THUNDER VALLEY

Preliminary PUD Plat
Part of the East 1/2 of Section 10,
Township 1 North, Range 67 West of the 6th P.M.,
City of Fort Lupton, County of Weld, State of Colorado

Sheet 1 of 2

PROPERTY DESCRIPTION:

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE EAST 1/2 OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE NORTH 00°13'19" WEST ON AN ASSUMED BEARING ALONG THE EASTERLY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10 A DISTANCE OF 165.81 FEET TO A POINT ON THE EASTERLY LINE OF A STRIP OF LAND, 40 FEET WIDE, CONVEYED TO THE FARMERS RESERVOIR AND IRRIGATION COMPANY, FOR LATERAL NO. 3 OF THE BULL CANAL, BY DEED RECORDED DECEMBER 11, 1914 IN BOOK 406 AT PAGE 296, WITH SAID EASTERLY LINE BEING 20 FEET EASTERLY OR EXTENDING 20 FEET TO THE RIGHT OF THE CENTERLINE OF SAID CANAL, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUINGNORTH 00°13'19" WEST ALONG SAID EASTERLY LINE OF THE SOUTHEAST 1/4 OF SECTION 10 A DISTANCE OF 2477.63 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 10, THENCE NORTH 00°13'19" WEST ALONG THE EASTERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 10 A DISTANCE OF 447.60 FEET TO A POINT ON SAID EASTERLY LINE OF A STRIP OF LAND, 40 FEET WIDE, CONVEYED TO THE FARMERS RESERVOIR AND IRRIGATION COMPANY, FOR LATERAL NO. 3 OF THE BULL CANAL, BY DEED RECORDED DECEMBER 11, 1914 IN BOOK 406 AT PAGE 296, WITH SAID EASTERLY LINE BEING 20 FEET EASTERLY OR EXTENDING 20 FEET TO THE RIGHT OF THE CENTERLINE OF SAID CANAL; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF LATERAL NO. 3 OF THE BULL CANAL, THE FOLLOWING 41 COURSES:

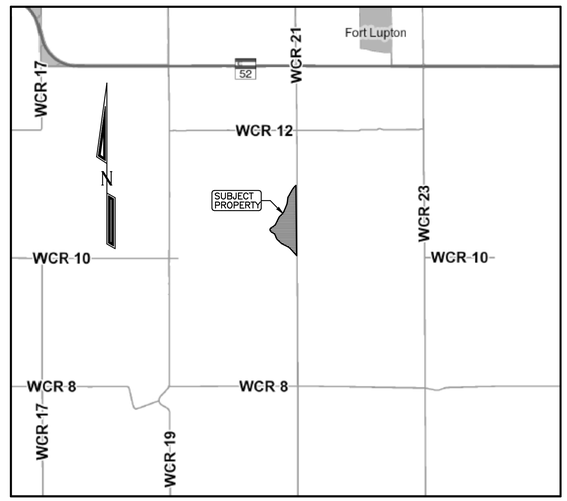
1) SOUTH 57°28'27" WEST – 35.49 FEET;
2) SOUTH 47°07'44" WEST – 36.39 FEET;
3) SOUTH 41°34'15" WEST – 78.14 FEET;
4) SOUTH 35°33'53" WEST – 59.01 FEET;
5) SOUTH 30°26'39" WEST – 75.09 FEET;
6) SOUTH 29°38'38" WEST – 269.69 FEET;
7) SOUTH 29°17'34" WEST – 35.99 FEET;
8) SOUTH 15°44'22" WEST – 47.41 FEET;
9) SOUTH 06°39'22" WEST – 167.80 FEET;
10) SOUTH 12°35'23" WEST – 57.74 FEET;
11) SOUTH 18°57'42" WEST – 62.09 FEET;
12) SOUTH 22°57'37" WEST – 300.16 FEET;
13) SOUTH 31°42'54" WEST – 85.54 FEET;
14) SOUTH 42°19'31" WEST – 48.49 FEET;
15) SOUTH 46°08'35" WEST – 114.14 FEET;
16) SOUTH 38°55'20" WEST – 55.23 FEET;
17) SOUTH 30°26'03" WEST – 60.11 FEET;
18) SOUTH 26°22'51" WEST – 271.17 FEET;
19) SOUTH 37°49'56" WEST – 62.28 FEET
20) SOUTH 49°54'40" WEST – 67.57 FEET;
21) SOUTH 57°38'00" WEST – 129.58 FEET;
22) SOUTH 45°44'33" WEST – 38.20 FEET;
23) SOUTH 20°37'01" WEST – 32.97 FEET;
24) SOUTH 00°16'10" WEST – 31.90 FEET;
25) SOUTH 27°27'16" EAST – 40.91 FEET;
26) SOUTH 45°49'30" EAST – 66.80 FEET;
27) SOUTH 59°18'22" EAST – 42.98 FEET;
28) SOUTH 60°49'07" EAST – 58.39 FEET;
29) SOUTH 51°41'30" EAST – 39.20 FEET;
30) SOUTH 32°27'12" EAST – 69.14 FEET;
31) SOUTH 18°28'32" EAST – 102.84 FEET;
32) SOUTH 24°47'10" EAST – 53.16 FEET;
33) SOUTH 39°18'04" EAST – 50.45 FEET;
34) SOUTH 46°43'28" EAST – 182.56 FEET;
35) SOUTH 50°01'01" EAST – 62.83 FEET;
36) SOUTH 60°26'51" EAST – 66.50 FEET;
37) SOUTH 62°55'28" EAST – 229.43 FEET;
38) SOUTH 54°22'01" EAST – 76.73FEET;
39) SOUTH 47°43'51" EAST – 51.20 FEET;
40) SOUTH 41°49'22" EAST – 339.48 FEET;
41) SOUTH 46°58'22" EAST – 41.19 FEET TO THE TRUE POINT OF BEGINNING,
COUNTY OF WELD, STATE OF COLORADO.

SAID PARCEL CONTAINS 1,580,094 SQUARE FEET OR 36.27 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, CURTIS D. HOOS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF THUNDER VALLEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY AND WITHIN MY CONTROL, AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

CURTIS D. HOOS PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION



VICINITY MAP: 1" = 3000'

PARCEL	AREA S.F.	AREA AC.	LAND USE	OWNER/MAINTENANCE
TRACT A	41,668	0.96	DRAINAGE, UTILITIES, OPEN SPACE	OWNER'S ASSOCIATION
TRACT B	65,378	1.50	DRAINAGE, UTILITIES, OPEN SPACE	OWNER'S ASSOCIATION
TRACT C	119,642	2.75	DRAINAGE, UTILITIES, OPEN SPACE, PRIVATE ACCESS ROADWAY	OWNER'S ASSOCIATION
OUTLOT A	108,788	2.50	RIGHT-OF-WAY	FORT LUPTON
LOTS 1-13	1,244,618	28.56		
TOTAL	1,580,094	36.27		

PARCEL	PUD ZONING	A-AGRICULTURAL DISTRICT
ALLOWABLE LAND USE	SINGLE FAMILY DWELLING, LIVESTOCK/ANIMALS, ASSOCIATION RECREATION AREAS AND FACILITIES, ACCESSORY BUILDINGS	SINGLE FAMILY DWELLING, CULTIVATION, STORAGE AND SALE OF CROPS, LIVESTOCK, PUBLIC RECREATION AREAS AND FACILITIES, HOME OCCUPATIONS, ACCESSORY BUILDINGS
MINIMUM LOT SIZE (SF)	40,000 SF	40,000 SF
MINIMUM LOT WIDTH	NO REQUIREMENT	NO REQUIREMENT
MAXIMUM LOT COVERAGE	NO REQUIREMENT	NO REQUIREMENT
PRIMARY USES		
MAXIMUM HEIGHT	35 FT OR 2 STORIES ABOVE FOUNDATION/BASEMENT CEILING	35 FT OR 2 STORIES ABOVE FOUNDATION/BASEMENT CEILING
MINIMUM FRONT YARD SETBACK (PRINCIPAL STRUCTURE)	35 FT	35 FT
MINIMUM SIDE YARD SETBACK	25 FT	25 FT
MINIMUM REAR YARD SETBACK	35 FT	35 FT
MINIMUM SIDE YARD (CORNER) SETBACK	35 FT	35 FT
MINIMUM DWELLING SIZE	RANCH STYLE – 2,000 SF / 2 STORY – 2,800 SF	NO REQUIREMENT
ACCESSORY USE		
HEIGHT	35 FT	35 FT OR HEIGHT OF PRIMARY BUILDING
FRONT SETBACK	NOT IN FRONT YARD	NOT IN FRONT YARD
SIDE SETBACK	5 FT OR 35 FT IF HOUSING LIVESTOCK/ANIMALS	5 FT OR 35 FT IF HOUSING LIVESTOCK/ANIMALS
SIDE SETBACK (CORNER)	35 FT	35 FT
REAR SETBACK	10 FT OR 35 FT IF HOUSING LIVESTOCK/ANIMALS	5 FT OR 35 FT IF HOUSING LIVESTOCK/ANIMALS

NOTES:

1) BASIS OF BEARING: BEARINGS ARE BASED UPON THE NAD 1983(2011) STATE PLANE COORDINATE SYSTEM, COLORADO NORTH ZONE, WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M. IN WELD COUNTY, COLORADO IS ASSUMED TO BEAR SOUTH 89°43'23" WEST AS MONUMENTED HEREON, AND WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A 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.

5) OUTLOT A AS SHOWN HEREON IS HEREBY DESIGNATED AS PUBLIC RIGHT-OF-WAY FOR COUNTY ROAD 21.

6) TRACTS A & B AS SHOWN HEREON ARE HEREBY DESIGNATED AS OPEN SPACE RESERVING A DRAINAGE EASEMENT OVER THE ENTIRETY OF EACH TRACT.

7) TRACT C AS SHOWN HEREON IS HEREBY DESIGNATED AS A PRIVATE ACCESS AND UTILITY EASEMENT.

8) ALL DISTANCES SHOWN HEREON ARE MEASURED GROUND DISTANCES REPORTED IN U.S. SURVEY FEET.

THUNDER VALLEY NOTES:

THE EXECUTION AND MAINTENANCE OF THE THUNDER VALLEY PUD SUBDIVISION WILL BE BY THE THUNDER VALLEY ESTATES OWNERS ASSOCIATION PER THE "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR THUNDER VALLEY ESTATES OWNERS ASSOCIATION".

TRACTS A, B, AND C WILL BE OWNED AND MAINTAINED BY THE THUNDER VALLEY ESTATES OWNERS ASSOCIATION PER THE "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR THUNDER VALLEY ESTATES OWNERS ASSOCIATION". THE SUBDIVISION IMPROVEMENTS AGREEMENT INCLUDES ALL PUBLIC AND PRIVATE IMPROVEMENTS REQUIRED TO CONSTRUCT THE SUBDIVISION. SEE THE APPROVED SUBDIVISION IMPROVEMENTS AGREEMENT FOR SPECIFIC REQUIREMENTS.

OUTLOT A WILL BE DEEDED TO THE CITY OF FORT LUPTON FOR WELD COUNTY ROAD RIGHT-OF-WAY.

ALL PRIVATE STREETS, EASEMENTS, TRACTS, AND DRAINAGE INFRASTRUCTURE SHALL BE OWNED AND MAINTAINED BY THE THUNDER VALLEY ESTATES OWNERS ASSOCIATION PER THE "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR THUNDER VALLEY ESTATES OWNERS ASSOCIATION".

NO CONSERVATION EASEMENTS ARE WITHIN THIS SUBDIVISION.

SEPTIC SYSTEM DESIGNS AND INSTALLATIONS SHALL BE APPROVED BY THE WELD COUNTY HEALTH DEPARTMENT.

NO DOMESTIC WELL ARE ALLOWED AS THE SUBDIVISION WILL BE SERVED WITH POTABLE WATER BY THE CENTRAL WELD COUNTY WATER DISTRICT.

OWNER/DEVELOPER:
4 Z INVESTMENTS, LLP.
9075 COUNTY ROAD 10
FORT LUPTON, CO 80621
303-857-1754

ENGINEER:
J&T CONSULTING, INC.
305 DENVER AVENUE
FORT LUPTON, CO 80621
303-857-6222

SURVEYOR:
AMERICAN WEST LAND SURVEYING CO.
P.O. BOX 129
BRIGHTON, CO 80601
303-659-1532

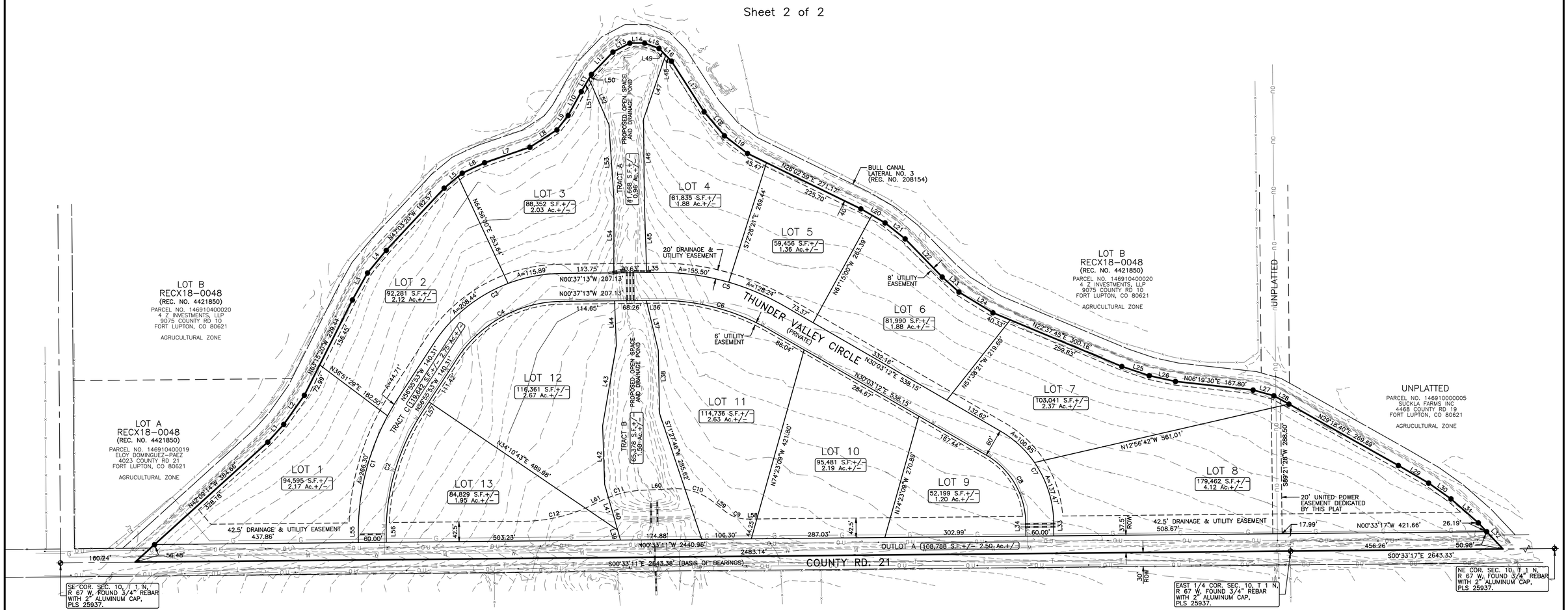
American West
Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

SCALE 1" = 100' | DRAWN BY: CDH | CHECKED BY: MJH | DATE: MARCH 23, 2020
REVISIONS:
JOB NO: 20- FILE: Z:\T1-2N\T1N_R67W\S10\THUNDER VALLEY\THUNDER VALLEY_PRELIM SUB.pro

THUNDER VALLEY

Preliminary PUD Plat
Part of the East 1/2 of Section 10,
Township 1 North, Range 67 West of the 6th P.M.,
City of Fort Lupton, County of Weld, State of Colorado

Sheet 2 of 2



LINE	BEARING	DISTANCE
L1	N48°03'43"W	51.20'
L2	N54°41'53"W	76.72'
L3	N60°46'43"W	66.50'
L4	N50°20'53"W	63.03'
L5	N39°37'56"W	50.45'
L6	N25°07'02"W	53.16'
L7	N18°48'24"W	102.84'
L8	N32°47'04"W	69.13'
L9	N52°01'22"W	39.20'
L10	N61°08'59"W	58.39'
L11	N59°38'14"W	42.98'
L12	N46°09'22"W	66.79'
L13	N27°47'08"W	40.91'
L14	N00°03'42"W	31.90'
L15	N20°17'09"E	32.97'
L16	N45°24'41"E	38.20'
L17	N57°18'08"E	129.58'
L18	N49°34'48"E	67.56'
L19	N37°30'04"E	62.28'
L20	N30°06'11"E	60.12'
L21	N38°35'28"E	55.23'
L22	N45°48'43"E	114.14'
L23	N41°59'39"E	48.49'
L24	N31°23'02"E	85.55'
L25	N18°37'50"E	62.09'
L26	N12°15'31"E	57.74'
L27	N15°24'30"E	46.38'

LINE	BEARING	DISTANCE
L28	N28°57'36"E	36.91'
L29	N30°06'41"E	75.09'
L30	N35°13'55"E	59.01'
L31	N41°14'17"E	78.14'
L32	N46°47'46"E	36.39'
L33	N89°26'49"E	28.62'
L34	N89°26'49"E	28.62'
L35	N00°37'13"W	22.75'
L36	N00°37'13"W	24.23'
L37	N76°29'17"E	110.37'
L38	N88°50'10"E	135.15'
L39	S74°11'58"W	22.51'
L40	S74°11'58"W	124.78'
L41	S74°11'58"W	102.26'
L42	S88°03'02"W	125.56'
L43	N80°18'59"W	174.88'
L44	S87°41'21"W	96.35'
L45	N88°09'39"W	154.68'
L46	S88°07'52"W	154.57'
L47	N70°53'05"W	145.31'
L48	N45°24'41"E	17.83'
L49	N45°24'41"E	20.37'
L50	N59°38'14"W	10.63'
L51	N59°38'14"W	32.36'
L52	N66°28'55"E	107.44'
L53	N86°02'44"E	163.99'
L54	S89°44'59"E	155.40'
L55	S89°26'49"W	16.58'
L56	S89°26'49"W	16.58'
L57	N56°55'53"W	28.90'
L58	S00°33'11"E	20.22'
L59	S38°15'11"W	35.98'
L60	S02°43'40"E	67.73'
L61	S25°20'48"E	28.75'

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	530.00'	311.01'	33°37'17"	N73°44'32"W	306.56'
C2	470.00'	275.80'	33°37'17"	N73°44'32"W	271.86'
C3	330.00'	324.33'	56°18'41"	N28°46'33"W	311.43'
C4	270.00'	265.36'	56°18'41"	N28°46'33"W	254.81'
C5	530.00'	283.74'	30°40'25"	N14°43'00"E	280.36'
C6	470.00'	251.62'	30°40'25"	N14°43'00"E	248.62'
C7	230.00'	238.42'	59°23'37"	N59°45'01"E	227.89'
C8	170.00'	176.22'	59°23'37"	N59°45'01"E	168.44'
C9	75.00'	50.80'	38°48'22"	S18°51'00"W	49.83'
C10	125.00'	89.41'	40°58'51"	S17°45'45"W	87.51'
C11	224.37'	88.57'	22°37'07"	S14°02'14"E	88.00'
C12	342.68'	148.34'	24°48'12"	S12°56'42"E	147.19'

LEGEND:

- ⊕ = ALIQUOT MONUMENT, AS NOTED.
- ● = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP, PLS 37971.
- —G——G— = EXISTING OIL/GAS LINE.
- —T——T— = EXISTING TELEPHONE LINE.
- —OU——OU— = EXISTING OVERHEAD UTILITY LINE.
- —W——W— = PROPOSED WATER LINE.
- ▬▬▬ = PROPOSED SOTRM CULVERT.

GRAPHIC SCALE 1"=100'

0 100 200 300

American West
Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

SCALE 1" = 100'	DRAWN BY: CDH	CHECKED BY: MJH	DATE: MARCH 23, 2020

REVISIONS:

JOB NO: 20- FILE: Z:\T1-2N\T1N_R67W\S10\THUNDER VALLEY\THUNDER VALLEY_PRELIM SUB.pro

THUNDER VALLEY

Part of the East 1/2 of Section 10,
Township 1 North, Range 67 West of the 6th P.M.,
City of Fort Lupton, County of Weld, State of Colorado

Sheet 1 of 2

PROPERTY DESCRIPTION:

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE EAST 1/2 OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE NORTH 00°13'19" WEST ON AN ASSUMED BEARING ALONG THE EASTERLY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10 A DISTANCE OF 165.81 FEET TO A POINT ON THE EASTERLY LINE OF A STRIP OF LAND, 40 FEET WIDE, CONVEYED TO THE FARMERS RESERVOIR AND IRRIGATION COMPANY, FOR LATERAL NO. 3 OF THE BULL CANAL, BY DEED RECORDED DECEMBER 11, 1914 IN BOOK 406 AT PAGE 296, WITH SAID EASTERLY LINE BEING 20 FEET EASTERLY OR EXTENDING 20 FEET TO THE RIGHT OF THE CENTERLINE OF SAID CANAL, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUINGNORTH 00°13'19" WEST ALONG SAID EASTERLY LINE OF THE SOUTHEAST 1/4 OF SECTION 10 A DISTANCE OF 2477.63 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 10, THENCE NORTH 00°13'19" WEST ALONG THE EASTERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 10 A DISTANCE OF 447.60 FEET TO A POINT ON SAID EASTERLY LINE OF A STRIP OF LAND, 40 FEET WIDE, CONVEYED TO THE FARMERS RESERVOIR AND IRRIGATION COMPANY, FOR LATERAL NO. 3 OF THE BULL CANAL, BY DEED RECORDED DECEMBER 11, 1914 IN BOOK 406 AT PAGE 296, WITH SAID EASTERLY LINE BEING 20 FEET EASTERLY OR EXTENDING 20 FEET TO THE RIGHT OF THE CENTERLINE OF SAID CANAL; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF LATERAL NO. 3 OF THE BULL CANAL, THE FOLLOWING 41 COURSES:

1) SOUTH 57°28'27" WEST – 35.49 FEET;
2) SOUTH 47°07'44" WEST – 36.39 FEET;
3) SOUTH 41°34'15" WEST – 78.14 FEET;
4) SOUTH 35°33'53" WEST – 59.01 FEET;
5) SOUTH 30°26'39" WEST – 75.09 FEET;
6) SOUTH 29°38'38" WEST – 269.69 FEET;
7) SOUTH 29°17'34" WEST – 35.99 FEET;
8) SOUTH 15°44'22" WEST – 47.41 FEET;
9) SOUTH 06°39'22" WEST – 167.80 FEET;
10) SOUTH 12°35'23" WEST – 57.74 FEET;
11) SOUTH 18°57'42" WEST – 62.09 FEET;
12) SOUTH 22°57'37" WEST – 300.16 FEET;
13) SOUTH 31°42'54" WEST – 85.54 FEET;
14) SOUTH 42°19'31" WEST – 48.49 FEET;
15) SOUTH 46°08'35" WEST – 114.14 FEET;
16) SOUTH 38°55'20" WEST – 55.23 FEET;
17) SOUTH 30°26'03" WEST – 60.11 FEET;
18) SOUTH 26°22'51" WEST – 271.17 FEET;
19) SOUTH 37°49'56" WEST – 62.28 FEET
20) SOUTH 49°54'40" WEST – 67.57 FEET;
21) SOUTH 57°38'00" WEST – 129.58 FEET;
22) SOUTH 45°44'33" WEST – 38.20 FEET;
23) SOUTH 20°37'01" WEST – 32.97 FEET;
24) SOUTH 00°16'10" WEST – 31.90 FEET;
25) SOUTH 27°27'16" EAST – 40.91 FEET;
26) SOUTH 45°49'30" EAST – 66.80 FEET;
27) SOUTH 59°18'22" EAST – 42.98 FEET;
28) SOUTH 60°49'07" EAST – 58.39 FEET;
29) SOUTH 51°41'30" EAST – 39.20 FEET;
30) SOUTH 32°27'12" EAST – 69.14 FEET;
31) SOUTH 18°28'32" EAST – 102.84 FEET;
32) SOUTH 24°47'10" EAST – 53.16 FEET;
33) SOUTH 39°18'04" EAST – 50.45 FEET;
34) SOUTH 46°43'28" EAST – 182.56 FEET;
35) SOUTH 50°01'01" EAST – 62.83 FEET;
36) SOUTH 60°26'51" EAST – 66.50 FEET;
37) SOUTH 62°55'28" EAST – 229.43 FEET;
38) SOUTH 54°22'01" EAST – 76.73FEET;
39) SOUTH 47°43'51" EAST – 51.20 FEET;
40) SOUTH 41°49'22" EAST – 339.48 FEET;
41) SOUTH 46°58'22" EAST – 41.19 FEET TO THE TRUE POINT OF BEGINNING,

COUNTY OF WELD, STATE OF COLORADO.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT 4 Z INVESTMENTS, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF THUNDER VALLEY, AND DO HEREBY DEDICATE TO THE CITY OF FORT LUPTON AND ITS LICENSEES FOR PUBLIC USE FOREVER ALL STREETS, ALLEYS AND UTILITY EASEMENTS AS INDICATED HEREON. IN COMPLIANCE WITH THE CITY OF FORT LUPTON SUBDIVISION REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE LANDOWNERS SHALL BEAR ALL EXPENSES INVOLVED IN IMPROVEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS_____

DAY OF _____, 20_____.

OWNERS: 4 Z INVESTMENTS, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP

_____
CHRIS ZADEL AS MANAGER

STATE OF COLORADO)
COUNTY OF WELD) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY 4 Z INVESTMENTS, LLP

ON THIS _____DAY OF_____, 20_____

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT 4 Z INVESTMENTS, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, AND _____ ARE ALL OF THE MORTGAGEES AND HOLDERS OF LIENS UPON THE PROPERTY AND EACH AND ALL HEREBY CONSENT TO THIS PLAT AND JOIN THE CONVEYANCE AND DEDICATION OF OUTLOT A AS PUBLIC ROADWAY AS SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS_____

DAY OF _____, 20_____

OWNERS: 4 Z INVESTMENTS, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP

_____
CHRIS ZADEL AS MANAGER

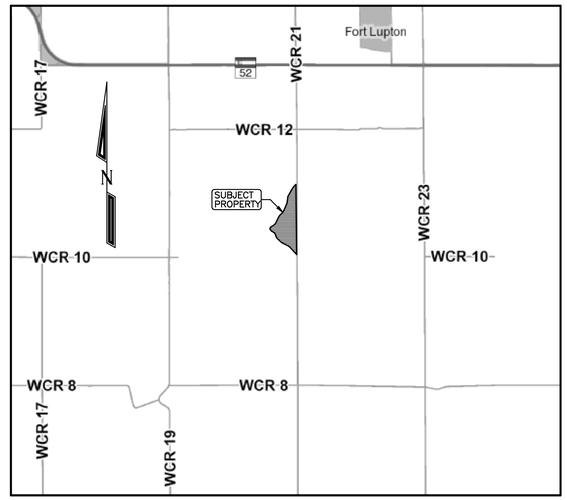
STATE OF COLORADO)
COUNTY OF WELD) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY 4 Z INVESTMENTS, LLP

ON THIS_____DAY OF_____, 20_____

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC



VICINITY MAP: 1" = 3000'

THUNDER VALLEY NOTES:

THE EXECUTION AND MAINTENANCE OF THE THUNDER VALLEY PUD SUBDIVISION WILL BE BY THE THUNDER VALLEY ESTATES OWNERS ASSOCIATION PER THE "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR THUNDER VALLEY ESTATES OWNERS ASSOCIATION".

TRACTS A, B, AND C WILL BE OWNED AND MAINTAINED BY THE THUNDER VALLEY ESTATES OWNERS ASSOCIATION PER THE "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR THUNDER VALLEY ESTATES OWNERS ASSOCIATION". THE SUBDIVISION IMPROVEMENTS AGREEMENT INCLUDES ALL PUBLIC AND PRIVATE IMPROVEMENTS REQUIRED TO CONSTRUCT THE SUBDIVISION. SEE THE APPROVED SUBDIVISION IMPROVEMENTS AGREEMENT FOR SPECIFIC REQUIREMENTS.

OUTLOT A WILL BE DEEDED TO THE CITY OF FORT LUPTON FOR WELD COUNTY ROAD RIGHT-OF-WAY.

ALL PRIVATE STREETS, EASEMENTS, TRACTS, AND DRAINAGE INFRASTRUCTURE SHALL BE OWNED AND MAINTAINED BY THE THUNDER VALLEY ESTATES OWNERS ASSOCIATION PER THE "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR THUNDER VALLEY ESTATES OWNERS ASSOCIATION".

NO CONSERVATION EASEMENTS ARE WITHIN THIS SUBDIVISION.

SEPTIC SYSTEM DESIGNS AND INSTALLATIONS SHALL BE APPROVED BY THE WELD COUNTY HEALTH DEPARTMENT.

NO DOMESTIC WELL ARE ALLOWED AS THE SUBDIVISION WILL BE SERVED WITH POTABLE WATER BY THE CENTRAL WELD COUNTY WATER DISTRICT.

PLANNING COMMISSION RECOMMENDATION:

RECCOMENDED THIS_____, DAY OF_____, 20_____, BY RESOLUTION NO. _____.

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY RESOLUTION NO._____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE_____DAY OF_____A.D., 20_____ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY RESOLUTION NO._____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS ____ DAY OF _____, 20____.

_____ _____
ATTEST: CITY CLERK MAYOR

CITY ADMINISTRATOR'S APPROVAL:

APPROVED THIS ____ DAY OF _____, 20___.

_____
CITY ADMINISTRATOR

CITY WATER AND SEWER DEPARTMENT APPROVAL:

APPROVED THIS ____ DAY OF _____, 20___.

_____
DIRECTOR OF PUBLIC WORKS

CITY ENGINEER'S APPROVAL:

APPROVED THIS ____ DAY OF _____, 20___.

_____
CITY ENGINEER

SURVEYOR'S IMPROVEMENT CERTIFICATE:

I HEREBY CERTIFY THAT, ON THE DATE SHOWN, A FIELD SURVEY WAS CONDUCTED UNDER MY SUPERVISION OF THE ABOVE-DESCRIBED PROPERTY, AND THAT ALL BUILDING IMPROVEMENTS, EASEMENTS AND RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME ARE CORRECTLY SHOWN ON THE ABOVE PLAT. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS BY AND/OR ON THIS PROPERTY, UNLESS OTHERWISE NOTED.

CURTIS D. HOOS PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION

SURVEYOR'S CERTIFICATE:

I, CURTIS D. HOOS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF THUNDER VALLEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY AND WITHIN MY CONTROL, AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

CURTIS D. HOOS PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION

NOTES:

1) BASIS OF BEARING: BEARINGS ARE BASED UPON THE NAD 1983(2011) STATE PLANE COORDINATE SYSTEM, COLORADO NORTH ZONE, WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M. IN WELD COUNTY, COLORADO IS ASSUMED TO BEAR SOUTH 89°43'23" WEST AS MONUMENTED HEREON, AND WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A 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.

5) OUTLOT A AS SHOWN HEREON IS HEREBY DESIGNATED AS RIGHT-OF-WAY FOR COUNTY ROAD 21.

6) TRACTS A & B AS SHOWN HEREON ARE HEREBY DESIGNATED AS OPEN SPACE RESERVING A DRAINAGE EASEMENT OVER THE ENTIRETY OF EACH TRACT.

7) TRACT C AS SHOWN HEREON IS HEREBY DESIGNATED AS A PRIVATE ACCESS AND UTILITY EASEMENT.

8) ALL DISTANCES SHOWN HEREON ARE MEASURED GROUND DISTANCES REPORTED IN U.S. SURVEY FEET.

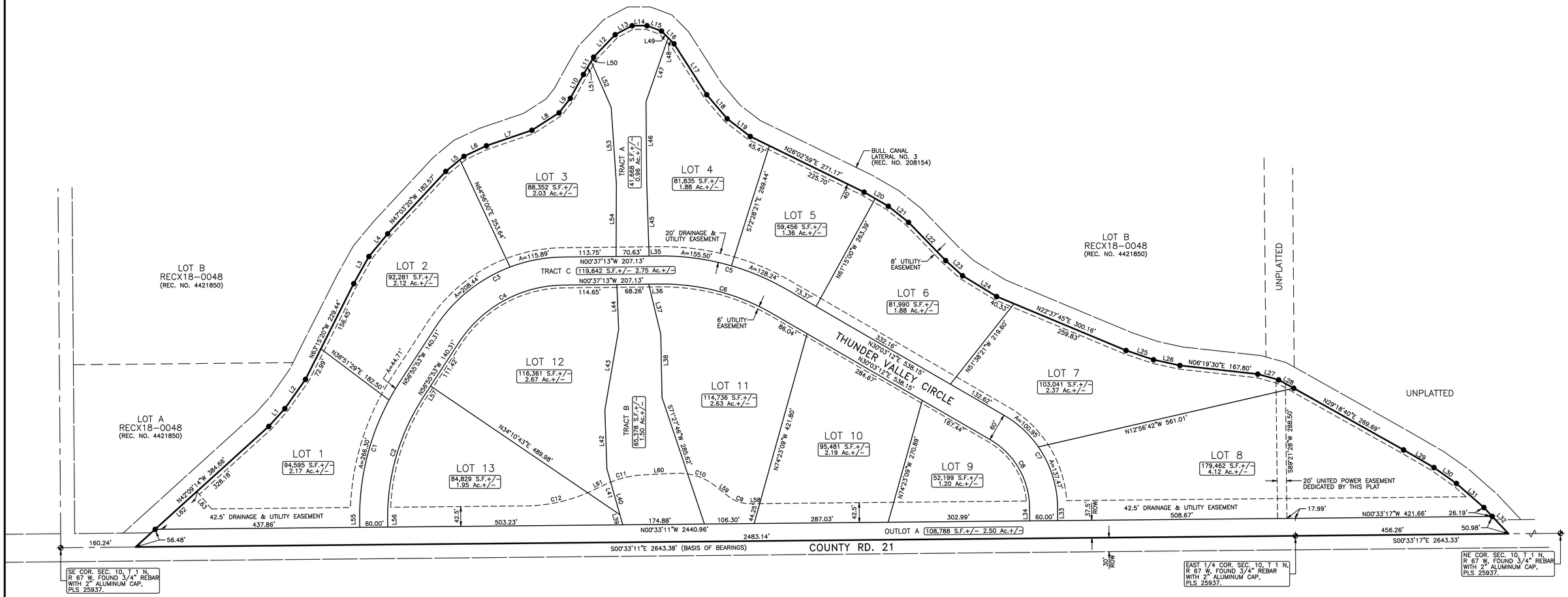
American West
Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

SCALE 1" = 100'	DRAWN BY: CDH	CHECKED BY: MJH	DATE: MARCH 20, 2020
REVISIONS:		
JOB NO: 20-	FILE: Z:\T1-2N\T1N_R67W\S10\THUNDER VALLEY\THUNDER VALLEY_SUB.pro	

THUNDER VALLEY

Part of the East 1/2 of Section 10,
Township 1 North, Range 67 West of the 6th P.M.,
City of Fort Lupton, County of Weld, State of Colorado

Sheet 2 of 2



LINE	BEARING	DISTANCE
L1	N48°03'43"W	51.20'
L2	N54°41'53"W	76.72'
L3	N60°46'43"W	66.50'
L4	N50°20'53"W	63.03'
L5	N39°37'56"W	50.45'
L6	N25°07'02"W	53.16'
L7	N18°48'24"W	102.84'
L8	N32°47'04"W	69.13'
L9	N52°01'22"W	39.20'
L10	N61°08'59"W	58.39'
L11	N59°38'14"W	42.98'
L12	N46°09'22"W	66.79'
L13	N27°47'08"W	40.91'
L14	N00°03'42"W	31.90'
L15	N20°17'09"E	32.97'
L16	N45°24'41"E	38.20'
L17	N57°18'08"E	129.58'
L18	N49°34'48"E	67.56'
L19	N37°30'04"E	62.28'
L20	N30°06'11"E	60.12'
L21	N38°35'28"E	55.23'
L22	N45°48'43"E	114.14'
L23	N41°59'39"E	48.49'
L24	N31°23'02"E	85.55'
L25	N18°37'50"E	62.09'
L26	N12°15'31"E	57.74'
L27	N15°24'30"E	46.38'

LINE	BEARING	DISTANCE
L28	N28°57'36"E	36.91'
L29	N30°06'41"E	75.09'
L30	N35°13'55"E	59.01'
L31	N41°14'17"E	78.14'
L32	N46°47'46"E	36.39'
L33	N89°26'49"E	28.62'
L34	N89°26'49"E	28.62'
L35	N00°37'13"W	22.75'
L36	N00°37'13"W	24.23'
L37	N76°29'17"E	110.37'
L38	N88°50'10"E	135.15'
L39	S74°11'58"W	22.51'
L40	S74°11'58"W	124.78'
L41	S74°11'58"W	102.26'
L42	S88°03'02"W	125.56'
L43	N80°18'59"W	174.88'
L44	S87°41'21"W	96.35'
L45	N88°09'39"W	154.68'
L46	S88°07'52"W	154.57'
L47	N70°53'05"W	145.31'
L48	N45°24'41"E	17.83'
L49	N45°24'41"E	20.37'
L50	N59°38'14"W	10.63'
L51	N59°38'14"W	32.36'
L52	N66°28'55"E	107.44'
L53	N86°02'44"E	163.99'
L54	S89°44'59"E	155.40'
L55	S89°26'49"W	16.58'
L56	S89°26'49"W	16.58'
L57	N56°55'53"W	28.90'
L58	S00°33'11"E	20.22'
L59	S38°15'11"W	35.98'
L60	S02°43'40"E	67.73'
L61	S25°20'48"E	28.75'
L62	N42°09'14"W	120.56'
L63	N49°50'49"E	48.73'

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	530.00'	311.01'	33°37'17"	N73°44'32"W	306.56'
C2	470.00'	275.80'	33°37'17"	N73°44'32"W	271.86'
C3	330.00'	324.33'	56°18'41"	N28°46'33"W	311.43'
C4	270.00'	265.36'	56°18'41"	N28°46'33"W	254.81'
C5	530.00'	283.74'	30°40'25"	N14°43'00"E	280.36'
C6	470.00'	251.62'	30°40'25"	N14°43'00"E	248.62'
C7	230.00'	238.42'	59°23'37"	N59°45'01"E	227.89'
C8	170.00'	176.22'	59°23'37"	N59°45'01"E	168.44'
C9	75.00'	50.80'	38°48'22"	S18°51'00"W	49.83'
C10	125.00'	89.41'	40°58'51"	S17°45'45"W	87.51'
C11	224.37'	88.57'	22°37'07"	S14°02'14"E	88.00'
C12	342.68'	148.34'	24°48'12"	S12°56'42"E	147.19'

LEGEND:

⊕ = ALIQUOT MONUMENT, AS NOTED.

● = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP, PLS 37971.

GRAPHIC SCALE 1"=100'

0 100 200 300

American West
Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

SCALE 1" = 100'	DRAWN BY: CDH	CHECKED BY: MJH	DATE: MARCH 20, 2020
REVISIONS:			
JOB NO: 20-	FILE: Z:\T1-2N\T1N_R67W\S10\THUNDER VALLEY\THUNDER VALLEY_SUB.pro		