

3792827 09/16/2011 03:40P Weld County, CO
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

827

SUBDIVISION AMENDMENT

REPLAT OF LOT 2, BLOCK 1, CREATIVE YEARS SUBDIVISION

A SUBDIVISION OF A PART OF THE NE $\frac{1}{4}$ OF SECTION 31, T2N, R67W OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

AREA - 3.052 ACRES, MORE OR LESS

CERTIFICATION OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT CARBON VALLEY RECREATION DISTRICT, AND EDJ, LLC BEING THE OWNERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 1, CREATIVE YEARS SUBDIVISION, BEING A TRACT OF LAND LOCATED IN THE NE $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING
CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 31 AS BEARING N 00°00'16" W, BASED ON THE POSITION OF MONUMENTS LOCATED AT THE NORTH QUARTER CORNER AND CENTER QUARTER CORNER OF SAID SECTION 31, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE S 33°54'21" E, A DISTANCE OF 1599.15 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 1, CREATIVE YEARS SUBDIVISION AS MONUMENTED BY A #6 REBAR WITH ALUMINUM CAP LS #24305 AND THE TRUE POINT OF BEGINNING; THENCE AROUND THE PERIMETER OF SAID LOT 2 THE FOLLOWING 6 COURSES AND DISTANCES: S 89°47'17" W A DISTANCE OF 153.43 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 86.24 FEET, SAID CURVE HAVING A RADIUS OF 692.00 FEET, A CENTRAL ANGLE OF 07°08'24", AND A CHORD WHICH BEARS S 88°13'05" E, 86.18 FEET; THENCE S 02°28'02" E, A DISTANCE OF 341.79 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 180.37 FEET, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 24°10'56", AND A CHORD WHICH BEARS S 08°39'28" W, 190.90 FEET; THENCE S 89°59'44" W, A DISTANCE OF 220.87 FEET; THENCE N 0°00'16" W, A DISTANCE OF 541.86 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 AND THE TRUE POINT OF BEGINNING

SAID PARCEL CONTAINS 3.052 ACRES (MORE OR LESS)

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF REPLAT OF LOT 2, BLOCK 1 CREATIVE YEARS SUBDIVISION, THUS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 3.052 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 5th DAY OF August, 2011

RENEE WITTY
CARBON VALLEY RECREATION DISTRICT

STATE OF COLORADO }
COUNTY OF Weld } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 05th DAY OF August, 2011, BY RENEE WITTY, CARBON VALLEY RECREATION DISTRICT

WITNESS MY HAND AND SEAL

NOTARY PUBLIC SEAL
MY COMMISSION EXPIRES 09/24/15

KEVIN SHAW
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 02/24/2015



PROJECT VICINITY MAP

0 150 300
(IN FEET)

NOTES:

- BEARINGS SHOWN ON THE ACCOMPANYING PLAT ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 31, T2N, R67W OF THE 6TH P.M., AS BEARING N 00°00'16" W AS MONUMENTED AND SHOWN ON THE PLAT OF CREATIVE YEARS SUBDIVISION.
- SECTIONAL BOUNDARY INFORMATION SHOWN ON THIS DRAWING WAS TAKEN FROM THE PLAT OF CREATIVE YEARS SUBDIVISION AND ACCEPTED. PINS WERE FOUND AROUND LOT 2, BLOCK 1 OF CREATIVE YEARS SUBDIVISION AS SHOWN ON THAT PLAT AND USED TO ESTABLISH THE LOCATION OF THE SHOWN SET PINS AROUND THE NEWLY CREATED LOT 3, BLOCK 1.
- A SHARED CROSS ACCESS, EMERGENCY ACCESS AND SHARED PARKING EASEMENT IS HEREBY ESTABLISHED BETWEEN AND FOR THE BENEFIT OF LOTS 2 AND 3 AS WELL AS LOT 1, BLOCK 1, CREATIVE YEARS SUBDIVISION. SAID SHARED CROSS ACCESS, EMERGENCY ACCESS AND SHARED PARKING EASEMENT SHALL PROVIDE FOR PEDESTRIAN AND VEHICULAR TRAFFIC AT THE COMMON LOT LINE OVER, ACROSS AND THROUGH LOTS 2 AND 3 AND CONNECTING TO PUBLIC RIGHTS OF WAY ALONG THE EASTERN AND NORTHERN BOUNDARIES OF THE SUBDIVISION AS WELL AS LOT 1, BLOCK 1, CREATIVE YEARS SUBDIVISION. LOTS 2 AND 3 DO HEREBY COVENANT AND AGREE TO ALLOW, PERMIT AND PROVIDE FOR THE MOVEMENT OF PEDESTRIANS AND VEHICLES ACROSS THE CREATIVE YEARS SUBDIVISION (LOT 1, 2A, 2B) IN PERPETUITY UNLESS OTHERWISE AGREED BY THE TOWN AND MUTUAL WRITTEN CONSENT. SHARED MAINTENANCE, QUANTITY AND LOCATIONS OF THE SHARED CROSS ACCESS, EMERGENCY ACCESS AND SHARED PARKING EASEMENT SHALL BE DETERMINED WITH EACH SITE PLAN. ALL PARKING AND ACCESS IS SHARED FOR ALL LOTS WITHIN THIS REPLAT.
- ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080244 0001 B, MAP REVISED JULY 13, 1982, FREDERICK, COLORADO, WELD COUNTY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE C. AREAS OF MINIMAL FLOODING, AND IS NOT LOCATED IN A 100-YEAR FLOOD ZONE.
- AN UPDATED GEOTECHNICAL REPORT MUST BE COMPLETED PRIOR TO DEVELOPMENT OF LOT 2.
- THE PRIVATE SHARED / CROSS ACCESS AND EMERGENCY ACCESS EASEMENT FROM THE FINAL PLAT, CREATIVE YEARS SUBDIVISION, HAS BEEN REMOVED BY MEANS OF THIS PLAT.
- ACCESS ON 5TH STREET IS SHIFTED 2 FEET TO THE EAST OF THE EXISTING ACCESS TO THE CARBON VALLEY RECREATION CENTER ACROSS THE STREET TO THE NORTH (CENTERLINE TO CENTERLINE).
- ADDITIONAL SIDEWALKS WILL BE INSTALLED INTERNAL TO THE DEVELOPMENT FOR CONNECTIVITY UPON FUTURE DEVELOPMENT, BY OTHERS AND DETERMINED IN EACH SITE PLAN.
- THE ROAD BASE ACCESS TO THE 5TH STREET ENTRANCE SHALL BE PAVED PRIOR TO CO FOR LOT 2.
- THE ACCESS TO LOT 1 BLOCK 1 SHOWN ON THE CREATIVE YEARS FINAL PLAT FOR LOT 1 BLOCK 1 SHALL BE CLOSED UPON ISSUANCE OF A CO FOR ANY LOT WITHIN THIS PLAT USING JERSEY BARRIERS, OR POSTS AND CHAIN WITH REFLECTORS AS APPROVED BY THE TOWN. PRIOR TO A CO FOR DEVELOPMENT ON LOT 2, THIS ABANDONED ACCESS SHALL BE REMOVED AND REPLACED WITH A SIDEWALK, CURB AND GUTTER.
- AN ALL WEATHER SURFACE ACCESS, MEETING FIRE DEPARTMENT REQUIREMENTS, SHALL BE MAINTAINED TO LOT 1 BLOCK 1 AS SHOWN IN THIS PLAN, REPLACING THE ABANDONED ACCESS ON 5TH STREET.
- DEVELOPMENT SUBJECT TO THE TERMS AND CONDITIONS DEFINED IN THE MOAPI.

STAFF CERTIFICATE OF APPROVAL:

THIS SUBDIVISION AMENDMENT PLAT OF THE REPLAT OF LOT 2, BLOCK 1, CREATIVE YEARS SUBDIVISION A SUBDIVISION OF A PART OF THE NE $\frac{1}{4}$ OF SECTION 31, T2N, R67W OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK STAFF THIS 09 DAY OF September, 2011 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

STAFF PLANNER, PLANNING DIRECTOR, STAFF MANAGER

SURVEYING CERTIFICATE:

I, ANDREW J. PATTERSON, 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 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 19th DAY OF JANUARY, 2010.

BY

ANDREW J. PATTERSON
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 28971

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.

PREPARED FOR:

CARBON VALLEY RECREATION DISTRICT

701 Fifth Street
Frederick, CO 80538

PREPARED BY:

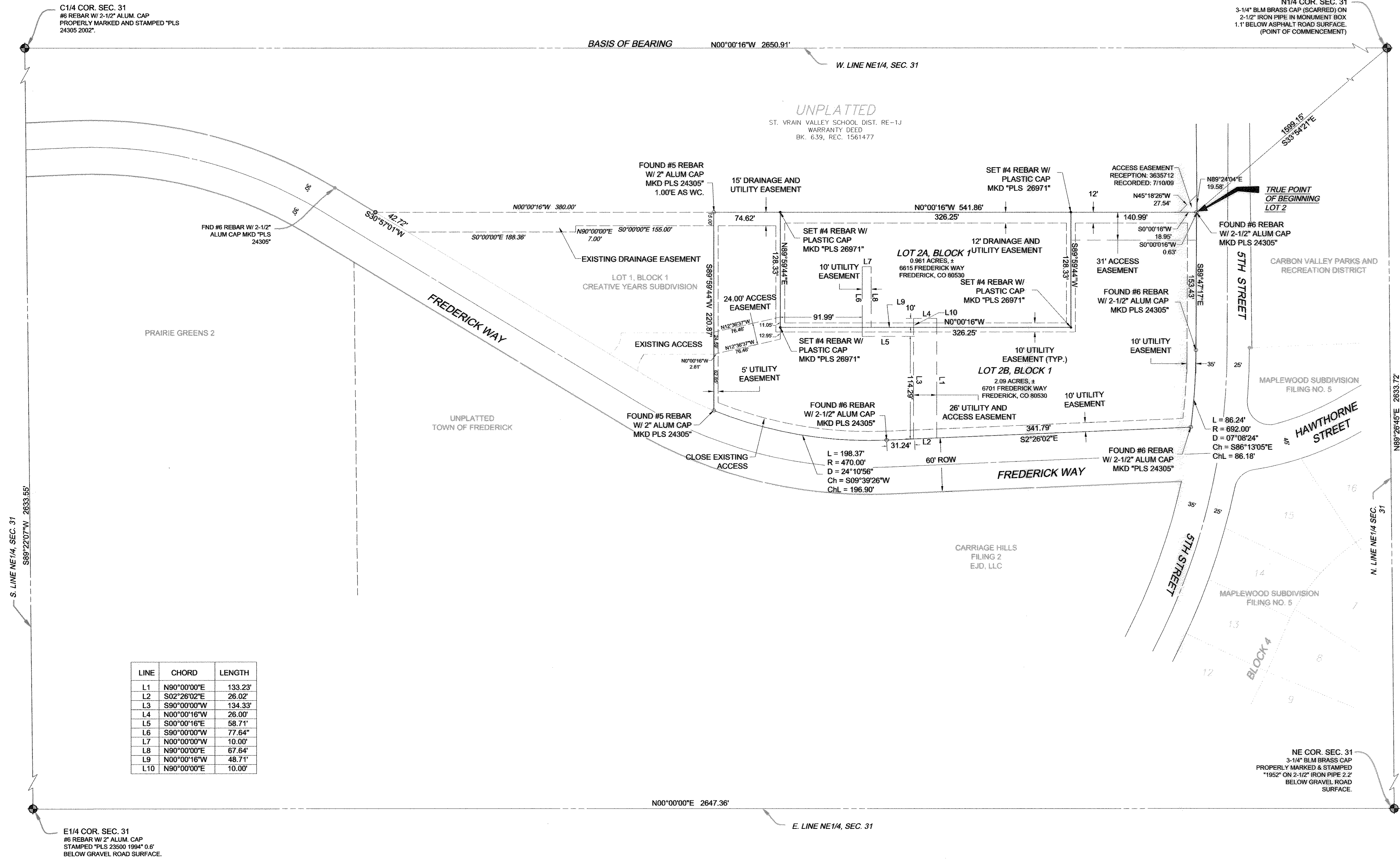
CIVIL RESOURCES, LLC

353 Fifth Street P.O. Box 680
Frederick, CO 80530
303 833 1416 (p) 303 833 2850 (f)

REVISIONS			
NO.	DESCRIPTION	DATE	BY
0	REPLAT	01/09	LJS
1	REPLAT	04/09	LJS

DWG: Replat-FD.dwg
SHEET: 1 OF 2

3792827 09/16/2011 03:40P Weld County, CO
2 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder



LINE	CHORD	LENGTH
L1	N90°00'00\"E	133.23'
L2	S02°26'02\"E	26.02'
L3	S90°00'00\"W	134.33'
L4	N00°00'16\"W	26.00'
L5	S00°00'16\"E	58.71'
L6	S90°00'00\"W	77.64'
L7	N00°00'00\"W	10.00'
L8	N90°00'00\"E	67.64'
L9	N00°00'16\"W	48.71'
L10	N90°00'00\"E	10.00'

TOWN OF FREDERICK, COLORADO			
CARBON VALLEY RECREATION DISTRICT			
CREATIVE YEARS SUBDIVISION REPLAT			
CIVIL RESOURCES, LLC			
323 Fifth Street P.O. Box 680 Frederick, CO 80530 303 833 1416 (p) 303 833 2850 (f)			
DESIGNED BY:	AJS	DATE:	JAN 2009
DRAWN BY:	LJS	SCALE:	AS NOTED
CHECKED BY:	AJP	SHEET:	179.001.01
		DWG:	Replat-FD.dwg
		2 OF 2	