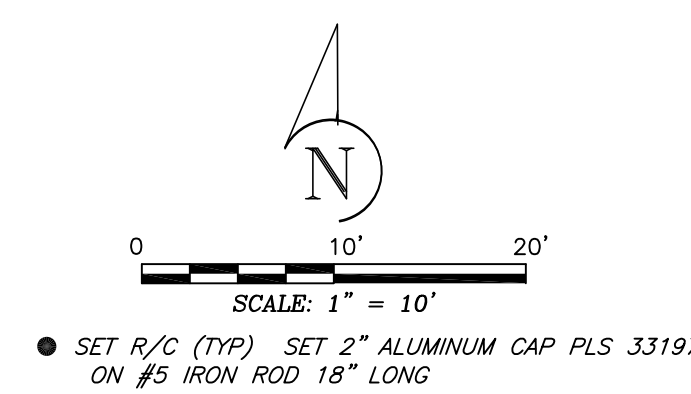
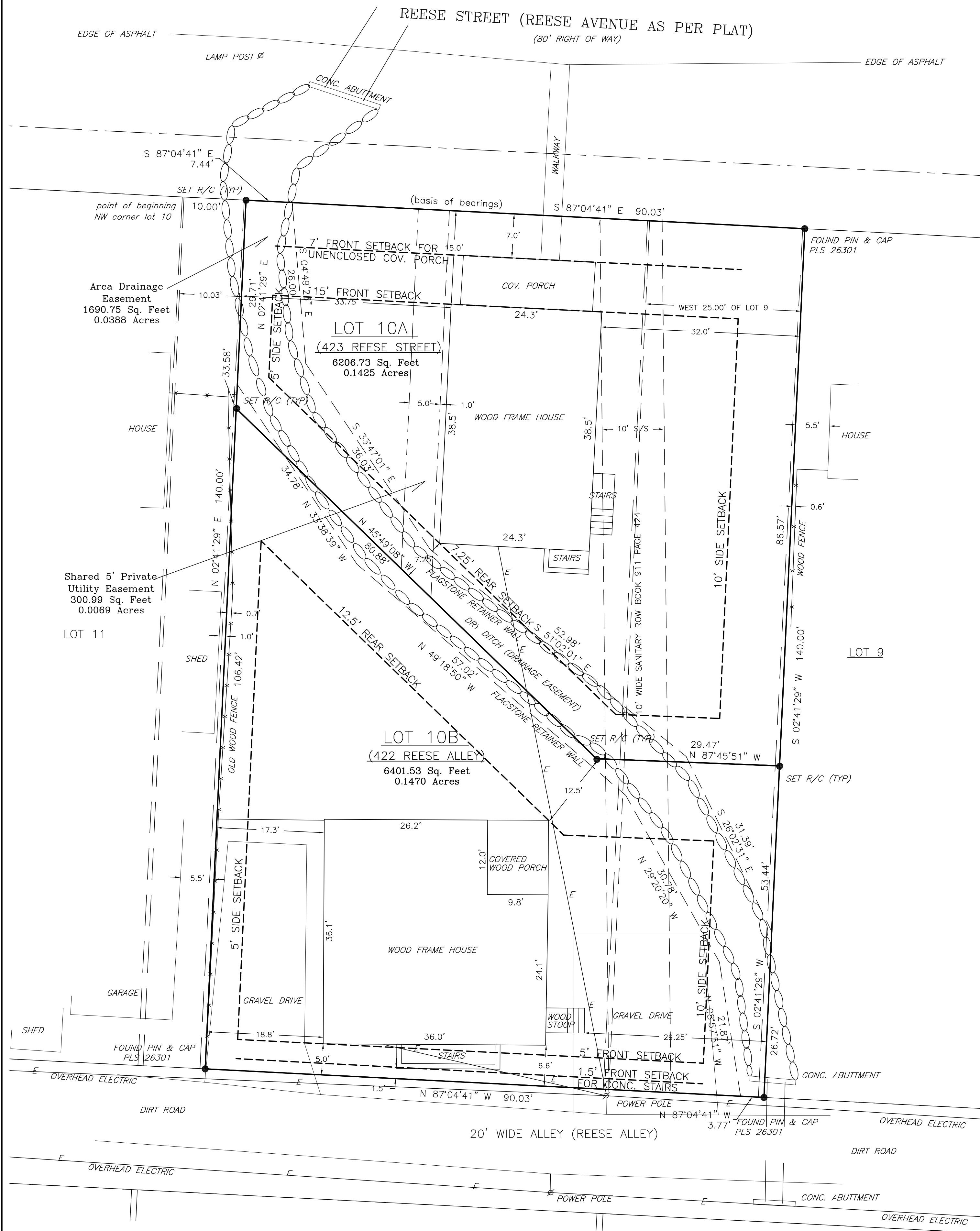


**MINOR SUBDIVISION PLAT: REESE SUBDIVISION**  
**PARTS OF LOT 9 AND LOT 10, BLOCK 4, NORTONVILLE SUBDIVISION**  
**LOCATED IN THE NE 1/4 SECTION 18 T-3-N, R-70-W OF THE SIXTH P.M.,**  
**TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO**



- NOTES:**
1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.
  2. ACCORDING TO COLORADO STATE 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.
  3. MONUMENTS FOUND ARE NO.5 REBAR WITH AN ALUM. CAP STAMPED PLS 26301.
  4. THE DISTANCE MEASUREMENTS USED HEREON ARE IN US SURVEY FEET.
  5. THE SUBJECT PROPERTY ADDRESS IS 423 REESE ST. THE NORTH PARCEL IS "LOT 10A" ADDRESS: 423 REESE STREET THE SOUTH PARCEL IS "LOT 10B" ADDRESS: 422 REESE ALLEY

**LEGAL DESCRIPTION: (exterior boundary of Reese Subdivision)**  
 THE EAST 27 1/2 FEET OF THE WEST 1/2 OF LOT 10 AND THE WEST 25 FEET OF LOT 9 AND THE EAST 1/2 OF LOT 10, BLOCK 4, NORTONVILLE, COUNTY OF BOULDER, STATE OF COLORADO.  
 COMMONLY KNOWN AS:  
 WEST 25 FEET LOT 9 & LOT 10 LESS WEST 10 FEET BLOCK 4, NORTONVILLE, TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO.  
 AREA = 0.289 ACRES, MORE OR LESS

**LEGAL DESCRIPTION: LOT 10A 423 REESE STREET**  
 A CERTAIN PARCEL OF LAND LOCATED IN THE NE 1/4 SECTION 18 TOWNSHIP 3 NORTH RANGE 70 WEST OF THE 6TH P.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NW CORNER LOT 10 BLOCK 4 NORTONVILLE;  
 THENCE S 87°04'41" E 10.00 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE S 87°04'41" E 90.03 FEET TO A POINT;  
 THENCE S 02°41'29" W 86.57 FEET TO A POINT;  
 THENCE N 87°45'51" W 29.47 FEET TO A POINT;  
 THENCE N 45°49'08" W 80.88 FEET TO A POINT;  
 THENCE N 02°41'29" E 33.58 FEET TO THE TRUE POINT OF BEGINNING.  
 CONTAINING 6206.73 SQ. FT. OR 0.1425 ACRES.  
 TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO.

**LEGAL DESCRIPTION: LOT 10B 422 REESE ALLEY**  
 A CERTAIN PARCEL OF LAND LOCATED IN THE NE 1/4 SECTION 18 TOWNSHIP 3 NORTH RANGE 70 WEST OF THE 6TH P.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NW CORNER LOT 10 BLOCK 4 NORTONVILLE;  
 THENCE S 87°04'41" E 10.00 FEET TO A POINT;  
 THENCE S 02°41'29" W 33.58 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE S 45°49'08" W 80.88 FEET TO A POINT;  
 THENCE S 87°45'51" E 29.47 FEET TO A POINT;  
 THENCE S 02°41'29" W 53.44 FEET TO A POINT;  
 THENCE N 87°04'41" W 90.03 FEET TO A POINT;  
 THENCE N 02°41'29" E 106.42 FEET TO THE TRUE POINT OF BEGINNING.  
 CONTAINING 6401.53 SQ. FT. OR 0.1470 ACRES.  
 TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO.

**LEGAL DESCRIPTION: DRAINAGE EASEMENT**  
 A CERTAIN PARCEL OF LAND BEING A DRAINAGE EASEMENT LOCATED IN THE NE 1/4 SECTION 18 TOWNSHIP 3 NORTH RANGE 70 WEST OF THE 6TH P.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NW CORNER LOT 10 BLOCK 4 NORTONVILLE;  
 THENCE S 87°04'41" E 10.00 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE S 04°49'23" E 26.00 FEET TO A POINT;  
 THENCE S 33°47'01" E 36.03 FEET TO A POINT;  
 THENCE S 51°02'01" E 52.98 FEET TO A POINT;  
 THENCE S 26°02'31" E 31.39 FEET TO A POINT;  
 THENCE S 02°41'29" W 26.72 FEET TO A POINT;  
 THENCE N 87°04'41" W 3.77 FEET TO A POINT;  
 THENCE N 08°57'51" W 21.87 FEET TO A POINT;  
 THENCE N 29°20'20" W 30.78 FEET TO A POINT;  
 THENCE N 49°18'50" W 57.02 FEET TO A POINT;  
 THENCE N 33°38'39" W 34.78 FEET TO A POINT;  
 THENCE N 02°41'29" E 29.71 FEET TO THE TRUE POINT OF BEGINNING.  
 CONTAINING 1690.75 SQ. FT. OR 0.0388 ACRES.  
 TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO.

**CLERK AND RECORDER'S CERTIFICATE**  
 THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., \_\_\_\_\_, 20\_\_\_\_, AND IS DULY RECORDED IN PLAN FILE \_\_\_\_\_, FILM \_\_\_\_\_, RECEPTION NO. \_\_\_\_\_

FEES \_\_\_\_\_ PAID. \_\_\_\_\_  
 \_\_\_\_\_ CLERK AND RECORDER  
 BY: \_\_\_\_\_  
 \_\_\_\_\_ DEPUTY

**LEGAL DESCRIPTION:**  
 \_\_\_\_\_ BEING THE OWNER(S) OF THE REAL PROPERTY OF ACRES DESCRIBED AS FOLLOWS:  
 ADDRESS OF PROPERTY:  
 423 REESE STREET, LYONS COLORADO  
 THE EAST 27 1/2 FEET OF THE WEST 1/2 OF LOT 10 AND THE WEST 25 FEET OF LOT 9 AND THE EAST 1/2 OF LOT 10, BLOCK 4, NORTONVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

**COMMONLY KNOWN AS:**  
 WEST 25 FEET LOT 9 & LOT 10 LESS WEST 10 FEET BLOCK 4, NORTONVILLE, TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO.

**DEDICATION:**  
 KNOW ALL MEN BY THESE PRESENTS, THAT WE, \_\_\_\_\_ BEING THE OWNER(S) OF THE LAND DESCRIBED ABOVE HAVE CAUSED THE LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF REESE SUBDIVISION, AND DO HEREBY DEDICATE AND GRANT TO THE PUBLIC FOREVER AND IN FEE SIMPLE ALL STREETS, ALLEYS, ROADWAYS, THOROUGHFARES, FIRE LANES, UTILITY AND DRAINAGE EASEMENTS, PARK LAND AND OPEN SPACE AS INDICATED OR ILLUSTRATED ON THIS PLAT IN COMPLIANCE WITH THE TOWN OF LYONS SUBDIVISION REGULATIONS, AND THE LANDOWNERS SHALL BEAR ALL EXPENSE INVOLVED IN PLANNING, DESIGN AND CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS EXCEPT TO THE EXTENT EXPRESSLY STATED IN ANY TOWN-APPROVED AND RECORDED SUBDIVISION IMPROVEMENTS AGREEMENT. DEDICATION SHALL BE FINAL UPON ADOPTION OF A RESOLUTION BY THE BOARD OF TRUSTEES ACCEPTING THE PROPERTY DEDICATED BY THIS PLAT. EXCEPT AS OTHERWISE STATED ON THIS PLAT, THERE SHALL BE NO LIMITATION OR RESTRICTION UPON THE PURPOSE OR PUBLIC USE OF PROPERTY DEDICATED BY THIS PLAT.  
 IN WITNESS WHEREOF, WE DO HERETO SET OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

(NAME) \_\_\_\_\_ (NAME) \_\_\_\_\_  
 STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } SS.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_  
 WITNESS MY HAND AND OFFICIAL SEAL, NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_

**TOWN OF LYONS APPROVAL CERTIFICATE:**  
 THE TOWN OF LYONS, COLORADO, BY MOTION OF ITS TOWN BOARD OF TRUSTEES AND FOLLOWING A RECOMMENDATION OF THE LYONS PLANNING COMMISSION DID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, ADOPT AND APPROVE THE WITHIN PLAT AND ACCEPT THE DEDICATIONS HEREON MADE.  
 ATTEST: \_\_\_\_\_  
 MAYOR OR MAYOR PRO TEM TOWN CLERK  
 (TOWN SEAL)

(IF BY CORPORATION, PRESIDENT SIGNS, SECRETARY ATTESTS AND CORPORATE SEAL IS AFFIXED)

**TITLE INFORMATION:**  
 TITLE INFORMATION WAS PROVIDED BY:  
 LAND TITLE GUARANTEE COMPANY / LAND TITLE INSURANCE CORP.  
 GREENWOOD VILLAGE, CO  
 ORDER NO. K70479693 DATED: 12/31/2015.  
 LAND TITLE GUARANTEE COMPANY WAS RELIED ENTIRELY AND SOLELY UPON FOR RECORDED INFORMATION REGARDING RIGHT OF WAYS, EASEMENTS, ENCUMBRANCES AND TITLE IN THE PREPARATION OF THIS SURVEY.

**SURVEYOR'S CERTIFICATE:**  
 I, PETER M. PALOMBO, DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF REESE SUBDIVISION WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY REPRESENTS SAID SURVEY.  
 THE BASIS OF BEARINGS OF THIS SURVEY IS THE LINE BETWEEN THE FOUND BLOCK MONUMENTS AS DESCRIBED HEREON BEING AN ASSUMED BEARING OF SOUTH 87°04'41" EAST BETWEEN NW CORNER BLOCK 4, MONUMENT BOX WITH 1.5" ALUMINUM CAP LS 29415 ENGLAND AND NE CORNER BLOCK 4, A #5 REBAR EAST OF CONCRETE RETAINING WALL.

MONUMENTS SET R/C (TYP) SET 2" ALUMINUM CAP PLS 33197  
 \_\_\_\_\_ (SIGNATURE OF REGISTERED LAND SURVEYOR)  
 (LAND SURVEYOR'S SEAL)



**Tripod Geometrics Surveying LLC**  
 Peter M. Palombo PLS  
 3804 Swain Lane  
 Fort Collins, CO 80524  
 (720) 849-7509  
 DWG.: 422\_423\_REESE\_SUB.dwg DATE: 3-20-22