

RESOLUTION NUMBER 02

(SERIES 2025)

A RESOLUTION OF THE TOWN OF BERTHOUD BOARD OF TRUSTEES APPROVING A
PRELIMINARY PLAT FOR A DEVELOPMENT KNOWN AS THE “LEGACY PARK
DEVELOPMENT” IN THE TOWN OF BERTHOUD.

WHEREAS, the property under consideration is known as the “Legacy Park” development;
and more particularly described in Exhibit A attached hereto; and

WHEREAS, the Town of Berthoud (“Town”) approved Resolution 8-2023 on April 25,
2023, approving a Neighborhood Master Plan; and,

WHEREAS, the Town approved Ordinance No. 1318 on April 25, 2024 amending the
zoning map of the Town of Berthoud to Suburban Residential (SR) and Urban Residential (UR);
and

WHEREAS, the Preliminary Plat attached herein as Exhibit B has been reviewed by
referral agencies to ensure the proposed development does not present a burden on service
provision; and

WHEREAS, notice was properly posted in the manner required by law and a public hearing
was conducted on January 14, 2024; a legal ad was published on November 21, 2024, and affected
property owners within 500 feet of the site were notified by first-class mail before the Berthoud
Planning Commission hearing on November 25, 2024; and

WHEREAS, after the public hearing on December 12, 2024, the Berthoud Planning
Commission made a unanimous recommendation to the Town Board of Trustees to approve the
Preliminary Plat with conditions; and

WHEREAS, based on the testimony and evidence presented at the public hearing on
January 14, 2024, the Board of Trustees determines and finds that compliance with the Preliminary
Plat review criteria as provided in Section 30-6-107(B) of the Berthoud Municipal Code has been
demonstrated.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE
TOWN OF BERTHOUD, COLORADO:

Section 1. Preliminary Plat Approval. The Preliminary Plat is hereby approved with the following
Conditions of Approval:

1. The applicant shall address the remaining comment received by Little Thompson Water
District, regarding a small error that does not impact the scope nor design of the project,
at the Final Plat submittal.

2. The applicant shall address the remaining comments received by Baseline Engineering Surveyor, regarding minor technical errors, at the Final Plat submittal.

Section 2. Interpretation: This Resolution shall be interpreted and construed to effectuate its general purpose.

Section 3. Effective Date: The provisions of this Resolution shall take effect upon adoption.

APPROVED AND ADOPTED this 14th day of January ~~2024~~
2025

TOWN OF BERTHOUD

By 
William Karspeck, Mayor

ATTEST:

By: 
Christian Samora, Town Clerk



Exhibit A: Legal Description

PARCEL 1:

Lots 1 through 9, and Tract A, LUDLOW FARMS, Town of Berthoud, County of Larimer, State of Colorado.

PARCEL 2:

A tract of land situated in the northwest corner of the Northeast Quarter of Section 22, Township 4 North, Range 69 West of the 6th P.M., more particularly described as follows:

BEGINNING at the northwest corner of the tract from whence the North Quarter of said Southeast 22 bears North 46°17' West 42.4 Feet distant, THENCE South 0°20' East along a line which is 30 feet east of and parallel to quarter section line a distance of 486.4 feet;

THENCE North 43°54' East 718.4 feet to a point 30 feet south of the north line of said Section 22;

THENCE South 88°43' West along a line which is 30 feet south of and parallel to the said north line of Section 22 a distance of 520.6 feet to the POINT OF BEGINNING, EXCEPT those portions in deed recorded August 25, 2021 at Reception No. 20210080442.

PARCEL 3:

A parcel of land being a part of the Southeast Quarter of Section 22, Township 4 North, Range 69 West of the 6th P.M., Town of Berthoud, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the South line of the Southeast Quarter of said Section 22, as bearing South 89°06'41" West, an assumed bearing, and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter corner of said Section 22, being monumented by a 3.25" aluminum cap, thence along said South line of said Section 22, North 89°06'41" East, 223.67 feet to a point on the Easterly right-of-way line U.S. Highway 287, said point being the POINT OF BEGINNING;

THENCE North 07°21'53" West a distance of 25.76 feet to the Southwest corner of Lot 9, Ludlow Farms - Conveyance Plat, recorded at Reception No. 20110018205, Larimer County Clerk and Recorder;

THENCE along the Southerly line of said Lot 9 the following seven (7) courses and distances, South 88°00'48" East a distance of 107.18 feet;

THENCE North 89°17'36" East a distance of 232.13 feet;

THENCE North 89°35'38" East a distance of 219.93 feet;

THENCE North 89°49'13" East a distance of 204.24 feet;

THENCE South 89°36'42" East a distance of 152.83 feet;

THENCE North 88°06'10" East a distance of 188.67 feet;

THENCE South 00°08'00" West a distance of 15.02 feet to the Southeast 1/16 corner of said Section 22;

THENCE along the South line of the Southeast Quarter of said Section 22, South 89°06'41" West a distance of 1101.58 feet to the POINT OF BEGINNING.

Said parcel containing 305.61 acres (13,312,372 square feet), more or less, and maybe subject to easements and right-of-ways now on record or existing.

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M.
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

OF THE 6TH P.M.
PRELIMINARY
09/18/24
NOT FOR CONSTRUCTION OR
BIDDING PURPOSES - FOR REVIEW ONLY
09/18/24
Colorado Professional and Surveyor No. 38882
for and on behalf of EPS Group Inc.
**SEE SHEET 26 OF 26 SHEETS
FOR CURVE AND LINE TABLES**

[illegible]

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION	22
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NAME	130 WEST 53 ST - 6 - 14 PM

EPS GROUP

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NORTHERN
ENGINEERING

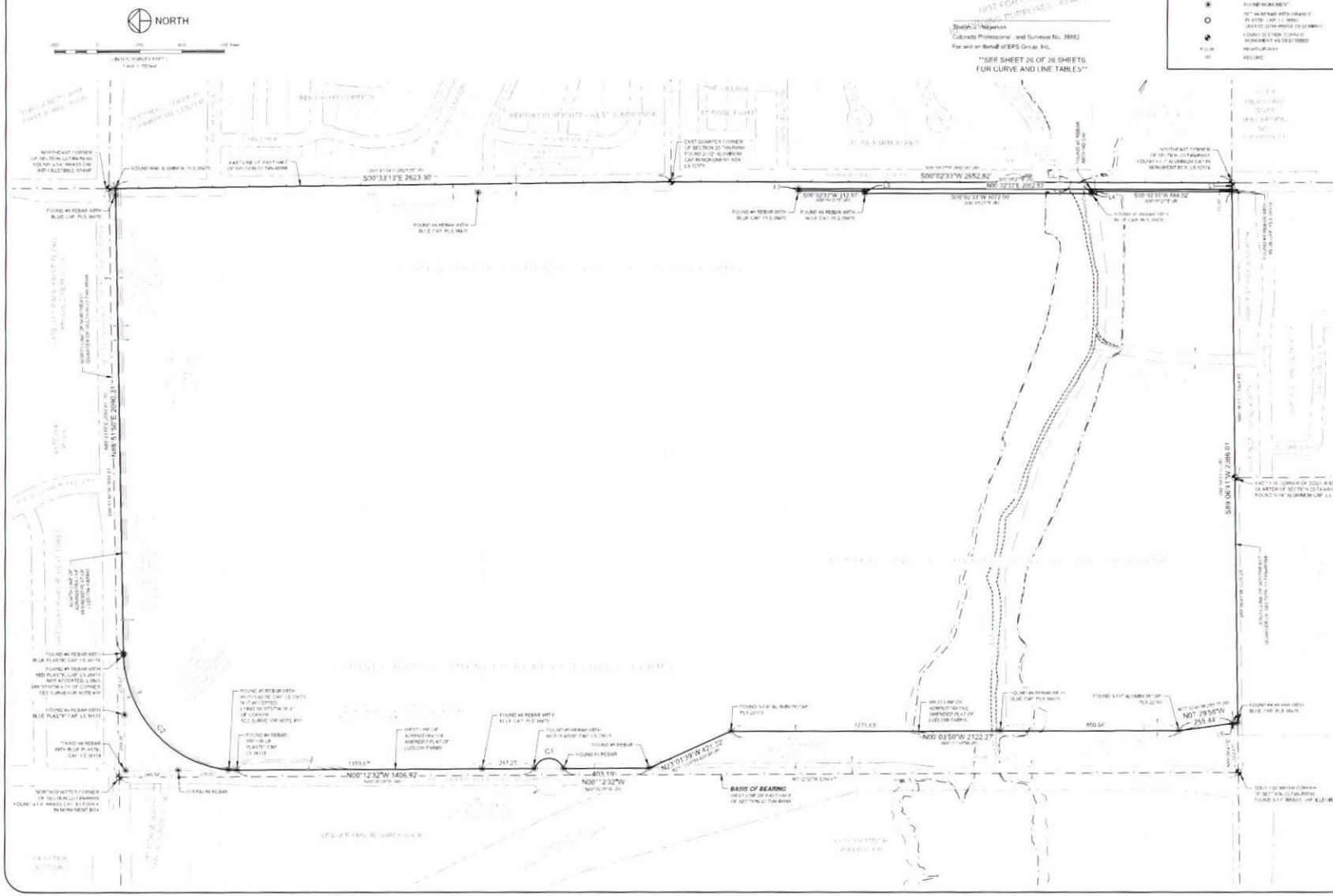
STILL A MAN
OF THE WORLD

1001 E. 10th Avenue • Suite 100 • Denver, CO 80202 • Tel: 303.733.1100 • Fax: 303.733.1101

DATE	10/18/24
CURRENT	AC-ALL 1" x 200'
ISSUED BY	BOYD-WORTH B. TESSIELLY

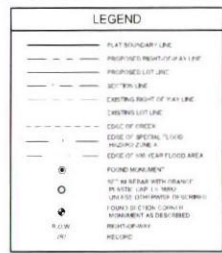
PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
2
Of 26 Sheets



A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M.
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

OF THE 6TH P.M.
PRELIMINARY
09/18/24
NOT FOR CONSTRUCTION OR
FOR REVIEW ONLY
California Professional Land Surveyor No. 38882
for and on Behalf of EPS Group Inc.
***SEE SHEET 26 OF 26 SHEETS
FOR CURVE AND LINE TABLES**



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SECTION
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& ADDRESS
NAME
618 WILSON AVE. W. 14118

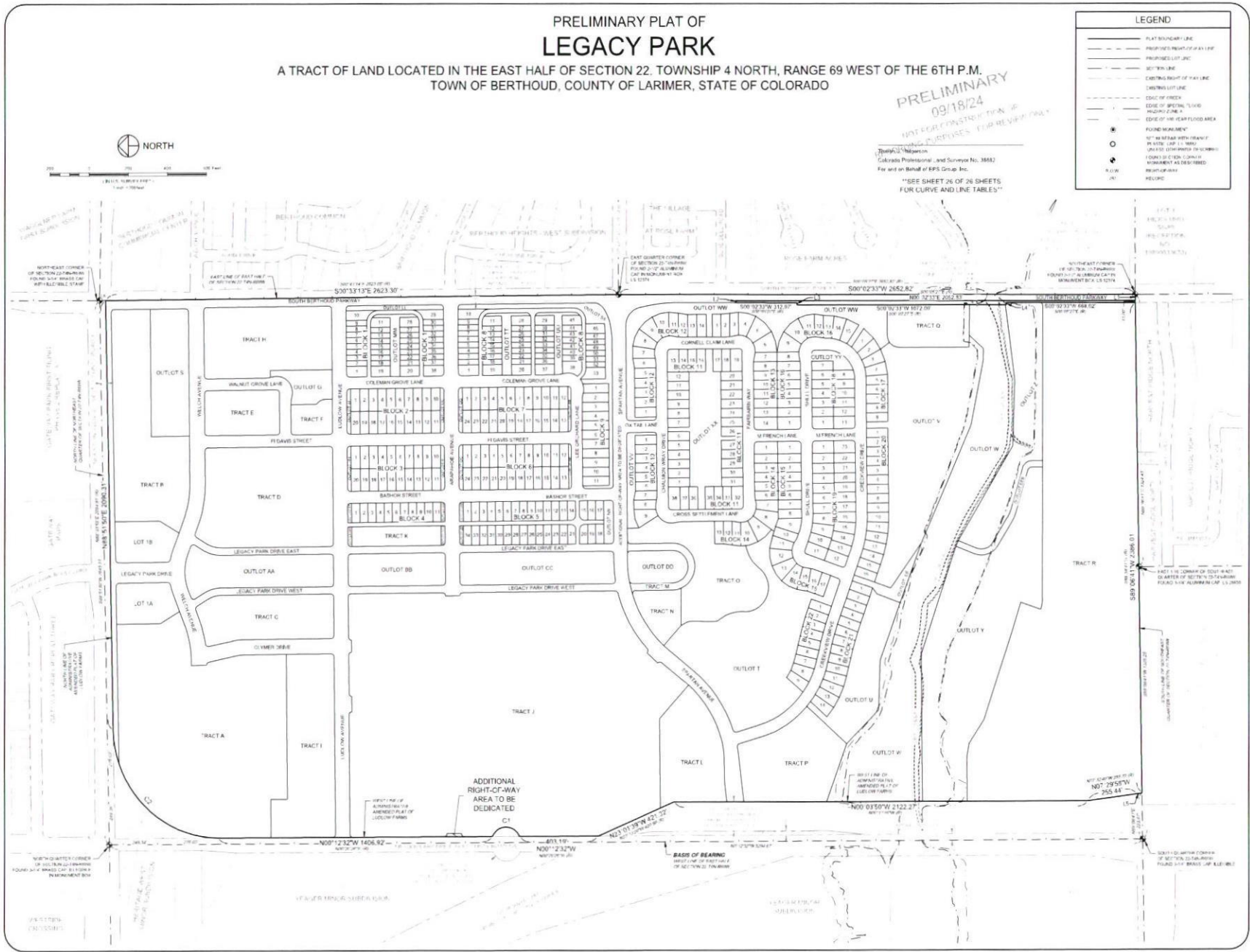

EPS GROUP

NE
**NORTHERN
ENGINEERING**

DATE 09/18/24	SCALE 1" = 200'	REVISIONS B. F. FISKE
PROJECT P. C. GMA, LLC		REVISIONS B. F. FISKE

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
3
Of 26 Sheets



LEGACY PARK
PRELIMINARY PLAT OF
A TRACT OF LAND LOCATED IN THE
EAST HALF OF SECTION 22,
TOWNSHIP 4 NORTH, RANGE 69
WEST OF THE 6TH P.M. TOWN OF
BERTHOUD, COUNTY OF LARIMER,
STATE OF COLORADO

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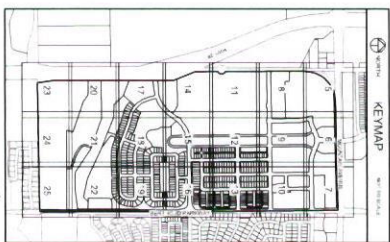
Sheet
4
Of 26 Sheets

S/Sgt. John HESSLER, Two Subways Plus 195-001' Subways Plus Ave.

A TRACT OF LAND LOCATED IN THE
EAST HALF OF SECTION 22,
TOWNSHIP 4 NORTH, RANGE 69
WEST OF THE 6TH P.M. TOWN OF
BERTHOUD, COUNTY OF LARIMER,
STATE OF COLORADO



QUESTIONS	
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2	What is the function of the immunoglobulin heavy chain constant region C _H 2?
3	What is the function of the immunoglobulin heavy chain constant region C _H 3?
4	What is the function of the immunoglobulin heavy chain constant region C _H 4?
5	What is the function of the immunoglobulin heavy chain constant region C _H 5?
6	What is the function of the immunoglobulin heavy chain constant region C _H 6?
7	What is the function of the immunoglobulin heavy chain constant region C _H 7?
8	What is the function of the immunoglobulin heavy chain constant region C _H 8?
9	What is the function of the immunoglobulin heavy chain constant region C _H 9?
10	What is the function of the immunoglobulin heavy chain constant region C _H 10?
11	What is the function of the immunoglobulin heavy chain constant region C _H 11?
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16	What is the function of the immunoglobulin heavy chain constant region C _H 16?
17	What is the function of the immunoglobulin heavy chain constant region C _H 17?
18	What is the function of the immunoglobulin heavy chain constant region C _H 18?
19	What is the function of the immunoglobulin heavy chain constant region C _H 19?
20	What is the function of the immunoglobulin heavy chain constant region C _H 20?



PRELIMINARY
09/18/24
FBI/DOJ

Thomas J. Hodgkinson
Calvinist Presbyterian | and Secretary N/A 1988
For and on Behalf of EPS Group, Inc.

SEE SHEET 6

SEE SHEET 8

5	Of 26 SA
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PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

PROJECT 181584301	DATE 09/18/24
CLIENT IP COMM LLC	SCALE 1" = 40'
DRAWN BY	REVIEWED BY



SECTION	22
TOWNSHIP	4 NORTH
RANGE	59 WEST OF 6TH PR

NOTICE:
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A TRACT OF LAND LOCATED IN THE
EAST HALF OF SECTION 22,
TOWNSHIP 4 NORTH, RANGE 69
WEST OF THE 6TH P.M. TOWN OF
BERTHOUD, COUNTY OF LARIMER,
STATE OF COLORADO



LEGEND

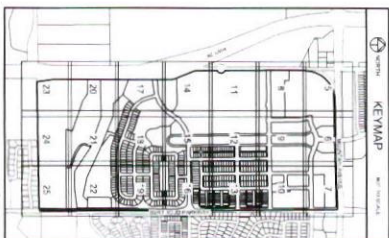
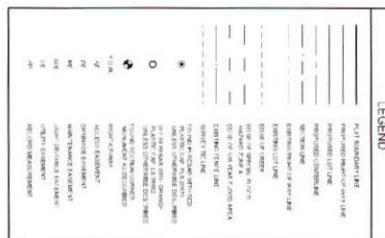
SEE SHEET 7

Street	6
C# 26 Sh	

TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO



NOTICE
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the notification of completion.



Robert J. Wedgewood
Colorado Professional Land Surveyors No. 5000
For and on Behalf of EPS Group Inc.

SEE SHEET 11

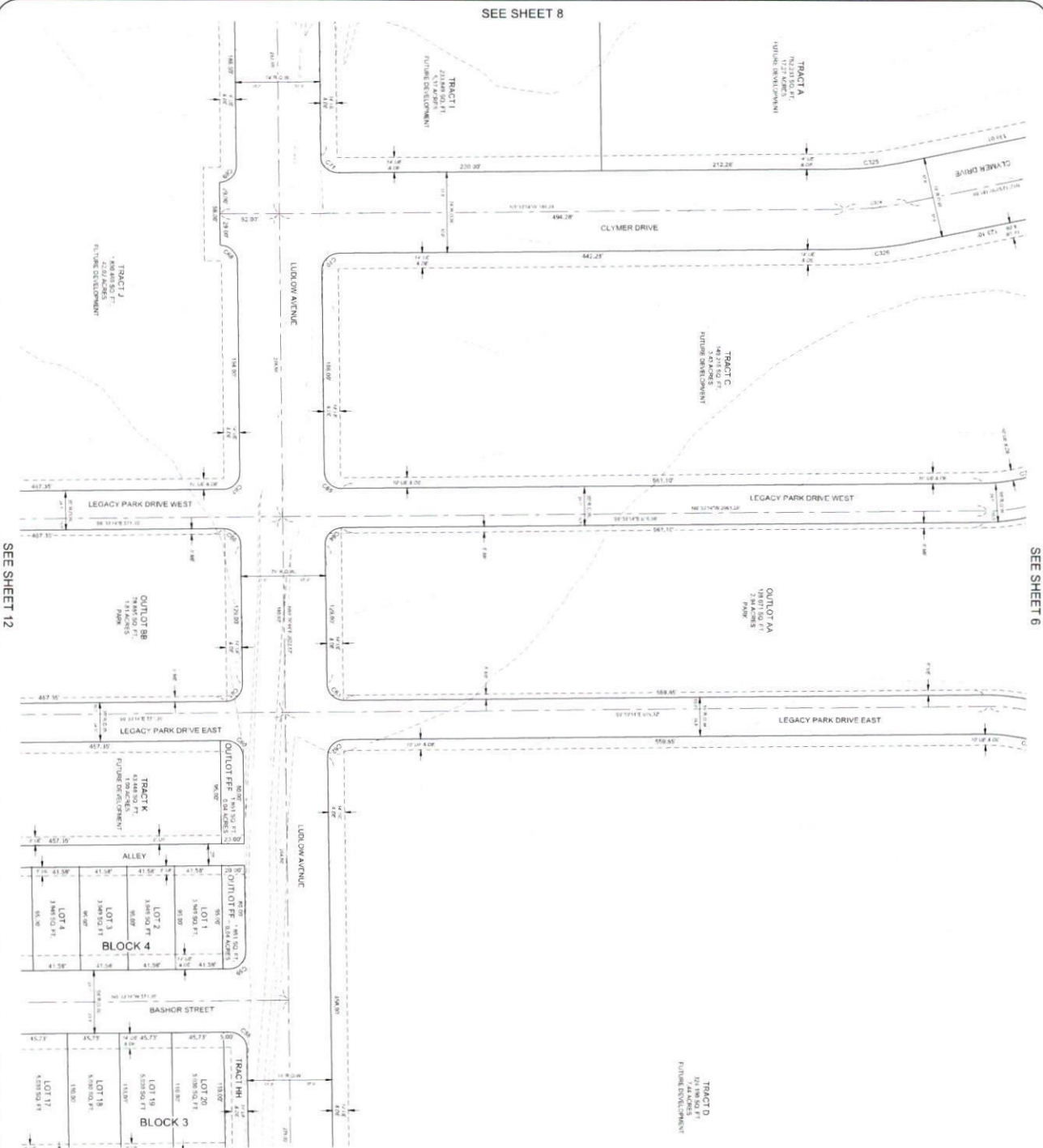
Thayer J. Holgerson
 Colorado Professional Land Surveyor No. 18882
 For and on Behalf of EPS Group, Inc.

Sheet
8
Of 26 Sheets

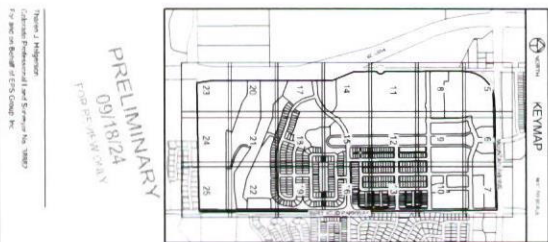
© 2006 by The McGraw-Hill Companies, Inc. All rights reserved. Printed in the United States of America. This book is printed on acid-free paper.

SEE SHEET 6

SEE SHEET 12



SEE SHEET 10



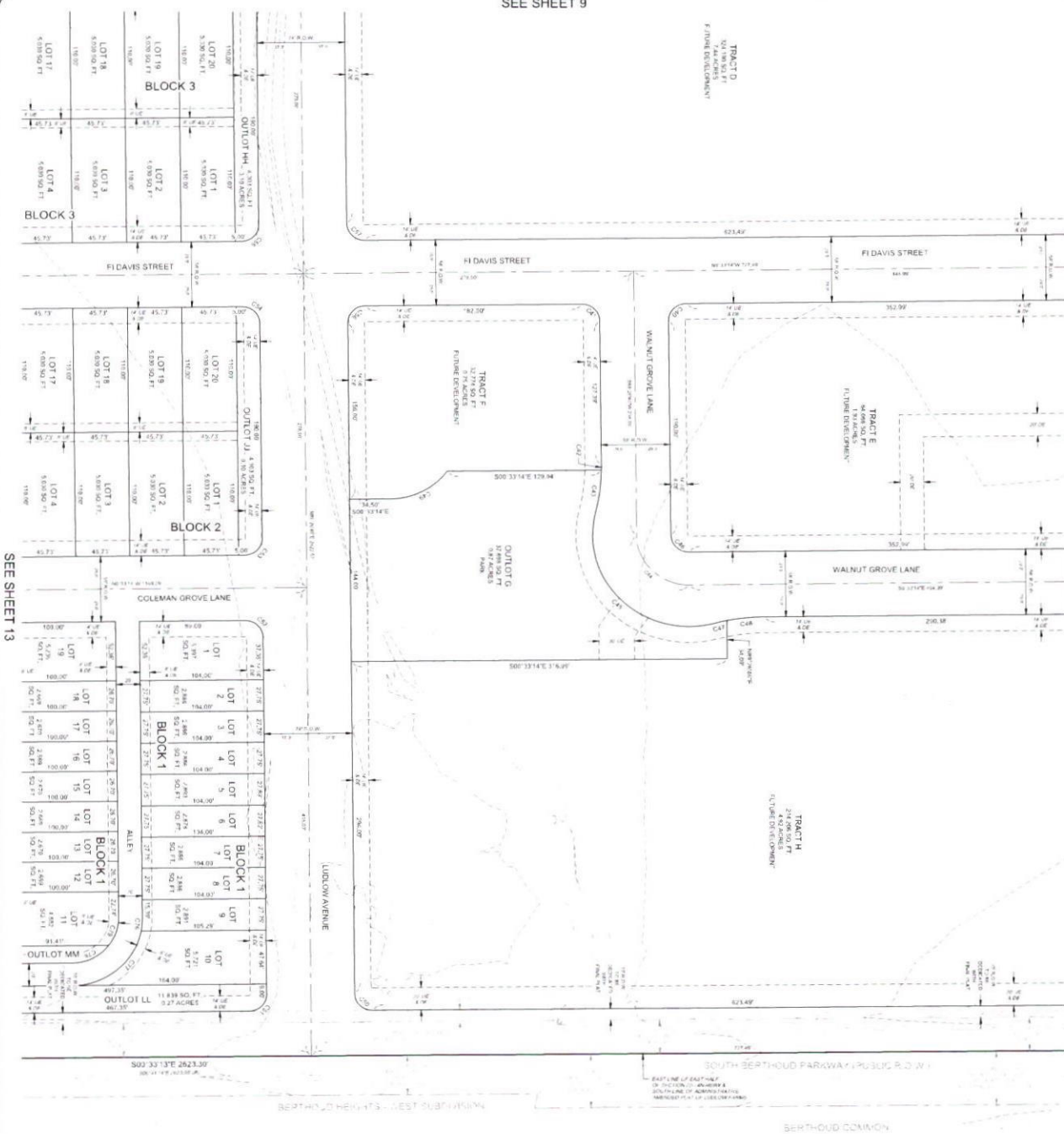
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TRACT G	2.21 ACRES
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TRACT Z	2.21 ACRES

**PRELIMINARY PLAT OF
LEGACY PARK**
A TRACT OF LAND LOCATED IN THE
EAST HALF OF SECTION 22,
TOWNSHIP 4 NORTH, RANGE 69
WEST OF THE 6TH P.M. TOWN OF
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STATE OF COLORADO

SEE SHEET 7

SEE SHEET 13

SEE SHEET 9



**PRELIMINARY PLAT OF
LEGACY PARK**
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WEST OF THE 6TH P.M. TOWN OF
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STATE OF COLORADO

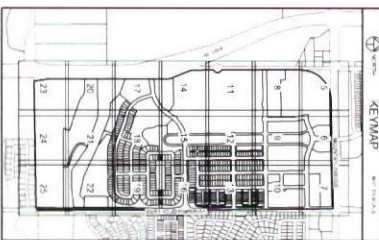


“USE SHEET 9 OF 20 SHEETS
FOR CLONE AND METABLE?”

LEGEND

- 1. LOT BOUNDARY LINE
- 2. UNIMPROVED RIGHT-OF-WAY LINE
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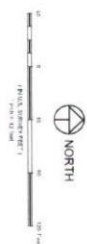
KEYMAP



PRELIMINARY
09/18/24
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PRELIMINARY PLAT OF LEGACY PARK

A TRACT OF LAND LOCATED IN THE
EAST HALF OF SECTION 22,
TOWNSHIP 4 NORTH, RANGE 69
WEST OF THE 6TH P.M. TOWN OF
BERTHOUD, COUNTY OF LARIMER,
STATE OF COLORADO

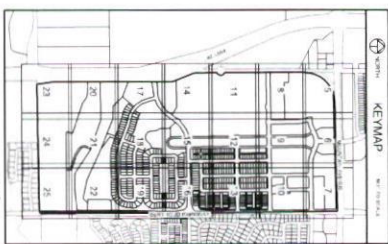


SEE SHEET 26 OF 26 SHEETS
FOR CURVE AND LINE TABLES

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SEE SHEET 12



PRELIMINARY
09/18/24
TOP SECRET COMINT

SEE SHEET 14

Thomas J. Hedges
Executive, Environmental and Strategic Risk
For more on Emerald of EFS Group Inc.

Sheet
11
Of 26 Sheets

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

PROJECT	DATE
18584975	18/10/24
CLIENT	SCALE
IP COMMERC	1" = 40'
DRAWING BY	REVISED BY
A. ...	M. ...



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22
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Hap

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SEE SHEET 11

SEE SHEET 9

TRACT J
1,800,000 SQ. FT.
42.02 ACRES
FUTURE DEVELOPMENT

SEE SHEET 15

PRELIMINARY PLAT OF
LEGACY PARK

A TRACT OF LAND LOCATED IN THE
EAST HALF OF SECTION 22,
TOWNSHIP 4 NORTH, RANGE 69
WEST OF THE 6TH P.M. TOWN OF
BERTHOUD, COUNTY OF LARIMER,
STATE OF COLORADO

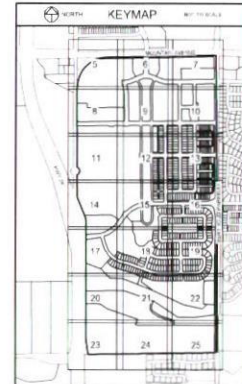


**SEE SHEET 26 OF 26 SHEETS
FOR CURVE AND LINE TABLES**

LEGEND

- [illegible]

KEYMAP



PRELIMINARY
09/18/24
FOR REVIEW ONLY

Thane J. Holgeron
Colorado Professional Land Surveyor No. 1888
For and on Behalf of EPS Group, Inc.

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SECTION	
22	
TOWNSHIP	
R. NORTH	
RANGE	

EPS GROUP
NORTHERN
ENGINEERING

DATE	08-18-24
3C-14.5	1" = 40'
COMMENTS	See page 108

[illegible]

PRELIMINARY PLAT OF
LEGACY PARK

Sheet
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Of 26 Sheets

LEGEND

Thaddeus J. Holgerson
Colorado Professional Land Surveyor No. 3888
For and on Behalf of EPS Group, Inc.

Sheet
13
Of 26 Sheets

TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

PRELIMINARY PLAT OF
LEGACY PARK

LEGEND	
	PLANT MATERIALS ONLY
	PLANT AND ANIMAL OR MINERAL
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Sheet
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Of 26 Sheets

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

PRINTED 18/04/2019	DATE 29/05/24
CURRENT 1P COMBILIC	ANGLE 1° - 40°



SECTION
22

TOWNSHIP
& NORTH

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SEE SHEET 13

PRELIMINARY PLAT OF
LEGACY PARK

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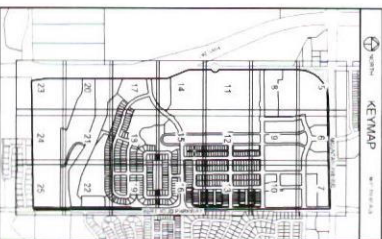


SEE SHEET 12 OF 26 SHEETS
FOR COMPLETE DETAILS

LEGEND

- 1. LOT SUBDIVISION LINE
- 2. PROPERTY LINE
- 3. EASEMENT
- 4. EASEMENT
- 5. EASEMENT
- 6. EASEMENT
- 7. EASEMENT
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KEYMAP



PRELIMINARY
09/18/24
11:00 AM

Drawn: J. Rodriguez
Checked: J. Rodriguez
City of Berthoud, CO, 80513

Sheet
16
Of 26 Sheets

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

PROJECT
TOWN OF BERTHOUD
CLIENT
TOWN OF BERTHOUD
DESIGNED BY
J. RODRIGUEZ
CHECKED BY
J. RODRIGUEZ
DATE
09/18/24



NOTICE
According to Colorado law you must commence any legal
action based upon any defect in this survey within one year
after you discover such defect. In no event may any action
based upon any defect in this survey be commenced more
than ten years after the date of the certificate shown herein.

A TRACT OF LAND LOCATED IN THE
EAST HALF OF SECTION 22,
TOWNSHIP 4 NORTH, RANGE 69
WEST OF THE 6TH P.M. TOWN OF
BERTHOUD, COUNTY OF LARIMER,
STATE OF COLORADO



Theresa J. Halperson
Executive Professional I and Business Mgr. Sales
First and on Record of EPS Group Inc.

PRELIMINARY PLAT OF
LEGACY PARK
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

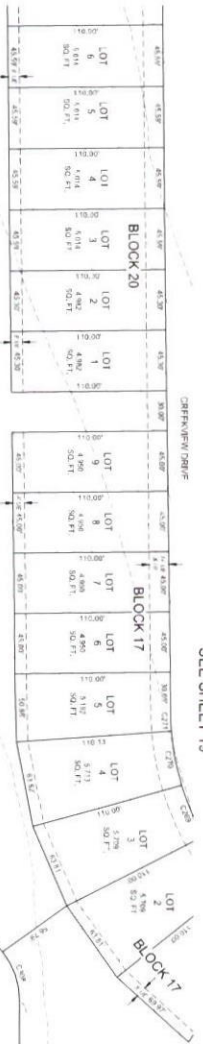


SECTION
12
TOWNSHIP
& NORTH
RANGE

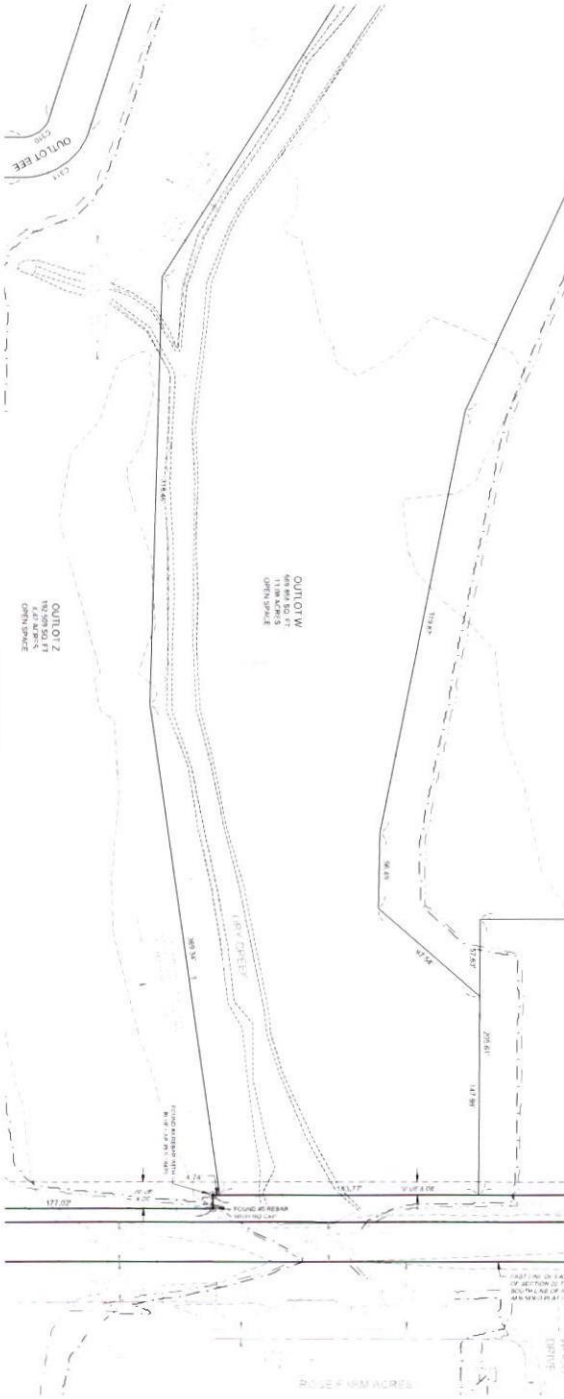
NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

[illegible]

SEE SHEET 19



SEE SHEET 21



SEE SHEET 25

PRELIMINARY PLAT OF LEGACY PARK

A TRACT OF LAND LOCATED IN THE
EAST HALF OF SECTION 22,
TOWNSHIP 4 NORTH, RANGE 69
WEST OF THE 6TH P.M. TOWN OF
BERTHOUD, COUNTY OF LARIMER,
STATE OF COLORADO



LEGEND



PRELIMINARY
09/18/24
11:00 AM - 11:00 PM

Thurs. 11:00 AM - 11:00 PM
11:00 AM - 11:00 PM

NOTICE
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

DATE: 09/18/24
BY: J. E. EDELL

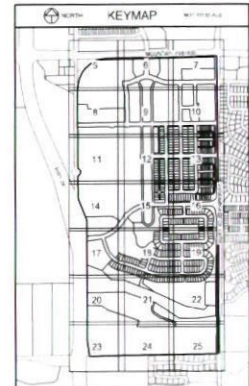


**PRELIMINARY PLAT OF
LEGACY PARK**
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

Sheet
22
Of 26 Sheets

LEGEND

	PLAT BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	NEIGHBOR LINE
	ELECTRIC RIGHT-OF-WAY LINE
	ELECTRIC LOT LINE
	EDGE-OF-ROAD
	EDGE-OF-SPREADING PAVEMENT
	PAVEMENT AREA
	EDGE-OF-OLD ROAD PAVED AREA
	EXISTING FENCE LINE
	RAILROAD FENCE LINE
	FENCING IN RIGHT-OF-WAY PAVED PLATS (AC PLAT 2007)
	UNPAVED FENCING DISCONTINUED
	IN 1/4 SECTION (NOT OWNED)
	IN 1/4 SECTION (NOT OWNED)
	UNPAVED FENCING DISCONTINUED
	FENCING FENCE CORNER
	NEIGHBOR LINE DISCONTINUED
	BRICK C-POLLS
	ACCESS EXISTENCE
	DRIVEWAY EXISTENCE
	WALKWAY EXISTENCE
	ADJ. LOT EXISTENCE
	ADJ. LOT EXISTENCE
	ADJ. LOT EXISTENCE



Thoren J. Holgersson
Celebrity Professional Talent Surveyor No. 30002
For and on Behalf of EPS Group, Inc.

SECTION
22

TOWNSHIP
4 NORTH

RANGE
18 WEST OF 6 WEST

DATE	10-18-74	SCALE	1" = 40'
PROJECT	85-4-0311	CLIENT	IN COMM. LLC
DESIGNED BY	AS NOTED	APPROVED BY	AS NOTED
NORTH			

Sheet
23
Of 26 Sheets

SEE SHEET 21

OUTLOT
100.00 SQ. FT.
100.00 SQ. FT.
100.00 SQ. FT.

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SEE SHEET 23

SEE SHEET 25

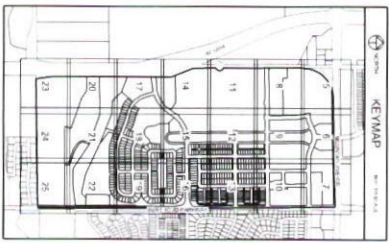
**PRELIMINARY PLAT OF
LEGACY PARK**
A TRACT OF LAND LOCATED IN THE
EAST HALF OF SECTION 22,
TOWNSHIP 4 NORTH, RANGE 69
WEST OF THE 6TH P.M. TOWN OF
BERTHOUD, COUNTY OF LARIMER,
STATE OF COLORADO



"SEE SHEET 21 OF 24 SHEETS
FOR CURVE AND LINE TABLES"

LEGEND

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PRELIMINARY
00118124
11/10/2024

Travis J. Anderson
Colorado Professional Land Surveyor No. 56882
For more on Berthoud, CO, Contact Us

Sheet
24
Of 26 Sheets

**PRELIMINARY PLAT OF
LEGACY PARK**
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO

PROJECT	DATE
10/14/2024	08/18/2024
CLIENT	OFFICE
EPIC CORP. LLC	1111 N. 40TH
PROJECT	PROJECT
10/14/2024	08/18/2024



SECTION
22
TOWNSHIP
4 NORTH
RANGE
69 WEST OF 6TH P.M.

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SEE SHEET 22

PRELIMINARY PLAT OF LEGACY PARK

A TRACT OF LAND LOCATED IN THE
EAST HALF OF SECTION 22,
TOWNSHIP 4 NORTH, RANGE 69
WEST OF THE 6TH P.M. TOWN OF
BERTHOUD, COUNTY OF LARIMER,
STATE OF COLORADO



SEE SHEET 26 OF 26 SHEETS
FOR CURVE AND LINE TABLES

LEGEND

[illegible]

KEYMAF

PRELIMINARY
09/18/24
FOR DEVIATION ONLY

Therese J. Halgarson
Colorado Professional and Service Associates
For and on Behalf of EFTS Group, Inc.

PRELIMINARY PLAT OF LEGACY PARK

PROJECT 1819A001	DATE 08/18/24
CLIENT JP COMM LLC	SCALE 1" = 40'
DRAWN BY T. HELLERSUM	REVIEWED B. TESSER



SECTION
22

TOWNSHIP
1 NORTH

RANGE
9 WEST OF 6TH PM

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Sheet
25
Of 26 Sheets

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Thane J. Holgerson
 Colorado Professional Land Surveyor No. 18882
 For and on Behalf of EPS Group, Inc.