GREENER MINOR SUBDIVISION

MINOR SUBDIVISION #MS2025-2025-0002 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 60 WEST OF THE 6TH P.M., COUNTY OF MORGAN, STATE OF COLORADO

VICINITY MAP SEC. 11 T2N R60W ARE MINOS WHE MCR K (NOT TO SCALE)

FLOODPLAIN CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED WITHIN THE ZONE A FLOOD HAZARD BOUNDARY ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCIES FLOOD INSURANCE RATE MAP (NATIONAL FLOOD INSURANCE PROGRAM) COMMUNITY PANEL NO. 08087C0575D EFFECTIVE DATE: APRIL 4, 2018.

SURVEYOR'S NOTES:

- THIS SURVEY WAS PREPARED WITH THE NORTHERN COLORADO TITLE SERVICES CO. TITLE COMMITMENT FILE NO. NCT25261 AND DATED NOVEMBER 6, 2024 AND DOES NOT CONSTITUTE A TITLE SEARCH BY THOMAS LAND SURVEYING, LLC. TO DETERMINE EASEMENTS OR TITLE OF RECORD. THOMAS LAND SURVEYING, LLC RELIED ON SAID COMMITMENT, EXCLUSIVELY, FOR ALL EASEMENTS AND RIGHTS-OF-WAY. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS: ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT SAID TITLE COMMITMENT MAY DISCLOSE
- 2. 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 HEREON.
- 3. THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF
- 4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508, WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C.
- 5. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.

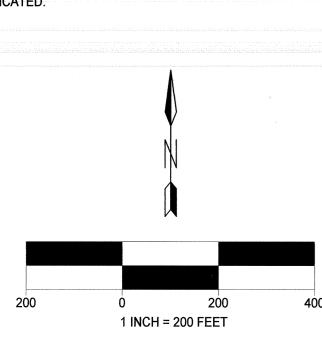
NOTES:

MORGAN COUNTY IS NOT RESPONSIBLE FOR QUANTITY OR QUALITY OF WATER SUPPLIED TO THIS MINOR SUBDIVISION.

ANY PAST, PRESENT OR FUTURE DRAINAGE PROBLEMS ON THIS PROPERTY ARE THE RESPONSIBILITY OF THE LANDOWNER AND THEIR SUCCESSORS AND NOT THAT OF MORGAN COUNTY

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11. TOWNSHIP 2 NORTH, RANGE 60 WEST OF THE 6TH P.M., IS ASSUMED TO BEAR SOUTH 89°52'10" WEST, AND IS MONUMENTED AS INDICATED.



R60W

SURVEYOR'S CERTIFICATE

WARRANTY, EITHER EXPRESS OR IMPLIED.

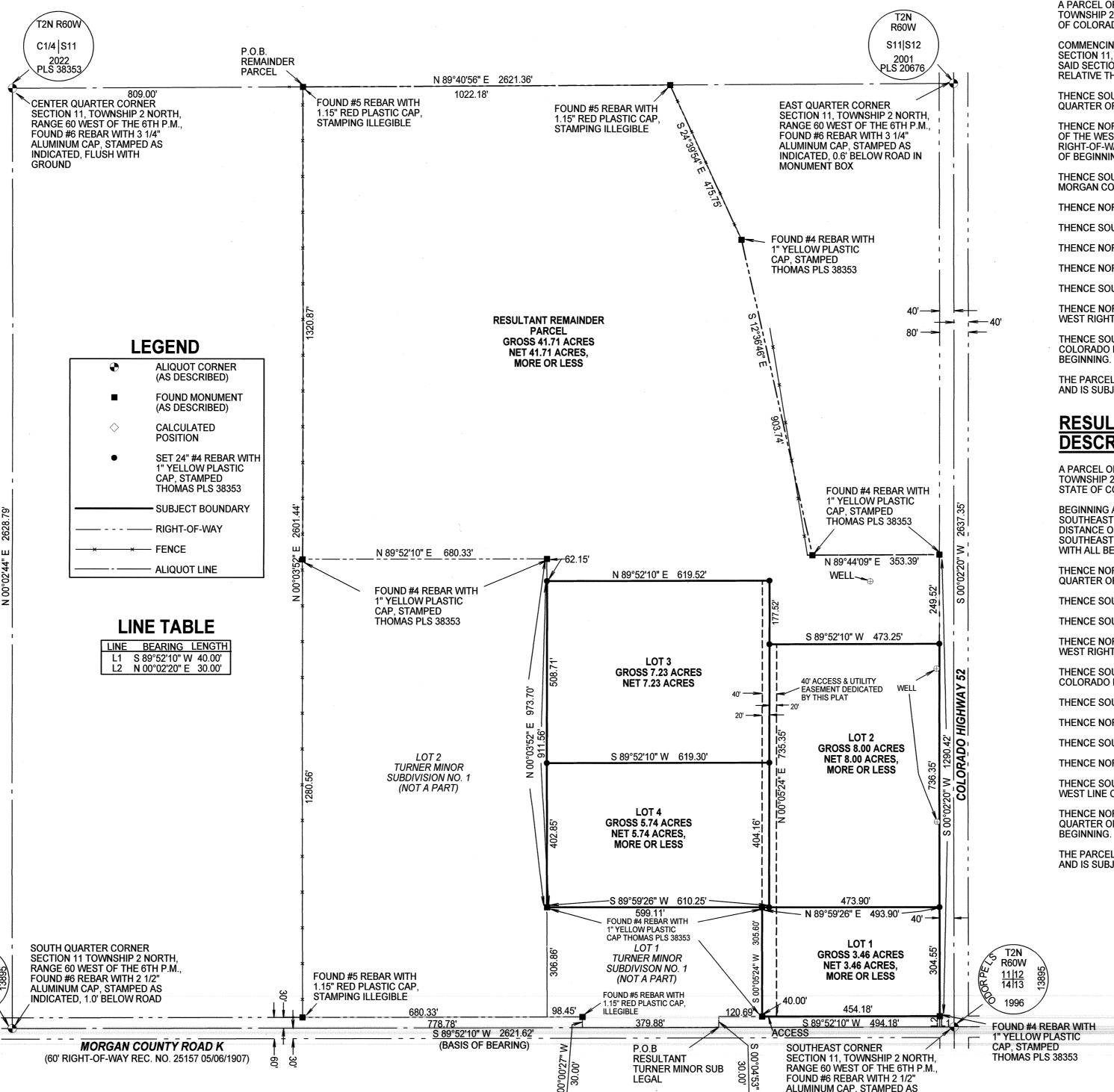
CŐLORADO PROFESSIONAL LAND SURVEYOR #38353

I, ROBERT D. THOMAS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION WAS PREPARED BY ME. OR UNDER MY

PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF BASED UPON MY KNOWLEDGE. INFORMATION AND BELIEF. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF

THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

AND PROFESSIONAL LAND SURVEYORS, AND MORGAN COUNTY, AND IS NOT A GUARANTEE OR



RESULTANT METES AND BOUNDS LEGAL DESCRIPTION - TURNER MINOR SUBDIVISION

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 60 WEST OF THE 6TH P.M., COUNTY OF MORGAN, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 11. AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11 TO BEAR SOUTH 89°52'10" WEST WITH ALL BEARINGS HEREIN

THENCE SOUTH 89°52'10" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 40.00 FEET:

THENCE NORTH 00°02'20" EAST A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF COLORADO HIGHWAY 52 AND THE NORTH RIGHT-OF-WAY LINE OF MORGAN COUNTY ROAD K, SAID POINT BEING THE POINT

THENCE SOUTH 89°52'10" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MORGAN COUNTY ROAD K, A DISTANCE OF 494.18 FEET;

THENCE NORTH 00°05'24" EAST A DISTANCE OF 305.60 FEET;

THENCE SOUTH 89°59'26" WEST A DISTANCE OF 599.11 FEET;

THENCE NORTH 00°03'52" EAST A DISTANCE OF 911.56 FEET;

THENCE NORTH 89°52'10" EAST A DISTANCE OF 619.52 FEET;

THENCE SOUTH 00°05'24" WEST A DISTANCE OF 177.52 FEET;

THENCE NORTH 89°52'10" EAST A DISTANCE OF 473.25 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID COLORADO HIGHWAY 52:

THENCE SOUTH 00°02'20" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COLORADO HIGHWAY 52, A DISTANCE OF 1,040.90 FEET TO THE POINT OF

THE PARCEL OF LAND DESCRIBED ABOVE CONTAINS 24.43 ACRES, MORE OR LESS, AND IS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

RESULTANT METES AND BOUNDS LEGAL DESCRIPTION - REMAINDER PARCEL

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 11 TOWNSHIP 2 NORTH, RANGE 60 WEST OF THE 6TH P.M., COUNTY OF MORGAN. STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHENCE THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 11 BEARS SOUTH 89°40'56" WEST A DISTANCE OF 809.00 FEET, AND CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11 TO BEAR NORTH 89°40'56" EAST WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 89°40'56" EAST ALONG THE NORTH LINE OF THE SOUTHEAST. QUARTER OF SAID SECTION 11, A DISTANCE OF 1,022.18 FEET;

THENCE SOUTH 24°39'54" EAST A DISTANCE OF 475.75 FEET:

THENCE SOUTH 12°36'46" EAST A DISTANCE OF 903.74 FEET;

THENCE NORTH 89°44'09" EAST A DISTANCE OF 353.39 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COLORADO HIGHWAY 52:

THENCE SOUTH 00°02'20" WEST ALONG THE WEST RIGHT-OF-WAY OF SAID COLORADO HIGHWAY 52, A DISTANCE OF 249.52 FEET;

THENCE SOUTH 89°52'10" WEST A DISTANCE OF 473.25 FEET:

THENCE NORTH 00°05'24 EAST A DISTANCE OF 177.52 FEET;

THENCE SOUTH 89°52'10" WEST A DISTANCE OF 619.52 FEET;

THENCE NORTH 00°03'52" EAST A DISTANCE OF 62.15 FEET;

THENCE SOUTH 89°52'10" WEST A DISTANCE OF 680.33 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11;

THENCE NORTH 00°03'52" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1,320.87 FEET TO THE POINT OF

THE PARCEL OF LAND DESCRIBED ABOVE CONTAINS 41.71 ACRES, MORE OR LESS, AND IS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

OWNERSHIP AND DEDICATION CERTIFICATE:

I, THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCELS OF LAND, A PARCEL OF LAND BEING A PART OF THE NORTWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 57 WEST OF THE 6TH P.M., COUNTY OF MORGAN, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(PROVIDED BY WARRANTY DEED RECORDED DECEMBER 13, 2024 AT RECEPTION NO. 954295, MORGAN COUNTY RECORDS)

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 11. TOWNSHIP 2 NORTH. RANGE 60 WEST OF THE 6TH P.M., COUNTY OF MORGAN, STATE OF COLORADOM BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 11, AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11 TO BEAR SOUTH 89°52'10" WEST WITH ALL BEARINGS HEREIN RELATIVE THERETO:

THENCE SOUTH 89°52'10" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11. A DISTANCE OF 40.00 FEET:

THENCE NORTH 00°05'20" EAST A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF MORGAN COUNTY ROAD K AND THE WEST RIGHT-OF-WAY LINE OF COLORADO HIGHWAY 52. SAID POINT BEING THE POINT OF THE BEGINNING:

THENCE SOUTH 89°52'10" WEST ALONG THE NORTH RIGHT OF WAY LINE OF MORGAN COUNTY ROAD K, A DISTANCE OF 494.18 FEET;

THENCE NORTH 00°05'24" EAST A DISTANCE OF 305.60 FEET:

THENCE SOUTH 89°59'26" WEST A DISTANCE OF 599.11 FEET;

THENCE NORTH 00°03'52" EAST A DISTANCE OF 973.70 FEET:

THENCE SOUTH 89°52'10" WEST A DISTANCE OF 680.33 FEET:

THENCE NORTH 00°03'52" EAST A DISTANCE OF 1,320.87 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11;

THENCE NORTH 89°40'56" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1,022.18 FEET;

THENCE SOUTH 24°39'54" EAST A DISTANCE OF 475.75 FEET;

THENCE SOUTH 12°36'46" EAST A DISTANCE OF 903.74 FEET:

THENCE NORTH 89°44'09" EAST A DISTANCE OF 353.39 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID COLORADO HIGHWAY 52;

THENCE SOUTH 00°02'20" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COLORADO HIGHWAY 52, A DISTANCE OF 1,290.42 FEET TO THE POINT OF THE BEGINNING.

THE PARCELS OF LAND DESCRIBED ABOVE CONTAIN 66.14 ACRES. MORE OR LESS. AND IS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD: HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, BLOCKS, STREETS/ROADS, AND EASEMENTS TO BE KNOWN AS THE PLAT OF GREENER MINOR SUBDIVISION, AND DO HEREBY GRANT AND CONVEY TO MORGAN COUNTY. AN EASEMENT OVER ANY AND ALL PRIVATE STREETS/ROADS AND RIGHTS-OF-WAY FOR THE PURPOSE OF PASSAGE OF SERVICE VEHICLES AND PAGES OF ALL VEHICLES AND PEDESTRIANS DURING AN EMERGENCY SITUATION. IT IS EXPRESSLY UNDERSTOOD THAT THE ACCEPTANCE OF THE DEDICATION OF THIS EASEMENT IS NOT TO BE CONSTRUED AS AN ACCEPTANCE BY THE COUNTY OF SAID PRIVATE STREETS/ROADS AND RIGHTS-OF-WAY FOR ANY OTHER PURPOSE INCLUDING MAINTENANCE

THE UTILITY EASEMENT SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENT IS ESTABLISHED ARE HEREBY GRANTED PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AN TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES

> STATE OF COLORADO NOTARY ID 20244009382

MY COMMISSION EXPIRES 03/05/2028

ACCESS AND UTILITY EASEMENTS SHOWN ON THIS PLAT IS ALSO FOR THE BENEFIT OF THE RESULTANT REMAINDER PARCEL IDENTIFIED AS SUCH ON THIS PLAT.

EXECUTED THIS 15th pay of May , 2025 OWNER

BY/ JAY D. GREENER, MANAGER

STATE OF COLORADO

COUNTY OF MORGAN)

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS **25** DAY

2025 BY Jay D. Greener, Manager WITNESS MY HAND AND OFFICAL SEAL

MY COMMISSION EXPIRES 03/05 2628

COMMISSIONER'S CERTIFICATE

APPROVED THIS 28 DAY OF May , 2025, BOARD OF COUNTY COMMISSIONERS, MORGAN COUNTY COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE COUNTY OF MORGAN.





CLERK AND RECORDER'S CERTIFICATE:

Official Records of Morgan County, CO 05/28/2025 01:51:07 PM Pgs: 1 Rec Fee: 13.00 State Documentary Fee: \$ Clerk: Kevin Strauch



PREPARED BY: THOMAS SURVEY SERVICES, LLC 2619 WEST 11TH STREET ROAD, SUITE 24 **GREELEY. COLORADO 80634** TELEPHONE (970) 304-0984

INDICATED, 0.4' BELOW ROAD

IN MONUMENT BOX