FINAL PLAT
WALDRON MINOR SUBDIVISION

BEING A SUBDIVISION OF LOT 4, BLOCK 2, BYERS VISTA SUBDIVISION, RECEPTION NO. 93956
SECTION 19, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO

OWNERSHIP VESTED IN WARRANTY DEED, RECEPTION NO. 2002009299
#401 NORGREN ROAD

DEDICATION

KNOWN ALL PEOPLE BY THESE PRESENTS: THAT MARIAN A. WALDRON IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE TOWN OF FRASER, GRAND COUNTY, COLORADO, MORE FULLY DESCRIBED AS FOLLOWS:

LOT 4, BLOCK 2, BYERS VISTA SUBDIVISION

THAT SHE HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS WALDRON MINOR SUBDIVISION AND DOES HEREBY DEDICATE AND SET APART ALL THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES SHOWN ON THE ACCOMPANYING PLAT FOR THE USE OF THE PUBLIC FOREVER, AND DO HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS.

IN WITNESS WHEREOF, MARIAN WALDRON HAS CAUSED HER NAME TO BE HEREUNDER SUBSCRIBED THIS

_____DAY OF _____, 20_____.

BY: _____
MARIAN A. WALDRON

STATE OF _____)
) SS
COUNTY OF_____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF_____, 20_____ BY MARIAN A. WALDRON.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

LIEN HOLDER'S CERTIFICATE

KEYBANK NATIONAL ASSOCIATION AS LIEN HOLDER OF RECORD (RECEPTION NO. 2020001482) ON PART OR ALL OF THE REAL PROPERTY SHOWN HEREON, HEREBY JOINS IN THIS PLAT.

IN WITNESS WHEREOF, KEYBANK NATIONAL ASSOCIATION HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS_____DAY OF_____, 20_____,

BY: _____ AS _____ OF KEYBANK NATIONAL ASSOCIATION.
(AUTHORIZED AGENT) (TITLE)

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF_____, 20_____,

BY: _____ AS _____ OF KEYBANK NATIONAL ASSOCIATION.
(AUTHORIZED AGENT) (TITLE)

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:

_____
NOTARY PUBLIC

TOWN BOARD CERTIFICATE

APPROVED AND ALL PUBLIC DEDICATIONS ACCEPTED THIS _____ DAY OF _____, 20_____, BY THE FRASER TOWN BOARD. THE TOWN OF FRASER DOES NOT ASSUME ANY RESPONSIBILITY FOR THE CORRECTNESS OR ACCURACY OF ANY INFORMATION DISCLOSED ON THIS PLAT NOR ANY REPRESENTATIONS OR INFORMATION PRESENTED TO THE TOWN OF FRASER WHICH INDUCED THE TOWN TO GIVE THIS CERTIFICATE.

_____
MAYOR, PHILIP VANDERNAIL

NOTES

1. THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:
   A. GRAND COUNTY RECORDS, PLAT OF BYERS VISTA SUBDIVISION, RECEPTION# 93956.

2. TITLE COMMITMENT NO. TBD 0303799 WITH THE EFFECTIVE DATE OF AUGUST 26, 2021 ISSUED BY TITLE COMPANY OF THE ROCKIES WAS REFERENCED.

3. SECTION 19-2-270 (D) OF THE FRASER MUNICIPAL CODE PERMITS THE CREATION OF REDUCED LOT SIZE, WIDTH, SETBACKS AND/OR FLOOR AREA UNDER THE CONDITIONAL USE PROCESS. SUBJECT TO THE FOLLOWING PROVISIONS.
   (1) THE MINIMUM LOT AREA MAY BE REDUCED TO TWENTY ONE HUNDRED AND SEVENTY EIGHT (2178) [FEET], WITH A MINIMUM LOT WIDTH OF TWENTY (20) FEET AND A MINIMUM SIDE YARD OF FIVE (5) FEET.
   (2) THE MINIMUM FLOOR AREA OF THE PRINCIPLE STRUCTURE MAY BE REDUCED TO TWO HUNDRED (200) SQUARE FEET.

4. THE SUBJECT PROPERTY IS CURRENTLY ZONED TOWN OF FRASER LOW DENSITY MULTI-FAMILY RESIDENTIAL (LDMF) DISTRICT.

5. PER THIS PLAT A 10' WIDE SEWER EASEMENT IS GRANTED ACROSS LOT 4A, BLOCK 2 FOR THE BENEFIT OF LOT 4B, BLOCK 2. SAID EASEMENT DEPICTED HEREIN IS AN APPROXIMATE LOCATION, CONSEQUENTLY, IT IS NOT ANNOTATED BY BEARINGS AND DISTANCES. THE TRUE LOCATION OF SAID EASEMENT SHALL BE 5' ON EACH SIDE OF THE AS-BUILT SEWER LINE. THE LOCATION DEPICTED HEREIN IS 89' DOWNSTREAM (EAST) OF MANHOLE W014.

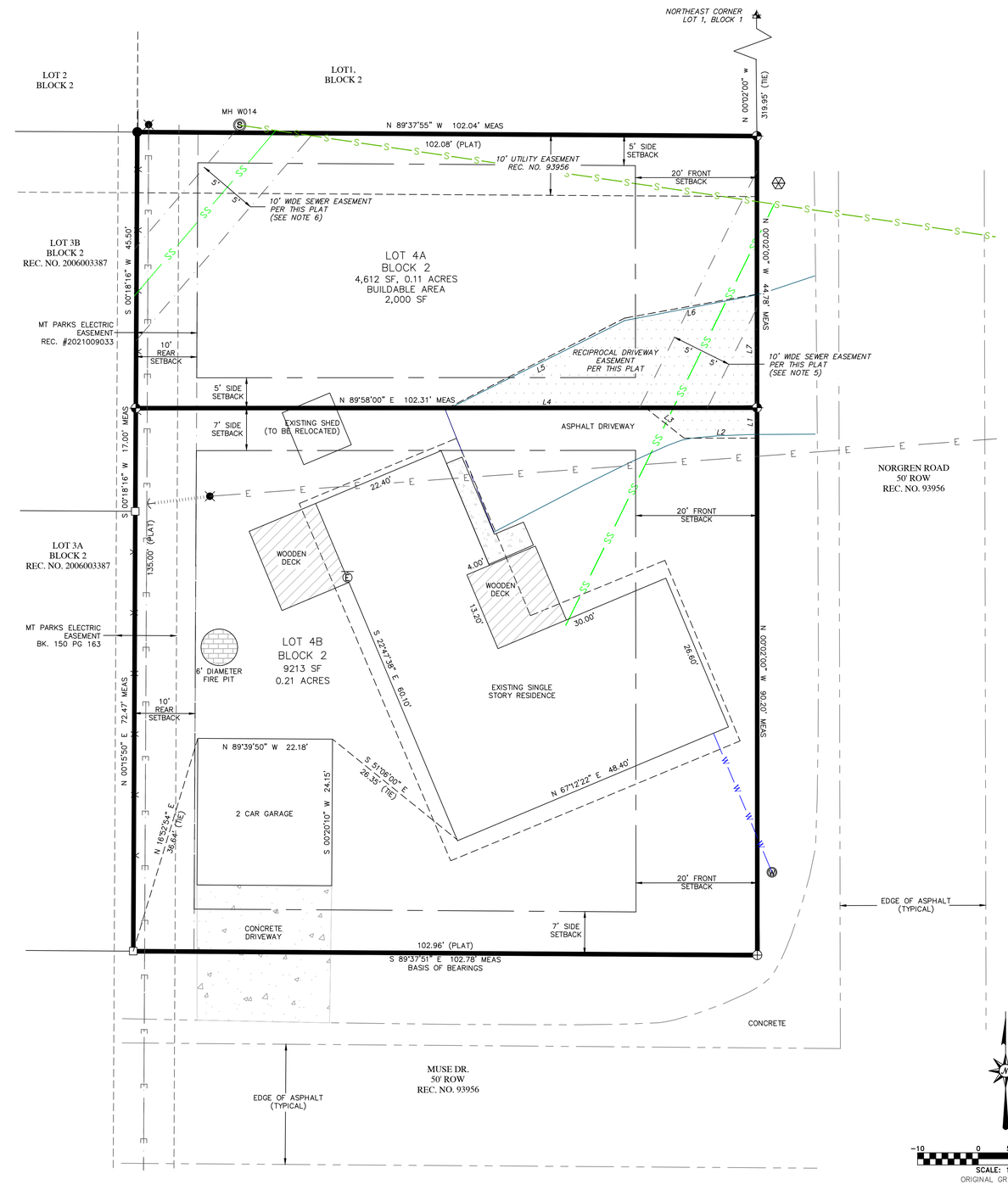
6. PER THIS PLAT A 10' WIDE SEWER EASEMENT IS GRANTED ACROSS LOT 4A, BLOCK 2 FOR THE BENEFIT OF LOTS 3A & 3B, BLOCK 2, ASHTON MINOR SUBDIVISION (RECEPTION NO.2006-003387). SAID EASEMENT DEPICTED HEREIN IS AN APPROXIMATE LOCATION, CONSEQUENTLY, IT IS NOT ANNOTATED BY BEARINGS AND DISTANCES. THE TRUE LOCATION OF SAID EASEMENT SHALL BE 5' ON EACH SIDE OF THE AS-BUILT SEWER LINE. THE LOCATION DEPICTED HEREIN IS 6' DOWNSTREAM (EAST) OF MANHOLE W014.

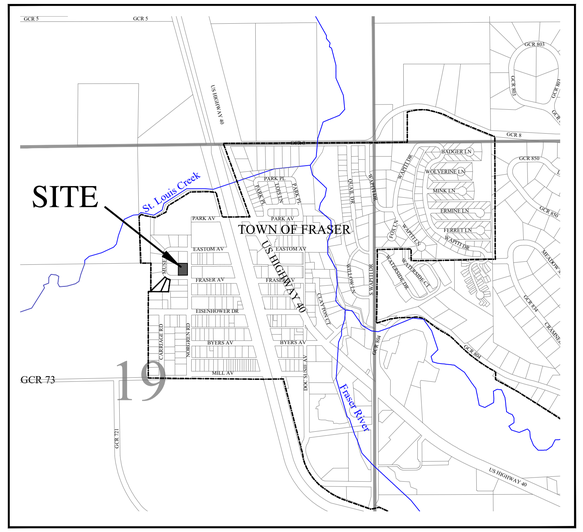
7. NO ACCESSORY DWELLING UNIT SHALL BE ALLOWED ON LOT 4A.

8. BASIS OF BEARING IS S 89°37'51" E AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 4 AS EVIDENCED BY A FOUND REBAR WITH 1.5" DIAMETER ALUMINUM CAP, PLS 31942 SITUATED AT THE SOUTHWEST CORNER THEREOF AND A FOUND #3 REBAR SITUATED AT THE SOUTHEAST CORNER THEREOF, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO. SAID BEARING IS DERIVED FROM THE FINAL PLAT OF ASHTON MINOR SUBDIVISION RECORDED AT RECEPTION NO. 2006-003387.

9. DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF.

10. 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.





VICINITY MAP
SCALE: 1" = 800'

LEGEND

- ◆ – SET 18" LONG #5 REBAR WITH 1.5" DIAMETER ALUMINUM CAP, PLS #31942
- ▲ – FOUND CHISELED "X"
- □ – FOUND REBAR WITH 1.5" DIAMETER ALUMINUM CAP, PLS 31942
- ● – FOUND NO. 4 REBAR
- ⊕ – FOUND NO. 3 REBAR
- Ⓢ – SEWER MANHOLE
- Ⓔ – ELECTRIC METER
- ⊗ – UTILITY PEDESTAL
- ⊗ – POWER POLE
- Ⓦ – CURB STOP
- ⟼ – GUY WIRE ANCHOR
- E —— – OVERHEAD UTILITY WIRE
- X —— – FENCE
- S——S – EXISTING SEWER MAIN (MH W014 – MH W013)
- SS —— – APPROXIMATE SEWER SERVICE LINE (SEE NOTES 5 & 6)
- W——W – APPROXIMATE WATER SERVICE LINE
- MEAS – MEASURED
- MH – SEWER MANHOLE

LINE TABLE

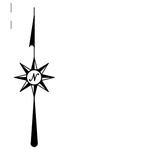
RECIPROCAL DRIVEWAY EASEMENT

LINE	BEARING	DISTANCE
L1	N 00°02'00" W	5.00'
L2	N 89°58'00" E	12.00'
L3	S 51°49'35" E	8.08'
L4	N 89°58'00" E	32.57'
L5	N 63°03'25" E	32.70'
L6	S 79°44'30" W	22.12'
L7	N 00°02'00" W	18.72'

LAND SURVEYOR'S CERTIFICATION

I, TIMOTHY R. SHENK, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF WALDRON MINOR SUBDIVISION REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. SAID PLAT IS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, 1973, AND THE TOWN OF FRASER REGULATIONS. THE MONUMENTS REQUIRED BY SAID STATUTE AND THE TOWN OF FRASER HAVE BEEN PLACED IN THE GROUND. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY EITHER EXPRESSED OR IMPLIED.

_____
TIMOTHY R. SHENK, COLORADO P.L.S. #31942
PREPARED ON BEHALF OF TIM SHENK LAND SURVEYING, INC.



−10 0 5 10 20
SCALE: 1" = 10'
ORIGINAL GRAPHIC SCALE

TIM SHENK
LAND SURVEYING, INC.
P.O. BOX 1670
GRANBY, CO 80446
(970) 887-1046

FINAL PLAT
WALDRON MINOR SUBDIVISION
S19, T1 S, R75W, 6TH P.M.
TOWN OF FRASER, GRAND COUNTY, COLORADO
#401 NORGREN ROAD

JOB: 20105	SCALE: 1" = 10'	DATE: 2/7/2022	DRAWN BY: TRS
DWG: 20105.11	CRD: 20105.07	CHECKED: TRS	SHEET 1 OF 1