

3826654 02/23/2012 11:27A Weld County, CO
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

FINAL PLAT OF
VARRA - HEINTZELMAN PIT SUBDIVISION

Part of the East 1/2 of the East 1/2 of Section 32,
Township 3 North, Range 67 West of the 6th P.M.,
Town of Firestone, County of Weld, State of Colorado.

Sheet 1 of 2

ATTACHMENT A

OWNERSHIP & DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT PASQUALE VARRA AND JACQUELINE VARRA, BEING THE SOLE OWNERS OF THE LAND SHOWN ON THIS FINAL PLAT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF LOT B OF RECORDED EXEMPTION NO. 1209-32-1-RE 524, RECORDED DECEMBER 15, 1981 IN BOOK 955 AS RECEPTION NO. 1877097, LOCATED IN THE EAST 1/2 OF THE EAST 1/2 OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 67 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE EAST 1/2 OF THE EAST 1/2 OF SAID SECTION 32 TO BEAR SOUTH 89°41'37" EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE EAST 1/2 OF SAID SECTION 32; THENCE NORTH 00°24'19" WEST, COINCIDENT WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 2630.70 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 32; THENCE NORTH 00°35'14" WEST, COINCIDENT WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 2626.78 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 28; THENCE NORTH 89°55'50" WEST, COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 28, A DISTANCE OF 1306.52 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 17; THENCE SOUTH 00°43'43" EAST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 17, A DISTANCE OF 617.61 FEET TO THE NORTH LINE OF LOT A OF SAID RE 524; THENCE NORTH 89°16'17" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT A, A DISTANCE OF 220.00 FEET TO THE NORTHEAST CORNER OF SAID LOT A; THENCE SOUTH 00°43'43" EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT A, A DISTANCE OF 413.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT A; THENCE SOUTH 89°16'17" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 220.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 17; THENCE SOUTH 00°43'43" EAST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 17, A DISTANCE OF 2211.52 FEET; THENCE SOUTH 89°16'17" WEST, A DISTANCE OF 30.00 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF SAID SECTION 32; THENCE SOUTH 00°43'43" EAST, COINCIDENT WITH THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF SAID SECTION 32, A DISTANCE OF 1709.53 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE EAST 1/2 OF SAID SECTION 32; THENCE SOUTH 89°41'37" EAST, COINCIDENT WITH THE SOUTH LINE OF THE EAST 1/2 OF THE EAST 1/2 OF SAID SECTION 32, A DISTANCE OF 1315.27 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM A PARCEL OF LAND CONVEYED TO THE BOULDER AND WELD RESERVOIR COMPANY BY DEED RECORDED JUNE 2, 1904 IN BOOK 218 AT PAGE 29, COUNTY OF WELD, STATE OF COLORADO.

SAID PARCEL CONTAINS 154.062 ACRES OR 6,710,940 SQUARE FEET, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND UNDER THE NAME OF FINAL PLAT OF VARRA - HEINTZELMAN PIT SUBDIVISION, A SUBDIVISION IN THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE TRACT A, AS SHOWN ON THIS FINAL PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE 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, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH 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 FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR QWEST, INC. WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR QWEST, INC. AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

OWNER: PASQUALE VARRA AND JACQUELINE VARRA

Pasquale Varra
PASQUALE VARRA
Jacqueline Varra
JACQUELINE VARRA

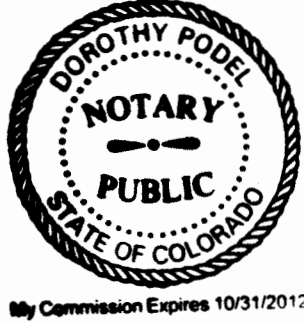
STATE OF COLORADO } SS
COUNTY OF Weld }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, 2012.

BY: Pasquale Varra & Jacqueline Varra

WITNESS MY HAND AND OFFICIAL SEAL

Donald D. Padel
NOTARY PUBLIC
10/31/12
MY COMMISSION EXPIRES



OWNER:

PASQUALE & JACQUELINE VARRA
8120 GAGE STREET
FREDERICK, CO 80516
303-666-6657
EMAIL: N/A

APPLICANT:

VARRA CO., INC.
8120 GAGE STREET
FREDERICK, CO 80516
c/o BRAD JONES
303-666-6657
EMAIL: BJONES@VARRACOMPANIES.COM

TECHNICAL CONSULTANT:

AMERICAN WEST LAND SURVEYING CO.
P.O. BOX 129
BRIGHTON, CO 80601
c/o CURTIS HOOS
303-659-1532
EMAIL: CURTISAMW@AOL.COM

TOWN APPROVAL:

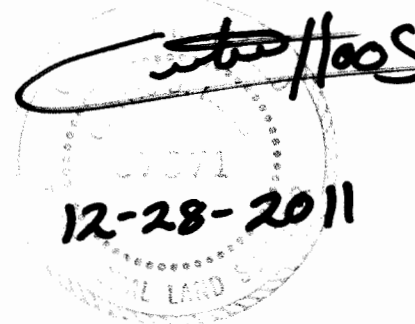
THIS IS TO CERTIFY THAT THE FINAL PLAT OF VARRA-HEINTZELMAN PIT SUBDIVISION WAS APPROVED ON THE 30th DAY OF November, 2011 BY RESOLUTION NO. 11-34 AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID MINOR PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

CW
MAYOR
Judy L. Sigwood
ATTEST: TOWN CLERK

SURVEYOR'S CERTIFICATE:

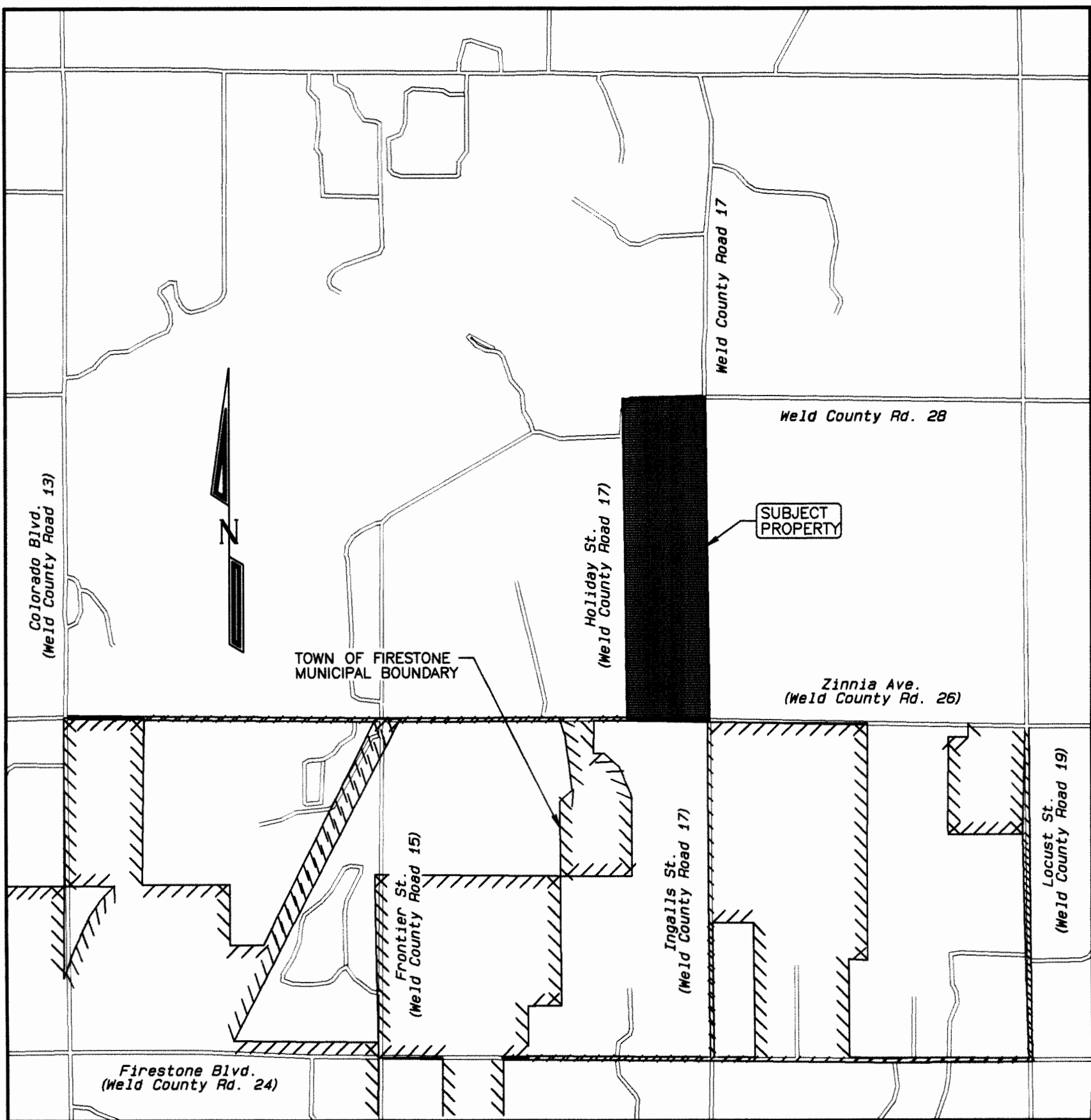
I, CURTIS D. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CURTIS D. HOOS, PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION



GENERAL NOTES:

- 1) BASIS OF BEARING: THE SOUTH LINE OF THE EAST 1/2 THE EAST 1/2 OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 67 WEST OF THE 6th P.M. IN WELD COUNTY COLORADO, IS ASSUMED TO BEAR SOUTH 89°41'37" EAST AS MONUMENTED HEREON WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- 2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- 4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A 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 HEREON.
- 5) OWNERSHIP INFORMATION AND SUPPORTING DOCUMENTATION FOR EASEMENTS AND RIGHT-OF-WAYS WAS PROVIDED BY LAND TITLE GUARANTEE COMPANY. ORDER NO. FCC25103192 DATED AUGUST 22, 2011.
- 6) ALL DISTANCES SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET.



VICINITY MAP: 1" = 2000'

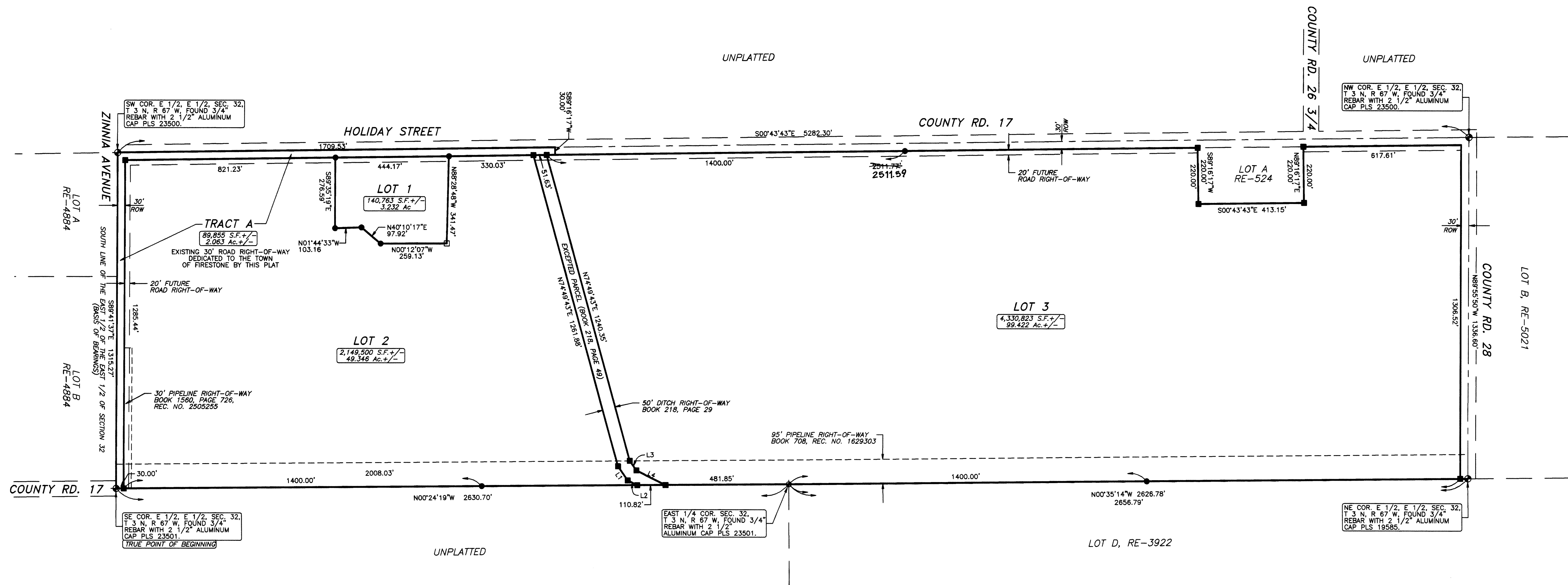
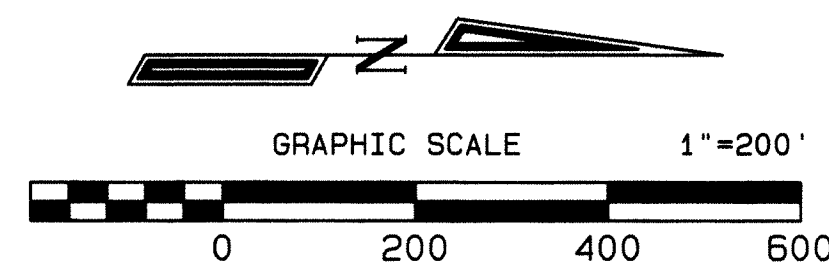
FIRESTONE INFORMATION BLOCK		American West Land Surveying Co. A Colorado Corporation PO Box 129, Brighton, CO 80601 P 303-659-1532 F 303-655-0575 AMWESTLS.COM		
NAME OF SUBMITTAL:	VARRA - HEINTZELMAN	Part of the East 1/2 of the East 1/2 of Section 32, Township 3 North, Range 67 West of the 6th P.M., Town of Firestone, County of Weld, State of Colorado.		
TYPE OF SUBMITTAL:	FINAL PLAT			
FILING NUMBER:				
PHASE NUMBER:				
SHEET TITLE:	FINAL PLAT			
PREPARATION DATE:	9/8/11	SCALE 1" = 200'	DATE: SEPT. 8, 2011	CLIENT: VARRA
REVISION DATE:	10/6/11	DRAWN BY: CDH	CHECKED BY: MRH	JOB NO: 11-152
REVISION DATE:	11/2/11	REVISION		
REVISION DATE:	11/6/11	DATE		
REVISION DATE:	12/23/11			
REVISION DATE:				
SHEET 1 OF 2				
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VARRA - HEINTZELMAN PIT SUBDIVISION

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Sheet 2 of 2

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2 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

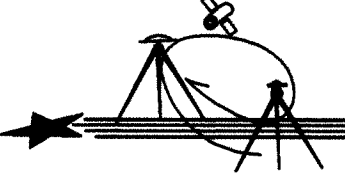


LINE	BEARING	DISTANCE
L1	N65°11'43\"E	67.11'
L2	N26°24'53\"E	41.59'
L3	N55°11'43\"E	45.63'
L4	N26°24'53\"E	127.66'

LEGEND:

- ◆ = ALIQUOT MONUMENT, AS NOTED.
- = SET 5/8\" X 24\" REBAR WITH RED PLASTIC CAP, PLS 37971.
- = SET NAIL & BRASS WASHER, PLS 37971 IN TOP OF FENCE POST.
- = FOUND 5/8\" REBAR WITH RED PLASTIC CAP, PLS 37971.



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REVISION DATE:	12/23/11	DATE		
REVISION DATE:				
SHEET 2 OF 2		X: \\AW\\Surveys\\T 3\\N\\T3N_R67\\S32\\VARRA_HEINTZELMAN_MSUB.prc		