CROSSROADS THIRD SUBDIVISION

BEING A SUBDIVISION OF OUTLOT A, CROSSROADS SECOND SUBDIVSION AMENDMENT # 1
AND OUTLOT B, CROSSROADS FIRST SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

GENERAL NOTES:

1) PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08069C1200F, HAVING AN MAP REVISED DATE OF DECEMBER 19, 2006, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.

2) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.

3) EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.

4) CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.

5) 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 COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).

6) TOTAL AREA OF EASEMENTS DEDICATED TO THE PUBLIC OR THE CITY BY THIS PLAT:
104,080 SQUARE FEET.

TOTAL AREA OF EASEMENTS VACATED BY THIS PLAT:
169,568 SQUARE FEET.

TITLE COMMITMENT NOTES:

FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE OF RECORD, GALLOWAY & COMPANY, LLC RELIED UPON TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. FCC25225387, WITH AN EFFECTIVE DATE OF AUGUST 7, 2026, AT 5:00 P.M.

BASIS OF BEARINGS:

BASIS OF BEARING: (GRID) BEARINGS ARE BASED UPON THE SOUTH LINE OF CROSSROADS SECOND SUBDIVISION, SAID LINE MONUMENTED AT THE EAST END BY A NO. 5 REBAR OF UNKNOWN LENGTH WITH A 1-1/4" RED PLASTIC CAP STAMPED "PLS 20576 AND ON THE WEST END OF SAID LINE, MONUMENTED BY A NO. 5 REBAR OF UNKNOWN LENGTH WITH 1-1/4" RED PLASTIC CAP, STAMPED "PLS 38755" BEARS SOUTH 89° 31' 11" WEST A GROUND DISTANCE OF 1448.93 FEET, AS DETERMINED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS REFERENCED TO THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83

CITY OF LOVELAND DIRECTOR

THIS PLAT IS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF LOVELAND, LARIMER COUNTY, COLORADO, THIS _____ DAY OF _____, 2 _____, FOR FILING WITH THE CLERK AND RECORDER OF LARIMER COUNTY AND FOR CONVEYANCE TO THE CITY OF THE PUBLIC DEDICATIONS SHOWN HEREON, WHICH ARE ACCEPTED; SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE CITY OF LOVELAND, FOR THE FINANCING OR CONSTRUCTING OF IMPROVEMENTS ON LAND, STREETS, OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE DIRECTOR OF DEVELOPMENT SERVICES.

_____
DIRECTOR OF DEVELOPMENT SERVICES

WITNESS MY HAND AND SEAL OF THE CITY OF LOVELAND.

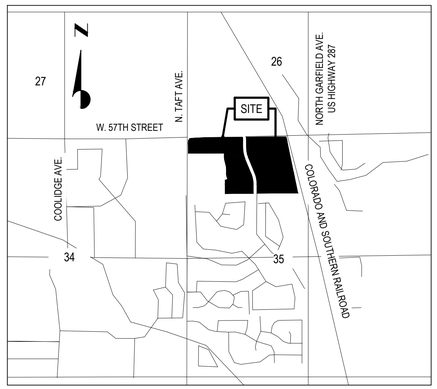
ATTEST:

_____
CITY CLERK

APPLICANT'S ATTORNEY

I, _____, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO THE ABOVE DESCRIBED LAND DEDICATED TO THE CITY OF LOVELAND, COLORADO, WITH SUCH LAND DESCRIBED IN SCHEDULE A TO TITLE COMMITMENT NO. _____, ISSUED BY _____ EFFECTIVE _____, 20_____, AND THAT BASED ON SUCH TITLE COMMITMENT UPDATED THROUGH THE DATE OF EXECUTION OF THIS PLAT AND MY ACTUAL KNOWLEDGE, ALL PERSONS EXECUTING THE DEDICATION OF THIS PLAT ARE THE OWNERS OR DULY AUTHORIZED SIGNATORIES OF SUCH LAND IN FEE SIMPLE, SUCH LAND IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT ENCUMBRANCES SET FORTH IN SCHEDULE B -SECTION 2 OF SUCH TITLE COMMITMENT AS OF SUCH DATE OF EXECUTION, AND ANY SUCH ENCUMBRANCES DO NOT IMPAIR THE USE OF SUCH LAND DEDICATED TO THE CITY OF LOVELAND FOR THE PURPOSES SET FORTH ON THIS PLAT.

_____
ATTORNEY AT LAW



VICINITY MAP
NOT TO SCALE

LAND USE SUMMARY						
CROSSROADS THIRD SUBDIVISION						
OUTLOTS	AREA (SF)	AREA (ACRES)	OWNERSHIP	MAINTENANCE	USE	% OF TOTAL
A	259,049	5.947	OWNER	OWNER	FUTURE DEVELOPMENT	
OUTLOTS TOTAL	259,049	5.947				12.54%
TRACT						
A	27,547	0.632	OWNER	OWNER	UTILITY AND DRAINAGE EASEMENT	
B	674,427	15.483	OWNER	OWNER	COMMON OPEN SPACE	
C	88,003	2.020	OWNER	OWNER	COMMON OPEN SPACE	
D	77,670	1.783	OWNER	OWNER	PARK, OPEN SPACE	
E	4,735	0.109	OWNER	OWNER	COMMON OPEN SPACE	
F	2500	0.057	OWNER	OWNER	COMMON OPEN SPACE	
G	2400	0.055	OWNER	OWNER	COMMON OPEN SPACE	
H	35,745	0.821	OWNER	OWNER	COMMON OPEN SPACE	
I	34,153	0.784	OWNER	OWNER	PRIVATE DRIVE	
J	21,808	0.501	OWNER	OWNER	PRIVATE DRIVE	
TRACTS TOTAL	968,987	22.245				46.90%
STREET RIGHT OF WAY (ALL PUBLIC ROADWAYS)	AREA (SF)	AREA ACRES				
ROADWAY RIGHT-OF-WAY	226,445	5.198				10.96%
SINGLE FAMILY LOTS	AREA (SF)	AREA ACRES	NUMBER OF LOTS			
SINGLE FAMILY LOTS	611,550	14.039	173			29.60%
TOTAL AREA	2,066,031	47.430	TOTAL PERCENTAGE			100.00%

OWNERS

KNOW ALL PERSONS BY THESE PRESENTS THAT HOUSING AUTHORITY OF THE CITY OF LOVELAND, COLORADO, A BODY CORPORATE AND POLITIC, DOING BUSINESS AS LOVELAND HOUSING AUTHORITY, BEING ALL OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, EXCEPT ANY EXISTING PUBLIC STREETS, ROADS, OR HIGHWAY, WHICH PROPERTY IS LOCATED IN NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, COLORADO:

OUTLOT A, CROSSROADS SECOND SUBDIVISION AMENDMENT #1, RECORDED JULY 2, 2026 AT RECEPTION NO. 20260032790 AND OUTLOT B, CROSSROADS FIRST SUBDIVISION, RECORDED FEBRUARY 2, 2004 AT RECEPTION NO. 2004-0009673 OF THE OFFICE OF LARIMER COUNTY CLERK AND RECORDER.

CONTAINING 47.430 ACRES, 2,066,031 SQUARE FEET, AND IS SUBJECT TO ALL EASEMENTS AND RIGHT OF WAY ON RECORD OR EXISTING AND DO HEREBY DESIGNATE THE SAME AS **CROSSROADS THIRD SUBDIVISION** TO THE CITY OF LOVELAND, COLORADO.

_____
OWNER'S SIGNATURE

STATE OF COLORADO)
) SS
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20___, BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

DEVELOPMENT AGREEMENT

THIS PROJECT IS SUBJECT TO CROSSROADS PUD MINOR AMENDMENT NO. 1 DEVELOPMENT AGREEMENT 20260034834 WHICH HAS BEEN RECORDED THE REAL PROPERTY RECORDS OF LARIMER COUNTY.

PREVIOUS CONDITION REFERENCE:

UNLESS OTHERWISE APPROVED BY THE CITY, ALL UNSATISFIED CONDITIONS OF APPROVAL FOR THE ORIGINAL SUBDIVISION SHALL CONTINUE TO APPLY TO THIS PROPERTY.

IMPROVEMENT STATEMENT:

ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR PUBLIC AND/OR PRIVATE UTILITIES INCLUDING WATER, WASTEWATER, STORM SEWER, ELECTRIC, AND OTHER DRY UTILITIES, GRADING, STREET IMPROVEMENTS, CURBS GUTTERS, AND SIDEWALKS, STREET SIGNS, TRAFFIC CONTROL SIGNS, ALLEY GRADING AND SURFACING, AND LANDSCAPING SHALL BE PAID BY THE OWNERS.

STORMWATER STATEMENT:

MAINTENANCE AND UPKEEP OF STORMWATER DETENTION PONDS, STORM SEWER SYSTEMS, SWALES, AND PERMANENT STORMWATER QUALITY IMPROVEMENTS ARE REQUIRED BY THE CITY OF LOVELAND AND ARE A CONTINUING OBLIGATION OF THE HOMEOWNER ASSOCIATION (HOA), BUSINESS OWNER ASSOCIATION (BOA), OR PRIVATE PROPERTY OWNER. THE OWNER(S) OR RESPONSIBLE PARTIES (HOA, BOA) SHALL PROVIDE ONGOING MAINTENANCE TO THE PRIVATE STORMWATER IMPROVEMENTS AS NEEDED TO MAINTAIN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND REPORTS.

SURVEYOR'S CERTIFICATE:

I, JOSHUA J. MCCABE, BEING A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF **CROSSROADS THIRD SUBDIVISION** WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SURVEY IS ACCURATELY REPRESENTED ON THIS PLAT AND THAT THE STATEMENTS CONTAINED HEREON WERE READ BY ME AND THE SAME ARE TRUE TO THE BEST OF MY KNOWLEDGE.

DATE THIS _____ DAY OF _____, 20_____.

_____
JOSHUA J. MCCABE
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38638
PROJECT NO.:LVH000014
FOR AND ON BEHALF OF GALLOWAY & COMPANY, LLC

Galloway
5235 Ronald Reagan Blvd., Suite 200
Johnstown, CO 80534
970.800.3300
GallowayUS.com

Galloway & Company, LLC

CROSSROADS THIRD SUBDIVISION
BEING A SUBDIVISION OF OUTLOT A, CROSSROADS SECOND SUBDIVISION AMENDMENT # 1
AND OUTLOT B, CROSSROADS FIRST SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

#	Date	Issue / Description	Init.
--			

Project No: LVH000014
Drawn By: AN
Checked By: JJM
Date: 8/25/2026

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N:\Loveland Housing Authority\00\Loveland LVH14 - Crossroads\00\PP\CAD\Plat\LVH14 PLAT Unsigned Reg Amends Note_2 - 1999.dwg

CROSSROADS THIRD SUBDIVISION

BEING A SUBDIVISION OF OUTLOT A, CROSSROADS SECOND SUBDIVSION AMENDMENT # 1
AND OUTLOT B, CROSSROADS FIRST SUBDIVISION
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TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

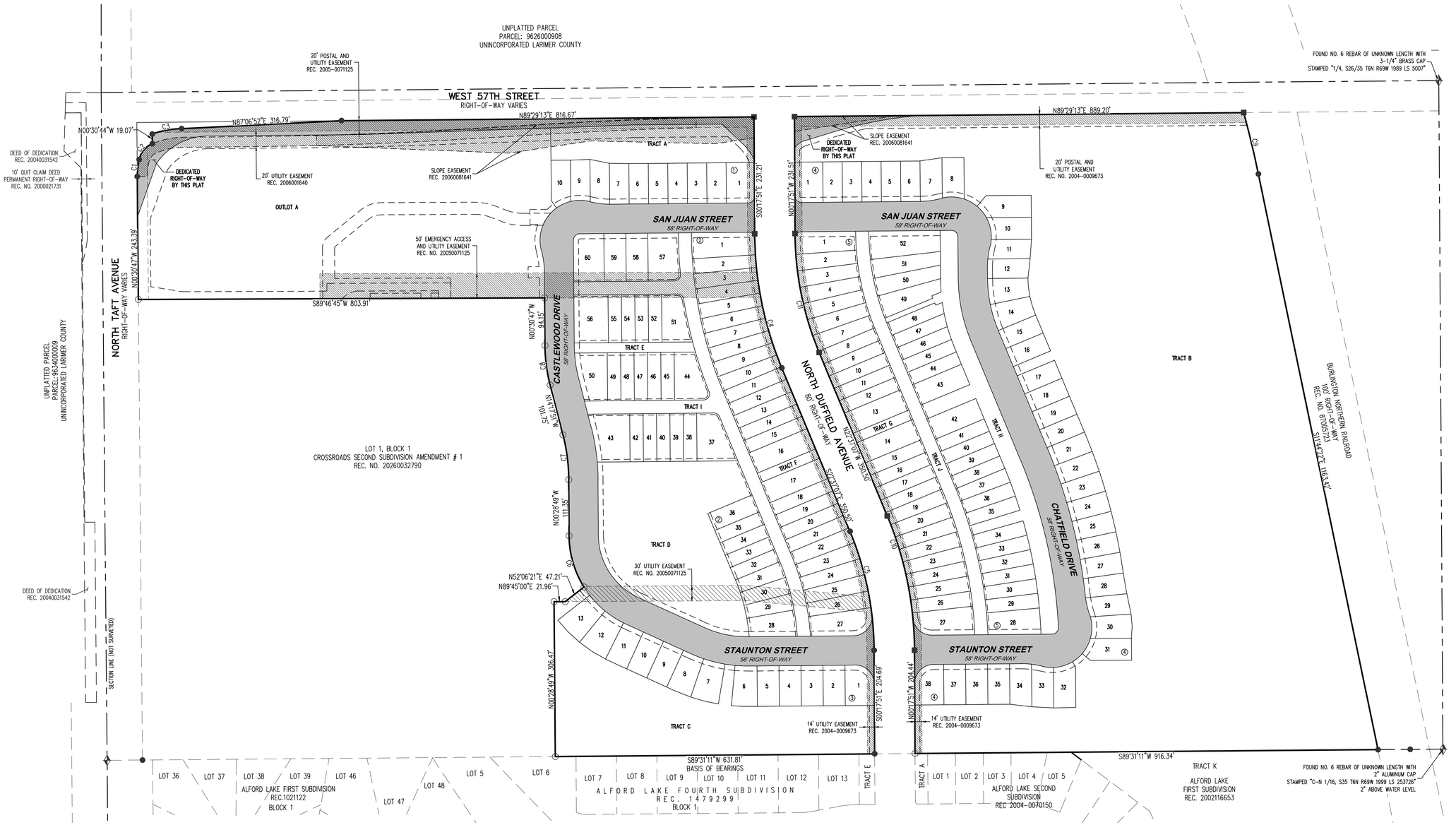
LEGEND

- FOUND 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
- FOUND NO. 5 REBAR OF UNKNOWN LENGTH WITH 1-1/4" RED PLASTIC CAP, STAMPED "OLSSON, PLS 38755 FLUSH WITH THE GROUND
- SET 24", NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 38638" UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- ADJACENT LOT LINE
- REC. NO. — RECEPTION NUMBER
- (#) — BLOCK NUMBER
- PUBLIC RIGHT OF WAY DEDICATED WITH THIS PLAT
- EASEMENT TO BE VACATED BY THIS PLAT

N

0 20 50 100
SCALE: 1"=100'

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	12°20'40"	33.61	156.00	N06°24'55"E	33.55
C2	53°59'09"	42.40	45.00	N39°34'36"E	40.85
C3	19°45'20"	59.26	171.88	N79°40'44"E	58.97
C4	22°19'18"	272.71	700.00	S11°27'30"E	270.99
C5	22°19'17"	241.54	620.00	S11°27'29"E	240.02
C6	31°29'48"	106.65	194.00	N16°13'43"W	105.31
C7	13°49'02"	89.47	371.00	N07°23'20"W	89.25
C8	13°47'04"	79.15	329.00	N07°24'19"W	78.96
C9	3°22'23"	124.93	2122.15	S13°25'34"E	124.91
C10	22°19'17"	272.71	700.00	N11°27'29"W	270.99
C11	22°19'18"	241.54	620.00	N11°27'30"W	240.02



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CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

#	Date	Issue / Description	Init.

Project No:	LVH000014
Drawn By:	AN
Checked By:	JJM
Date:	8/25/2026

N:\Lvl\Land Planning & Activity\CO Loveland\LVH14 - Crossroads\2917 CAD\Plat\PlatLVH14.PLAT.mxsd.lisp Amanda Nohr Jr - 10/2026

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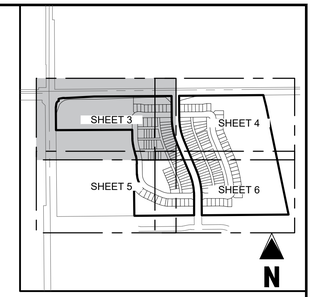
- SET 24", NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 38638" UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- ADJACENT LOT LINE
- REC. NO. RECEPTION NUMBER
- (f) BLOCK NUMBER
- PUBLIC RIGHT OF WAY DEDICATED WITH THIS PLAT
- EASEMENT TO BE VACATED BY THIS PLAT

N

0 10 20 50
SCALE: 1"=50'



UNPLATTED PARCEL
PARCEL: 9626000908
UNINCORPORATED LARIMER COUNTY

WEST 57TH STREET
RIGHT-OF-WAY VARIES

N87°06'52"E 316.79'
20' POSTAL AND UTILITY EASEMENT REC. 2005-0071125
N89°29'13"E 816.67'
N0°30'44"W 19.07'
S89°29'13"W 298.89'
(S89°29'13"W 298.89')
20' UTILITY EASEMENT REC. 2006001640
25' UTILITY EASEMENT
(S87°57'02"W 530.26')
SLOPE EASEMENT REC. 20060081641
DEED OF DEDICATION REC. 20040031542
10' QUIT CLAIM DEED PERMANENT RIGHT-OF-WAY REC. NO. 2000021731
DEDICATED RIGHT-OF-WAY BY THIS PLAT 29,821 SF 0.685 AC
DEDICATED RIGHT-OF-WAY BY THIS PLAT 29,821 SF 0.685 AC
TRACT A 27,547 SF 0.632 AC
S89°29'13"W 248.30'
S0°17'51"E 231.21'
MATCHLINE (SEE SHEET 4)

OUTLOT A
259,049 SF
5.947 AC

24' EMERGENCY ACCESS EASEMENT
(S89°42'09"W 185.62')
(N89°42'09"E 185.62')

NORTH TAFT AVENUE
RIGHT-OF-WAY VARIES

N0°30'44"W 243.39'
(S0°34'47"E 134.59')
25' UTILITY EASEMENT
(S80°59'00"E 62.85')
15' UTILITY EASEMENT
(N89°46'45"E 286.27')
(364.91')
S89°46'45"W 803.91'
25' EMERGENCY ACCESS EASEMENT
20' UTILITY EASEMENT
(S89°46'45"W 229.69')
(N89°46'45"E 245.38')
(N89°46'45"E 100.36')
50' EMERGENCY ACCESS AND UTILITY EASEMENT REC. NO. 20050071125
(185.37')
S0°17'51"E 100.88'
N0°30'44"W 94.15'

CASTLEWOOD DRIVE
58' RIGHT-OF-WAY

SAN JUAN STREET
58' RIGHT-OF-WAY

NORTH DUFFIELD AVENUE
80' RIGHT-OF-WAY

LOT 1, BLOCK 1
CROSSROADS SECOND SUBDIVISION AMENDMENT # 1
REC. NO. 20260032790

UNPLATTED PARCEL
PARCEL: 9634000009
UNINCORPORATED LARIMER COUNTY

MATCHLINE (SEE SHEET 5)

LOT 10 3,354 SF 0.077 AC
LOT 9 3,130 SF 0.072 AC
LOT 8 3,203 SF 0.074 AC
LOT 7 3,100 SF 0.071 AC
LOT 6 3,080 SF 0.071 AC
LOT 5 3,080 SF 0.071 AC
LOT 4 3,080 SF 0.071 AC
LOT 3 3,080 SF 0.071 AC
LOT 2 3,080 SF 0.071 AC
LOT 1 4,416 SF 0.101 AC
10' UTILITY EASEMENT
TRACT J 34,153 SF 0.784 AC
LOT 1 5,986 SF 0.137 AC
LOT 2 3,460 SF 0.079 AC
LOT 3 3,460 SF 0.079 AC
LOT 4 3,460 SF 0.079 AC
LOT 5 3,460 SF 0.079 AC
LOT 6 3,460 SF 0.079 AC
LOT 7 3,460 SF 0.079 AC
LOT 8 3,460 SF 0.079 AC
LOT 9 3,460 SF 0.079 AC
LOT 10 3,475 SF 0.080 AC
LOT 11 3,312 SF 0.076 AC
LOT 12 3,313 SF 0.076 AC
LOT 13 3,313 SF 0.076 AC
LOT 14 3,313 SF 0.076 AC
LOT 15 3,313 SF 0.076 AC
LOT 16 5,438 SF 0.125 AC
TRACT F 2,500 SF, 0.057 AC
LOT 60 5,712 SF 0.131 AC
LOT 59 4,133 SF 0.095 AC
LOT 58 4,133 SF 0.095 AC
LOT 57 5,837 SF 0.134 AC
LOT 56 6,423 SF 0.147 AC
LOT 55 2,518 SF 0.058 AC
LOT 54 2,518 SF 0.058 AC
LOT 53 2,517 SF 0.058 AC
LOT 52 2,518 SF 0.058 AC
LOT 51 4,768 SF 0.109 AC
TRACT E 4,735 SF 0.109 AC
LOT 50 5,391 SF 0.124 AC
LOT 49 2,518 SF 0.058 AC
LOT 48 2,518 SF 0.058 AC
LOT 47 2,518 SF 0.058 AC
LOT 46 2,518 SF 0.058 AC
LOT 45 2,518 SF 0.058 AC
LOT 44 5,388 SF 0.124 AC
TRACT I 34,153 SF 0.784 AC
LOT 43 6,901 SF 0.158 AC
LOT 42 2,518 SF 0.058 AC
LOT 41 2,518 SF 0.058 AC
LOT 40 2,518 SF 0.058 AC
LOT 39 2,518 SF 0.058 AC
LOT 38 2,518 SF 0.058 AC
LOT 37 5,820 SF 0.134 AC

FOUND BENT NO. 5 REBAR OF UNKNOWN LENGTH WITH BUSTED RED PLASTIC CAP, 0.8' BELOW GROUND
14' UTILITY EASEMENT REC. 2004-0009673

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#	Date	Issue / Description	Init.

Project No:	LVH000014
Drawn By:	AN
Checked By:	JJM
Date:	8/25/2026

I:\Loveland Housing Authority\03 Loveland\13 H1-1 - Crossroads\05\SHT\ CAD\PlatPlat\1H1-FLAT-3.dwg, Amanda Nolte, 8/25/2026

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LEGEND

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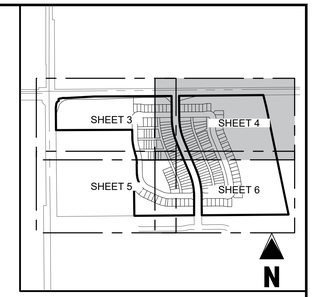
- REC. NO. — RECEPTION NUMBER
- (#) — BLOCK NUMBER
- PUBLIC RIGHT OF WAY DEDICATED WITH THIS PLAT
- EASEMENT TO BE VACATED BY THIS PLAT

N

0 10 20 50
SCALE: 1"=50'



UNPLATTED PARCEL
PARCEL: 9626000908
UNINCORPORATED LARIMER COUNTY

FOUND NO. 6 REBAR OF UNKNOWN LENGTH WITH 3-1/4" BRASS CAP STAMPED "1/4, S26/35 T6N R69W 1988 LS 5007"

WEST 57TH STREET
RIGHT-OF-WAY VARIES

40' RIGHT-OF-WAY DEDICATED BY CROSSROADS FIRST SUBDIVISION REC. NO. 2040009673

N89°29'13"E 889.20'

25' UTILITY EASEMENT

(S89°29'13"W 753.73')

20' POSTAL AND UTILITY EASEMENT REC. NO. 2004-0009673

DEDICATED RIGHT-OF-WAY BY THIS PLAT 5,429 SF 0.125 AC

SLOPE EASEMENT REC. 20060081641

MATCHLINE (SEE SHEET 3)

NORTH DUFFIELD AVENUE
80' RIGHT-OF-WAY

FOUND NO. 4 REBAR OF UNKNOWN LENGTH WITH 1" YELLOW PLASTIC CAP, STAMPED "TAIT PLS 30126 FLUSH WITH THE GROUND

SAN JUAN STREET
58' RIGHT-OF-WAY

CHATFIELD DRIVE
58' RIGHT-OF-WAY

TRACT B
674,427 SF
15.483 AC

TRACT H
35,745 SF
0.821 AC

BURLINGTON NORTHERN RAILROAD
100' RIGHT-OF-WAY
REC. NO. 8705723

FOUND BENT NO. 5 REBAR OF UNKNOWN LENGTH WITH BUSTED RED PLASTIC CAP, 0.8' BELOW GROUND

14' UTILITY EASEMENT REC. 2004-0009673

MATCHLINE (SEE SHEET 6)

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Johnstown, CO 80534
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Galloway & Company, LLC

CROSSROADS THIRD SUBDIVISION
BEING A SUBDIVISION OF OUTLOT A, CROSSROADS SECOND SUBDIVISION AMENDMENT # 1
AND OUTLOT B, CROSSROADS FIRST SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

#	Date	Issue / Description	Init.

Project No:	LVH000014
Drawn By:	AN
Checked By:	JJM
Date:	8/25/2026

N:\Loveland Planning Active\LVH000014 - Crossroads\03\PLAT\LVH000014 - Crossroads Third Plat_Annex.dwg, 8/25/2026

CROSSROADS THIRD SUBDIVISION

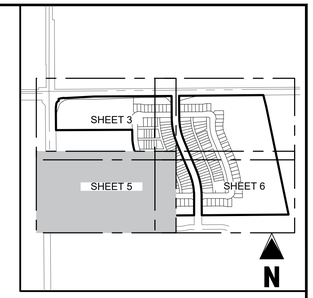
BEING A SUBDIVISION OF OUTLOT A, CROSSROADS SECOND SUBDIVSION AMENDMENT # 1
AND OUTLOT B, CROSSROADS FIRST SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

LEGEND

- FOUND 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
- FOUND NO. 5 REBAR OF UNKNOWN LENGTH WITH 1-1/4" RED PLASTIC CAP, STAMPED "OLSSON, PLS 38755 FLUSH WITH THE GROUND
- SET 24", NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 38638" UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- ADJACENT LOT LINE
- REC. NO. — RECEPTION NUMBER
- (f) — BLOCK NUMBER
- PUBLIC RIGHT OF WAY DEDICATED WITH THIS PLAT
- EASEMENT TO BE VACATED BY THIS PLAT

N

0 10 20 50
SCALE: 1"=50'



MATCHLINE (SEE SHEET 3)

SECTION LINE (NOT SURVEYED)

LOT 1, BLOCK 1
CROSSROADS SECOND SUBDIVISION AMENDMENT # 1
REC. NO. 20260032790

CASTLEWOOD DRIVE
58' RIGHT-OF-WAY

STAUNTON STREET
58' RIGHT-OF-WAY

TRACT D
77,670 SF
1.783 AC

TRACT C
88,003 SF
2.020 AC

TRACT F
2,500 SF, 0.057 AC

30' UTILITY EASEMENT
REC. NO. 20050071125

DRAINAGE CROSS EASEMENT AREA
REC. NO. 20260036002

10' UTILITY EASEMENT

3' UTILITY EASEMENT

5' UTILITY EASEMENT

LOT 43 6,901 SF 0.158 AC
LOT 42 2,518 SF 0.058 AC
LOT 41 2,518 SF 0.058 AC
LOT 40 2,518 SF 0.058 AC
LOT 39 2,518 SF 0.058 AC
LOT 38 2,518 SF 0.058 AC
LOT 37 5,820 SF 0.134 AC
LOT 36 3,468 SF 0.080 AC
LOT 35 2,518 SF 0.058 AC
LOT 34 2,518 SF 0.058 AC
LOT 33 2,518 SF 0.058 AC
LOT 32 2,532 SF 0.058 AC
LOT 31 2,837 SF 0.065 AC
LOT 30 2,837 SF 0.065 AC
LOT 29 2,837 SF 0.065 AC
LOT 28 4,238 SF 0.097 AC
LOT 27 5,560 SF 0.128
LOT 16 5,438 SF 0.125 AC
LOT 17 5,438 SF 0.125 AC
LOT 18 3,312 SF 0.076 AC
LOT 19 3,312 SF 0.076 AC
LOT 20 3,312 SF 0.076 AC
LOT 21 3,312 SF 0.076 AC
LOT 22 3,610 SF 0.083 AC
LOT 23 3,731 SF 0.086 AC
LOT 24 3,731 SF 0.086 AC
LOT 25 3,731 SF 0.086 AC
LOT 26 3,731 SF 0.086 AC
LOT 13 4,180 SF 0.096 AC
LOT 12 4,180 SF 0.096 AC
LOT 11 3,586 SF 0.082 AC
LOT 10 3,480 SF 0.080 AC
LOT 9 3,480 SF 0.080 AC
LOT 8 3,790 SF 0.087 AC
LOT 7 3,987 SF 0.092 AC
LOT 6 3,795 SF 0.087 AC
LOT 5 3,480 SF 0.080 AC
LOT 4 3,480 SF 0.080 AC
LOT 3 3,480 SF 0.080 AC
LOT 2 3,480 SF 0.080 AC

LOT 36 | LOT 37 | LOT 38 | LOT 39 | LOT 46 | LOT 48 | LOT 47 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11

ALFORD LAKE FIRST SUBDIVISION
REC. 1021122
BLOCK 1

ALFORD LAKE FOURTH SUBDIVISION
REC. 1479299
BLOCK 1

MATCHLINE (SEE SHEET 6)

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Galloway & Company, LLC

CROSSROADS THIRD SUBDIVISION
BEING A SUBDIVISION OF OUTLOT A, CROSSROADS SECOND SUBDIVSION AMENDMENT # 1
AND OUTLOT B, CROSSROADS FIRST SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

#	Date	Issue / Description	Init.

Project No:	LVH000014
Drawn By:	AN
Checked By:	JJM
Date:	8/25/2026

R:\Livelihood Routing Authority\CAD Loveland\LVH14 - Shops and\LVH14 CAD\Plat\Plat LVH14 P-5.dwg, Amanda Nichol, Jr., 10/9/2026

CROSSROADS THIRD SUBDIVISION

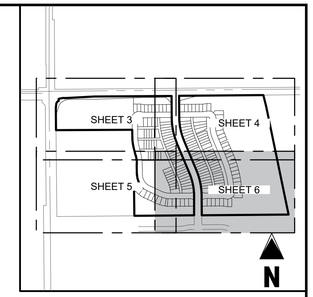
BEING A SUBDIVISION OF OUTLOT A, CROSSROADS SECOND SUBDIVSION AMENDMENT # 1
AND OUTLOT B, CROSSROADS FIRST SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

LEGEND

- FOUND 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
- FOUND NO. 5 REBAR OF UNKNOWN LENGTH WITH 1-1/4" RED PLASTIC CAP, STAMPED "OLSSON, PLS 38755 FLUSH WITH THE GROUND
- SET 24", NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 38638" UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- ADJACENT LOT LINE
- REC. NO. RECEPTION NUMBER
- (#) BLOCK NUMBER
- PUBLIC RIGHT OF WAY DEDICATED WITH THIS PLAT
- EASEMENT TO BE VACATED BY THIS PLAT

N

0 10 20 50
SCALE: 1"=50'



MATCHLINE (SEE SHEET 4)

MATCHLINE (SEE SHEET 5)

STAUNTON STREET
58' RIGHT-OF-WAY

NORTH DUFFIELD AVENUE
80' RIGHT-OF-WAY

CHATFIELD DRIVE
80' RIGHT-OF-WAY

TRACT H
35,745 SF
0.821 AC

TRACT B
674,427 SF
15.483 AC

TRACT K

TRACT A

TRACT E

BURLINGTON NORTHERN RAILROAD
100' RIGHT-OF-WAY
REC. NO. 8700572

ALFORD LAKE FIRST SUBDIVISION
REC. 2002116653

ALFORD LAKE SECOND SUBDIVISION
REC 2004-0070150

FOUND NO. 5 REBAR OF UNKNOWN LENGTH WITH 1-1/4" RED PLASTIC CAP FLUSH WITH THE GROUND

FOUND NO. 5 REBAR OF UNKNOWN LENGTH WITH 1-1/4" RED PLASTIC CAP STAMPED "PLS 20676"

FOUND 100D NAIL REPLACE WITH 24", NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 38638"

FOUND NO. 4 REBAR OF UNKNOWN LENGTH WITH 1" YELLOW PLASTIC CAP STAMPED "RJL PLS 25372"

FOUND NO. 6 REBAR OF UNKNOWN LENGTH WITH 2" ALUMINUM CAP STAMPED "C-N 1/16, S35 T6N R69W 1999 LS 253726" 2" ABOVE WATER LEVEL

FOUND NO. 6 REBAR OF UNKNOWN LENGTH WITH 2-1/2" ALUMINUM CAP STAMPED "SBG 65 WC - C-N 1/16, S35 T6N R69W 1999 LS 29426" 3" ABOVE GROUND

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Galloway & Company, LLC

#	Date	Issue / Description	Init.

Project No:	LVH000014
Drawn By:	AN
Checked By:	JJM
Date:	8/25/2026

I:\Loveland Housing Authority\CO Loveland LVH14 - Crossroads\05-PLAT\Plat\LVH14 PLAT 3.dwg, Amanda Nutter, Jr 8/25/2026

CROSSROADS THIRD SUBDIVISION

BEING A SUBDIVISION OF OUTLOT A, CROSSROADS SECOND SUBDIVSION AMENDMENT # 1
AND OUTLOT B, CROSSROADS FIRST SUBDIVISION
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TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

PARCEL CURVE SEGMENT TABLE

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	12°20'40"	33.61	156.00	N6°24'55"E	33.55
C2	53°59'09"	42.40	45.00	N39°34'36"E	40.85
C3	19°45'20"	59.26	171.88	N79°40'44"E	58.97
C4	22°19'18"	272.71	700.00	S11°27'30"E	270.99
C5	22°19'17"	241.54	620.00	S11°27'29"E	240.02
C6	31°29'48"	106.65	194.00	N16°13'43"W	105.31
C7	13°49'02"	89.47	371.00	N72°23'20"W	89.25
C8	13°47'04"	79.15	329.00	N72°24'19"E	78.96
C9	3°22'23"	124.93	2122.15	S13°25'34"E	124.91
C10	22°19'17"	272.71	700.00	N11°27'29"W	270.99
C11	22°19'18"	241.54	620.00	N11°27'30"W	240.02
C12	16°16'35"	4.55	16.00	S27°36'57"W	4.53
C13	53°43'58"	118.16	126.00	S62°37'14"W	113.88
C14	1°32'11"	12.01	448.00	S88°43'07"W	12.01
C15	1°32'11"	9.04	337.00	S88°43'07"W	9.04
C16	23°59'55"	40.00	95.50	N34°22'14"W	39.71
C17	38°11'10"	25.33	38.00	S54°07'49"W	24.86
C18	12°13'37"	171.36	803.00	S79°20'12"W	171.03
C19	89°46'54"	20.37	13.00	S44°35'46"W	18.35
C20	14°37'20"	42.87	168.00	S83°12'07"E	42.76
C21	119°14'40"	164.42	79.00	N44°29'13"E	136.31
C22	14°37'20"	42.87	168.00	N7°49'27"W	42.76
C23	33°30'12"	113.44	194.00	N48°43'43"W	111.83
C24	25°00'00"	116.94	268.00	N77°58'49"W	116.01
C25	90°10'58"	59.81	38.00	N45°23'20"W	53.83
C26	6°34'22"	71.12	620.00	S3°35'01"E	71.09
C27	96°23'23"	63.09	37.50	N41°19'29"E	55.91
C28	25°00'00"	87.27	200.00	N77°58'49"W	86.58
C29	65°00'00"	154.29	136.00	N32°58'49"W	146.15
C30	13°49'02"	103.46	429.00	N72°23'20"W	103.21
C31	13°47'04"	65.20	271.00	S72°24'19"E	65.04
C32	90°00'00"	20.42	13.00	S44°29'13"W	18.38
C33	89°27'50"	19.52	12.50	N45°46'52"W	17.59
C34	0°45'06"	9.18	700.00	S0°40'24"E	9.18
C35	90°12'56"	20.47	13.00	S45°24'19"E	18.42
C36	14°37'20"	42.87	168.00	S82°10'33"W	42.76
C37	119°14'40"	164.42	79.00	S45°30'47"E	136.31
C38	14°37'20"	42.87	168.00	S6°47'53"W	42.76
C39	22°06'20"	104.56	271.00	S11°33'57"E	103.91
C40	16°28'23"	300.16	1044.00	N14°22'55"W	299.13
C41	13°04'02"	38.32	168.00	S12°40'45"E	38.23
C42	123°21'17"	170.08	79.00	S42°27'52"W	139.09
C43	14°37'20"	42.87	168.00	N83°10'09"W	42.76
C44	89°49'02"	59.57	38.00	S44°36'40"W	53.65
C45	5°13'33"	63.85	700.00	N2°54'37"W	63.82
C46	84°57'26"	55.60	37.50	S48°00'06"E	50.65
C47	92°22'29"	20.96	13.00	N43°19'56"E	18.76
C48	19°45'49"	340.11	986.00	N12°44'13"W	338.42
C49	22°06'20"	126.93	329.00	N11°33'57"W	126.15
C50	90°00'00"	20.42	13.00	N45°30'47"W	18.38
C51	90°37'43"	19.77	12.50	S44°10'21"W	17.77
C52	0°50'40"	9.14	620.00	N0°43'11"W	9.14
C53	0°56'10"	2.75	168.00	S89°57'18"W	2.75
C54	13°16'32"	38.93	168.00	N82°56'21"W	38.84
C55	0°24'38"	1.20	168.00	N76°05'46"W	1.20
C56	27°20'22"	37.70	79.00	N89°33'38"W	37.34
C57	22°34'08"	31.12	79.00	S65°29'06"W	30.92
C58	69°20'10"	95.60	79.00	S19°31'58"W	89.87
C59	3°18'09"	15.62	271.00	N2°09'52"W	15.62
C60	10°28'55"	49.58	271.00	S9°03'24"E	49.51
C61	9°14'20"	69.18	429.00	N9°40'41"W	69.10
C62	4°34'42"	34.28	429.00	N2°46'10"W	34.27
C63	5°55'02"	20.04	194.00	S3°45'08"E	20.03
C64	12°50'50"	43.50	194.00	S4°41'04"E	43.41
C65	12°50'50"	43.50	194.00	S5°709'55"E	43.41
C66	1°53'30"	6.40	194.00	S6°43'04"E	6.40
C67	5°44'19"	26.84	268.00	S68°20'59"E	26.83
C68	9°18'00"	43.50	268.00	S75°52'08"E	43.45
C69	4°16'33"	20.00	268.00	S82°39'24"E	20.00
C70	5°41'09"	26.60	268.00	S87°38'15"E	26.58

PARCEL CURVE SEGMENT TABLE

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C71	5°09'46"	76.68	851.00	N3°03'42"W	76.66
C72	95°07'37"	19.92	12.00	N41°55'13"E	17.71
C73	81°31'47"	17.08	12.00	N49°45'05"W	15.67
C74	12°48'12"	190.17	851.00	N15°23'18"W	189.77
C75	111°16'26"	23.31	12.00	N33°50'49"E	19.81
C76	67°53'51"	14.22	12.00	N56°34'03"W	13.40
C77	18°47'57"	153.88	469.00	S13°13'09"E	153.19
C78	22°08'18"	318.77	825.00	S11°32'58"E	316.79
C79	18°58'29"	163.93	495.00	S13°07'53"E	163.18
C80	17°56'36"	117.17	374.00	S13°38'38"E	116.69
C81	2°38'38"	32.30	700.00	S2°22'16"E	32.30
C82	2°04'48"	25.41	700.00	S4°43'58"E	25.41
C83	2°04'48"	25.41	700.00	S6°48'46"E	25.41
C84	2°04'48"	25.41	700.00	S8°53'34"E	25.41
C85	2°04'48"	25.41	700.00	S10°58'21"E	25.41
C86	2°04'48"	25.41	700.00	S13°03'09"E	25.41
C87	2°04'48"	25.41	700.00	S15°07'57"E	25.41
C88	2°04'48"	25.41	700.00	S17°12'44"E	25.41
C89	2°04'48"	25.41	700.00	S19°17'32"E	25.41
C90	2°04'16"	25.30	700.00	S21°22'04"E	25.30
C91	0°12'57"	2.64	700.00	S22°30'40"E	2.64
C92	3°12'43"	46.25	825.00	S21°05'11"E	46.24
C93	2°04'48"	29.95	825.00	S4°43'56"E	29.95
C94	2°04'48"	29.95	825.00	S6°48'44"E	29.95
C95	2°04'48"	29.95	825.00	S8°53'32"E	29.95
C96	2°04'48"	29.95	825.00	S10°58'19"E	29.95
C97	2°04'48"	29.95	825.00	N13°03'07"W	29.95
C98	2°04'48"	29.95	825.00	S15°07'55"E	29.95
C99	2°04'48"	29.95	825.00	S17°12'42"E	29.95
C100	2°04'48"	29.95	825.00	S19°17'30"E	29.95
C101	2°06'13"	30.29	825.00	S21°23'01"E	30.29
C102	0°11'00"	2.64	825.00	S22°31'37"E	2.64
C103	2°11'01"	23.63	620.00	S21°31'37"E	23.63
C104	3°04'03"	33.19	620.00	S18°54'05"E	33.19
C105	3°04'03"	33.19	620.00	S15°50'03"E	33.19
C106	3°04'03"	33.19	620.00	S12°46'00"E	33.19
C107	3°04'03"	33.19	620.00	S9°41'58"E	33.19
C108	1°17'44"	14.02	620.00	S7°31'04"E	14.02
C109	2°11'05"	18.87	495.00	S21°31'35"E	18.87
C110	3°04'02"	26.50	495.00	S18°54'01"E	26.50
C111	3°04'02"	26.50	495.00	N15°49'59"W	26.50
C112	3°04'02"	26.50	495.00	S12°45'56"E	26.50
C113	3°04'02"	26.50	495.00	S9°41'54"E	26.50
C114	4°31'14"	39.06	495.00	S5°54'16"E	39.05
C115	6°26'30"	52.73	469.00	N7°02'25"W	52.70
C116	4°03'35"	33.23	469.00	N12°17'28"W	33.22
C117	4°03'34"	33.23	469.00	N16°21'02"W	33.22
C118	4°03'35"	33.23	469.00	N20°24'37"W	33.22
C119	0°10'43"	1.46	469.00	N22°31'46"W	1.46
C120	5°35'30"	36.50	374.00	S7°27'54"E	36.49
C121	4°03'35"	26.50	374.00	N12°17'27"W	26.49
C122	4°03'35"	26.50	374.00	S16°21'02"E	26.49
C123	4°03'35"	26.50	374.00	S20°24'37"E	26.49
C124	0°10'43"	1.17	374.00	S22°31'46"E	1.17
C125	5°35'07"	82.96	851.00	N18°58'51"W	82.92
C126	1°23'39"	20.71	851.00	N15°30'28"W	20.70
C127	5°49'27"	86.51	851.00	N11°53'56"W	86.47
C128	0°36'07"	1.76	168.00	S89°11'09"W	1.76
C129	14°01'13"	41.11	168.00	S81°52'29"W	41.01
C130	2°07'46"	2.94	79.00	S75°55'46"W	2.94
C131	32°01'25"	44.15	79.00	N86°59'39"W	43.58
C132	20°58'23"	28.92	79.00	N60°29'44"W	28.76
C133	20°57'18"	28.89	79.00	N39°31'54"W	28.73
C134	32°43'06"	45.11	79.00	N12°41'41"W	44.50
C135	10°26'41"	14.40	79.00	N8°53'12"E	14.38
C136	8°26'16"	24.74	168.00	N9°53'25"E	24.72
C137	6°11'04"	18.13	168.00	N2°34'45"E	18.13
C138	10°57'35"	51.84	271.00	N5°59'35"W	51.76
C139	11°06'45"	52.72	271.00	N17°02'45"W	52.63
C140	1°56'29"	35.37	1044.00	N21°38'53"W	35.37

PARCEL CURVE SEGMENT TABLE

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C141	2°06'47"	38.50	1044.00	N19°37'15"W	38.50
C142	2°06'47"	38.50	1044.00	N17°30'29"W	38.50
C143	2°06'47"	38.50	1044.00	N15°23'42"W	38.50
C144	2°06'47"	38.50	1044.00	N13°16'56"W	38.50
C145	2°06'47"	38.50	1044.00	N11°10'09"W	38.50
C146	2°06'47"	38.50	1044.00	N9°03'23"W	38.50
C147	1°51'16"	33.79	1044.00	N7°04'22"W	33.79
C148	1°36'25"	4.71	168.00	N6°56'57"W	4.71
C149	11°27'37"	33.60	168.00	N13°28'58"W	33.55
C150	3°33'05"	4.90	79.00	N17°26'13"W	4.90
C151	31°32'56"	43.50	79.00	N0°06'47"E	42.95
C152	24°34'37"	33.89	79.00	N28°10'34"E	33.63
C153	18°28'25"	25.47	79.00	N49°42'04"E	25.36
C154	28°31'24"	39.33	79.00	N73°11'59"E	38.92
C155	16°40'50"	23.00	79.00	S84°11'54"E	22.92
C156	7°12'14"	21.12	168.00	S79°27'36"E	21.11
C157	7°25'06"	21.75	168.00	S86°46'16"E	21.74
C158	10°57'35"	36.54	191.00	N5°59'35"W	36.48
C159	11°08'45"	37.16	191.00	N17°02'45"W	37.10
C160	22°06'20"	73.69	191.00	N11°33'57"W	73.23
C161	1°56'29"	38.08	1124.00	S21°38'53"E	38.08
C162	2°06'47"	41.45	1124.00	S19°37'15"E	41.45
C163	2°06'47"	41.45	1124.00	S17°30'29"E	41.45
C164	2°06'47"	41.45	1124.00	S15°23'42"E	41.45
C165	2°06'47"	41.45	1124.00	S13°16'56"E	41.45
C166	2°06'47"	41.45	1124.00	S11°10'09"E	41.45
C167	2°06'47"	41.45	1124.00	S9°03'23"E	41.45
C168	14°37'08"	286.79	1124.00	N15°18'33"W	286.01
C169	2°57'18"	31.98	620.00	N2°37'10"W	31.97
C170	3°02'12"	32.86	620.00	N5°36'55"W	32.86
C171	3°02'12"	32.86	620.00	N8°39'07"W	32.86
C172	3°02'12"	32.86	620.00	N11°41'19"W	32.86
C173	3°02'12"	32.86	620.00	N14°43'31"W	32.86
C174	3°02'12"	32.86	620.00	N17°45'43"W	32.86
C175	3°05'43"	33.49	620.00	N20°49'40"W	33.49
C176	0°14'37"	2.64	620.00	N22°29'50"W	2.64
C177	1°30'04"	18.34	700.00	N21°52'05"W	18.34
C178	2°06'32"	25.76	700.00	N20°03'47"W	25.76
C179	2°06'32"	25.76	700.00	N17°57'16"W	25.76
C180	2°06'32"	25.76	700.00	N15°50'44"W	25.76
C181	2°06'32"	25.76	700.00	N13°44'12"W	25.76
C182	2°06'32"	25.76	700.00	N11°37'40"W	25.76
C183	2°06'32"	25.76	700.00	N9°31'09"W	25.76
C184	2°06'32"	25.76	700.00	N7°24'37"W	25.76
C185	0°49'58"	10.17	700.00	N5°56'22"W	10.17
C186	3°57'57"	56.76	820.00	S4°22'20"E	56.74
C187	2°06'32"	30.18	820.00	S7°24'35"E	30.18
C188	2°06'32"	30.18	820.00	S9°31'06"E	30.18
C189	2°06'32"	30.18	820.00	S11°37'38"E	30.18
C190	2°06'32"	30.18	820.00	S13°44'10"E	30.18
C191	2°06'32"	30.18	820.00	S15°50'41"E	30.18
C192	2°06'32"	30.18	820.00	S17°57'13"E	30.18
C193	2°06'32"	30.18	820.00	S20°03'45"E	30.18
C194	1°30'07"	21.49	820.00	S21°52'04"E	21.49
C195	0°18'09"	2.64	500.00	S22°28'03"E	2.64
C196	3°02'12"	26.50	500.00	S20°47'52"E	26.50
C197	3°02'12"	26.50	500.00	S17°45'40"E	26.50
C198	3°02'12"	26.50	500.00	S14°43'28"E	26.50
C199	3°02'12"	26.50	500.00	S11°41'16"E	26.50
C200	3°02'12"	26.50	500.00	S8°39'04"E	26.50
C201	3°02'12"	26.50	500.00	S5°36'52"E	26.50
C202	3°36'57"	31.55	500.00	S2°17'18"E	31.55
C203	6°08'35"	50.82	474.00	N3°33'07"W	50.80
C204	4°32'58"	37.64	474.00	N8°53'54"W	37.63
C205	4°20'34"	35.93	474.00	N13°20'40"W	35.92
C206	5°34'29"	46.12	474.00	N18°18'12"W	46.10
C207	1°12'32"	10.00	474.00	N21°41'42"W	10.00
C208	0°19'09"	2.64	474.00	N22°27'33"W	2.64
C209	0°09'29"	2.33	846.00	N22°32'23"W	2.33
C210	1°45'48"	26.04	846.00	N21°34'44"W	26.04

PARCEL CURVE SEGMENT TABLE

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C211	1°45'48"	26.04	846.00	N19°48'56"W	26.04
C212	1°45'48"	26.04	846.00	N18°03'07"W	26.04
C213	1°19'51"	19.65	846.00	N16°30'17"W	19.65
C214	1°45'48"	26.04	846.00	N14°57'28"W	26.04
C215	1°45'48"	26.04	846.00	N13°11'39"W	26.04
C216	1°45'48"	26.04	846.00	N11°25'51"W	26.04
C217	1°45'48"	26.04	846.00	N9°40'02"W	26.04
C218	1°45'48"	26.04	846.00	N7°54'14"W	26.04
C219	1°45'48"	26.04	846.00	N6°08'25"W	26.04
C220	2°55'40"	43.23	846.00	N3°47'41"W	43.23
C221	20°17'16"	299.56	846.00	N12°28'29"W	298.00
C222	3°27'56"	51.99	951.00	N3°41'33"W	51.98
C223	1°45'48"	29.27	951.00	N6°08'26"W	29.27
C224	1°45'48"	29.27	951.00	N7°54'14"W	29.27
C225	1°45'48"	29.27	951.00	N9°40'03"W	29.27
C226	1°45'48"	29.27	951.00	N11°25'51"W	29.27
C227	1°45'48"	29.27	951.00	N13°11'39"W	29.27
C228	1°45'48"	29.27	951.00	N14°57'28"W	29.27
C229	1°45'48"	29.27	951.00	N16°43'08"W	29.27
C230	1°45'48"	29.27	951.00	N18°48'56"W	29.27
C231	1°45'48"	29.27	951.00	N20°34'44"W	29.27
C232	0°09'29"	2.62	951.00	N22°32'23"W	2.62
C233	2°51'32"	18.16	364.00	N21°11'21"W	18.16
C234	4°11'16"	26.61	364.00	N17°39'57"W	26.60
C235	4°13'34"	26.85	364.00	N13°27'32"W	26.84
C236	3°28'26"	22.07	364.00	N9°36'32"W	22.07
C237	4°04'37"	25.90	364.00	S2°33'06"E	25.90
C238	14°44'48"	93.69	364.00	N15°14'43"W	93.43
C239	5°26'54"	90.43	951.00	S19°53'40"E	90.40
C240	13°42'47"	227.61	951.00	S8°58'59"E	227.07

EASEMENT CURVE TABLE

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
(C241)	53°01'05"	93.46	101.00	S62°58'40"W	90.16
(C242)	1°32'11"	12.68	473.00	S88°43'07"W	12.68
(C243)	1°32'11"	8.37	312.00	S88°43'07"W	8.37
(C244)	22°43'35"	33.91	85.50	N35°00'24"W	33.69
(C245)	14°37'20"	40.32	158.00	S83°12'07"E	40.21
(C246)	60°27'54"	93.92	89.00	N73°52'36"E	89.62
(C247)	35°41'41"	55.45	89.00	N2°42'44"E	54.55
(C248)	10°37'48"	29.31	158.00	N9°49'13"W	29.27
(C249)	20°52'58"	28.79	79.00	N32°33'55"E	28.63
(C250)	21°23'29"	41.82	112.00	S79°47'35"E	41.57
(C251)	21°12'01"	32.56	88.00	S79°41'51"E	32.38
(C252)	38°59'34"	25.86	38.00	N70°12'22"E	25.36
(C253)	51°00'26"	2.67	3.00	N25°12'22"E	2.58
(C254)	51°00'26"	24.04	27.00	S25°12'22"W	23.25
(C255)	38°59'34"	42.19	62.00	S70°12'22"W	41.38
(C256)	21°12'01"	41.44	112.00	N79°41'51"W	41.21
(C257)	21°23'29"	32.85	88.00	N79°47'35"W	32.66
(C258)	32°06'40"	15.69	28.00	S57°10'04"W	15.49
(C259)	4°22'52"	60.64	793.00	S75°24'50"W	60.62

CENTERLINE CURVE TABLE

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C260	90°00'00"	65.97	42.00	S44°29'13"W	59.40
C261	13°47'04"	72.18	300.00	S72°24'19"E	72.00
C262	13°49'02"	96.46	400.00	S72°23'20"E	96.23
C263	65°00'00"	187.19	165.00	S32°58'49"E	177.31
C264	25°00'00"	104.28	239.00	S77°58'49"E	103.46
C265	92°22'29"	67.71	42.00	N43°19'56"E	60.62
C266	19°45'49"	350.11	1015.00	N12°44'13"W	348.38
C267	22°06'20"	115.74	300.00	N11°33'57"W	115.03
C268	90°00'00"	65.97	42.00	N45°30'47"W	59.40

PARCEL LINE SEGMENT TABLE

LINE TAG #	BEARING	LENGTH (FT)
L1	S0°28'49"E	5.36
L2	S0°28'49"E	5.37
L3	S41°06'22"E	30.70
L4	S47°31'47"E	30.70
L5	S53°57'12"E	30.70
L6	S60°22'37"E	30.70
L7	S68°20'59"E	34.84
L10	S73°32'37"E	28.23
L11	S78°21'56"E	28.23
L12	N86°12'58"W	17.27
L13	N89°03'32"W	17.27
L14	S0°28'49"E	5.56
L15	N0°28'49"W	5.57
L16	N67°22'53"E	19.87
L17	N22°37'07"W	5.00
L18	N22°37'07"W	5.00
L19	S67°22'53"W	13.99

EASEMENT LINE TABLE

LINE TAG #	BEARING	LENGTH (FT)
(L20)	N89°29'13"E	34.62
(L21)	N0°30'47"W	30.00
(L22)	S89°29'13"W	15.42
(L23)	N89°29'13"E	21.58
(L24)	N0°30'59"W	22.00
(L25)	S89°29'13"W	21.96
(L26)	N0°30'47"W	39.85
(L27)	N01°31'15"W	15.38
(L28)	S01°31'15"E	30.38
(L30)	S89°46'45"W	24.00
(L31)	N01°31'15"W	10.38
(L32)	S01°31'15"E	10.38
(L33)	S89°46'45"W	20.00
(L34)	S01°31'15"E	10.38
(L35)	N01°31'15"W	10.38
(L36)	N89°30'41"E	39.25
(L37)	N01°31'15"W	40.00
(L38)	S89°30'41"W	54.87

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CROSSROADS THIRD SUBDIVISION
BEING A SUBDIVISION OF OUTLOT A, CROSSROADS SECOND SUBDIVSION AMENDMENT # 1
AND OUTLOT B, CROSSROADS FIRST SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

#	Date	Issue / Description	Init.

Project No: LVH000014
Drawn By: AN
Checked By: JJM
Date: 8/25/2026

7
SHEET 7 OF 7

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Plotted by: Andrew Nuttall on 8/25/2026 at 3:44:41 PM | Checked in LVH14 - Checked in LVH14 | CAD Path: P:\LVH14\FS\FS1\Eng_Revised\Sht\FP_CROSSROADS THIRD SUBDIVISION.dwg