

Final Plat of

THE FARM SUBDIVISION FILING NO. 3

A Replat of Tracts E of The Farm Subdivision Filing No. 1,
Situate in the Southeast Quarter of Section 15, Township 3 North, Range 60 West of the 6th P.M.,
Town of Wiggins, County of Morgan, State of Colorado

OWNERSHIP AND DEDICATION

Known by all men by these presents, that the undersigned 7R, LLC, being the owners of the land shown in this Final Plat and described as follows:

Tracts E of The Farm Subdivision Filing No. 1 recorded April 16, 2017 as Reception No. 1500393 of the Records of Morgan County, located in the Southeast Quarter (SE1/4) of Section Fifteen (15), Township Three North (T.3N.), Range Sixty West (R.60W.) of the Sixth Principal Meridian (6th P.M.), Town of Wiggins, County of Morgan, State of Colorado.

Said described parcel of land contains 34.191 Acres, more or less.

Have laid out, subdivided and platted said land as per drawing hereon contained under the name and style of The Farm Subdivision Filing No. 3, a subdivision of a part of the Town of Wiggins, County of Morgan, State of Colorado, and by these presents does hereby dedicate to the Town of Wiggins the streets and avenues as shown on the accompanying plat for the public use thereof forever and does further dedicate to the use of the Town of Wiggins and all serving public utilities (and other appropriate entities) those portions of said real property which are so designated as easements as shown.

It is expressly understood and agreed by the undersigned that all expenses and costs involved in constructing and installing sanitary sewer system works and lines, storm drainage works and lines, water system works and lines, gas service lines, electrical service works and lines, landscaping, curbs, gutters, street pavement, sidewalks, and other utilities and services shall be guaranteed and paid for by the Subdivider or arrangements made by the Subdivider there of which are approved by the Town of Wiggins, Colorado, and such sums shall not be paid by the Town of Wiggins, and that any item so constructed or installed when accepted by the Town of Wiggins shall become the sole property of said Town of Wiggins, Colorado, except private roadway curbs, gutter and pavement and items owned by municipality franchised utilities, other serving public entities, which when constructed or installed shall remain and/or become the property of such municipality franchised utilities, other serving public entities and shall not become the property of the Town of Wiggins, Colorado.

OWNER: 7R, LLC

By: _____ As: _____

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ as _____

Witness my hand and official seal. (SEAL)

My commission expires _____

Notary Public

LIENHOLDER(S)

By: _____ As: _____

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ as _____

Witness my hand and official seal. (SEAL)

My commission expires _____

Notary Public

TOWN APPROVAL BLOCK

This is to certify that the Plat of The Farm Subdivision Filing No. 3 was approved on this day of _____, 20____ by Resolution No. _____ and that the Mayor of the Town of Wiggins on behalf of the Town of Wiggins, hereby acknowledges said Plat upon which this certificate is endorsed for all purposes indicated thereon.

Mayor _____ ATTEST: Town Clerk _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
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 _____.

Recorder _____ Deputy _____

SURVEYOR'S CERTIFICATE

I, Paul B. Groves, a Licensed Professional Land Survey in the State of Colorado, do hereby state that I prepared this plat from an actual and accurate survey of this land, including all existing right-of-way easements, and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the regulations of the State of Colorado.

PRELIMINARY

Paul B. Groves — On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

LAND USE TABLE

LOTS (54)	15.309 ACRES	45%
OUTLOTS (3)	0.253 ACRES	1%
TRACT (1)	15.485 ACRES	45%
RIGHT OF WAY	3.144 ACRES	9%
TOTAL	34.191 ACRES	100%

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Southeast Quarter of Section 15, T.3N., R.60W., as bearing South 88°31'21" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2630.47 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

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. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

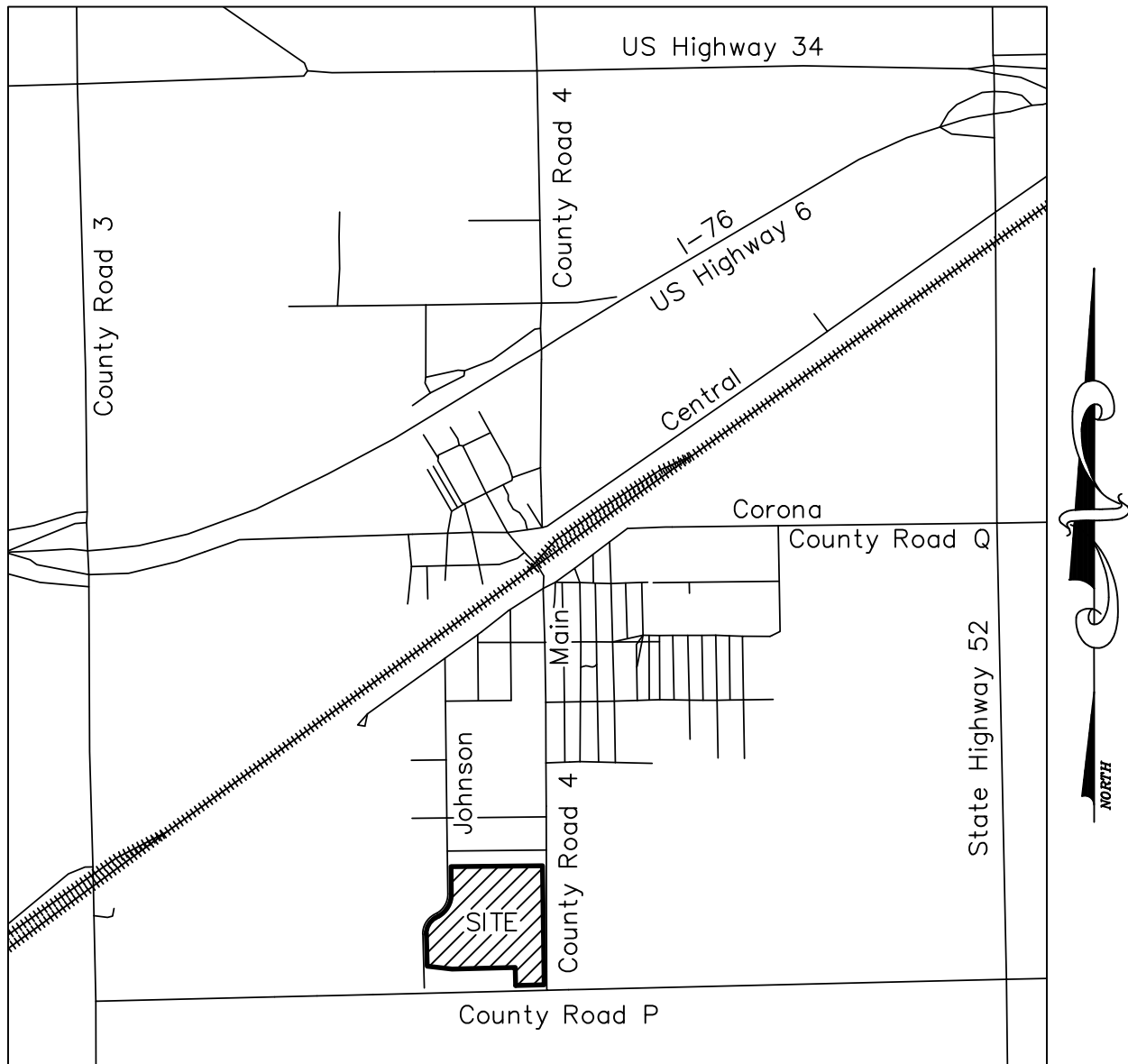
This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number ?____ dated ?____ as prepared by ?____ to delineate the aforesaid information.

FLOOD PLAIN NOTE

The subject property is in flood zone 'X', "areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" per FEMA flood map number 08067C0552D effective date April 4, 2018.

The subject property area is protected from the one percent annual chance (100-year) flood by levee, dike, other structure subject to possible failure or overtopping during larger floods.

PARCEL	DESCRIPTION	OWNED & MAINTAINED BY
OUTLOT A	PEDESTRIAN EASEMENT	HOMEOWNERS ASSOCIATION
OUTLOT B	PEDESTRIAN EASEMENT	HOMEOWNERS ASSOCIATION
OUTLOT C	PEDESTRIAN EASEMENT	HOMEOWNERS ASSOCIATION
TRACT A	FUTURE DEVELOPMENT	7R, LLC



VICINITY MAP
SCALE: 1"=2000'

OWNER

7R, LLC
3771 COUNTY ROAD P
WIGGINS, CO 80654

DEVELOPER

RWT EXCAVATING
3771 COUNTY ROAD P
WIGGINS, CO 80654
PHONE: (970) 483-7813

SURVEYOR

KING SURVEYORS
650 GARDEN DRIVE
WINDSOR, CO 80550
PHONE: (970) 686-5011

DATE:	4/15/2026
FILE NAME:	20260136SUB
SCALE:	1"=50'
DRAWN BY:	CSK
CHECKED BY:	PG

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



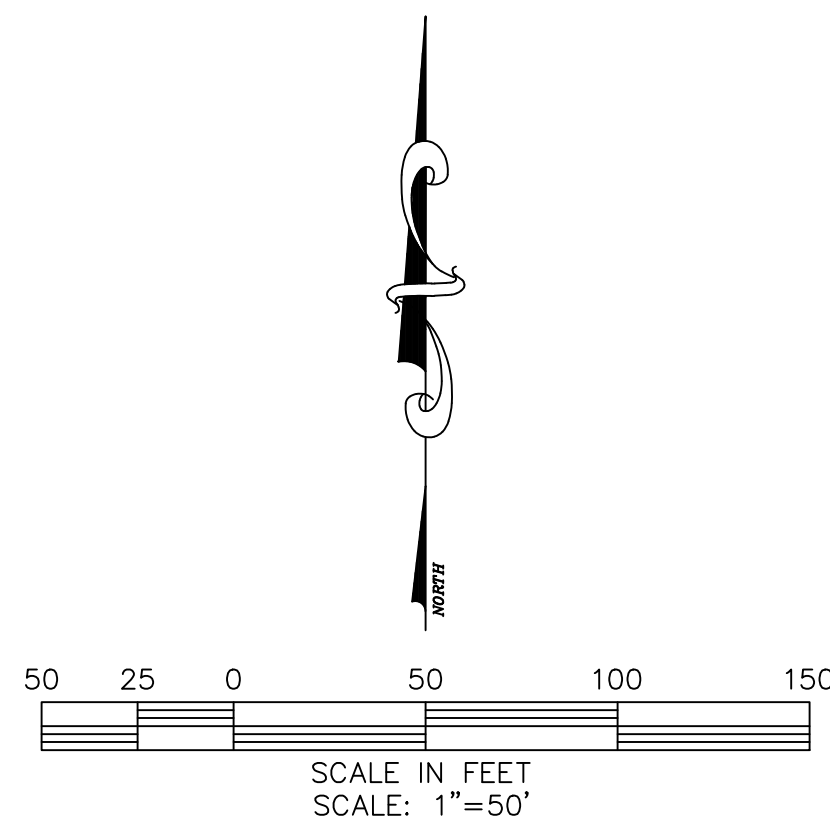
DATE:									
REVISIONS:									

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FOR
RWT EXCAVATING
3771 COUNTY ROAD P
WIGGINS, CO 80654

PROJECT #:
20260136

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LEGEND

- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTERLINE
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS, 38209
- O CALCULATED POSITION

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	226.82'	210.00'	61°53'06"	215.95'	N29°27'54"E
C2	309.76'	290.00'	61°12'01"	295.25'	N29°48'26"E
C3	50.76'	210.00'	13°50'55"	50.63'	S05°26'48"W
C4	176.06'	210.00'	48°02'11"	170.95'	S36°23'21"W
C5	64.66'	290.00'	12°46'28"	64.52'	S54°01'13"W
C6	80.87'	290.00'	15°58'37"	80.60'	S39°38'41"W
C7	114.93'	290.00'	22°42'23"	114.18'	S20°18'11"W
C8	49.31'	290.00'	9°44'34"	49.25'	S04°04'43"W
C9	37.86'	50.50'	42°57'26"	36.98'	N69°07'25"W
C10	10.76'	59.50'	10°21'57"	10.75'	N52°49'41"W
C11	37.87'	50.50'	42°57'53"	36.99'	N67°54'55"E
C12	151.11'	59.50'	145°30'41"	113.65'	S60°48'41"E
C13	1.18'	59.50'	1°07'58"	1.18'	S46°59'58"W
C14	87.76'	59.50'	84°30'21"	80.02'	S89°49'07"W
C15	62.18'	59.50'	59°52'31"	59.39'	N17°59'27"W

LINE TABLE

LINE	BEARING	LENGTH
L1	N60°24'27"E	41.53'
L2	S89°23'52"W	40.00'
L3	S89°23'52"W	30.00'
L4	S89°23'51"W	30.00'
L5	N58°00'39"W	45.15'
L6	S00°47'34"E	18.00'
L7	S89°23'52"W	41.51'



EAST QUARTER CORNER
SECTION 15, T.3N., R.60W.
FOUND 2 1/2" ALUMINUM CAP
ON #6 REBAR STAMPED
LS 38044, 2016 AND IN
MONUMENT BOX

DATE: 4/15/2026
FILE NAME: 20260136SUB
SCALE: 1"=50'
DRAWN BY: CSK
CHECKED BY: PG

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



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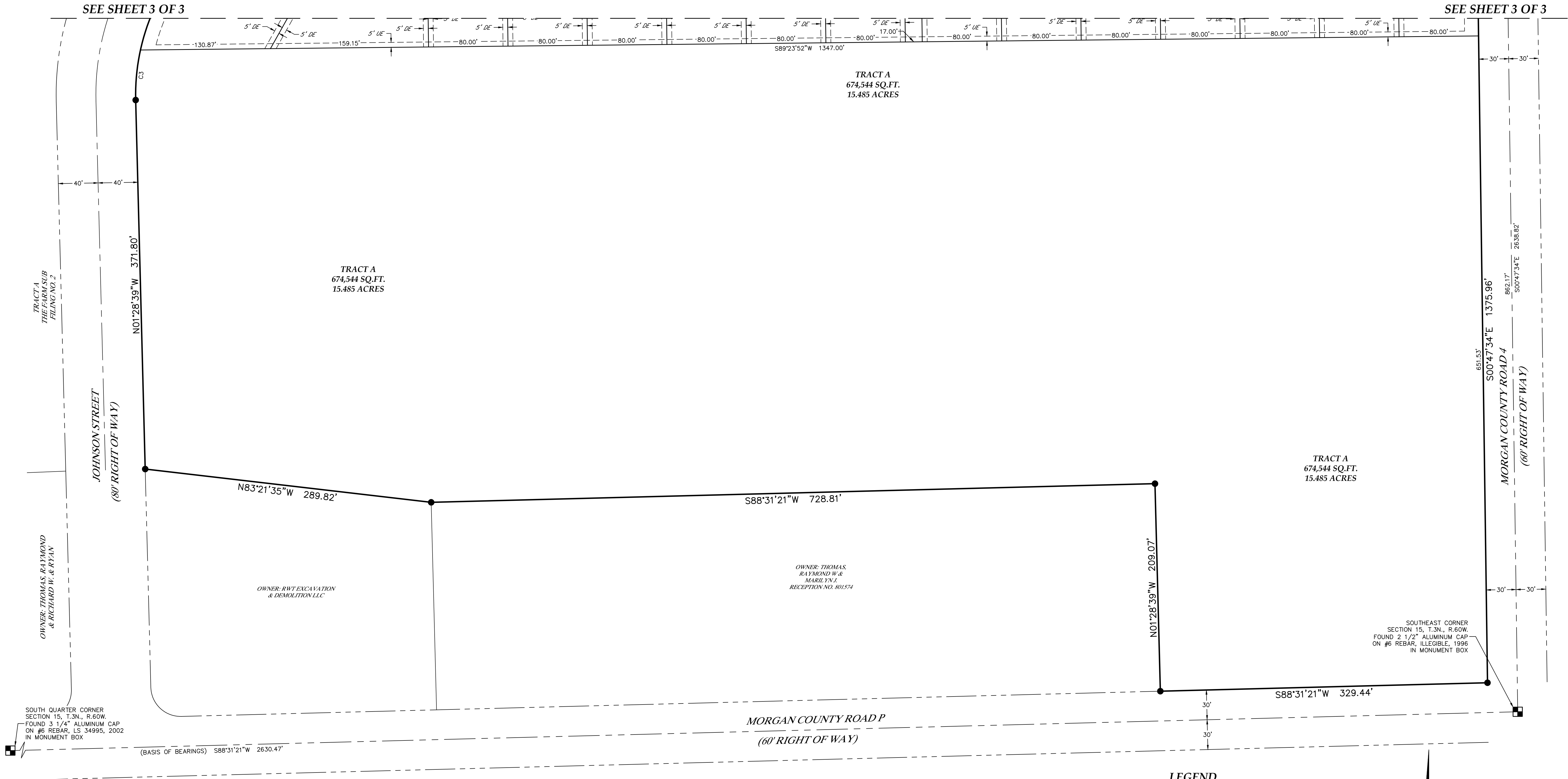
PROJECT #: 20260136
2
SHEET 2 OF 3

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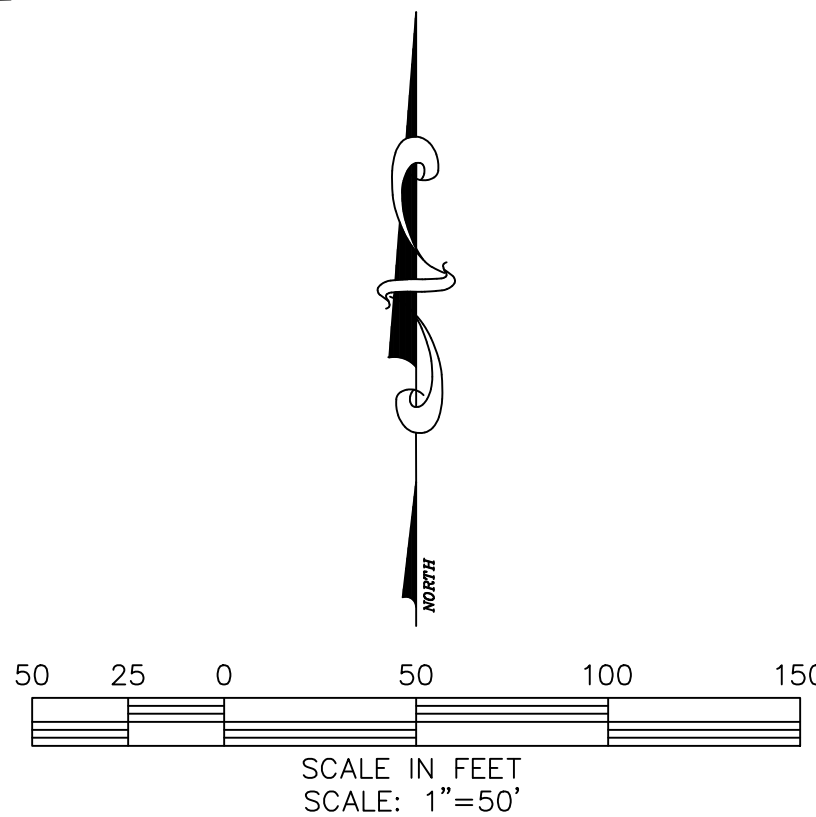


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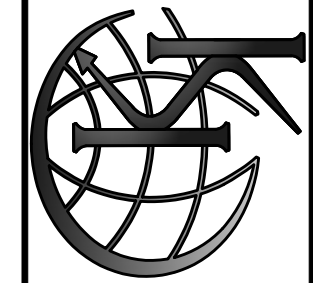
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SHEET 3 OF 3