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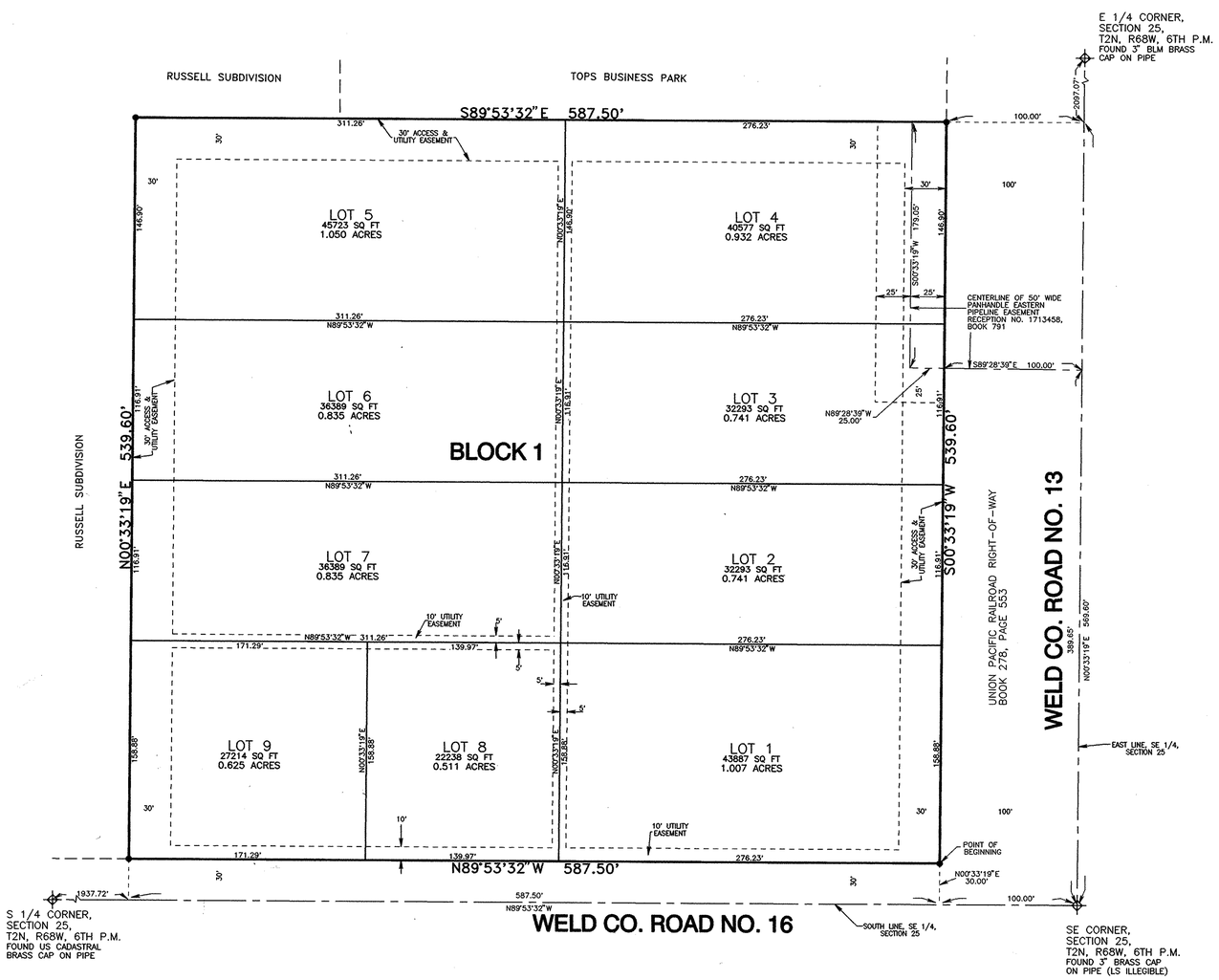
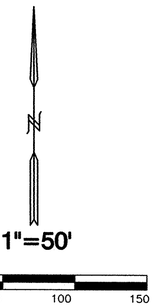
2661726 12/21/1998 10:22A Weld County CO
1 of 1 R 11.00 D 0.00 JA Suki Tsukamoto

# FINAL PLAT FOR
# HALLECK SUBDIVISION

**A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO. CONTAINING 7.277 ACRES.**




DATE PREPARED: NOVEMBER 17, 1998

**LEGEND:**

- FOUND MONUMENT AS NOTED
- SET NO. 5 PIN & CAP LS NO. 20673

**BASIS OF BEARINGS:**

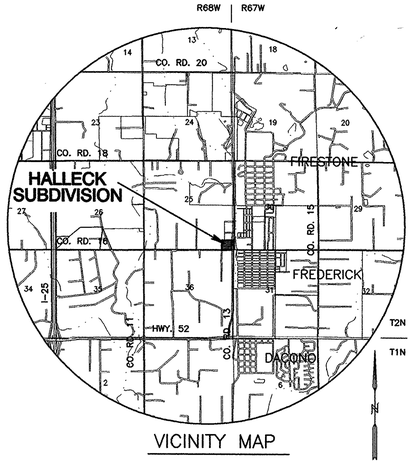
THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 25 AS BEARING SOUTH 00°33'19" WEST (ASSUMED) AND BEING MONUMENTED AS SHOWN.

**FLOOD PLAIN INFORMATION:**

ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080266 0863 C MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, REVISED SEPTEMBER 28, 1982, THIS PROPERTY LIES WITHIN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING), AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

**NOTE:**

THE LEGAL DESCRIPTION CONTAINED IN NORTH AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO. FTC18946FT (ENDORSEMENT NO. 1C-2) DATED NOVEMBER 11, 1998 WAS SOLELY RELIED UPON TO ESTABLISH THE PROPERTY BOUNDARY AND LEGAL DESCRIPTION SHOWN ON THIS PLAT, AND BASED UPON OUR SURVEY THE PROPERTY SHOWN HEREON IS LOCATED ENTIRELY WITHIN THE BOUNDARY AS DESCRIBED IN SAID COMMITMENT.




VICINITY MAP

**CERTIFICATE OF DEDICATION AND OWNERSHIP:**

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL E. HALLECK AND SANDRA S. HALLECK, BEING OWNERS OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 25 BEARS SOUTH 89°53'32" EAST 100.00 FEET; THENCE NORTH 00°33'19" EAST 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 16 AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°53'32" WEST 587.50 FEET TO THE SOUTHEAST CORNER OF THE RUSSELL SUBDIVISION; THENCE ALONG THE EAST LINE OF THE RUSSELL SUBDIVISION, NORTH 00°33'19" EAST 539.60 FEET; THENCE SOUTH 89°53'32" EAST 587.50 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 00°33'19" WEST 539.60 FEET TO THE POINT OF BEGINNING, CONTAINING 7.277 ACRES MORE OR LESS. HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS HALLECK SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN FOR PUBLIC USE FOREVER HEREAFTER THE STREETS, ALLEYS, PUBLIC WALKWAYS, PARKS AND OPEN SPACES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT.

WITNESS OUR HANDS AND SEALS THIS 19th DAY OF November A.D., 1998.

MICHAEL E. HALLECK

SANDRA S. HALLECK

STATE OF COLORADO) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF November 19 98 BY MICHAEL E. HALLECK AND SANDRA S. HALLECK.

My Commission Expires April 15, 2000

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

**TRUSTEES CERTIFICATE:**

APPROVED BY THE BOARD OF TRUSTEES THIS 10th DAY OF December A.D., 1998. ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE TOWN FOR CONSTRUCTION OF ANY STREETS, HIGHWAYS, ALLEYS, BRIDGES, RIGHTS-OF-WAY OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

Edward J. Taghente, MAYOR
BOARD OF TRUSTEES

**SURVEYOR'S CERTIFICATE:**

I, PETER A. BRYANT, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

Peter A. Bryant

ROCKY MOUNTAIN CONSULTANTS, INC.
BY: PETER A. BRYANT
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 20673

**CLERK AND RECORDER'S CERTIFICATE:**

STATE OF COLORADO) )SS
COUNTY OF WELD)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____M., THIS _____ DAY OF _____ A.D., 19 _____, AND IS RECORDED IN PLAT BOOK NO. _____, FILM NO. _____, RECEPTION NO. _____.

DEPUTY

RECORDER

FEES

ROCKY MOUNTAIN CONSULTANTS INC.
625 DELAWARE AVE., SUITE 500, LONGMONT, CO 80501
(303)772-0282 METRO:(303)665-0283 FAX:(303)665-0959

FINAL PLAT FOR HALLECK SUBDIVISION 80-0092.034.00



PLOTTED: Tue Nov 17 14:51:04 1998 R:\0092_034-JV\HALPINFLT.pro MAM