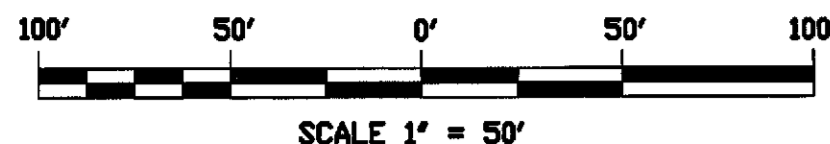


# KUHLMANN MINOR SUBDIVISION CORRECTION PLAT

## IN THE TOWN OF WIGGINS

### A PORTION OF THE NW1/4NW1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN.

## MORGAN COUNTY, COLORADO



**FLOOD PLAIN CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD BOUNDARY ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (NATIONAL FLOOD INSURANCE PROGRAM) COMMUNITY PANEL NO. 080204 0001 B EFFECTIVE DATE: DECEMBER 5, 1989. (ZONE B)

**Notice:**

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

**Note:**

A title search was not requested or conducted by me for this or adjacent properties, thus all recorded rights-of-way, easements, discrepancies of description, etc. of record which a title search could reveal have not been considered in making this survey. Some recorded and non-recorded easements may not be shown.

**BASIS OF BEARINGS**

BEARINGS AND DISTANCES AS SHOWN WERE DERIVED FROM G.P.S. LOCALIZATION ON MORGAN COUNTY G.P.S. CONTROL NETWORK.  
SCALE = 0.999956059      ROTATION = -0°56'10"

**LEGEND**

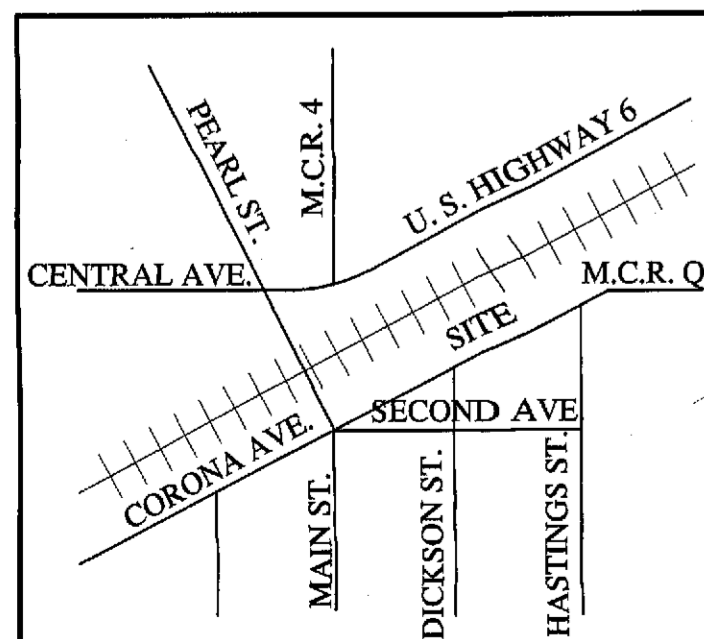
- SET #5 REBAR WITH PLASTIC CAP LS 14796
- FOUND #5 REBAR WITH PLASTIC CAP LS 14796
- FOUND AC. FOR SECTION CORNER AS NOTED
- ▨ AREA TO BE VACATED OR PREVIOUSLY VACATED

**SURVEYOR'S CERTIFICATE:**

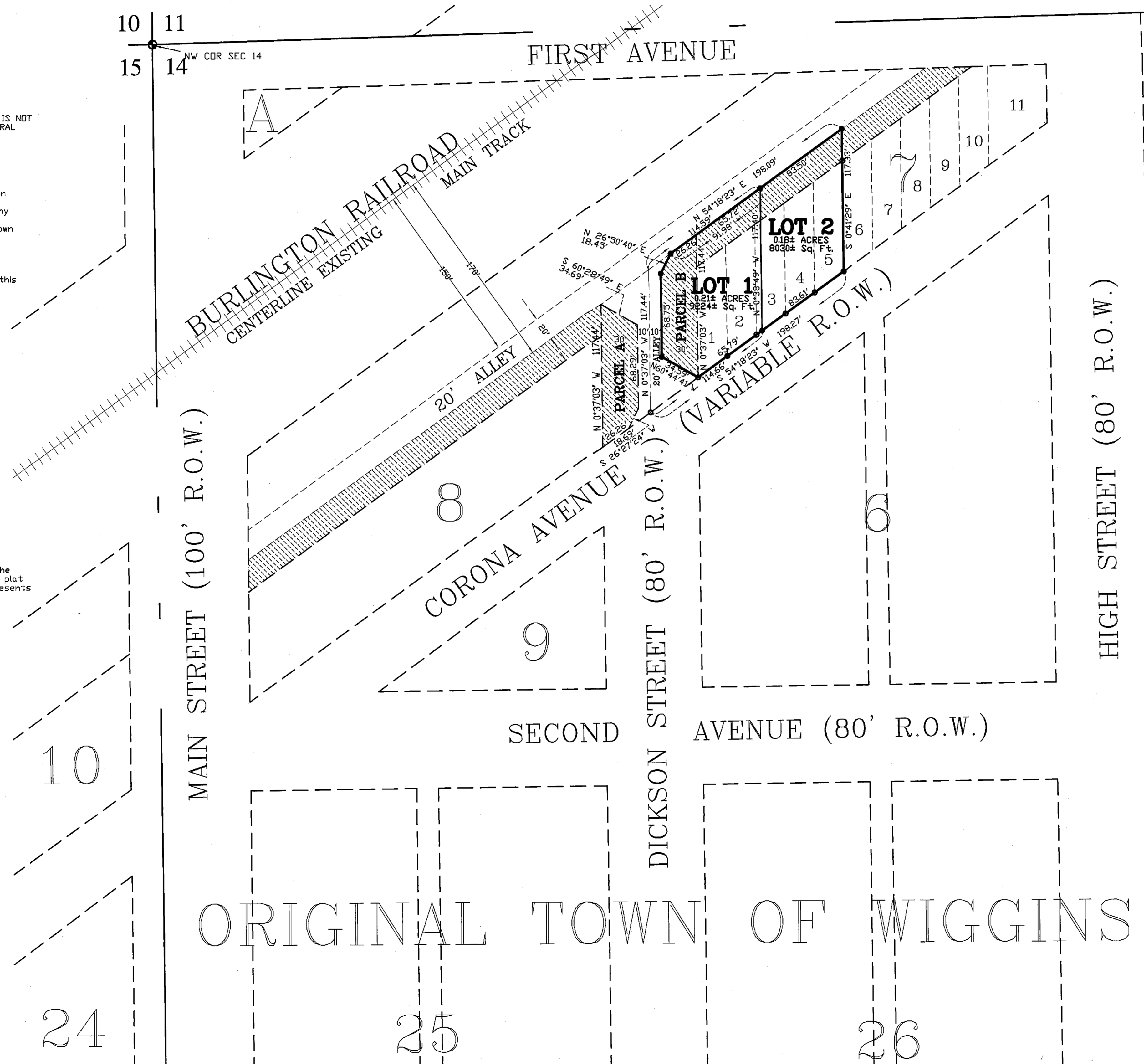
I, Michael E. Anderson, a duly registered land surveyor in the State of Colorado, do hereby certify that this CORRECTION plat of the KUHLMANN Minor Subdivision truly and correctly represents the results of a survey made by me or under my direct supervision.

Date \_\_\_\_\_ Surveyor \_\_\_\_\_

**UNLESS SIGNED, SEALED AND DATED  
THIS IS A PRELIMINARY PLAT**



**VICINITY MAP**  
( NTS )



**[ LEGAL DESCRIPTION ]**

THAT PORTION OF THE NW1/4NW1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO; DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF DICKSON STREET AND THE NORTHERLY RIGHT-OF-WAY OF CORONA AVENUE AS SHOWN ON THE OFFICIAL PLAT OF THE ORIGINAL TOWN OF WIGGINS, RECORDS OF MORGAN COUNTY, COLORADO; THENCE N 60°44'41" W A DISTANCE OF 34.59 FEET TO A POINT BEING 10 FEET EAST, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF DICKSON STREET; THENCE N 0°37'03" W PARALLEL WITH SAID CENTERLINE A DISTANCE OF 68.75 FEET; THENCE N 26°50'40" E A DISTANCE OF 18.45 FEET TO A POINT BEING 170 FEET SOUTHEAST, MEASURED AT RIGHT ANGLES FROM THE EXISTING MAIN TRACK CENTERLINE OF THE BURLINGTON RAILROAD; THENCE N 54°18'23" E PARALLEL WITH SAID MAIN TRACK CENTERLINE A DISTANCE OF 175.48 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 5, BLOCK 7 OF THE ORIGINAL TOWN OF WIGGINS; THENCE S 0°41'29" E ALONG SAID PROLOGATION AND EAST LINE OF SAID LOT 5 A DISTANCE OF 117.33 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF CORONA AVENUE AS SHOWN ON SAID PLAT OF THE ORIGINAL TOWN OF WIGGINS; THENCE S 54°18'23" W ALONG SAID NORTHERLY RIGHT-OF-WAY OF CORONA AVENUE A DISTANCE OF 149.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.40 ACRES (17254 Sq.Ft.) MORE OR LESS.

**[ LEGAL DESCRIPTION PARCEL A: (VACATION) ]**

THAT PORTION OF THE NW1/4NW1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO; DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF DICKSON STREET AND THE NORTHERLY RIGHT-OF-WAY OF CORONA AVENUE AS SHOWN ON THE OFFICIAL PLAT OF THE ORIGINAL TOWN OF WIGGINS, RECORDS OF MORGAN COUNTY, COLORADO; THENCE N 0°37'03" W ALONG THE WEST RIGHT-OF-WAY LINE OF DICKSON STREET A DISTANCE OF 117.44 FEET TO A POINT BEING 170 FEET SOUTHEAST, MEASURED AT RIGHT ANGLES FROM THE EXISTING MAIN TRACK CENTERLINE OF THE BURLINGTON RAILROAD; THENCE S 60°28'49" E A DISTANCE OF 34.59 FEET TO A POINT BEING 10 FEET WEST, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID DICKSON STREET; THENCE S 0°37'03" E PARALLEL WITH SAID CENTERLINE OF DICKSON STREET A DISTANCE OF 68.29 FEET; THENCE S 26°27'24" W A DISTANCE OF 18.69 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SAID CORONA AVENUE; THENCE S 54°18'23" W ALONG SAID NORTHERLY RIGHT-OF-WAY OF CORONA AVENUE A DISTANCE OF 26.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.07 ACRES (2900 Sq.Ft.) MORE OR LESS.

**[ LEGAL DESCRIPTION PARCEL B: (VACATION) ]**

THAT PORTION OF THE NW1/4NW1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO; DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF DICKSON STREET AND THE NORTHERLY RIGHT-OF-WAY OF CORONA AVENUE AS SHOWN ON THE OFFICIAL PLAT OF THE ORIGINAL TOWN OF WIGGINS, RECORDS OF MORGAN COUNTY, COLORADO; THENCE N 60°44'41" W A DISTANCE OF 34.59 FEET TO A POINT BEING 10 FEET EAST, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF DICKSON STREET; THENCE N 0°37'03" W PARALLEL WITH SAID CENTERLINE A DISTANCE OF 68.75 FEET; THENCE N 26°50'40" E A DISTANCE OF 18.45 FEET TO A POINT BEING 170 FEET SOUTHEAST, MEASURED AT RIGHT ANGLES FROM THE EXISTING MAIN TRACK CENTERLINE OF THE BURLINGTON RAILROAD; THENCE N 54°18'23" E PARALLEL WITH SAID MAIN TRACK CENTERLINE A DISTANCE OF 26.26 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID DICKSON STREET; THENCE S 0°37'03" E ALONG SAID PROLOGATION AND EAST LINE OF SAID DICKSON STREET A DISTANCE OF 117.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.07 ACRES (2904 Sq.Ft.) MORE OR LESS.

**CLERK AND RECORDER'S CERTIFICATE:**

State of Colorado )  
                          ) ss.  
County of Morgan )  
I hereby certify that this instrument was filed in my office  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_  
20\_\_\_\_ and is duly recorded in Plat File \_\_\_\_\_, Fees  
\_\_\_\_\_ paid.

Recorder \_\_\_\_\_ Deputy \_\_\_\_\_

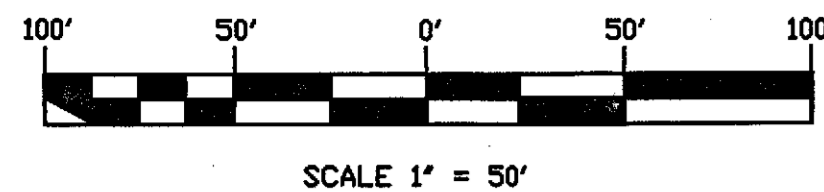
**KUHLMANN MINOR SUBDIVISION CORRECTION PLAT**  
A PORTION OF THE NW1/4NW1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO.

**KUHLMANN**  
SCALE 1" = 50'  
DATE NOVEMBER 20, 2002

**MICHAEL E. ANDERSON**  
LICENSED LAND SURVEYOR  
P.L.S. No. 14796  
13983 HWY. 144, FT. MORGAN, CO. 80701  
970-542-2785

REVISED 12-1-02  
REVISED 2-7-03  
REVISED 3-12-03  
REVISED 4-28-05

# KUHLMANN MINOR SUBDIVISION PLAT IN THE TOWN OF WIGGINS A PORTION OF THE NW1/4NW1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN. MORGAN COUNTY, COLORADO



**FLOOD PLAIN CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD BOUNDARY ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (NATIONAL FLOOD INSURANCE PROGRAM) COMMUNITY PANEL NO. 080204 0001 B EFFECTIVE DATE: DECEMBER 5, 1989. (ZONE B)

**Notice:**  
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

**Note:**  
A title search was not requested or conducted by me for this or adjacent properties, thus all recorded rights-of-way, easements, discrepancies of description, etc. of record which a title search could reveal have not been considered in making this survey. Some recorded and non-recorded easements may not be shown.

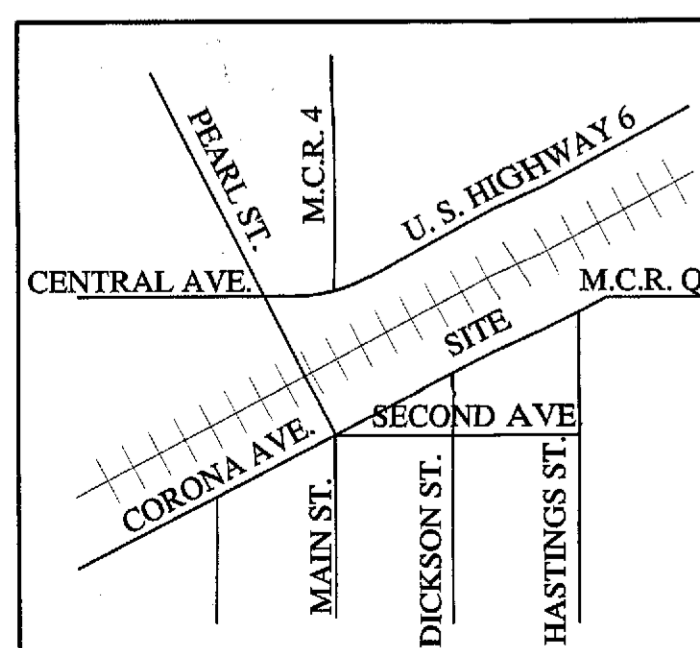
**BASIS OF BEARINGS**

BEARINGS AND DISTANCES AS SHOWN WERE DERIVED FROM G.P.S. LOCALIZATION ON MORGAN COUNTY G.P.S. CONTROL NETWORK.  
SCALE = 0.999956059      ROTATION = -0°56'10"

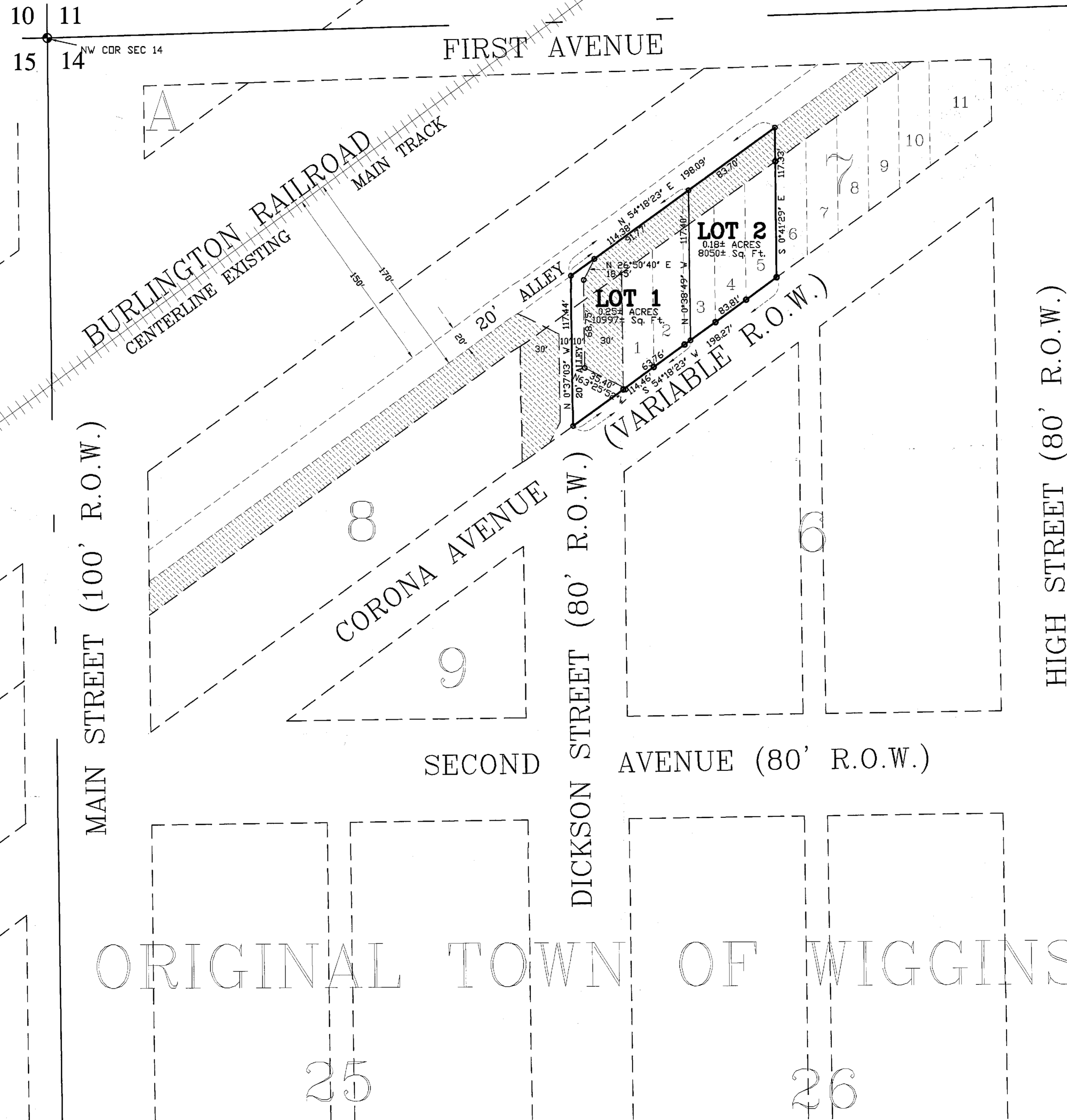
**LEGEND**

- SET #5 REBAR WITH PLASTIC CAP LS 14796
- FOUND #5 REBAR WITH PLASTIC CAP LS 14796
- FOUND A.C. FOR SECTION CORNER AS NOTED

AREA TO BE VACATED OR PREVIOUSLY VACATED



**VICINITY MAP**  
( NTS )



**LEGAL DESCRIPTION:**

THAT PORTION OF THE NW1/4NW1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF DICKSON STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF CORONA AVENUE AS SHOWN ON THE OFFICIAL PLAT OF THE ORIGINAL TOWN OF WIGGINS, RECORDS OF MORGAN COUNTY, COLORADO;  
THENCE N 0°37'03" W ALONG THE CENTERLINE OF DICKSON STREET A DISTANCE OF 117.44 FEET TO A POINT BEING 170 FEET SOUTHEAST, MEASURED AT RIGHT ANGLES FROM THE EXISTING MAIN TRACK CENTERLINE OF THE BURLINGTON RAILROAD;  
THENCE N 54°18'23" E PARALLEL WITH SAID MAIN TRACK A DISTANCE OF 198.09 FEET TO A POINT ON THE NORTH PROLONGATION OF THE EAST LINE OF LOT 5, BLOCK 7 OF THE ORIGINAL TOWN OF WIGGINS;  
THENCE S 0°41'29" E ALONG SAID PROLONGATION AND EAST LINE OF SAID LOT 5 A DISTANCE OF 117.33 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF CORONA AVENUE AS SHOWN ON SAID PLAT OF THE ORIGINAL TOWN OF WIGGINS;  
THENCE S 54°18'23" W ALONG SAID NORTHERLY RIGHT-OF-WAY OF CORONA AVENUE A DISTANCE OF 198.27 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.44 ACRES MORE OR LESS.

**OWNER'S STATEMENT AND DEDICATION:**

AUDREY KUHLMANN AND OTTO KUHLMANN DO HEREBY STATE THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY AND DO HEREBY DEDICATE ALL STREETS, ALLEYS AND EASEMENTS AS SHOWN HEREON TO PUBLIC USE FOREVER.

AUDREY KUHLMANN  
OTTO KUHLMANN

**NOTARY ACKNOWLEDGEMENT:**

STATE OF COLORADO )  
                                  ) SS.  
COUNTY OF MORGAN )  
AUDREY AND OTTO KUHLMANN APPEARED BEFORE ME AND AFFIXED THEIR SIGNATURES ON THE FOREGOING OWNERS STATEMENT AND DEDICATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
WITNESS MY HAND AND OFFICIAL SEAL.  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I, Michael E. Anderson, a duly registered land surveyor in the State of Colorado, do hereby certify that this plat of the KUHLMANN Minor Subdivision truly and correctly represents the results of a survey made by me or under my direct supervision.

Date \_\_\_\_\_ Surveyor \_\_\_\_\_

**UNLESS SIGNED, SEALED AND DATED  
THIS IS A PRELIMINARY PLAT**

**PLANNING COMMISSION APPROVAL:**

Plat approved by the Planning Commission of the Town of Wiggins, Colorado this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

Chairman \_\_\_\_\_

**ACCEPTANCE BY THE CITY COUNCIL:**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, by the Town Council, Wiggins, Colorado. This approval does not guarantee that the size or soil or flooding conditions of any lot shown hereon are such that a building permit shall be issued. This approval is with the understanding that all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutters, street lights, street signs and sidewalks shall be financed by others and not by the Town of Wiggins.

Attest: \_\_\_\_\_ City Clerk      \_\_\_\_\_ Mayor

**TOWN CLERK'S CERTIFICATE:**

State of Colorado )  
                                  ) ss.  
County of Morgan )  
I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock, \_\_\_\_\_ A.D., 20\_\_\_\_, and is duly recorded.  
Town Clerk \_\_\_\_\_

**CLERK AND RECORDER'S CERTIFICATE:**

State of Colorado )  
                                  ) ss.  
County of Morgan )  
I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and is duly recorded in Plat File \_\_\_\_\_, Fees \_\_\_\_\_, paid.

Recorder \_\_\_\_\_ Deputy \_\_\_\_\_

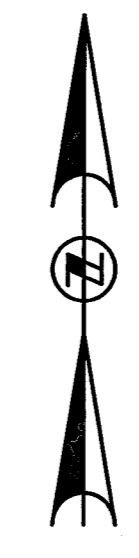
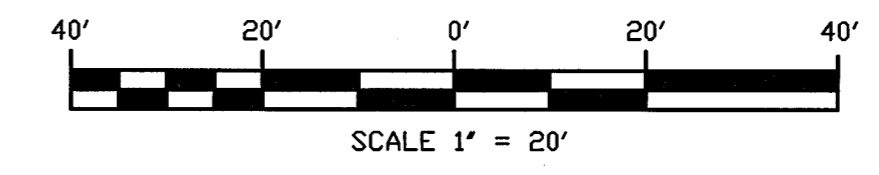
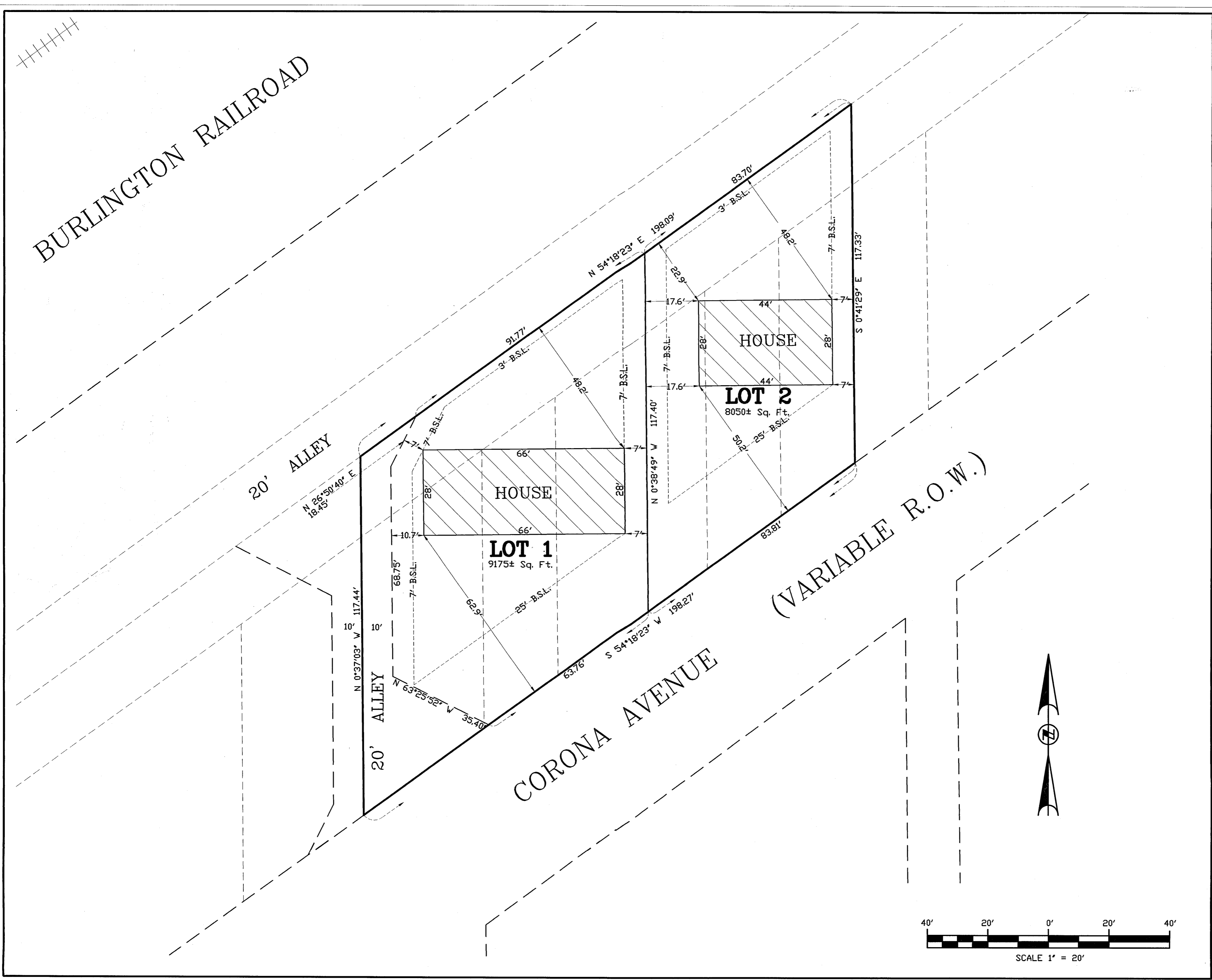
**KUHLMANN MINOR SUBDIVISION PLAT**  
A PORTION OF THE NW1/4NW1/4 OF SECTION 14 TOWNSHIP 3 NORTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO.

**KUHLMANN**

**MICHAEL E. ANDERSON**  
LICENSED LAND SURVEYOR  
P.L.S. No. 14796  
13993 HWY. 144, FT. MORGAN, CO. 80701  
Bus. & Fax: 970-542-2784

SCALE 1" = 50'  
DATE NOVEMBER 20, 2002

REVISED 12-1-02  
REVISED 2-7-03



**PLOT PLAN**

LOTS 1 & 2 OF KULHMANN MINOR SUBDIVISION  
 IN THE TOWN OF WIGGINS, COLORADO.  
 PORTION OF SECTION 14, T. 3 N., R. 60 W. OF  
 OF THE 6TH P.M., MORGAN COUNTY, COLORADO.

**KULHMANN**

DATE	SCALE
DECEMBER 3, 2002	1" = 20'

**MICHAEL E. ANDERSON**  
 LICENSED LAND SURVEYOR  
 PLS No. 14796

13993 HWY 144 FT. MORGAN, CO. 80701  
 Bus. & Fax: 970-542-2784  
 Res.: 970-542-2785  
 Cell: 970-768-2255

REVISED 2/7/03

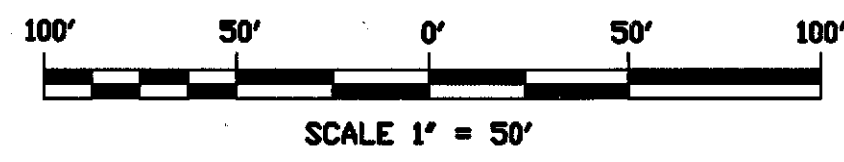


# KUHLMANN MINOR SUBDIVISION CORRECTION PLAT

## IN THE TOWN OF WIGGINS

### A PORTION OF THE NW1/4NW1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN.

## MORGAN COUNTY, COLORADO



**FLOOD PLAIN CERTIFICATE**  
 IT IS HEREBY CERTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD BOUNDARY ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (NATIONAL FLOOD INSURANCE PROGRAM) COMMUNITY PANEL NO. 080204 0001 B EFFECTIVE DATE: DECEMBER 5, 1989. (ZONE B)

**Notice:**  
 According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

**Note:**  
 A title search was not requested or conducted by me for this or adjacent properties, thus all recorded rights-of-way, easements, discrepancies of description, etc. of record which a title search could reveal have not been considered in making this survey. Some recorded and non-recorded easements may not be shown.

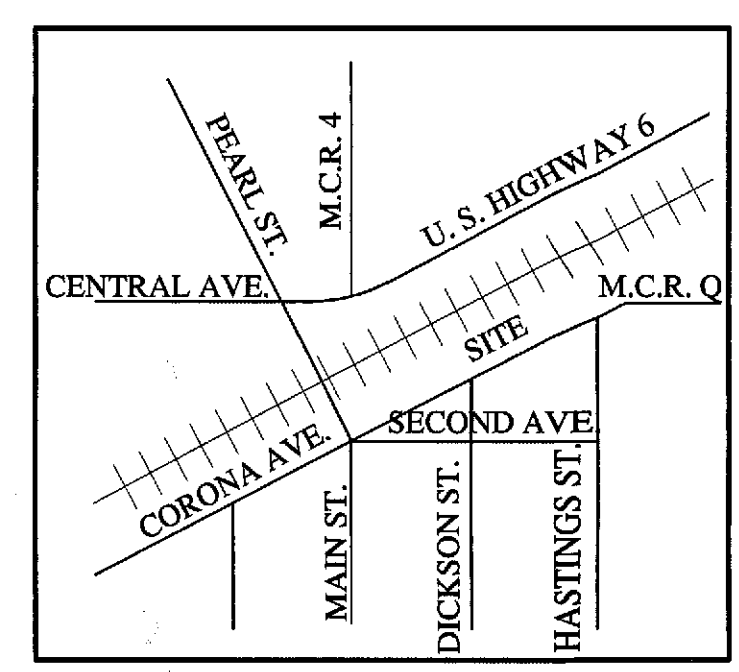
**BASIS OF BEARINGS**  
 BEARINGS AND DISTANCES AS SHOWN WERE DERIVED FROM G.P.S. LOCALIZATION ON MORGAN COUNTY G.P.S. CONTROL NETWORK.  
 SCALE = 0.999956059      ROTATION = -0°56'10"

- LEGEND**
- SET #5 REBAR WITH PLASTIC CAP LS 14796
  - FOUND #5 REBAR WITH PLASTIC CAP LS 14796
  - FOUND AC. FOR SECTION CORNER AS NOTED

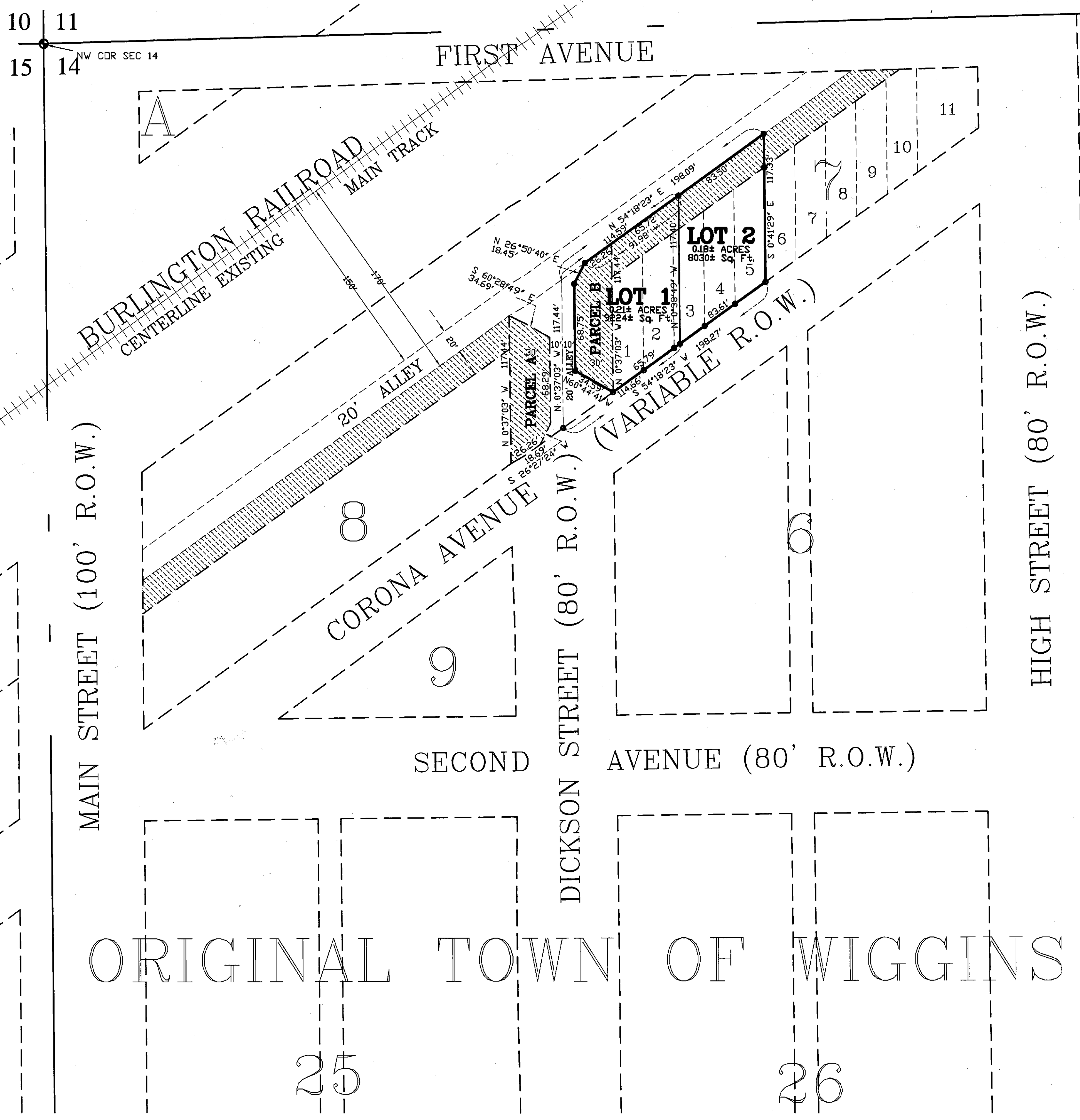
AREA TO BE VACATED OR PREVIOUSLY VACATED

**SURVEYOR'S CERTIFICATE:**  
 I, Michael E. Anderson, a duly registered land surveyor in the State of Colorado, do hereby certify that this CORRECTION plat of the KUHLMANN Minor Subdivision truly and correctly represents the results of a survey made by me or under my direct supervision.

Date: 7/6/2002  
 Surveyor: Michael E. Anderson  
 License No. 14796  
 This plat is hereby sealed and dated  
 in accordance with the provisions of the  
 Colorado Subdivision Act



VICINITY MAP  
( NTS )



[ LEGAL DESCRIPTION: ]  
 THAT PORTION OF THE NW1/4NW1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF DICKSON STREET AND THE NORTHERLY RIGHT-OF-WAY OF CORONA AVENUE AS SHOWN ON THE OFFICIAL PLAT OF THE ORIGINAL TOWN OF WIGGINS, RECORDS OF MORGAN COUNTY, COLORADO;  
 THENCE N 60°44'41" W A DISTANCE OF 34.59 FEET TO A POINT BEING 10 FEET EAST, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF DICKSON STREET;  
 THENCE N 0°37'03" W PARALLEL WITH SAID CENTERLINE A DISTANCE OF 68.75 FEET;  
 THENCE N 26°50'40" E A DISTANCE OF 18.45 FEET TO A POINT BEING 170 FEET SOUTHEAST, MEASURED AT RIGHT ANGLES FROM THE EXISTING MAIN TRACK CENTERLINE OF THE BURLINGTON RAILROAD;  
 THENCE N 54°18'23" E PARALLEL WITH SAID MAIN TRACK CENTERLINE A DISTANCE OF 175.48 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID DICKSON STREET;  
 THENCE S 0°41'29" E ALONG SAID PROLOGATION AND EAST LINE OF SAID LOT 5 A DISTANCE OF 117.33 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF CORONA AVENUE AS SHOWN ON SAID PLAT OF THE ORIGINAL TOWN OF WIGGINS;  
 THENCE S 54°18'23" W ALONG SAID NORTHERLY RIGHT-OF-WAY OF CORONA AVENUE A DISTANCE OF 149.40 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 0.40 ACRES (17254 Sq.Ft.) MORE OR LESS.

[ LEGAL DESCRIPTION PARCEL A: (VACATION) ]  
 THAT PORTION OF THE NW1/4NW1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF DICKSON STREET AND THE NORTHERLY RIGHT-OF-WAY OF CORONA AVENUE AS SHOWN ON THE OFFICIAL PLAT OF THE ORIGINAL TOWN OF WIGGINS, RECORDS OF MORGAN COUNTY, COLORADO;  
 THENCE N 0°37'03" W ALONG THE WEST RIGHT-OF-WAY LINE OF DICKSON STREET A DISTANCE OF 117.44 FEET TO A POINT BEING 170 FEET SOUTHEAST, MEASURED AT RIGHT ANGLES FROM THE EXISTING MAIN TRACK CENTERLINE OF THE BURLINGTON RAILROAD;  
 THENCE S 60°28'49" E A DISTANCE OF 34.69 FEET TO A POINT BEING 10 FEET WEST, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID DICKSON STREET;  
 THENCE S 0°37'03" E PARALLEL WITH SAID CENTERLINE OF DICKSON STREET A DISTANCE OF 68.29 FEET;  
 THENCE S 26°27'24" W A DISTANCE OF 18.69 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SAID CORONA AVENUE;  
 THENCE S 54°18'23" W ALONG SAID NORTHERLY RIGHT-OF-WAY OF CORONA AVENUE A DISTANCE OF 26.26 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 0.07 ACRES (2900 Sq.Ft.) MORE OR LESS.

[ LEGAL DESCRIPTION PARCEL B: (VACATION) ]  
 THAT PORTION OF THE NW1/4NW1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF DICKSON STREET AND THE NORTHERLY RIGHT-OF-WAY OF CORONA AVENUE AS SHOWN ON THE OFFICIAL PLAT OF THE ORIGINAL TOWN OF WIGGINS, RECORDS OF MORGAN COUNTY, COLORADO;  
 THENCE N 60°44'41" W A DISTANCE OF 34.59 FEET TO A POINT BEING 10 FEET EAST, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF DICKSON STREET;  
 THENCE N 0°37'03" W PARALLEL WITH SAID CENTERLINE A DISTANCE OF 68.75 FEET;  
 THENCE N 26°50'40" E A DISTANCE OF 18.45 FEET TO A POINT BEING 170 FEET SOUTHEAST, MEASURED AT RIGHT ANGLES FROM THE EXISTING MAIN TRACK CENTERLINE OF THE BURLINGTON RAILROAD;  
 THENCE N 54°18'23" E PARALLEL WITH SAID MAIN TRACK CENTERLINE A DISTANCE OF 26.26 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID DICKSON STREET;  
 THENCE S 0°37'03" E ALONG SAID PROLOGATION AND EAST LINE OF SAID DICKSON STREET A DISTANCE OF 117.44 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 0.07 ACRES (2904 Sq.Ft.) MORE OR LESS.

**CLERK AND RECORDER'S CERTIFICATE:**  
 State of Colorado )  
 County of Morgan ) ss.  
 I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and is duly recorded in Plat File \_\_\_\_\_, Fees \_\_\_\_\_, paid.  
 Recorder \_\_\_\_\_ Deputy \_\_\_\_\_

**KUHLMANN MINOR SUBDIVISION CORRECTION PLAT**  
 A PORTION OF THE NW1/4NW1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO.

**KUHLMANN**  
 SCALE 1" = 50'  
 DATE NOVEMBER 20, 2002

**MICHAEL E. ANDERSON**  
 LICENSED LAND SURVEYOR  
 P.L.S. No. 14796  
 13988 HWY. 144, FT. MORGAN, CO. 80701  
 970-542-2785

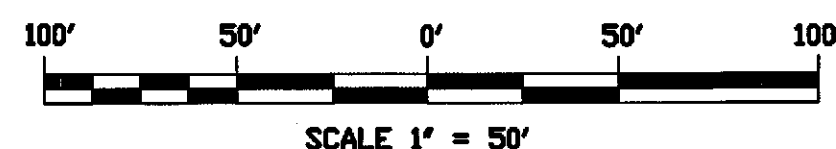
REVISED 12-1-02  
 REVISED 2-7-03  
 REVISED 3-12-03  
 REVISED 4-28-05

# KUHLMANN MINOR SUBDIVISION CORRECTION PLAT

## IN THE TOWN OF WIGGINS

### A PORTION OF THE NW1/4NW1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN.

## MORGAN COUNTY, COLORADO



**FLOOD PLAIN CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD BOUNDARY ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (NATIONAL FLOOD INSURANCE PROGRAM) COMMUNITY PANEL NO. 080204 0001 B EFFECTIVE DATE: DECEMBER 5, 1989. (ZONE B)

**Notice:**

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

**Note:**

A title search was not requested or conducted by me for this or adjacent properties; thus all recorded rights-of-way, easements, discrepancies of description, etc. of record which a title search could reveal have not been considered in making this survey. Some recorded and non-recorded easements may not be shown.

**BASIS OF BEARINGS**

BEARINGS AND DISTANCES AS SHOWN WERE DERIVED FROM G.P.S. LOCALIZATION ON MORGAN COUNTY G.P.S. CONTROL NETWORK.  
SCALE = 0.999956059      ROTATION = -0°56'10"

**LEGEND**

- SET #5 REBAR WITH PLASTIC CAP LS 14796
- FOUND #5 REBAR WITH PLASTIC CAP LS 14796
- ⊙ FOUND A.C. FOR SECTION CORNER AS NOTED

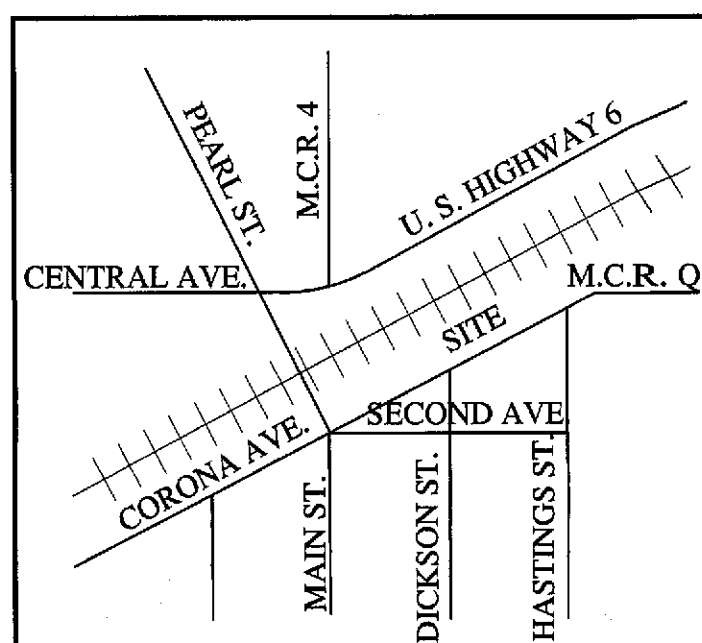
▨ AREA TO BE VACATED OR PREVIOUSLY VACATED

**SURVEYOR'S CERTIFICATE:**

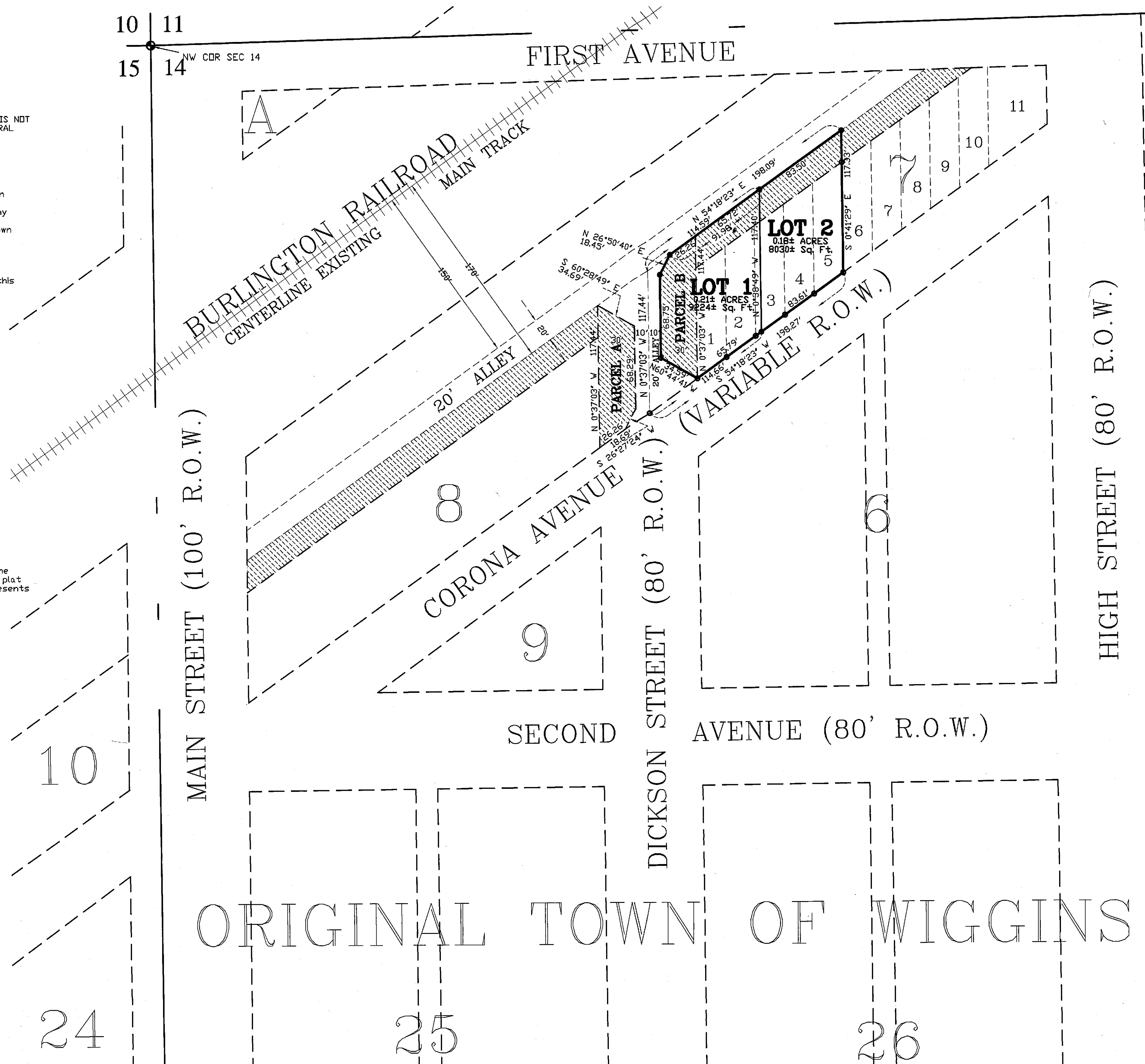
I, Michael E. Anderson, a duly registered land surveyor in the State of Colorado, do hereby certify that this CORRECTION plat of the KUHLMANN Minor Subdivision truly and correctly represents the results of a survey made by me or under my direct supervision.

Date \_\_\_\_\_ Surveyor \_\_\_\_\_

**UNLESS SIGNED, SEALED AND DATED THIS IS A PRELIMINARY PLAT**



**VICINITY MAP**  
( NTS )



[ LEGAL DESCRIPTION ]

THAT PORTION OF THE NW1/4NW1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF DICKSON STREET AND THE NORTHERLY RIGHT-OF-WAY OF CORONA AVENUE AS SHOWN ON THE OFFICIAL PLAT OF THE ORIGINAL TOWN OF WIGGINS, RECORDS OF MORGAN COUNTY, COLORADO;  
THENCE N 60°44'41" W A DISTANCE OF 34.59 FEET TO A POINT BEING 10 FEET EAST, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF DICKSON STREET;  
THENCE N 0°37'03" W PARALLEL WITH SAID CENTERLINE A DISTANCE OF 68.75 FEET;  
THENCE N 26°50'40" E A DISTANCE OF 18.45 FEET TO A POINT BEING 170 FEET SOUTHEAST, MEASURED AT RIGHT ANGLES FROM THE EXISTING MAIN TRACK CENTERLINE OF THE BURLINGTON RAILROAD;  
THENCE N 54°18'23" E PARALLEL WITH SAID MAIN TRACK CENTERLINE A DISTANCE OF 175.48 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 5, BLOCK 7 OF THE ORIGINAL TOWN OF WIGGINS;  
THENCE S 0°41'29" E ALONG SAID PROLONGATION AND EAST LINE OF SAID LOT 5 A DISTANCE OF 117.33 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF CORONA AVENUE AS SHOWN ON SAID PLAT OF THE ORIGINAL TOWN OF WIGGINS;  
THENCE S 54°18'23" W ALONG SAID NORTHERLY RIGHT-OF-WAY OF CORONA AVENUE A DISTANCE OF 149.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.40 ACRES (17254 Sq.Ft.) MORE OR LESS.

[ LEGAL DESCRIPTION PARCEL A (VACATION) ]

THAT PORTION OF THE NW1/4NW1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF DICKSON STREET AND THE NORTHERLY RIGHT-OF-WAY OF CORONA AVENUE AS SHOWN ON THE OFFICIAL PLAT OF THE ORIGINAL TOWN OF WIGGINS, RECORDS OF MORGAN COUNTY, COLORADO;  
THENCE N 0°37'03" W ALONG THE WEST RIGHT-OF-WAY LINE OF DICKSON STREET A DISTANCE OF 117.44 FEET TO A POINT BEING 170 FEET SOUTHEAST, MEASURED AT RIGHT ANGLES FROM THE EXISTING MAIN TRACK CENTERLINE OF THE BURLINGTON RAILROAD;  
THENCE S 60°28'49" E A DISTANCE OF 34.59 FEET TO A POINT BEING 10 FEET WEST, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID DICKSON STREET;  
THENCE S 0°37'03" E PARALLEL WITH SAID CENTERLINE OF DICKSON STREET A DISTANCE OF 68.29 FEET;  
THENCE S 26°27'24" W A DISTANCE OF 18.69 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SAID CORONA AVENUE;  
THENCE S 54°18'23" W ALONG SAID NORTHERLY RIGHT-OF-WAY OF CORONA AVENUE A DISTANCE OF 26.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.07 ACRES (2900 Sq.Ft.) MORE OR LESS.

[ LEGAL DESCRIPTION PARCEL B (VACATION) ]

THAT PORTION OF THE NW1/4NW1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF DICKSON STREET AND THE NORTHERLY RIGHT-OF-WAY OF CORONA AVENUE AS SHOWN ON THE OFFICIAL PLAT OF THE ORIGINAL TOWN OF WIGGINS, RECORDS OF MORGAN COUNTY, COLORADO;  
THENCE N 60°44'41" W A DISTANCE OF 34.59 FEET TO A POINT BEING 10 FEET EAST, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF DICKSON STREET;  
THENCE N 0°37'03" W PARALLEL WITH SAID CENTERLINE A DISTANCE OF 68.75 FEET;  
THENCE N 26°50'40" E A DISTANCE OF 18.45 FEET TO A POINT BEING 170 FEET SOUTHEAST, MEASURED AT RIGHT ANGLES FROM THE EXISTING MAIN TRACK CENTERLINE OF THE BURLINGTON RAILROAD;  
THENCE N 54°18'23" E PARALLEL WITH SAID MAIN TRACK CENTERLINE A DISTANCE OF 26.26 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID DICKSON STREET;  
THENCE S 0°37'03" E ALONG SAID PROLONGATION AND EAST LINE OF SAID DICKSON STREET A DISTANCE OF 117.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.07 ACRES (2904 Sq.Ft.) MORE OR LESS.

**CLERK AND RECORDER'S CERTIFICATE:**

State of Colorado )  
County of Morgan ) ss.  
I hereby certify that this Instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and is duly recorded in Plat File \_\_\_\_\_, Fees \_\_\_\_\_ paid.  
Recorder \_\_\_\_\_ Deputy \_\_\_\_\_

**KUHLMANN MINOR SUBDIVISION CORRECTION PLAT**  
A PORTION OF THE NW1/4NW1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO.

**KUHLMANN**  
DATE: NOVEMBER 20, 2002  
SCALE: 1" = 50'

**MICHAEL E. ANDERSON**  
LICENSED LAND SURVEYOR  
P.L.S. No. 14796  
13983 HWY. 144, FT. MORGAN, CO. 80701  
970-542-2785

REVISED 12-1-02  
REVISED 2-7-03  
REVISED 3-12-03  
REVISED 4-28-05