



Re-submittal Form

Case Name/ Number: PLT2023-00038

Case Manager: Lia Campbell

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: ~~Engineering; Planner; Right-of-Way; Addressing; Building Safety,~~

~~Neighborhood Services; Environmental; Parks, Attorney, Finance, Plan Coordination~~

FORM NO.
GWS-76
05/2011

WATER SUPPLY INFORMATION SUMMARY
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 821, Denver, CO 80203
Main (303) 866-3581 dwr.colorado.gov

Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water."

1. NAME OF DEVELOPMENT AS PROPOSED:

14957 Lanewood Street Subdivision

2. LAND USE ACTION: Subdivision

3. NAME OF EXISTING PARCEL AS RECORDED:

SUBDIVISION: Alart Subdivision, FILING (UNIT), BLOCK, LOT 1A,1B,4B

4. TOTAL ACREAGE: 12 5. NUMBER OF LOTS PROPOSED 2 PLAT MAP ENCLOSED? YES or NO

6. PARCEL HISTORY – Please attach copies of deeds, plats, or other evidence or documentation.

A. Was parcel recorded with county prior to June 1, 1972? YES or NO

B. Has the parcel ever been part of a division of land action since June 1, 1972? YES or NO

If yes, describe the previous action:

7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner.

N/E 1/4 of the N/W 1/4, Section 14, Township 1S N or S, Range 65 E or W

Principal Meridian (choose only one): Sixth New Mexico Ute Costilla

Optional GPS Location: GPS Unit must use the following settings: Format must be **UTM**, Units must be **meters**, Datum must be **NAD83**, Unit must be set to **true N**, Zone 12 or Zone 13 Easting: _____ Northing: _____

8. PLAT – Location of all wells on property must be plotted and permit numbers provided.

Surveyor's Plat: YES or NO If not, scaled hand drawn sketch: YES or NO

9. ESTIMATED WATER REQUIREMENTS

USE	WATER REQUIREMENTS	
	Gallons per Day	Acre-Feet per Year
HOUSEHOLD USE # <u>2</u> of units	_____	<u>0.6</u>
COMMERCIAL USE # _____ of S. F	_____	_____
IRRIGATION # <u>3</u> of acres	_____	<u>6.55</u>
STOCK WATERING # <u>6</u> of head	_____	<u>0.3</u>
OTHER: _____	_____	_____
TOTAL	_____	_____

10. WATER SUPPLY SOURCE

NEW WELLS - 1

EXISTING WELL DEVELOPED SPRING

WELL PERMIT NUMBERS
266880

PROPOSED AQUIFERS – (CHECK ONE)

ALLUVIAL UPPER ARAPAHOE
 UPPER DAWSON LOWER ARAPAHOE
 LOWER DAWSON LARAMIE FOX HILLS
 DENVER DAKOTA
 OTHER: _____

MUNICIPAL
 ASSOCIATION
 COMPANY
 DISTRICT

NAME _____

LETTER OF COMMITMENT FOR SERVICE YES or NO

WATER COURT DECREE CASE NUMBERS:
2005CW81

11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? YES or NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)

12. TYPE OF SEWAGE DISPOSAL SYSTEM

SEPTIC TANK/LEACH FIELD CENTRAL SYSTEM
 LAGOON VAULT
 ENGINEERED SYSTEM (Attach a copy of engineering design.) OTHER: _____

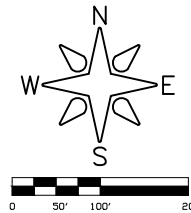
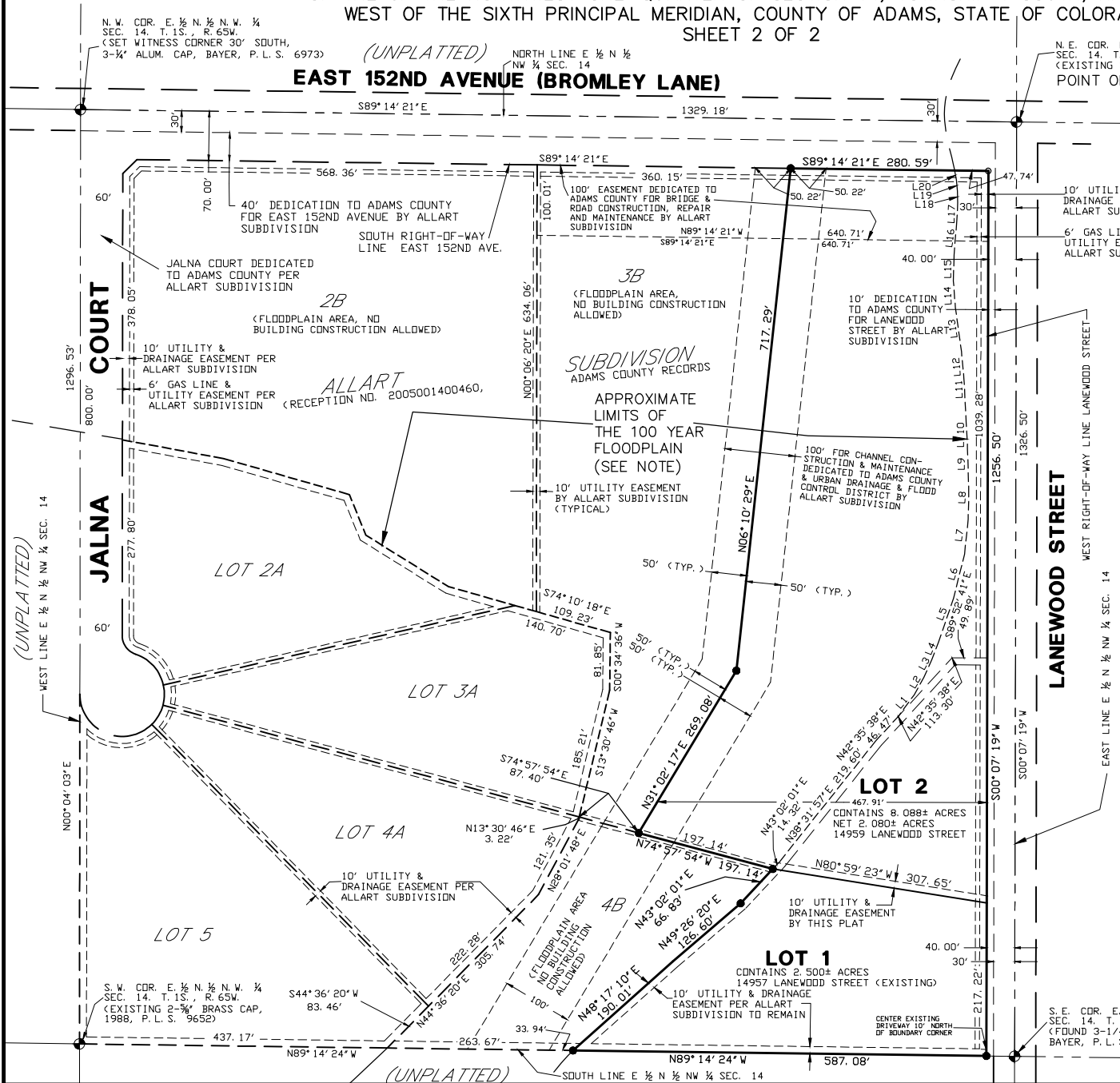
DISTRICT NAME: _____
LOCATION SEWAGE HAULED TO: _____

ALLART SUBDIVISION AMENDMENT NO. 1

A REPLAT OF LOTS 1A AND 1B, ALLART SUBDIVISION, BEING A PART OF THE NORTH ONE-HALF OF THE OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO. PLT2023-00038

SHEET 2 OF 2



SCALE: 1"=100'
LEGEND

- DENOTES: FOUND P.K. NAIL & SHINNER, P.L.S. 6973
- DENOTES: FOUND #5 REBAR & CAP, BAYER, P.L.S. 6973

FLOODPLAIN DRAINAGE EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L1	N36°20'26"E	38.10'
L2	N29°29'18"E	28.69'
L3	N24°08'11"E	27.37'
L4	N20°41'21"E	26.70'
L5	N18°54'42"E	66.02'
L6	N13°57'10"E	64.37'
L7	N05°59'07"E	50.26'
L8	N01°15'50"E	37.51'
L9	N01°39'25"E	62.53'
L10	N02°47'20"E	37.95'
L11	N03°03'41"E	62.60'
L12	N05°16'08"E	37.67'
L13	N07°42'45"E	63.09'
L14	N04°34'33"E	37.63'
L15	N01°21'41"E	37.13'
L16	N04°50'55"E	45.95'
L17	N02°59'07"E	28.63'
L18	N01°27'10"E	16.65'
L19	N05°44'24"E	15.80'
L20	N09°48'27"E	13.73'

NOTE: APPROXIMATE LIMITS OF THE 100 YEAR FLOODPLAIN FROM THE PRELIMINARY DESIGN REPORT FOR LOWER BOX ELDER CREEK WATERSHED PREPARED BY WRIGHT WATER ENGINEERS, INC. DATED OCTOBER 2001

Prepared By:

R.W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, SUITE 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 CAD: 19014P1.DWG

Date Prepared: JULY 25, 2022
REVISED: 01-23-24 PER COMMENTS

S.E. COR. E. 1/2 N. 1/2 N.W. 1/4 SEC. 14, T.1S., R.65W. (EXISTING 3-1/4" ALUMINUM CAP, BAYER, P.L.S. 6973)

N.W. COR. E. 1/2 N. 1/2 N.W. 1/4 SEC. 14, T.1S., R.65W. (SET WITNESS CORNER 30" SOUTH, 3-1/4" ALUM. CAP, BAYER, P.L.S. 6973)

N.E. COR. E. 1/2 N. 1/2 N.W. 1/4 SEC. 14, T.1S., R.65W. (EXISTING 3/4" CAPPED PIPE) POINT OF COMMENCEMENT

EAST 152ND AVENUE (BROMLEY LANE)

COURT

JALNA

LANEWOOD STREET

BOX ELDER NORTH HOMESITE SUBDIVISION FILING NO. 4

(UNPLATTED)

(UNPLATTED)

(UNPLATTED)

2B
(FLOODPLAIN AREA, NO BUILDING CONSTRUCTION ALLOWED)

3B
(FLOODPLAIN AREA, NO BUILDING CONSTRUCTION ALLOWED)

ALLART
(RECEPTION NO. 2005001400460)

SUBDIVISION
ADAMS COUNTY RECORDS

APPROXIMATE LIMITS OF THE 100 YEAR FLOODPLAIN (SEE NOTE)

LOT 2
CONTAINS 8.088± ACRES
NET 2.080± ACRES
14959 LANEWOOD STREET

LOT 1
CONTAINS 2.500± ACRES
14957 LANEWOOD STREET (EXISTING)

4B
(FLOODPLAIN AREA, NO BUILDING CONSTRUCTION ALLOWED)

LOT 5

LOT 4A

LOT 3A

LOT 2A

S.W. COR. E. 1/2 N. 1/2 N.W. 1/4 SEC. 14, T.1S., R.65W. (EXISTING 2-3/4" BRASS CAP, 1988, P.L.S. 9652)

S.E. COR. E. 1/2 N. 1/2 N.W. 1/4 SEC. 14, T.1S., R.65W. (EXISTING 3-1/4" ALUMINUM CAP, BAYER, P.L.S. 6973)

ALLART SUBDIVISION AMENDMENT NO. 1

A REPLAT OF LOTS 1A AND 1B, ALLART SUBDIVISION, BEING A PART OF THE NORTH ONE-HALF OF THE OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO. PLT2023-00038

SHEET 1 OF 2

PURPOSE:

THE PURPOSE OF THIS PLAT AMENDMENT IS TO AMEND THE EXISTING LOTS 1A AND 1B INTO TWO BUILDABLE LOTS AND PROVIDE A FLOODPLAIN CONSERVATION EASEMENT FOR THE 100-YEAR FLOODPLAIN.

OWNERSHIP AND DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE SOLE OWNER OF THAT PART OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOTS 1A AND 1B, ALLART SUBDIVISION AS RECORDED IN RECEPTION NO. 2005001400460, ADAMS COUNTY RECORDS. CONTAINS 10.589 ACRES MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF ALLART SUBDIVISION AMENDMENT NO. 1 AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, ALL STREETS, AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT, FOREVER, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, SEWER LINES, WATER LINES; TOGETHER WITH A RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER. EXECUTED THIS _____ DAY OF _____, 2022.

OWNER: THE STEVE AND SHARON'S TRUST DATED JULY 21, 2010

BY: STEVE BRUNETT, TRUSTEE _____

BY: SHARON BRUNETT, TRUSTEE _____

ACKNOWLEDGEMENT:

COUNTY OF ADAMS)
) ss
 STATE OF COLORADO)

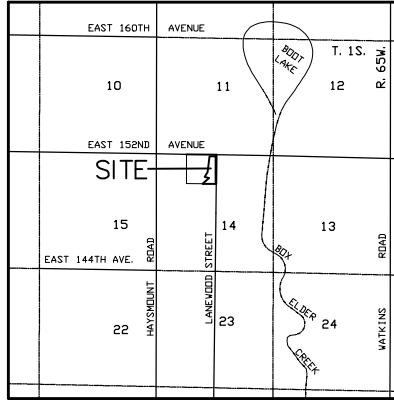
THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BY ME THIS _____ DAY OF _____, 20____, BY: STEVE BRUNETT AND SHARON BRUNETT, AS TRUSTEES OF THE STEVE AND SHARON'S TRUST DATED JULY 21, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VICINITY MAP

SCALE: 1"=2000'



BASIS FOR BEARINGS:

THE EAST LINE OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MONUMENTED AS SHOWN HEREON, IS ASSUMED TO BEAR S00°07'19"W.

NOTICE:

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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATED OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

DISTANCES ON THIS DRAWING ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS 1200/3937 METERS.

PLAT NOTES: CONTINUED:

8. IF GRADING WILL RESULT IN THE DISTURBANCE OF ONE OR MORE ACRES, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) PERMIT WILL BE REQUIRED FOR CONSTRUCTION FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE). THE PERMIT WILL REQUIRE THAT EROSION CONTROL MEASURES BE IMPLEMENTED DURING CONSTRUCTION. THE APPLICANT SHOULD CONTACT CDPHE'S WATER QUALITY CONTROL DIVISION, PERMITS UNIT, AT 303-692-3500, OR AT <http://www.cdph.e.state.co.us/wp/permitsunit/wqcdpmt.html>

9. TEN-FOOT (10') WIDE UTILITY & DRAINAGE EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY AS SHOWN ON THIS PLAT. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. IN ADDITION, A SIX FOOT WIDE GAS LINE EASEMENT IS HEREBY GRANTED AS SHOWN ON THIS PLAT. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID EASEMENTS.

10. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

11. THIS PLAN HAS BEEN APPROVED BY ADAMS COUNTY AND CREATES A VESTED PROPERTY RIGHT PURSUANT TO C.R.S. 24-68-101, ET SEQ., AS AMENDED, AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.

13. NO DIRECT ACCESS FROM ANY LOT SHALL BE ALLOWED ONTO BROWLEY LANE.

14. NO BUILDING CONSTRUCTION, TDSs OR WATER WELLS SHALL BE ALLOWED WITHIN THE FLOODPLAIN. UP TO A 4 STRAND WIRE FENCE, A MAXIMUM OF 42 INCHES IN HEIGHT, IN ORDER NOT TO IMPEDE FLOOD EVENTS, MAY BE ALLOWED BY FLOODPLAIN USE PERMIT.

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREINBEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

RAYMOND W. BAYER,
 P.L.S. NO. 6973

APPROVALS:

PLANNING COMMISSION APPROVAL:

RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIR _____

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 20____.

CHAIR _____

ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED AS TO FORM _____

CERTIFICATE OF CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT _____: _____ M. ON THE _____ DAY OF _____, A.D., 2022.

By: _____ COUNTY CLERK AND RECORDER

RECEPTION NO: _____

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
 12170 TEJON STREET, SUITE 700
 WESTMINSTER, COLORADO 80234
 (303) 452-4433 CAD: 19014P.DWG

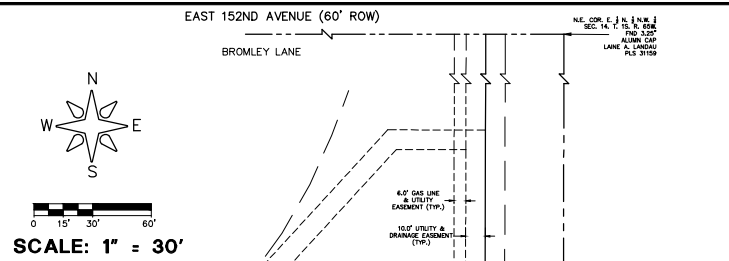
Date Prepared: JULY 25, 2022
 REVISED: 01-23-24 PER COMMENTS

PLAT NOTES: FROM ALLART SUBDIVISION AND AMENDED FOR THIS PLAT CORRECTION (IN PARENTHESES)

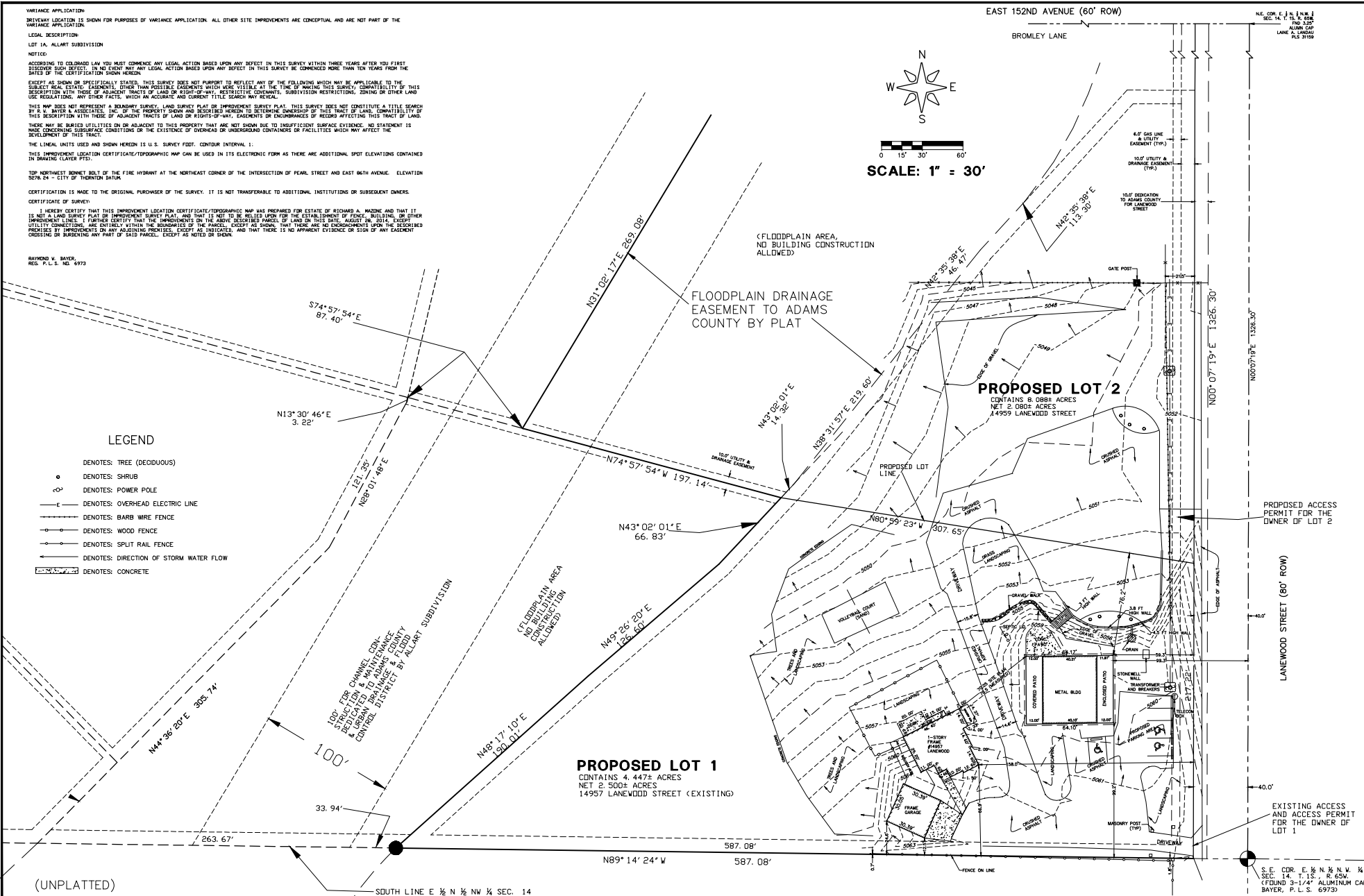
1. WATER SUPPLY - EACH LOT SHALL BE ALLOWED TO CONSTRUCT CONSECUTIVE INDIVIDUAL WELLS INTO THE UPPER ARAPAHOE, LOWER ARAPAHOE, AND LARAMIE-FOX HILLS AQUIFERS.
2. SEWER SERVICE - SEWER WILL BE ONSITE WASTEWATER SYSTEMS (OWS) ON EACH LOT WITH LEACH FIELDS AND SEPTIC TANK. LOT 1'S OWS WAS INSTALLED IN APRIL, 2004. (FOR LOT 2 PERCOLATION TESTS WILL BE UNDERTAKEN AND A PERMIT FOR INSTALLATION OF AN OWS AS PART OF A BUILDING PERMIT PROCESS WILL BE OBTAINED.)
3. LOTS WITHIN THE ALLART SUBDIVISION - AMENDMENT NO. 1 WILL BE SERVED BY ONSITE WASTEWATER TREATMENT SYSTEMS. ADAMS COUNTY HEALTH DEPARTMENT REQUIRES THAT SEPTIC TANKS BE PUMPED AND INSPECTED EVERY FOUR YEARS. AT LEAST EVERY FOUR YEARS, EACH PROPERTY OWNER SHALL HAVE THEIR SEPTIC TANK PUMPED AND INSPECTED BY A SYSTEMS CLEANER LICENSED BY ADAMS COUNTY HEALTH DEPARTMENT AND SHALL SUBMIT A RECEIPT INDICATING THAT THE SEPTIC SYSTEM HAS BEEN PUMPED AND INSPECTED TO THE ADAMS COUNTY HEALTH DEPARTMENT EHWaterProgram@dcgov.org.
4. A COPY OF THE PERMIT FOR THE OWS SHALL BE SUBMITTED WITH EACH HOME'S BUILDING PERMIT APPLICATION.
5. FIRE PROTECTION REQUIREMENTS - THE PROPERTY IS WITHIN THE GREATER BRIGHTON FIRE PROTECTION DISTRICT. ALL NEW HOMES SHALL HAVE NFPA (13D) SPRINKLER SYSTEMS, AND INTERNAL DRIVEWAYS SHALL BE CAPABLE OF HANDLING FIRE PROTECTION EQUIPMENT AND SHALL BE CONNECTED TO (LANEWOOD STREET), PRIOR TO OR WITH BUILDING PERMIT APPLICATION, MNRD SHALL BE CONSULTED ON THESE AND OTHER APPLICABLE REQUIRED FIRE PROTECTION MEASURES.
6. GEOLOGIC CONDITIONS AND FOUNDATION DESIGN - SOILS ON THE SITE MAY HAVE EXPANSIVE (SWELLING) POTENTIAL, AND MAY EXHIBIT HYDRO-COMPACTION WHEN WETTED. MITIGATION MAY BE NECESSARY FOR ANY CONSTRUCTION ON THESE SOILS, AND SHOULD INCLUDE MEASURES TO PREVENT BOTH COMPACTIVE SWELLING SOILS. SPECIFIC SOIL TESTING AND FOUNDATION DESIGN SHALL BE UNDERTAKEN FOR BUILDING PERMIT APPLICATIONS.
7. NOISE - NOISE IMPACTS ASSOCIATED WITH DENVER INTERNATIONAL AIRPORT MAY BE PREVALENT FROM TIME TO TIME.

VARIANCE APPLICATION
 DRIVEWAY LOCATION IS SHOWN FOR PURPOSES OF VARIANCE APPLICATION. ALL OTHER SITE IMPROVEMENTS ARE CONCEPTUAL AND ARE NOT PART OF THE VARIANCE APPLICATION.
 LEGAL DESCRIPTION:
 LOT 1A, ALLART SUBDIVISION
 NOTICE:
 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 EXCEPT AS SHOWN OR SPECIFICALLY STATED, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RECREATION, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS; ANY OTHER FACTS, WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL.
 THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY, LAND SURVEY, PLAT OR IMPROVEMENT SURVEY PLAT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH. THIS IS NOT A BOUNDARY SURVEY. THE PARCELS SHOWN ARE BASED UPON RECORDS ON FILE WITH THE COUNTY OF ADAMS, COLORADO. THE PARCELS SHOWN ARE NOT GUARANTEED TO BE IDENTICAL TO THE PARCELS SHOWN ON THE RECORDS ON FILE WITH THE COUNTY OF ADAMS, COLORADO. THERE MAY BE BARRIERS UTILITIES ON OR ADJACENT TO THIS PROPERTY THAT ARE NOT SHOWN DUE TO INSUFFICIENT SURFACE EVIDENCE. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES WHICH MAY AFFECT THE DEVELOPMENT OF THIS TRACT.
 THE LINEAL UNITS USED AND SHOWN HEREIN IS U.S. SURVEY FOOT. CONTOUR INTERVAL 1'.
 THIS IMPROVEMENT LOCATION CERTIFICATE/TOPOGRAPHIC MAP CAN BE USED IN ITS ELECTRONIC FORM AS THERE ARE ADDITIONAL SPOT ELEVATIONS CONTAINED IN DRAWING (LAYER PDS).
 TOP NORTHWEST CORNER BOLT OF THE FIRE HYDRANT AT THE NORTHEAST CORNER OF THE INTERSECTION OF PEARL STREET AND EAST 86TH AVENUE. ELEVATION 5276.24 - CITY OF THORNTON DATA.
 CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 CERTIFICATE OF SURVEY:
 I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE/TOPOGRAPHIC MAP WAS PREPARED FOR ESTATE OF RICHARD A. MAZONE AND THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. AND THAT I WILL NOT BE HELD Liable FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL OF LAND ON THIS DATE, AUGUST 26, 2014, EXCEPT UTILITIES CONNECTING, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJACENT PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BARRING ANY PART OF SAID PARCEL, EXCEPT AS NOTED OR SHOWN.

RAYMOND V. BAYER,
 REG. P.L.S. NO. 6923



- LEGEND**
- DENOTES: TREE (DECIDUOUS)
 - DENOTES: SHRUB
 - DENOTES: POWER POLE
 - E— DENOTES: OVERHEAD ELECTRIC LINE
 - B— DENOTES: BARB WIRE FENCE
 - DENOTES: WOOD FENCE
 - DENOTES: SPLIT RAIL FENCE
 - S— DENOTES: DIRECTION OF STORM WATER FLOW
 - DENOTES: CONCRETE



<p>R.W. BAYER & ASSOCIATES, INC. 12170 TEJON STREET, UNIT 700 WESTMINSTER, COLORADO 80234 (303) 452-4433 rwbysurveying@hotmail.com</p>	<p>SITE PLAN - 14957 LANEWOOD STREET LOTS 1A AND 4B, ALLART SUBDIVISION, BEING A PART OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.</p>	<p>SCALE: 1"=30' DATE: JAN. 22, 2019 DRAWN BY: G.A.B. CHECKED BY: R.B. PROJECT NO: 2019-014</p>	<p>FILE NO: 14-15-131L SHEET: 1 OF 1</p>
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