4/29 Env 5883

2763429 04/24/2000 02:48P JA Suki Tsukamoto
1 of 1 R 10.00 D 0.00 Weld County CO

COUNTRY MEADOWS FARM SUBDIVISION FILING NO. 1

A PART OF THE S.W. 1/4 OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

FINAL PLAT

LEGAL DESCRIPTION

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A PARCEL OF LAND LOCATED IN SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO:
SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ¼ CORNER OF SECTION 27
THENCE, S 23 30'10" E, 75.18 FEET TO THE POINT OF BEGINNING;
THENCE, S 89°15'01" E, 103.76 FEET TO A POINT;
THENCE, N 89°40'59" E, 1051.30 FEET TO A POINT;
THENCE, S 69°18'01" E, 549.80 FEET TO A POINT;
THENCE, N 89°55'59" E, 262.00 FEET TO A POINT;
THENCE, S 00°05'48" E, 68.84 FEET TO A POINT;
THENCE, S 89°54'12" W, 149.66 FEET TO A POINT;
THENCE, S 00°05'48" E, 60.00 FEET TO A POINT;
THENCE, S 89°54'12" W, 83.15 FEET TO A POINT;
THENCE, ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 16°34'23", AN ARC LENGTH OF 117.15 FEET, THE CHORD OF WHICH BEARS S 81°37'01" W, FOR A DISTANCE OF 116.74 FEET TO A POINT;
THENCE, ALONG A COMPOUND CURVE TO THE LEFT WITH A RADIUS OF 708.00 FEET, A CENTRAL ANGLE OF 1°51'09", AN ARC LENGTH OF 22.89 FEET, THE CHORD OF WHICH BEARS S 72°24'15" W, FOR A DISTANCE OF 22.89 FEET TO A POINT;
THENCE, N 18°31'20" W, 65.00 FEET TO A POINT;
THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 773.00 FEET, A CENTRAL ANGLE OF 44°23'54", AN ARC LENGTH OF 599.00 FEET, THE CHORD OF WHICH BEARS S 49°16'43" W, FOR A DISTANCE OF 584.12 FEET TO A POINT;
THENCE, S 27°04'46" W, 60.40 FEET TO A POINT;
THENCE, ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 745.00 FEET, A CENTRAL ANGLE OF 27°03'34", AN ARC LENGTH OF 351.85 FEET, THE CHORD OF WHICH BEARS S 13°32'59" W, FOR A DISTANCE OF 348.59 FEET TO A POINT;
THENCE, S 00°01'12" W, 124.53 FEET TO A POINT;
THENCE, N 89°58'48" W, 989.29 FEET TO A POINT;
THENCE, N 00°01'12" E, 1179.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.51 ACRES, 1,459,756 SQ.FT. MORE OR LESS.

SITE DATA

25 LOTS	27.46 ACRES
PROPOSED STREETS	4.80 ACRES
OPEN SPACE	1.26 ACRES
TOTAL	33.51 ACRES

NOTE:

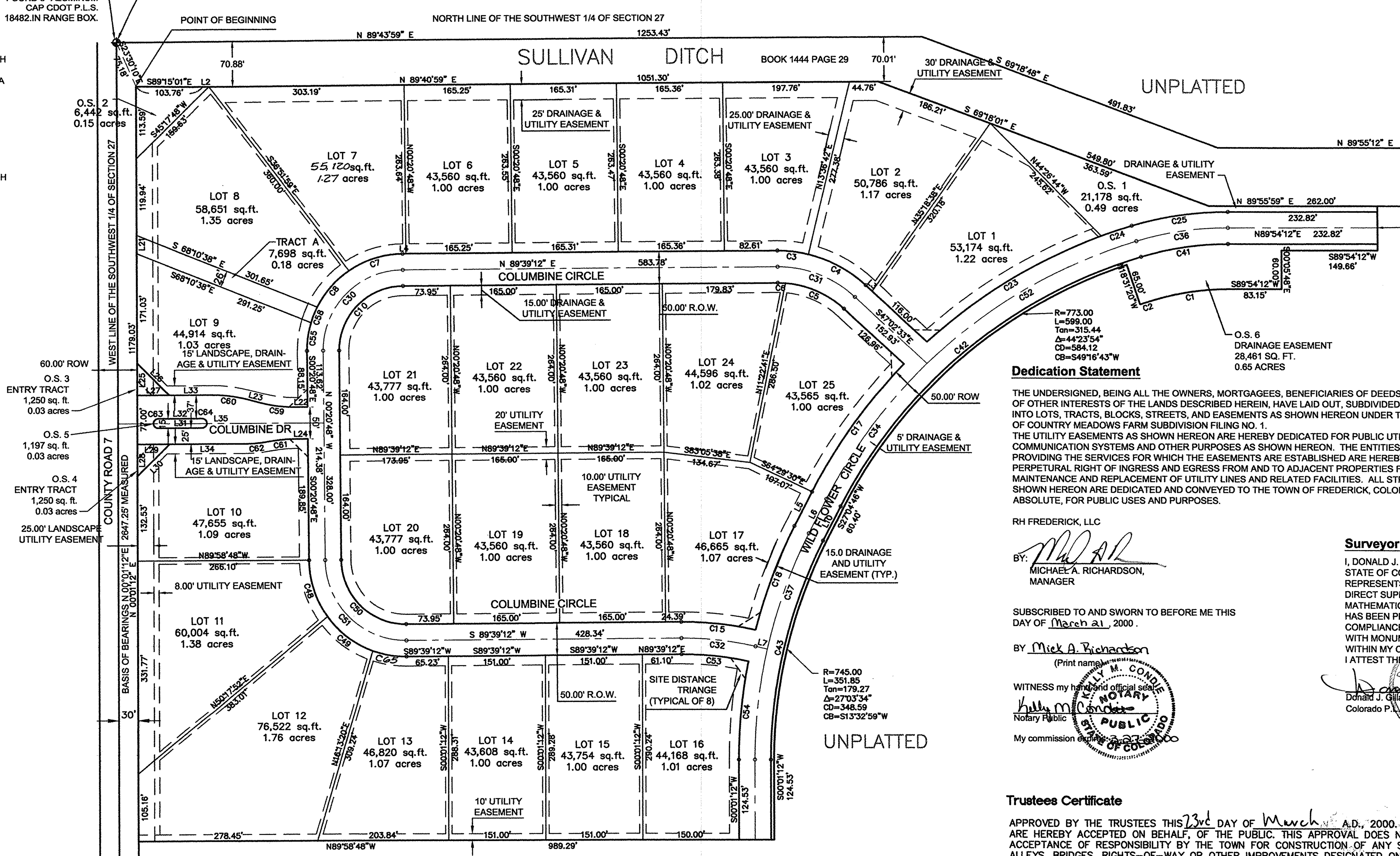
1.) PROPOSED STREETS ARE WITHIN A PROPOSED 50' RIGHT-OF WAY.

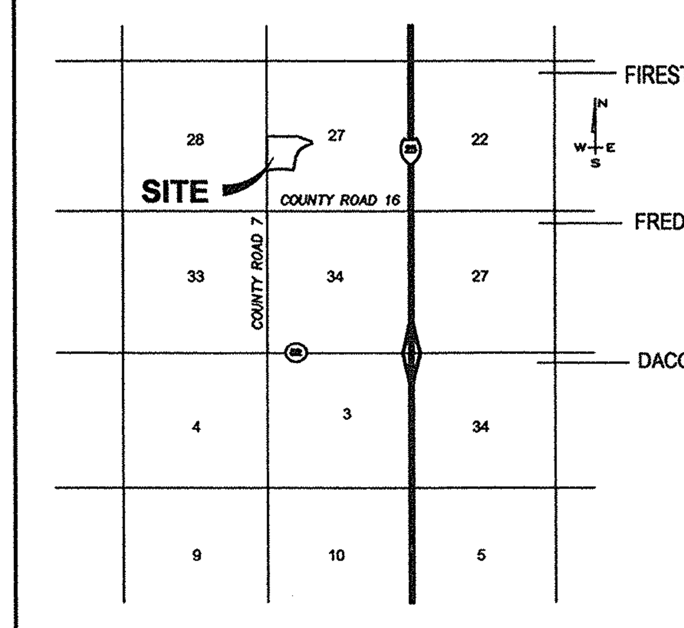
2.) ABUTTING LAND OWNED BY RH FREDERICK, LLC

3.) OPEN SPACE TRACTS 1 THROUGH 6 ARE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATON. THESE TRACTS ARE DEDICATED AS LANDSCAPE, UTILITY AND DRAINAGE EASEMENTS PER THIS DOCUMENT.

4.) TRACT A SHALL BE DEDICATED TO THE TOWN OF FREDERICK AND USED FOR WATER UTILITIES AND FIRE ACCESS.

5.) BASIS OF BEARINGS: THE WEST LINE OF THE S.W. 1/4 OF SECTION 27 IS ASSUMED TO BEAR N 00°01'12"E BETWEEN MONUMENTS SHOWN HEREON.





VICINITY MAP
N.T.S.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	117.15'	405.00'	16°34'23"	S81°37'01"W	116.74'
C2	22.89'	708.00'	1°51'09"	S72°24'15"W	22.89'
C3	48.72'	200.00'	13°57'30"	N83°22'03"W	48.60'
C4	102.44'	200.00'	29°20'45"	N61°42'56"W	101.32'
C5	101.38'	150.00'	38°43'25"	N66°24'16"W	99.46'
C6	11.99'	150.00'	4°34'49"	N88°03'23"W	11.99'
C7	88.79'	150.00'	33°54'56"	S72°41'44"W	87.50'
C8	75.77'	150.00'	28°56'37"	S41°15'58"W	74.97'
C10	157.08'	100.00'	90°00'00"	S44°39'12"W	141.42'
C15	116.54'	525.00'	12°43'06"	N83°59'15"W	116.30'
C17	247.87'	828.00'	17°09'07"	S35°39'20"W	246.94'
C18	171.59'	800.00'	12°17'20"	S20°56'06"W	171.26'
C23	320.25'	828.00'	22°09'39"	S58°46'38"W	318.26'
C24	50.19'	828.00'	3°28'22"	S71°35'38"W	50.18'
C25	151.86'	525.00'	16°34'23"	S81°37'01"W	151.33'
C30	196.35'	125.00'	89°59'57"	S44°39'10"W	176.78'
C31	132.26'	175.00'	43°18'15"	N68°41'41"W	129.14'
C32	116.49'	500.00'	13°20'55"	N83°40'20"W	116.23'
C34	265.96'	803.00'	18°58'37"	S36°34'05"W	264.75'
C36	144.63'	500.00'	16°34'23"	S81°37'01"W	144.12'
C37	190.42'	775.00'	14°04'39"	S20°02'27"W	189.94'
C41	137.40'	475.00'	16°34'23"	S81°37'01"W	136.92'
C42	628.03'	778.00'	46°15'03"	S50°12'18"W	611.11'
C43	354.21'	750.00'	27°03'34"	S13°32'59"W	350.93'
C48	93.03'	150.00'	35°32'06"	S18°06'51"E	91.55'
C49	89.21'	150.00'	34°04'33"	S52°55'10"E	87.90'
C50	157.08'	100.00'	90°00'00"	S45°20'48"E	141.42'
C51	196.35'	125.00'	90°00'00"	S45°20'48"E	176.78'
C52	382.24'	803.00'	27°16'26"	S59°41'36"W	378.65'
C53	104.89'	475.00'	12°39'08"	N84°01'14"W	104.68'
C54	156.23'	800.00'	11°11'20"	S05°36'52"W	155.98'
C55	45.02'	150.00'	17°11'50"	S08°15'07"W	44.85'
C58	26.03'	150.00'	9°56'37"	S21°49'21"W	26.00'
C59	51.82'	200.00'	14°50'47"	S82°33'25"E	51.68'
C60	54.67'	211.00'	14°50'47"	N82°33'25"W	54.52'
C61	37.79'	200.00'	10°49'31"	S84°36'26"W	37.73'
C62	39.87'	211.00'	10°49'31"	N84°36'26"E	39.81'
C63	23.56'	7.50'	180°00'00"	S00°01'12"W	15.00'
C64	23.56'	7.50'	180°00'00"	N00°01'12"E	15.00'
C65	53.38'	150.00'	20°23'21"	S80°09'07E	53.10'

LINE TABLE		
LINE	LENGTH	BEARING
L2	9.67	N89°40'59"E
L3	13.58	S47°02'33"E
L4	5.26	N89°39'12"E
L5	60.40	N27°04'46"E
L6	60.40	N27°04'46"E
L7	18.83	N76°59'53"W
L10	60.40	S27°04'46"W
L21	28.00	N00°01'12"E
L22	19.89	N89°58'48"W
L23	23.28	S75°08'01"E
L24	21.86	N89°58'48"W
L25	50.00	N00°01'12"E
L26	70.71	S44°58'48"E
L27	50.00	S89°58'48"E

LINE TABLE		
LINE	LENGTH	BEARING
L28	50.00	N00°01'12"E
L29	50.00	N89°58'48"W
L30	70.71	N45°01'12"E
L31	68.00	N89°58'48"W
L32	68.00	N89°58'48"W
L33	66.86	N89°58'48"W
L34	115.83	N89°58'48"W
L35	319.72	N89°58'48"W

Dedication Statement

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF COUNTRY MEADOWS FARM SUBDIVISION FILING NO. 1.
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETURAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. ALL STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES.

RH FREDERICK, LLC

BY: [signature]
MICHAEL A. RICHARDSON,
MANAGER

SUBSCRIBED TO AND SWORN TO BEFORE ME THIS DAY OF March 21, 2000.

BY Mick A. Richardson
(Print name)

WITNESS my hand and official seal.

Kelly M Condie
Notary Public

My commission expires: 3-27-2000

KELLY M. CONDIE NOTARY PUBLIC STATE OF COLORADO

Surveyor

I, DONALD J. GILLARD, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 01-12-2000, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON: THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL
COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OR THE TOWN SUBDIVISION REGULATIONS.
I ATTEST THE ABOVE ON THIS 21st DAY OF MARCH, 2000.

[signature] 3-21-00
Donald J. Gillard
Colorado P.L.S. 13487

Trustees Certificate

APPROVED BY THE TRUSTEES THIS 23rd DAY OF March A.D., 2000. ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF, OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE TOWN FOR CONSTRUCTION OF ANY STREETS, HIGHWAYS, ALLEYS, BRIDGES, RIGHTS-OF-WAY OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

Edward J Tagliente MAYOR
BOARD OF TRUSTEES

ATTEST:

[signature]
TOWN CLERK

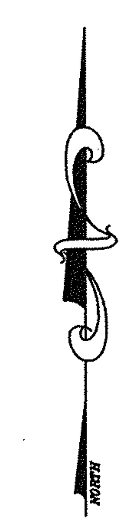
Clerk and Recorder

STATE OF COLORADO
COUNTY OF WELD

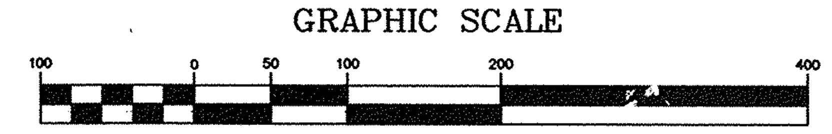
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS __ DAY OF ________, 2000 A.D., AT __ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER ________.

County Clerk and Recorder

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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 CERTIFICATION SHOWN HEREON.



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

⊕	SECTION CORNER
O.S.	OPEN SPACE
NR	NON-RADIAL

Futura Engineering Inc.
Engineering Consultants and Surveyors
12741 East Caley Avenue, Suite 126
Englewood, Colorado 80111 – (303) 649-9292
FAX (303) 649-9499

FINAL PLAT
COUNTRY MEADOWS FARM SUBDIVISION FILING NO. 1
TOWN OF FREDERICK, WELD COUNTY, COLORADO

Prepared For: RH FREDERICK, LLC

DATE:	12-20-99
DRAWN:	TWD
CHECKED:	ABA
PROJ. NO.	0499001
DWG. NAME	Final Plat
REVISIONS	DATE
ROAD ALIGN	3/15/00
TRACT A	3/17/00

Sheet 1 of 1