

GRADING PLAN

LEGAL DESC:
 LOT 34 AND 35 BLOCK 1 TRAILSIDE PD
 SUBDIVISION MORGAN COUNTY, COLORADO

LEGEND:

EXISTING CONTOUR	
FINISHED GRADE CONTOUR	
SWALE CENTERLINE	
PROPERTY LINE	

DRAWN FOR:
 KEEFE CONSTRUCTION
 16229 State Hwy 52
 Wiggins, CO 80664

GREENWOOD
 16333 CR R
 FT MORGAN CO 80701

**WERNSMAN ENGINEERING
 AND LAND DEVELOPMENT LLC**
 18483 E88EX RD S
 PLATTEVILLE CO 80651
 (970) 539-2858
 erick@wensman.com

DRAWN	
CHECKED	
DATE	6/2/2020
SCALE	1"=20'
PROJECT #	
SHEET	C1
OF	SHEETS

TRAILSIDE PD

A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
AND IN THE NORTHEAST QUARTER OF SECTION 10,
AND IN THE NORTH HALF OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 58 WEST OF THE 6TH P.M.
COUNTY OF MORGAN, STATE OF COLORADO
219.26 ACRES, 46 LOTS, 7 TRACTS
SHEET 1 OF 4

LEGAL DESCRIPTION - BLOCK 1

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 58 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2;
THENCE N00°29'36"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 30.00 FEET;
THENCE N89°15'23"E PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 2, A DISTANCE OF 30.00 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF MORGAN COUNTY ROAD R AND THE EAST RIGHT-OF-WAY LINE OF MORGAN COUNTY ROAD 16, ALSO BEING THE POINT OF BEGINNING;

THENCE N00°29'36"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MORGAN COUNTY ROAD 16 AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 2, A DISTANCE OF 2,583.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY NO. 34;

THENCE N89°11'39"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY 34, BEING 30 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 2, A DISTANCE OF 2,297.03 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED AT BOOK 368 PAGE 115, MORGAN COUNTY RECORDS;

THENCE S00°41'24"E ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED AT BOOK 368 PAGE 115, A DISTANCE OF 247.00 FEET;

THENCE N89°11'39"E ALONG THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED AT BOOK 368 PAGE 115 MORGAN COUNTY RECORDS, A DISTANCE OF 320.00 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 2;

THENCE S00°41'24"E ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 2, A DISTANCE OF 2,348.88 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MORGAN COUNTY ROAD R;

THENCE S89°15'23"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MORGAN COUNTY ROAD R, BEING 30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 2, A DISTANCE OF 1,486.32 FEET TO SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AT BOOK 941 PAGE 616, MORGAN COUNTY RECORDS; THENCE ALONG THE EAST, NORTH, AND WEST LINES OF SAID PARCEL OF LAND DESCRIBED AT BOOK 941 PAGE 616 THE FOLLOWING THREE (3) COURSES:

1. N00°28'37"W A DISTANCE OF 243.77 FEET;
2. S89°29'23"W A DISTANCE OF 1,105.50 FEET;
3. S00°36'37"E A DISTANCE OF 248.30 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF MORGAN COUNTY ROAD R;

THENCE S89°15'23"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF MORGAN COUNTY ROAD R, A DISTANCE OF 34.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,450,321 SQUARE FEET OR 148.079 ACRES, MORE OR LESS.

LEGAL DESCRIPTION - BLOCK 2

THAT PORTION OF THE NORTH HALF OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 58 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11;
THENCE S00°21'58"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11 A DISTANCE OF 30.00 FEET;
THENCE N89°15'23"E PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 11 A DISTANCE OF 30.00 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF MORGAN COUNTY ROAD R AND THE EAST RIGHT-OF-WAY LINE OF MORGAN COUNTY ROAD 16, ALSO BEING THE POINT OF BEGINNING;

THENCE N89°15'23"E ALONG THE SOUTH LINE OF SAID MORGAN COUNTY ROAD R AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 11, DISTANCE OF 5231.88 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AT BOOK 995 PAGE 476, MORGAN COUNTY RECORDS;

THENCE S00°01'17"E ALONG THE WEST LINE OF SAID PARCEL OF LAND RECORDED AT BOOK 995 PAGE 476, A DISTANCE OF 159.42 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE C.B. AND O. RAILROAD;
THENCE S85°58'39"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE C.B. AND O. RAILROAD, A DISTANCE OF 5,241.44 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MORGAN COUNTY ROAD 16;

THENCE N00°21'58"W ALONG SAID EAST RIGHT-OF-WAY LINE OF MORGAN COUNTY ROAD 16, BEING 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 11, A DISTANCE OF 465.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,649,407 SQUARE FEET OR 37.855 ACRES, MORE OR LESS.

LEGAL DESCRIPTION - BLOCK 3

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 58 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

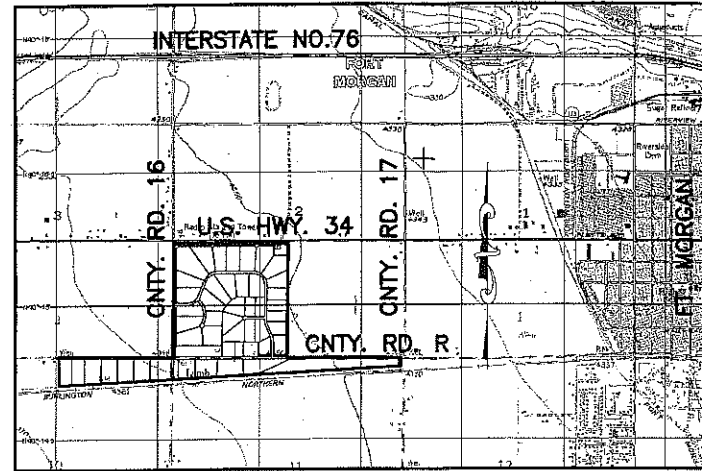
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10;
THENCE S00°21'58"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 30.00 FEET;
THENCE N89°32'16"W PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 10, A DISTANCE OF 30.00 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF MORGAN COUNTY ROAD R AND THE WEST RIGHT-OF-WAY LINE OF MORGAN COUNTY ROAD 16, ALSO BEING THE POINT OF BEGINNING;

THENCE S00°21'58"E PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 10, A DISTANCE OF 468.79 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE C.B. AND O. RAILROAD;

THENCE S85°58'39"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE C.B. AND O. RAILROAD, A DISTANCE OF 2,628.85 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 10;

THENCE N00°19'45"W ALONG SAID NORTH-SOUTH CENTERLINE OF SECTION 10, A DISTANCE OF 632.05 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MORGAN COUNTY ROAD R;
THENCE N89°32'16"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MORGAN COUNTY ROAD R, BEING 30 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 10, A DISTANCE OF 2,623.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,443,902 SQUARE FEET OR 33.147 ACRES, MORE OR LESS.



VICINITY MAP
SCALE: 1"=2000'

NOTES

- 1.) "*" INDICATES SET A 5/8" REBAR WITH CAP STAMPED L.S. NO. 12405 UNLESS OTHERWISE SHOWN.
"O" INDICATES FOUND A 5/8" REBAR WITH CAP STAMPED L.S. NO. 14796 UNLESS OTHERWISE SHOWN.
- 2.) BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2 WAS ASSUMED TO BEAR S89°15'23"W. BOTH ENDS OF SAID LINE ARE MONUMENTED AS SHOWN ON THIS PLAT.
- 3.) UTILITY EASEMENTS (UE) ARE AS SHOWN. DRAINAGE AND UTILITY EASEMENTS (DE&UE) ARE AS SHOWN.
- 4.) THERE ARE 46 LOTS AND 7 TRACTS IN TRAILSIDE.
- 5.) 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.
- 6.) RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY.
- 7.) OVERALL DWELLING UNIT DENSITY - 1 DU PER 5.02 ACRES.
- 8.) ALL BLOCK CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
- 9.) NO BUILDING PERMITS WILL BE ISSUED FOR HOUSES WITHOUT PROOF THAT A MORGAN COUNTY QUALITY WATER TAP HAS BEEN PURCHASED FOR THE SUBJECT LOT.
- 10.) NO LOT SHALL BE SOLD IF A WATER TAP MORATORIUM IS IN PLACE AT THE TIME OF SALE UNLESS PURCHASER HAS NOTICE OF SUCH MORATORIUM AND HAS NO OBJECTION THERETO.

TRACT	AREA (Ac.)	PROPOSED OWNERSHIP	INTENDED USAGE	DESCRIPTION
A	16.574	HOA	OSP2	PARK/OPEN SPACE
B	1.077	HOA	OSP2	WELL SITES
C	3.583	PRIVATE	OSP2	PARK/OPEN SPACE
D	1.075	HOA	OSP1	LANDSCAPING
E	3.396	HOA	OSP1	LANDSCAPING
F	0.301	HOA	OSP1	LANDSCAPING
G	0.302	HOA	OSP1	LANDSCAPING
STREETS	6.570	HOA	OSP2	PRIVATE STREETS
LOTS	179.948		RSR	BLOCK 1, LOTS 1-33 AND BLOCK 2 AND BLOCK 3
LOTS	8.434		ATZ	BLOCK 1, LOTS 34-36
TOTAL	219.260			

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE COUNTY OF MORGAN DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND OTHER IMPROVEMENTS REFLECTED HEREON FOR MAINTENANCE BY SAID COUNTY.

UNTIL SUCH ROADS AND OTHER IMPROVEMENTS MEET COUNTY REQUIREMENT AND ARE SPECIFICALLY ACCEPTED BY THIS COUNTY BY RECORDING WITH THE CLERK AND RECORDER OF THIS COUNTY AN OFFICIAL ACCEPTANCE, THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND OTHER IMPROVEMENTS AND RIGHT-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND WITHIN THIS SUBDIVISION.

NOTICE IS FURTHER GIVEN THAT NO SUBDIVISION LOTS WILL BE ISSUED BUILDING PERMITS BY OFFICIALS OF THIS COUNTY FOR IMPROVEMENTS OF ANY NATURE ON ANY PROPERTY REFLECTED ON THIS PLATTED SUBDIVISION UNTIL SUCH TIME AS THE ACCEPTANCE AS HEREIN ABOVE DESCRIBED HAS BEEN FILED FOR RECORD WITH THE CLERK AND RECORDER OF THIS COUNTY, OR UNTIL OTHER SUITABLE PROVISION IS MADE FOR COMPLETION AND/OR MAINTENANCE OF THE ROADS AND OTHER IMPROVEMENTS.

**TRAILSIDE PD
LAND USE DESIGNATIONS**

RESIDENTIAL TRAILSIDE ZONE (RSR)

THIS ZONE COMPRISES LAND USES FOR SINGLE-FAMILY RESIDENTIAL USES.

RESIDENTIAL TRAILSIDE ZONE USE-BY-RIGHT

1. SINGLE-FAMILY HOUSE (ONE PER LOT)
2. SATELLITE DISH ANTENNAS WITHOUT TOWER ATTACHED TO DWELLINGS
3. OPEN SPACE
4. ACCESSORY BUILDINGS AND USES SUCH AS GARAGES AND BARN
5. GARDENS
6. HOME OCCUPATIONS LIMITED TO AN OCCUPATION WHICH DOES NOT CREATE REGULAR CUSTOMER, CLIENT, OR EMPLOYEE TRAFFIC
7. TEMPORARY SALES OFFICE/MODEL UNITS AND CONSTRUCTION TRAILERS
8. INDOOR AND OUTDOOR RECREATIONAL FACILITIES
9. LIMITED FARM ANIMALS ON LOTS GREATER IN SIZE THAN 3 ACRES

OPEN SPACE TRAILSIDE ZONE 1 (OSP1)

THIS ZONE COMPRISES LAND FOR OPEN SPACE:

1. OPEN SPACE
2. PARKS
3. TRAILS AND FENCES

PROHIBITED USES - (OSP1): 1. DISCHARGE OF FIREARMS

OPEN SPACE TRAILSIDE ZONE 2 (OSP2)

THIS ZONE COMPRISES LAND FOR OPEN SPACE USES:

- | | |
|---------------------------------------|--------------------------|
| 1. OPEN SPACE | 6. GARDENS |
| 2. GRAZING | 7. WATER WELLS |
| 3. TRAILS AND FENCES | 8. IRRIGATED FARMS CROPS |
| 4. GAZEBOS, TRELLIS, SMALL STRUCTURES | 9. PRIVATE STREETS |
| 5. PARKS | 10. GARAGE/BARN |

PROHIBITED USES - (OSP2): 1. DISCHARGE OF FIREARMS

AGRICULTURE TRAILSIDE ZONE (ATZ)

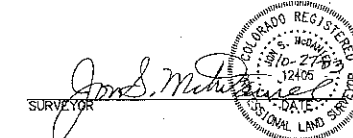
THIS ZONE COMPRISES LAND USES IN THE MORGAN COUNTY A ZONE DISTRICT:

PROHIBITED USES - ATZ:

1. DISCHARGE OF FIREARMS
2. COMMERCIAL BULK FUEL PLANTS
3. LIVESTOCK CONFINEMENT FACILITIES
4. MOBILE HOME STORAGE
5. JUNK, SCRAP METAL, AUTO WRECKING, AND SALVAGE YARDS

SURVEYOR'S CERTIFICATE

I, JON S. MCDANIEL, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF TRAILSIDE TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



PLANNING COMMISSION CERTIFICATE

APPROVED THIS 22nd DAY OF May, 2003, COUNTY PLANNING COMMISSION, MORGAN COUNTY, COLORADO.

David Wagner
CHAIRMAN

COMMISSIONER'S CERTIFICATE

APPROVED THIS 22nd DAY OF September 2003, BOARD OF COUNTY COMMISSIONERS, MORGAN COUNTY, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE COUNTY OF MORGAN.

ATTEST:
John A. Reilly
CLERK TO THE BOARD
(SEAL)

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MORGAN } SS.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1:09 O'CLOCK P.M. THIS 30th DAY OF November, 2003, AND DULY RECORDED IN PLAT FILE #1502075, FEES \$41.00 PAID.

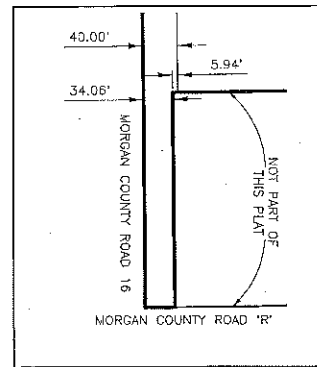
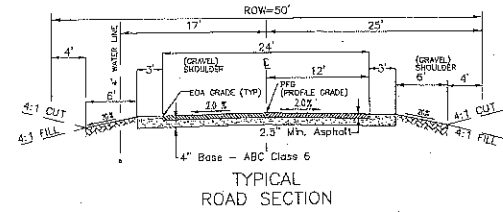
Ray A. Johnson
RECORDER
Scott Thomas
DEPUTY



TRAILSIDE PD

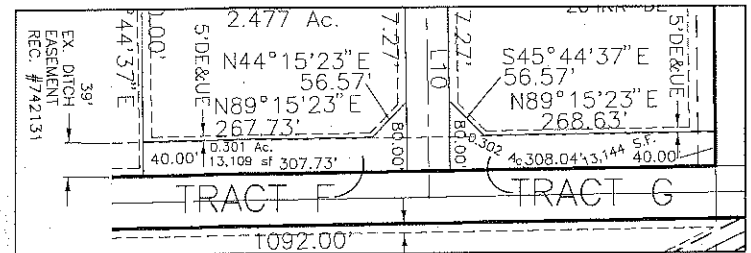
A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
AND IN THE NORTHEAST QUARTER OF SECTION 10,
AND IN THE NORTH HALF OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 58 WEST OF THE 6TH P.M.
COUNTY OF MORGAN, STATE OF COLORADO
219.26 ACRES, 46 LOTS, 7 TRACTS

SHEET 2 OF 4



DETAIL 'C'
SCALE: 1"=100'

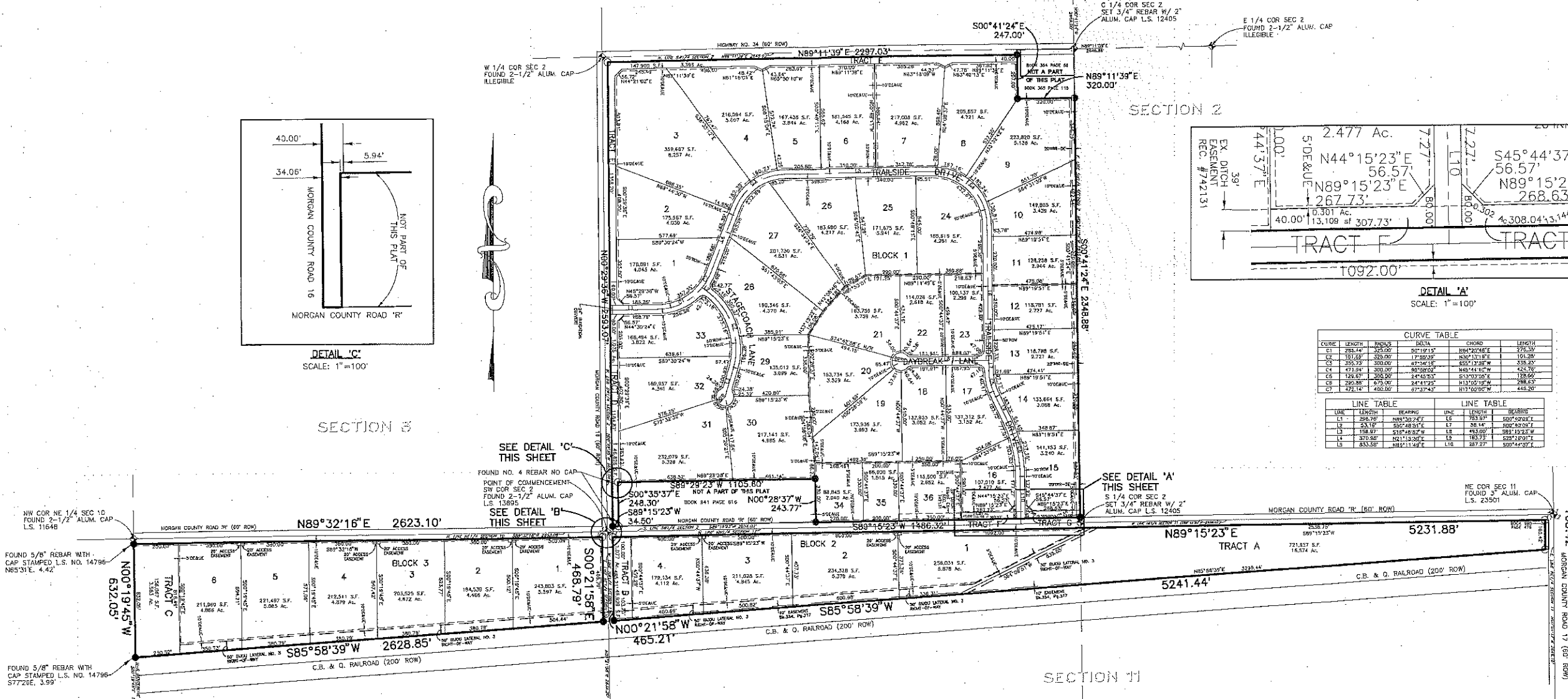
SECTION 3



DETAIL 'A'
SCALE: 1"=100'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	288.44	325.00	80°10'12"	584.20
C2	191.68	300.00	17°50'58"	191.68
C3	355.73	300.00	87°56'18"	655.17
C4	471.94	300.00	90°00'00"	471.94
C5	124.87	300.00	24°45'53"	124.87
C6	290.86	675.00	24°41'22"	513.00
C7	142.14	450.00	67°37'43"	142.14

LINE TABLE		LINE TABLE	
LINE	LENGTH	LINE	LENGTH
L1	288.44	L6	287.27
L2	53.19	L7	58.14
L3	158.97	L8	49.09
L4	370.88	L9	183.73
L5	833.58	L10	287.27



NW COR NE 1/4 SEC 10
FOUND 2-1/2" ALUM. CAP
L.S. 11648

FOUND 5/8" REBAR WITH
CAP STAMPED L.S. NO. 14796
N85°31'E 4.42'

FOUND 5/8" REBAR WITH
CAP STAMPED L.S. NO. 14796
S77°26'E 3.99'

S 1/4 COR SEC 10
SET 3/4" REBAR W/ 2"
ALUM. CAP L.S. 12405

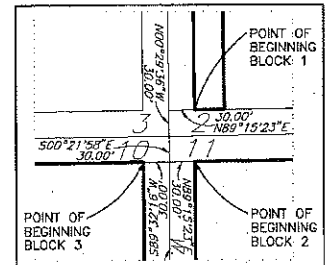
SEE DETAIL 'C'
THIS SHEET
FOUND NO. 4 REBAR NO CAP
POINT OF COMMENCEMENT
SW COR SEC 2
FOUND 2-1/2" ALUM. CAP
L.S. 13095

SEE DETAIL 'B'
THIS SHEET
FOUND 5/8" REBAR WITH
CAP STAMPED L.S. NO. 14796
S77°26'E 3.99'

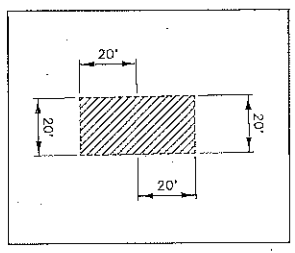
SEE DETAIL 'A'
THIS SHEET
S 1/4 COR SEC 2
SET 3/4" REBAR W/ 2"
ALUM. CAP L.S. 12405

NE COR SEC 11
FOUND 3" ALUM. CAP
L.S. 23501

S00°01'17"E
153.42'
MORGAN COUNTY ROAD 17 (60' ROW)



DETAIL 'B'
SCALE: 1"=100'



DRIVEWAY INGRESS EGRESS
EASEMENT (TYPICAL)



EMK CONSULTANTS, INC.
ENGINEERS • SURVEYORS
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CENTENNIAL, COLORADO 80112-2019
(303) 694-1520

