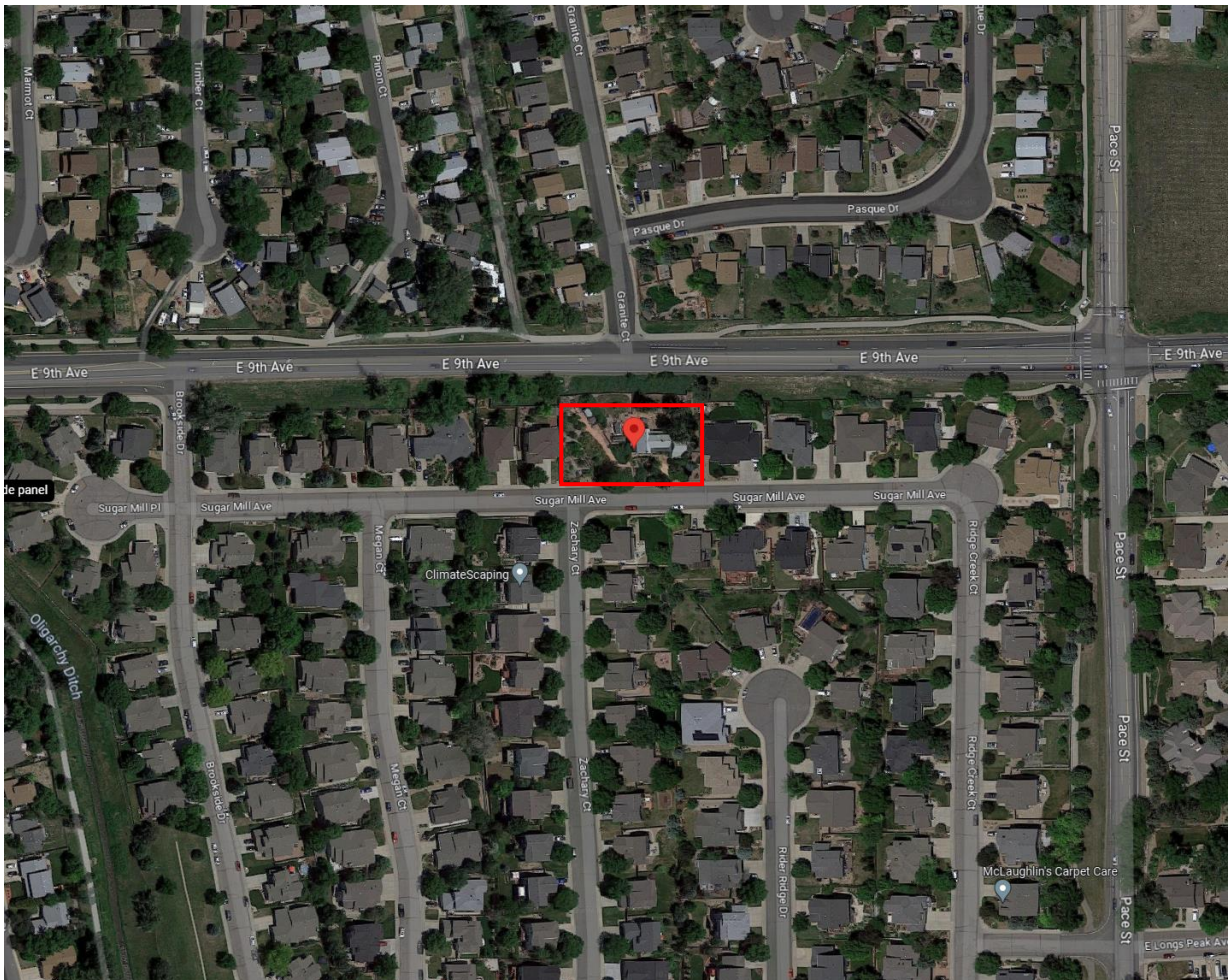
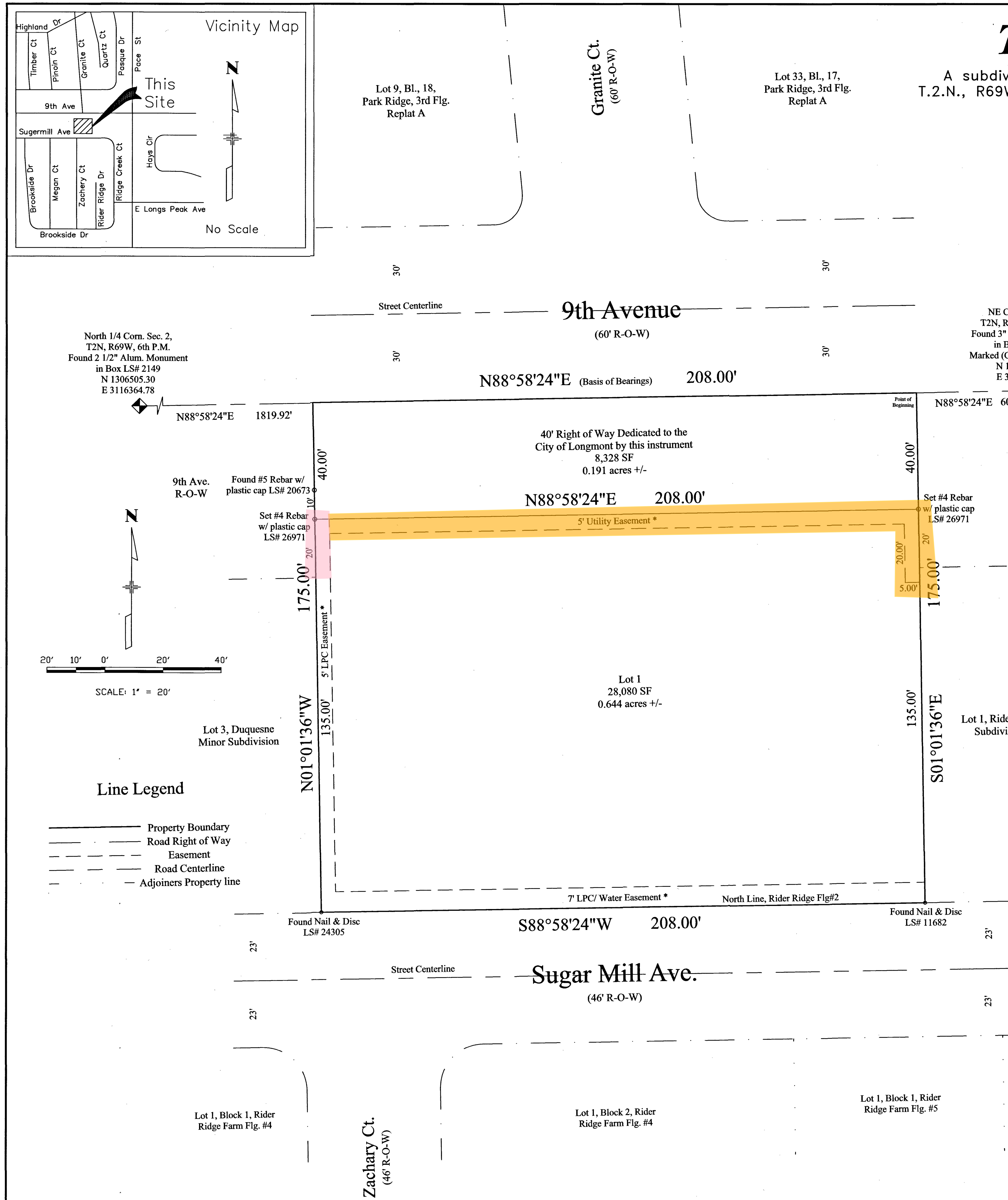


Trinity Subdivision Replat A  
Vicinity Map







# Trinity Subdivision

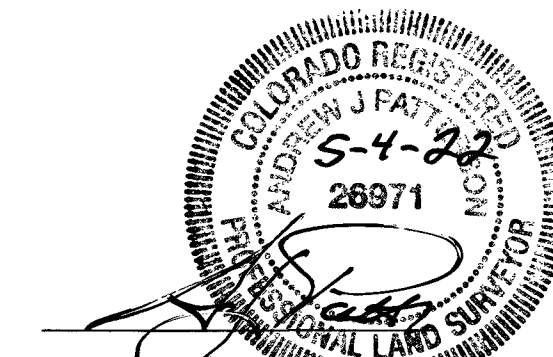
A subdivision of a portion of the Northeast 1/4 of Section 2  
T.2N., R69W of the 6th P.M., County of Boulder, State of Colorado.  
Containing 36,408sf or 0.836 acres +/-

## Clerk and Recorder's Certificate

State of Colorado )  
County of Boulder ) SS  
I certify that this instrument was filed in my office at \_\_\_\_\_ o'clock  
\_\_\_\_\_M. this day of \_\_\_\_\_, 2022 and is recorded in  
Plan File \_\_\_\_\_, Reception No. \_\_\_\_\_  
Deputy \_\_\_\_\_ Recorder \_\_\_\_\_  
Fees \_\_\_\_\_

## Surveyor's Certification:

I certify this plat accurately represents the results of a survey made  
by me or under my supervision and completed according to  
applicable State of Colorado requirements.



Andrew J. Patterson  
Registered Professional Land Surveyor PLS No. 26971

## Notes

- Bearings are based on the North of the Northeast Quarter of said Section 2, as bearing N 88°58'24" E based on the found monuments shown on this drawing and as shown in the provided Legal Description and as shown on the Recorded Subdivision Plat of Rider Ridge Farm, Filing No. 2.
- Legal Description and Easements were taken from First American Title Insurance Company Commitment # 5509-3823159, Dated September 1, 2021.
- The property is zoned Residential Single Family.
- Distances shown are in US Survey feet.
- The property address is 901 E 9th Ave.
- This property lies within Zone X (Minimal Flooding) according to FEMA Flood Map #08013CO287J, dated 12-18-2012.
- This symbol \* indicates that the easement preceding it is being created by this instrument.

## Legal Description

A parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 2, Township 2 North, Range 69 West of the Sixth Principal Meridian, City of Longmont, County of Boulder, State of Colorado, being more particularly described as follows:  
Commencing at a point on the North line of the Northeast Quarter of said Section 2, whence the Northeast Corner of said Section 2 bears North 88°58'24" East 607.00 feet; thence South 01°01'36" East 175.00 feet to a point on the North boundary line of Rider Ridge Farm, Filing No. 2 recorded June 18, 1998 in Plan 44, File 1, No. 48, Reception No. 1814488 of Boulder County records; thence along said North boundary line South 88°58'24" West 47.69 feet to the Northeasterly corner of Rider Ridge Farm, Filing No. 4 recorded June 18, 1998 in Plan 44 File 1, No. 49, Reception No. 1814489 of Boulder County records; thence continuing along the Northerly boundary line of Rider Ridge Farm, Filing No. 4 South 88°58'24" West 160.31 feet; thence North 01°01'36" West 175.00 feet to a point on the North line of the Northeast Quarter of said Section 2; thence along said North line North 88°58'24" East 208.00 feet to the Point of Beginning, County of Boulder, State of Colorado.

## Property Owner Dedication and Acknowledgment:

The Quinton Todd Hennigh Revocable Trust, dated the 1st Day of July, 2015 and the Heather Noel Hennigh Revocable Trust, dated the 1st Day of July, 2015, being the owners of the land described herein have caused said land to be platted under the name of Trinity Subdivision, and dedicate to the public forever all public streets and right-of-ways, easements, and other places designated or described as for public uses on this plat. All conditions, terms, and specifications designated or described on this document shall be binding on the owners, their heirs, successors and assigns.

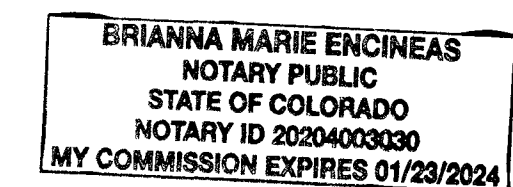
In witness whereof, we have hereunto set our hands and seals this  
30th day of April, 2022.

Quinton Todd Hennigh

Heather Noel Hennigh

## Notary Certificate

State of Colorado )  
County of Boulder )  
The foregoing instrument was acknowledged before me this  
30th day of April, 2022 by Quinton Todd Hennigh  
and Heather Noel Hennigh  
My commission Expires 01/23/2024  
Address of Notary: 1707 N. Main St., Longmont, CO 80501  
Notary Public Brianna Encinas



## Mayor's Certificate

This is to certify that a plat of the above described property was  
approved by the City of Longmont and that the Mayor of the City of  
Longmont, Colorado, accepts all public streets, easements,  
rights-of-ways and other places designated or described as for  
public use for all purposes indicated on this plat.

Mayor \_\_\_\_\_ Attest: \_\_\_\_\_



03962800 05/18/2022 08:32 AM  
RF: \$13.00 DF: \$0.00 Page: 1 of 1

Electronically recorded in Boulder County Colorado. Recorded as received.

"Notice: According to Colorado law you must commence any legal action  
based upon any defect in this survey within three years after you first  
discovered 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."

Date Prepared  
12-20-2021

Date Prepared: 9-01-21  
Revised: 1-06-22

Patterson Partners  
9176 Aljan Ave., Longmont, CO 80503  
Ph 303-678-7072