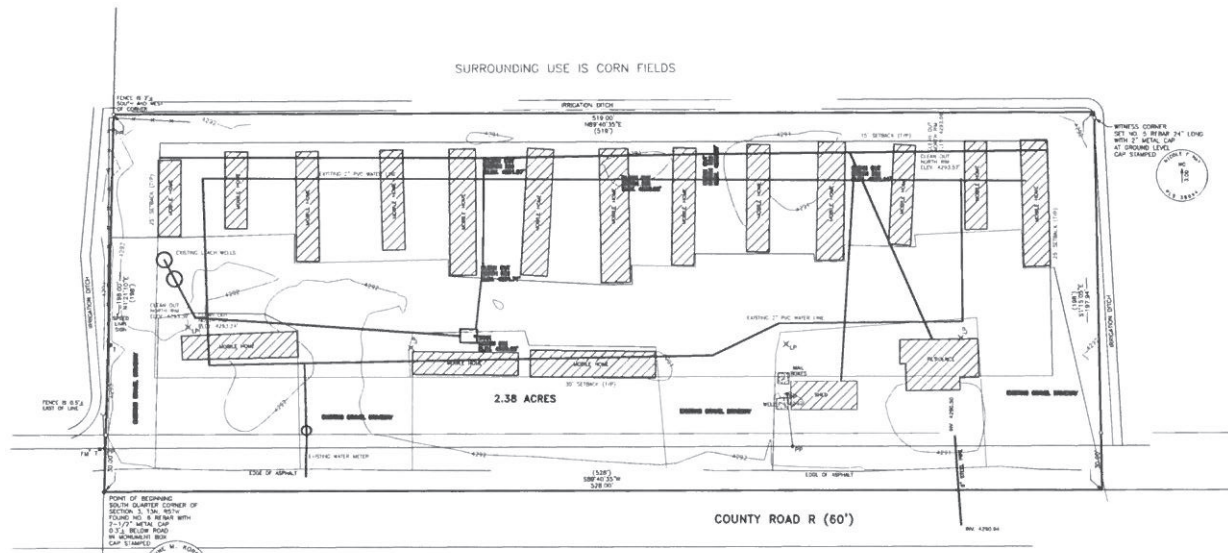


WAGON WHEEL MOBILE PARK

SITE PLAN – SPECIAL REVIEW, MORGAN COUNTY, COLORADO

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 57 WEST OF THE 6TH P.M.

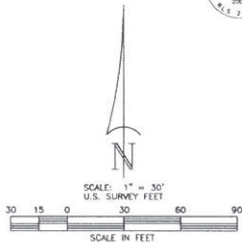


NOTES

- ELEVATIONS SHOWN ARE NAVD 88
- CONTOUR INTERVAL = 1 FOOT
- ELEVATIONS ARE BASED ON A OPUS SOLUTION.
- EXISTING ZONING IS AGRICULTURAL.
- ALL ADJACENT AREA ARE CURRENTLY IN CORN.
- EXISTING PUBLIC ACCESS IS SHOWN.
- ALL 16 EXISTING MOBILE HOMES PADS WILL REMAIN. NEW HOUSES WILL BE 1120 SF +/-
- SINGLE FAMILY HOME WILL REMAIN.
- NO UNIQUE NATURAL FEATURES.
- NO HAZARDOUS MATERIALS ARE STORED ON SITE.

LEGEND

- ♦ ALIQUOT CORNER AS DESCRIBED
- SET NO. 5 REBAR 24" LONG AT GROUND LEVEL WITH PURPLE PLASTIC CAP STAMPEE PLS 350447
- EXISTING FENCE LINE
- OVERHEAD ELECTRIC LINE
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- DOWN GUY
- FIBER OPTIC MARKER
- ⊕ TELEPHONE PEDESTAL
- CONCRETE



PLANNING COMMISSION CERTIFICATE

THE MORGAN COUNTY PLANNING COMMISSION HAS HEREBY REVIEWED THIS SITE PLAN APPLICATION NO. _____ THIS _____ DAY OF _____, 2020.

ATTEST: SECRETARY _____ CHAIRMAN _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

SITE PLAN CASE NO. _____
APPROVED THIS _____ DAY OF _____, 2020, BOARD OF COUNTY COMMISSIONERS, MORGAN COUNTY, COLORADO

ATTEST: SECRETARY _____ CHAIRMAN _____

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MORGAN } ss.
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____, 2020, AND IS DULY RECORDED IN _____

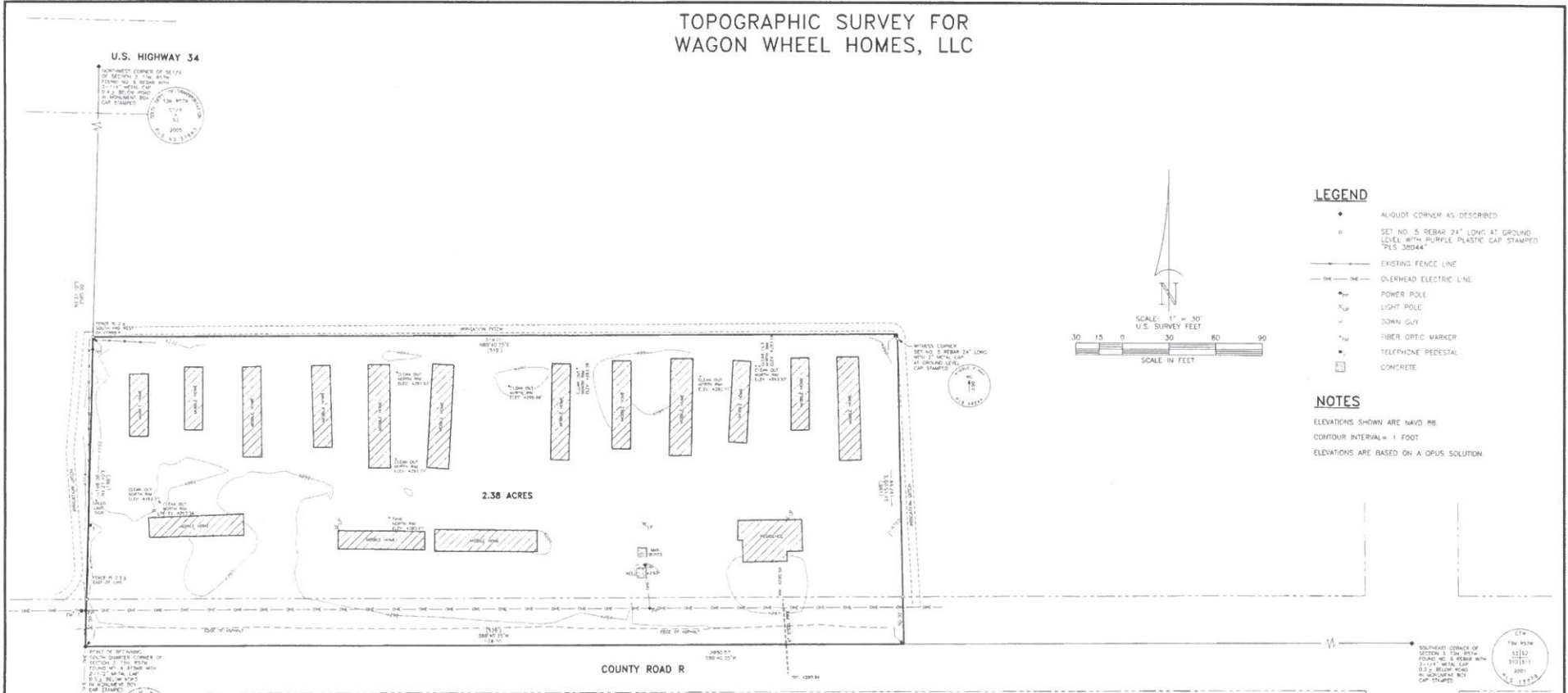
RECORDING FEES OF _____ ARE PAID.

CLERK AND RECORDER _____

DEPUTY _____

PREPARED BY
WAGON WHEEL HOMES, LLC
HELEN MICHELBRINK, PE
1525 TEANWOOD COURT
FORT COLLINS, CO 80525
970-218-1409
JUNE 26, 2020

TOPOGRAPHIC SURVEY FOR WAGON WHEEL HOMES, LLC



LEGEND

- ALIQUOT CORNER AS DESCRIBED
- SET NO. 5 REBAR 24" LONG AT GROUND LEVEL WITH PURPLE PLASTIC CAP STAMPED "TLC 30044"
- — — EXISTING FENCE LINE
- — — OVERHEAD ELECTRIC LINE
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- ⊕ DOWN GUY
- ⊕ FIBER OPTIC MARKER
- ⊕ TELEPHONE PEDESTAL
- CONCRETE

NOTES

ELEVATIONS SHOWN ARE NAVD 88
 CONTOUR INTERVAL = 1 FOOT
 ELEVATIONS ARE BASED ON A OPUS SOLUTION

COUNTY ROAD R

COUNTY ROAD 22

SURVEYOR'S STATEMENT

I, NICOLE R. HAY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THE SURVEY REPRESENTED BY THIS PLAN WAS MADE BY ME OR UNDER MY SUPERVISION AND THIS PLAN ACCURATELY REPRESENTS AND REFLECTS UPON MY KNOWLEDGE, INFORMATION AND BELIEF. I FURTHER STATE THAT THE SURVEY AND THIS PLAN COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

BY: NICOLE R. HAY
 FOR AND ON BEHALF OF
 LEIBERT-McATEE & ASSOCIATES, INC.
 P.L.S. NO. 39044



DESCRIPTION

(AS PER RECEPTION NO. 975113 OF THE MORGAN COUNTY RECORDS)
 A PARCEL OF LAND IN THE S04W1/4 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE 8TH P.M. MERIDIAN COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SECTION 3, THENCE NORTH ALONG THE WEST LINE OF THE S04W1/4 OF SECTION 3, 188.13 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF THE S04W1/4 OF SECTION 3, 619.38 FEET; THENCE SOUTHERLY 78 FEET TO A POINT ON THE SOUTH LINE OF THE S04W1/4 OF SECTION 3, THENCE WESTERLY ALONG THE SOUTH LINE OF THE S04W1/4 OF SECTION 3 TO THE POINT OF BEGINNING.

ALSO KNOWN AND KNOWN TO BE DESCRIBED AS FOLLOWS (AS PER BOOK 174 AT PAGE 105 OF THE MORGAN COUNTY RECORDS):
 A PARCEL OF LAND IN THE S04W1/4 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE 8TH P.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION, THENCE NORTH ALONG THE WEST LINE OF THE S04W1/4 OF SECTION 3, 188.13 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF THE S04W1/4 OF SECTION 3, 619.38 FEET; THENCE SOUTHERLY 78 FEET TO A POINT ON THE SOUTH LINE OF THE S04W1/4 OF SECTION 3, THENCE WESTERLY ALONG THE SOUTH LINE OF THE S04W1/4 OF SECTION 3, 338 FEET TO THE POINT OF BEGINNING.

NOTES

A TITLE SEARCH WAS NOT REQUESTED OR CONDUCTED BY ME FOR THIS PARCEL. THEREFORE, ALL RECORDED RIGHTS OF WAY OR EASEMENTS MAY NOT BE SHOWN. SURVEYED FOR THIS SURVEY WAS BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SOUTHWEST QUARTER (S04W1/4) OF SECTION 3, TOWNSHIP 3 NORTH BY METERS. THE SOUTHWEST AND SOUTHEAST CORNERS OF SAID S04W1/4 OF SECTION 3 ARE MONUMENTED AS SHOWN.

DISTANCES IN PARENTHESES ARE DEED DISTANCES.
 SIGNIFICANT VARIANCES IN THE LOCATION OF THE PARCEL LINES WITH CURRENT FENCE LINES ARE SHOWN ON THE ABOVE PLAN. SINCE THIS SURVEY HAS NO JURISDICTION OVER ADJOINING LAND OWNERS, ANY PERSON MOVING, REMOVING, OR REPLACING ANY OF THESE CURRENT FENCE LINES WILL BE DOING SO AT HIS OWN RISK.

NOTICE

ACCORDING TO COLORADO LAW YOU MAY COMBINE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. YOU MAY NOT HAVE ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

NOTE
 NO UTILITY LOCATE PERFORMED FOR THIS SURVEY.

CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
1-800-922-1987
 CALL 2-BUSINESS DAYS IN ADVANCE.
 BEFORE YOU DIG, GRAB, OR EXCAVATE,
 FOR THE MARKING OF UNDERGROUND
 UTILITIES.

REVISIONS	LEIBERT-McATEE & ASSOCIATES, INC. P.O. BOX 442 615 SOUTH TENTH AVENUE STERLING, CO 80751 970-522-1980
TITLE	TOPOGRAPHIC SURVEY FOR WAGON WHEEL HOMES, LLC IN THE S04W1/4 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE 8TH P.M. MERIDIAN COUNTY, COLORADO
SCALE: 8-13-10	DATE: 8-13-10
DATE: 11-20-10	PROJ. NO: 1000-19
	SHEET 1 OF 1