

# EASEMENT 1

## LOT 5 LPC ELECTRIC EASEMENT

A PARCEL OF LAND LOCATED IN LOT 5 OF IRWIN THOMAS FIRST FILING LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARING:** BEARINGS ARE BASED ON WESTERLY LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11 WHICH BEARS S00°23'38"W A DISTANCE OF 2618.53 FEET BEING MONUMENTED ON THE NORTH BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 34993 AND ON THE SOUTH BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 20685 IN A RANGE BOX.

**COMMENCING** AT THE CENTER-WEST 1/16TH CORNER SECTION 11;

THENCE S00°23'38"W A DISTANCE OF 1108.03 FEET;

THENCE S89°36'22"E A DISTANCE OF 565.87 FEET TO THE **POINT OF BEGINNING**;

THENCE S00°22'25"W A DISTANCE OF 681.95 FEET;

THENCE S89°39'38"E A DISTANCE OF 5.00 FEET;

THENCE N00°22'25"E A DISTANCE OF 681.98 FEET;

THENCE S89°56'49"W A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 0.07 ACRES (3,410 SQUARE FEET) MORE OR LESS.

LOT 5 LPC ELECTRIC EASEMENT  
DATE: AUGUST 2025  
JOB NO. 1264.0002.00  
SHEET 1 OF 2



TST, INC. CONSULTING ENGINEERS



748 Whalers Way, Suite 200  
Fort Collins, Colorado  
Phone: 970.226.0557

# EASEMENT 1

## LOT 5 LPC ELECTRIC EASEMENT

POINT OF COMMENCEMENT

CENTER-WEST 1/16TH CORNER SEC 11, T2N, R69W FOUND  
#6 REBAR W/ 3.25" ALUMINUM CAP STAMPED LS 34993

1108.03'

S89°36'22"E 565.87'

POINT OF BEGINNING

L2

S00°23'38"W 2618.53' (BASIS OF BEARING)

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	5.00	S89°39'38"E
L2	5.00	S89°56'49"W

S00°22'25"W 681.95'

N00°22'25"E 681.98'

L1

WEST 1/16TH CORNER SEC 11, T2N, R69W  
FOUND #6 REBAR W/ 3.25" ALUMINUM CAP  
STAMPED LS 20685 IN RANGE BOX PER MON  
REC DATE 12-26-96

LOT 5 LPC ELECTRIC EASEMENT  
DATE: AUGUST 2025  
JOB NO. 1264.0002.00  
SHEET 2 OF 2



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100 50 0 100

scale 1"=100'

feet



# EASEMENT 2

## LOT 5 SANITARY SEWER AND WATER EASEMENT

A PARCEL OF LAND LOCATED IN LOT 5 OF IRWIN THOMAS FIRST FILING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARING:** BEARINGS ARE BASED ON WESTERLY LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11 WHICH BEARS S00°23'38"W A DISTANCE OF 2618.53 FEET BEING MONUMENTED ON THE NORTH BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 34993 AND ON THE SOUTH BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 20685 IN A RANGE BOX.

**COMMENCING** AT THE CENTER-WEST 1/16TH CORNER SECTION 11;

THENCE S00°23'38"W A DISTANCE OF 1765.02 FEET;

THENCE S89°36'22"E A DISTANCE OF 519.74 FEET TO THE **POINT OF BEGINNING**;

THENCE S00°21'18"W A DISTANCE OF 35.00 FEET;

THENCE S89°39'38"E A DISTANCE OF 40.01 FEET;

THENCE N00°20'46"E A DISTANCE OF 35.00 FEET;

THENCE N89°39'38"W A DISTANCE OF 40.00 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 0.03 ACRES (1,400 SQUARE FEET) MORE OR LESS.

LOT 5 SANITARY SEWER AND WATER EASEMENT  
DATE: AUGUST 2024  
JOB NO. 1264.0002.00  
SHEET 1 OF 2



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# EASEMENT 2

## LOT 5 SANITARY SEWER AND WATER EASEMENT



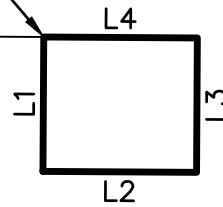
1765.02'

POINT OF COMMENCEMENT  
CENTER-WEST 1/16TH CORNER SEC 11, T2N, R69W FOUND  
#6 REBAR W/ 3.25" ALUMINUM CAP STAMPED LS 34993

S00°23'38"W 2618.53' (BASIS OF BEARING)

POINT OF BEGINNING

S89°36'22"E 519.74'



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	35.00	S0°21'18"W
L2	40.01	S89°39'38"E
L3	35.00	N0°20'46"E
L4	40.00	N89°39'38"W

WEST 1/16TH CORNER SEC 11, T2N, R69W  
FOUND #6 REBAR W/ 3.25" ALUMINUM CAP  
STAMPED LS 20685 IN RANGE BOX PER MON  
REC DATE 12-26-96



50 25 0 50  
scale 1"=50' feet



LOT 5 SANITARY SEWER AND WATER EASEMENT  
DATE: AUGUST 2024  
JOB NO. 1264.0002.00  
SHEET 2 OF 2



TST, INC. CONSULTING ENGINEERS



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# EASEMENT 3

## LOT 5 UTILITY EASEMENT

A PARCEL OF LAND LOCATED IN LOT 5 OF IRWIN THOMAS FIRST FILING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARING:** BEARINGS ARE BASED ON WESTERLY LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11 WHICH BEARS S00°23'38"W A DISTANCE OF 2618.53 FEET BEING MONUMENTED ON THE NORTH BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 34993 AND ON THE SOUTH BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 20685 IN A RANGE BOX.

**COMMENCING** AT THE CENTER-WEST 1/16TH CORNER SECTION 11;

THENCE S00°23'38"W A DISTANCE OF 1118.10 FEET;

THENCE S89°36'22"E A DISTANCE OF 555.88 FEET TO THE **POINT OF BEGINNING**;

THENCE S00°22'25"W A DISTANCE OF 661.88 FEET;

THENCE S89°39'38"E A DISTANCE OF 10.00 FEET;

THENCE N00°22'25"E A DISTANCE OF 661.95 FEET;

THENCE S89°56'49"W A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 0.15 ACRES (6,619 SQUARE FEET) MORE OR LESS.

LOT 5 UTILITY EASEMENT  
DATE: AUGUST 2024  
JOB NO. 1264.0002.00  
SHEET 1 OF 2



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# EASEMENT 3

## LOT 5 UTILITY EASEMENT

POINT OF COMMENCEMENT

CENTER-WEST 1/16TH CORNER SEC 11, T2N, R69W FOUND  
#6 REBAR W/ 3.25" ALUMINUM CAP STAMPED LS 34993

1118.10'

S89°36'22"E 555.88'

POINT OF BEGINNING

S00°23'38"W 2618.53' (BASIS OF BEARING)

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	10.00	S89°39'38"E
L2	10.00	S89°56'49"W

S00°22'25"W 661.88'

N00°22'25"E 661.95'

WEST 1/16TH CORNER SEC 11, T2N, R69W  
FOUND #6 REBAR W/ 3.25" ALUMINUM CAP  
STAMPED LS 20685 IN RANGE BOX PER MON  
REC DATE 12-26-96

LOT 5 UTILITY EASEMENT  
DATE: AUGUST 2024  
JOB NO. 1264.0002.00  
SHEET 2 OF 2

100 50 0 100  
scale 1"=100' feet



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# EASEMENT 4

## LOT 6 DRAINAGE EASEMENT 1

A PARCEL OF LAND LOCATED IN LOT 6 OF IRWIN THOMAS FIRST FILING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**COMMENCING** AT THE CENTER-WEST 1/16TH CORNER SECTION 11;

THENCE S00°23'38"W A DISTANCE OF 1138.00 FEET;

THENCE S89°36'22"E A DISTANCE OF 990.24 FEET TO THE **POINT OF BEGINNING**;

THENCE S00°00'00"E A DISTANCE OF 20.00 FEET;

THENCE N90°00'00"E A DISTANCE OF 33.87 FEET;

THENCE N00°03'11"W A DISTANCE OF 20.00 FEET;

THENCE N90°00'00"W A DISTANCE OF 33.85 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 0.02 ACRES (677 SQUARE FEET) MORE OR LESS.

LOT 6 DRAINAGE EASEMENT 1  
DATE: AUGUST 2024  
JOB NO. 1264.0002.00  
SHEET 1 OF 2



TST, INC. CONSULTING ENGINEERS



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# EASEMENT 4

## LOT 6 DRAINAGE EASEMENT 1

POINT OF COMMENCEMENT  
CENTER-WEST 1/16TH CORNER SEC 11, T2N, R69W FOUND  
#6 REBAR W/ 3.25" ALUMINUM CAP STAMPED LS 34993

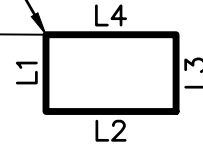
S00°23'38"W 2618.53' (BASIS OF BEARING)

1138.00'

POINT OF BEGINNING

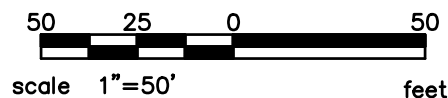
S89°36'22"E 990.24'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	20.00	S0°00'00"E
L2	33.87	N90°00'00"E
L3	20.00	N0°03'11"W
L4	33.85	N90°00'00"W



WEST 1/16TH CORNER SEC 11, T2N, R69W  
FOUND #6 REBAR W/ 3.25" ALUMINUM CAP  
STAMPED LS 20685 IN RANGE BOX PER MON  
REC DATE 12-26-96

LOT 6 DRAINAGE EASEMENT 1  
DATE: AUGUST 2024  
JOB NO. 1264.0002.00  
SHEET 2 OF 2



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# EASEMENT 5

## LOT 6 DRAINAGE EASMENT 2

A PARCEL OF LAND LOCATED IN LOT 6 OF IRWIN THOMAS FIRST FILING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**COMMENCING** AT THE CENTER-WEST 1/16TH CORNER SECTION 11;

THENCE S00°23'38"W A DISTANCE OF 1411.85 FEET;

THENCE S89°36'22"E A DISTANCE OF 991.74 FEET TO THE **POINT OF BEGINNING**;

THENCE S00°03'11"E A DISTANCE OF 20.00 FEET;

THENCE N89°56'49"E A DISTANCE OF 34.48 FEET;

THENCE N00°03'11"W A DISTANCE OF 20.00 FEET;

THENCE S89°56'49"W A DISTANCE OF 34.48 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 0.02 ACRES (690 SQUARE FEET) MORE OR LESS.

LOT 6 DRAINAGE EASEMENT 2  
DATE: AUGUST 2024  
JOB NO. 1264.0002.00  
SHEET 1 OF 2



TST, INC. CONSULTING ENGINEERS



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# EASEMENT 5

## LOT 6 DRAINAGE EASEMENT 2



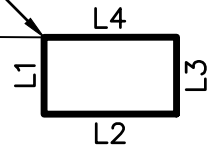
1411.85'

POINT OF COMMENCEMENT  
CENTER-WEST 1/16TH CORNER SEC 11, T2N, R69W FOUND  
#6 REBAR W/ 3.25" ALUMINUM CAP STAMPED LS 34993

S00°23'38"W 2618.53' (BASIS OF BEARING)

POINT OF BEGINNING

S89°36'22"E 991.74'



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	20.00	S0°03'11"E
L2	34.48	N89°56'49"E
L3	20.00	N0°03'11"W
L4	34.48	S89°56'49"W

WEST 1/16TH CORNER SEC 11, T2N, R69W  
FOUND #6 REBAR W/ 3.25" ALUMINUM CAP  
STAMPED LS 20685 IN RANGE BOX PER MON  
REC DATE 12-26-96



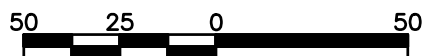
LOT 6 DRAINAGE EASEMENT 2  
DATE: AUGUST 2024  
JOB NO. 1264.0002.00  
SHEET 2 OF 2



TST, INC. CONSULTING ENGINEERS



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scale 1"=50'

feet

# EASEMENT 6

## LOT 6 LPC ELECTRIC EASEMENT

A PARCEL OF LAND LOCATED IN LOT 6 OF IRWIN THOMAS FIRST FILING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARING:** BEARINGS ARE BASED ON WESTERLY LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11 WHICH BEARS S00°23'38"W A DISTANCE OF 2618.53 FEET BEING MONUMENTED ON THE NORTH BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 34993 AND ON THE SOUTH BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 20685 IN A RANGE BOX.

**COMMENCING** AT THE CENTER-WEST 1/16TH CORNER SECTION 11;

THENCE S00°23'38"W A DISTANCE OF 1107.99 FEET;

THENCE S89°36'22"E A DISTANCE OF 570.87 FEET TO THE **POINT OF BEGINNING**;

THENCE S00°22'25"W A DISTANCE OF 681.98 FEET;

THENCE S89°39'38"E A DISTANCE OF 5.00 FEET;

THENCE N00°22'25"E A DISTANCE OF 682.02 FEET;

THENCE S89°56'49"W A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 0.08 ACRES (3,410.00 SQUARE FEET) MORE OR LESS.

LOT 6 LPC ELECTRIC EASEMENT  
DATE: AUGUST 2024  
JOB NO. 1264.0002.00  
SHEET 1 OF 2



TST, INC. CONSULTING ENGINEERS



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# EASEMENT 6

## LOT 6 LPC ELECTRIC EASEMENT

POINT OF COMMENCEMENT

CENTER-WEST 1/16TH CORNER SEC 11, T2N, R69W FOUND  
#6 REBAR W/ 3.25" ALUMINUM CAP STAMPED LS 34993

1107.99'

S89°36'22"E 570.87'

POINT OF BEGINNING

L2

S00°23'38"W 2618.53' (BASIS OF BEARING)

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	5.00	S89°39'38"E
L2	5.00	S89°56'49"W

S00°22'25"W 681.98'  
N00°22'25"E 682.02'

L1

WEST 1/16TH CORNER SEC 11, T2N, R69W  
FOUND #6 REBAR W/ 3.25" ALUMINUM CAP  
STAMPED LS 20685 IN RANGE BOX PER MON  
REC DATE 12-26-96

LOT 6 LPC ELECTRIC EASEMENT  
DATE: AUGUST 2024  
JOB NO. 1264.0002.00  
SHEET 2 OF 2



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100 50 0 100  
scale 1"=100' feet



# EASEMENT 7

## LOT 6 SANITARY SEWER AND WATER EASEMENT

A PARCEL OF LAND LOCATED IN LOT 5 OF IRWIN THOMAS FIRST FILING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**COMMENCING** AT THE CENTER-WEST 1/16TH CORNER SECTION 11;

THENCE S00°23'38"W A DISTANCE OF 1321.02 FEET;

THENCE S89°36'22"E A DISTANCE OF 990.52 FEET TO THE **POINT OF BEGINNING**;

THENCE S00°03'11"E A DISTANCE OF 40.00 FEET;

THENCE S90°00'00"E A DISTANCE OF 35.00 FEET;

THENCE N00°03'11"W A DISTANCE OF 40.00 FEET;

THENCE N90°00'00"W A DISTANCE OF 35.00 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 0.03 ACRES (1,400 SQUARE FEET) MORE OR LESS.

LOT 6 SANITARY SEWER AND WATER EASEMENT  
DATE: AUGUST 2024  
JOB NO. 1264.0002.00  
SHEET 1 OF 2



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# EASEMENT 7

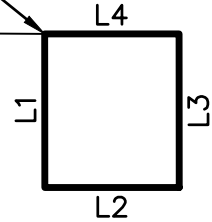
## LOT 6 SANITARY SEWER AND WATER EASEMENT

POINT OF COMMENCEMENT  
CENTER-WEST 1/16TH CORNER SEC 11, T2N, R69W FOUND  
#6 REBAR W/ 3.25" ALUMINUM CAP STAMPED LS 34993

S00°23'38"W 2618.53' (BASIS OF BEARING)  
1321.02'

POINT OF BEGINNING

S89°36'22"E 990.52'



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	40.00	S0°03'11"E
L2	35.00	S90°00'00"E
L3	40.00	N0°03'11"W
L4	35.00	N90°00'00"W

WEST 1/16TH CORNER SEC 11, T2N, R69W  
FOUND #6 REBAR W/ 3.25" ALUMINUM CAP  
STAMPED LS 20685 IN RANGE BOX PER MON  
REC DATE 12-26-96



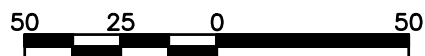
LOT 6 SANITARY SEWER AND WATER EASEMENT  
DATE: AUGUST 2024  
JOB NO. 1264.0002.00  
SHEET 2 OF 2



TST, INC. CONSULTING ENGINEERS



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scale 1"=50'

feet

# EASEMENT 8

## LOT 6 UTILITY EASEMENT

A PARCEL OF LAND LOCATED IN LOT 6 OF IRWIN THOMAS FIRST FILING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**COMMENCING** AT THE CENTER-WEST 1/16TH CORNER SECTION 11;

THENCE S00°23'38"W A DISTANCE OF 1117.95 FEET;

THENCE S89°36'22"E A DISTANCE OF 575.88 FEET TO THE **POINT OF BEGINNING**;

THENCE S00°22'25"W A DISTANCE OF 662.02 FEET;

THENCE S89°39'38"E A DISTANCE OF 10.00 FEET;

THENCE N00°22'25"E A DISTANCE OF 662.09 FEET;

THENCE S89°56'49"W A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 0.15 ACRES (6,621 SQUARE FEET) MORE OR LESS.

LOT 6 UTILITY EASEMENT  
DATE: AUGUST 2024  
JOB NO. 1264.0002.00  
SHEET 1 OF 2



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# EASEMENT 8

## LOT 6 UTILITY EASEMENT

POINT OF COMMENCEMENT

CENTER-WEST 1/16TH CORNER SEC 11, T2N, R69W FOUND  
#6 REBAR W/ 3.25" ALUMINUM CAP STAMPED LS 34993

1117.95'

S89°36'22"E 575.88'

POINT OF BEGINNING

L2

S00°23'38"W 2618.53' (BASIS OF BEARING)

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	10.00	S89°39'38"E
L2	10.00	S89°56'49"W

S00°22'25"W 662.02'

N00°22'25"E 662.09'

L1

WEST 1/16TH CORNER SEC 11, T2N, R69W  
FOUND #6 REBAR W/ 3.25" ALUMINUM CAP  
STAMPED LS 20685 IN RANGE BOX PER MON  
REC DATE 12-26-96

LOT 6 UTILITY EASEMENT  
DATE: AUGUST 2024  
JOB NO. 1264.0002.00  
SHEET 2 OF 2



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Phone: 970.226.0557

100 50 0 100

scale 1"=100'


feet





00°23'38"W 2618.53' (BASIS OF BEARING)

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**IRWIN THOMAS FIRST FILING  
REPLAT C**

TST

**TST, INC.**  
CONSULTING ENGINEER  
748 Whalers Way  
Suite 200 Fort Collins  
Colorado 80525  
Phone: 970.226.05

JOB NO. 1264.0002.00

SCALE 1" = 50'

DATE AUGUST 2024

SHEET

1 of

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