

THORNTON FIRE STATION 7 SUBDIVISION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO.

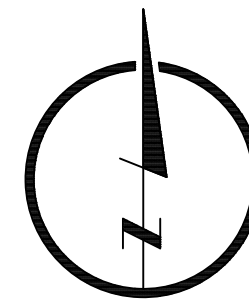
**LAMP
RYNEARSON**

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402)496.2498

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)226.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)361.0440



0 100 200
SCALE: 1"= 100
U.S. SURVEY FEET

LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY
- RIGHT OF WAY PER TRANSPORTATION PLAN
- LOT LINE
- SECTION LINE
- MONUMENT FOUND AS DESCRIBED
- SET 5/8"x24" REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "LS 38621"

PRELIMINARY

SEE SHEET 1 FOR SURVEYOR'S CERTIFICATION.

CENTER NORTH SIXTEENTH CORNER OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
#6 REBAR WITH 3-1/4" BRASS CAP,
STAMPED "LS 24960"

NORTHEAST CORNER SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
3-1/4" ALUMINUM CAP ON AN AXLE,
STAMPED "LS 28664", IN RANGE BOX

EAST 160th AVENUE

60' RIGHT-OF-WAY
ROAD PETITION
BOOK 1, PAGE 486
WITHIN ADAMS COUNTY COMMISSIONERS BOOKS
YORK STREET

30' RIGHT-OF-WAY

45' RESERVED RIGHT-OF-WAY
YORK STREET
(PER ADAMS COUNTY TRANSPORTATION PLAN)

YORK STREET RIGHT-OF-WAY (VARIES)
CUNDALL FARM SUBDIVISION FILING 1,
AMENDMENT NO. 1
RECEPTION NO. 2014000003078

UNPLATTED
LMB CAPITAL PARTNERS, LLC
RECEPTION NO. 2004001286410
NOT A PART

N89°40'29"E
346.00'
298.00'

48.00'

N00°22'03"W
329.00'

LOT 1
98,042 SQ.FT.
±2.251 ACRES

329.00'
RIGHT-OF-WAY
15,792 SQ.FT.
±0.362 ACRES

S00°22'03"E
329.00'

YORK STREET

CUNDALL FARM SUBDIVISION FILING 1,
AMENDMENT NO. 1
RECEPTION NO. 2014000003078
NOT A PART

48' RIGHT-OF-WAY
DEDICATED BY THIS
PLAT

POINT OF BEGINNING

298.00'

S89°40'29"W
346.00'

S89°40'29"W
30.00'

45' RESERVED RIGHT-OF-WAY
YORK STREET
(PER ADAMS COUNTY TRANSPORTATION PLAN)

561.00'

CENTER QUARTER CORNER OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
3-1/4" BRASS CAP, STAMPED "LS 33203"
(MONUMENT LENGTH AND SIZE WAS NOT ABLE TO BE
DETERMINED WITHOUT REMOVING THE CAP)

S89°40'29"W
2654.84'

EAST QUARTER CORNER OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
#6 REBAR WITH 3-1/4" BRASS CAP
STAMPED "LS 28664", IN RANGE BOX
POINT OF COMMENCEMENT

EAST 156th AVENUE

SUBDIVISION PLAT

NORTHEAST QUARTER OF SECTION 11
T1S, R68W OF THE 6TH P.M.
ADAMS COUNTY, STATE OF COLORADO

THORNTON FIRE STATION 7
THORNTON, COLORADO

REVISIONS

DESIGNER / DRAFTER

MGS/JAC/JUP

DATE

10/11/2021

PROJECT NUMBER

0221014

BOOK AND PAGE

SHEET

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