631 ENV 4971-4972

2631631 08/07/1998 01:33P Weld County CO
1 of 3 R 31.00 D 0.00 JA Suki Tsukamoto

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. 38-50 THROUGH 38-53 GOVERNING THE SUBDIVISION OF LAND.

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

John C. Barickman 28258

REGISTERED LAND SURVEYOR
COLORADO PLS NO. 28258

COLORADO REGISTERED JOHN C. BARICKMAN 28258 PROFESSIONAL LAND SURVEYOR

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

Karen Baker
ATTEST

Edward J Taghente
MAYOR

TOWN OF FREDERICK INCORPORATED 1952

CLERK AND RECORDER'S CERTIFICATE

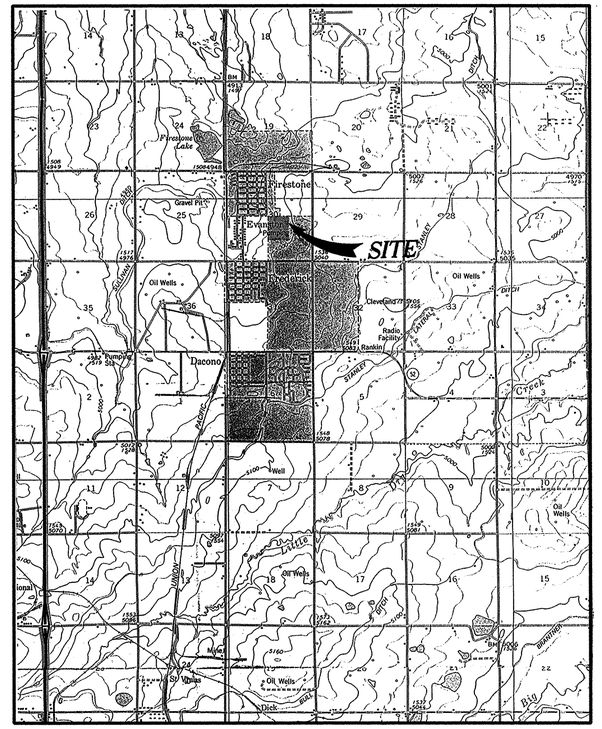
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK ____M., _____, 19____, AND IS DULY RECORDED IN BOOK _____, AT PAGE NO. _____.

_____
CLERK AND RECORDER
COUNTY OF WELD
STATE OF COLORADO

BY_____
DEPUTY

NOTES:

1. ALL EXISTING OIL AND GAS WELLS SHALL BE PERMANENTLY CAPPED PRIOR TO THE CONSTRUCTION OF ANY HABITABLE STRUCTURE WITHIN THE STATE REQUIRED LIMITS.
2. BOUNDARY CORNERS MONUMENTED WITH 1/2" RE-BAR AND ALUMINUM CAP PLS 28258 HURST & ASSOC. EXCEPT WHERE NOTED.
3. 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.
4. OUTLOTS A, B, C AND D DEDICATED TO THE TOWN AND COVERED BY BLANKET DRAINAGE, UTILITY AND ACCESS EASEMENT.
5. OUTLOT E RETAINED BY OWNER FOR ACCESS CONTROL, DRAINAGE, UTILITY AND ACCESS EASEMENT FOR PARKS, OPEN SPACE AND DETENTION POND.
5. OUTLOT F RETAINED BY OWNER FOR ACCESS CONTROL, DRAINAGE, UTILITY AND ACCESS EASEMENT.



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 1316.80 FEET;
THENCE, N 00°37'49" 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.,

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.

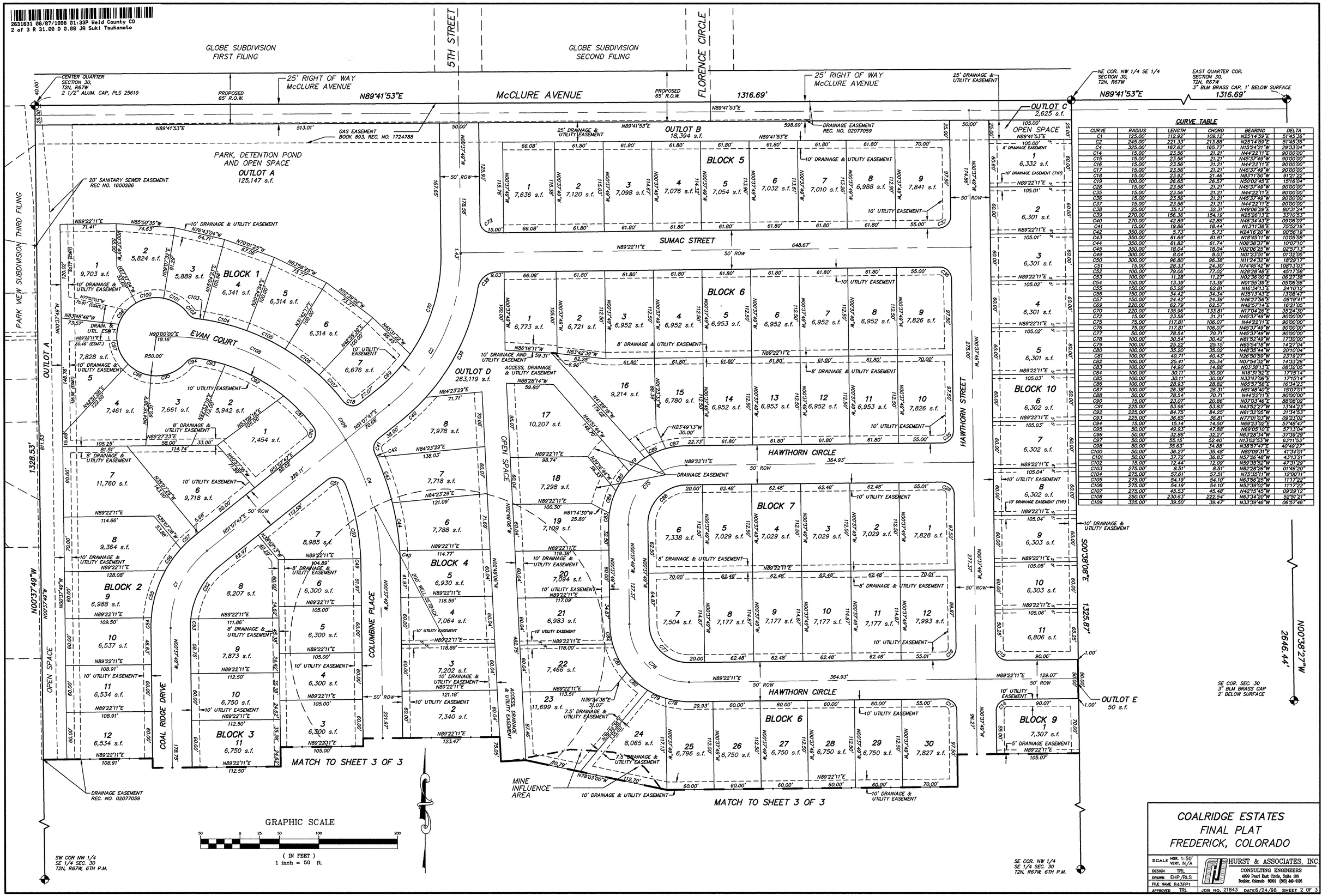
My commission expires 7/10/2001

Karen White
Notary Public

COALRIDGE ESTATES
FINAL PLAT
FREDERICK, COLORADO

SCALE HOR. N/A VERT. N/A	HURST & ASSOCIATES, INC. CONSULTING ENGINEERS 4200 Pearl East, Circle, Suite 106 Boulder, Colorado 80301 (303) 449-9105
DESIGN TRL	
DRAWN EHP/RLS	
FILE NAME 843FPCV	
APPROVED TRL	JOB NO. 21843 DATE 6/24/98 SHEET 1 OF 3

2631631 08/07/1998 01:33P Weld County CO
2 of 3 R 31.00 D 0.00 JA Suki Tsukamoto



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	125.00'	112.92'	109.12'	N25°14'59"E	51°45'36"
C2	245.00'	221.33'	213.88'	N25°14'59"E	51°45'36"
C4	325.00'	167.62'	165.77'	N15°24'21"W	29°33'04"
C14	15.00'	23.56'	21.21'	N44°22'11"E	90°00'00"
C15	15.00'	23.56'	21.21'	N45°37'49"W	90°00'00"
C16	15.00'	23.56'	21.21'	N44°22'11"E	90°00'00"
C17	15.00'	23.56'	21.21'	N45°37'49"W	90°00'00"
C18	15.00'	23.92'	21.46'	N83°11'50"W	91°21'22"
C19	100.00'	26.65'	26.57'	N50°02'45"E	15°16'04"
C28	15.00'	23.56'	21.21'	N45°37'49"W	90°00'00"
C35	15.00'	23.56'	21.21'	N44°22'11"E	90°00'00"
C36	15.00'	23.56'	21.21'	N45°37'49"W	90°00'00"
C37	15.00'	23.56'	21.21'	N44°22'11"E	90°00'00"
C38	25.00'	35.13'	32.31'	N49°08'29"E	80°31'24"
C39	270.00'	156.36'	154.19'	N25°26'13"E	33°10'53"
C40	270.00'	42.89'	42.85'	N46°34'43"E	09°06'07"
C41	15.00'	19.86'	18.44'	N13°11'38"E	75°52'16"
C42	350.00'	5.73'	5.73'	N24°16'20"W	00°56'19"
C43	350.00'	61.69'	61.61'	N18°45'11"W	10°05'58"
C44	350.00'	61.82'	61.74'	N08°38'37"W	10°07'10"
C45	350.00'	18.04'	18.04'	N02°06'25"W	02°57'13"
C49	300.00'	8.04'	8.03'	N01°23'51"W	01°32'05"
C50	300.00'	96.80'	96.38'	N11°24'32"W	18°29'17"
C51	15.00'	28.33'	24.30'	N74°45'42"W	108°13'03"
C52	100.00'	79.06'	77.02'	N28°28'48"E	45°17'59"
C53	100.00'	11.28'	11.27'	N02°38'20"E	06°27'38"
C54	150.00'	13.39'	13.39'	N01°55'39"E	05°08'56"
C55	150.00'	63.28'	62.81'	N16°34'13"E	24°10'12"
C56	150.00'	34.42'	34.34'	N35°13'43"E	13°08'47"
C57	150.00'	24.42'	24.39'	N46°27'56"E	09°19'41"
C69	220.00'	62.79'	62.57'	N42°57'14"E	16°21'05"
C70	220.00'	135.96'	133.81'	N17°04'26"E	35°24'30"
C72	15.00'	23.56'	21.21'	N45°37'49"W	90°00'00"
C75	75.00'	117.81'	106.07'	N44°22'11"E	90°00'00"
C76	75.00'	117.81'	106.07'	N45°37'49"W	90°00'00"
C77	50.00'	78.54'	70.71'	N45°37'49"W	90°00'00"
C78	100.00'	30.54'	30.42'	N81°52'49"W	17°30'00"
C79	100.00'	25.22'	25.15'	N65°54'18"W	14°27'04"
C80	100.00'	35.20'	35.02'	N48°35'44"W	20°10'04"
C81	100.00'	40.71'	40.43'	N26°50'59"W	23°19'27"
C82	100.00'	25.41'	25.34'	N07°54'32"W	14°33'26"
C83	100.00'	14.90'	14.88'	N03°38'13"E	08°32'05"
C84	100.00'	30.11'	30.00'	N16°31'52"E	17°15'14"
C85	100.00'	30.11'	30.00'	N33°47'06"E	17°15'14"
C86	100.00'	28.93'	28.82'	N65°37'58"E	16°12'23"
C87	100.00'	26.38'	26.31'	N81°48'40"E	15°07'01"
C88	50.00'	78.54'	70.71'	N44°22'11"E	90°00'00"
C90	15.00'	23.07'	20.86'	N07°03'46"E	88°08'02"
C91	225.00'	53.96'	53.83'	N43°52'27"W	13°44'23"
C92	225.00'	84.75'	84.25'	N61°32'05"W	21°34'53"
C93	225.00'	36.85'	36.81'	N77°01'03"W	09°23'02"
C94	15.00'	15.14'	14.50'	N69°33'02"E	57°48'42"
C95	50.00'	49.93'	47.88'	N69°05'10"E	57°13'04"
C96	50.00'	32.86'	32.27'	N83°28'54"W	37°39'29"
C97	50.00'	55.15'	52.40'	N13°02'53"W	63°11'53"
C98	50.00'	35.63'	34.88'	N38°57'47"E	40°49'22"
C100	50.00'	36.27'	35.48'	N80°09'31"E	41°34'01"
C101	50.00'	37.72'	36.83'	N57°26'48"W	43°13'21"
C102	15.00'	12.44'	12.09'	N59°35'52"W	47°31'29"
C103	275.00'	8.51'	8.51'	N82°28'26"W	01°46'20"
C104	275.00'	57.61'	57.51'	N75°35'11"W	12°00'11"
C105	275.00'	54.19'	54.10'	N63°56'25"W	11°17'22"
C106	275.00'	54.19'	54.10'	N52°39'02"W	11°17'22"
C107	275.00'	45.53'	45.48'	N42°15'45"W	09°29'12"
C108	250.00'	230.63'	222.54'	N63°34'20"W	52°51'21"
C109	325.00'	39.50'	39.47'	N33°39'46"W	06°57'46"

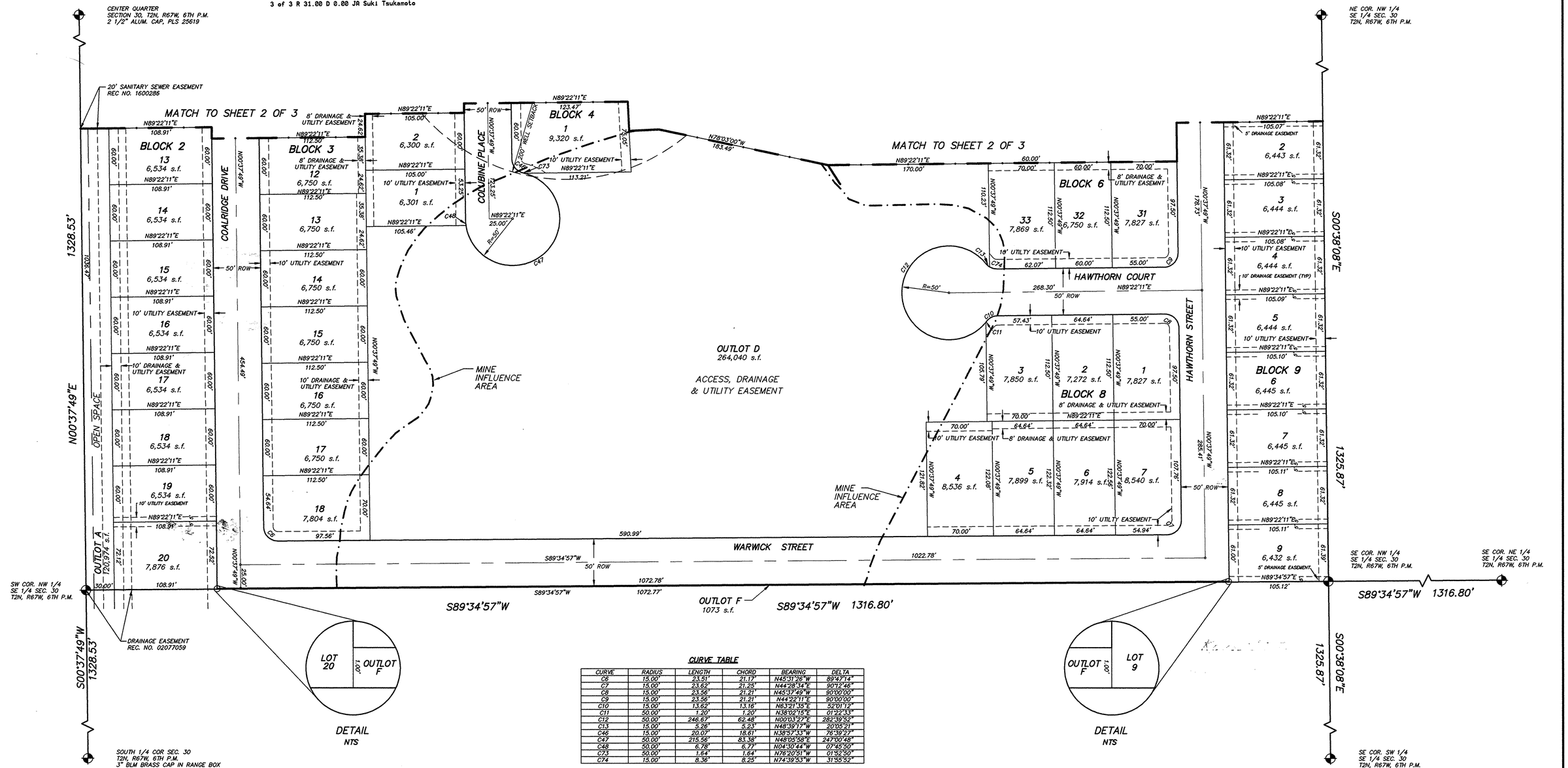
COALRIDGE ESTATES
FINAL PLAT
FREDERICK, COLORADO

SCALE	HOR. 1:50' VERT. N/A
DESIGN	TRL
DRAWN	EHP/RLS
FILE NAME	843FP1
APPROVED	TRL

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 105
Boulder, Colorado 80301 (303) 449-9105

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

2631631 08/07/1998 01:33P Weld County CO
3 of 3 R 31.00 D 0.00 JA Suki Tsukamoto



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'	N36°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'	N38°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'	8.25'	N74°39'53"W	31°55'52"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

COALRIDGE ESTATES
FINAL PLAT
FREDERICK, COLORADO

SCALE	HOR. 1:50' VERT. N/A
DESIGN	TRL
DRAWN	EHP/RLS
FILE NAME	843FP2
APPROVED	TRL

HURST & ASSOCIATES, INC.
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JOB NO. 21843 DATE 6/23/98 SHEET 3 OF 3