

# MARIANA SPRINGS FIRST SUBDIVISION

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF MARIANA SPRINGS ADDITION LOCATED IN THE NORTHEAST ONE QUARTER OF SECTION 19 AND THE SOUTHEAST ONE QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, LARIMER COUNTY, COLORADO.

### LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN 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 THE NORTHEAST ONE QUARTER OF SECTION 19 AND THE SOUTHEAST ONE QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; SAID POINT BEING THE TRUE POINT OF BEGINNING; AND CONSIDERING THE NORTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION AS BEARING S89°38'26"E; THENCE S00°12'39"W 1306.31 FEET ALONG THE EAST LINE OF THE NORTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER; TO THE NORTH 1/16TH CORNER OF SECTIONS 19 AND 20, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF TRACT A, RIVIERA ESTATES SUBDIVISION; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SAID SECTION 19 AND THE SOUTH LINE OF SAID TRACT A N89°48'27"W 849.26 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A; THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT A THE FOLLOWING SIX (6) BEARINGS AND DISTANCES; N00°18'21"W 363.56 FEET; THENCE N00°11'07"W 370.07 FEET; THENCE N24°01'32"E 135.11 FEET; THENCE N15°21'19"E 7.09 FEET; THENCE S89°38'26"E 235.74 FEET; THENCE N00°21'34"E 382.67 FEET TO THE NORTHWEST CORNER OF SAID TRACT A; THENCE ALONG THE EXTENDED WEST LINE OF SAID TRACT A N00°21'34"E 80.32 FEET MORE OR LESS TO THE NORTH LINE OF THE CURRENT PRESCRIPTIVE RIGHT-OF-WAY OF WEST FIRST STREET BY USE; THENCE ALONG SAID NORTH PRESCRIPTIVE RIGHT-OF-WAY LINE N88°42'31"E 562.04 FEET; THENCE S00°21'34"W 34.58 FEET TO THE NORTHEAST CORNER OF SAID SECTION 19 AND THE TRUE POINT OF BEGINNING; CONTAINING 22.89 ACRES (997,069 SQUARE FEET) MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY ON RECORD OR EXISTING, AND DO HEREBY SUBDIVIDE THE SAME INTO LOTS, BLOCKS, TRACTS, OUTLOTS, RIGHTS-OF-WAY, AND EASEMENTS, AS SHOWN ON THIS PLAT; AND DO HEREBY DESIGNATE AND DEDICATE: (i) 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 (ii) 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 AS MARIANA SPRINGS FIRST SUBDIVISION TO THE CITY OF LOVELAND, COLORADO.

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 TIMBER WIND LAND, LLC.

TIMBER WIND LAND, LLC

GREGORY P. MUHONEN (MANAGER)

STATE OF COLORADO )  
COUNTY OF LARIMER )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2003 BY GREGORY P. MUHONEN.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### SURVEYOR'S CERTIFICATE:

I, LONNIE A. SHELDON, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF MARIANA SPRINGS FIRST SUBDIVISION TO THE CITY OF LOVELAND, COLORADO WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SURVEY IS ACCURATELY REPRESENTED ON THIS MAP AND THAT THE STATEMENTS CONTAINED HEREON WERE MADE BY ME AND THE SAME ARE TRUE TO THE BEST OF MY KNOWLEDGE. DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2003.

\_\_\_\_\_  
LONNIE A. SHELDON  
COLORADO PE AND PLS #26974

STATE OF COLORADO )  
COUNTY OF LARIMER )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2003 BY LONNIE A. SHELDON.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### CITY CERTIFICATE:

THIS PLAT IS APPROVED BY THE DIRECTOR OF COMMUNITY SERVICES OF THE CITY OF LOVELAND, LARIMER COUNTY, COLORADO, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2003, 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 COMMUNITY SERVICES.

\_\_\_\_\_  
DIRECTOR OF COMMUNITY SERVICES  
WITNESS MY HAND AND SEAL OF THE CITY OF LOVELAND.

ATTEST:  
\_\_\_\_\_  
CITY CLERK

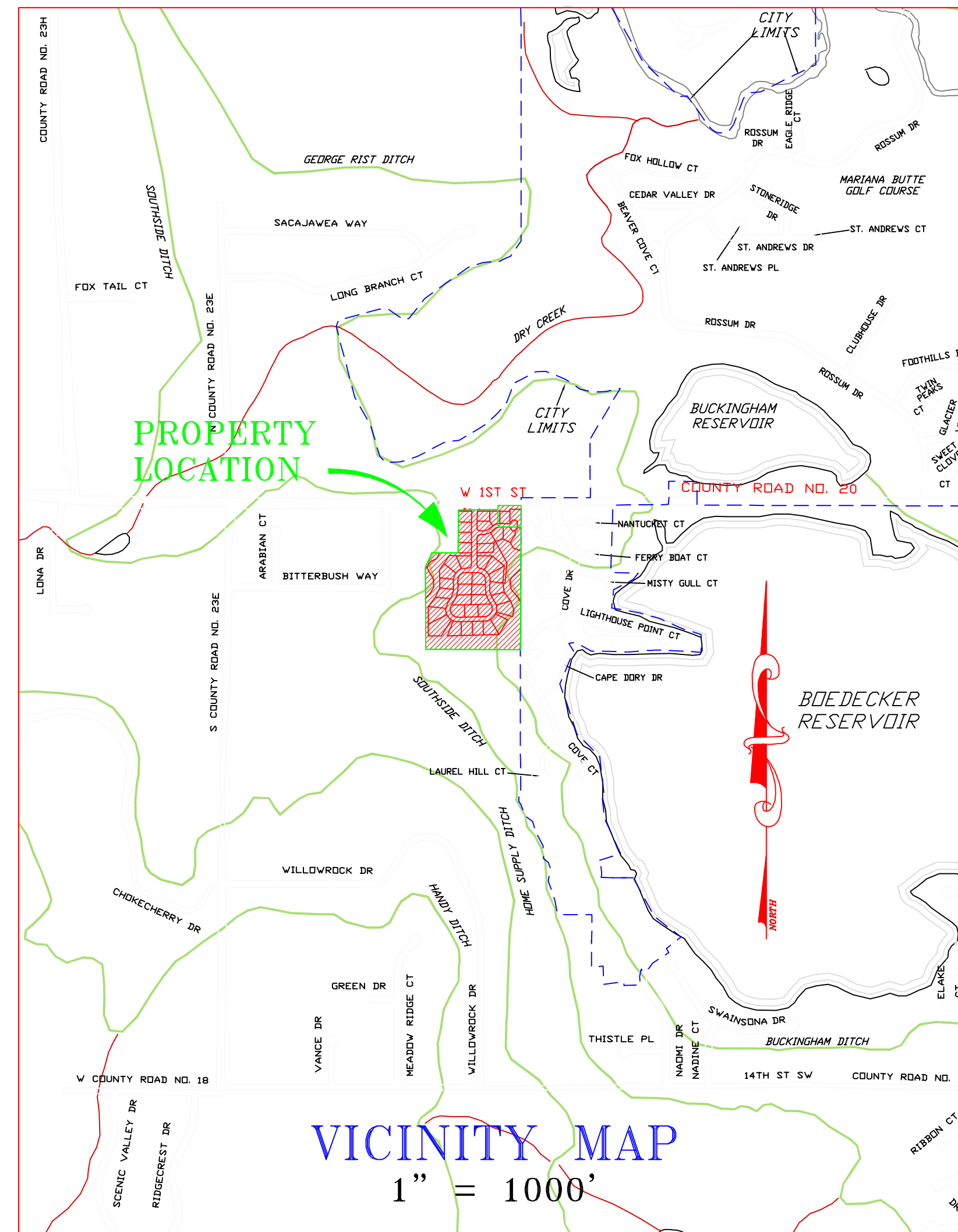
### ATTORNEYS CERTIFICATE:

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, AND THAT THE PARTIES EXECUTING THE DEDICATION ARE THE OWNERS THEREOF IN FEE SIMPLE, AND THE DEDICATED LAND IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SET FORTH HEREIN.

SO SWORN THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2003.

\_\_\_\_\_  
ATTORNEY AT LAW

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	31.79	20.00	91°05'05"	N45°10'58"W	28.55
C2	31.04	20.00	86°54'55"	S44°49'02"W	28.02
C3	39.27	25.00	90°00'00"	S44°38'26"E	35.36
C4	39.27	25.00	90°00'00"	S45°21'34"W	35.36
C5	66.69	75.00	50°57'01"	N64°53'04"E	64.52
C6	80.92	91.00	50°57'01"	N64°53'04"E	78.28
C7	64.18	107.00	34°21'56"	N73°10'36"E	63.22
C8	30.97	107.00	16°35'05"	N47°42'06"E	30.86
C9	64.92	73.00	50°57'01"	S64°53'04"W	62.80
C10	79.14	89.00	50°57'01"	S64°53'04"W	76.56
C11	30.89	105.00	16°51'17"	S47°50'12"W	30.78
C12	62.48	105.00	34°05'44"	S73°18'42"W	61.57
C13	12.82	22.00	33°23'18"	N73°39'49"E	12.64
C14	16.12	22.00	41°58'14"	N35°59'03"E	15.76
C15	45.05	24.50	105°21'38"	S67°40'45"W	38.97
C16	45.05	24.50	105°21'38"	S66°57'38"E	38.97
C17	28.94	22.00	75°21'36"	N51°57'38"W	26.90
C18	39.27	25.00	90°00'00"	N45°21'34"E	35.36
C19	113.49	70.00	92°53'45"	S43°54'41"W	101.46
C20	145.92	90.00	92°53'45"	S43°54'41"W	130.45
C21	41.23	110.00	21°28'37"	S79°37'15"W	40.99
C22	61.01	110.00	31°46'34"	S62°59'40"W	60.23
C23	60.77	110.00	31°39'12"	S21°18'47"W	60.00
C24	15.34	110.00	7°59'22"	S01°27'30"W	15.33
C25	15.36	145.00	6°04'07"	N00°29'52"E	15.35
C26	70.83	145.00	27°59'15"	N17°31'33"E	70.13
C27	98.07	165.00	34°03'21"	N14°29'29"E	96.64
C28	68.19	185.00	21°07'08"	N08°01'23"E	67.80
C29	41.77	185.00	12°56'14"	N25°03'03"E	41.68
C30	150.47	70.00	123°09'48"	S30°03'44"E	123.13
C31	193.46	90.00	123°09'48"	S30°03'44"E	158.31
C32	49.76	110.00	25°55'03"	S18°33'39"W	49.33
C33	60.77	110.00	31°39'12"	S10°13'29"E	60.00
C34	60.77	110.00	31°39'12"	S41°52'40"E	60.00
C35	20.03	110.00	10°25'55"	S62°55'13"E	20.00
C36	45.13	110.00	23°30'27"	S79°53'24"E	44.82
C37	146.50	70.00	119°54'54"	N28°23'56"E	121.19
C38	188.36	90.00	119°54'54"	N28°23'56"E	155.82
C39	53.41	110.00	27°49'02"	N74°26'52"E	52.88
C40	63.47	110.00	33°03'38"	N44°00'32"E	62.59
C41	25.05	110.00	13°03'00"	N20°57'13"E	25.00
C42	59.36	110.00	30°55'14"	N01°01'54"W	58.65
C43	28.93	110.00	15°04'00"	N24°01'31"W	28.84
C44	19.80	145.00	7°49'27"	S27°38'48"E	19.79
C45	74.94	145.00	29°36'43"	S08°55'42"E	74.11
C46	107.81	165.00	37°26'11"	S12°50'26"E	105.90
C47	50.49	185.00	15°38'09"	S23°44'27"E	50.33
C48	70.39	185.00	21°48'02"	S05°01'22"E	69.97
C49	116.70	70.00	95°31'05"	N41°52'53"W	103.65
C50	150.04	90.00	95°31'05"	N41°52'53"W	133.26
C51	66.26	110.00	34°30'50"	N11°22'46"W	65.26
C52	60.77	110.00	31°39'12"	N44°27'46"W	60.00
C53	44.21	110.00	23°01'42"	N71°48'13"W	43.91
C54	36.51	25.00	83°40'38"	S41°28'45"E	33.35
C55	71.19	100.00	40°47'13"	S14°10'47"E	69.69
C56	4.77	100.00	2°43'56"	S35°56'21"E	4.77



### NOTES:

- THIS PROJECT IS SUBJECT TO AN ANNEXATION AGREEMENT WHICH HAS BEEN RECORDED IN THE REAL PROPERTY RECORDS OF LARIMER COUNTY.
- THE BASIS OF BEARINGS FOR THIS PLAT IS THE SAME BASIS OF BEARINGS AS THE RECORDED PLAT OF RIVIERA ESTATES AND MARIANA SPRINGS ADDITION: CONSIDERING THE NORTH LINE OF THE NORTHEAST 1/4 AS BEARING S 89°38'26" E. SAID LINE IS MONUMENTED AS SHOWN HEREON.
- AN IRRIGATION LATERAL DECREE EXISTS AND IS RECORDED AT BOOK 1249, PAGE 169 WHICH DOES NOT ALLOW INTERFERENCE WITH SEEPAGE DITCHES ON THE PROPERTY.
- OUTLOT B MAY BE USED AS A DRAINAGE EASEMENT.
- OUTLOTS A AND G MAY BE USED AS LANDSCAPE AND UTILITY EASEMENTS.
- OUTLOT G MAY BE USED AS A UTILITY EASEMENT.
- ALL OUTLOTS SHOWN ON THIS PLAT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE STORM SEWER INLET AND DISCHARGE PIPE SHALL BE OWNED AND MAINTAINED BY THE CITY OF LOVELAND.
- ALL SIDE AND REAR YARD DRAINAGE EASEMENTS ARE TO BE PRIVATELY MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
- ALL DRAINAGE EASEMENTS FOR SWALES AND DETENTION PONDS ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 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 AFTER THE DATE OF CERTIFICATION SHOWN HEREON.
- A SURCHARGE OF 5% WILL BE ADDED TO ALL BILLS FOR THE SALE OF ELECTRIC POWER TO ADDITIONAL SERVICES WHICH CAME INTO EXISTENCE AFTER JANUARY 31, 1987, WITHIN THE TERRITORY HEREIN ANNEXED WHICH SURCHARGE WILL EXPIRE TEN YEARS AFTER THE EFFECTIVE DATE OF THE ANNEXATION OF THIS PROPERTY.
- NO FENCES, BUILDINGS, OR OTHER OBSTRUCTIONS MAY BE PLACED WITHIN THE UTILITY EASEMENT BETWEEN LOTS 20 AND 21 OF BLOCK 1 SHOWN ON THIS PLAT.
- ALL LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION.
- INTERNAL LOT AND BLOCK MONUMENTATION TO BE SET AFTER ROADWAY CONSTRUCTION BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO.
- THE COMMUNITY SERVICES DIRECTOR, OR HIS DESIGNEE, IS AUTHORIZED TO ENTER THE WETLAND AND BUFFER OUTLOTS TO INSPECT THE ENHANCEMENT VEGETATION. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE TO RESTORE DISTRESSED VEGETATION AS DIRECTED BY THE COMMUNITY SERVICES DIRECTOR.

REVISIONS	Description	By	Date

DATE: 7/12/02  
SCALE: AS SHOWN  
DESIGN: GPM  
DRAWN: SBA  
CHECKED: LAS

**Timber Wind Land, LLC**  
Developing community on trust and integrity  
2085 Quillan Gulch Road  
Loveland, CO 80537  
970-402-7400 (m) 970-635-0566 (h)  
timberwindland@msn.com

TITLE: **MARIANA SPRINGS FIRST SUBDIVISION**  
**PUBLIC IMPROVEMENT CONSTRUCTION PLANS**  
**FINAL PLAT**

JOB NO.: **2002-1**

SHEET **2** OF **30**