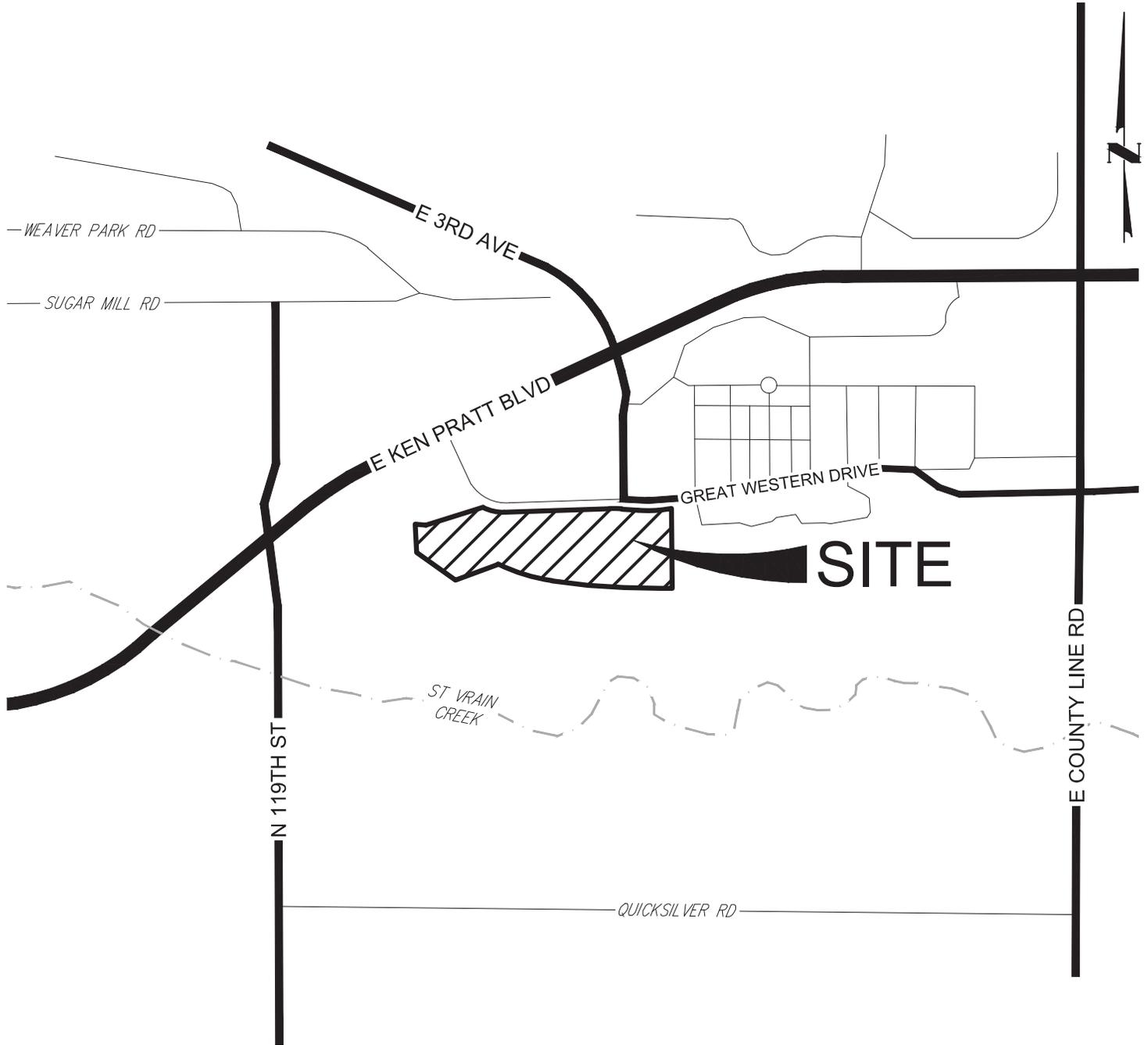


Plotted: MON 06/03/24 10:35:11A By: Olivia Riley Filepath: p:\2021\211038\engineering\ref\vicinity map.dwg Layout: cover



SCALE: 1" = 1000'

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

ISSUE DATE: 02-25-2019	PROJECT #: 180310
DATE	REVISION COMMENTS

WESTERN SUGAR, LLC

SUGARMILL PAIRED HOMES
VICINITY MAP

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

DSN'D BY: KMB
CHK'D BY: JRS
DRAWN BY: KMB
SHEET NO.
1
1 OF 1

SUGARMILL PAIRED HOMES FINAL SUBDIVISION PLAT

SITUATED IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 1 OF 3

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF THE PARCEL SHOWN ON THE SUGARMILL 2018 CONVEYANCE PLAT, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12,
THENCE NORTH 88°16'36" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 21.45 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF GREAT WESTERN DRIVE AS DEMONSTRATED BY NS STRONG SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2923056 AND A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG SAID SOUTH R.O.W. LINE AND THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 38.66 FEET, SAID CURVE HAVING A RADIUS OF 302.50 FEET, A CENTRAL ANGLE OF 07°39'22", AND A CHORD WHICH BEARS SOUTH 60°17'17" EAST A CHORD DISTANCE OF 38.64 FEET TO A POINT OF CURVATURE; AND THE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID SOUTH R.O.W. LINE THE FOLLOWING SIX (6) COURSES:
1) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 146.83 FEET, SAID CURVE HAVING A RADIUS OF 302.50 FEET A CENTRAL ANGLE OF 27°46'25" AND A CHORD WHICH BEARS SOUTH 77°50'10" EAST A CHORD DISTANCE OF 145.20 FEET;
2) NORTH 88°16'36" EAST, A DISTANCE OF 706.89 FEET TO A POINT OF CURVATURE;
3) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 80.95 FEET, SAID CURVE HAVING A RADIUS OF 722.50 FEET, A CENTRAL ANGLE OF 09°02'54", AND A CHORD WHICH BEARS SOUTH 89°23'27" EAST A CHORD DISTANCE OF 80.01 FEET;
4) SOUTH 85°22'30" EAST, A DISTANCE OF 108.97 FEET TO A POINT OF CURVATURE;
5) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 189.99 FEET, SAID CURVE HAVING A RADIUS OF 777.50 FEET, A CENTRAL ANGLE OF 14°02'00", AND A CHORD WHICH BEARS NORTH 97°37'30" EAST A CHORD DISTANCE OF 189.51 FEET;
6) NORTH 80°37'30" EAST, A DISTANCE OF 37.38 FEET TO THE WEST LINE OF MILL VILLAGE FILING 3 - REPLAT B RECORDED AT RECEPTION NO. 2004776; THENCE SOUTH 00°30'30" EAST ALONG SAID WEST LINE, A DISTANCE OF 535.98 FEET TO THE NORTH LINE OF THAT PARCEL DESCRIBED BY QUIT CLAIM DEED RECORDED AT RECEPTION NO. 2450815;

THENCE ALONG SAID NORTH LINE THE FOLLOWING SIX (6) COURSES:
1) SOUTH 89°45'53" WEST, A DISTANCE OF 80.26 FEET TO A POINT OF NON-TANGENT CURVATURE;
2) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 730.67 FEET, SAID CURVE HAVING A RADIUS OF 5,193.15 FEET, A CENTRAL ANGLE OF 03°02'41", AND A CHORD WHICH BEARS NORTH 89°02'22" WEST A CHORD DISTANCE OF 730.07 FEET TO A POINT OF NON-TANGENT CURVATURE;
3) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 378.83 FEET, SAID CURVE HAVING A RADIUS OF 1,186.25 FEET, A CENTRAL ANGLE OF 18°17'51", AND A CHORD WHICH BEARS NORTH 72°52'51" WEST A CHORD DISTANCE OF 377.22 FEET;
4) SOUTH 69°47'31" WEST, A DISTANCE OF 302.81 FEET;
5) NORTH 54°01'51" WEST, A DISTANCE OF 318.92 FEET;
6) NORTH 03°01'12" WEST, A DISTANCE OF 190.95 FEET TO THE SOUTH LINE OF THAT PARCEL DESCRIBED BY GENERAL WARRANTY DEED RECORDED AT RECEPTION NO. 3436613;
THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES:
1) SOUTH 82°35'11" EAST, A DISTANCE OF 74.01 FEET;
2) NORTH 72°32'04" EAST, A DISTANCE OF 400.07 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 759,415 SQUARE FEET OR 17.43 ACRES, MORE OR LESS.

PROPERTY OWNER DEDICATION:

WESTERN SUGAR, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED HEREIN HAVE CAUSED SAID LAND TO BE PLATTED UNDER THE NAME OF SUGARMILL PAIRED HOMES, AND DEDICATES TO THE PUBLIC ALL STREETS, ROADS, ALLEYS, RIGHT-OF-WAYS, EASEMENTS, AND OTHER PLACES DESIGNATED OR RESERVED 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 HERETO SET OUR HAND AND SEAL THIS 19th DAY OF August 2021.

WESTERN SUGAR, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: JEROME INTERNATIONAL, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGER

BY: *Manne Kleinst*
THE AUTHORIZED SIGNATORY
NAME: Manne Kleinst

STATE OF COLORADO)
) SS.
COUNTY OF BOULDER)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF August 2021

IN WITNESS MY HAND AND OFFICIAL SEAL

Devin Martinez
NOTARY PUBLIC

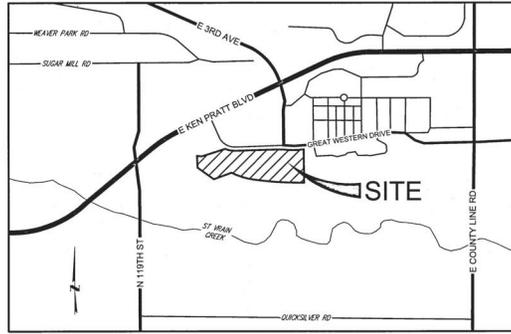
DEVIN MARTINEZ
Notary Public
State of Colorado
Notary ID # 20114041003
My Commission Expires 07-07-2023

NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 459-H051533-043-02, AMENDMENT NO. 5 ISSUED BY HERITAGE TITLE COMPANY, AND HAVING AN EFFECTIVE DATE OF MARCH 9, 2018 AT 7:00 A.M.
- NOTICE: 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.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO ASSUMED AS BEARING NORTH 89°16'36" EAST, AND BEING MONUMENTED AS SHOWN HEREON.
- THE SURVEYED PROPERTY FALLS WITHIN "OTHER AREAS ZONE X" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 08013C0289A, DATED DECEMBER 18, 2012. "OTHER AREAS ZONE X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN". THE SURVEYED PROPERTY ALSO FALLS OUTSIDE ANY FLOODPLAIN AREA AS SHOWN ON THE PRELIMINARY FIRM, SEPTEMBER 30, 2019, MAP NO. 08013C0289A, ACCESSSED FROM CITY OF LONGMONT FLOODPLAIN INQUIRY MAP ON MAY 12, 2020.
- DISTANCES IN THIS SUBDIVISION PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- COORDINATES SHOWN HEREON ARE COLORADO STATE PLANE COORDINATES, NORTH ZONE.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENTS OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE ZONING OF THIS PROPERTY IS R-MN (RESIDENTIAL MIXED-NEIGHBORHOOD).
- ALLEYS SHOWN HEREON ARE DEDICATED AS PUBLIC RIGHTS-OF-WAY.
- THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN THE RECORDED DOCUMENTS IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 1.

AFFORDABLE HOUSING NOTES:

- THE DEVELOPMENT WILL SATISFY THE INCLUSIONARY HOUSING REQUIREMENTS SET FORTH IN SECTION 15.05.220 OF THE LONGMONT MUNICIPAL CODE BY EXECUTING AN AFFORDABLE HOUSING AGREEMENT TERMS AND PARAMETERS APPROVED BY THE LONGMONT CITY COUNCIL AS PART OF A VOLUNTARY ALTERNATIVE AGREEMENT COMMITMENT. THE OWNER WILL DEDICATE AND DONATE LAND SUFFICIENT FOR A MINIMUM OF 12 TOTAL FOR-SALE PAIRED HOMES. THE HOMES WILL BE AFFORDABLE TO HOUSEHOLDS AT OR BELOW 80% AMI AND DEED RESTRICTED AS PERMANENTLY AFFORDABLE. THE LAND DEDICATION MUST MEET ALL REQUIREMENTS OF SECTION 15.05.220(E)(4) OF THE LMC.



VICINITY MAP
SCALE: 1" = 1,000'

MAYOR'S CERTIFICATE

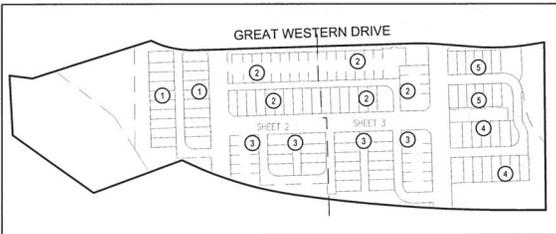
THIS IS TO CERTIFY THAT A PLAT OF THE ABOVE DESCRIBED PROPERTY WAS APPROVED BY THE CITY OF LONGMONT AND THAT THE MAYOR OF THE CITY OF LONGMONT, COLORADO, ACCEPTS ALL PUBLIC STREETS, EASEMENTS, RIGHTS-OF-WAY AND OTHER PLACES DESIGNATED OR DESCRIBED AS FOR PUBLIC USE FOR ALL PURPOSES INDICATED ON THIS PLAT.

Patricia
MAYOR
ATTEST:
CITY OF LONGMONT
COLORADO

03911176 09/01/2021 09:57 AM
RF: \$33.00 DF: \$0.00 Page: 1 of 3
Electronically recorded in Boulder County Colorado. Recorded as received.

OUTLOT SUMMARY TABLE					
OUTLOT	PURPOSE/DESCRIPTION	TO BE OWNED	TO BE MAINTAINED	AREA (ACRE)	PAGE
A	POCKET PARK	HDA	HDA	0.85	2
B	POCKET PARK	HDA	HDA	0.14	3
C	DRAINAGE EASEMENT	OWNER/HOA*	OWNER/HOA*	2.29	2
D	DRAINAGE EASEMENT	CITY OF LONGMONT	CITY OF LONGMONT	0.44	3
E	LPOWATER EASEMENT, LANDSCAPE	HDA	HDA	0.05	2
F	LPOWATER EASEMENT, STORM SEWER EASEMENT, DRAINAGE EASEMENT & LANDSCAPE	HDA	HDA	0.65	2
G	LPOWATER EASEMENT, LANDSCAPE	HDA	HDA	0.22	2,3
H	LANDSCAPE & PARKING	HDA	HDA	0.15	2
I	LPOWATER EASEMENTS & LANDSCAPE	HDA	HDA	0.08	3
J	STORM SEWER EASEMENT, LPOWATER EASEMENT, LANDSCAPE, MAINTENANCE ACCESS, DRAINAGE EASEMENT & PARKING	HDA	HDA	0.58	2,3
K	LANDSCAPE & EMERGENCY VEHICLE ACCESS	HDA	HDA	0.19	2
L	LANDSCAPE, PARKING & UTILITY EASEMENT	HDA	HDA	0.10	3
M	POCKET PARK	HDA	HDA	0.15	3
N	LANDSCAPE, PARKING & UTILITY EASEMENT	HDA	HDA	0.04	3
O	OWNER'S PARCEL	WESTERN SUGAR, LLC	WESTERN SUGAR, LLC	0.01	3
P	STORM SEWER EASEMENT, SANITARY SEWER EASEMENT, LANDSCAPE, MAINTENANCE ACCESS, PARKING & DRAINAGE EASEMENT	HDA	HDA	0.85	3

*TO BE OWNED AND MAINTAINED BY THE OWNER/HOA UNTIL SUCH TIME THE PROPERTY IS CONVEYED TO ANOTHER OWNER



PLAT INDEX
SCALE: 1" = 200'

SURVEYOR CERTIFICATE

I CERTIFY THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLETED ACCORDING TO APPLICABLE STATE OF COLORADO REQUIREMENTS.

Aaron Murphy
AARON MURPHY
2021-08-19

AARON MURPHY, PLS 38162
LICENSED COLORADO LAND SURVEYOR
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH

CLERK & RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS.
COUNTY OF BOULDER)

I CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ (A.M./P.M.) ON THE _____ DAY OF _____ A.D., 20____ IN BOOK _____ PAGE _____ MAP _____ RECEPTION NO. _____

DEPUTY _____ RECORDER _____
FEES _____

REV. DATE
01-03-2020
05-14-2020
10-23-2020
03-18-2021

PREPARED BY: _____ PREPARED ON: 10-17-2019

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

