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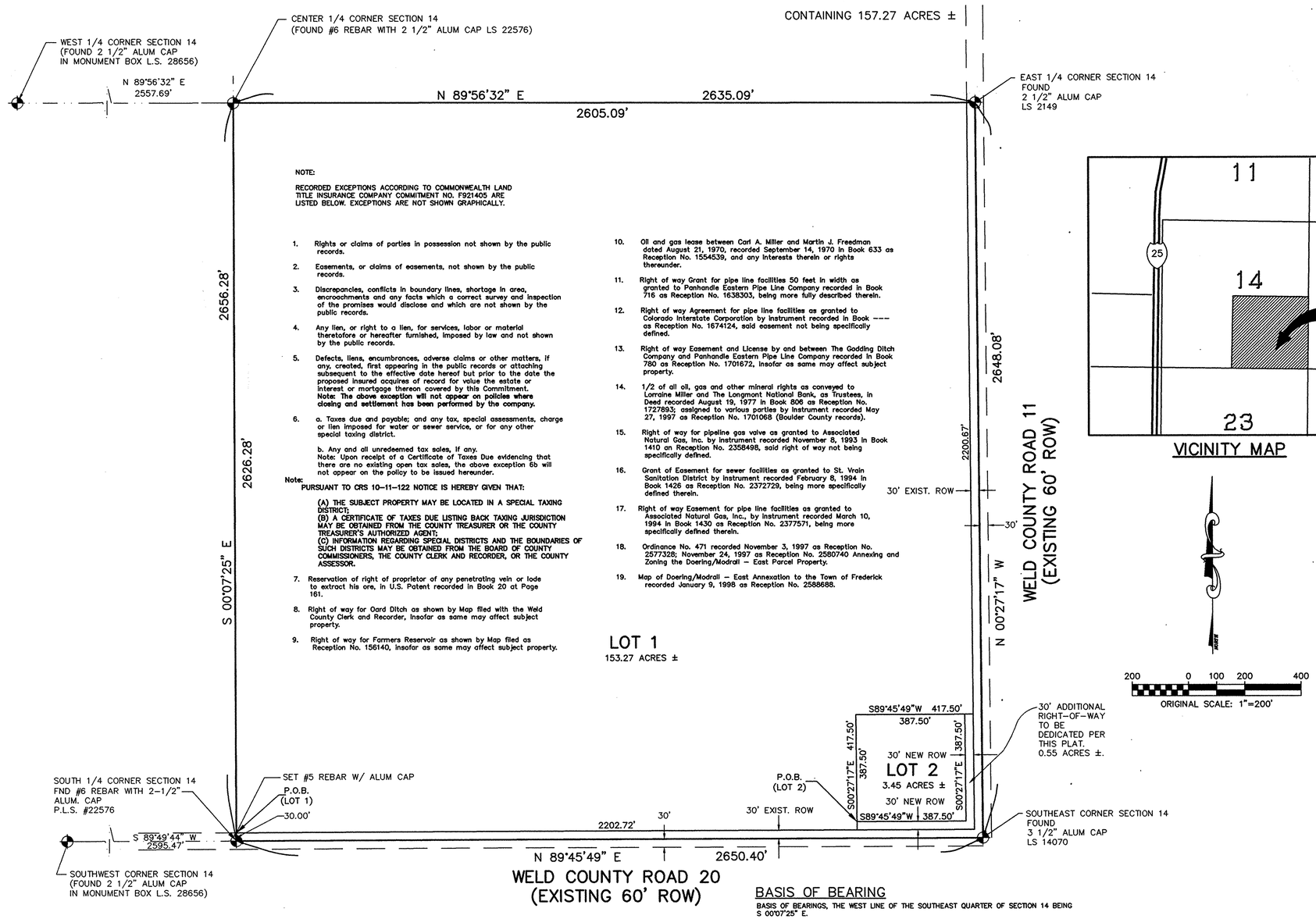
Env 5938

DOERING/MODRALL SUBDIVISION EXEMPTION PLAT
THE TOWN OF FREDERICK

A PART OF THE S.E. 1/4 SECTION 14 T 2 N, R 68 W OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO

CONTAINING 157.27 ACRES ±



NOTE:

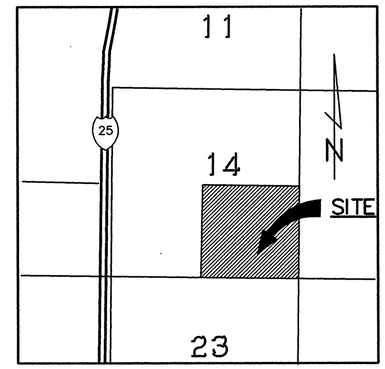
RECORDED EXCEPTIONS ACCORDING TO COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. F921405 ARE LISTED BELOW. EXCEPTIONS ARE NOT SHOWN GRAPHICALLY.

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
   Note: The above exception will not appear on policies where closing and settlement has been performed by the company.
6. a. Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or sewer service, or for any other special taxing district.
   b. Any and all unredeemed tax sales, if any.
   Note: Upon receipt of a Certificate of Taxes Due evidencing that there are no existing open tax sales, the above exception 6b will not appear on the policy to be issued hereunder.

Note:
PURSUANT TO CRS 10-11-122 NOTICE IS HEREBY GIVEN THAT:

(A) THE SUBJECT PROPERTY MAY BE LOCATED IN A SPECIAL TAXING DISTRICT;
(B) A CERTIFICATE OF TAXES DUE LISTING BACK TAXING JURISDICTION MAY BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT;
(C) INFORMATION REGARDING SPECIAL DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE OBTAINED FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR.

7. Reservation of right of proprietor of any penetrating vein or lode to extract his ore, in U.S. Patent recorded in Book 20 at Page 161.
8. Right of way for Oard Ditch as shown by Map filed with the Weld County Clerk and Recorder, insofar as same may affect subject property.
9. Right of way for Farmers Reservoir as shown by Map filed as Reception No. 156140, insofar as same may affect subject property.
10. Oil and gas lease between Carl A. Miller and Martin J. Freedman dated August 21, 1970, recorded September 14, 1970 in Book 633 as Reception No. 1554539, and any interests therein or rights thereunder.
11. Right of way Grant for pipe line facilities 50 feet in width as granted to Panhandle Eastern Pipe Line Company recorded in Book 716 as Reception No. 1638303, being more fully described therein.
12. Right of way Agreement for pipe line facilities as granted to Colorado Interstate Corporation by instrument recorded in Book --- as Reception No. 1674124, said easement not being specifically defined.
13. Right of way Easement and License by and between The Godding Ditch Company and Panhandle Eastern Pipe Line Company recorded in Book 780 as Reception No. 1701672, insofar as same may affect subject property.
14. 1/2 of all oil, gas and other mineral rights as conveyed to Lorraine Miller and The Longmont National Bank, as Trustees, in Deed recorded August 19, 1977 in Book 806 as Reception No. 1727893; assigned to various parties by instrument recorded May 27, 1997 as Reception No. 1701068 (Boulder County records).
15. Right of way for pipeline gas valve as granted to Associated Natural Gas, Inc. by instrument recorded November 8, 1993 in Book 1410 on Reception No. 2358498, said right of way not being specifically defined.
16. Grant of Easement for sewer facilities as granted to St. Vrain Sanitation District by instrument recorded February 8, 1994 in Book 1426 as Reception No. 2372729, being more specifically defined therein.
17. Right of way Easement for pipe line facilities as granted to Associated Natural Gas, Inc., by instrument recorded March 10, 1994 in Book 1430 as Reception No. 2377571, being more specifically defined therein.
18. Ordinance No. 471 recorded November 3, 1997 as Reception No. 2577328; November 24, 1997 as Reception No. 2580740 Annexing and Zoning the Doering/Modrall - East Parcel Property.
19. Map of Doering/Modrall - East Annexation to the Town of Frederick recorded January 9, 1998 as Reception No. 2588688.



VICINITY MAP

200 0 100 200 400
ORIGINAL SCALE: 1"=200'

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1

A TRACT OF LAND LOCATED IN THE S.E. ¼ OF SECTION 14, T 2 N, R 68 W OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 14; THENCE N 00°07'25" W ALONG THE WEST LINE OF SAID S.E. ¼, 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD #20 SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE N 00°07'25" W, 2,626.28 FEET TO THE CENTER ¼ CORNER OF SAID SECTION 14; THENCE N 89°56'32" E ALONG THE NORTH LINE OF SAID S.E. ¼, 2,605.09 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD #11; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S 00°27'17" E, 2200.76 FEET; THENCE DEPARTING SAID WEST LINE S 89°45'49" W, 417.50 FEET; THENCE S 00°27'17" E, 417.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD #20; THENCE S 89°45'49" W ALONG SAID NORTH RIGHT-OF-WAY, 2202.72 FEET TO THE POINT OF BEGINNING. CONTAINING 153.27 ACRES MORE OR LESS.

LOT 2

A TRACT OF LAND LOCATED IN THE S.E. ¼ OF SECTION 14, T 2 N, R 68 W OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 14; THENCE N 00°07'25" W ALONG THE WEST LINE OF SAID S.E. ¼, 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD #20; THENCE ALONG SAID NORTH RIGHT-OF-WAY N 89°45'49" E, 2202.72 FEET; THENCE N 00°27'17" W, 30.00 FEET TO THE POINT OF BEGINNING; THENCE N 89°45'49" E, 387.50 FEET TO A POINT 60.00 FEET WEST OF THE EAST LINE OF SAID S.E. ¼; THENCE N 00°27'17" W ALONG A LINE PARALLEL WITH AND 60.00 FEET WEST OF SAID EAST LINE, 387.50 FEET; THENCE S 89°45'49" W, 387.50 FEET; THENCE S 00°27'17" E, 387.50 FEET TO THE POINT OF BEGINNING. CONTAINING 3.45 ACRES MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT JERRI LYNN DOERING AND JAMES W. MODRALL BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREON HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF THE "DOERING/MODRALL SUBDIVISION EXEMPTION PLAT", AND DO HEREBY DEDICATE TO THE PUBLIC ALL WAYS AND OTHER PUBLIC RIGHTS-OF-WAY AND UTILITY EASEMENTS FOR THE PURPOSES SHOWN HEREON.

BY _____
JERRI LYNN DOERING

ACKNOWLEDGMENT

STATE OF COLORADO } SS:
COUNTY OF BOULDER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF May, 2000, BY Jerri Lynn Doering

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 11-19-03

DONNA L. LLOYD
STATE OF COLORADO

Donna L. Lloyd
NOTARY PUBLIC

BY _____
NANCY NORMAN, PERSONAL REPRESENTATIVE
OF THE ESTATE OF JAMES W. MODRALL

ACKNOWLEDGMENT

STATE OF ~~COLORADO~~ KANSAS } SS:
COUNTY OF SEDGWICK }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF April, 2000, BY Nancy Norman

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 12/12/2003

MARK S. MURPHY
Notary Public - State of Kansas
My Appt. Expires 12/12/2003

Mark S. Murphy
NOTARY PUBLIC

BY _____
JAMIE MODRALL, PERSONAL REPRESENTATIVE
OF THE ESTATE OF JAMES W. MODRALL

ACKNOWLEDGMENT

STATE OF KANSAS } SS:
COUNTY OF SEDGWICK }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF April, 2000, BY Jamie Modrall

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 2-23-2004

VERDELL HERCAROLINA
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 2-23-2004

Verdell Hercarolina
NOTARY PUBLIC

RECORDER'S CERTIFICATE

THIS SUBDIVISION EXEMPTION PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT ____M. ON THE _____ DAY OF _____, A.D., 200____ IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____.

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

BASIS OF BEARING

BASIS OF BEARINGS, THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14 BEING S 00°07'25" E.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME AND OR UNDER MY DIRECT SUPERVISION AND DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

22576
CHARLES R. MELVIN COLORADO PLS 22576

BOARD OF TRUSTEES APPROVAL:

APPROVED BY THE BOARD OF TRUSTEES THIS THE _____ DAY OF _____, 200____. ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE TOWN OF CONSTRUCTION OF ANY STREETS, HIGHWAYS, BRIDGES, RIGHTS-OF-WAY OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

Edward J Tagliente
MAYOR

ATTEST: _____ TOWN CLERK

NOTICE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MELVIN SURVEYING, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE:

OWNERSHIP OF THE TRACT OF LAND. COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND. RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

MELVIN SURVEYING
4755 SHOUP PLACE
BOULDER, COLORADO 80303
1-303-499-2175

DOERING/MODRALL
SUBDIVISION EXEMPTION PLAT

JOB NO	DATE	CAD NO	SHEET NO
221-4	04/19/00	2214PLAT	1 OF 1

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