

FINAL PLAT

KIOWA PARK PLANNED DEVELOPMENT SUBDIVISION, FILING NO. 3

Multiple Parcels of Land, a Portion Thereof being a Portion of Tract A, Kiowa Park Planned Development Subdivision, Filing No. 1, 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

OWNERSHIP AND BOUNDARY. Known by all maps by these presents, that the undersigned Kiowa Park LLC, being the owners of the land shown in this Final Plat and described as follows:

Multiple parcels of land, a portion thereof being a portion of Tract A, Kiowa Park Planned Development Subdivision, Filing No. 1, 2016, Reception No. 1500351 of the Records of Morgan County, situate in the Northeast Quarter (NE1/4) of Section Twenty-two (22), Township Three North (T.3N.), Range Sixty West (R.60W.), of the Sixth Principal Meridian (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 assuming the East line of said Tract A, Kiowa Park Planned Development Subdivision, Filing No. 1, 2016, Reception No. 1500351 of the Records of Morgan County, to the Southeast corner of said Section 22, Township 3 North, Range 60 West of the 6th P.M., Town of Wiggins, County of Morgan, State of Colorado, a distance of 2667.95 feet with all other bearings contained herein relative thereto;

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, sidewalks, and other improvements shall not be paid by the Subdivider there of 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 approved by the Town of Wiggins, Colorado, shall not be paid by the Subdivider there of which are approved by the 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

AS: Manager

Notary Public: Tamaras Yaromy

Notary Public: Tamaras Yaromy

LENDER CONSENT: The undersigned High Plains Bank, a Colorado banking corporation as the beneficiary of a deed trust recorded with the Morgan County Clerk and Recorder at and that constitutes a lien upon the Owner's property, hereby consents to the dedication of the streets, avenues, easements, Outlets, and other public places as shown on this Final Plat of Kiowa Park Planned Development Subdivision, Filing No. 3, and hereby forever releases said lands from such lien.

NOTARIAL CERTIFICATE: STATE OF Colorado as Morgan

Witness my hand and official seal: Gail Stenel as President

My commission expires: 02-21-2020

Notary Public: Diana Young Murday

Notary Public: Diana Young Murday

DATE: 5/7/2018
FILE NAME: 20180234SUB
SCALE: NOT TO SCALE
DRAWN BY: CSK
CHECKED BY: PG

650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@Kingsurveyors.com

DATE: 5/6/18
REVISIONS:
CGO CHECKED:
SK

1035 37TH AVENUE COURT, GREELEY, CO 80634
FOR GENESIS DEVELOPMENT MANAGEMENT
KIOWA PARK PLANNED DEVELOPMENT SUBDIVISION, FILING NO. 3

PROJECT #: 20180234
SHEET 1 OF 4

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SHEET 1 OF 4

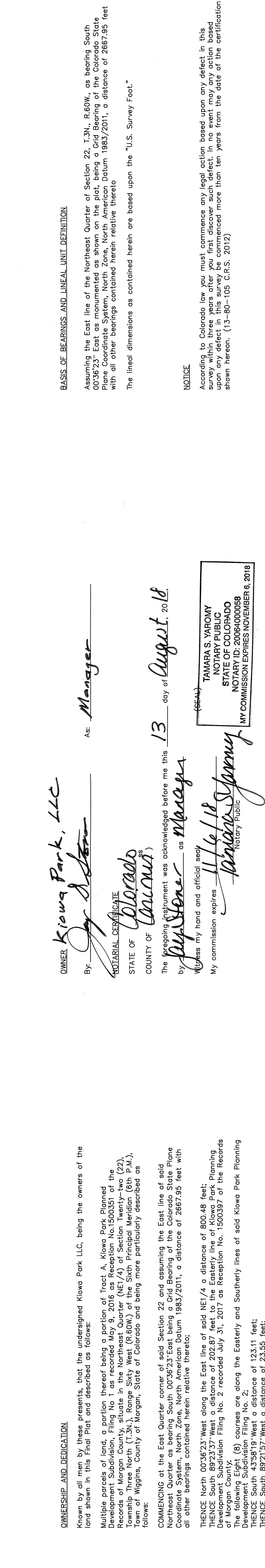
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SHEET 1 OF 4



TITLE COMMITMENT NOTE: This survey was not conducted until this search by King Surveyors to determine ownership of the land shown on this plat. King Surveyors relied upon Title Commitment Number 153281UG Amendment No. 1, dated April 2, 2018 as prepared by Unified Title Company of Northern Colorado, LLC to delineate the aforesaid information.

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 action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein. (13-80-105 C.R.S. 2012)

NOTARIAL CERTIFICATE: STATE OF Colorado as Morgan

Witness my hand and official seal: Gail Stenel as President

My commission expires: 02-21-2020

Notary Public: Diana Young Murday

Notary Public: Diana Young Murday

TOWN APPROVAL BLOCK: This is to certify that the Plat of KIOWA PARK PLANNED DEVELOPMENT SUBDIVISION, FILING NO. 3 was approved on this day of May 2018 by Resolution No. 13-208 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 engrossed for all purposes indicated hereon.

CLERK AND RECORDER'S CERTIFICATE: STATE OF COLORADO

COUNTY OF MORGAN: I hereby certify that this State Documentary Fee, Receipt, Serial, and Seal is correct.

Official Records of Morgan County, CO 1590436

LAND USE TABLE: LOTS (170) 22.072 ACRES 75%
OUTLOTS (6) 1.304 ACRES 4%
RIGHT-OF-WAY 6.202 ACRES 21%
TOTAL 29.578 ACRES 100%

Notary Public: Tamaras Yaromy

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	46.18'	191.00'	135°11'4"	46.07'	S82°26'19"W
C2	45.03'	84.00'	30°42'44"	44.49'	N89°07'56"W
C3	2.96'	150.00'	107°44"	2.96'	S74°54'18"W
C4	176.00'	84.00'	120°03'01"	146.53'	N45°38'04"W
C5	39.34'	150.00'	150°13'1"	39.22'	N08°52'42"E
C6	36.38'	150.00'	135°34'7"	36.29'	S82°25'03"W
C7	31.42'	20.00'	90°00'00"	28.28'	S44°21'56"W
C8	78.54'	50.00'	90°00'00"	70.71'	S44°21'56"W
C9	31.42'	20.00'	90°00'00"	28.28'	S44°21'56"W
C10	39.34'	150.00'	150°13'1"	39.22'	S83°07'18"E
C11	176.00'	84.00'	120°03'01"	146.53'	S44°21'56"W
C12	28.15'	84.00'	19°21'14"	28.02'	N85°12'40"W
C13	53.56'	84.00'	36°32'02"	52.66'	S68°55'12"W
C14	54.66'	84.00'	37°16'57"	53.70'	S30°04'43"W
C15	38.83'	84.00'	27°01'49"	39.26'	S02°08'40"E
C16	39.34'	150.00'	150°13'1"	39.22'	N08°08'49"W
C17	25.08'	150.00'	9°34'42"	25.05'	N10°52'13"W
C18	14.26'	150.00'	9°26'48"	14.25'	N03°21'28"W
C19	31.42'	20.00'	90°00'00"	28.28'	S45°38'04"E
C20	31.42'	20.00'	90°00'00"	28.28'	S44°21'56"W

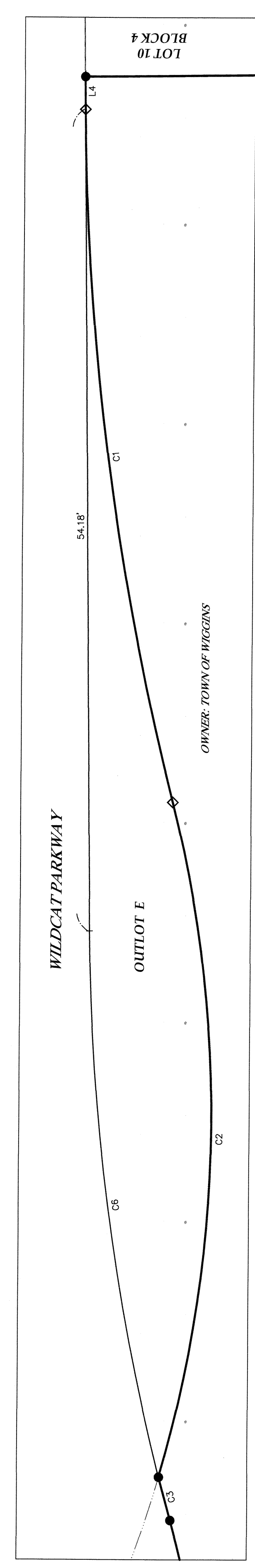
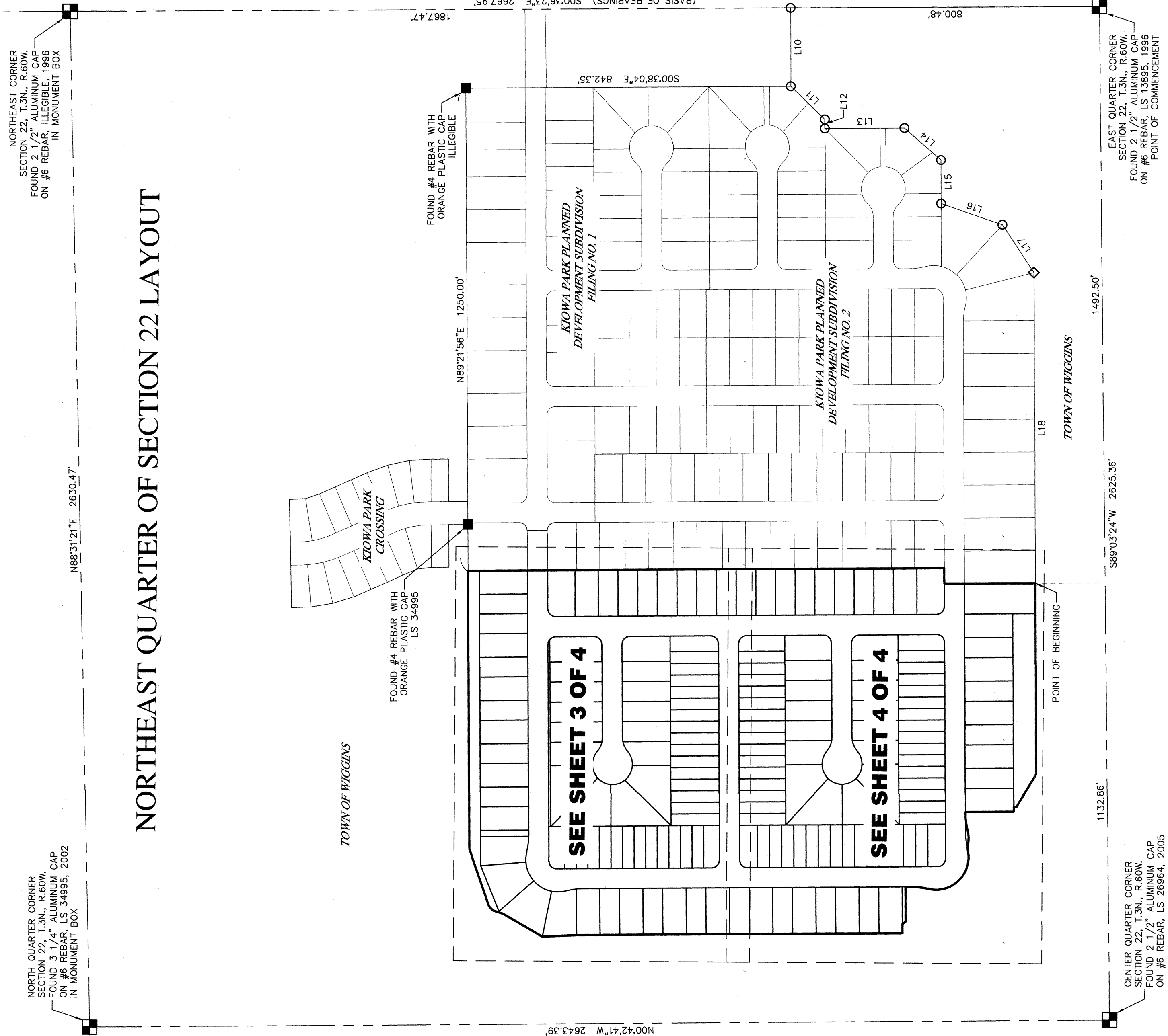
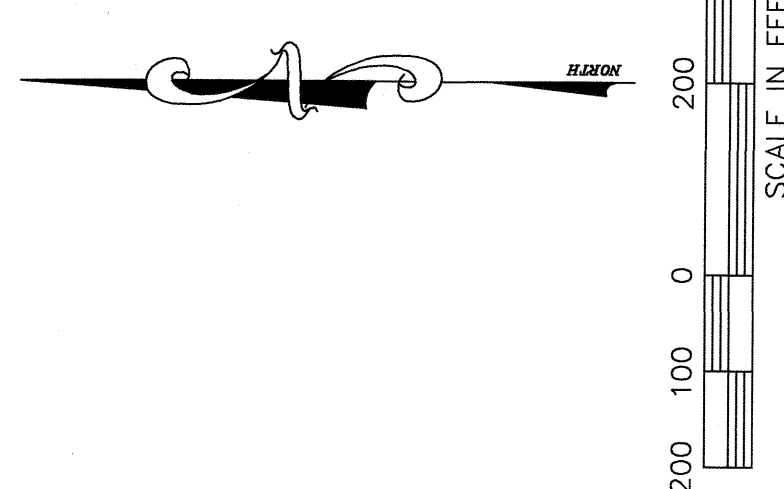
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C21	31.42'	20.00'	90°00'00"	28.28'	S45°38'04"E
C22	78.54'	50.00'	90°00'00"	70.71'	S45°38'04"E
C23	31.42'	20.00'	90°00'00"	28.28'	N44°21'56"E
C24	31.42'	20.00'	90°00'00"	28.28'	S45°38'04"E
C25	31.42'	20.00'	90°00'00"	28.28'	N45°38'04"E
C26	31.42'	20.00'	90°00'00"	28.28'	N44°21'56"E
C27	36.51'	50.00'	41°48'57"	35.70'	S68°26'58"W
C28	7.05'	50.00'	8°04'55"	7.05'	S85°19'29"W
C29	28.45'	50.00'	33°45'02"	29.03'	S64°24'31"W
C30	239.29'	52.00'	263°39'54"	77.49'	S00°38'04"E
C31	39.11'	52.00'	43°05'19"	38.19'	N89°04'39"E
C32	40.25'	52.00'	44°21'01"	39.25'	S87°12'11"E
C33	40.29'	52.00'	44°23'37"	39.29'	S22°49'52"E
C34	40.29'	52.00'	44°23'37"	39.29'	S73°33'45"W
C35	40.25'	52.00'	44°21'01"	39.25'	S65°58'04"W
C36	39.11'	52.00'	43°05'19"	38.19'	N70°20'46"W
C37	36.51'	50.00'	41°48'57"	35.70'	S69°43'05"E
C38	29.45'	50.00'	33°45'02"	29.03'	S65°40'38"E
C39	7.05'	50.00'	8°04'55"	7.05'	S86°55'36"E
C40	31.42'	20.00'	90°00'00"	28.28'	N45°38'04"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C41	31.42'	20.00'	90°00'00"	28.28'	N44°21'56"E
C42	31.42'	20.00'	90°00'00"	28.28'	N45°38'04"W
C43	31.42'	20.00'	90°00'00"	28.28'	N44°21'56"E
C44	36.51'	50.00'	41°48'57"	35.70'	S68°26'58"W
C45	9.37'	50.00'	10°44'20"	9.36'	S83°59'46"W
C46	27.13'	50.00'	31°05'37"	26.80'	S63°04'48"W
C47	239.29'	52.00'	263°39'54"	77.49'	S00°38'04"E
C48	41.26'	52.00'	45°27'25"	40.18'	N70°15'42"E
C49	43.90'	52.00'	49°22'19"	42.61'	S62°49'26"E
C50	39.13'	52.00'	43°07'07"	38.22'	S17°04'43"E
C51	38.46'	52.00'	42°22'34"	37.59'	S25°40'07"W
C52	36.63'	52.00'	40°21'46"	35.88'	S67°02'17"W
C53	39.91'	52.00'	43°58'43"	38.94'	N70°47'28"W
C54	36.51'	50.00'	41°48'57"	35.70'	S69°43'05"E
C55	27.13'	50.00'	31°05'37"	26.80'	S64°20'55"E
C56	9.37'	50.00'	10°44'20"	9.36'	S85°15'53"E
C57	31.42'	20.00'	90°00'00"	28.28'	N45°38'04"W
C58	16.96'	20.00'	48°35'25"	16.46'	N24°55'46"W
C59	14.45'	20.00'	41°24'35"	14.14'	N69°55'46"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°21'56"W	40.00'
L2	N00°38'04"W	6.73'
L3	S89°21'56"W	12.00'
L4	S89°21'56"W	2.15'
L5	N00°38'04"W	19.34'
L6	N37°34'18"W	10.73'
L7	S89°21'56"W	23.34'
L8	N17°53'49"E	27.04'
L9	N44°21'56"E	15.00'
L10	S89°23'37"W	202.87'
L11	S43°58'19"W	123.11'
L12	S89°21'56"W	23.55'
L13	S00°38'04"E	206.54'
L14	S41°07'05"W	125.27'
L15	S89°21'56"W	112.43'
L16	S18°36'25"W	168.27'
L17	S56°17'03"W	146.64'
L18	S89°21'56"W	804.15'

**LEGEND**

- EASEMENT LINE
- CENTERLINE
- SECTION LINE
- RIGHT OF WAY LINE
- ORIGINAL TRACT A BOUNDARY LINE
- BOUNDARY LINE
- UE
- UTILITY EASEMENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #5 REBAR
- FOUND NAIL WITH BRASS TAG, LS 36209
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP, LS 162968
- SET 24" OF #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED, KS, LS 36208
- CALCULATED POSITION



Paul B. Craver — On Behalf Of King Surveyors  
 Colorado Licensed Professional  
 Land Surveyor #38209

DATE: 5/7/2018  
 FILE NAME: 20180234SUB  
 SCALE: 1"=200'  
 DRAWN BY: CSK  
 CHECKED BY: PC

**KING SURVEYORS**  
 650 E. Garden Drive | Windsor, Colorado 80550  
 phone: (970) 686-5011 | email: contact@KingSurveyors.com



REVISIONS:  
 C000 CHECKED  
 SK 5/16/18  
 DATE:

FOR  
 GENESIS DEVELOPMENT MANAGEMENT  
 1035 37TH AVENUE COURT, GREELEY, CO 80634

PROJECT #:  
 20180234

**2**  
 SHEET 2 OF 4



DATE: 5/7/2018  
 FILE NAME: 20180234SUB  
 SCALE: 1"=40'  
 DRAWN BY: CSK  
 CHECKED BY: PG

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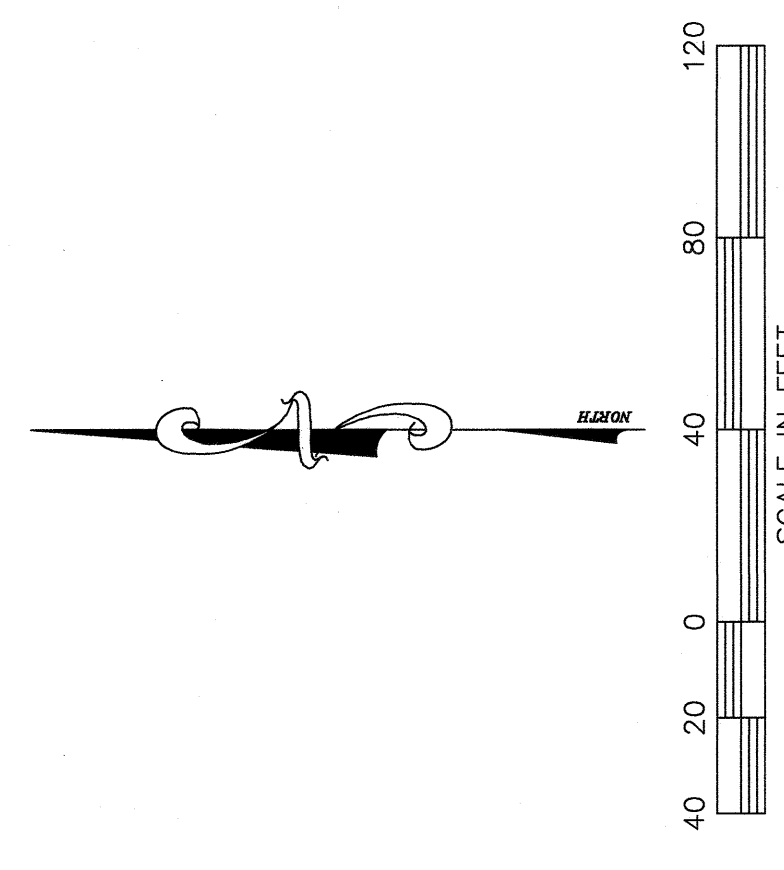
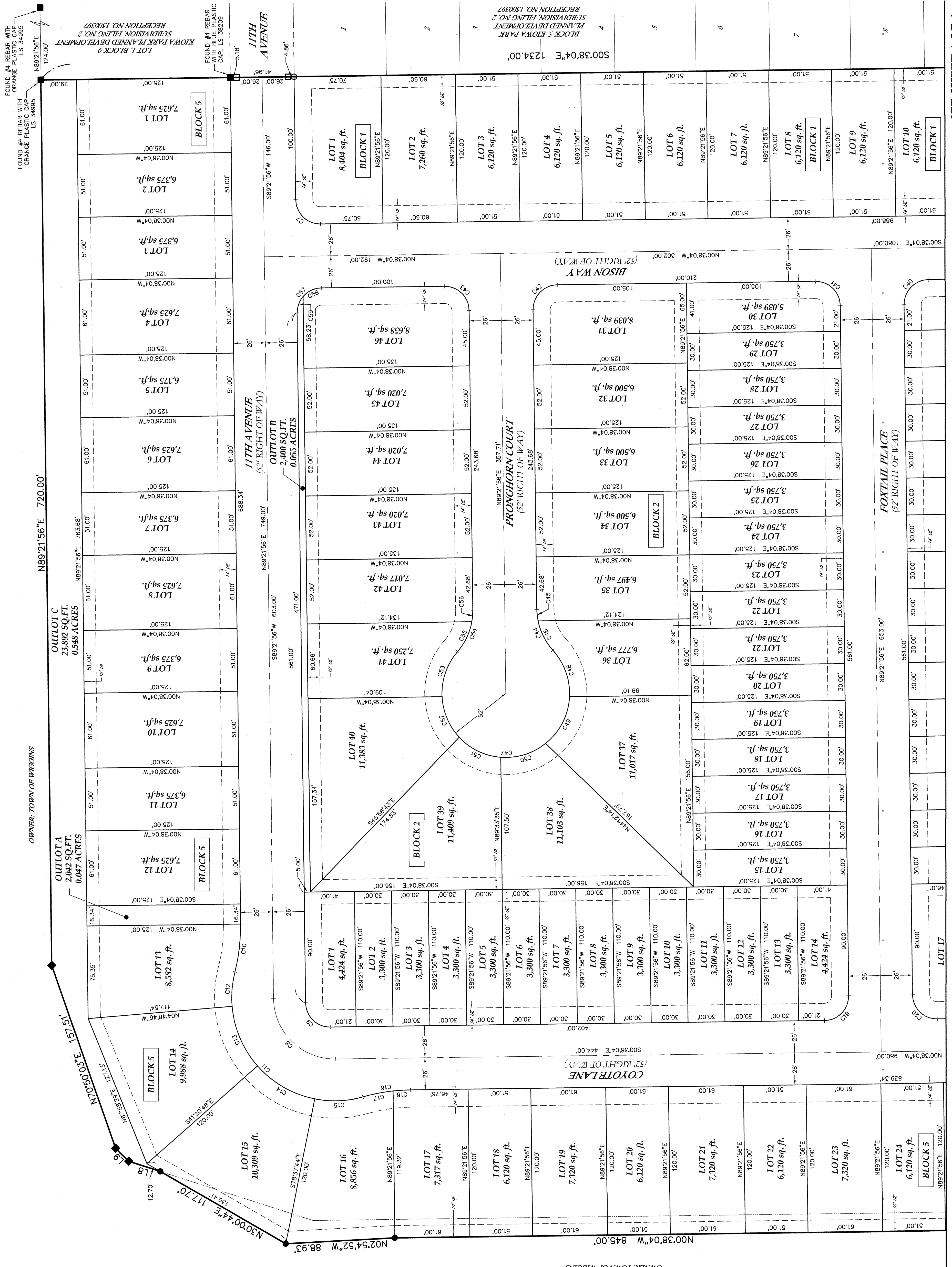
REVISIONS:  
 COGO CHECKED  
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 FOR  
 GENESIS DEVELOPMENT MANAGEMENT  
 1035 37TH AVENUE COURT, GREELEY, CO 80634

PROJECT #:  
 20180234  
**3**  
 SHEET 3 OF 4

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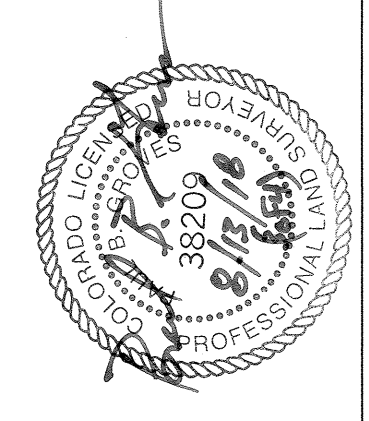
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**LEGEND**

---	EASEMENT LINE
---	CENTERLINE
---	SECTION LINE
---	RIGHT OF WAY LINE
---	ORIGINAL TRACT A BOUNDARY LINE
---	BOUNDARY LINE
---	UTILITY EASEMENT
■	FOUND ALIQUOT CORNER AS DESCRIBED
◆	FOUND MONUMENT AS DESCRIBED
◆	FOUND # REBAR
□	FOUND NAIL WITH BRASS TAG, LS 38209
◇	FOUND # REBAR WITH YELLOW PLASTIC CAP, LS 34995
●	SET 24" OF # REBAR WITH A CAP STAMPED KSL, LS 38209
○	CALCULATED POSITION

\*\* FOR LINE AND CURVE TABLES  
 SEE SHEET 2 OF 4 \*\*



Paul B. Groves - On Behalf Of King Surveyors  
 Licensed Professional Surveyor #35209

SEE SHEET 4 OF 4

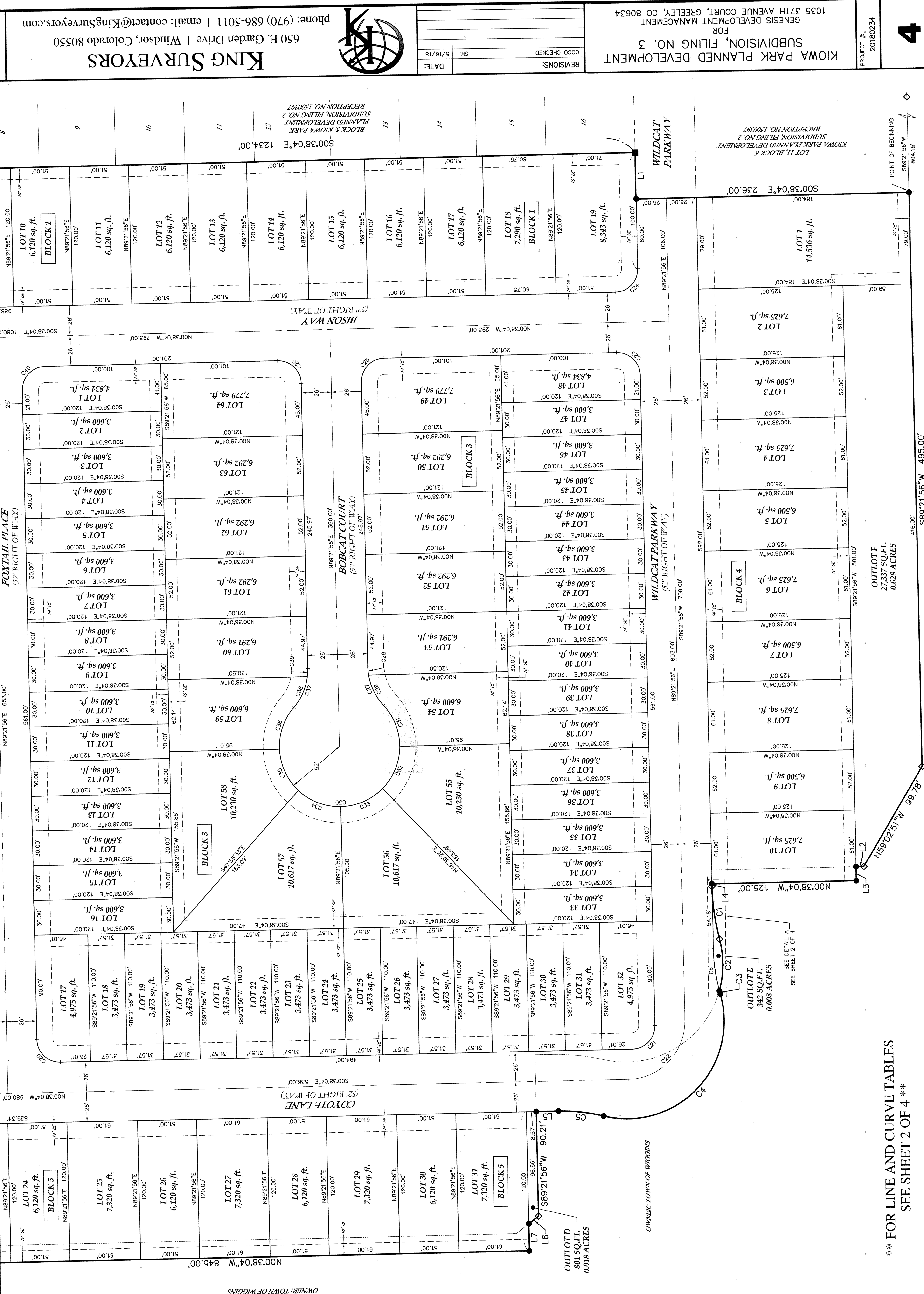
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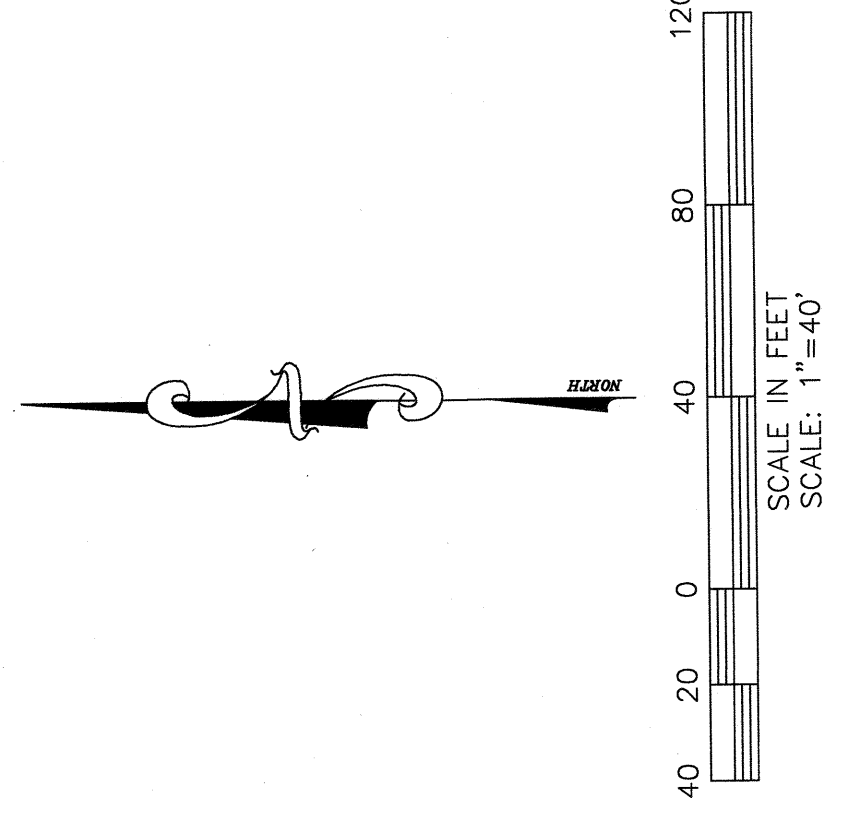
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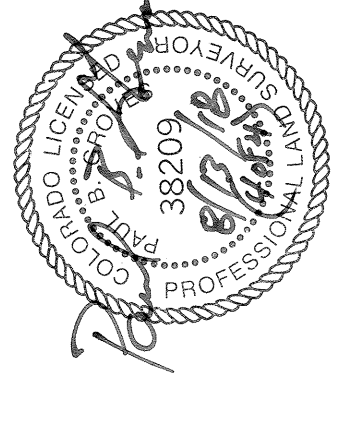
SEE SHEET 3 OF 4

SEE SHEET 3 OF 4



**LEGEND**

	EASEMENT LINE
	CENTERLINE
	SECTION LINE
	RIGHT OF WAY LINE
	ORIGINAL TRACT
	BOUNDARY LINE
	UTILITY EASEMENT
	FOUND ALIQUOT CORNER AS DESCRIBED
	FOUND MONUMENT AS DESCRIBED
	FOUND #5 REBAR
	FOUND NAIL WITH BRASS TAG, LS 38209
	FOUND #5 REBAR WITH YELLOW PLASTIC CAP LS 26296
	SET 24" OF #4 REBAR WITH A BULL PLASTIC CAP STAMPED AS, LS 38209
	CALCULATED POSITION



Paul B. Orves - On Behalf of King Surveyors  
Colorado, License #38209  
Land Surveyor #48209

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SEE SHEET 2 OF 4 \*\*

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SHEET 4 OF 4