

FINAL PLAT

Del Camino Central, Filing No. 2

Being a replat of Lot 2, Del Camino Central
 Being a part of the South Half of Section 2, Township 2 North, Range 68
 West, 6th P.M., Town of Firestone, Weld County, Colorado
 Sheet 1 of 2

LEGAL DESCRIPTION:

FINAL PLAT FILING NO. 2, BEING A RePlat of ALL OF LOT 2, DEL CAMINO CENTRAL AS MORE PARTICULARLY DESCRIBED ON THE PLAT RECORDED ON FEBRUARY 23, 2012 AT RECEPTION NO. 3826658 AT THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER.

SAID PARCEL CONTAINS 3,458,971 SQUARE FEET OR 79.407 ACRES, MORE OR LESS.

BASIS OF BEARING:

Bearings are based on the NAD 83 Colorado State Plane Coordinate System - Central Zone. Witnessed by the west line of Lot 2, Del Camino Central as having a bearing of N 01°01'14" E between found monuments as shown and described on this plat.

UNITS STATEMENT

Linear units are U.S. survey feet.

FLOOD PLAIN

Designated areas that are subject to flooding are defined on the Plat.

GENERAL PLAT NOTES:

- For all information regarding easements, rights-of-way, or title of record Title commitment policy No. 459-H0454775-084-LLS prepared by Commonwealth Land Title Insurance Company, effective December 16, 2015 at 7:00 P.M. was referenced.
- A site specific FDP shall be required for each Lot prior to issuance of any building permits.

SURVEYOR'S STATEMENT:

I, M. Bryan Short, a Colorado Registered Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

(Signature)
 M. Bryan Short

Colorado Registered Professional Land Surveyor # 32444

Owner:

Sand Land Properties, LLC
 8120 Gage Street
 Frederick, CO 80516
 303-666-6657
 Contact: Christopher L. Varra
 www.varracompanies.com

Engineer:

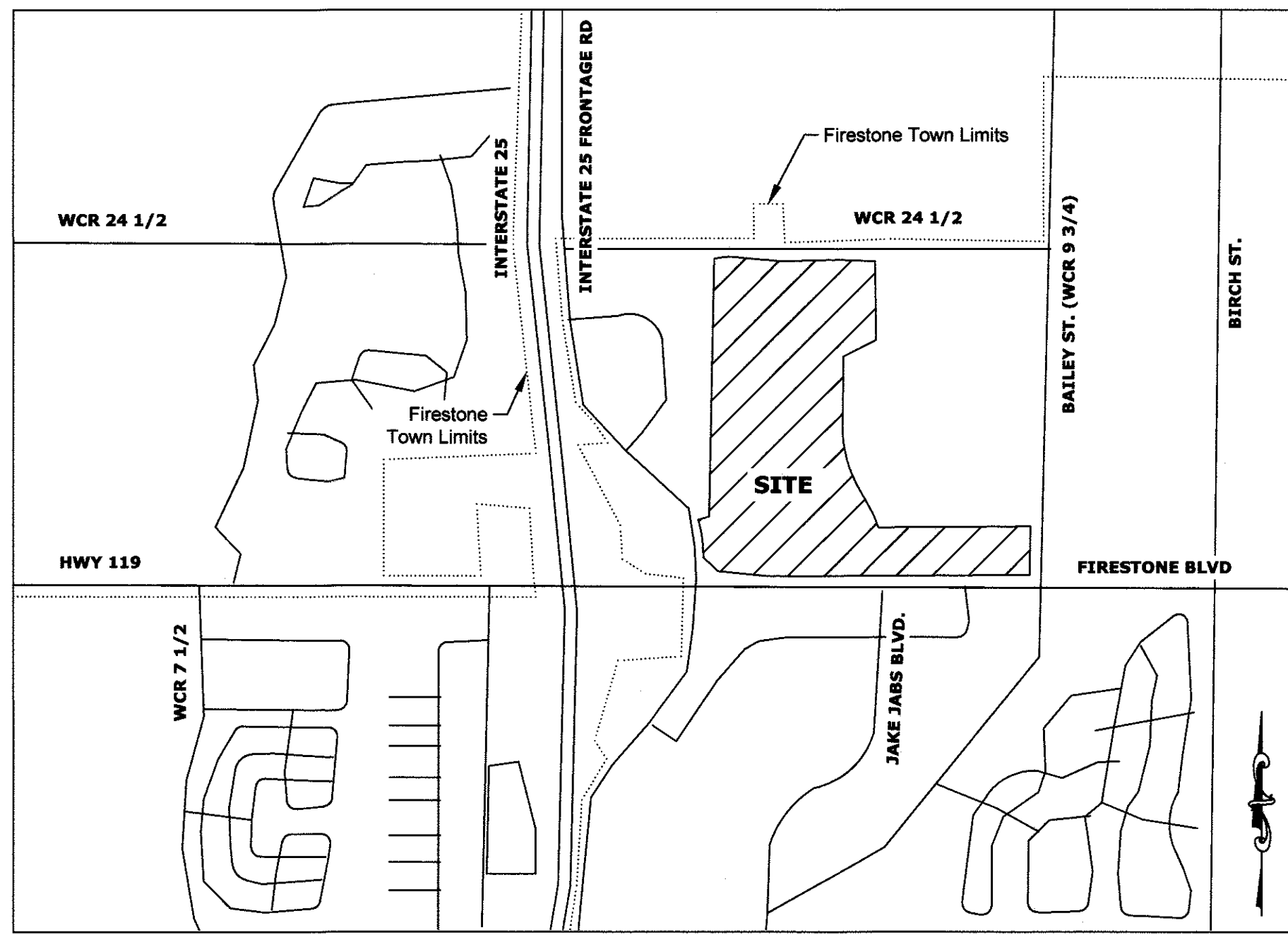
Ridgetop Engineering and Consulting Services
 5255 Ronald Reagan Blvd., Suite 210 | Johnstown, CO 80538
 Office: (303) 322-6480
 Contact Mike Beach
 mbeach@ridgetopengineering.com

Surveyor:

PLS Group
 6843 N. Franklin Ave.
 Loveland, CO 80538
 970-669-2100
 Contact: M. Bryan Short
 bshort@plsgroupinc.net

Developer:

Journey Homes, LLC
 7251 West 20th Street
 Greeley, CO 80634
 970-330-5480
 Contact -
 www.journeyhomes.com



Vicinity Map
 Scale 1" = 1000'

Line #	Length	Direction
L1	113.91'	N 89°24'27" W
L2	12.55'	S 00°17'44" W
L3	10.00'	N 89°42'16" W
L4	12.60'	N 00°17'44" E
L5	108.86'	N 89°24'27" W
L6	21.29'	S 00°35'33" W
L7	10.00'	N 89°24'27" W
L8	21.29'	N 00°35'33" E
L9	90.71'	N 89°24'27" W
L10	11.84'	S 00°00'00" E
L11	10.77'	N 89°24'27" W
L12	56.00'	S 00°35'33" W
L13	31.97'	S 89°24'27" E
L14	10.00'	S 00°35'33" W
L15	31.97'	N 89°24'27" W
L16	56.17'	S 00°35'33" W
L17	59.26'	N 89°24'27" W
L18	33.00'	S 00°35'33" W
L19	10.00'	N 89°24'27" W
L20	33.00'	N 00°35'33" E
L21	29.75'	N 89°24'27" W
L22	48.00'	N 00°34'03" E
L23	5.00'	N 00°35'33" E
L24	33.00'	N 89°24'27" W
L25	10.00'	N 00°35'33" E
L26	33.00'	S 89°24'27" E
L27	71.00'	N 00°35'33" E
L28	126.97'	N 89°24'27" W
L29	161.00'	S 00°35'33" W
L30	13.00'	S 89°24'27" E
L31	10.00'	S 00°35'33" W

Line #	Length	Direction
L32	33.00'	N 89°24'27" W
L33	171.00'	N 00°35'33" E
L34	123.18'	N 89°24'27" W
L35	80.25'	S 00°35'33" W
L36	10.00'	N 89°24'27" W
L37	106.19'	S 00°35'33" W
L38	31.50'	S 89°24'27" E
L39	10.00'	S 00°35'33" W
L40	31.50'	N 89°24'27" W
L41	75.06'	S 00°35'33" W
L42	10.00'	N 89°24'27" W
L43	28.46'	S 00°35'33" W
L44	41.50'	S 89°24'27" E
L45	10.00'	S 00°35'33" W
L46	41.50'	N 89°24'27" W
L47	49.45'	S 00°35'33" W
L48	27.73'	S 89°24'27" E
L49	10.00'	S 00°35'33" W
L50	47.73'	N 89°24'27" W
L51	110.90'	N 00°35'33" E
L52	31.50'	N 89°24'27" W
L53	10.00'	N 00°35'33" E
L54	31.50'	S 89°24'27" E
L55	84.17'	N 00°35'33" E
L56	31.50'	N 89°24'27" W
L57	10.00'	N 00°35'33" E
L58	31.50'	S 89°24'27" E
L59	103.33'	N 00°35'33" E
L60	10.00'	S 89°24'27" E
L61	49.00'	N 00°35'33" E
L62	151.22'	N 89°24'27" W

Line #	Length	Direction
L63	164.20'	S 01°02'51" W
L64	20.00'	N 88°12'35" W
L65	193.78'	N 01°02'51" E
L66	210.35'	S 89°24'27" E
L67	33.00'	N 00°35'33" E
L68	32.88'	N 89°24'27" W
L69	10.00'	N 00°35'33" E
L70	32.88'	S 89°24'27" E
L71	106.19'	N 00°35'33" E
L72	12.86'	N 89°24'27" W
L73	10.00'	N 00°35'18" E
L74	12.86'	S 89°24'27" E
L75	93.02'	N 00°35'33" E
L76	32.88'	N 89°24'27" W
L77	10.00'	N 00°35'33" E
L78	32.88'	S 89°24'27" E
L79	67.74'	N 00°35'33" E
L80	28.28'	N 45°34'19" E
L81	49.04'	S 89°24'27" E
L82	252.73'	N 00°35'33" E
L83	61.97'	S 89°24'27" E
L84	10.00'	S 00°35'18" W
L85	51.97'	N 89°24'27" W
L86	45.83'	S 00°35'33" W
L87	20.00'	S 89°24'27" E
L88	28.02'	S 00°35'33" W
L89	10.20'	N 90°00'00" E
L90	10.00'	S 00°00'00" E
L91	10.30'	N 90°00'00" W
L92	126.98'	S 00°35'33" W
L93	31.97'	S 89°24'27" E

Line #	Length	Direction
L94	10.00'	S 00°35'18" W
L95	32.84'	N 89°24'42" W
L96	11.89'	S 00°35'18" W
L97	174.27'	S 89°25'41" E
L98	43.21'	N 68°04'19" E
L99	49.64'	N 46°09'12" E
L100	28.84'	N 43°44'49" W
L101	65.94'	N 00°35'33" E
L102	33.00'	N 89°24'27" W
L103	10.00'	N 00°35'33" E
L104	33.00'	S 89°24'27" E
L105	30.00'	N 00°35'33" E
L106	33.00'	N 89°24'27" W
L107	10.00'	N 00°35'33" E
L108	33.00'	S 89°24'27" E
L109	79.99'	N 00°35'33" E
L110	13.27'	N 89°24'27" W
L111	10.00'	N 00°35'33" E
L112	33.27'	S 89°24'27" E
L113	197.78'	S 00°35'33" W
L114	18.66'	S 43°44'49" E
L115	103.19'	N 46°09'12" E
L116	74.48'	N 01°09'12" E
L117	25.22'	N 41°18'37" E
L118	17.91'	S 41°18'37" W
L119	89.60'	S 01°09'12" W
L120	27.42'	S 46°09'12" W
L121	40.04'	S 43°51'22" E
L122	40.04'	S 43°51'22" E
L123	10.00'	S 46°09'38" W
L124	40.04'	N 43°51'22" W
L125	10.00'	S 46°09'12" W

Line #	Length	Direction
L126	12.24'	S 43°51'22" E
L127	10.00'	S 46°08'38" W
L128	12.24'	N 43°51'22" W
L129	97.57'	S 46°09'12" W
L130	42.48'	S 43°51'22" E
L131	166.55'	S 29°47'10" E
L132	140.15'	S 10°39'27" E
L133	54.98'	S 00°35'33" W
L134	217.78'	S 89°24'27" E
L135	30.00'	S 00°35'33" W
L136	240.17'	S 89°24'27" E
L137	27.51'	S 00°35'33" W
L138	10.00'	S 89°24'27" E
L139	27.51'	N 00°35'33" E
L140	116.97'	S 89°24'27" E
L141	90.17'	S 00°35'33" W
L142	31.97'	N 89°24'27" W
L143	10.00'	S 00°35'18" W
L144	31.97'	S 89°24'27" E
L145	67.67'	S 00°35'33" W
L146	13.20'	N 89°24'27" W
L147	10.00'	S 00°35'33" W
L148	13.20'	S 89°24'27" E
L149	20.00'	S 00°35'33" W
L150	31.97'	N 89°24'27" W
L151	10.00'	S 00°35'18" W
L152	31.97'	S 89°24'27" E
L153	122.11'	S 00°35'33" W
L154	179.38'	N 89°25'41" W
L155	54.99'	S 68°04'19" W
L156	1.94'	S 46°09'12" W

Line #	Length	Direction
L157	40.00'	N 43°51'22" W
L158	38.10'	N 29°47'10" W
L159	14.68'	N 58°52'33" E
L160	10.00'	N 31°07'28" W
L161	14.44'	S 58°52'33" W
L162	67.15'	N 29°47'10" W
L163	24.34'	N 60°12'50" E
L164	10.00'	N 29°47'10" W
L165	24.34'	S 60°12'50" W
L166	15.00'	N 29°47'10" W
L167	19.34'	N 60°12'50" E
L168	10.00'	N 29°47'10" W
L169	19.34'	S 60°12'50" W
L170	10.46'	N 29°47'10" W
L171	88.86'	N 10°39'27" W
L172	27.58'	N 79°14'53" E
L173	9.97'	N 07°47'55" W
L174	28.07'	S 79°20'33" W
L175	35.95'	N 10°39'27" W
L176	53.01'	N 00°35'33" E
L177	114.00'	N 00°35'33" E
L178	49.01'	S 89°24'27" E
L179	28.00'	S 00°34'03" W
L180	86.00'	S 00°35'33" W
L181	48.03'	N 89°24'27" W
L182	49.03'	S 89°24'27" E
L183	257.17'	S 00°35'33" W
L184	64.46'	S 00°35'33" W
L185	11.72'	S 45°34'19" W
L186	40.74'	N 89°25'41" W
L187	329.93'	N 00°35'33" E

Curve #	Length	Radius	Delta	Ch. Bearing	Ch. Length
C1	20.00'	700.00'	1°38'15"	N 48°41'23" W	20.00'

Ownership and Dedication:

Know all men by these presents, that the undersigned Sand Land Inc. and Sand Land Properties, LLC a.k.a. Sand Land Properties LLC being the owner(s) of the land shown in this Final Plat and described as follows: ALL OF LOT 2, DEL CAMINO CENTRAL AS MORE PARTICULARLY DESCRIBED ON THE PLAT RECORDED ON FEBRUARY 23, 2012 AT RECEPTION NO. 3826658 AT THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER.

SAID PARCEL CONTAINS 3,458,971 SQUARE FEET OR 79.407 ACRES, MORE OR LESS.

Have laid out, subdivided and platted said land as per drawing hereon contained under the name and style of Del Camino Central, Filing No. 2, a subdivision of a part of the Town of Firestone, County of Weld, State of Colorado, and by these presents do hereby dedicate to the Town of Firestone the streets, avenues (and other public places, tracts/outlots including Tract A, Tract B and Tract D) as shown on the accompanying plat for the public use thereof forever and does further dedicate to the use of the Town of Firestone and all serving public utilities (and other appropriate entities) those portions of said real property which are so designated as easements as shown.

It is expressly understood and agreed by the undersigned that all expenses and costs involved in constructing and installing sanitary sewer system works and lines, water system works and lines, gas service lines, electrical service works and lines, landscaping, curbs, gutters, street pavement, sidewalks, and other such utilities and services shall be guaranteed and paid for by the subdivider or arrangements made by the subdivider thereof which are approved by the Town of Firestone, Colorado, and such sums shall not be paid by the Town of Firestone, and that any item so constructed or installed when accepted by the Town of Firestone shall become the sole property of said Town of Firestone, Colorado, except private roadway curbs, gutter and pavement and items owned by serving public entities and/or Century Link, which when constructed or installed shall remain and/or become the property of such municipality franchised utilities, other serving public entities, and/or Century Link and shall not become the property of the Town of Firestone, Colorado.

Owner: Sand Land Inc.

By: *(Signature)*
 Christopher L. Varra, President

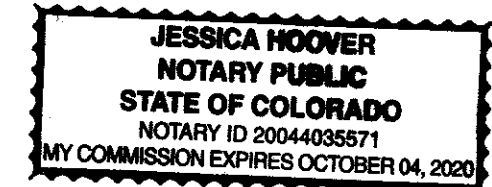
Notary Certificate

STATE OF COLORADO)
) SS
 COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 14 day of July 2017, by Christopher L. Varra, President of Sand Land Inc.

Witness my hand and official seal

(Signature) Notary Public
 10/4/20 My commission expires



Owner: Sand Land Properties, LLC, a.k.a. Sand Land Properties LLC

By: *(Signature)*
 Christopher L. Varra, Agent in fact

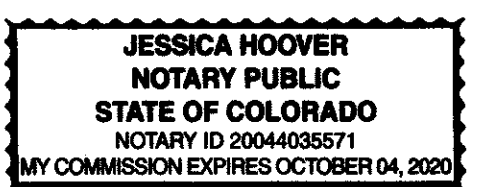
Notary Certificate

STATE OF COLORADO)
) SS
 COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 14 day of July 2017, by Christopher L. Varra, Agent in fact of Sand Land Properties, LLC, a.k.a. Sand Land Properties LLC

Witness my hand and official seal

(Signature) Notary Public
 10/4/20 My commission expires



Town Approval

This is to certify that the Plat of Del Camino Central, Filing No. 2 was approved on this 9th day of November, 2016 by Resolution No. 16-33, and that the Mayor of the Town of Firestone on behalf of the Town of Firestone, hereby acknowledges said Plat upon which this certificate is endorsed for all purposes indicated thereon.

(Signature) Mayor
(Signature) ATTEST: Town Clerk



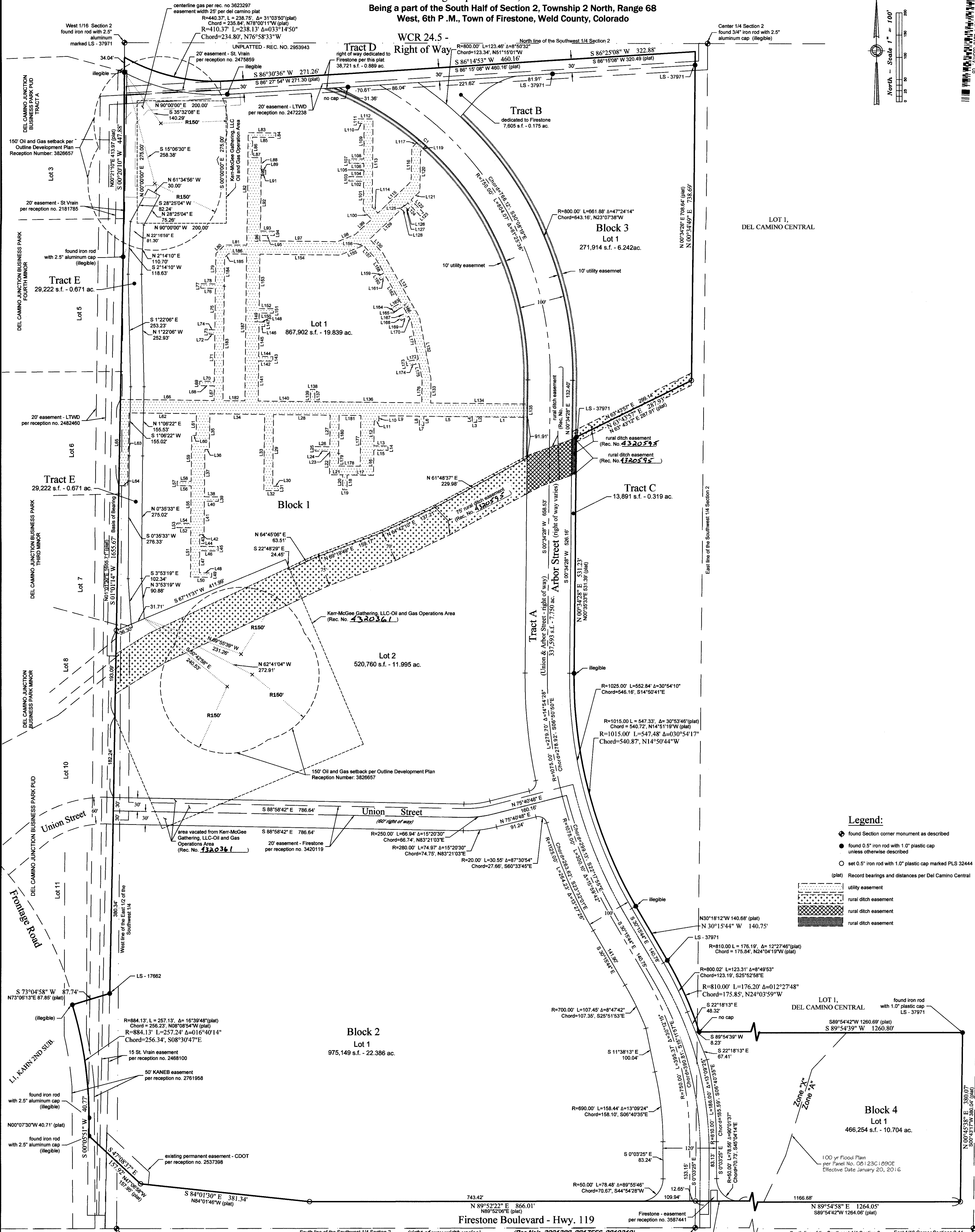
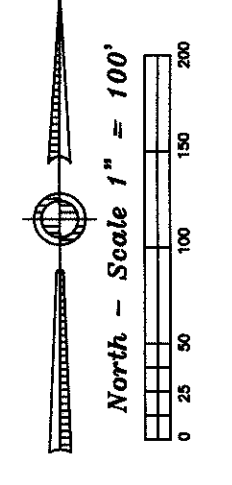
Firestone Information Block

Place Sheet Title:	Cover Sheet
Name of Applicant:	Del Camino Central
Type of Submittal:	Final Plat
Filing Number:	Two
Phase Number:	
Preparation Date:	5-1-16
Revision Date:	6-20-16
Revision Date:	9-7-16
Revision Date:	9-16-16
Revision Date:	1-4-17
Revision Date:	5-4-17
Revision Date:	6-7-17
Revision Date:	6-23-17
Revision Date:	6-30-17
Revision Date:	7-6-17
Revision Date:	7-14-17
Sheet:	1 of 2

FINAL PLAT

Del Camino Central, Filing No. 2

Being a replat of Lot 2, Del Camino Central
Being a part of the South Half of Section 2, Township 2 North, Range 68
West, 6th P.M., Town of Firestone, Weld County, Colorado



- Legend:**
- found Section corner monument as described
 - found 0.5" iron rod with 1.0" plastic cap unless otherwise described
 - set 0.5" iron rod with 1.0" plastic cap marked PLS 32444
 - (plat) Record bearings and distances per Del Camino Central
 - ▨ utility easement
 - ▨ rural ditch easement
 - ▨ rural ditch easement
 - ▨ rural ditch easement

Firestone Information Block	
Place Sheet Title:	Plat
Name of Applicant:	Del Camino Central
Type of Submittal:	Final Plat
Filing Number:	Two
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Revision Date:	6-7-17
Revision Date:	6-23-17
Revision Date:	6-30-17
Revision Date:	7-6-17
Revision Date:	7-14-17
Sheet	2 of 2

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.

CLIENT Ridgetop Engineering		TITLE Final Plat Del Camino Central, Filing No. 2 Section 2, Township 2 North, Range 68 West, 6th P.M., Weld County, Colorado	
REVISIONS Date By Description Date By Description Date By Description		PLS Group 6843 North Franklin Avenue, Loveland, Colorado 80538 Phone: 970.669.2100 Fax: 970.669.3652	
Field Date: 2-8-16	ST: MDG	PROJECT NO.: 16005.002	SHEET NO.: 2
Party Chief: KER	PM: MBS		NO. OF SHEETS: 2
Scale: 1" = 100'	PLS: MBS		