

# FINAL PLAT

## KIOWA PARK PLANNED DEVELOPMENT SUBDIVISION, FILING NO. 2

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH,  
RANGE 60 WEST OF THE 6TH P.M., TOWN OF WIGGINS, COUNTY OF MORGAN, STATE OF COLORADO

**OWNERSHIP AND DEDICATION:**

Known by all men by these presents, that the undersigned Kiowa Park, LLC, and High Plains Bank, being the owner / lienholder of the land shown in this Final Plat and described as follows:

A parcel of land being a portion of Tract A of the Kiowa Park Planned Development Subdivision, Filing No. 1 recorded May 9, 2016 as Reception No. 1500351 of the Records of Morgan County, situate in the Northeast Quarter of Section 22, Township 3 North, Range 60 West of the 6th P.M., Town of Wiggins, County of Morgan, State of Colorado, and being more particularly described as follows:

**COMMENCING** at the East Quarter corner of said Section 22 and Considering the East line of the Northeast Quarter of said Section 22 as bearing North 00°01'41" East and with all bearings contained herein relative thereto;

THENCE North 00°01'41" East along the East line of the Northeast Quarter of said Section 22 a distance of 800.48 feet;  
THENCE North 89°58'19" West a distance of 202.87 feet to the **POINT OF BEGINNING**, said point being the Most Northerly angle point on the Southeasterly boundary of said Tract A;

The next Seven (7) courses are along the Southeasterly lines of Tract A as created in the Kiowa Park Planned Development Subdivision, Filing No. 1 recorded May 9, 2016 as Reception No. 1500351 of the Records of Morgan County:

THENCE South 44°36'23" West a distance of 123.11 feet;  
THENCE South 90°00'00" West a distance of 23.55 feet;  
THENCE South 00°00'00" East a distance of 206.54 feet;  
THENCE South 41°45'08" West a distance of 125.27 feet;  
THENCE South 90°00'00" West a distance of 112.43 feet;  
THENCE South 19°14'29" West a distance of 168.27 feet;  
THENCE South 56°55'07" West a distance of 148.64 feet to the South line of said Tract A;  
THENCE South 90°00'00" West along the South line of Tract A a distance of 804.15 feet;  
THENCE North 00°00'00" West departing from the South line of said Tract A a distance of 236.00 feet;  
THENCE North 90°00'00" East a distance of 40.00 feet;  
THENCE North 00°00'00" West a distance of 1234.00 feet to the North line of said Tract A;  
THENCE North 90°00'00" East along the North line of said Tract A a distance of 124.00 feet to the West Right of Way line of Johnson Street;

The next Five (5) courses are along the Westerly Right of Way lines of Johnson Street as dedicated in the Kiowa Park Planned Development Subdivision, Filing No. 1 recorded May 9, 2016 as Reception No. 1500351 of the Records of Morgan County:

THENCE South 00°00'00" East a distance of 134.00 feet to a Point of Curvature;  
THENCE along the arc of a curve concave to the Northwest a distance of 31.42 feet, said curve has a Radius of 20.00 feet, a Delta of 90°00'00" and is subtended by a Chord bearing South 45° 00' 00" West a distance of 28.28 feet to a line non-tangent to this course;  
THENCE South 00°00'00" East a distance of 52.00 feet to the beginning point of a curve, non-tangent to this course;  
THENCE along the arc of a curve concave to the Southwest a distance of 31.42 feet, said curve has a Radius of 20.00 feet, a Delta of 90°00'00" and is subtended by a Chord bearing South 45°00'00" East a distance of 28.28 feet to a Point of Tangency;  
THENCE South 00°00'00" East a distance of 104.00 feet to the Westerly prolongation of the South line of Lot 1, Block 4 of said Kiowa Park Planned Development Subdivision, Filing No. 1;  
THENCE North 90°00'00" East a distance of 176.00 feet to the Northwest corner of Lot 4, Block 4 of said Kiowa Park Planned Development Subdivision, Filing No. 1;  
THENCE South 00°00'00" East a distance of 290.00 feet to the Southwest corner of Lot 7, Block 4 of said Kiowa Park Planned Development Subdivision, Filing No. 1;  
THENCE North 90°00'00" East a distance of 424.00 feet to the West Right of Way line of Osprey Way as dedicated in said Kiowa Park Planned Development Subdivision, Filing No. 1;  
THENCE South 00°00'00" East along the West Right of Way line of Osprey Way a distance of 10.00 feet to the Westerly prolongation of the South line of Block 2 of said Kiowa Park Planned Development Subdivision, Filing No. 1;  
THENCE South 90°00'00" East along the South line of said Block 2 a distance of 526.00 feet to the East line of Tract A of said Kiowa Park Planned Development Subdivision, Filing No. 1;  
THENCE South 00°00'00" East along the East line of Tract A a distance of 212.35 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 24.457 acres, more or less.

Have laid out, subdivided and platted said land as per drawing hereon contained under the name and style of Kiowa Park Planned Development Subdivision, Filing No. 2, a subdivision of a part of the Town of Wiggins, County of Morgan, State of Colorado, and by these presents does hereby dedicate to the Town of Wiggins the streets and avenues as shown on the accompanying plat for the public use thereof forever and does further dedicate to the use of the Town of Wiggins and all serving public utilities (and other appropriate entities) those portions of said real property which are so designated as easements as shown.

It is expressly understood and agreed by the undersigned that all expenses and costs involved in constructing and installing sanitary sewer system works and lines, storm drainage works and lines, water system works and lines, gas service lines, electrical service works and lines, landscaping, curbs, gutters, street pavement, sidewalks, and other utilities and services shall be guaranteed and paid for by the Subdivider or arrangements made by the Subdivider thereof which are approved by the Town of Wiggins, Colorado, and such sums shall not be paid by the Town of Wiggins, and that any item so constructed or installed when accepted by the Town of Wiggins shall become the sole property of said Town of Wiggins, Colorado, except private roadway curbs, gutter and pavement and items owned by municipality franchised utilities, other serving public entities, which when constructed or installed shall remain and/or become the property of such municipality franchised utilities, other serving public entities and shall not become the property of the Town of Wiggins, Colorado.

**OWNER:**

Kiowa Park, LLC  
A Colorado limited liability company

By: Jay D. Stoner  
Jay Stoner, Manager

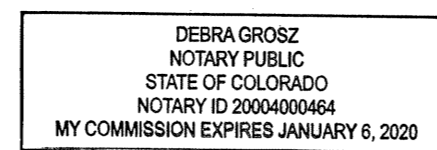
STATE OF COLORADO )  
  )SS  
COUNTY OF MORGAN )

The foregoing instrument was acknowledged before me this 17th day of July, 20 17, by  
Jay D. Stoner as Manager of Kiowa Park, LLC.

Witness my hand and official seal

My commission expires: 01-06-2020

Debra Grosz  
Notary Public



**LENDER / LIENHOLDER:**

High Plains Bank

By: Eric Stum AS: President

STATE OF COLORADO )  
  )SS  
COUNTY OF MORGAN )

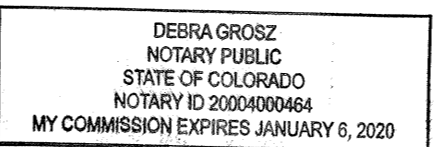
The foregoing instrument was acknowledged before me this 17th day of July, 20 17, by

Gail Stence AS: President  
By: Debra Grosz AS: Notary

Witness my hand and official seal

My commission expires: 01-06-2020

Debra Grosz  
Notary Public



**TOWN APPROVAL BLOCK**

This is to certify that the Plat of Kiowa Park Planned Development Subdivision, Filing No. 2 was approved on this 14th day of JUNE, 2017 by Resolution No. 33-2017 and that the Mayor of the Town of Wiggins on behalf of the Town of Wiggins, hereby acknowledges said Plat upon which this certificate is endorsed for all purposes indicated thereon.

[Signature]  
Mayor



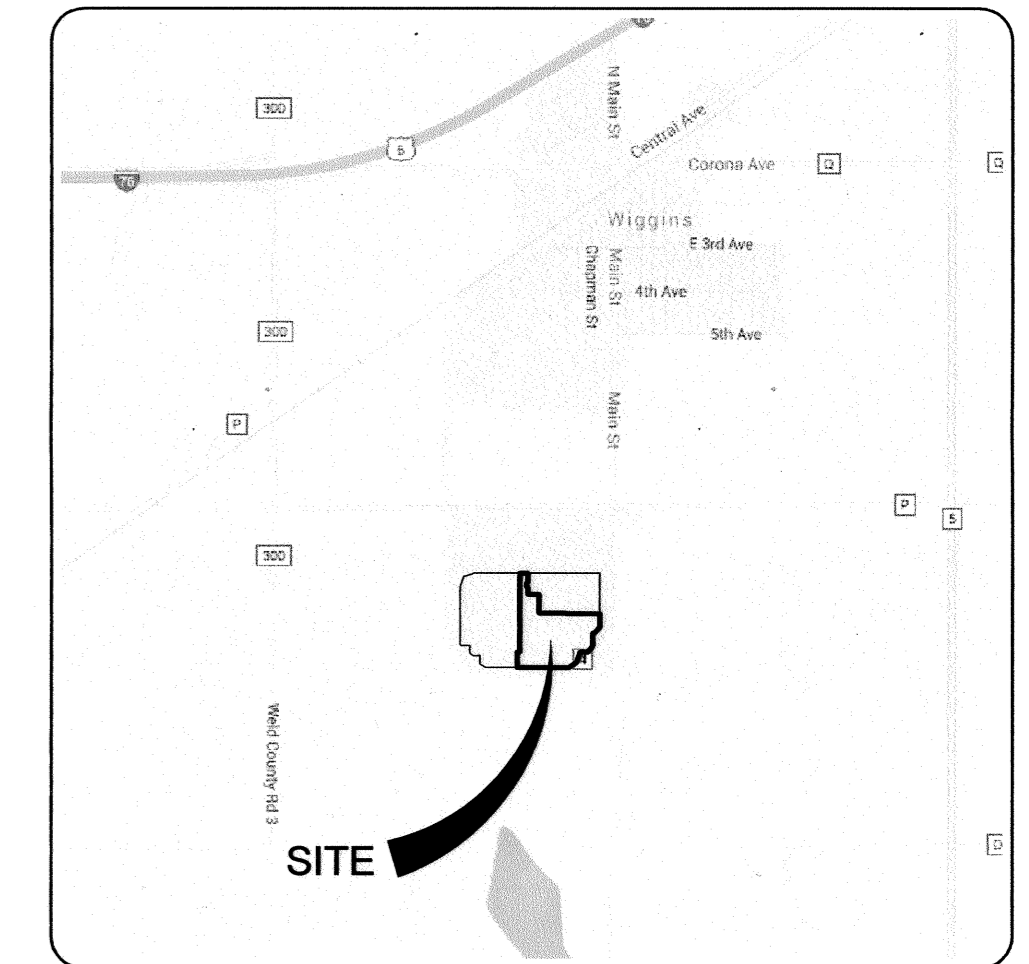
ATTEST: [Signature]  
Town Clerk

**OWNER**  
Kiowa Park, LLC  
Contact: Jay Stoner  
1035 37th Avenue Court  
Greely, CO  
(970) 573-4696  
JStoner@genesis-dm.com

**DEVELOPER**  
Genesis Development Management  
Contact: Mark Foster  
1035 37th Avenue Court  
Greely, CO  
(970) 573-4696

**SITE ENGINEER**  
Northern Engineering Service, Inc.  
Mike Ketterling  
820 8th Street  
Greely, Colorado 80631  
(970) 221-4158  
mketterling@kbenengineers.com

**SURVEYOR**  
Northern Engineering Services, Inc.  
Steven A. Lund, PLS  
820 8th Street  
Greely, Colorado 80631  
(970) 488-1113  
steve@northernengineering.com



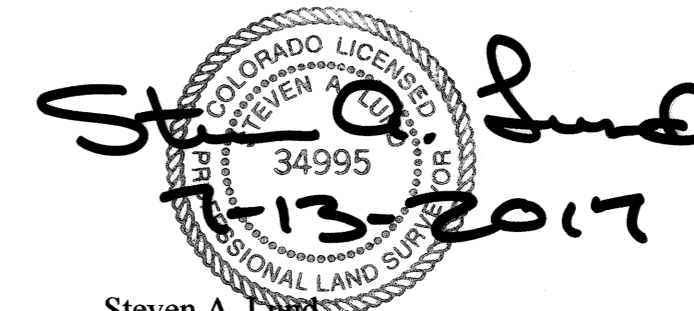
NORTH VICINITY MAP 1"=5000'

**NOTES:**

- 1) The Basis of Bearings is the East line of the Northeast Quarter of Section 22, Township 3 North, Range 60 West of the 6th P.M. as bearing North 00° 01' 41" East, as monumented on drawing.
- 2) All information regarding easements, right-of-way or title of record, Northern Engineering relied upon Commitment Number CO00053762 TZ C1, dated December 7, 2015, prepared by Stewart Title Guaranty Company.
- 3) The lineal unit of measurement for this plat is U. S. Survey Feet.

**SURVEYOR'S STATEMENT**

I, Steven A. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this plat of Kiowa Park Planned Development Subdivision, Filing No. 2 in the NE 1/4 of Section 22, T3N, R60W of the 6th P.M., Morgan County, Colorado truly and correctly represents the results of a survey made by me or under my direct supervision.



Steven A. Lund  
Colorado Registered Professional  
Land Surveyor No. 34995  
For and on behalf of Northern Engineering Services

**CLERK AND RECORDER'S CERTIFICATE:**

STATE OF COLORADO )  
  )SS  
COUNTY OF MORGAN )

I hereby certify that this instrument was filed  
\_\_\_\_\_ 20\_\_\_\_, and is duly recd



Official Records of Morgan County, CO 1500387  
07/31/2017 02:28:51 PM Page: 4  
R: 43.00 D: 8 Clerk - Susan L. Bailey

Randee Alemons Chief Deputy Clerk  
RECORDER

Janet Thomas Deputy Clerk  
DEPUTY

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

SECTION: 22  
TOWNSHIP: 3N  
RANGE: 60 W of the 6th PM

**NORTHERN ENGINEERING**  
970.221.4158  
northernengineering.com

DATE: 7/17/17  
SCALE: N.A.  
REVIEWED BY: S. Lund  
DESIGNED BY: L. Smith  
DRAWN BY: L. Smith

KIOWA PARK PLANNED DEVELOPMENT SUBDIVISION, FILING NO. 2 TOWN OF WIGGINS STATE OF COLORADO  
Sheet 1 Of 4 Sheets

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# FINAL PLAT

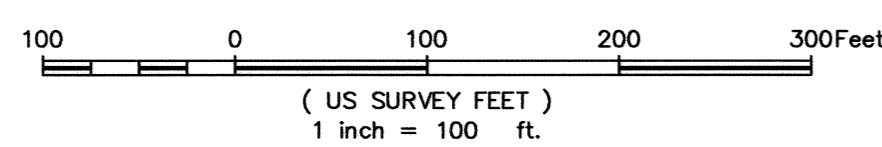
## KIOWA PARK PLANNED DEVELOPMENT SUBDIVISION, FILING NO. 2

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH,  
RANGE 60 WEST OF THE 6TH P.M., TOWN OF WIGGINS, COUNTY OF MORGAN, STATE OF COLORADO

LEGEND	
---	SECTION LINE
---	EASEMENT LINE
---	EXISTING RIGHT-OF-WAY
---	PLATTED BOUNDARY LINE
---	LOT LINE
○	SET #4 REBAR w/PLASTIC CAP LS 34995
●	FND MONUMENT AS NOTED
⊕	SECTION CORNER
UE	UTILITY EASEMENT
DGE	DRAINAGE & GRADING EASEMENT

KIOWA PARK PLANNED DEVELOPMENT  
SUBDIVISION, FILING NO. 1

TRACT A



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	50.00'	78.54'	N45°00'00"E	70.71'
C2	90°00'00"	20.00'	31.42'	N45°00'00"W	28.28'
C3	47°07'27"	40.00'	32.90'	S66°26'17"W	31.98'
C4	274°14'54"	57.00'	272.83'	N00°00'00"W	77.57'
C5	47°07'27"	40.00'	32.90'	S66°26'17"E	31.98'
C6	90°00'00"	20.00'	31.42'	N45°00'00"E	28.28'
C7	90°00'00"	20.00'	31.42'	N45°00'00"W	28.28'
C8	47°07'27"	40.00'	32.90'	S66°26'17"W	31.98'
C9	274°14'54"	57.00'	272.83'	N00°00'00"W	77.57'
C10	47°07'27"	40.00'	32.90'	S66°26'17"E	31.98'
C11	90°00'00"	20.00'	31.42'	N45°00'00"E	28.28'
C12	13°51'14"	191.00'	46.18'	N06°55'37"W	46.07'
C13	117°42'29"	84.00'	172.57'	N45°00'00"E	143.78'
C14	13°51'14"	191.00'	46.18'	S83°04'23"E	46.07'
C15	90°00'00"	20.00'	31.42'	S45°00'00"W	28.28'
C16	90°00'00"	20.00'	31.42'	N45°00'00"W	28.28'
C17	90°00'00"	20.00'	31.42'	S45°00'00"W	28.28'
C18	90°00'00"	20.00'	31.42'	N45°00'00"W	28.28'
C19	90°00'00"	24.00'	37.70'	S45°00'00"W	33.94'
C20	11°39'38"	40.00'	8.14'	S84°10'11"W	8.13'
C21	35°27'49"	40.00'	24.76'	S60°36'28"W	24.36'
C22	44°06'26"	57.00'	43.88'	S64°55'46"W	42.80'
C23	45°32'17"	57.00'	45.30'	N70°14'52"W	44.12'
C24	39°55'05"	57.00'	39.71'	N27°31'11"W	38.91'
C25	15°07'18"	57.00'	15.04'	N00°00'00"W	15.00'
C26	38°58'14"	57.00'	38.77'	N27°02'46"E	38.03'
C27	46°29'08"	57.00'	46.25'	N69°46'27"E	44.99'
C28	44°06'26"	57.00'	43.88'	S64°55'46"E	42.80'
C29	35°27'49"	40.00'	24.76'	S60°36'28"E	24.36'
C30	11°39'38"	40.00'	8.14'	S84°10'11"E	8.13'
C31	32°54'22"	57.00'	32.74'	S59°19'44"W	32.29'
C32	60°20'29"	57.00'	60.03'	N74°02'51"W	57.29'
C33	36°18'57"	57.00'	36.13'	N25°43'08"W	35.53'
C34	15°07'18"	57.00'	15.04'	N00°00'00"E	15.00'
C35	46°29'03"	57.00'	46.18'	N30°46'11"E	44.93'
C36	50°14'23"	57.00'	49.98'	N79°05'54"E	48.39'
C37	32°54'22"	57.00'	32.74'	S59°19'44"E	32.29'
C38	27°37'41"	84.00'	40.50'	N00°02'24"W	40.11'
C39	31°13'33"	84.00'	45.78'	N29°23'13"E	45.22'
C40	31°08'25"	84.00'	45.65'	N60°34'12"E	45.09'
C41	27°42'50"	84.00'	40.63'	N89°59'50"E	40.24'
C42	12°05'58"	191.00'	40.33'	S82°11'44"E	40.26'
C43	1°45'17"	191.00'	5.85'	S89°07'22"E	5.85'

S. A. Lund

13-2017

Steven A. Lund  
Registered Professional Land Surveyor  
Colorado Registration No. 34995  
For and on behalf of Northern Engineering Services, Inc.

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

SECTION: 22	TOWNSHIP: 3N	RANGE: 60 W of the 6th PM
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NE

NORTHERN ENGINEERING  
970.221.4158  
northerneng.com

DATE: 7/15/17	DESIGNED BY: L. Smith	REVIEWED BY: S. Lund
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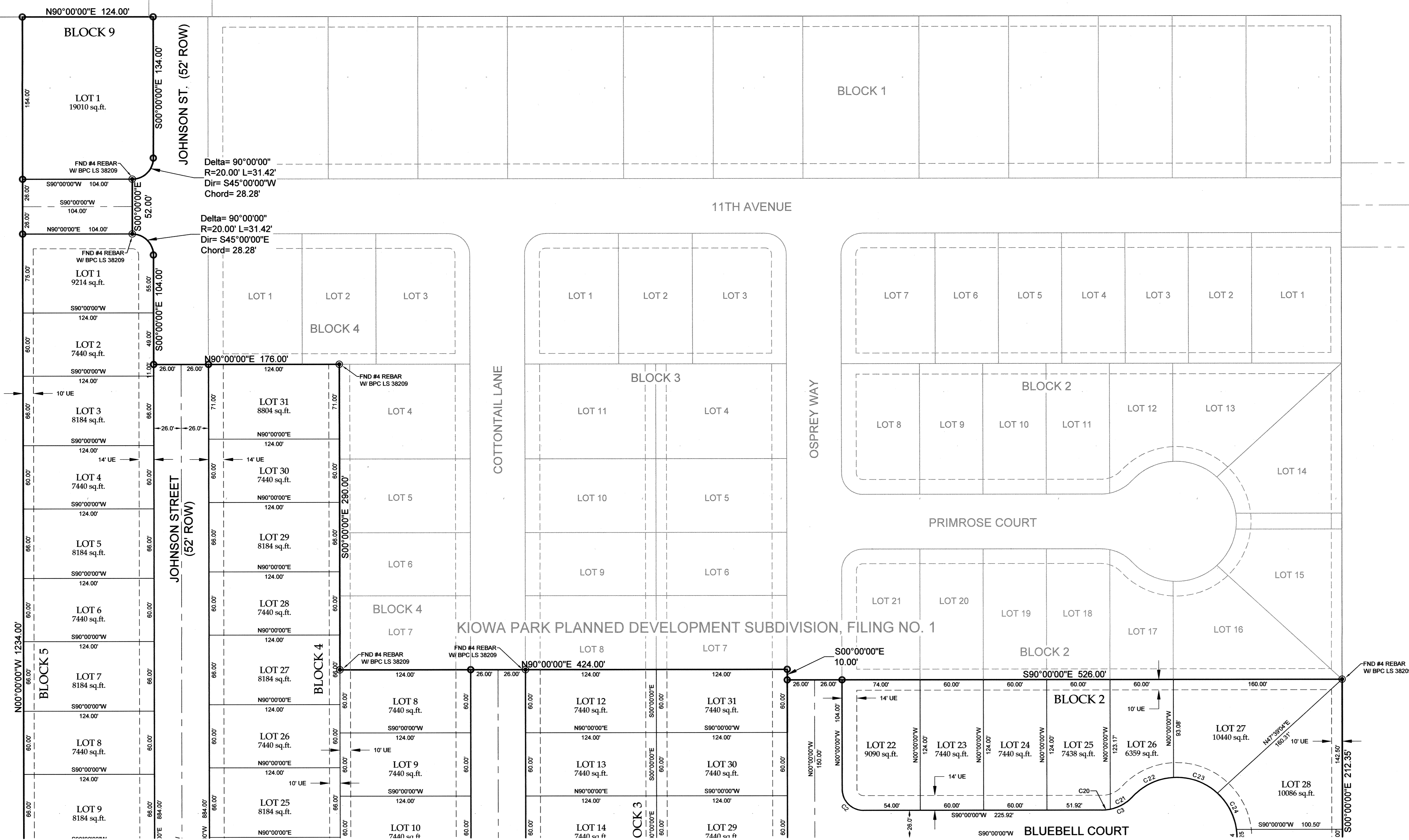
KIOWA PARK PLANNED DEVELOPMENT  
SUBDIVISION, FILING NO. 2  
TOWN OF WIGGINS  
STATE OF COLORADO

Sheet
2
Of 4 Sheets

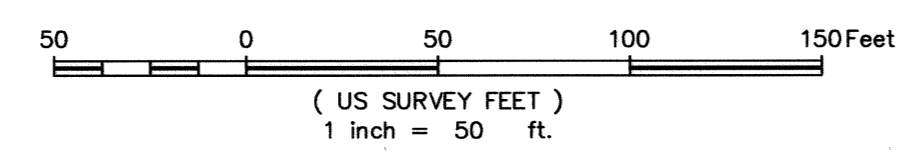
# KIOWA PARK PLANNED DEVELOPMENT SUBDIVISION, FILING NO. 2

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 60 WEST OF THE 6TH P.M., TOWN OF WIGGINS, COUNTY OF MORGAN, STATE OF COLORADO

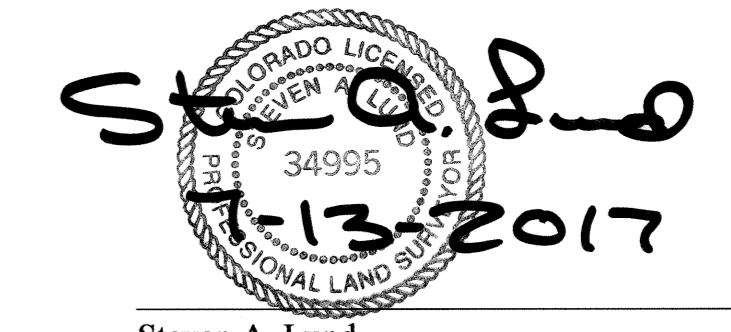
NORTHEAST CORNER SECTION 22-3-60 FND #6 REBAR WITH A 2" ALUMINUM CAP, LS 13895



SEE SHEET 4



LEGEND	
	SECTION LINE
	EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	PLATTED BOUNDARY LINE
	LOT LINE
	SET #4 REBAR w/ PLASTIC CAP LS 34995
	FND MONUMENT AS NOTED
	SECTION CORNER
	UTILITY EASEMENT
	DRAINAGE & GRADING EASEMENT



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SECTION: 22  
TOWNSHIP: 3N  
RANGE: 60 W of the 6th PM

**NORTHERN ENGINEERING**  
970.221.4188  
nortneng.com

DATE: 7/15/17  
SCALE: 1"=50'  
DESIGNED BY: L. Smith  
DRAWN BY: L. Smith  
REVIEWED BY: S. Lund

KIOWA PARK PLANNED DEVELOPMENT SUBDIVISION, FILING NO. 2 TOWN OF WIGGINS STATE OF COLORADO

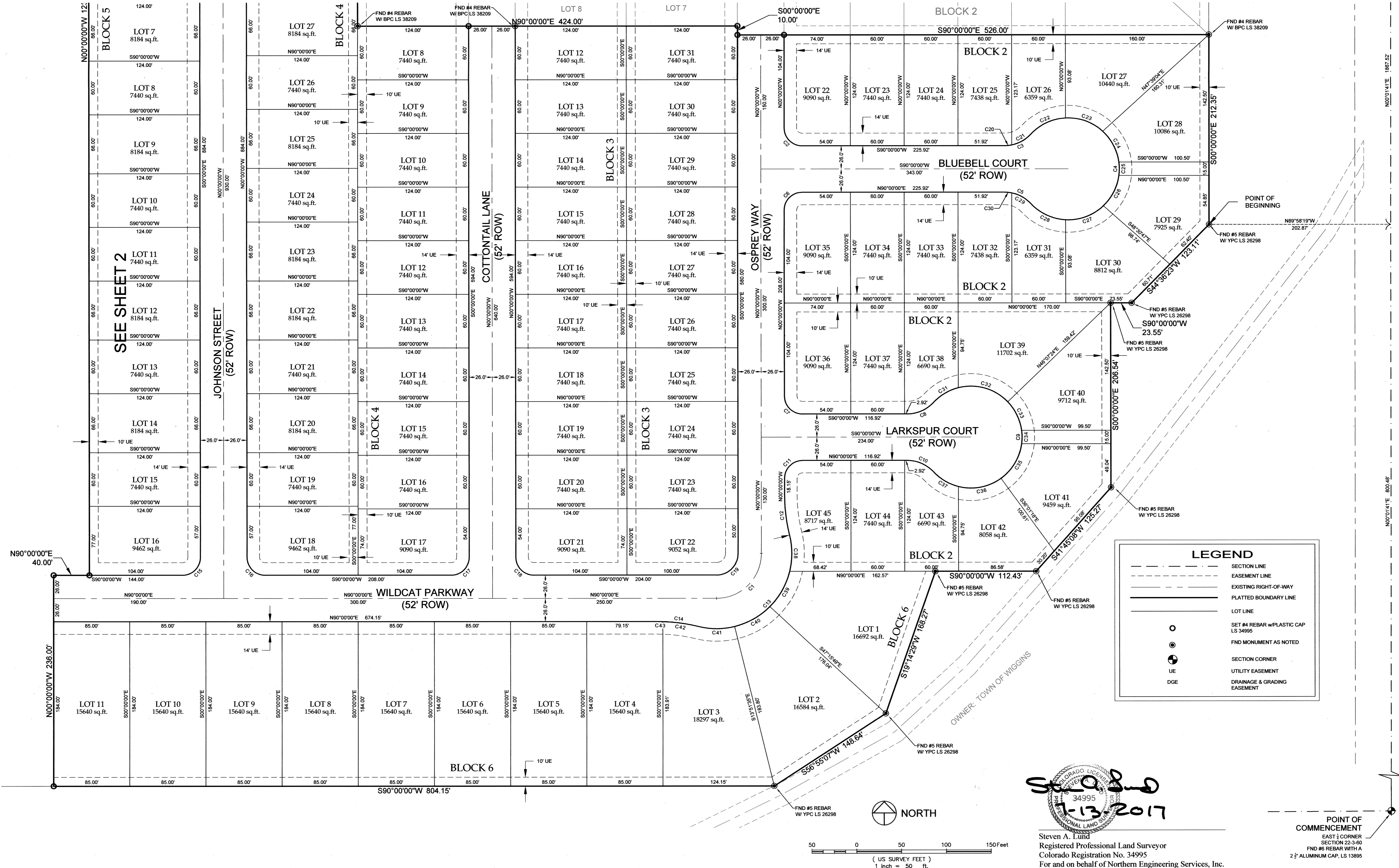
Sheet 3 Of 4 Sheets

# FINAL PLAT

## KIOWA PARK PLANNED DEVELOPMENT SUBDIVISION, FILING NO. 2

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH,  
RANGE 60 WEST OF THE 6TH P.M., TOWN OF WIGGINS, COUNTY OF MORGAN, STATE OF COLORADO

SEE SHEET 3



1500397 Pages: 4 of 4

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SECTION: 22	TOWNSHIP: 3N	RANGE: 60 W of the 6th PM	
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**NORTHERN ENGINEERING**

PORT COLLINS, CO 970.231.4158  
GRIELEY, 820 8th Street, S0031

DATE: 7/13/17	SCALE: 1"=50'	DESIGNED BY: L. Smith	REVIEWED BY: S. Lund
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**KIOWA PARK PLANNED DEVELOPMENT SUBDIVISION, FILING NO. 2 TOWN OF WIGGINS STATE OF COLORADO**

Sheet **4** of 4 Sheets

Steven A. Lund  
 Registered Professional Land Surveyor  
 Colorado Registration No. 34995  
 For and on behalf of Northern Engineering Services, Inc.

POINT OF COMMENCEMENT  
 EAST 1 CORNER  
 SECTION 22-3-60  
 FND #6 REBAR WITH A  
 2" ALUMINUM CAP, LS 13895

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