

# HUDSON COMMERCIAL PLAT

LOCATED IN THE SOUTHWEST 1/4 SECTION 3, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH P.M.,  
TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO

## DEDICATION - LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND, LOCATED IN THE SOUTHWEST 1/4, SECTION 3, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BISON HIGHWAY MINOR SUBDIVISION, ACCORDING TO THE PLAT RECORDED JANUARY 26, 2012 UNDER RECEPTION NO. 3820807 AND THE NOTICE AND AFFIDAVIT OF CORRECTION RECORDED FEBRUARY 22, 2013 UNDER RECEPTION NO. 3912110, TOGETHER WITH THAT PORTION OF VACATED HICKORY STREET, DESCRIBED AS VACATION VESTING PARCEL #8 IN ORDINANCE NO. 15-06, RECORDED JANUARY 5, 2021 UNDER RECEPTION NO. 4668060, EXCEPTING THEREFROM, THE PROPERTY CONVEYED IN BARGAIN AND SALE DEED RECORDED JANUARY 5, 2021 UNDER RECEPTION NO. 4668059, COUNTY OF WELD, STATE OF COLORADO.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE-DESCRIBED LAND, UNDER THE NAME AND STYLE OF HUDSON COMMERCIAL PLAT, AND BY THESE PRESENTS DO DEDICATE TO THE TOWN OF HUDSON SUCH EASEMENTS AS ARE CREATED HEREBY AND DEPICTED OR, BY NOTE, REFERENCED HEREON, ALONG WITH THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, AND APPURTENANCES, EITHER DIRECTLY OR THROUGH THE VARIOUS PUBLIC UTILITIES, AS MAY BE NECESSARY TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR OTHER LAND WITHIN THE TOWN OF HUDSON, THROUGH, OVER, UNDER AND ACROSS STREETS, UTILITY AND OTHER EASEMENTS AND OTHER PUBLIC PLACES AS SHOWN HEREON.

## OWNER APPROVAL

ANDREWS FARM HOLDINGS, LLC

BY: \_\_\_\_\_

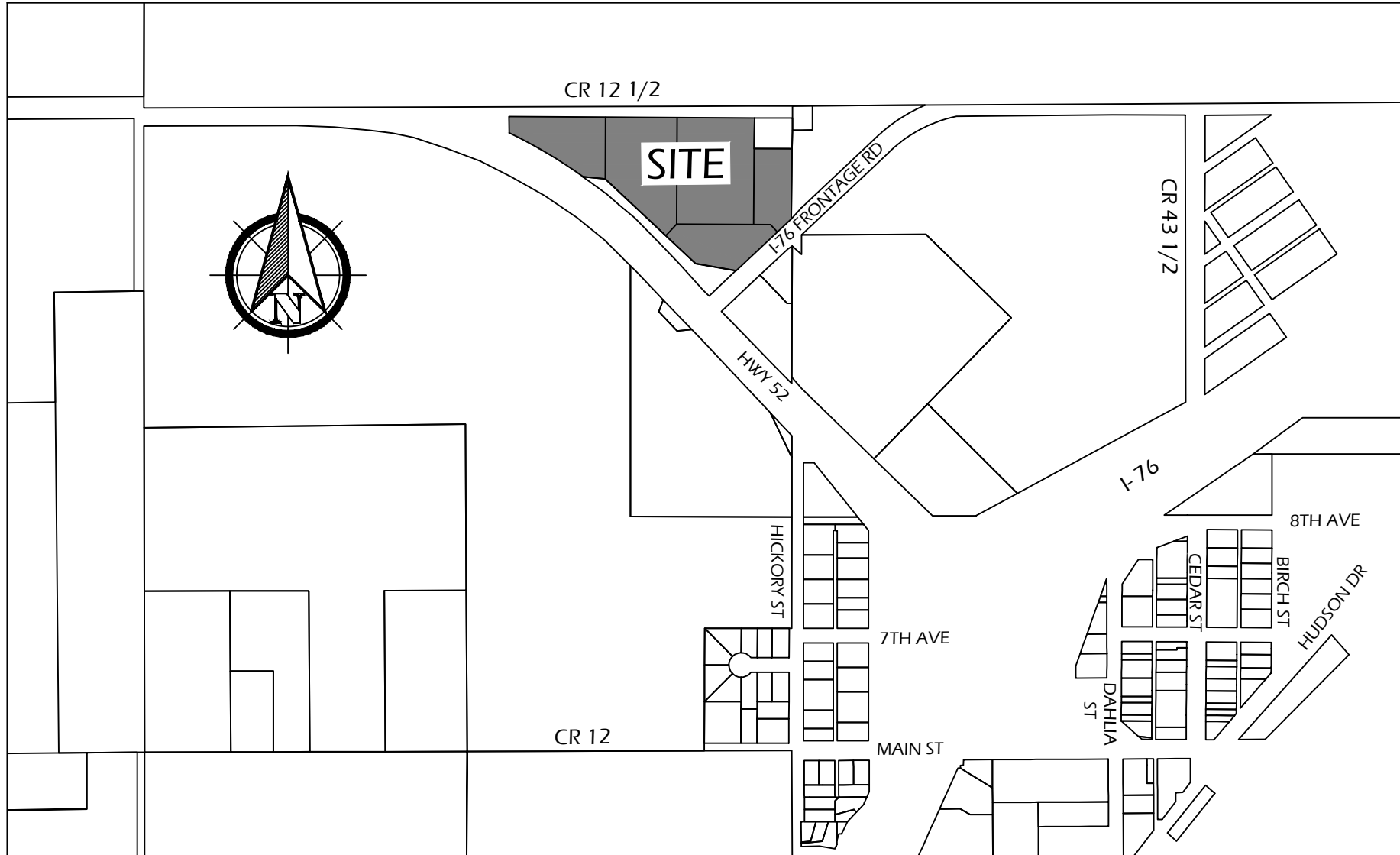
AS: \_\_\_\_\_

STATE OF COLORADO  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY  
\_\_\_\_\_ AS \_\_\_\_\_ OF THE TOWN OF HUDSON.

WITNESS MY HAND AND OFFICIAL SEAL,  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC



## VICINITY MAP

SCALE: 1" = 600'

## GENERAL NOTES

- 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.
- 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LJA SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, LJA SURVEYING RELIED UPON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER ABZ25207086-2 WITH A EFFECTIVE DATE OF AUGUST 10, 2023 AT 5:00 P.M.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 89°44'38" EAST BASED ON NAD83 (2011) COLORADO STATE PLANE NORTH ZONE (501) COORDINATES, BEING MONUMENTED AT THE WEST QUARTER CORNER OF SAID SECTION BY A 2" ALUMINUM CAP 0.5' BELOW GRAVEL SURFACE, STAMPING ILLEGIBLE AND AT THE CENTER QUARTER CORNER BY A 2.5" ALUMINUM CAP 0.6' BELOW GRAVEL SURFACE, STAMPING ILLEGIBLE.
- FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBERS 08123C2135E WITH A MAP EFFECTIVE DATE OF JANUARY 20, 2016. (TABLE A, ITEM NO. 3)
- TRACT A IS DESIGNATED FOR A WATER QUALITY AND DETENTION POND.

## APPROVAL BY THE TOWN

MAYOR'S CERTIFICATE:

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF HUDSON, COLORADO, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD, FOR FILING, SUBJECT TO THE CONDITIONS SET FORTH BY THE BOARD WHICH ARE RECORDED IN BOOK \_\_\_\_ AT PAGE \_\_\_\_\_, WELD COUNTY, COLORADO.

MAYOR OF TOWN OF HUDSON

PLANNING COMMISSION CERTIFICATE:

RECOMMENDED FOR APPROVAL TO THE BOARD OF TRUSTEES THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN OF TOWN OF HUDSON

STATE OF COLORADO  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY  
\_\_\_\_\_ AS \_\_\_\_\_ OF THE TOWN OF HUDSON.

WITNESS MY HAND AND OFFICIAL SEAL,  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

## SURVEYOR'S CERTIFICATE

I, MARK A. HALL, PLS NO. 36073, REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE HUDSON COMMERCIAL PLAT WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

THE FIELD WORK WAS COMPLETED ON: SEPTEMBER 7, 2023

DATE OF PLAT OR MAP: FEBRUARY 14, 2024

MARK A. HALL, PLS NO. 36073  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF LJA SURVEYING

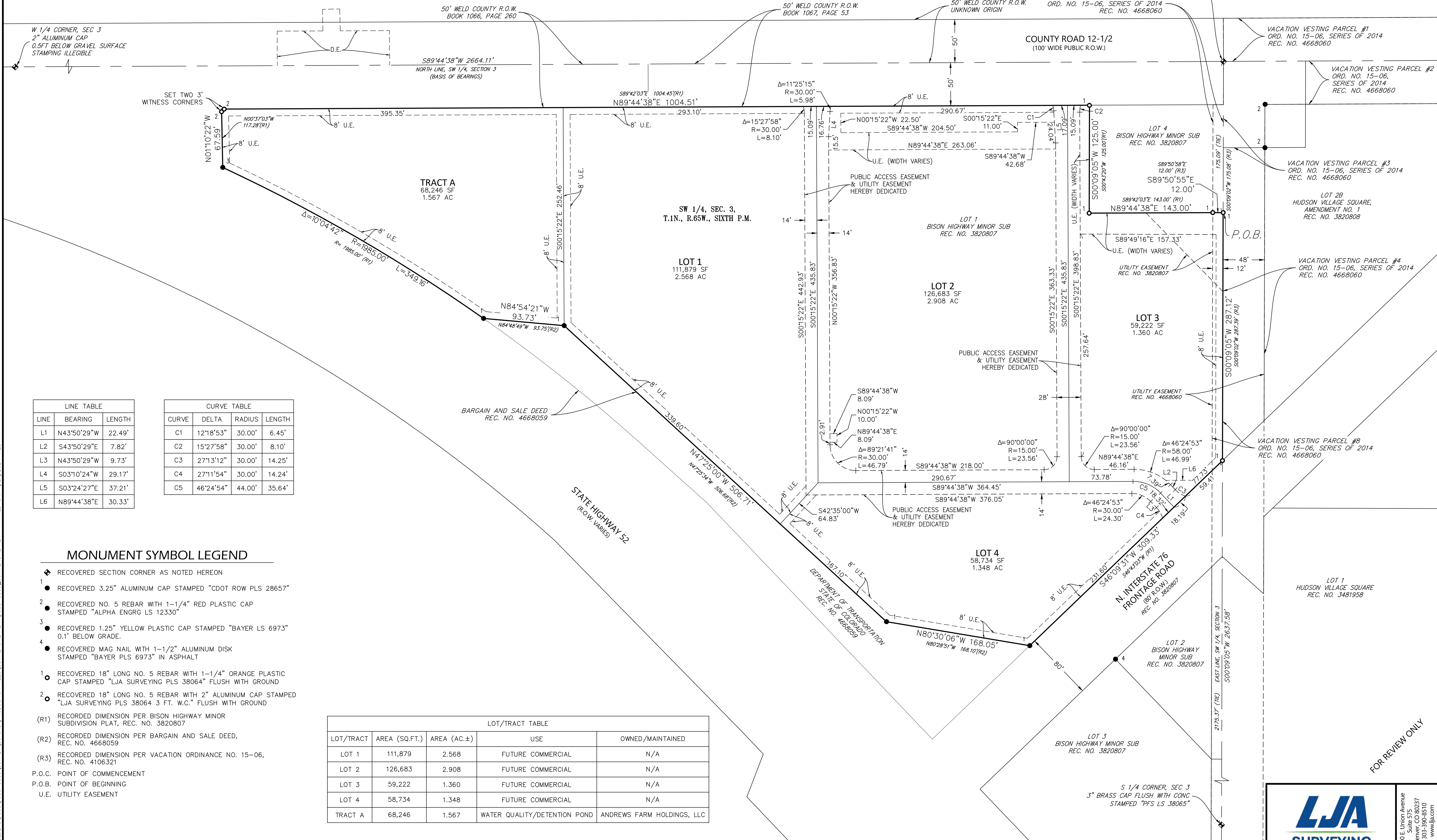
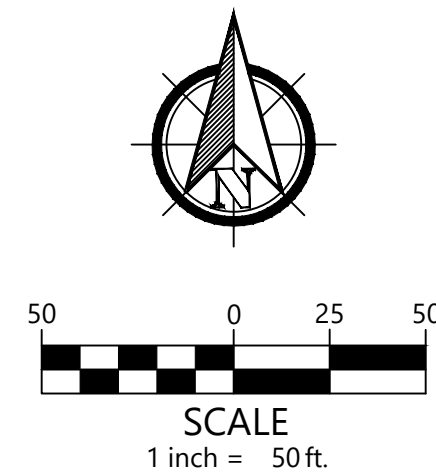
**LJA**  
SURVEYING

7800 E. Union Avenue  
Suite 575  
Denver, CO 80237  
303-390-4510  
www.lja.com



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TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO



LINE TABLE		
LINE	BEARING	LENGTH
L1	N43°50'29\"W	22.49'
L2	S43°50'29\"E	7.82'
L3	N43°50'29\"W	9.73'
L4	S03°10'24\"W	29.17'
L5	S03°24'27\"E	37.21'
L6	N89°44'38\"E	30.33'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	12°18'53\"	30.00'	6.45'
C2	15°27'58\"	30.00'	8.10'
C3	27°13'12\"	30.00'	14.25'
C4	27°11'54\"	30.00'	14.24'
C5	46°24'54\"	44.00'	35.64'

## MONUMENT SYMBOL LEGEND

- ◆ RECOVERED SECTION CORNER AS NOTED HEREON
- 1 ● RECOVERED 3.25\" ALUMINUM CAP STAMPED \"CDOT ROW PLS 28657\"
- 2 ● RECOVERED NO. 5 REBAR WITH 1-1/4\" RED PLASTIC CAP STAMPED \"ALPHA ENGRG LS 12330\"
- 3 ● RECOVERED 1.25\" YELLOW PLASTIC CAP STAMPED \"BAYER LS 6973\" 0.1' BELOW GRADE.
- 4 ● RECOVERED MAG NAIL WITH 1-1/2\" ALUMINUM DISK STAMPED \"BAYER PLS 6973\" IN ASPHALT
- 1 ○ RECOVERED 18\" LONG NO. 5 REBAR WITH 1-1/4\" ORANGE PLASTIC CAP STAMPED \"LJA SURVEYING PLS 38064\" FLUSH WITH GROUND
- 2 ○ RECOVERED 18\" LONG NO. 5 REBAR WITH 2\" ALUMINUM CAP STAMPED \"LJA SURVEYING PLS 38064 3 FT. W.C.\" FLUSH WITH GROUND
- (R1) RECORDED DIMENSION PER BISON HIGHWAY MINOR SUBDIVISION PLAT, REC. NO. 3820807
- (R2) RECORDED DIMENSION PER BARGAIN AND SALE DEED, REC. NO. 4668059
- (R3) RECORDED DIMENSION PER VACATION ORDINANCE NO. 15-06, REC. NO. 4106321
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- U.E. UTILITY EASEMENT

LOT/TRACT TABLE				
LOT/TRACT	AREA (SQ.FT.)	AREA (AC.±)	USE	OWNED/MAINTAINED
LOT 1	111,879	2.568	FUTURE COMMERCIAL	N/A
LOT 2	126,683	2.908	FUTURE COMMERCIAL	N/A
LOT 3	59,222	1.360	FUTURE COMMERCIAL	N/A
LOT 4	58,734	1.348	FUTURE COMMERCIAL	N/A
TRACT A	68,246	1.567	WATER QUALITY/DETENTION POND	ANDREWS FARM HOLDINGS, LLC

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DATE 2/14/2024 JOB NO. 1058-0009 SHEET 2 of 2

FOR REVIEW ONLY