

----- ADDITION/SUBDIVISION
BEING A SUBDIVISION OF A PORTION OF THE ---- SITUATED IN THE N X OF THE NW X OF
SECTION X, TOWNSHIP X NORTH, RANGE XX WEST, OF THE 6TH P.M., CITY OF LOVELAND
COUNTY OF LARIMER, STATE OF COLORADO

(Certificate No. 1: Owners/Lienholders - all plats)

KNOW ALL PERSONS BY THESE PRESENTS that(the undersigned), being all the owners and lienholders of the following described property, except any existing public streets, roads, or highways, which property is located in Section ----, Township ----, North, Range ---- West of the 6th P.M., being more particularly described as follows:

Legal Description

----- containing ----- (acres) (square feet) more or less, and is subject to all easements and rights-of-way on record or existing and do hereby designate the same as (insert that portion of the title of the plat, up to and including the words "to the City of Loveland, Colorado") .

Owner's Signature(s)

Lienholder's Signature(s)

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ----- day of -----, 2 ----, by ----- as ----- .

Witness my hand and official seal.

My commission expires -----

Notary Public

(Certificate No. 2: Dedications/Acknowledgements - all plats dedicating rights-of-way or easements)

KNOW ALL PERSONS BY THESE PRESENTS that(the undersigned), being all the owners and lien holders of the following described property, except any existing public streets, roads or highways, which property is located in Section ----, Township ----, North, Range ---- West of the 6th P.M., being more particularly described as follows:

Legal Description

----- containing ----- (acres) (square feet) more or less, and is subject to all easements and rights-of-way on record or existing, and do hereby designate and dedicate: (1) all such rights-of-way and easements, other than utility easements and private easements, to and for public use, except where indicated otherwise on this plat; and (2) all such utility easements to and for public use for the installation and maintenance of utility, irrigation and drainage facilities; and do hereby designate the same (insert that portion of the title of the plat, up to and including the words "to the City of Loveland, Colorado") .

Owner's Signature(s)

Lienholder's Signature(s)

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this ----- day of -----, 2 ----, by ----- as ----- .

Witness my hand and official seal.

My commission expires -----

Notary Public

(Certificate No. 3: Surveyor - all plats)

I, (printed name of land surveyor), being a (registered/licensed) Professional Land Surveyor in the State of Colorado, do hereby certify that the survey of (name of plat in capital letters) was made by me or under my supervision and that the survey is accurately represented on this plat and that the statements contained hereon were read by me and the same are true to the best of my knowledge.

Dated this ----- day of -----, 2 ----.

(Certificate No. 4 City of Loveland Director - No Dedications of Easements and Rights-of-Way - if easements or ROW are being dedicated, use certification No. 5)

This plat is hereby approved by the Director of Development Services of the City of Loveland, Larimer County, Colorado, this ----- day of -----, 2 ----, for filing with the Clerk and Recorder of Larimer County.

Director of Development Services

Witness my hand and seal of the City of Loveland

ATTEST:

City Clerk

(Certificate No. 5 City of Loveland Director - Dedication of Easements and Rights-of-Way)

This plat is approved by the Director of Development Services of the City of Loveland, Larimer County, Colorado, this ----- day of -----, 2 ----, for filing with the Clerk and Recorder of Larimer County and for conveyance to the city of the public dedications shown hereon, which are accepted; subject to the provision that approval in no way obligates the City of Loveland, for the financing or constructing of improvements on land, streets, or easements dedicated to the public except as specifically agreed to by the Director of Development Services.

Director of Development Services

Witness my hand and seal of the City of Loveland

ATTEST:

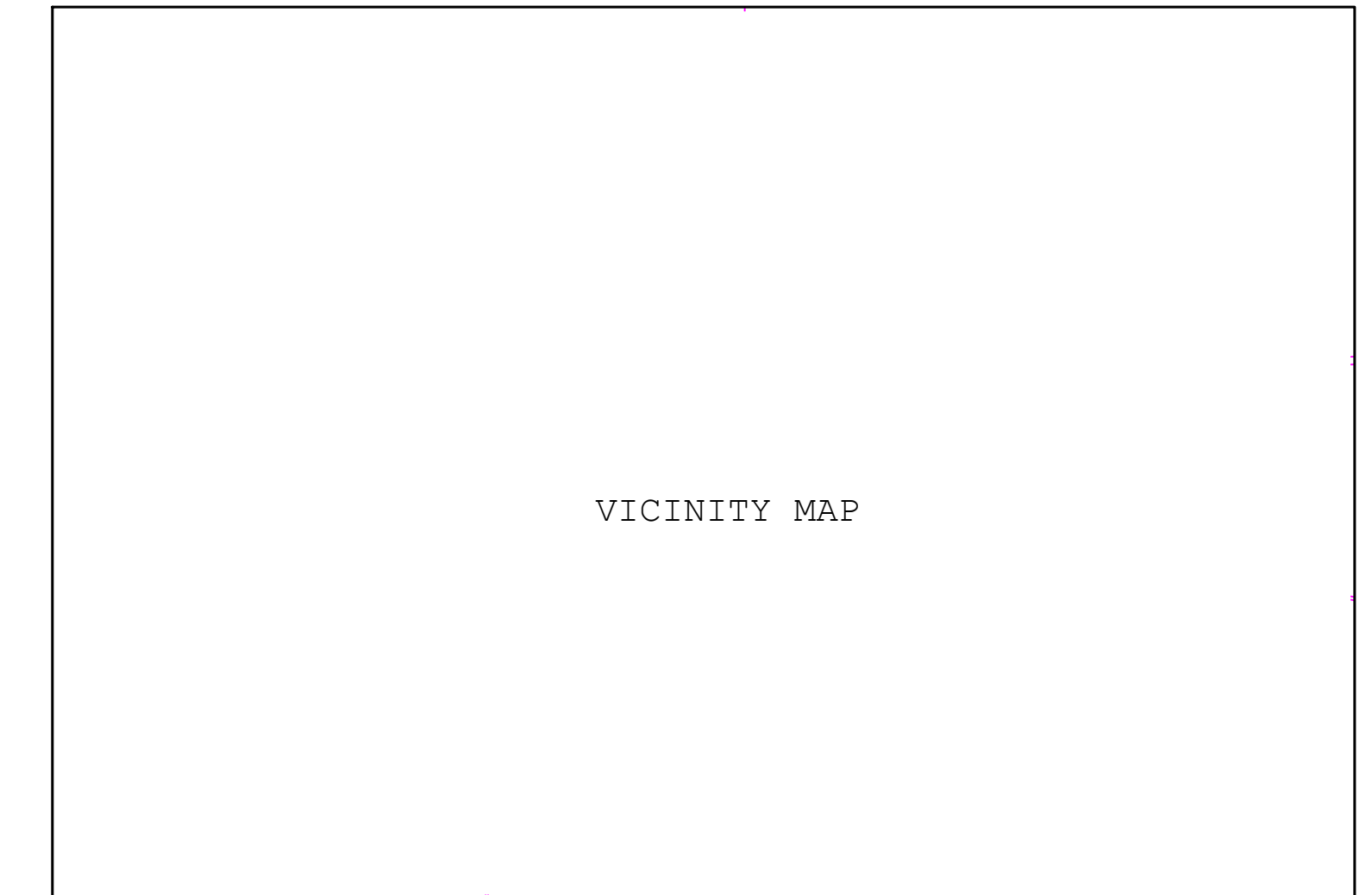
City Clerk

(Certificate No. 6 Applicant's Attorney - plats dedicating rights-of-way)

I, -----, an attorney licensed to practice law in the State of Colorado, certify that I have examined title to the above described land dedicated to the City of Loveland, Colorado, with such land described in Schedule A to Title Commitment No. -----, issued by ----- effective -----, 20 ----, and that based on such title commitment updated through the date of execution of this plat and my actual knowledge, all persons executing the dedication of this plat are the owners or duly authorized signatories of such land in fee simple, such land is free and clear of all liens and encumbrances, except encumbrances set forth in Schedule B - Section 2 of such title commitment as of such date of execution, and any such encumbrances do not impair the use of such land dedicated to the City of Loveland for the purposes set forth on this plat.

So sworn this ----- day of -----, 2 ----

Attorney at Law



INCLUDE SCALE AND NORTH ARROW

General Notes:

- 1. Total area in square feet of easements or Right of Way dedicated to the public or the City by this plat.
2. Total area in square feet of easements or Right of Way dedicated to the public or the City that is being vacated by this plat.
3. Previous Conditions
Unless otherwise approved by the city, all unsatisfied conditions of approval for the original subdivision shall continue to apply to this property"
4. Improvement Statement
All expenses involving necessary improvements for water system, sanitary sewer system, storm sewer system, curbs and gutters, sidewalks, street improvements, street signs, traffic control signs, alley grading and surfacing, gas service, electric system, grading and landscaping shall be paid by -----
5. Drainage Easements Ownership & Maintenance
The ownership and maintenance responsibility for side and rear lot drainage easements is -----
6. Stormwater Notes
Maintenance and upkeep of stormwater detention ponds, storm sewer systems, swales, and permanent stormwater quality improvements are required by the City of Loveland and are a continuing obligation of the Homeowner Association (HOA), Business Owner Association (BOA), or private property owner. The owner(s) or responsible parties (HOA, BOA) shall provide ongoing maintenance to the private stormwater improvements as needed to maintain compliance with the approved construction plans and reports"
7. Development Agreement (if applicable)
This project is subject to a development agreement which has been recorded in the real property records of Larimer County"

Surveyor's Notes:

- 1. Basis of Bearing.
2. Units Statement.
3. Title Commitment Note.

Notice:

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event may any action based upon any defect be commenced more than ten years from the date of certification shown hereon.

1. Statement of Scale & Bar Graph. 2. North Arrow. 3. Legend.

Table with 4 columns: NO., DATE, DESCRIPTION, BY

CLIENT INFO HERE

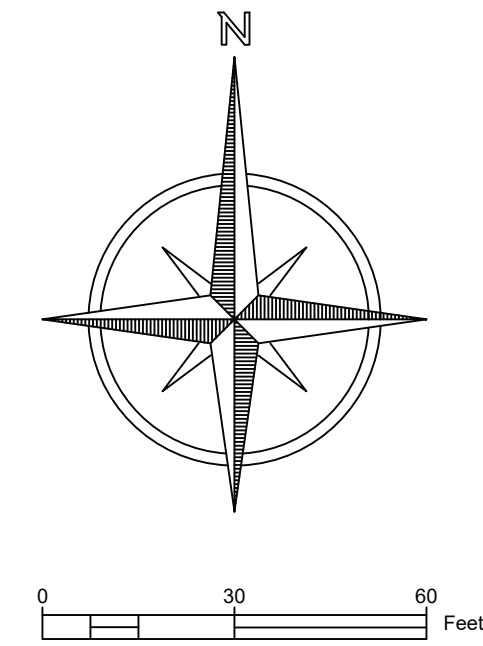
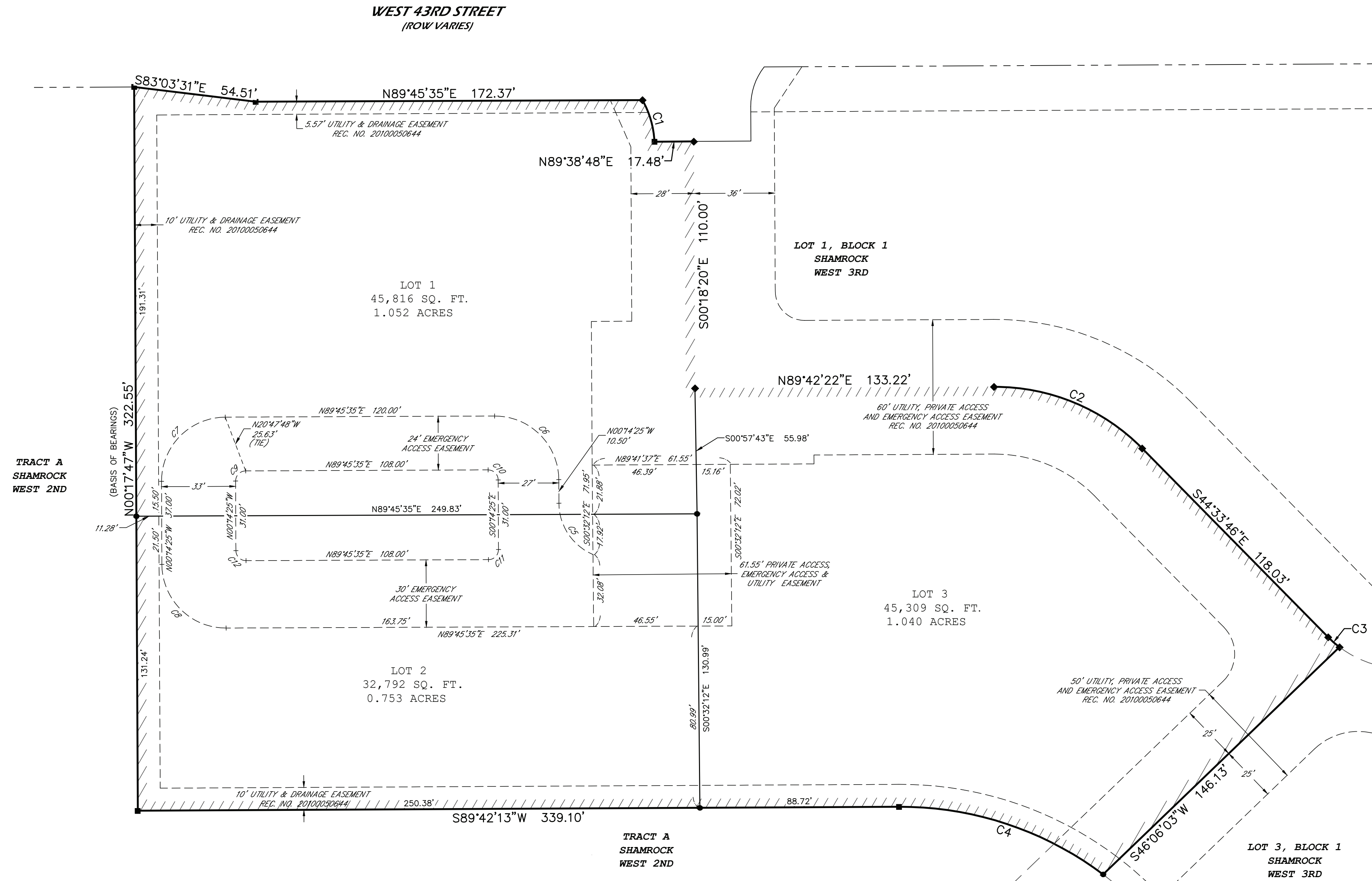
COMPANY INFO HERE

PLAT TITLE
SECTION X, TOWNSHIP X NORTH,
RANGE X WEST, 6TH P.M.

SECTION X, TOWNSHIP X NORTH
RANGE X WEST, 6TH P.M.

DATE:
JOB SHEET 1 OF

_____ ADDITION/SUBDIVISION
 BEING A SUBDIVISION OF A PORTION OF THE _____ SITUATED IN THE N X OF THE NW X OF
 SECTION X, TOWNSHIP X NORTH, RANGE XX WEST, OF THE 6TH P.M., CITY OF LOVELAND
 COUNTY OF LARIMER, STATE OF COLORADO



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	19.47'	41.48'	26°53'28"	19.29'	S16°03'44"E
C2	73.42'	92.00'	45°43'25"	71.49'	S67°25'45"E
C3	6.80'	38.50'	10°06'56"	6.79'	S48°42'23"E
C4	97.54'	150.00'	37°15'32"	95.83'	N71°39'43"W
C5	29.05'	25.00'	66°34'49"	27.44'	S33°35'41"E
C6	44.77'	28.50'	90°00'00"	40.31'	N45°14'25"W
C7	44.77'	28.50'	90°00'00"	40.31'	S44°45'35"W
C8	44.77'	28.50'	90°00'00"	40.31'	S45°14'25"E
C9	7.07'	4.50'	90°00'00"	6.36'	S44°45'35"W
C10	7.07'	4.50'	90°00'00"	6.36'	N45°14'25"W
C11	7.07'	4.50'	90°00'00"	6.36'	N44°45'35"E
C12	7.07'	4.50'	90°00'00"	6.36'	S45°14'25"E

PARCEL	OWNER & MAINTENANCE	PURPOSE
A	ABC HOA	BLANKET EASEMENT FOR PEDESTRIAN ACCESS, DRAINAGE, UTILITIES AND LANDSCAPING
B	XYZ DISTRICT	BLANKET EASEMENT FOR PEDESTRIAN ACCESS, DRAINAGE, UTILITIES AND LANDSCAPING
C	ABC HOA	BLANKET EASEMENT FOR PEDESTRIAN ACCESS, DRAINAGE, UTILITIES AND LANDSCAPING
D	XYZ DISTRICT	BLANKET EASEMENT FOR PEDESTRIAN ACCESS, DRAINAGE, UTILITIES AND LANDSCAPING
E	ABC HOA	BLANKET EASEMENT FOR PEDESTRIAN ACCESS, DRAINAGE, UTILITIES AND LANDSCAPING
F	XYZ DISTRICT	BLANKET EASEMENT FOR PEDESTRIAN ACCESS, DRAINAGE, UTILITIES AND LANDSCAPING
G	ABC HOA	BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, DRAINAGE AND UTILITIES
H	XYZ DISTRICT	BLANKET EASEMENT FOR PEDESTRIAN ACCESS, DRAINAGE, UTILITIES AND LANDSCAPING
I	ABC HOA	BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, DRAINAGE AND UTILITIES
J	XYZ DISTRICT	BLANKET EASEMENT FOR DRAINAGE, UTILITIES AND LANDSCAPING
K	ABC HOA	BLANKET EASEMENT FOR ACCESS, EMERGENCY ACCESS, DRAINAGE AND UTILITIES
L	XYZ DISTRICT	BLANKET EASEMENT FOR PEDESTRIAN ACCESS, DRAINAGE, UTILITIES AND LANDSCAPING

LEGEND

- ◆ FOUND NAIL WITH 1" BRASS DISK LS 38081
- FOUND #5 REBAR WITH GREEN PLASTIC CAP LS 38081
- SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348
- BOUNDARY LINE
- - - EASEMENT LINE
- - - RIGHT OF WAY LINE

NO.	DATE	DESCRIPTION	BY

COMPANY

PLAT TITLE
 SECTION X, TOWNSHIP X NORTH,
 RANGE X WEST, 6TH P.M.

SECTION X, TOWNSHIP X NORTH
 RANGE X WEST, 6TH P.M.

DATE: _____ JOB SHEET 1 OF _____