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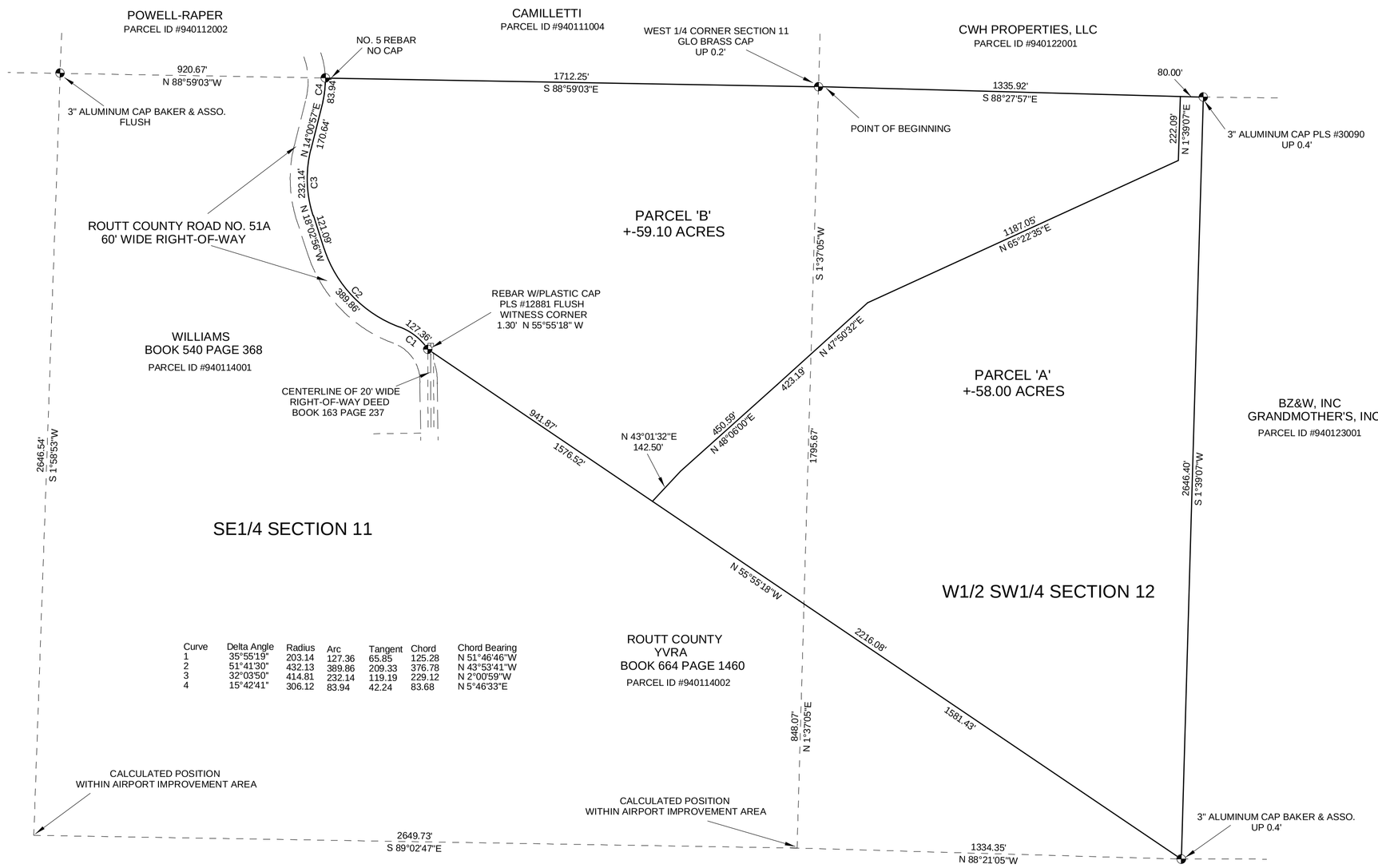
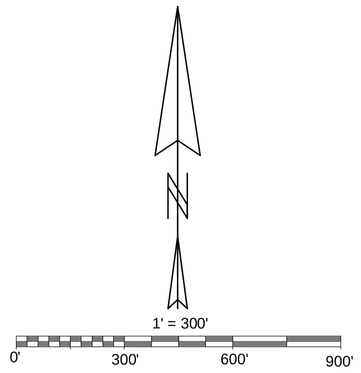
NORTHWEST COLORADO
BUSINESS PARK SUBDIVISION

PORTIONS OF THE SE1/4 SECTION 11 AND OF THE W1/2 SW1/4 SECTION 12
T6N R88W, 6th P.M., ROUTT COUNTY, COLORADO



Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	35°55'19"	203.14	127.36	65.85	125.28	N 51°46'46"W
2	51°41'30"	432.13	389.86	209.33	376.78	N 43°53'41"W
3	32°03'50"	414.81	232.14	119.19	229.12	N 2°00'59"W
4	15°42'41"	306.12	83.94	42.24	83.68	N 5°46'33"E



INDICATES MONUMENT FOUND AS NOTED

ALL MEASUREMENTS, U.S. SURVEY FEET

BEARINGS BASED ON THE TOWN OF HAYDEN HORIZONTAL DATUM

CERTIFICATE OF OWNERSHIP AND DEDICATION
BE IT HEREBY MADE KNOWN: That SANHILL INVESTMENTS, LLC., A COLORADO LIMITED LIABILITY COMPANY,being the owner of the land described as follows:

A tract of land located in the SE1/4 of Section 11 and in the W1/2 SW1/4 of Section 12, all T6N R88W, 6th P.M., Routt County, Colorado, being more particularly described as follows: BEGINNING at the Northeast Corner of the SE1/4 (East ¼ Corner) of Section 11; thence S 88°27'57" E along the North line of said W1/2 SW1/4 of Section 12 a distance of 1335.92 feet, to the Northeast Corner thereof; thence S 1°39'07" W along the East line of said W1/2 SW1/4 a distance of 2646.40 feet, to the Southeast Corner thereof, further being the Northeast Corner of that parcel of land as described in Book 664 at Page 1460, records of Routt County; thence N 55°55'18" W along the Northerly line of said parcel a distance of 1581.43 feet, to a point on the West line of said W1/2 SW1/4 from which the Southwest Corner of said Section 12 bears S 1°37'05" W a distance of 848.07 feet; thence continuing along said Northerly line N 55°55'18" W a distance of 1576.52 feet, to the Northwest Corner of said parcel, being on the Northerly Right-of-Way line of Routt County Road No. 51A; thence Northerly along said Right-of-Way 127.36 feet along the arc of a curve to the left of Central Angle 35°55'19" and of Radius 203.14 feet, the Chord of which bears N 51°46'46" W for 125.28 feet; thence continuing along said Right-of-Way 389.86 feet along the arc of a curve to the right of Central Angle 51°41'30" and of Radius 432.13 feet, the Chord of which bears N 43°53'41" W for 376.78 feet; thence continuing along said Right-of-Way N 18°02'56" W a distance of 121.09 feet; thence along said Right-of-Way 232.14 feet along the arc of a curve to the right of Central Angle 32°03'50" and of Radius 414.81 feet, the Chord of which bears N 2°00'59" W for 229.12 feet; thence along said Right-of-Way N 14°00'57" E a distance of 170.64 feet; thence along said Right-of-Way 83.94 feet along the arc of a curve to the left of Central Angle 15°42'41" and of Radius 306.12 feet, the Chord of which bears N 5°46'33" E for 83.68 feet, to a point on the North line of said SE1/4 of Section 11; thence departing said Right-of-Way S 88°59'03" E along said North line a distance of 1712.25 feet, to the POINT OF BEGINNING, containing 117.10 acres, more or less
in the Town of Hayden, Routt County, Colorado, under the name and style of , NORTHWEST COLORADO BUSINESS PARK, has laid out, platted and subdivided same as shown on this plat and pursuant to all accompanying documents referenced heron, and does hereby irrevocably dedicate to and for the perpetual use of the public by and through the Town of Hayden, State of Colorado, the public areas as shown hereon, and also does hereby irrevocably dedicate to and for the perpetual use of the public those portions of land labeled as easements for the installation and maintenance of public utilities, drainage, snow removal and storage, etc, as shown hereon.
In witness whereof, the said SANDHILL INVESTMENTS, LLC.,has caused its name to be here unto subscribed this _____ day of_____, 20___.

SANDHILL INVESTMENTS, LLC.

By: _____
Frank J. Sinton, Member

STATE OF COLORADO)
) ss.
COUNTY OF ROUTT)
The foregoing Certificate of Ownership and Dedication was acknowledged before me this _____ day of _____, 20__ by Frank J. Sinton as Member of SANDHILL INVESTMENTS, LLC.

WITNESS my hand and official seal.
My commission expires: _____

_____
Notary Public

BOARD OF TRUSTEES CERTIFICATE
This Plat of _____ is approved for filing this _____ day of _____, 20__, by the Board of Trustees, Town of Hayden, Colorado. This approval is conditioned for all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutters, street light, street signs, trails and sidewalks shall be financed by others and not the Town. The dedication of the streets, open space easements, emergency service vehicle access easements, alleys, roads and other public areas shown hereon and utility easements for the installation and maintenance of public utilities as shown hereon are accepted by the Town of Hayden subject to the condition that the Town shall not undertake the maintenance of such public areas until such public areas have been satisfactorily completed to the Town's specifications by the Owner and a Resolution of the Board of Trustees of the Town of Hayden accepting the same has been adopted and placed of record.

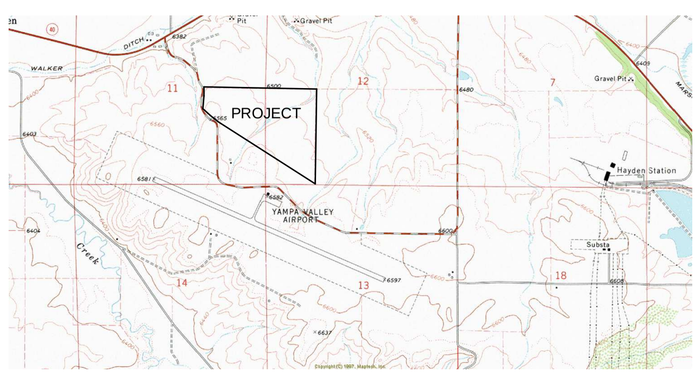
_____
Zachary Wuestewald, Mayor

Attest:_____
Sharon Johnson, Town Clerk

SURVEYOR'S CERTIFICATE
I, Gordon R. Dowling, PLS # 30090, a duly registered land surveyor in the State of Colorado, do hereby certify that this Plat of NORTHWEST COLORADO BUSINESS PARK 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.

_____
Gordon R. Dowling
PLS #30090

VICINITY MAP NTS



ATTORNEY'S OPINION

I, , being an attorney-at-law duly licensed to practice in the State of Colorado, do hereby certify that I have reviewed title commitment no. dated , and based exclusively upon said title commitment, it is my opinion that title to all the lands shown hereon is vested in , free and clear of all liens, taxes and encumbrances except for the lien of general real property taxes and except for the deeds of trust subordinated herein and the stated B-2 exceptions as contained within said title commitment.

_____, ATTORNEY-AT-LAW

Effective the ____day of _____, 2022.

ROUTT COUNTY CLERK AND RECORDERS' ACCEPTANCE

This Plat was accepted for filing in the Office of the Routt Clerk and Recorder on this _____day of _____, 2022, A.D.

File No. _____ Reception No. _____ Time _____.m.

_____
JENNY THOMAS, ROUTT COUNTY CLERK & RECORDER

ROUTT COUNTY SURVEYOR'S ACCEPTANCE

This plat was (filed and) indexed as File No. SP_____on _____, 2022, at _____m in the land survey plat records file and index system maintained in the office of the Routt County Clerk and Recorder pursuant to C.R.S. 38-50-101.

Routt County Surveyor

By: _____
Thomas H. Effinger, Jr. PLS #17651

NOTICE OF RESEARCH
Pursuant to C.R.S. S 38-51-106 (1) (b) (I), research regarding the Rights-of-Way and easements as shown hereon was obained by Title Commitment No. , as prepared by TITLE INSURANCE COMPANY as of , 2022, and not from the personal search of Gordon R. Dowling, a Professional Land Surveyor in the State of Colorado.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BE COMMENCED MORE THEN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

TOWN OF HAYDEN

SE1/4 SECTION 11
W1/2 SW1/4 SECTION 12

T6N R88W, 6th P.M.,
ROUTT COUNTY, COLORADO

NORTHWEST COLORADO
BUSINESS PARK
SUBDIVISION

SCALE	DWG	DATE	REV	FILE
1" = 300'	GRD	4/28/22		SNDHI22A

DOWLING
LAND SURVEYORS
P.O. BOX 954
HAYDEN, CO. 81639
(970) 276-3613
FAX 276-4595