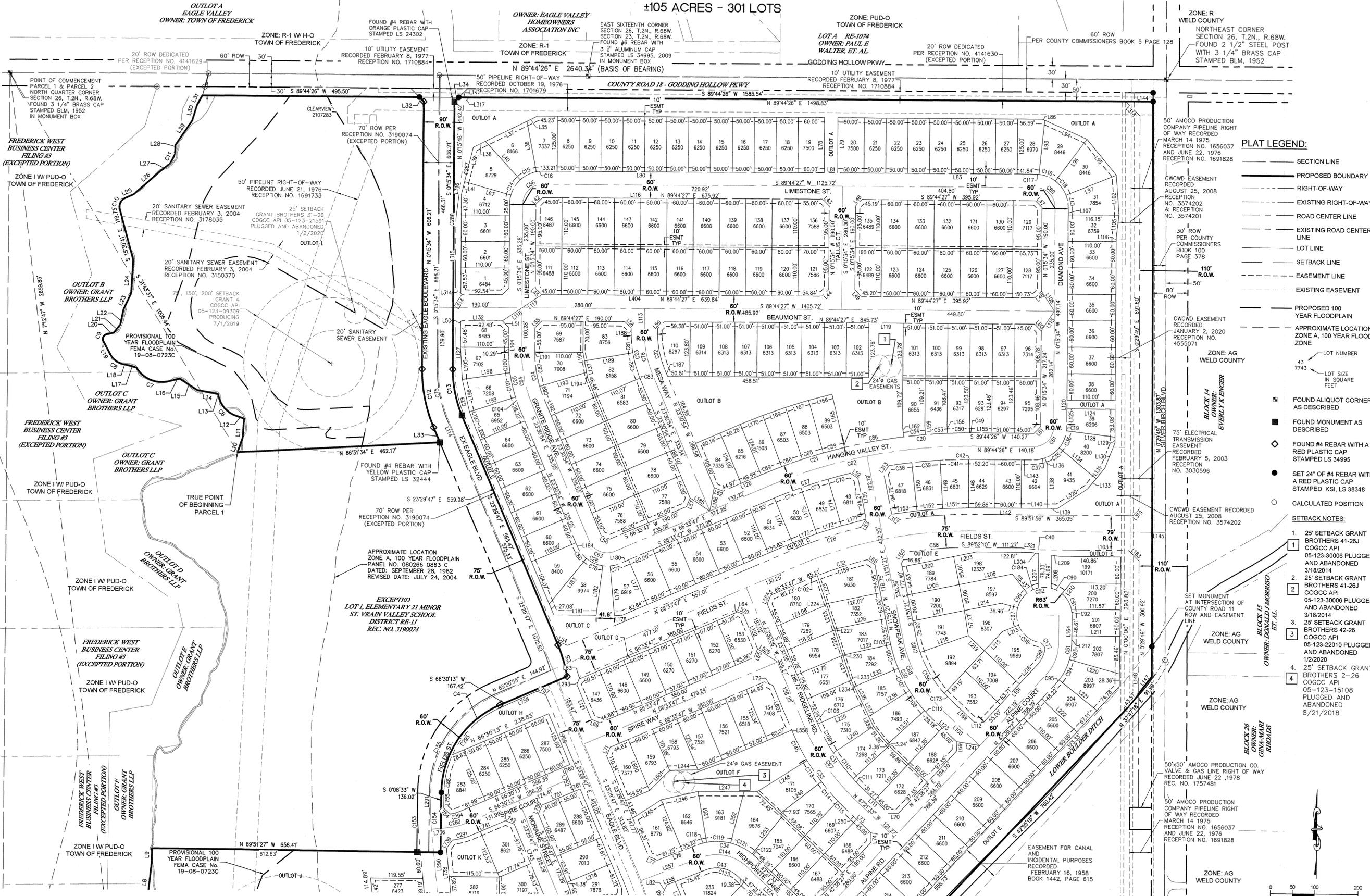


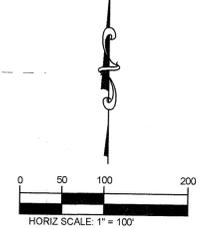
CLEARVIEW VILLAGES PRELIMINARY/FINAL PLAT

A PARCEL OF LAND, SITUATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH,
 RANGE 68 WEST OF THE 6TH P.M.,
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 ±105 ACRES - 301 LOTS



- PLAT LEGEND:**
- SECTION LINE
 - PROPOSED BOUNDARY
 - - - RIGHT-OF-WAY
 - - - EXISTING RIGHT-OF-WAY
 - ROAD CENTER LINE
 - - - EXISTING ROAD CENTER LINE
 - LOT LINE
 - - - SETBACK LINE
 - - - EASEMENT LINE
 - - - EXISTING EASEMENT
 - PROPOSED 100 YEAR FLOODPLAIN
 - - - APPROXIMATE LOCATION ZONE A, 100 YEAR FLOOD ZONE
 - 43 LOT NUMBER
 - 7743 LOT SIZE IN SQUARE FEET
 - FOUND ALIQUOT CORNER AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED
 - ◆ FOUND #4 REBAR WITH A RED PLASTIC CAP STAMPED LS 34995
 - SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KSI, LS 38348
 - CALCULATED POSITION

- SETBACK NOTES:**
1. 25' SETBACK GRANT BROTHERS 41-26J COGCC API 05-123-30006 PLUGGED AND ABANDONED 3/18/2014
 2. 25' SETBACK GRANT BROTHERS 41-26J COGCC API 05-123-30006 PLUGGED AND ABANDONED 3/18/2014
 3. 25' SETBACK GRANT BROTHERS 42-26 COGCC API 05-123-22010 PLUGGED AND ABANDONED 1/2/2020
 4. 25' SETBACK GRANT BROTHERS 2-26 COGCC API 05-123-15108 PLUGGED AND ABANDONED 8/21/2018



NO.	REVISIONS	DATE	BY
1	PER TOWN OF FREDERICK COMMENTS	10/17/2021	EP
2	PER TOWN OF FREDERICK COMMENTS	12/17/2021	EP

PHHELPS ENGINEERING
 7200 E. Hampden Ave, Suite 300
 Denver, CO 80224 (303) 298-1644
 www.phelpsengineering.net

NOT FOR CONSTRUCTION

811
 Know what's below.
 Call 811 before you dig.
 NOT TO SCALE IF SHEET SIZE OTHER THAN 24" X 36"
 DESIGNED BY: JMG
 DRAWN BY: JOA
 CHECKED BY: LEP

PRELIMINARY/FINAL PLAT

CLEARVIEW VILLAGES
 TOWN OF FREDERICK, CO

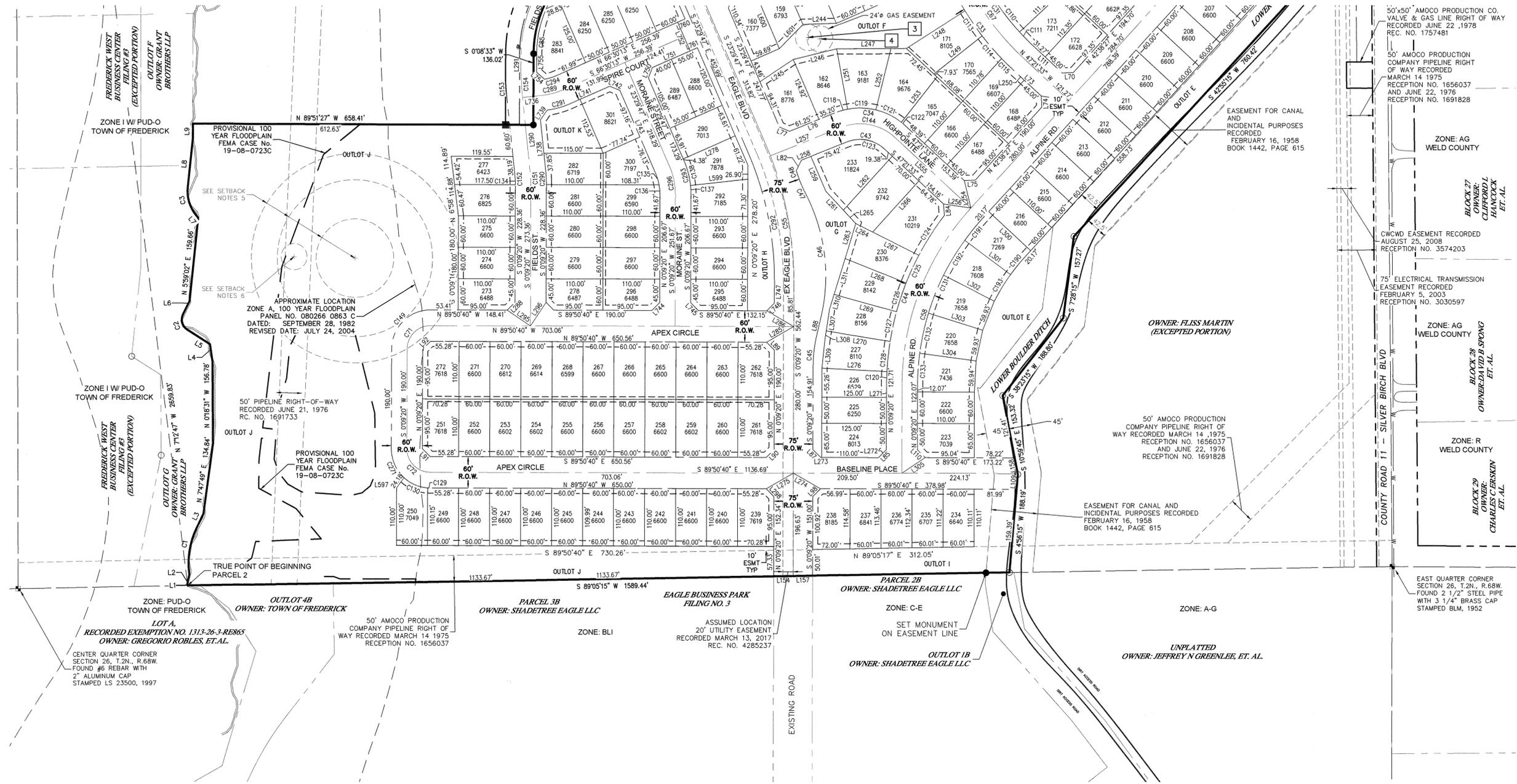
DATE: 06/04/2021
 PROJECT NO.: 18218

2 of 5

Drawing name: C:\Users\mweida\AppData\Local\Temp\AcPublish_158854\18218_PLAT.dwg PLAN N May 04, 2022 12:28pm by: Nweida

CLEARVIEW VILLAGES PRELIMINARY/FINAL PLAT

A PARCEL OF LAND, SITUATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH,
 RANGE 68 WEST OF THE 6TH P.M.,
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 ±105 ACRES - 301 LOTS

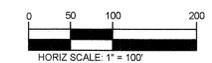


PLAT LEGEND:

- | | |
|-----------------------------|--|
| — SECTION LINE | — PROPOSED 100 YEAR FLOODPLAIN |
| — PROPOSED BOUNDARY | - - - APPROXIMATE LOCATION ZONE A, 100 YEAR FLOOD ZONE |
| — RIGHT-OF-WAY | |
| — EXISTING RIGHT-OF-WAY | |
| — ROAD CENTER LINE | ■ FOUND ALIQUOT CORNER AS DESCRIBED |
| — EXISTING ROAD CENTER LINE | ■ FOUND MONUMENT AS DESCRIBED |
| — LOT LINE | ◆ FOUND #4 REBAR WITH A RED PLASTIC CAP STAMPED LS 34995 |
| — SETBACK LINE | ● SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KSI, LS 38348 |
| — EASEMENT LINE | ○ CALCULATED POSITION |
| — EXISTING EASEMENT | |

SETBACK NOTES:

- 5', 150', 200' SETBACK GRANT 1 COGCC API 05-123-08568 PRODUCING 7/1/2019
- 25' SETBACK GRANT BROTHERS 32-26 COGCC API 05-123-19714 PLUGGED AND ABANDONED 8/23/2018



43
7743
LOT NUMBER
LOT SIZE IN SQUARE FEET

NO.	REVISIONS	DATE
1	PER TOWN OF FREDERICK COMMENTS	10/17/2021
2	PER TOWN OF FREDERICK COMMENTS	12/17/2021

PHELPS ENGINEERING
 7200 E. Hampden Ave, Suite 300
 Denver, CO 80224 (303) 298-1644
 www.phelpsengineering.net

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811
 Know what's below.
 Call 811 before you dig.
 NOT TO SCALE IF SHEET SIZE OTHER THAN 24"x36"
 DESIGNED BY: JMG
 DRAWN BY: JOA
 CHECKED BY: LEP

PRELIMINARY/FINAL PLAT

CLEARVIEW VILLAGES
 TOWN OF FREDERICK, CO

Drawing name: C:\Users\Nwob\AppData\Local\Temp\AcPublish...15884\18218 PLAT.dwg PLAN S May 04, 2022 12:28pm By: Nwob

**CLEARVIEW VILLAGES
 PRELIMINARY/FINAL PLAT**
 A PARCEL OF LAND, SITUATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH,
 RANGE 68 WEST OF THE 6TH P.M.,
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO - ±105 ACRES, 301 LOTS

Line #	Length	Direction
L1	2.38'	N20° 43' 28"W
L2	19.11'	N11° 53' 12"E
L3	31.80'	N25° 51' 35"E
L4	33.57'	N08° 30' 50"W
L5	51.99'	N57° 36' 13"W
L6	28.10'	N26° 41' 08"E
L7	6.75'	N39° 00' 57"W
L8	94.68'	N05° 58' 52"E
L9	27.32'	N00° 00' 22"W
L10	35.11'	S18° 43' 27"W
L11	42.72'	S03° 36' 26"W
L12	20.23'	S71° 04' 08"E
L13	3.90'	S12° 21' 27"E
L14	49.18'	S79° 30' 10"E
L15	46.96'	S57° 33' 06"E
L16	26.76'	N76° 37' 03"E
L17	26.65'	S75° 12' 50"E
L18	2.49'	S80° 33' 13"E
L19	33.65'	S28° 39' 13"E
L20	17.06'	S76° 48' 16"W
L21	23.29'	S38° 26' 43"W

Line #	Length	Direction
L35	27.28'	S63° 43' 10"W
L36	116.55'	S11° 15' 17"E
L37	105.11'	S63° 43' 10"W
L38	30.61'	S63° 43' 10"W
L39	80.51'	S13° 45' 16"W
L40	118.13'	N42° 57' 56"W
L41	28.94'	S13° 45' 16"W
L42	21.21'	S44° 44' 27"W
L43	21.21'	N45° 15' 33"W
L44	21.33'	N45° 03' 01"E
L45	21.21'	S45° 15' 34"E
L46	21.08'	S44° 21' 52"W
L47	21.21'	N45° 15' 34"W
L48	21.21'	N44° 44' 28"E
L49	21.08'	S44° 52' 56"E
L50	21.24'	S44° 44' 28"W
L51	21.21'	N45° 15' 34"W
L52	20.87'	N57° 44' 27"W
L53	21.59'	N32° 06' 31"E
L54	21.22'	S68° 28' 00"E
L55	21.22'	N44° 44' 57"E

Line #	Length	Direction
L56	21.21'	S45° 15' 34"E
L57	21.20'	S21° 31' 26"W
L58	21.23'	N68° 28' 34"W
L59	21.21'	N44° 44' 26"E
L60	21.21'	S45° 15' 34"E
L61	21.21'	S44° 44' 26"W
L62	21.23'	N68° 28' 34"W
L63	21.20'	S21° 31' 50"W
L64	21.23'	N68° 28' 10"W
L65	21.20'	N21° 31' 50"E
L66	21.23'	S68° 28' 10"E
L67	109.98'	N74° 27' 25"W
L68	20.79'	S57° 59' 04"E
L69	21.21'	S02° 21' 34"E
L70	21.21'	S87° 38' 28"W
L71	21.20'	S21° 32' 00"W
L72	21.23'	N68° 28' 10"W
L73	76.27'	N47° 21' 33"W
L74	21.21'	N02° 21' 33"W
L75	21.21'	N87° 38' 27"E
L76	96.45'	N68° 28' 46"E

Line #	Length	Direction
L77	21.16'	S67° 20' 35"E
L78	125.00'	N00° 15' 33"W
L79	125.00'	S00° 15' 33"E
L82	22.25'	N26° 05' 21"E
L84	21.93'	S04° 16' 28"E
L85	21.21'	S45° 09' 26"W
L86	5.93'	S66° 25' 24"E
L87	21.21'	N44° 50' 40"W
L88	34.95'	N13° 24' 53"E
L89	21.21'	S44° 50' 40"E
L90	21.21'	S45° 09' 20"W
L91	21.21'	N44° 50' 40"W
L92	21.21'	N45° 09' 20"E
L93	123.63'	N05° 34' 15"E
L94	105.63'	S66° 25' 24"E
L95	105.63'	S40° 03' 54"E
L96	119.01'	N36° 45' 21"E
L97	123.63'	N67° 56' 28"E
L98	21.21'	N45° 09' 20"E
L100	119.18'	S47° 21' 33"E
L101	177.19'	S42° 38' 27"W

Line #	Length	Direction
L176	110.00'	S23° 57' 21"E
L177	110.00'	S23° 26' 13"E
L178	17.45'	S89° 33' 36"W
L179	112.19'	N05° 35' 41"W
L180	21.35'	N66° 33' 47"E
L181	96.84'	S89° 33' 36"W
L182	113.07'	S07° 08' 45"W
L183	133.77'	S38° 52' 37"W
L184	7.33'	S23° 30' 54"E
L185	54.12'	N57° 10' 52"W
L186	54.05'	N10° 11' 56"E
L187	15.19'	N44° 50' 54"E
L188	7.96'	N00° 15' 34"W
L189	112.09'	S79° 47' 34"W
L190	19.74'	S10° 42' 36"E
L191	0.29'	S00° 15' 34"E
L192	40.53'	S23° 30' 54"E
L193	111.77'	S73° 03' 49"W
L194	12.67'	S10° 42' 36"E
L195	72.97'	S03° 46' 12"E
L196	75.64'	S13° 21' 46"E

Line #	Length	Direction
L219	50.22'	N47° 21' 33"W
L220	118.73'	S74° 46' 37"E
L221	110.74'	S51° 51' 31"E
L222	110.00'	N47° 21' 33"W
L223	66.77'	N18° 33' 51"W
L224	3.04'	S18° 33' 51"E
L225	57.38'	S18° 33' 51"E
L226	119.01'	S78° 08' 39"W
L227	2.60'	S18° 33' 51"E
L228	59.81'	S18° 33' 51"E
L229	111.82'	N76° 55' 01"E
L230	0.19'	N18° 33' 51"W
L231	56.76'	N18° 33' 51"W
L232	108.45'	S67° 03' 16"W
L233	3.27'	N26° 32' 48"W
L234	15.66'	N26° 32' 48"W
L235	112.13'	S65° 20' 01"W
L236	43.95'	S26° 32' 48"E
L238	110.21'	N57° 11' 31"E
L240	109.50'	S56° 16' 14"W
L241	54.08'	S81° 02' 57"E

Line #	Length	Direction
L267	99.89'	S63° 26' 16"E
L268	127.03'	S68° 13' 08"E
L269	125.23'	N74° 30' 59"W
L270	125.04'	N80° 44' 56"W
L271	22.02'	N00° 09' 20"E
L272	21.21'	N45° 09' 26"E
L274	60.47'	S60° 06' 06"E
L275	60.46'	S60° 24' 31"W
L276	125.84'	N87° 01' 14"W
L278	110.00'	N66° 20' 53"E
L285	60.47'	S60° 24' 46"W
L286	60.47'	S60° 06' 06"E
L288	21.21'	S45° 09' 20"W
L290	148.82'	N05° 54' 18"W
L291	28.35'	N00° 08' 33"E
L293	13.41'	S21° 31' 50"W
L295	54.08'	N56° 09' 16"W
L296	54.08'	N33° 50' 44"E
L297	190.00'	S00° 09' 20"W
L298	21.21'	N44° 50' 40"W
L300	110.00'	S47° 21' 33"E

Line #	Length	Direction
L520	13.42'	N68° 28' 10"W
L525	54.11'	N57° 10' 19"W
L555	199.44'	S47° 21' 33"E
L558	0.94'	S23° 30' 06"E
L564	21.19'	S21° 29' 54"W
L597	24.18'	S36° 07' 41"W
L599	111.62'	S83° 53' 33"W
L600	125.34'	S23° 26' 13"E
L601	64.72'	N44° 32' 53"E
L602	110.34'	N23° 30' 06"W

Line #	Length	Direction
L22	36.16'	S11° 45' 55"W
L23	39.38'	S25° 10' 48"W
L24	75.57'	S03° 07' 24"W
L25	20.56'	S66° 21' 16"W
L26	82.13'	S48° 29' 10"W
L27	14.48'	S53° 02' 44"W
L28	7.94'	S00° 44' 06"W
L29	67.79'	S34° 04' 49"W
L30	37.07'	S16° 23' 11"W
L31	24.56'	S28° 41' 27"W
L32	14.14'	N45° 15' 17"W
L33	37.15'	N23° 29' 47"W
L34	14.15'	S44° 44' 26"W

Line #	Length	Direction
L102	90.63'	S04° 30' 56"E
L103	203.44'	N89° 51' 56"E
L104	55.29'	N00° 15' 34"W
L105	52.02'	N08° 31' 51"E
L106	8.34'	N00° 15' 34"W
L107	16.62'	N00° 15' 34"W
L108	54.08'	S33° 56' 58"E
L109	28.80'	N04° 56' 15"E
L110	21.21'	N44° 50' 40"W
L111	76.27'	N47° 21' 33"W
L112	21.21'	S87° 38' 27"W
L113	52.96'	S00° 15' 34"E
L114	37.15'	S23° 29' 47"E
L115	54.08'	N33° 25' 50"E
L117	54.08'	N56° 03' 02"E
L118	54.08'	N56° 03' 02"E
L121	85.51'	S23° 30' 06"E
L122	85.51'	N23° 30' 06"W
L123	74.18'	S47° 21' 33"E
L124	110.00'	S89° 44' 26"W
L125	40.49'	S00° 15' 34"E

Line #	Length	Direction
L126	92.26'	S66° 33' 47"W
L127	94.88'	S00° 15' 34"E
L128	111.36'	N83° 20' 21"W
L129	13.40'	N00° 15' 34"W
L130	61.30'	N21° 28' 08"E
L131	31.17'	N39° 05' 40"E
L132	92.48'	S89° 44' 26"W
L133	30.56'	N39° 05' 40"E
L134	109.39'	N50° 54' 20"W
L135	94.27'	N11° 51' 21"W
L136	19.75'	N19° 57' 02"W
L137	26.73'	N10° 42' 36"W
L138	95.87'	S00° 15' 34"E
L139	23.12'	N89° 33' 04"E
L140	60.00'	N89° 48' 49"E
L141	24.22'	S89° 44' 26"W
L143	28.20'	S89° 44' 26"W
L144	62.50'	S89° 44' 26"W
L146	110.00'	S00° 40' 25"E
L149	110.00'	S03° 51' 25"E
L150	110.00'	S07° 02' 25"E

Line #	Length	Direction
L151	58.89'	N87° 44' 05"E
L152	58.89'	N84° 33' 05"E
L153	58.34'	N81° 42' 05"E
L155	44.27'	N69° 44' 26"E
L156	16.34'	N02° 54' 51"W
L158	31.90'	N10° 59' 45"W
L159	19.00'	N05° 15' 12"W
L160	20.80'	N34° 15' 37"E
L162	23.96'	S07° 34' 18"E
L163	32.62'	S45° 21' 09"E
L165	124.01'	N13° 59' 37"W
L166	55.04'	S74° 50' 30"W
L167	55.04'	S72° 30' 45"W
L168	74.18'	N47° 21' 33"W
L169	55.04'	S70° 10' 59"W
L170	55.05'	S67° 51' 35"W
L171	58.34'	N74° 42' 40"E
L172	58.88'	N71° 49' 08"E
L173	58.88'	N68° 38' 09"E
L174	110.00'	S16° 35' 23"E
L175	110.00'	S19° 46' 22"E

Line #	Length	Direction
L197	40.08'	S20° 54' 16"E
L198	110.00'	N81° 34' 06"E
L199	110.00'	N71° 42' 21"E
L200	28.22'	S23° 30' 54"E
L202	119.85'	S78° 03' 30"W
L203	53.33'	S78° 03' 30"W
L204	18.77'	N83° 00' 34"W
L205	119.95'	N78° 08' 39"E
L206	123.29'	N78° 08' 39"E
L207	78.33'	N00° 04' 58"E
L208	74.69'	S00° 04' 58"W
L209	17.07'	N83° 00' 34"W
L210	31.97'	S39° 01' 26"W
L211	110.00'	N90° 00' 00"W
L212	20.15'	S00° 00' 00"E
L213	39.75'	S68° 12' 04"W
L214	85.74'	N78° 08' 39"E
L215	60.00'	S42° 38' 27"W
L216	58.49'	N42° 38' 27"E
L217	120.04'	S78° 08' 39"W
L218	116.30'	S70° 10' 14"W

Line #	Length	Direction
L242	54.08'	S81° 02' 57"E
L244	64.72'	N88° 34' 51"E
L245	77.15'	S56° 35' 40"W
L246	86.22'	S76° 33' 18"W
L247	105.07'	N89° 46' 55"E
L248	134.08'	S57° 41' 06"W
L249	118.51'	N51° 56' 07"E
L250	31.27'	N47° 21' 33"W
L251	117.27'	N10° 22' 01"W
L252	120.78'	N14° 02' 35"E
L253	110.73'	N38° 27' 12"E
L254	54.08'	N13° 40' 09"W
L256	53.45'	N81° 30' 19"W
L257	146.69'	N68° 26' 32"E
L259	72.99'	N23° 26' 13"W
L261	49.30'	N43° 12' 39"W
L262	139.79'	S42° 38' 27"W
L263	69.92'	S17° 10' 17"W
L264	36.45'	S63° 26' 16"E
L265	35.06'	S43° 12' 39"E
L266	132.24'	N42° 38' 27"E

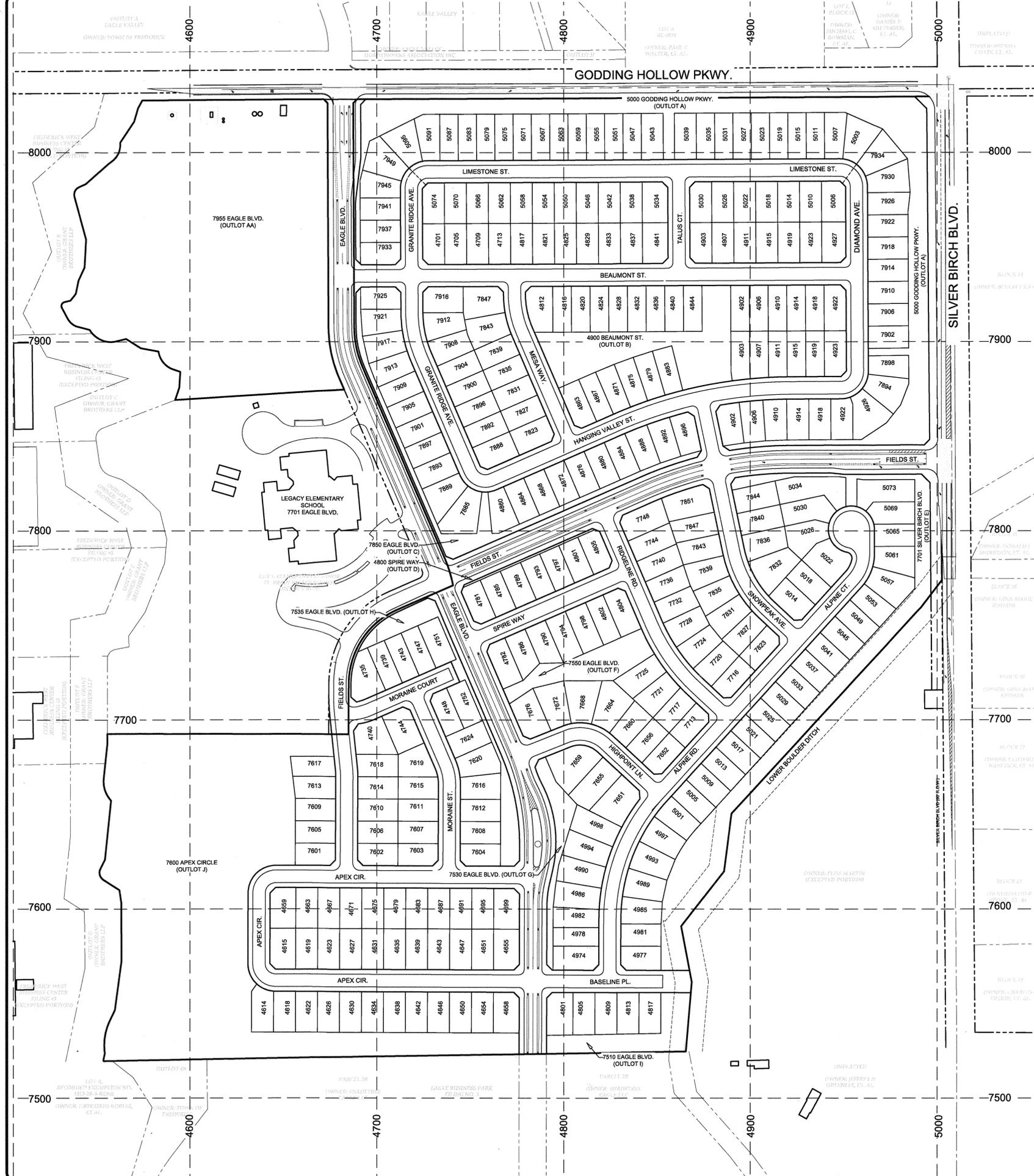
Line #	Length	Direction
L301	110.00'	N53° 41' 55"W
L302	110.00'	N63° 14' 53"W
L303	110.00'	N72° 47' 50"W
L304	110.00'	N82° 20' 48"W
L305	54.08'	N56° 27' 56"E
L307</		

CLEARVIEW VILLAGES PRELIMINARY/FINAL PLAT

A PARCEL OF LAND, SITUATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH,
 RANGE 68 WEST OF THE 6TH P.M.,
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO - ±105 ACRES, 301 LOTS

Curve Table						Curve Table						Curve Table						Curve Table						Curve Table						Curve Table																							
Curve #	Length	Radius	Delta	CHORD	CH BEARING	Curve #	Length	Radius	Delta	CHORD	CH BEARING	Curve #	Length	Radius	Delta	CHORD	CH BEARING	Curve #	Length	Radius	Delta	CHORD	CH BEARING	Curve #	Length	Radius	Delta	CHORD	CH BEARING	Curve #	Length	Radius	Delta	CHORD	CH BEARING																		
C1	90.23'	151.57'	34°08'25"	88.90'	N8° 48' 23"E	C21	249.38'	1230.00'	11°38'59"	248.95'	S72° 22' 17"W	C41	65.01'	1170.07'	3°11'00"	65.00'	S87° 44' 05"W	C61	70.89'	45.00'	89°59'59"	63.64'	N45° 15' 34"W	C81	47.32'	254.09'	10°40'17"	47.26'	N5° 07' 25"W	C101	56.80'	330.00'	9°51'45"	56.73'	N13° 21' 46"W	C121	11.62'	121.05'	5°29'54"	11.61'	N49° 29' 19"W												
C2	33.75'	22.94'	84°17'21"	30.79'	N15° 27' 32"W	C22	89.30'	220.00'	23°15'20"	88.68'	N11° 53' 14"W	C42	8.45'	1170.07'	0°24'50"	8.45'	S89° 32' 00"W	C62	485.43'	1200.00'	23°10'39"	482.13'	N78° 09' 06"E	C82	60.15'	283.04'	12°10'32"	60.03'	N16° 05' 44"W	C102	29.88'	962.50'	1°46'44"	29.88'	S67° 25' 39"W	C122	11.62'	121.05'	5°29'54"	11.61'	N49° 29' 19"W	C123	78.79'	68.84'	65°46'12"	74.53'	S78° 40' 10"E	C123	78.79'	68.84'	65°46'12"	74.53'	S78° 40' 10"E
C3	57.20'	72.83'	44°59'50"	55.74'	S16° 31' 03"E	C23	113.65'	280.00'	23°15'20"	112.87'	S11° 53' 14"E	C43	78.58'	70.11'	64°12'52"	74.53'	S78° 40' 10"E	C63	70.62'	45.00'	89°55'19"	63.60'	S68° 28' 34"E	C83	6.18'	279.99'	1°15'55"	6.18'	N22° 52' 57"W	C103	7.07'	330.00'	1°13'38"	7.07'	N12° 28' 10"W	C123	78.79'	68.84'	65°46'12"	74.53'	S78° 40' 10"E	C123	78.79'	68.84'	65°46'12"	74.53'	S78° 40' 10"E						
C4	252.49'	218.00'	66°21'40"	238.61'	S33° 19' 23"W	C24	109.59'	270.00'	23°15'20"	108.84'	N11° 53' 14"W	C44	350.33'	530.00'	37°52'20"	343.98'	S18° 59' 53"W	C64	121.77'	300.00'	23°15'20"	120.93'	S11° 53' 14"E	C84	52.00'	129.72'	22°58'04"	51.65'	N26° 40' 33"E	C104	30.07'	330.00'	5°13'16"	30.06'	N20° 54' 16"W	C104	30.07'	330.00'	5°13'16"	30.06'	N20° 54' 16"W	C105	56.80'	330.00'	9°51'45"	56.73'	N18° 00' 52"W	C105	56.80'	330.00'	9°51'45"	56.73'	N18° 00' 52"W
C5	74.51'	335.00'	12°44'35"	74.35'	S17° 07' 30"E	C25	133.94'	330.00'	23°15'20"	133.03'	N11° 53' 14"W	C45	60.75'	262.50'	13°15'34"	60.61'	N6° 47' 06"E	C65	50.00'	1230.08'	2°19'45"	50.00'	N72° 30' 02"E	C85	41.99'	212.00'	11°20'50"	41.92'	N5° 44' 15"E	C106	9.55'	470.00'	1°09'53"	9.55'	S24° 05' 03"E	C106	9.55'	470.00'	1°09'53"	9.55'	S24° 05' 03"E	C107	56.80'	330.00'	9°51'45"	56.73'	N27° 52' 37"W	C107	56.80'	330.00'	9°51'45"	56.73'	N27° 52' 37"W
C6	62.60'	61.09'	58°42'41"	59.90'	S41° 42' 47"E	C26	117.71'	75.00'	89°55'19"	105.99'	N68° 28' 34"W	C46	242.09'	337.50'	41°05'53"	236.93'	N7° 08' 03"W	C66	50.00'	1230.08'	2°19'45"	50.00'	N70° 11' 41"E	C86	82.95'	1230.00'	3°5'150"	82.93'	N80° 29' 26"E	C108	56.80'	330.00'	9°51'45"	56.73'	N37° 44' 21"W	C108	56.80'	330.00'	9°51'45"	56.73'	N37° 44' 21"W												
C7	84.79'	67.34'	72°08'50"	79.30'	S67° 18' 32"E	C27	192.25'	1170.00'	9°24'52"	192.03'	S71° 16' 13"W	C47	44.88'	252.50'	10°11'02"	44.82'	N22° 35' 29"W	C67	208.19'	500.00'	23°51'26"	206.69'	N35° 25' 50"W	C87	78.58'	271.88'	16°33'39"	78.31'	S8° 35' 53"E	C109	74.34'	470.00'	9°03'47"	74.27'	S29° 11' 53"E	C109	74.34'	470.00'	9°03'47"	74.27'	S29° 11' 53"E												
C8	40.39'	44.59'	51°54'00"	39.02'	S54° 36' 13"E	C28	164.70'	1037.50'	9°05'45"	164.53'	N71° 06' 39"E	C48	3.68'	687.50'	0°18'23"	3.68'	N17° 39' 09"W	C68	185.89'	300.00'	35°30'12"	182.93'	S29° 36' 27"E	C88	151.90'	962.50'	9°02'33"	151.74'	N85° 20' 40"E	C110	74.31'	470.00'	9°03'31"	74.23'	S38° 15' 32"E	C110	74.31'	470.00'	9°03'31"	74.23'	S38° 15' 32"E												
C9	19.79'	10.75'	105°27'29"	17.11'	S24° 04' 32"W	C29	105.44'	280.00'	23°14'12"	104.72'	S11° 52' 40"E	C49	6.73'	567.16'	0°40'46"	6.73'	N89° 25' 13"E	C69	50.01'	1118.46'	2°33'43"	50.01'	N67° 51' 13"E	C89	31.00'	265.32'	6°41'41"	30.98'	S20° 13' 33"E	C111	37.50'	470.00'	4°34'15"	37.49'	S45° 04' 25"E	C111	37.50'	470.00'	4°34'15"	37.49'	S45° 04' 25"E												
C10	30.91'	21.63'	81°51'57"	28.34'	S25° 25' 18"W	C30	204.48'	330.00'	35°30'12"	201.23'	S29° 36' 27"E	C50	50.26'	1255.85'	2°17'35"	50.26'	N88° 16' 42"E	C70	52.42'	1170.00'	2°34'02"	52.42'	S74° 41' 38"W	C90	27.67'	63.00'	25°10'02"	27.45'	S63° 33' 34"E	C112	27.00'	330.00'	4°41'19"	27.00'	N45° 00' 53"W	C112	27.00'	330.00'	4°41'19"	27.00'	N45° 00' 53"W												
C11	48.02'	52.60'	52°18'38"	46.37'	S26° 53' 25"W	C31	195.70'	470.00'	23°51'26"	194.29'	N35° 25' 50"W	C51	96.75'	130.00'	42°38'27"	94.53'	N21° 19' 14"E	C71	70.69'	45.00'	90°00'00"	63.64'	S45° 09' 20"W	C91	42.16'	63.00'	38°20'27"	41.38'	S31° 48' 20"E	C113	58.18'	616.89'	5°24'19"	58.16'	N34° 55' 10"W	C113	58.18'	616.89'	5°24'19"	58.16'	N34° 55' 10"W												
C12	135.86'	335.00'	23°14'12"	134.93'	N11° 52' 40"W	C32	149.55'	962.50'	8°54'09"	149.40'	N70° 59' 22"E	C52	285.88'	63.00'	259°59'41"	96.53'	S50° 21' 27"W	C72	70.69'	45.00'	90°00'00"	63.64'	S44° 50' 40"E	C92	13.51'	59.57'	12°59'24"	13.48'	N6° 29' 42"W	C114	57.23'	530.00'	6°11'12"	57.20'	N41° 09' 29"W	C114	57.23'	530.00'	6°11'12"	57.20'	N41° 09' 29"W												
C13	107.47'	265.00'	23°14'12"	106.74'	S11° 52' 40"E	C33	220.69'	530.00'	23°51'26"	219.10'	N35° 25' 50"W	C53	50.22'	1252.12'	2°17'53"	50.21'	N85° 54' 55"E	C73	65.00'	1170.00'	3°10'59"	64.99'	S71° 49' 08"W	C93	34.55'	125.50'	15°46'18"	34.44'	S7° 37' 17"W	C115	28.75'	476.57'	3°27'23"	28.75'	N45° 48' 19"W	C115	28.75'	476.57'	3°27'23"	28.75'	N45° 48' 19"W												
C14	41.22'	75.00'	31°29'29"	40.71'	N31° 17' 20"W	C34	145.41'	130.04'	64°04'04"	137.95'	S78° 56' 31"E	C54	49.90'	1209.43'	2°21'50"	49.89'	N83° 35' 07"E	C74	65.00'	1170.00'	3°11'00"	65.00'	S68° 38' 09"W	C94	52.00'	129.72'	22°58'04"	51.65'	N26° 40' 33"E	C116	40.82'	75.00'	31°11'06"	40.32'	N68° 50' 12"W	C116	40.82'	75.00'	31°11'06"	40.32'	N68° 50' 12"W												
C15	41.51'	75.00'	31°42'38"	40.98'	N62° 53' 24"E	C35	40.49'	75.93'	30°33'28"	40.02'	S54° 30' 26"W	C55	288.32'	650.00'	23°39'07"	286.42'	S44° 44' 26"W	C75	120.85'	297.50'	23°14'12"	119.83'	S11° 52' 40"E	C95	10.21'	130.00'	4°29'58"	10.21'	N40° 23' 28"E	C117	7.63'	75.00'	5°49'48"	7.63'	N87° 20' 39"W	C117	7.63'	75.00'	5°49'48"	7.63'	N87° 20' 39"W												
C16	14.39'	75.00'	10°59'44"	14.37'	N84° 14' 35"E	C36	42.38'	79.46'	30°33'28"	41.88'	S22° 56' 19"W	C56	70.69'	45.00'	90°00'01"	63.64'	S44° 44' 26"W	C76	101.47'	250.00'	23°15'20"	100.78'	S11° 53' 14"E	C96	40.11'	63.00'	36°28'44"	39.44'	N32° 54' 07"E	C118	23.44'	139.42'	9°38'06"	23.42'	N74° 11' 24"E	C118	23.44'	139.42'	9°38'06"	23.42'	N74° 11' 24"E												
C17	28.54'	75.00'	21°47'58"	28.36'	N11° 09' 33"W	C37	25.68'	66.85'	22°00'42"	25.52'	S79° 50' 48"W	C57	349.32'	470.00'	42°35'05"	341.34'	N21° 20' 55"E	C77	23.36'	75.00'	17°50'32"	23.26'	N75° 29' 03"E	C97	40.09'	63.00'	36°27'41"	39.42'	N3° 34' 06"W	C119	55.09'	130.04'	24°16'20"	54.88'	N88° 30' 29"W	C119	55.09'	130.04'	24°16'20"	54.88'	N88° 30' 29"W												
C18	40.82'	75.00'	31°11'06"	40.32'	N37° 39' 06"W	C38	52.57'	1170.07'	2°34'28"	52.57'	S81° 40' 22"W	C58	349.32'	470.00'	42°35'05"	341.34'	N21° 20' 55"E	C78	41.54'	75.00'	31°43'52"	41.01'	S66° 59' 19"E	C98	63.60'	63.00'	57°50'28"	60.93'	N50° 43' 10"W	C120	27.05'	694.19'	2°13'57"	27.05'	N1° 36' 21"E	C120	27.05'	694.19'	2°13'57"	27.05'	N1° 36' 21"E												
C19	9.19'	76.57'	6°52'41"	9.19'	S3° 09' 07"W	C39	65.01'	1170.07'	3°11'00"	65.00'	S84° 33' 05"W	C59	50.00'	1229.74'	2°19'47"	50.00'	N74° 51' 12"E	C79	36.14'	75.00'	27°36'28"	35.79'	S37° 19' 08"E	C99	37.28'	70.00'	30°30'40"	36.84'	N27° 23' 07"E	C121	55.26'	129.94'	24°21'52"	54.84'	N64° 11' 40"W	C121	55.26'	129.94'	24°21'52"	54.84'	N64° 11' 40"W												
C20	248.19'	1230.00'	11°33'40"	247.77'	S83° 57' 36"W	C40	11.01'	88.50'	7°07'30"	11.00'	S86° 34' 19"E	C60	70.69'	45.00'	89°59'59"	63.64'	N45° 15' 34"W	C80	47.32'	254.09'	10°40'17"	47.26'	N5° 07' 25"W	C100	47.07'	330.00'	8°10'20"	47.03'	N4° 20' 44"W	C122	11.62'	121.05'	5°29'54"	11.61'	N49° 29' 19"W	C122	11.62'	121.05'	5°29'54"	11.61'	N49° 29' 19"W												
C124	90.98'	530.00'	9°50'06"	90.86'	N33° 01' 00"E	C153	55.94'	530.00'	6°02'51"	55.91'	S2° 52' 52"E	C294	23.66'	100.00'	13°33'20"	23.60'	N73° 16' 53"E	C294	23.66'	100.00'	13°33'20"	23.60'	N73° 16' 53"E	C296	53.66'	130.00'	23°39'07"	53.28'	S11° 40' 14"E	C296	53.66'	130.00'	23°39'07"	53.28'	S11° 40' 14"E																		
C125	58.44'	530.00'	6°19'05"	58.41'	N24° 56' 24"E	C154	52.77'	500.00'	6°02'51"	52.75'	N2° 52' 52"W	C155	282.37'	242.00'	66°51'13"	266.63'	N33° 04' 38"E	C156	108.89'	269.99'	23°06'29"	108.15'	S31° 23' 13"E	C157	119.67'	962.50'	7°07'25"	119.59'	S71° 52' 44"W	C158	108.89'	269.99'	23°06'29"	108.15'	S31° 23' 13"E	C159	119.67'	962.50'	7°07'25"	119.59'	S71° 52' 44"W												
C126	57.94'	637.38'	5°12'31"	57.92'	N18° 38' 55"E	C155	282.37'	242.00'	66°51'13"	266.63'	N33° 04' 38"E	C156	108.89'	269.99'	23°06'29"	108.15'	S31° 23' 13"E	C157	119.67'	962.50'	7°07'25"	119.59'	S71° 52' 44"W	C158	108.89'	269.99'	23°06'29"	108.15'	S31° 23' 13"E	C159	119.67'	962.50'	7°07'25"	119.59'	S71° 52' 44"W																		
C127	57.94'	637.38'	5°12'31"	57.92'	N12° 23' 01"E	C156	108.89'	269.99'	23°06'29"	108.15'	S31° 23' 13"E	C157	119.67'	962.50'	7°07'25"	119.59'	S71° 52' 44"W	C158	108.89'	269.99'	23°06'29"	108.15'	S31° 23' 13"E	C159	119.67'	962.50'	7°07'25"	119.59'	S71° 52' 44"W	C160	119.67'	962.50'	7°07'25"	119.59'	S71° 52' 44"W																		
C128	57.94'	637.35'	5°12'31"	57.92'	N6° 04' 50"E	C159																																															

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Lot	STREET NUMBER	STREET NAME
1	4614	APEX CIR.
2	4618	APEX CIR.
3	4622	APEX CIR.
4	4626	APEX CIR.
5	4630	APEX CIR.
6	4634	APEX CIR.
7	4638	APEX CIR.
8	4642	APEX CIR.
9	4646	APEX CIR.
10	4650	APEX CIR.
11	4654	APEX CIR.
12	4658	APEX CIR.
13	4615	APEX CIR.
14	4619	APEX CIR.
15	4623	APEX CIR.
16	4627	APEX CIR.
17	4631	APEX CIR.
18	4635	APEX CIR.
19	4639	APEX CIR.
20	4643	APEX CIR.
21	4647	APEX CIR.
22	4651	APEX CIR.
23	4655	APEX CIR.
24	4659	APEX CIR.
25	4663	APEX CIR.
26	4667	APEX CIR.
27	4671	APEX CIR.
28	4675	APEX CIR.
29	4679	APEX CIR.
30	4683	APEX CIR.
31	4687	APEX CIR.
32	4691	APEX CIR.
33	4695	APEX CIR.
34	4699	APEX CIR.
35	4703	SPIRE COURT
36	4707	SPIRE COURT
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104	4979	SPIRE COURT
105	4983	SPIRE COURT

106	7602	FIELDS ST.
107	7606	FIELDS ST.
108	7610	FIELDS ST.
109	7614	FIELDS ST.
110	7618	FIELDS ST.
111	7603	MORAINES ST.
112	7607	MORAINES ST.
113	7611	MORAINES ST.
114	7615	MORAINES ST.
115	7619	MORAINES ST.
116	7604	MORAINES ST.
117	7608	MORAINES ST.
118	7612	MORAINES ST.
119	7616	MORAINES ST.
120	7620	MORAINES ST.
121	7624	MORAINES ST.
122	7651	HIGHPOINT LN.
123	7655	HIGHPOINT LN.
124	7659	HIGHPOINT LN.
125	7652	HIGHPOINT LN.
126	7656	HIGHPOINT LN.
127	7660	HIGHPOINT LN.
128	7664	HIGHPOINT LN.
129	7668	HIGHPOINT LN.
130	7672	HIGHPOINT LN.
131	7676	HIGHPOINT LN.
132	7716	RIDGELINE RD.
133	7720	RIDGELINE RD.
134	7724	RIDGELINE RD.
135	7728	RIDGELINE RD.
136	7732	RIDGELINE RD.
137	7736	RIDGELINE RD.
138	7740	RIDGELINE RD.
139	7744	RIDGELINE RD.
140	7748	RIDGELINE RD.
141	7713	RIDGELINE RD.
142	7717	RIDGELINE RD.
143	7721	RIDGELINE RD.
144	7725	RIDGELINE RD.
145	7823	SNOWPEAK AVE.
146	7827	SNOWPEAK AVE.
147	7831	SNOWPEAK AVE.
148	7835	SNOWPEAK AVE.
149	7839	SNOWPEAK AVE.
150	7843	SNOWPEAK AVE.
151	7847	SNOWPEAK AVE.
152	7851	SNOWPEAK AVE.
153	7832	SNOWPEAK AVE.
154	7836	SNOWPEAK AVE.
155	7840	SNOWPEAK AVE.
156	7844	SNOWPEAK AVE.
157	4860	HANGING VALLEY ST.
158	4864	HANGING VALLEY ST.
159	4868	HANGING VALLEY ST.
160	4872	HANGING VALLEY ST.
161	4876	HANGING VALLEY ST.
162	4880	HANGING VALLEY ST.
163	4884	HANGING VALLEY ST.
164	4888	HANGING VALLEY ST.
165	4892	HANGING VALLEY ST.
166	4896	HANGING VALLEY ST.
167	4900	HANGING VALLEY ST.
168	4904	HANGING VALLEY ST.
169	4908	HANGING VALLEY ST.
170	4912	HANGING VALLEY ST.
171	4916	HANGING VALLEY ST.
172	4920	HANGING VALLEY ST.
173	4924	HANGING VALLEY ST.
174	4863	HANGING VALLEY ST.
175	4867	HANGING VALLEY ST.
176	4871	HANGING VALLEY ST.
177	4875	HANGING VALLEY ST.
178	4879	HANGING VALLEY ST.
179	4883	HANGING VALLEY ST.
180	4903	HANGING VALLEY ST.
181	4907	HANGING VALLEY ST.
182	4911	HANGING VALLEY ST.
183	4915	HANGING VALLEY ST.
184	4919	HANGING VALLEY ST.
185	4923	HANGING VALLEY ST.
186	7894	DIAMOND AVE.
187	7898	DIAMOND AVE.
188	7902	DIAMOND AVE.
189	7906	DIAMOND AVE.
190	7910	DIAMOND AVE.
191	7914	DIAMOND AVE.
192	7918	DIAMOND AVE.
193	7922	DIAMOND AVE.
194	7926	DIAMOND AVE.
195	7930	DIAMOND AVE.
196	7934	DIAMOND AVE.
197	7885	GRANITE RIDGE AVE.
198	7889	GRANITE RIDGE AVE.
199	7893	GRANITE RIDGE AVE.
200	7897	GRANITE RIDGE AVE.
201	7901	GRANITE RIDGE AVE.
202	7905	GRANITE RIDGE AVE.
203	7909	GRANITE RIDGE AVE.
204	7913	GRANITE RIDGE AVE.
205	7917	GRANITE RIDGE AVE.
206	7921	GRANITE RIDGE AVE.
207	7925	GRANITE RIDGE AVE.
208	7933	GRANITE RIDGE AVE.
209	7937	GRANITE RIDGE AVE.
210	7941	GRANITE RIDGE AVE.
211	7945	GRANITE RIDGE AVE.
212	7949	GRANITE RIDGE AVE.

213	7888	GRANITE RIDGE AVE.
214	7892	GRANITE RIDGE AVE.
215	7896	GRANITE RIDGE AVE.
216	7900	GRANITE RIDGE AVE.
217	7904	GRANITE RIDGE AVE.
218	7908	GRANITE RIDGE AVE.
219	7912	GRANITE RIDGE AVE.
220	7916	GRANITE RIDGE AVE.
221	7823	MESA WAY
222	7827	MESA WAY
223	7831	MESA WAY
224	7835	MESA WAY
225	7839	MESA WAY
226	7843	MESA WAY
227	7847	MESA WAY
228	4812	BEAUMONT ST.
229	4816	BEAUMONT ST.
230	4820	BEAUMONT ST.
231	4824	BEAUMONT ST.
232	4828	BEAUMONT ST.
233	4832	BEAUMONT ST.
234	4836	BEAUMONT ST.
235	4840	BEAUMONT ST.
236	4844	BEAUMONT ST.
237	4848	BEAUMONT ST.
238	4852	BEAUMONT ST.
239	4856	BEAUMONT ST.
240	4860	BEAUMONT ST.
241	4864	BEAUMONT ST.
242	4868	BEAUMONT ST.
243	4872	BEAUMONT ST.
244	4876	BEAUMONT ST.
245	4880	BEAUMONT ST.
246	4884	BEAUMONT ST.
247	4888	BEAUMONT ST.
248	4892	BEAUMONT ST.
249	4896	BEAUMONT ST.
250	4900	BEAUMONT ST.
251	4833	BEAUMONT ST.
252	4837	BEAUMONT ST.
253	4841	BEAUMONT ST.
254	4903	BEAUMONT ST.
255	4907	BEAUMONT ST.
256	4911	BEAUMONT ST.
257	4915	BEAUMONT ST.
258	4919	BEAUMONT ST.
259	4923	BEAUMONT ST.
260	4927	BEAUMONT ST.
261	5003	LIMESTONE ST.
262	5007	LIMESTONE ST.
263	5011	LIMESTONE ST.
264	5015	LIMESTONE ST.
265	5019	LIMESTONE ST.
266	5023	LIMESTONE ST.
267	5027	LIMESTONE ST.
268	5031	LIMESTONE ST.
269	5035	LIMESTONE ST.
270	5039	LIMESTONE ST.
271	5043	LIMESTONE ST.
272	5047	LIMESTONE ST.
273	5051	LIMESTONE ST.
274	5055	LIMESTONE ST.
275	5059	LIMESTONE ST.
276	5063	LIMESTONE ST.
277	5067	LIMESTONE ST.
278	5071	LIMESTONE ST.
279	5075	LIMESTONE ST.
280	5079	LIMESTONE ST.
281	5083	LIMESTONE ST.
282	5087	LIMESTONE ST.
283	5091	LIMESTONE ST.
284	5095	LIMESTONE ST.
285	5099	LIMESTONE ST.
286	5103	LIMESTONE ST.
287	5107	LIMESTONE ST.
288	5111	LIMESTONE ST.
289	5115	LIMESTONE ST.
290	5119	LIMESTONE ST.
291	5123	LIMESTONE ST.
292	5127	LIMESTONE ST.
293	5131	LIMESTONE ST.
294	5135	LIMESTONE ST.
295	5139	LIMESTONE ST.
296	5143	LIMESTONE ST.
297	5147	LIMESTONE ST.
298	5151	LIMESTONE ST.
299	5155	LIMESTONE ST.
300	5159	LIMESTONE ST.
301	5163	LIMESTONE ST.
302	5167	LIMESTONE ST.

Outlots	Address	Street
A	5000	GODDING HOLLOW PKWY.
B	4900	BEAUMONT STREET
C	7850	EAGLE BLVD.
D	4800	SPIRE WAY
E	7701	SILVER BIRCH BLVD.
F	7550	EAGLE BLVD.
G	7530	EAGLE BLVD.
H	7535	EAGLE BLVD.
I	7510	EAGLE BLVD.
J	7600	APEX CIRCLE

ARCHITECT / PLANNER

Planning & Entitlements
 Landscape Architecture
 Architecture / Visual Media
 Real Estate Advisory
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CLEARVIEW VILLAGES
 FREDERICK, COLORADO 80504
 ADDRESS PLAT

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181024/29
 DRAWN BY: LAI
 CHECKED BY: JC

ISSUE RECORD

Submittal #	Date
SUBMITTAL #1	07/17/2020
SUBMITTAL #2	03/04/2022
FINAL FOR MYLAR	07/11/2022

SHEET NUMBER

1 OF 1