

4794113 Pages: 1 of 2
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Carly Kooms, Clerk and Recorder, Weld County, CO

FINAL PLAT

CARRIAGE HILLS FILING NO. 1, REPLAT A

A SUBDIVISION OF A PART OF THE SE1/4
OF SECTION 31, T2N, R67W OF THE 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.
AREA = 7.828 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

THREE TRACTS OF LAND LOCATED IN THE SE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BLOCKS 1 AND 2, CARRIAGE HILLS FILING NO. 1, TOGETHER WITH THE HEREBY VACATED ALLEY LYING BETWEEN SAID BLOCKS;

AND

BLOCKS 3 AND 4, CARRIAGE HILLS FILING NO. 1, TOGETHER WITH THE HEREBY VACATED ALLEY LYING BETWEEN SAID BLOCKS;

AND

BLOCKS 5 AND 6, CARRIAGE HILLS FILING NO. 1, TOGETHER WITH THE HEREBY VACATED ALLEY LYING BETWEEN SAID BLOCKS;

AREA = 340,997 SQUARE FEET (7.828 ACRES), MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CARRIAGE HILLS DEVELOPMENT, INC. AND ELEA DEVELOPMENT LLC, BEING THE OWNERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, BLOCKS, TRACTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF "CARRIAGE HILLS FILING NO. 1, REPLAT A", AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC RIGHTS-OF-WAY, EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED AS FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN. THE ENTITIES NAMED ON THE EASEMENT, OR RESPONSIBLE FOR THE SERVICES AND/OR UTILITIES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSES NAMED ON THE EASEMENT OR FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES SHOWN HEREON AND THE ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION ARE DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USE AND PURPOSES. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED THIS

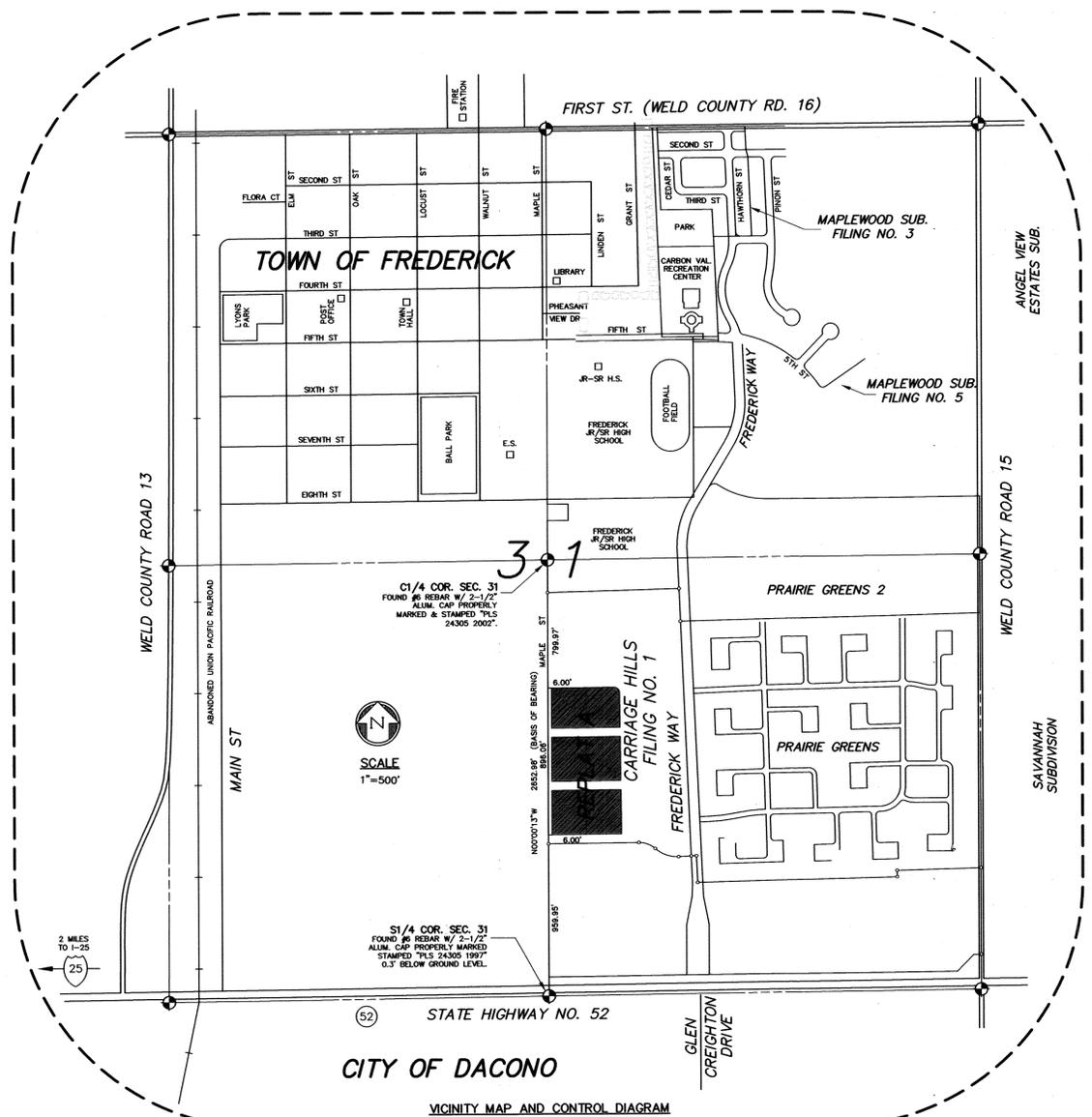
13th DAY OF December, 2021.

OWNER: CARRIAGE HILLS DEVELOPMENT, INC.
STATE OF COLORADO }
COUNTY OF Boulder } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF December, 2021, BY Aaron D. Grant FOR CARRIAGE HILLS DEVELOPMENT, INC.

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC }
AND }
NOTARY PUBLIC }
MY COMMISSION EXPIRES 10/31/2023

OWNER: ELEA DEVELOPMENT LLC
STATE OF COLORADO }
COUNTY OF Boulder } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF December, 2021, BY Aaron D. Grant FOR ELEA DEVELOPMENT LLC

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC }
AND }
NOTARY PUBLIC }
MY COMMISSION EXPIRES 10/31/2023



NOTES

- 1. BEARINGS SHOWN ON THE ACCOMPANYING PLAT ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M., BEARS N00°00'13"W AS MONUMENTED AND SHOWN HEREON.
- 2. SET #5 REBAR 18" LONG WITH 2-INCH ALUMINUM CAP MARKED "PLS 25379" AT ALL EXTERIOR BOUNDARY CORNERS AND WHERE NOTED "SET", UNLESS OTHERWISE NOTED. SET #6 REBAR 18" LONG WITH 2-INCH ALUMINUM CAP MARKED "PLS 25379 1"WC" OR "PLS 25379 2"WC" AT 1' OR 2' WITNESS CORNER, RESPECTIVELY, WHERE NOTED "SET 1"WC" OR "SET 2"WC".
- 3. RECORDED EASEMENTS AND RIGHTS-OF-WAY, ARE SHOWN ON THIS PLAT AS DISCLOSED IN FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES COMMITMENT NO. 100-N0026440-020-CN1, AMENDMENT NO. 6, EFFECTIVE DATE OCTOBER 29, 2021, AND LAND TITLE GUARANTEE COMPANY POLICY ORDER NO. K25180844, POLICY DATE OCTOBER 26, 2021. NO ADDITIONAL RESEARCH WAS COMPLETED.
- 4. LINEAR DIMENSIONS SHOWN ON THE MAP ARE U.S. FEET.
- 5. ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08123C2083E, MAP REVISED JANUARY 20, 2016, FREDERICK, COLORADO, WELD COUNTY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AND IS NOT LOCATED IN A 100-YEAR FLOOD ZONE.
- 6. THIS REPLAT A HEREBY VACATES THE 20-FOOT ALLEYS LYING BETWEEN BLOCKS 1 & 2 AND BLOCKS 3 & 4 AND BLOCKS 5 & 6. IN ADDITION THIS REPLAT A ALSO VACATES ALL OF THE ORIGINAL 10-FOOT UTILITY EASEMENTS IN SAID BLOCKS 1 THROUGH 6 IN FAVOR OF NEW RELOCATED 10-FOOT UTILITY EASEMENTS AS SHOWN ON THIS PLAT. THIS REPLAT A ALSO VACATES THE VARIABLE-WIDTH LANDSCAPE EASEMENT WHICH WAS LOCATED ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MAPLE STREET IN FAVOR OF THE 9.50-FOOT WIDE TRACTS A, B, & C WHICH SHALL BE GRANTED TO THE CARRIAGE HILLS METROPOLITAN DISTRICT BY SEPARATE DOCUMENT FOR THE PURPOSES OF LANDSCAPE.
- 7. ACCORDING TO 2002 TOWN OF FREDERICK LAND USE CODE, ARTICLE 9, SECTION 9.8, DEVELOPMENT SETBACKS FROM WELLS AND FACILITIES: (A) WHEN WELLS ARE EXISTING BUILDINGS SHALL NOT BE CONSTRUCTED WITHIN THE FOLLOWING DISTANCES: (A1) BUILDINGS NOT NECESSARY TO THE OPERATION OF THE WELL SHALL NOT BE CONSTRUCTED WITHIN TWO HUNDRED (200) FEET OF ANY SUCH WELL. (A2) ANY BUILDING TO BE USED AS A PLACE OF ASSEMBLY, INSTITUTION OR SCHOOL SHALL NOT BE CONSTRUCTED WITHIN THREE HUNDRED FIFTY (350) FEET OF ANY WELL. (B) WHEN WELLS ARE EXISTING, LOTS AND ROADS SHALL NOT BE PLATTED WITHIN THE FOLLOWING DISTANCES: (B1) LOTS SHALL NOT BE PLATTED WITHIN ONE HUNDRED FIFTY (150) FEET OF AN EXISTING OIL OR GAS WELL OR ITS PRODUCTION FACILITIES. (B2) LOTS INTENDED TO BE USED AS A PLACE OF ASSEMBLY, INSTITUTION OR SCHOOL SHALL NOT BE PLATTED TO ALLOW A BUILDING SITE WITHIN THREE HUNDRED FIFTY (350) FEET OF AN EXISTING OIL OR GAS WELL OR ITS PRODUCTION FACILITIES. (B3) STREETS SHALL NOT BE PLATTED WITHIN SEVENTY-FIVE (75) FEET OF AN EXISTING OIL OR GAS WELL OR ITS PRODUCTION FACILITIES. PROVIDED HOWEVER, THAT STREETS MAY CROSS COLLECTION FLOWLINES AT RIGHT ANGLES. (B4) LOTS AND STREETS MAY BE PLOTTED OVER WELL AND PRODUCTION SITES THAT HAVE BEEN ABANDONED AND RECLAIMED IN ACCORDANCE WITH SECTION 9.12 OF THIS ARTICLE. SUCH PLATTING SHALL ONLY OCCUR AFTER THE COMPLETION OF THE "ABANDONMENT AND RECLAMATION PROCESS."
- 8. LEGAL DESCRIPTION PREPARED BY PETER D. STEGER, 1500 KANSAS AVENUE, SUITE 2-E, LONGMONT, COLORADO, 80501 (CRS 38-35-106.5).

TRACT TABLE

NAME	PURPOSE	OWNERSHIP	MAINTENANCE RESPONSIBILITY
TRACT A	LANDSCAPE	CARRIAGE HILLS METROPOLITAN DISTRICT	CARRIAGE HILLS METROPOLITAN DISTRICT
TRACT B	LANDSCAPE	CARRIAGE HILLS METROPOLITAN DISTRICT	CARRIAGE HILLS METROPOLITAN DISTRICT
TRACT C	LANDSCAPE	CARRIAGE HILLS METROPOLITAN DISTRICT	CARRIAGE HILLS METROPOLITAN DISTRICT

OWNERS
CARRIAGE HILLS DEVELOPMENT, INC.
PO BOX 983
LONGMONT, CO 80502
ELEA DEVELOPMENT LLC
1093 S. YORK STREET
DENVER, CO 80209
SURVEYOR
CIVILARTS, INC.
1500 KANSAS AVENUE, SUITE 2-E
LONGMONT, CO 80501
(303) 682-1131
ATTN: PETER D. STEGER, PLS

DATE OF PREPARATION
APRIL 16, 2020
DATE OF REVISION
JUNE 22, 2020
AUGUST 7, 2020
NOVEMBER 12, 2020
NOVEMBER 13, 2020
NOVEMBER 16, 2020
NOVEMBER 17, 2020
DECEMBER 13, 2021

PLANNING COMMISSION CERTIFICATE OF APPROVAL
APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 2020-08C THIS 21 DAY OF July 2020
CHAIRMAN
PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES
THIS FINAL PLAT MAP OF "CARRIAGE HILLS FILING NO. 1, REPLAT A" IS APPROVED AND ACCEPTED BY ORDINANCE NO. 1341C PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON August 11, 2020. THE DEDICATIONS OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON, SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN, AND THE ELECTRICAL AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS.
ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THE TOWN. THE CONSTRUCTION OF IMPROVEMENTS BENEFITING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A SEPARATE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS.
THIS ACCEPTANCE OF THE FINAL PLAT DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.
MAYOR
ATTEST: TOWN CLERK

CERTIFICATE OF VACATION
KNOW ALL MEN BY THESE PRESENTS THAT THOSE CERTAIN UTILITY EASEMENTS, LANDSCAPE EASEMENTS, AND PUBLIC ALLEYS DEDICATED TO THE TOWN OF FREDERICK, CO ON THE CARRIAGE HILLS FILING NO. 1 FINAL PLAT, DATED JANUARY 31, 2005 AND RECORDED ON MARCH 11, 2005, AT RECESSION NO. 3268885, HAVING NEVER BEEN USED, ARE UNNECESSARY AND THEREFORE ARE VACATED TO THE RESPECTIVE OWNERS AND SPECIFICALLY IN REGARD TO THE 20-FOOT PUBLIC ALLEYS LYING BETWEEN BLOCKS 1 AND 2, BLOCKS 3 AND 4, AND BLOCKS 5 AND 6, SHALL VEST IN THE OWNERS OF THE LOTS ABUTTING SUCH VACATED AREAS, BY THIS REPLAT OF THE SUBDIVISION.
TOWN OF FREDERICK, COLORADO
MAYOR
TOWN CLERK
STATE OF COLORADO }
COUNTY OF WELD } SS
THE FOREGOING CERTIFICATE OF VACATION WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20 AS MAYOR AND AS TOWN CLERK OF THE TOWN OF FREDERICK.
MY COMMISSION EXPIRES:
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC

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.
CERTIFICATION DEFINED: THE USE OF THE WORDS "CERTIFY", "CERTIFICATE", AND/OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS AND FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION; WAS PERFORMED BY OR UNDER THE REGISTERED PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE CHARGE; IS BASED ON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION, AND BELIEF; IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE; AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. (RULE 6.2.2 OF THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS)

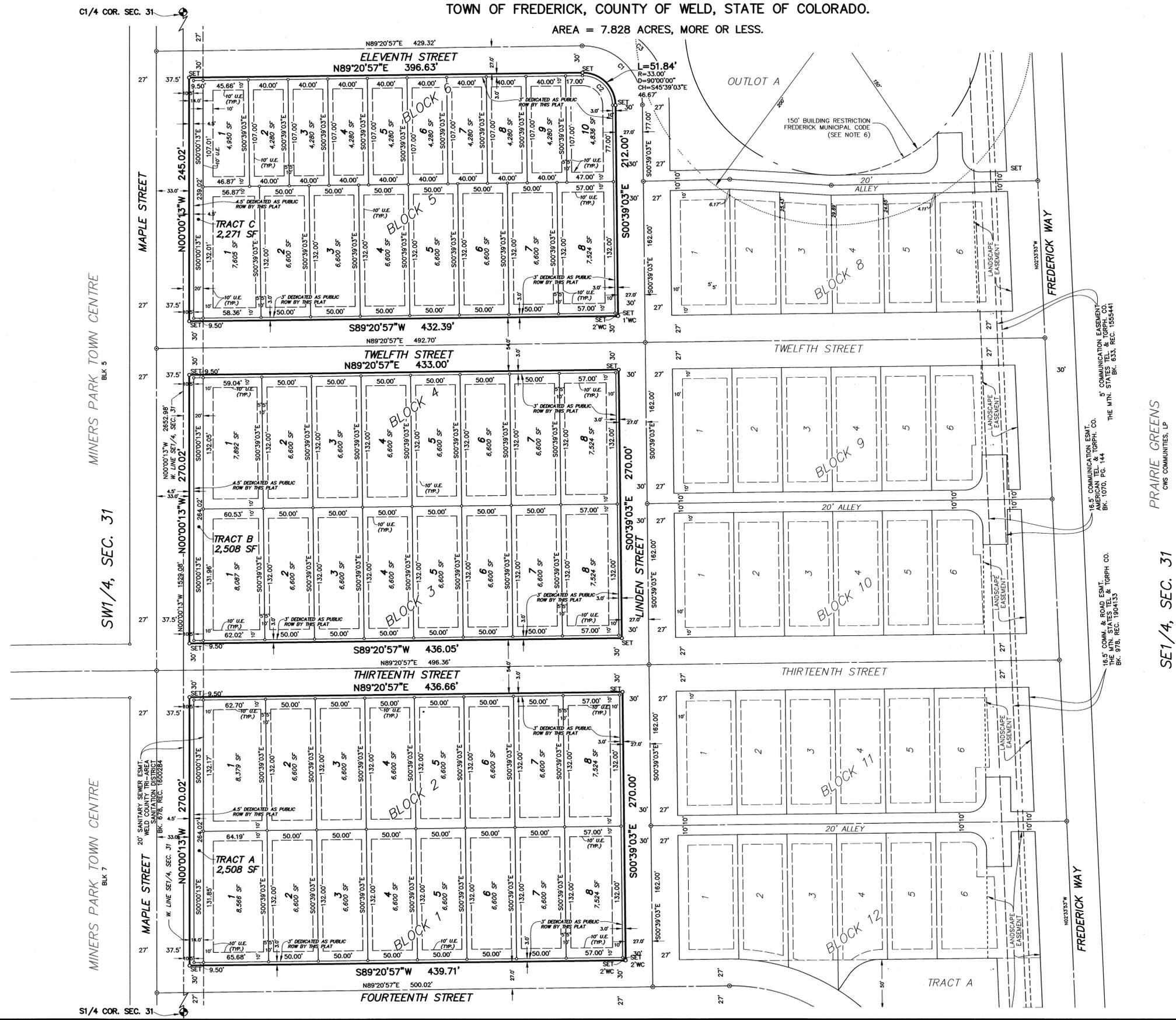
SURVEYOR'S CERTIFICATE
I, PETER D. STEGER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.
I FURTHER CERTIFY THAT THIS FINAL PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 13TH DAY OF DECEMBER, 2021.
PETER D. STEGER
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 25379
DATE: DECEMBER 13, 2021

PLOTTED: MON, 12/13/21 03:28PM BY: EILEEN HEINS
MODIFIED: MON, 12/13/21 03:37AM BY: EILEEN HEINS
DRAWING: 03-31-54 UMG 3154-P 3154-P.DWG

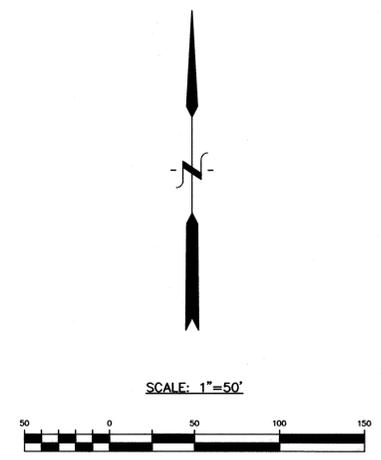
FINAL PLAT

CARRIAGE HILLS FILING NO. 1 REPLAT A

A SUBDIVISION OF A PART OF THE SE1/4
 OF SECTION 31, T2N, R67W OF THE 6TH P.M.,
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.
 AREA = 7.828 ACRES, MORE OR LESS.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	94.25'	60.00'	90°00'00"	N45°39'03"W	84.85'
C2	47.12'	30.00'	90°00'00"	N45°39'03"W	42.43'
C3	136.66'	87.00'	90°00'00"	N45°39'03"W	123.04'



- LEGEND**
- BK. = BOOK
 - COMM. = COMMUNICATION
 - ESMT = EASEMENT
 - L.E. = LANDSCAPE EASEMENT
 - MTN. = MOUNTAIN
 - PG. = PAGE
 - REC. = RECEPTION NUMBER
 - ROW = RIGHT-OF-WAY
 - TEL. = TELEPHONE
 - TGRPH = TELEGRAPH
 - TYP = TYPICAL
 - U.E. = UTILITY EASEMENT
 - = PROPERTY CORNER


 PETER D. STEGER
 COLORADO REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 25379
 DATE: DECEMBER 13, 2021

PLOTTED MON 12/13/21 03:21PM BY EILEEN HEINS
 MODIFIED 12/13/21 03:21PM BY EILEEN HEINS
 DRAWING: 03154_C3D-31-5A(DWG)154-P-3154-P.DWG

SW1/4, SEC. 31
 MINERS PARK TOWN CENTRE
 BLK 5
 SE1/4, SEC. 31
 MINERS PARK TOWN CENTRE
 BLK 7

PRAIRIE GREENS
 CWS COMMUNITIES, LP
 SE1/4, SEC. 31

16.5' COMMUNICATION ESMT.
 AMERICAN TEL. & TGRPH. CO.
 THE MTN. STATES TEL. & TGRPH. CO.
 BK. 633, REC. 195441
 16.5' COMM. & ROAD ESMT.
 THE MTN. STATES TEL. & TGRPH. CO.
 BK. 978, REC. 1904133