085 EDU. 4929-4930

2625085 07/09/1998 02:51P Weld County CO
1 of 3 R 31.00 D 0.00 JA Suki Tsukamoto

FINAL PLAT

PRAIRIE GREENS

A SUBDIVISION OF A PART OF THE SE1/4 OF SECTION 31, T2N, R67W, 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

AREA = 66.190 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT PRAIRIE GREENS, LLC, A COLORADO LIMITED LIABILITY COMPANY, GRANT BROTHERS, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP, AND EJD, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THAT PART OF THE SE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 31, FROM WHICH THE E1/4 CORNER OF SAID SECTION 31 BEARS N00°00'34"W, 2647.48 FEET (BASIS OF BEARING), THENCE N00°00'34"W, 738.05 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 31 TO THE TRUE POINT OF BEGINNING;

THENCE S88°30'07"W, 510.60 FEET;

THENCE S01°29'53"E, 39.20 FEET;

THENCE S88°30'07"W, 1185.63 FEET;

THENCE S02°33'53"E, 87.17 FEET;

THENCE S11°08'53"E, 173.25 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE S00°00'00"E, 304.77 FEET ALONG A LINE HEREINAFTER REFERRED TO AS LINE "A" TO THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 52 CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MARCH 1, 1960, IN BOOK 1552 AT PAGE 144 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE S89°20'57"W, 110.01 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 52 TO A POINT ON A LINE THAT IS 110.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, SAID LINE "A";

THENCE N00°00'00"E, 301.09 FEET ALONG A LINE THAT IS 110.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, SAID LINE "A" TO A POINT ON A LINE FROM WHICH SAID POINT "A" BEARS N87°26'07"E;

THENCE N05°29'35"E, 146.41 FEET TO THE EAST LINE OF THAT 16.5 FOOT WIDE COMMUNICATION AND ROAD EASEMENT GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 17, 1982, IN BOOK 978 AS RECEPTION NO. 1904133 OF THE RECORDS OF WELD COUNTY, COLORADO, SAID LINE BEING 11.50 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE EAST LINE OF THAT 5 FOOT WIDE COMMUNICATION EASEMENT GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 30, 1970, IN BOOK 633, AS RECEPTION NO. 1555441 OF THE RECORD OF WELD COUNTY, COLORADO;

THENCE N02°25'47"W, 1704.91 FEET ALONG THE EAST LINE OF THAT 16.5 FOOT WIDE COMMUNICATION AND ROAD EASEMENT AS DESCRIBED IN SAID BOOK 978 AS RECEPTION NO. 1904133, BEING A LINE THAT IS 11.50 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE EAST LINE OF THAT 5 FOOT WIDE COMMUNICATION EASEMENT AS DESCRIBED IN SAID BOOK 633 AS RECEPTION NO. 1555441, TO A POINT ON A LINE THAT IS 10.04 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE SOUTH LINE OF THAT 50 FOOT WIDE GAS PIPELINE EASEMENT (NO. 2) GRANTED TO AMOCO PRODUCTION COMPANY AS DESCRIBED IN RIGHT-OF-WAY AGREEMENT RECORDED MAY 25, 1976, IN BOOK 776 AS RECEPTION NO. 1689372 AND IN RIGHT-OF-WAY AGREEMENT RECORDED SEPTEMBER 1, 1976, IN BOOK 776 AS RECEPTION NO. 1697783, ALL OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE N88°30'07"E, 1825.86 FEET ALONG A LINE THAT IS 10.04 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE SOUTH LINE OF THAT 50 FOOT WIDE GAS PIPELINE EASEMENT AS DESCRIBED IN SAID BOOK 767 AS RECEPTION NO. 1689372 AND IN SAID BOOK 776 AS RECEPTION NO. 1697783 TO THE EAST LINE OF THE SE1/4 OF SAID SECTION 31;

THENCE S00°00'34"E, 1551.32 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 31 TO THE TRUE POINT OF BEGINNING.

AREA = 66.190 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS "PRAIRIE GREENS", AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN FOR PUBIC USE FOREVER HEREAFTER THAT 30 FOOT WIDE STRIP OF LAND DESCRIBED AS "WELD COUNTY ROAD NO. 15" AND THAT STREET DESCRIBED AS "FREDERICK WAY" AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE FOR THE BENEFIT OF THE OWNERS AND THE SUPPLIERS OF PUBLIC UTILITIES PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, WITNESS OUR HANDS AND SEALS THIS 9th DAY OF June A.D., 1998

DOUGLAS M. GRANT, MANAGER
PRAIRIE GREENS, LLC — DATE: 6/9/98

WALLACE H. GRANT, PARTNER
GRANT BROTHERS, LLP — DATE: 6/9/98

DOUGLAS M. GRANT, MANAGER
EJD, LLC — DATE: 6/9/98

ACKNOWLEDGMENTS

STATE OF COLORADO }
COUNTY OF Boulder } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF June, 1998, BY DOUGLAS M. GRANT, MANAGER, PRAIRIE GREENS, LLC

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 04-14-2002
NOTARY PUBLIC

STATE OF COLORADO }
COUNTY OF Boulder } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF June, 1998, BY WALLACE H. GRANT, PARTNER, GRANT BROTHERS, LLP.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 04-14-2002
NOTARY PUBLIC

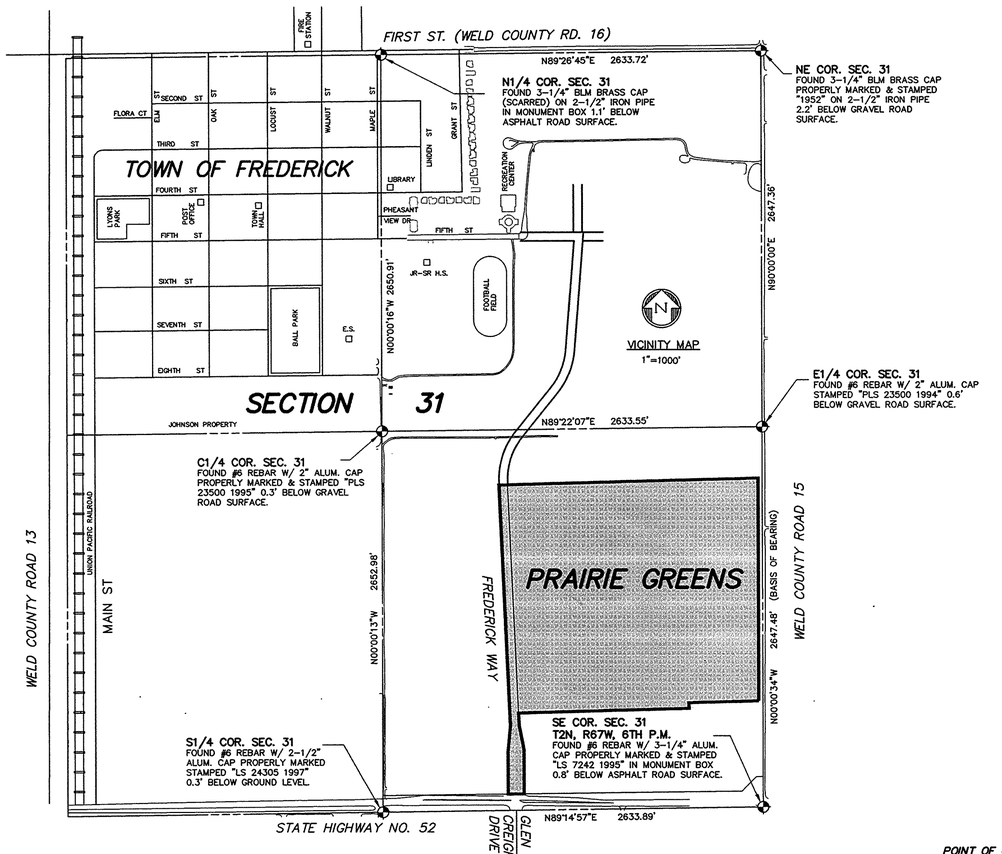
STATE OF COLORADO }
COUNTY OF Boulder } SS

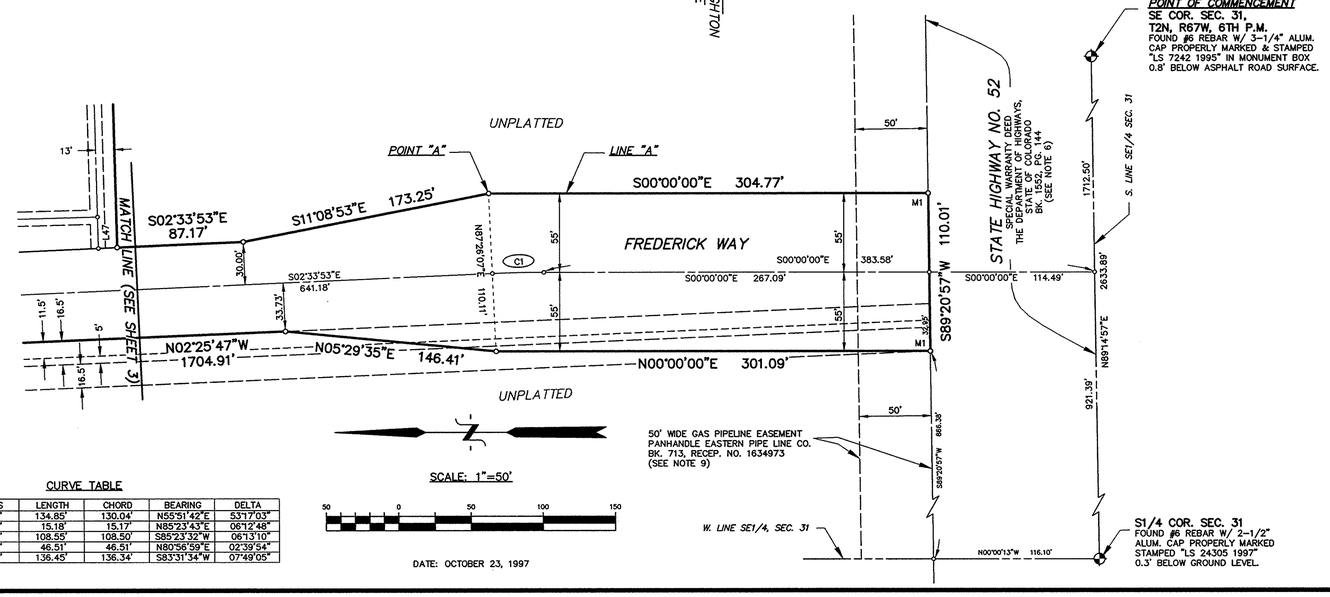
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF June, 1998, BY DOUGLAS M. GRANT, MANAGER, EJD, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 04-14-2002
NOTARY PUBLIC

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S00°00'34"E	9.97'
L2	N89°59'26"E	5.00'
L3	S00°00'34"E	6.50'
L4	N89°59'26"E	5.00'
L5	N89°59'26"E	5.00'
L6	S00°00'34"E	15.00'
L7	S89°59'26"W	46.00'
L8	N00°00'34"W	49.00'
L9	S89°59'26"W	13.00'
L10	N89°59'26"E	5.00'
L11	N00°00'34"W	14.00'
L12	S00°00'34"E	5.00'
L13	N89°59'26"E	23.14'
L14	N01°29'53"W	43.36'
L15	S62°45'23"E	15.10'
L16	S62°45'23"E	5.00'
L17	N01°29'53"W	29.18'
L18	S01°29'53"E	5.03'
L19	N00°00'34"W	15.00'
L20	S89°59'26"W	32.00'
L21	N77°05'01"W	32.20'
L22	N77°05'01"W	30.93'
L23	S01°29'53"E	5.00'
L24	S01°29'53"E	28.00'
L25	S88°30'07"W	3.41'
L26	N88°43'22"E	117.97'
L27	S01°29'53"E	7.96'
L28	N88°30'07"E	14.00'
L29	S88°30'07"W	297.00'
L30	N01°29'53"W	30.00'
L31	S01°29'53"E	5.00'
L32	S88°30'07"W	12.00'
L33	N01°29'53"W	5.00'
L34	S01°29'53"E	25.00'
L35	N88°30'07"E	22.00'
L36	S01°29'53"E	19.00'
L37	N88°30'07"E	2.48'
L38	S01°29'53"E	2.00'
L39	S01°29'53"E	3.00'
L40	N04°13'28"W	59.18'
L41	N04°13'28"W	24.91'
L42	N01°29'53"W	8.00'
L43	N01°29'53"W	28.00'
L44	N01°29'53"W	22.08'
L45	S01°29'53"E	33.91'
L46	S88°30'07"W	28.18'
L47	N88°30'07"E	21.87'
L48	S87°26'07"W	30.00'
L49	N88°30'07"E	25.75'
L50	N88°30'07"E	38.80'
L51	N01°29'53"W	28.70'
L52	N01°29'53"W	27.29'
L53	N88°30'07"E	39.84'
L54	N87°26'07"E	39.33'
L55	N87°26'07"E	30.00'





DATE: OCTOBER 23, 1997

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	800.00'	35.81'	35.81'	S01°16'57"E	02°33'53"
C2	195.00'	43.99'	43.90'	S83°32'47"E	12°56'33"
C3	205.00'	46.25'	46.15'	S83°32'47"E	12°56'33"
C4	140.00'	71.59'	70.82'	N14°38'25"E	29°17'59"
C5	145.00'	48.15'	47.93'	S72°16'13"E	19°01'39"
C6	145.00'	20.82'	20.80'	S85°53'48"E	08°13'32"

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C7	145.00'	134.85'	130.04'	N55°51'42"E	53°17'03"
C8	140.00'	15.18'	15.17'	N85°23'43"E	06°12'48"
C9	1000.00'	108.55'	108.50'	S85°23'32"W	06°13'10"
C10	1000.00'	46.51'	46.51'	N80°56'59"E	02°39'54"
C11	1000.00'	136.45'	136.34'	S83°31'34"W	07°49'05"

NOTES

1. BEARINGS SHOWN ON THE ACCOMPANYING PLAT ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE SE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M., BEARS N00°00'34"W AS MONUMENTED AND SHOWN HEREON.
2. SET #5 REBAR WITH 1-1/2 INCH ALUMINUM CAP MARKED "PLS 24305" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
3. o^M = FOUND #5 REBAR WITH 1-1/2 INCH ALUMINUM CAP MARKED "PLS 24305".
4. RECORDED EASEMENTS AND RIGHTS-OF-WAY, ARE SHOWN ON THE ACCOMPANYING PLAT AS DISCLOSED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. F919705, EFFECTIVE DATE OCTOBER 1, 1997, AND IN TICOR TITLE INSURANCE COMPANY COMMITMENT NUMBER TJ20115, EFFECTIVE DATE MAY 23, 1990. NO ADDITIONAL RESEARCH WAS COMPLETED.
5. FOR ADDITIONAL INFORMATION REGARDING THE BOUNDARY SURVEY, RECORDED AND APPARENT EASEMENTS AND RIGHTS-OF-WAY, AND LINES OF OCCUPATION, IF ANY, SEE LAND SURVEY PLAT PREPARED BY ALBERS, DREXEL & POHLY, INC. RECORDED MAY 8, 1997, IN BOOK 1605 AS RECEPTION NO. 2547182 OF THE RECORDS OF WELD COUNTY, COLORADO.
6. IN THE DESCRIPTION OF STATE HIGHWAY NO. 52 CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MARCH 1, 1960, IN BOOK 1552 AT PAGE 144 OF THE RECORDS OF WELD COUNTY, COLORADO, IT IS ASSUMED THE BASIS OF BEARING WAS INTENDED TO BE ALONG THE SOUTH LINE OF THE SE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M.
7. THE POSITION OF THE EASTERLY LINE OF THAT 16.5 FOOT WIDE COMMUNICATION EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH CO. AS DESCRIBED IN INSTRUMENT RECORDED NOVEMBER 8, 1940, IN BOOK 1070 AT PAGE 144 AND IN INSTRUMENT RECORDED JUNE 3, 1945, IN BOOK 1156 AT PAGE 552, ALL OF THE RECORDS OF WELD COUNTY, COLORADO, AND THE POSITION OF THE WESTERLY LINE OF THAT 16.5 FOOT WIDE COMMUNICATION AND ROAD EASEMENT GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 17, 1982, IN BOOK 978 AS RECEPTION NO. 1904133 OF THE RECORDS OF WELD COUNTY, COLORADO, WERE ESTABLISHED ALONG THE WESTERLY LINE OF THAT 5 FOOT WIDE COMMUNICATION EASEMENT GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AS MATHEMATICALLY DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 30, 1970, IN BOOK 633 AS RECEPTION NO. 1555441 OF THE RECORDS OF WELD COUNTY, COLORADO.
8. THE POSITION OF THAT 20 FOOT WIDE GAS PIPELINE EASEMENT GRANTED TO CONTINENTAL PIPE LINE COMPANY AS DESCRIBED IN INSTRUMENT RECORDED JULY 7, 1977, IN BOOK 802 AS RECEPTION NO. 1723829 OF THE RECORDS OF WELD COUNTY, COLORADO, IS SHOWN ACCORDING TO THE DIMENSIONS SHOWN ON THE "PLAT" ON PAGE 4-3 OF SAID INSTRUMENT.
9. IN THE DESCRIPTION OF THAT 50 FOOT WIDE GAS PIPELINE EASEMENT GRANTED TO PANHANDLE EASTERN PIPE LINE COMPANY IN RIGHT-OF-WAY GRANT RECORDED APRIL 23, 1974, IN BOOK 713 AS RECEPTION NO. 1634973 OF THE RECORDS OF WELD COUNTY COLORADO, THE CALLS "RIGHT-OF-WAY FENCE" ARE ASSUMED TO BE A REFERENCE TO THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 52 CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DED RECORDED MARCH 1, 1960, IN BOOK 1552 AT PAGE 144 OF THE RECORDS OF WELD COUNTY, COLORADO.
10. A BLANKET EASEMENT IS HEREBY DEDICATED AND CONVEYED TO THE TOWN FOR PUBLIC USE FOREVER HEREAFTER FOR THE INSTALLATION AND MAINTENANCE OF FIRE HYDRANTS, WATER METERS, AND STREET LIGHTS. SAID BLANKET EASEMENT SHALL BE DEFINED AS EXTENDING (5) FEET IN ALL DIRECTIONS FROM THE CENTERLINE OF THE DESCRIBED UTILITY; TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR THE INSTALLATION CHANGES, ALTERATIONS, MAINTENANCE, AND REPLACEMENT OF SUCH UTILITY(S) AND ITS/(THEIR) APPURTENANCE(S) AND SERVICE LATERAL(S).
11. A BLANKET EASEMENT IS HEREBY DEDICATED AND CONVEYED TO THE TOWN FOR PUBLIC USE FOREVER HEREAFTER FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES AND SERVICES TOGETHER WITH INGRESS AND EGRESS FOR UTILITY VEHICLES AND SERVICES, ALL OVER AND ACROSS ALL PRIVATELY OWNED AND MAINTAINED STREETS, ALLEYS, WALKS, AND DRIVES.
12. SURFACE IMPROVEMENTS ARE PERMITTED OVER ALL EASEMENTS AND RIGHTS-OF-WAY DESCRIBED HEREON. SUCH SURFACE IMPROVEMENTS MAY INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, ASPHALT PAVING, CONCRETE PAVING, LANDSCAPE AND RECREATIONAL FACILITIES, CURB AND GUTTER, DRAINAGE FACILITIES, SIGNAGE, AND MONUMENTATION. NO STRUCTURES SHALL BE PLACED OR ERECTED OVER SAID EASEMENTS. FENCES MAY CROSS AT SUBSTANTIALLY RIGHT ANGLES. PRIVATE UNDERGROUND UTILITIES MAY CROSS AT SUBSTANTIALLY RIGHT ANGLES OR RUN PARALLEL TO, OR WITHIN, SAID EASEMENTS.
13. LEGAL DESCRIPTION PREPARED BY FRANK N. DREXEL, 320-1/2 MAIN STREET, LONGMONT, COLORADO, 80501 (CRS 38-35-106.5).

APPROVAL BY THE TOWN OF FREDERICK

APPROVED BY THE BOARD OF TRUSTEES THIS 23rd DAY OF October A.D., 1997. ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE TOWN FOR CONSTRUCTION OF ANY STREETS, HIGHWAYS, ALLEYS, BRIDGES, RIGHTS-OF-WAY, OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

MAYOR

ATTEST: Karen Borkowski
TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF WELD } SS

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT _____ O'CLOCK _____M., THIS _____ DAY OF _____ A.D., 19____.

CLERK AND RECORDER — DEPUTY

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.

SURVEYOR'S CERTIFICATE

I, FRANK N. DREXEL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLIES WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND WELD COUNTY.

FRANK N. DREXEL
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 24305

DATE: 10-23-97

ADP ALBERS, DREXEL & POHLY, INC.
A Full Service Land Surveying Company
320½ Main Street, Longmont, Colorado 80501 Phone: (303) 682-1131

2625085 07/09/1998 02:51P Weld County CO
2 of 3 R 31.00 D 0.00 JA Suki Tsukamoto

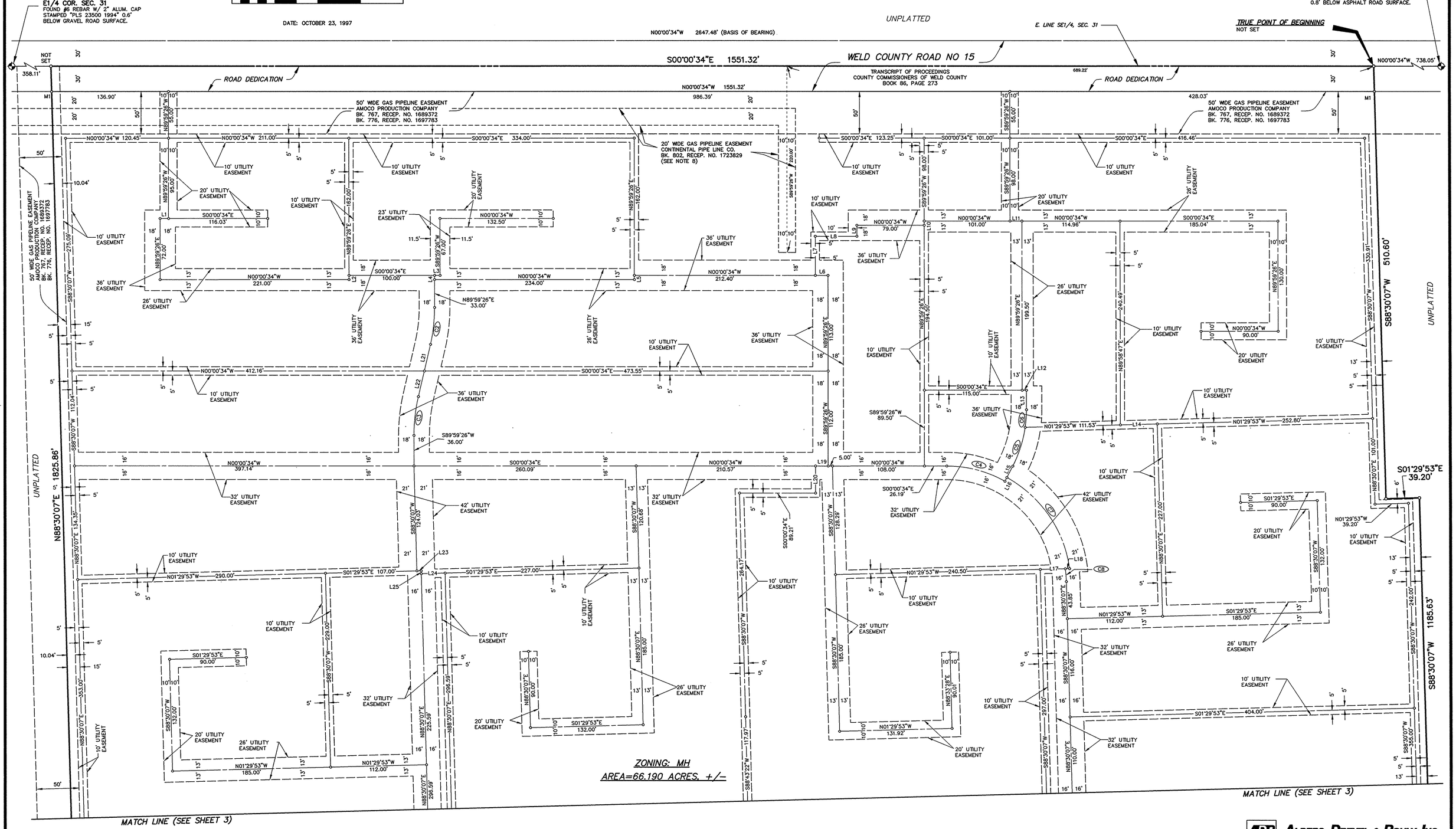
FINAL PLAT

PRAIRIE GREENS

A SUBDIVISION OF A PART OF THE SE1/4 OF SECTION 31, T2N, R67W, 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.
AREA = 66.190 ACRES, MORE OR LESS.

SCALE: 1"=50'

DATE: OCTOBER 23, 1997



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2625085 07/09/1998 02:51P Weld County CO
3 of 3 R 31.00 D 0.00 JA Suki Tsukamoto

FINAL PLAT

PRAIRIE GREENS

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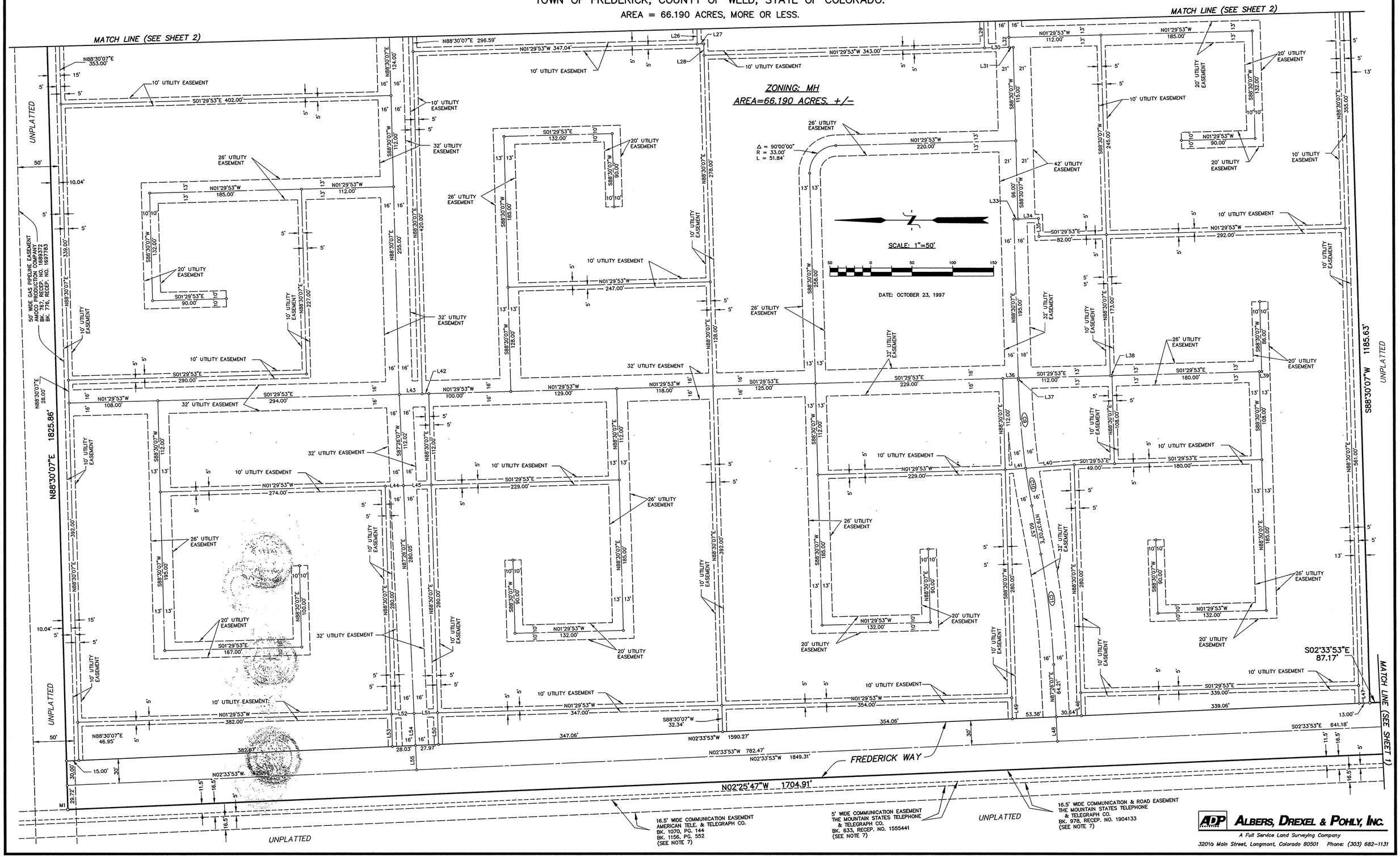

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