

# Sketch Plan/Preliminary Plat

## Replat of Lots 6 and 7, Block 1 and Lots 1 through 6, Block 2 And Portions of Second Street, Park Avenue and Alleys as Vacated Coyell's Addition to the Town of New Castle

SITUATED IN THE NW1/4NW1/4 SECTION 31, TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE 6TH P.M.  
TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO

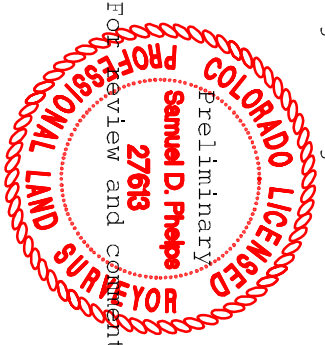
certificates of dedication and conveyance. The undersigned, Samuel D. Phelps, Preliminary Land Surveyor No. 27613, for and on behalf of SURVCO, Inc. a Colorado Corp., has examined the title to all lands dedicated and shown upon this plat, and title to encumbrances except as follows:

By: Samuel D. Phelps  
Preliminary Land Surveyor No. 27613  
For and on behalf of SURVCO, Inc.  
A Colorado Corp.

By: Grady F. Hazleton  
Suzanne Hazleton  
Grady F. Hazleton and Suzanne Hazleton

By: Notary Public  
My commission expires: \_\_\_\_\_

By: Planning Commission certificate:  
This plat approved by the Planning Commission of the Town of New Castle, Garfield County, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



By: Title Insurance company or attorney's certificate:  
I, \_\_\_\_\_, does hereby certify that \_\_\_\_\_ has examined the title to all lands dedicated and shown upon this plat, and title to encumbrances except as follows:

By: Clerk and recorder's certificate:  
This plat was filed for record in the Office of the Clerk and Recorder at \_\_\_\_\_ o'clock \_\_\_\_\_ k., 20\_\_\_\_, and is duly recorded in Book \_\_\_\_\_, Page No. \_\_\_\_\_ under Reception No. \_\_\_\_\_.

By: \_\_\_\_\_  
Secretary

**SURVCO, Inc.**  
RTK GPS and Conventional Land Surveying Services  
826-1/2 Grand Avenue  
Post Office Box 2782  
Glenwood Springs, CO. 81602-2782  
Phone: (970) 945-5945  
Email: survco@gmail.com

2123-312-41-002  
RMS, LLC  
P.O. Box 235  
Aspen, CO. 81612

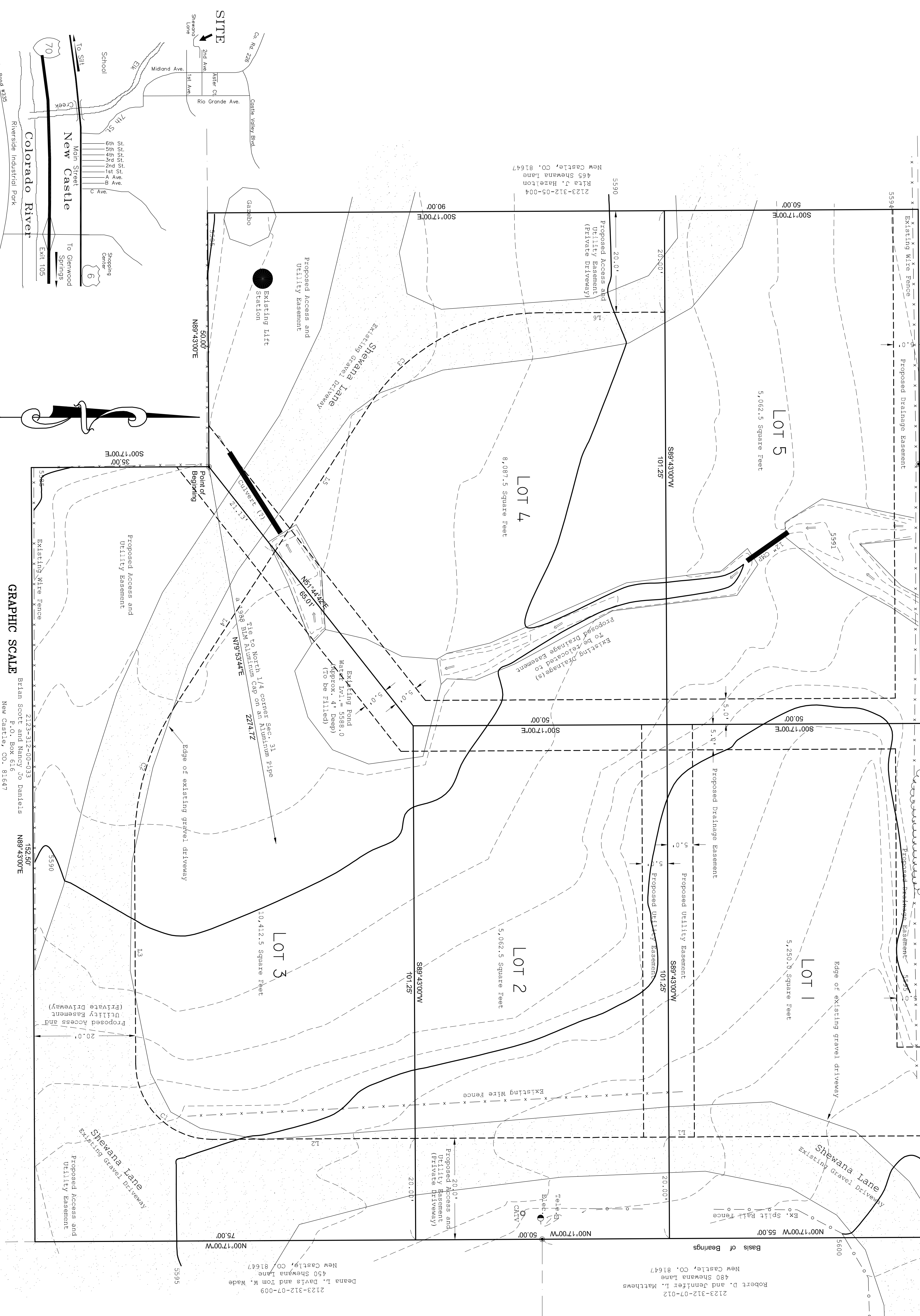
2123-312-41-003  
Robert Gordon  
220 N. 7th Street  
New Castle, CO. 81647

2123-312-41-004  
The Wilgus Family Trust  
2413 Loch Way  
E. Dorado Hills, CO. 95762

2123-312-41-005  
Steven M. and Rebecca J. Ripley  
New Castle, CO. 81647

2123-312-41-006  
Kathryn Gleason  
965 Shewana Lane  
New Castle, CO. 81647

SECOND STREET  
Right of Way Width Varies  
(Portions Vacated by Ordinance  
No. 500, Series 1997)



VICINITY MAP  
Map to Scale

Client: G. Hazleton  
Date: 16/Oct/2016  
Drawn By: S. Phelps  
Job No.: 97.013

GRAPHIC SCALE  
1 inch = 10 ft.

Contour Interval is 1.0' Vertical Elevation Difference  
All linear dimensions shown hereon are in US Survey Feet  
Indicates found cases w/ pres. cap, PLS No. 27613

LINE TABLE				CURVE TABLE			
Line No.	Bearing	Length		Chord	Chord	Chord	Tangent
L1	N00°17'00"W	105.00'					
L2	N00°17'00"W	40.00'					
L3	N89°43'00"E	43.10'	C1	23.56'	13.00'	30.00'	21.21'
L4	S87°07'02"E	36.30'	C2	23.56'	13.00'	30.00'	21.21'
L5	S00°17'00"E	24.80'	C3	35.58'	40.00'	55.50'	35.07'
L6	S00°17'00"E	24.80'	C3	35.58'	40.00'	55.50'	35.07'