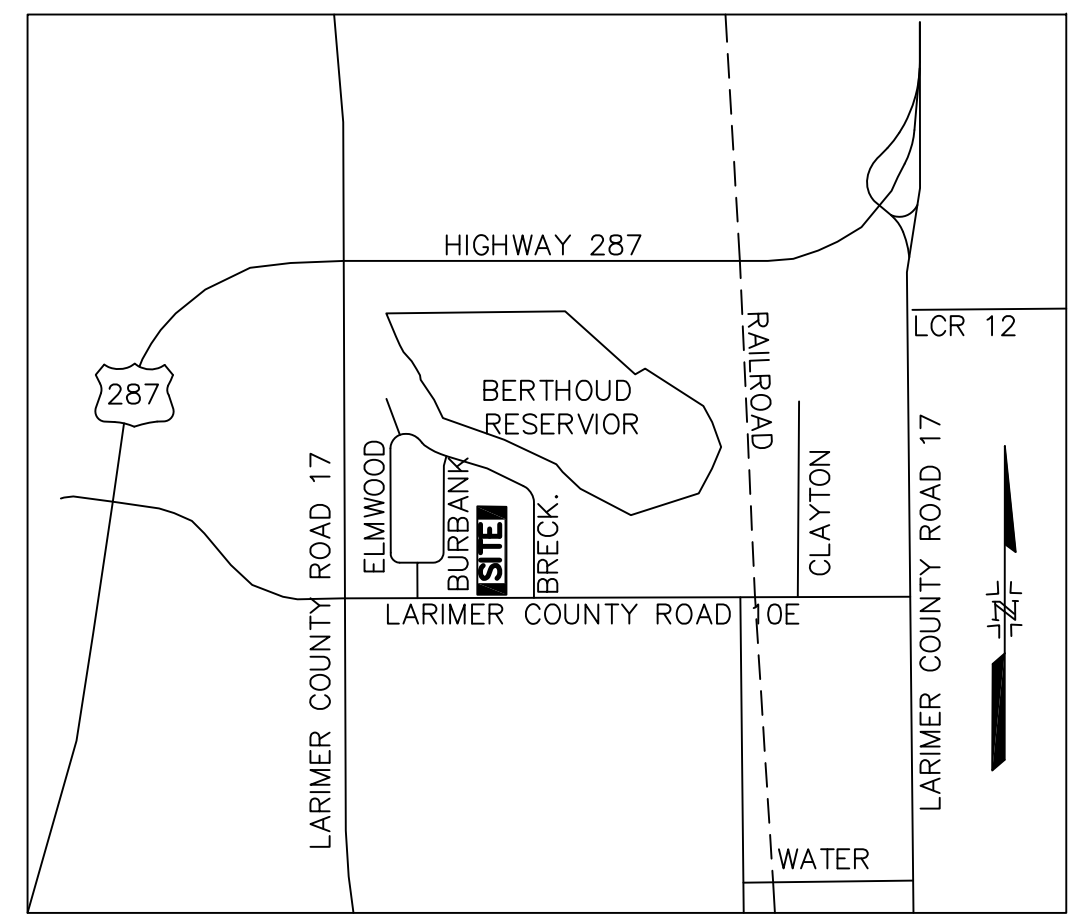
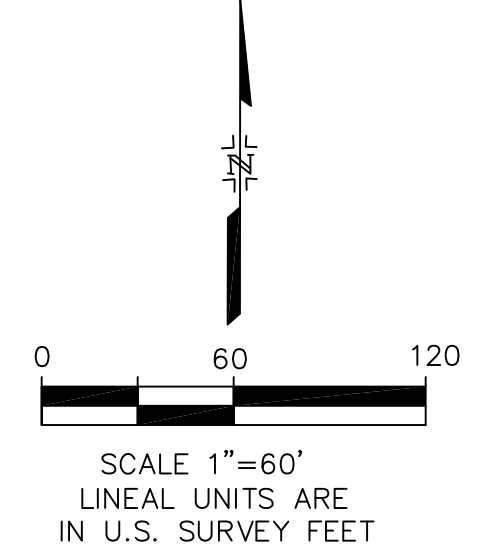


BERTHOUD LAKE ENCLAVE

SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.



CONTACT LIST:

OWNER:
ALEX AND LAURA HOIME
824 WEST COUNTY ROAD 10E
BERTHOUD, CO 80513
PHONE (970) 290-1970

CIVIL ENGINEER:
TAIT & ASSOCIATES, INC.
ALEX HOIME, PE
6163 EAST COUNTY ROAD 16
LOVELAND, CO. 80537
PHONE (970) 612-5440
FAX (970) 613-1897
EMAIL: AHOIME@TAIT.COM

GEOTECHNICAL ENGINEER:
SOLOGIC
WOLF VON CARLOWITZ, PE
3050 67TH AVENUE, SUITE 200
GREELEY, CO 80634
PHONE (970) 535-6144
FAX (970) 535-9854
EMAIL: WOLF@SOLOGIC.COM

DEVELOPER:
HOIME DEVELOPMENT, LLC
ALEX HOIME, PE
824 WEST COUNTY ROAD 10E
BERTHOUD, CO 80513
PHONE (970) 290-1970

SURVEYOR:
TAIT & ASSOCIATES, INC.
STEVEN B. VARRIANO, PLS
6163 EAST COUNTY ROAD 16
LOVELAND, CO. 80537
PHONE (970) 612-5445
FAX (970) 613-1897
EMAIL: SVARRIANO@TAIT.COM

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners of a portion of the northwest quarter of Section 11, Township 4 N, Range 69 W of the 6th Principal Meridian, Town of Berthoud, County of Larimer, State of Colorado, more particularly described as follows:

Considering the West Line of the Northwest Quarter of said Section 11 as bearing North 0 degrees 57'23" East and with all bearings contained herein relative thereto. Beginning at the Southwest corner of the Northwest Quarter of said Section 11; thence along the South line of said Northwest Quarter South 89 degrees 15'08" East 1230.64 feet to the True Point of Beginning; thence parallel with the West line of the Northwest Quarter of said Section 11 North 0 degrees 57'23" East 830.00 feet; thence parallel with the South line of the Northwest Quarter of said Section 11 South 89 degrees 15'08" East 270.00 feet; thence parallel with the West line of the Northwest Quarter of said Section 11 South 0 degrees 57'23" West 830.00 feet to the South line of the Northwest Quarter of said Section 11; thence along said South line North 89 degrees 15'08" West 270.00 feet to the True Point of Beginning; EXCEPTING therefrom any portion of described property lying within County Road No. 10E, County of Larimer, State of Colorado.

Have laid out, plotted, and subdivided the above described land, under the name and style of BERTHOUD LAKE ENCLAVE, and by these presents do dedicate to the Town of Berthoud in fee simple the street and public "rights-of-way" as shown on the plats, and grant to the Town of Berthoud such easements and rights-of-way, and all right, title and interest in real property to the above described lands, including all surface interests and all minerals within or underlying said lands, as are created hereby and depicted or, by note, referenced hereon, along with the right to install, maintain, replace and operate mains, transmission lines, service lines, and appurtenances, either directly or through the various public utilities, as may be necessary to provide such utility, cable television, water, electric, natural gas and sanitary services within this subdivision or property contiguous thereto, through, over, under, and across streets, utility and other easements, and other public places as shown on the plat.

Owner: Alex E. Hoime

Owner: Laura K. Hoime

LIENHOLDER'S DEDICATION:

The undersigned mortgagee, for good and valuable consideration does by these presents, hereby subordinate all of its rights to such fee simple dedications and grants of easements to the Town of Berthoud as are depicted and referenced hereon and to the terms and conditions of the development agreement and this final plat and agrees that the development agreement and this final plat shall constitute a first and prior lien upon the Berthoud Lake Enclave to the same extent as though it were actually executed and recorded prior to said lien or deed of trust.

DATE: _____

Adam's Bank & Trust

BY: _____

TITLE: _____

SURVEYOR'S CERTIFICATE:

I, Steven B. Varriano, PLS, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of Berthoud Lake Enclave was made under my supervision and the accompanying plat accurately and properly shows said subdivision and is in compliance with the Subdivision Regulations of the Town of Berthoud.

Steven B. Varriano, PLS 30126

SITE SPECIFIC DEVELOPMENT PLAN:

This plan constitutes a site specific development plan as defined in Article 68 of Title 24, C.R.S., as amended, and Chapter 30 of the Berthoud Development Code available at the Berthoud Town Hall, 328 Massachusetts Avenue, Berthoud, Colorado 80513.

APPROVAL CERTIFICATES:

Approved by the Town of Berthoud, Colorado, this _____ day of _____, 2016.

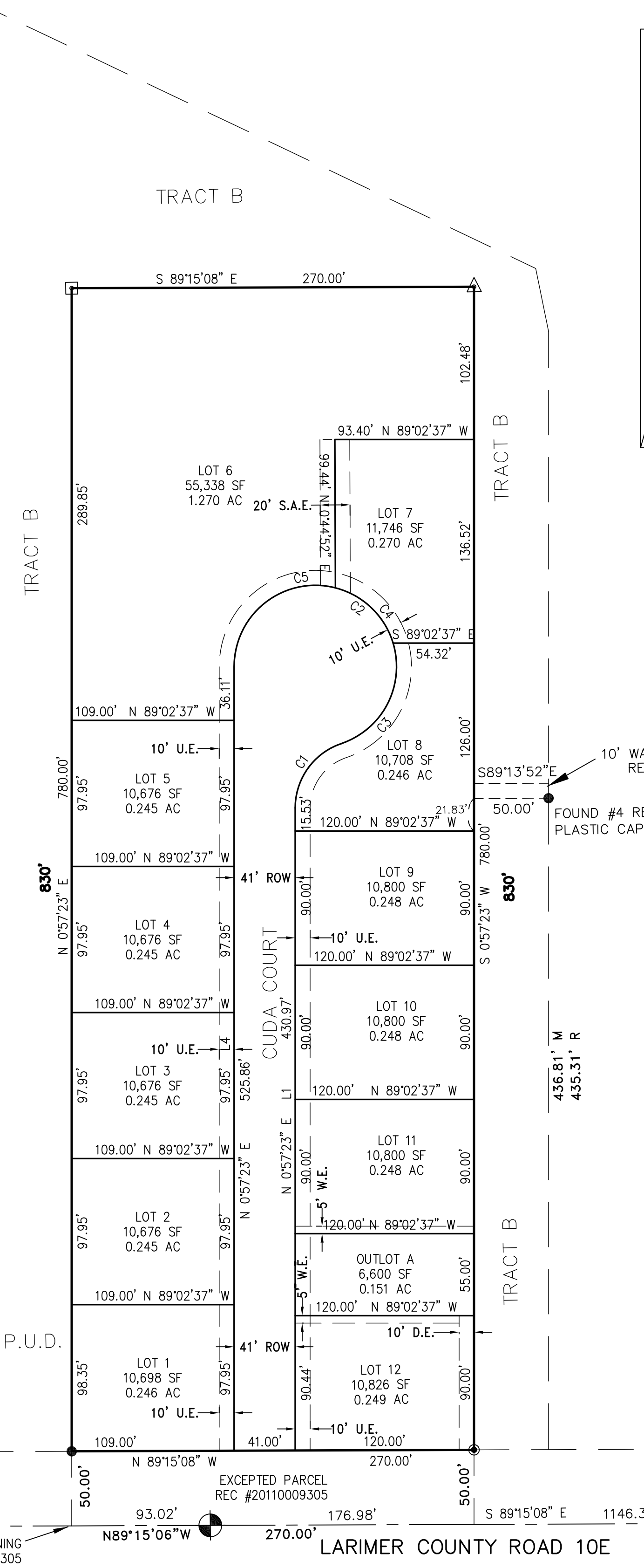
Mayor _____

The foregoing plat is approved for filing and accepted by the Town of Berthoud, Colorado, this _____ day of _____, 2016.

ATTEST:
Town Clerk _____

RIGHT TO FARM STATEMENT:

The Town of Berthoud has adopted a "Right to Farm" policy. All new and existing residents are expected to read and understand the policy. For a copy of the policy, please Contact the Town of Berthoud.



LEGEND:

- ⊕ CONTROL CORNER AS DESCRIBED HEREON
- SET #4 REBAR WITH PLASTIC CAP, PLS 30126 FOUND #4 REBAR N19°51'E 0.50'
- SET #4 REBAR WITH PLASTIC CAP, PLS 30126 FOUND #4 REBAR WITH PLASTIC CAP, PLS 17662 N20°24'W 1.38'
- △ SET #4 REBAR WITH PLASTIC CAP, PLS 30126 FOUND #4 REBAR N15°51'W 1.56'
- SET #4 REBAR WITH PLASTIC CAP, PLS 30126
- M MEASURED BEARING OR DISTANCE
- R RECORD BEARING OR DISTANCE
- AC ACRE
- D.E. DRAINAGE EASEMENT
- LCR LARIMER COUNTY ROAD
- REC RECEPTION
- ROW RIGHT OF WAY
- S.A.E. SHARED ACCESS EASEMENT
- SF SQUARE FEET
- U.E. UTILITY EASEMENT
- W.E. WALL EASEMENT

GENERAL NOTES:

1. Bearings based on the west line of the northwest quarter of Section 11, Township 4 North, Range 69 West of the 6th Principal Meridian, as shown hereon.
2. Commonwealth Land Title Insurance Company Commitment 597-H0416110-042-LSB, dated July 6, 2015 was relied upon for record data regarding rights-of-way, easements and encumbrances in the preparation of this map.
3. The total area of property subdivided is 4.835 acres.
4. The mineral rights associated with the property being subdivided are owned by the property owner. There is no evidence available that mineral rights have been transferred.
5. The zoning of the subdivided property is R-1.
6. A floodplain does not exist on the property.
7. This Final Plat conforms to the Concept Plan that was approved by the Town Board on June 9, 2015, the Town's Comprehensive Plan, PORT Plan, and Land Development Code including Section 30-2-116.
8. The use of Outlot A will be for stormwater detention and recreational uses. It will be maintained by the Berthoud Lake Enclave Homeowner's Association.
9. The lots within this subdivision will abide by the covenants established by the Berthoud Lake Enclave Homeowner's Association.
10. Vesting Special Warranty Deed Reception No. 20110009305.

CURVE	DELTA	LENGTH	RADIUS
C1	71° 20' 13"	56.65	45.50
C2	251° 20' 13"	239.07	54.50
C3	88° 06' 45"	83.81	54.50
C4	58° 55' 14"	56.05	54.50
C5	104° 18' 14"	99.21	54.50

NW CORNER
SEC11, T4N, R69W
FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP IN RANGE BOX, PLS 22098
FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX S66°49'W 0.58', PLS 24305

N00°57'23"E
BASIS OF BEARINGS

W1/4 CORNER
SEC11, T4N, R69W
FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX, PLS 12374

CW1/16 CORNER
SEC11, T4N, R69W
FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX, PLS 32825

C1/4 CORNER
SEC11, T4N, R69W
FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX, PLS 32825

FINAL PLAT - BERTHOUD LAKE ENCLAVE

SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

DRAWN: AEH
DATE: 07-04-2015
CHECKED: SBV
DATE: 04-05-2016
REVISION #:
DATE: