

631 ENV 4971-4972

2631631 08/07/1998 01:39P Weld County CO
1 of 3 R 31.00 D 0.00 JR Suki Tsukanoto

COALRIDGE ESTATES FINAL PLAT

A SUBDIVISION OF THE
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 30 TOWNSHIP 2 NORTH RANGE 67 WEST
OF THE 6TH P.M. TOWN OF FREDERICK
COUNTY OF WELD, STATE OF COLORADO

SURVEYOR'S CERTIFICATE

FOR AND ON BEHALF OF HURST AND ASSOCIATES, INC., I, JOHN C. BARICKMAN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF COALRIDGE ESTATES AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, STAKED UPON THE GROUND IN COMPLIANCE WITH C.R.S. 38-30 THROUGH 38-53 GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL OF OFFICE ON THE 6TH DAY OF AUGUST, A.D., 1998

John C. Barickman
REGISTERED LAND SURVEYOR
COLORADO PLS NO. 28258

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST KNOW OR SHOULD KNOW OF 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.

TOWN BOARD APPROVAL:

APPROVED BY THE TOWN BOARD THIS 24th DAY OF April, A.D., 1998
ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITIES BY THE TOWN FOR CONSTRUCTION OF ANY STREETS, HIGHWAYS, ALLEYS, BRIDGES, RIGHT-OF-WAY OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

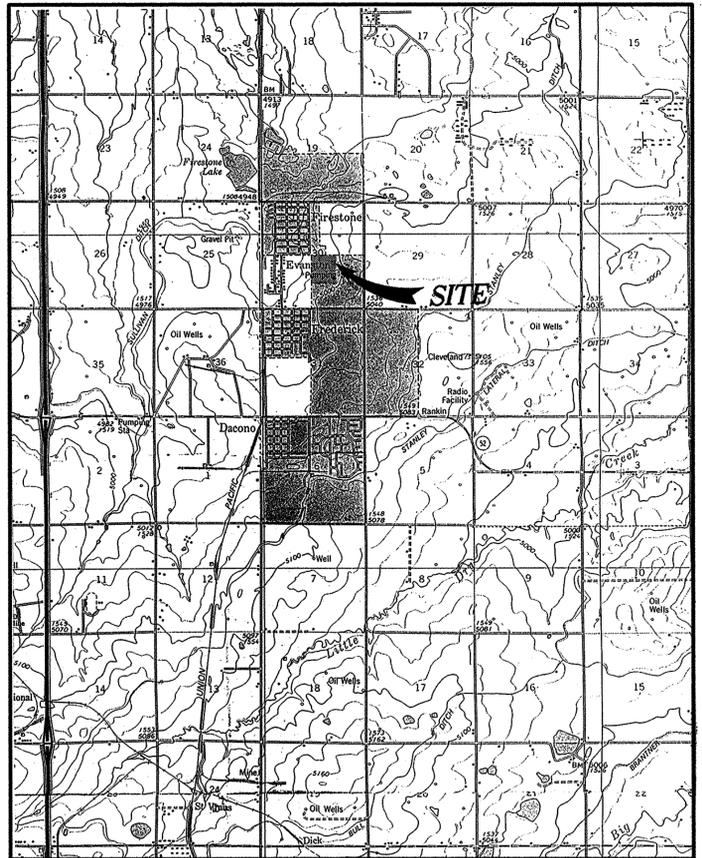
Barbara
ATTEST
Edward J. Taghente
MAYOR



CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK _____ M., _____ 19____ AND IS DULY RECORDED IN BOOK _____ AT PAGE NO. _____

CLERK AND RECORDER
COUNTY OF WELD
STATE OF COLORADO
BY _____
DEPUTY



VICINITY MAP
Scale: 1" = 2000'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT AKSEL PROPERTIES, LLC, BEING THE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30 TOWNSHIP 2 NORTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, WELD COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 30;
THENCE N 89°41'53" E, A DISTANCE OF 1316.69 FEET;
THENCE S 00°38'08" E, A DISTANCE OF 1325.88 FEET;
THENCE S 89°34'57" W, A DISTANCE OF 1316.88 FEET;
THENCE N 00°37'48" W, A DISTANCE OF 1328.53 FEET TO THE POINT OF BEGINNING, CONTAINING 40.12 ACRES.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN HEREON AND DESIGNATE THE SAME AS COALRIDGE ESTATES IN THE TOWN OF FREDERICK, COUNTY OF WELD, COLORADO; AND DO HEREBY GRANT TO THE TOWN OF FREDERICK, COUNTY OF WELD, COLORADO, FOR PUBLIC USE THE STREETS SHOWN HEREON, INCLUDING STREETS, CIRCLES, DRIVES, PLACES AND POINTS, THE PUBLIC LANDS SHOWN HEREON INCLUDING OUTLOTS A, B, C AND D, FOR THEIR INDICATED PUBLIC USE AND THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON FOR UTILITY AND DRAINAGE PURPOSES ONLY; AND SO FURTHER STATE THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE PROTECTIVE COVENANTS FILED AND RECORDED THIS SUBDIVISION IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO AS DOCUMENT

OF WELD COUNTY, COLORADO AS DOCUMENT

NO. _____
EXECUTED THIS 6th DAY OF August, A.D. 1998.

AKSEL PROPERTIES, LLC,

David J. Smoljan
BY: DAVID J. SMOLJAN, PRESIDENT

NOTARIAL CERTIFICATE:

ACKNOWLEDGEMENT
State of Colorado }
County of Boulder } ss

The foregoing instrument was acknowledged before me this 6th day of August, 1998, by David J. Smoljan, President of Aksel Properties, Inc.

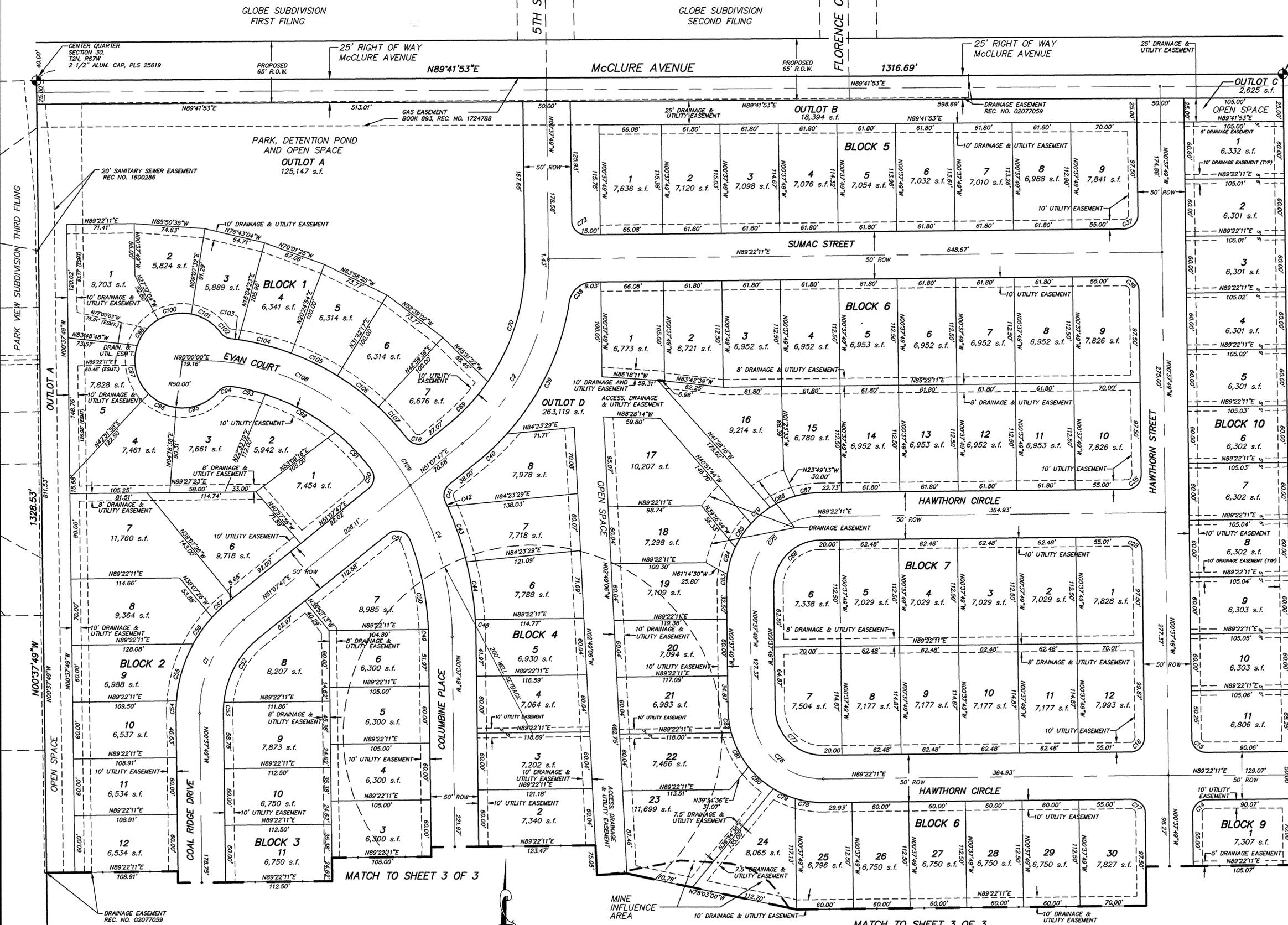
Witness my hand and official seal.
My commission expires 7/10/2001

Karen White
Notary Public

- NOTES:
- ALL EXISTING OIL AND GAS WELLS SHALL BE PERMANENTLY CAPPED PRIOR TO THE CONSTRUCTION OF ANY HABITABLE STRUCTURE WITHIN THE STATE REQUIRED LIMITS.
 - BOUNDARY CORNERS MONUMENTED WITH 1/2" RE-BAR AND ALUMINUM CAP PLS 28258 HURST & ASSOC. EXCEPT WHERE NOTED.
 - BASIS OF BEARING IS ASSUMED N 89°41'53" E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SE 1/4 OF SEC. 30, T2N, R67W, 6TH P.M. WITH MONUMENTS DESCRIBED ON PLAT.
 - OUTLOTS A, B, C AND D DEDICATED TO THE TOWN AND COVERED BY BLANKET DRAINAGE, UTILITY AND ACCESS EASEMENT.
 - OUTLOT E RETAINED BY OWNER FOR ACCESS CONTROL, DRAINAGE, UTILITY AND ACCESS EASEMENT FOR PARKS, OPEN SPACE AND DETENTION POND.
 - OUTLOT F RETAINED BY OWNER FOR ACCESS CONTROL, DRAINAGE, UTILITY AND ACCESS EASEMENT.

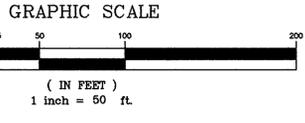
COALRIDGE ESTATES
FINAL PLAT
FREDERICK, COLORADO

SCALE	HOR. N/A VERT. N/A		HURST & ASSOCIATES, INC.
DESIGN	TRL		CONSULTING ENGINEERS
DRAWN	EHP/RLS		4999 Pearl East Circle, Suite 100
FILE NAME	2457P/CV		Boulder, Colorado 80501 (303) 448-4905
APPROVED	TRL		JOB NO. 21843 DATE 6/24/98 SHEET 1 OF 3



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	125.00'	112.92'	109.12'	N25°14'59"E	51°45'36"
C2	245.00'	221.31'	213.88'	N25°14'59"E	51°45'36"
C3	325.00'	167.62'	165.77'	N15°24'21"W	29°33'04"
C4	15.00'	23.56'	21.21'	N44°22'11"E	90°00'00"
C5	15.00'	23.56'	21.21'	N45°37'49"W	90°00'00"
C6	15.00'	23.56'	21.21'	N44°22'11"E	90°00'00"
C7	15.00'	23.56'	21.21'	N45°37'49"W	90°00'00"
C8	15.00'	23.56'	21.21'	N44°22'11"E	90°00'00"
C9	100.00'	26.65'	26.57'	N50°02'45"E	151°04'04"
C10	15.00'	23.56'	21.21'	N45°37'49"W	90°00'00"
C11	15.00'	23.56'	21.21'	N44°22'11"E	90°00'00"
C12	15.00'	23.56'	21.21'	N45°37'49"W	90°00'00"
C13	15.00'	23.56'	21.21'	N44°22'11"E	90°00'00"
C14	15.00'	23.56'	21.21'	N45°37'49"W	90°00'00"
C15	25.00'	35.13'	32.31'	N49°06'29"E	80°31'24"
C16	270.00'	156.38'	154.09'	N42°53'17"E	331°05'31"
C17	270.00'	42.89'	42.85'	N46°34'43"E	09°06'07"
C18	15.00'	19.86'	18.44'	N13°11'58"E	75°52'16"
C19	350.00'	5.73'	5.73'	N2°16'20"W	00°58'19"
C20	350.00'	61.69'	61.61'	N18°45'11"W	10°05'58"
C21	350.00'	61.69'	61.74'	N18°38'31"W	10°07'10"
C22	350.00'	18.04'	18.04'	N02°06'25"W	02°57'13"
C23	300.00'	8.04'	8.03'	N01°23'51"W	01°32'05"
C24	300.00'	96.80'	96.58'	N11°24'32"W	18°29'17"
C25	15.00'	28.33'	24.50'	N74°35'43"W	108°13'03"
C26	100.00'	79.08'	77.02'	N28°28'48"E	45°17'58"
C27	100.00'	11.28'	11.27'	N02°36'00"E	06°27'39"
C28	150.00'	13.39'	13.39'	N01°55'39"E	05°06'56"
C29	150.00'	63.28'	62.81'	N16°34'13"E	2°41'00"
C30	150.00'	34.42'	34.34'	N55°14'51"E	13°08'17"
C31	150.00'	24.42'	24.39'	N48°27'51"E	09°19'41"
C32	220.00'	62.79'	62.57'	N42°57'14"E	16°21'05"
C33	220.00'	133.96'	133.81'	N1°20'24"E	35°24'39"
C34	15.00'	23.56'	21.21'	N45°37'49"W	90°00'00"
C35	75.00'	117.81'	106.07'	N44°22'11"E	90°00'00"
C36	75.00'	117.81'	106.07'	N45°37'49"W	90°00'00"
C37	50.00'	78.54'	70.71'	N45°37'49"W	90°00'00"
C38	100.00'	30.54'	30.42'	N61°52'43"W	17°10'00"
C39	100.00'	25.22'	25.15'	N55°54'18"W	14°27'04"
C40	100.00'	35.20'	35.02'	N48°35'44"W	20°10'04"
C41	100.00'	40.71'	40.43'	N26°50'59"W	23°19'27"
C42	100.00'	25.41'	25.34'	N07°46'53"W	14°34'56"
C43	100.00'	14.80'	14.88'	N03°35'05"W	03°32'05"
C44	100.00'	30.11'	30.00'	N16°31'52"E	17°15'14"
C45	100.00'	30.11'	30.00'	N33°47'08"E	17°15'14"
C46	100.00'	28.93'	28.82'	N85°57'58"E	16°34'23"
C47	100.00'	28.93'	28.91'	N81°48'40"E	15°07'01"
C48	50.00'	78.54'	70.71'	N44°22'11"E	90°00'00"
C49	15.00'	23.07'	20.86'	N07°03'46"E	88°08'02"
C50	225.00'	53.96'	53.83'	N43°52'27"W	13°44'23"
C51	225.00'	84.75'	84.35'	N45°37'49"W	90°00'00"
C52	225.00'	36.62'	36.81'	N17°01'03"W	69°23'02"
C53	15.00'	15.14'	14.50'	N69°23'02"E	57°48'47"
C54	50.00'	49.93'	47.88'	N69°05'10"E	57°13'04"
C55	50.00'	32.86'	32.27'	N63°28'54"W	37°39'29"
C56	50.00'	65.15'	62.60'	N45°37'49"W	61°15'31"
C57	50.00'	35.63'	34.88'	N38°57'47"E	40°49'27"
C58	50.00'	36.27'	36.48'	N80°09'31"E	41°34'01"
C59	15.00'	37.72'	36.83'	N57°28'48"W	43°19'21"
C60	275.00'	12.44'	12.00'	N45°37'49"W	47°19'29"
C61	275.00'	6.51'	6.51'	N82°28'28"W	01°46'20"
C62	275.00'	57.61'	57.51'	N75°35'11"W	12°00'11"
C63	275.00'	54.19'	54.10'	N63°56'22"W	11°17'22"
C64	275.00'	54.19'	54.10'	N55°39'02"W	11°17'22"
C65	275.00'	45.53'	45.48'	N45°37'49"W	09°29'19"
C66	250.00'	230.63'	222.54'	N63°34'20"W	52°51'21"
C67	325.00'	39.50'	39.47'	N33°39'46"W	06°37'46"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C68	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C69	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C70	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C71	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C72	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C73	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C74	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C75	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C76	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C77	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C78	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C79	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C80	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C81	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C82	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C83	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C84	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C85	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C86	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C87	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C88	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C89	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C90	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C91	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C92	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C93	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C94	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C95	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C96	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C97	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C98	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C99	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"
C100	105.01'	105.01'	105.01'	N89°22'11"E	90°00'00"



**COALRIDGE ESTATES
 FINAL PLAT
 FREDERICK, COLORADO**

SCALE: HOR. 1"=50'
 VERT. N/A

DESIGN: TRJ
 DRAWN: EHP/RLS
 FILE NAME: 843EP1

HURST & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 4900 Pearl East Circle, Suite 105
 Boulder, Colorado 80501 (303) 449-1005

APPROVED: TRJ
 JOB NO. 21843 DATE: 6/24/98 SHEET 2 OF 3

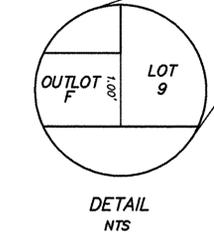
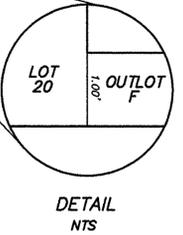
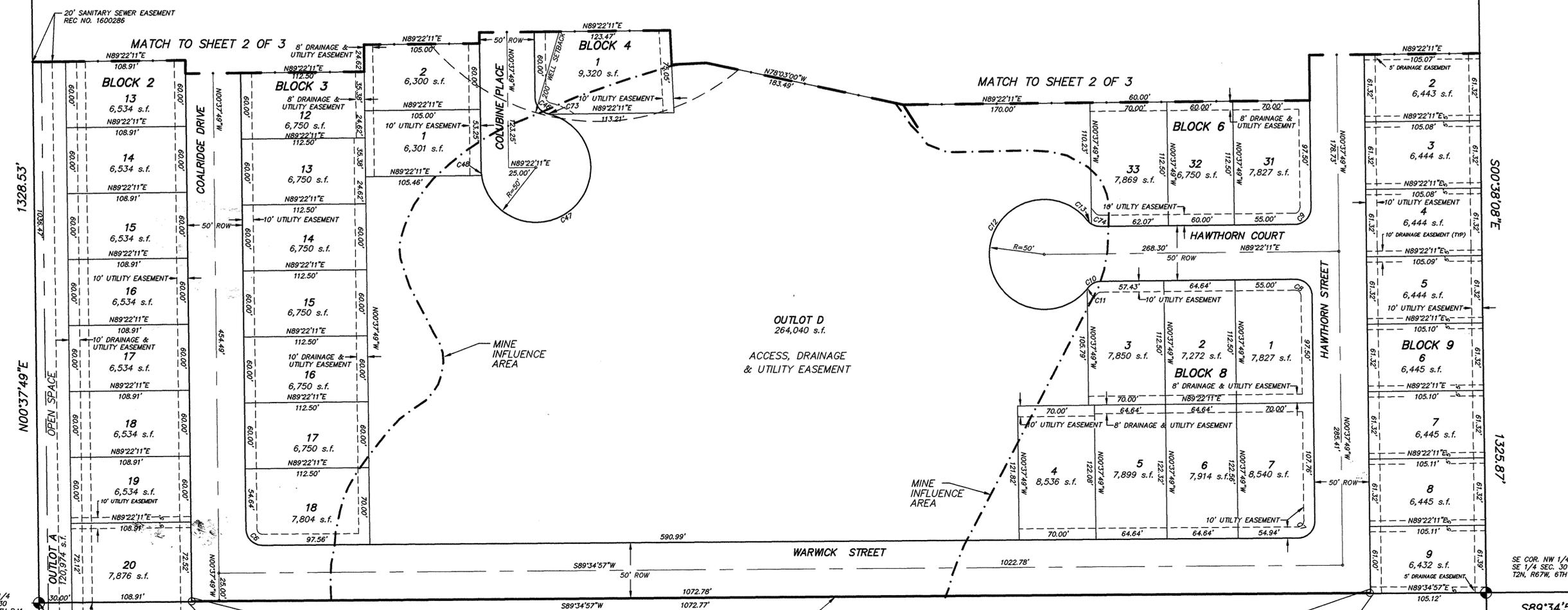
SW COR. NW 1/4
 SE 1/4 SEC. 30
 T2N, R67W, 6TH P.M.

SE COR. NW 1/4
 SE 1/4 SEC. 30
 T2N, R67W, 6TH P.M.

2831631 08/07/1998 01:33P Weld County CO
3 of 3 R 31.00 D 0.00 JA Suki Tsukamoto

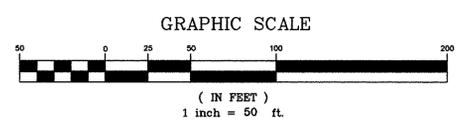
CENTER QUARTER
SECTION 30, T2N, R67W, 6TH P.M.
2 1/2" ALUM. CAP. PLS 25619

NE COR. NW 1/4
SE 1/4 SEC. 30
T2N, R67W, 6TH P.M.



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C6	15.00'	23.51'	21.17'	N45°31'26" W	89°47'14"
C7	15.00'	23.62'	21.25'	N44°28'34" E	90°12'46"
C8	15.00'	23.56'	21.21'	N45°37'49" W	90°00'00"
C9	15.00'	23.56'	21.21'	N44°22'11" E	90°00'00"
C10	15.00'	13.62'	13.16'	N63°21'35" E	52°01'12"
C11	50.00'	1.20'	1.20'	N38°02'15" E	01°22'33"
C12	50.00'	246.67'	62.48'	N00°03'27" E	282°39'52"
C13	15.00'	5.26'	5.23'	N48°39'17" W	20°05'21"
C46	15.00'	20.07'	18.61'	N39°57'33" W	76°39'27"
C47	50.00'	215.56'	83.38'	N48°05'58" E	247°00'48"
C48	50.00'	6.78'	6.77'	N04°30'44" W	07°45'50"
C73	50.00'	1.64'	1.64'	N76°20'51" W	01°52'50"
C74	15.00'	8.36'	8.28'	N74°39'53" W	31°56'52"



**COALRIDGE ESTATES
FINAL PLAT
FREDERICK, COLORADO**

SCALE HOR. 1"=50'
VERT. 1"=10'

DESIGN TRU
DRAWN EHP/RLS
FILE NAME 843FP2
APPROVED TRU

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 100
Boulder, Colorado 80501 (303) 440-1105

JOB NO. 21843 DATE 6/23/98 SHEET 3 OF 3

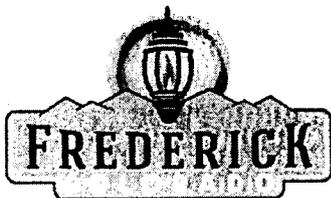
SW COR. NW 1/4
SE 1/4 SEC. 30
T2N, R67W, 6TH P.M.

SE COR. NW 1/4
SE 1/4 SEC. 30
T2N, R67W, 6TH P.M.

SE COR. NE 1/4
SE 1/4 SEC. 30
T2N, R67W, 6TH P.M.

SE COR. SW 1/4
SE 1/4 SEC. 30
T2N, R67W, 6TH P.M.

SOUTH 1/4 COR SEC. 30
T2N, R67W, 6TH P.M.
3" BLM BRASS CAP IN RANGE BOX



TOWN OF FREDERICK

Planning Department

Notice of Street Name Change

Built On What Matters

The **Town of Frederick** has approved the following street name change.

Existing Street Name: Columbine Place

Approved New Street Name: Clover Court

The addresses affected by this street name change include 401- 416. The legal descriptions for the affected properties are Lots 1 – 7, Block 3, and Lots 1 – 8, Block 4, Coalridge Estates.

The approved request is on file with the Town of Frederick Planning Department, 401 Locust Street, Frederick, Colorado 80530 (phone number 720-382-5500). The document may be reviewed during normal Town business hours.

Planning Department, Town of Frederick

Date: 04/15/16

As requested by **Innovative Home Improvements, LLC**, owner of the affected lots.

Ginger Guderjahn, General Manager, Innovative Home Improvements, LLC