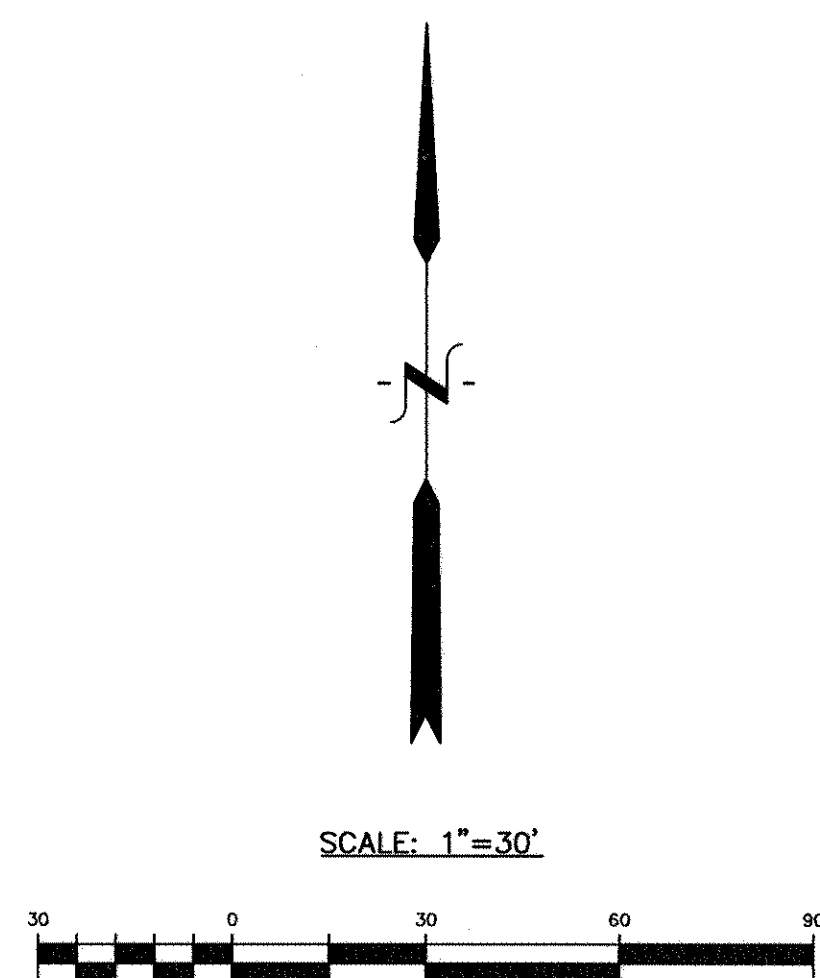
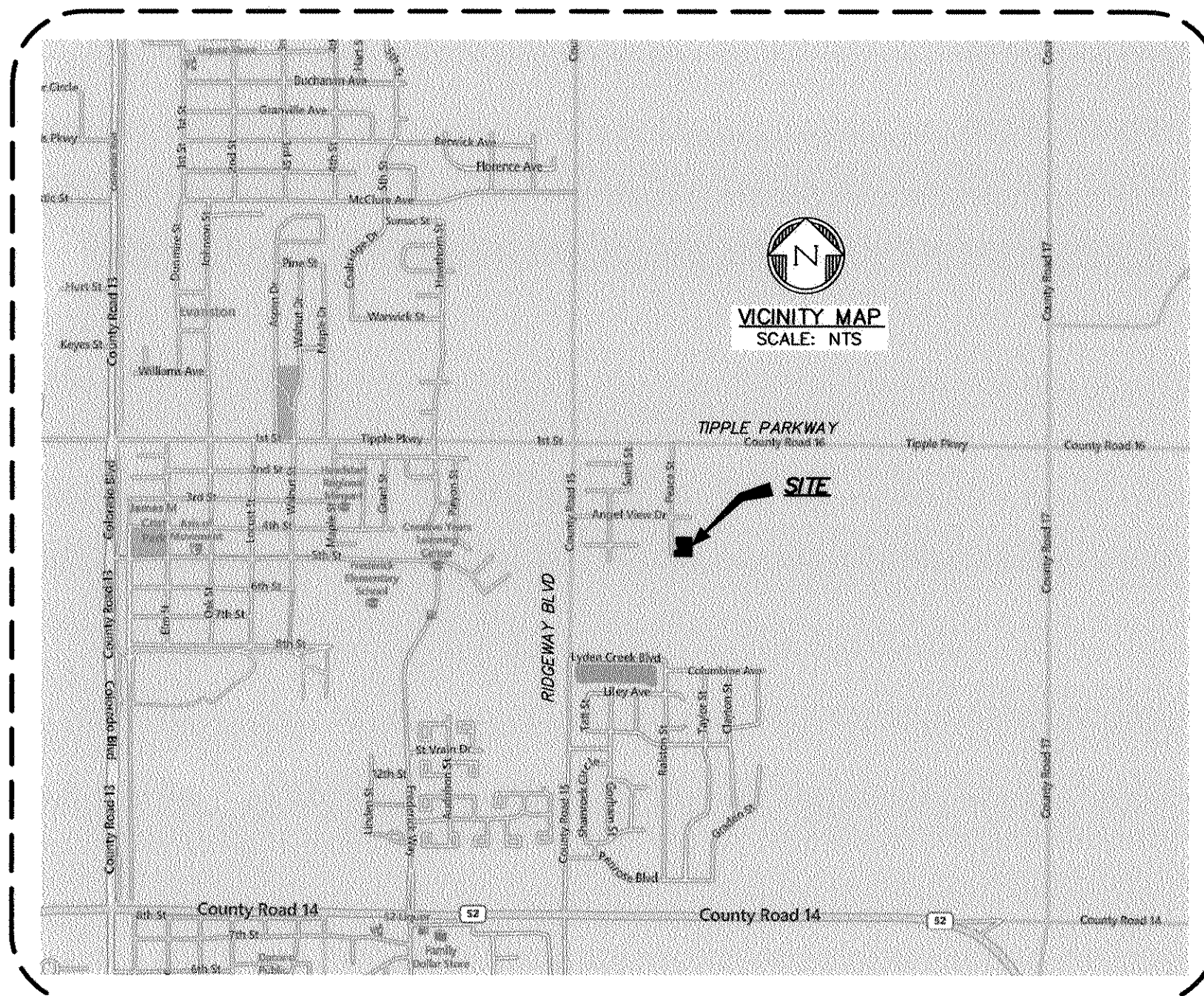


4004381 Pages: 1 of 1
03/25/2014 01:11 PM P: 11.00
Steve Horvath, Clerk and Recorder, Weld County, CO

SUBDIVISION AMENDMENT

ANGEL VIEW ESTATES SUBDIVISION, AMENDMENT "A"

A RESUBDIVISION OF LOTS 3 & 4, BLOCK 6, ANGEL VIEW ESTATES SUBDIVISION
IN THE THE W1/2 OF THE NW1/4
OF SECTION 32, T2N, R67W OF THE 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.
AREA = 49,355 SQUARE FEET, MORE OR LESS.



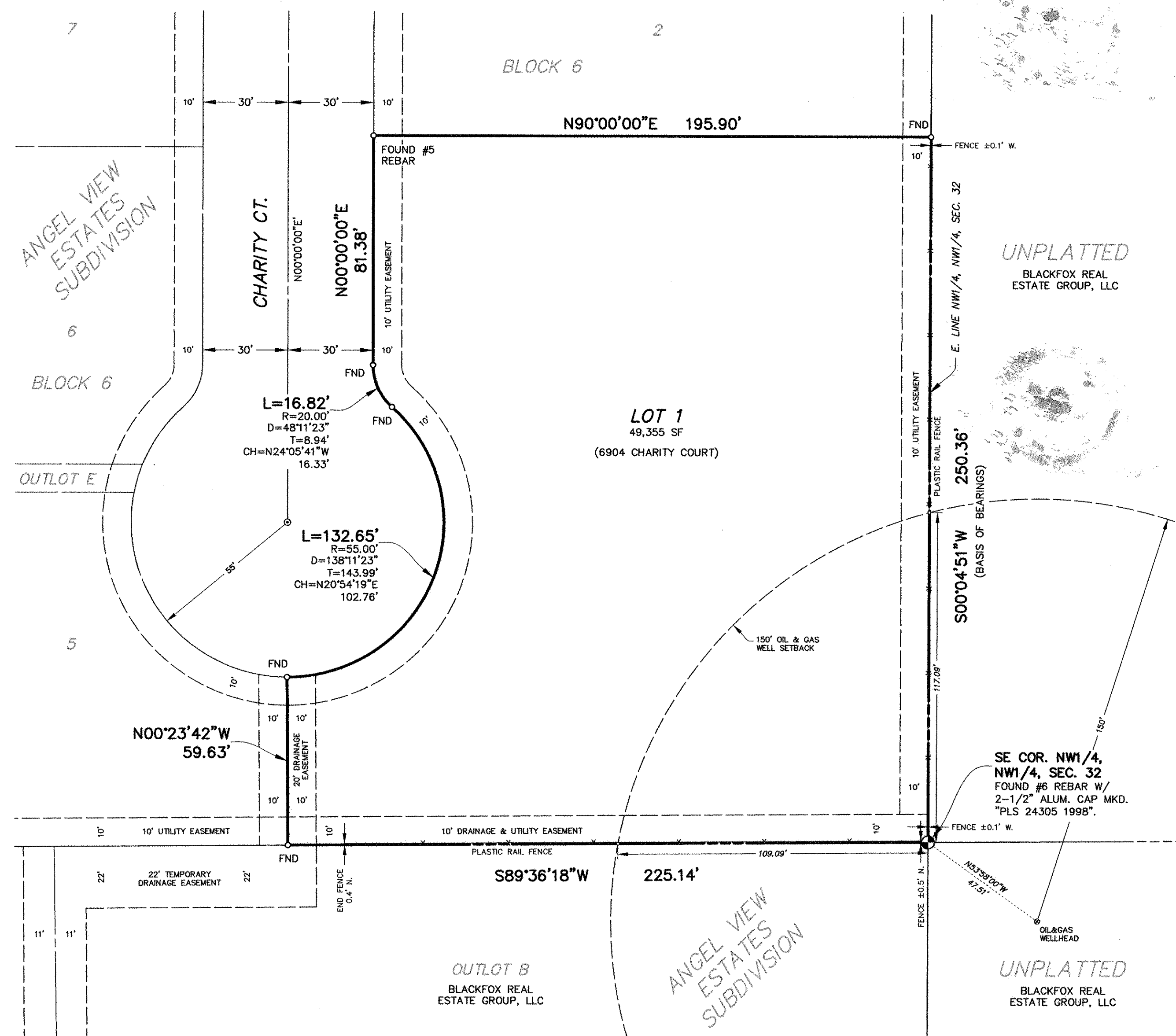
LEGEND	
ALUM	ALUMINUM
COR	CORNER
MKD	MARKED
SEC	SECTION
SF	SQUARE FEET
SET	SET #5 REBAR W/ 2" ALUM. CAP MKD. "PLS 24305"
FND	FOUND #5 REBAR W/ 2" ALUM. CAP MKD. "PLS 24305"
NFS	MONUMENT NOT FOUND OR SET.

OWNER/DEVELOPER
JASON HEPP
BLACKFOX FREDERICK, LLC
P.O. BOX 209
HYGIENE, CO 80533
(303) 902-5302

SURVEYOR
FRANK N. DREXEL, PLS
CIVILARTS, INC.
1860 LEFTHAND CIRCLE, SUITE A
LONGMONT, COLORADO 80501
(303) 682-1131

NOTES

- BEARINGS SHOWN ON THIS MAP ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF ANGEL VIEW ESTATE SUBDIVISION, AMENDMENT "A" BEARS S00°04'51"W AS MONUMENTED AND SHOWN HEREON.
- SET #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "PLS 24305" WHERE NOTED "SET". FOUND #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "PLS 24305" WHERE NOTED "FND". DID NOT FIND OR SET A MONUMENT WHERE NOTED "NFS".
- RECORDED EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN ON THIS MAP AS DISCLOSED IN LONGMONT TITLE COMPANY COMMITMENT NO. 25914-REVISED, DATED MAY 1, 2000. NO ADDITIONAL RESEARCH WAS COMPLETED.
- ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080244 0001 B, MAP REVISED JULY 13, 1982, TOWN OF FREDERICK, WELD COUNTY, COLORADO, THE SUBJECT PARCEL IS LOCATED WITHIN ZONE C, AREAS OF MINIMAL FLOODING, AND IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE.
- LINEAR DIMENSIONS SHOWN ON THIS MAP ARE U.S. SURVEY FEET.
- LEGAL DESCRIPTION PREPARED BY FRANK N. DREXEL, 1860 LEFTHAND CIRCLE, SUITE A, LONGMONT, COLORADO, 80501 (CRS 38-35-106.5).



CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT BLACKFOX FREDERICK, LLC, BEING THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

LOTS 3 & 4, BLOCK 6, ANGEL VIEW ESTATES SUBDIVISION, A SUBDIVISION IN THE W1/2 OF THE NW1/4 OF SECTION 32, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED APRIL 9, 2001, AT RECEPTION NO. 2838721 OF THE RECORDS OF WELD COUNTY, COLORADO.

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF ANGEL VIEW ESTATE SUBDIVISION, AMENDMENT "A" THUS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 49,355 SQUARE FEET, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 20th DAY OF MARCH, 2014.

Jason Hepp
JASON HEPP, MANAGER
BLACKFOX FREDERICK, LLC
OWNER

STATE OF COLORADO }
COUNTY OF WELD } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY JASON HEPP ACTING IN HIS CAPACITY AS MANAGER OF BLACKFOX FREDERICK, LLC THIS 20th DAY OF MARCH, 2014.

WITNESS MY HAND AND SEAL ELAINE C. SUTORIUS

MY COMMISSION EXPIRES 10/03/2017

Elaine C. Sutorius
NOTARY PUBLIC

James A. Hepp
FOR: BLACKFOX FAMILY INVESTMENTS, LLC
LENDER

James A. Hepp
PRINTED NAME
Manager
PRINTED TITLE

STATE OF COLORADO }
COUNTY OF WELD } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY JAMES A. HEPP ACTING IN HIS CAPACITY AS MANAGER OF BLACKFOX FAMILY INVESTMENTS, LLC THIS 20th DAY OF MARCH, 2014.

WITNESS MY HAND AND SEAL ELAINE C. SUTORIUS

MY COMMISSION EXPIRES 10/03/2017

Elaine C. Sutorius
NOTARY PUBLIC

SURVEYING CERTIFICATE

I, FRANK N. DREXEL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE PLAN MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SITE PLAN MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 14TH DAY OF MARCH, 2014.

Frank N. Drexel
FRANK N. DREXEL
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 24305
DATE: MARCH 19, 2014

STAFF CERTIFICATE OF APPROVAL

THIS SUBDIVISION AMENDMENT PLAT OF THE ANGEL VIEW ESTATE SUBDIVISION, AMENDMENT "A" IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 20th DAY OF MARCH, 2014, IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

Jimmy
PLANNING DIRECTOR



ENGINEERING : 1860 LeFthand Circle, Suite A
PLANNING : Longmont, CO 80501
SURVEYING : P 303.682.1131
F 303.682.1149