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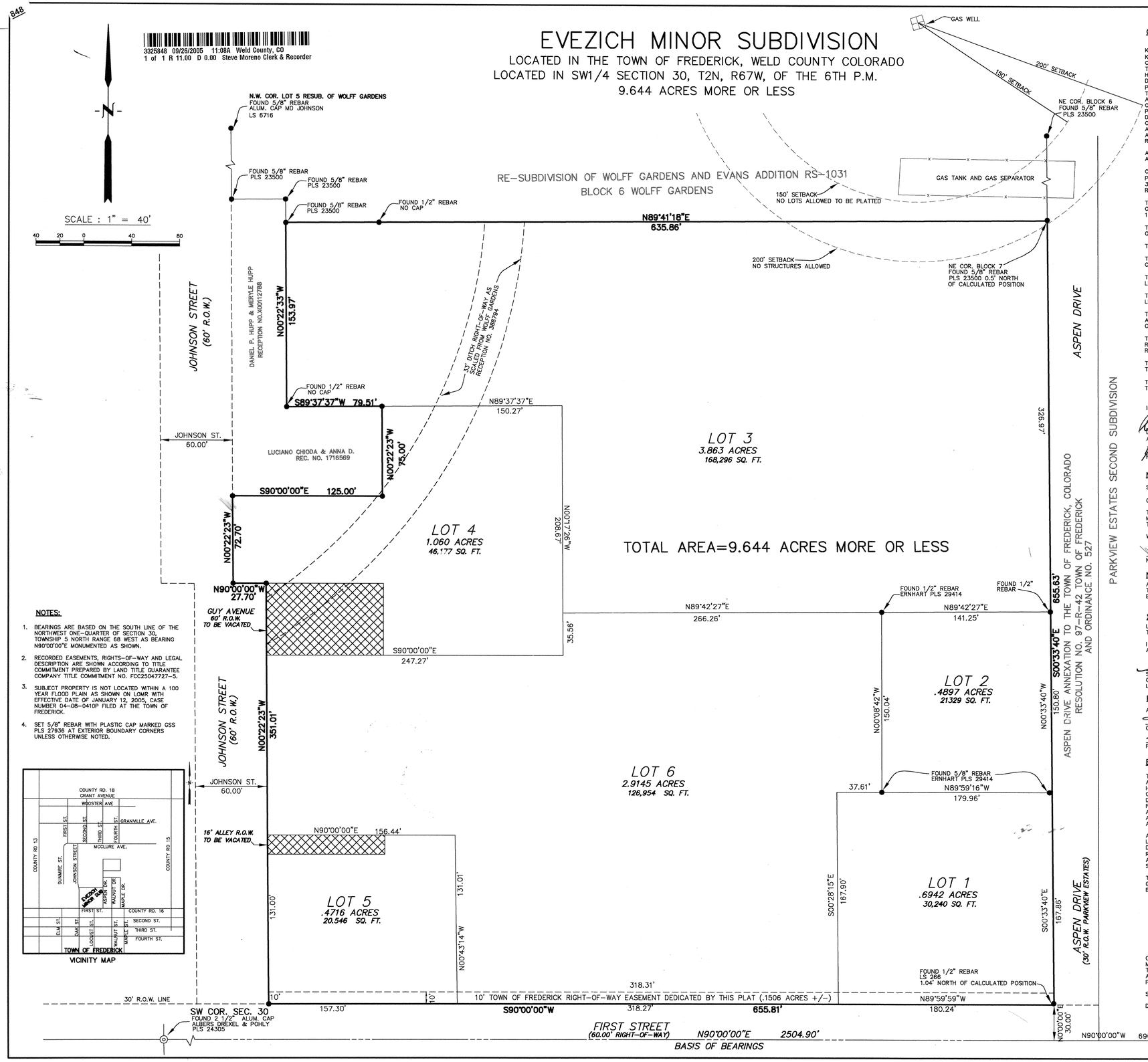
3325848 09/26/2005 11:08A Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

EVEZICH MINOR SUBDIVISION

LOCATED IN THE TOWN OF FREDERICK, WELD COUNTY COLORADO
LOCATED IN SW1/4 SECTION 30, T2N, R67W, OF THE 6TH P.M.
9.644 ACRES MORE OR LESS



NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 5 NORTH RANGE 68 WEST AS BEARING N90°00'00"E MONUMENTED AS SHOWN.
2. RECORDED EASEMENTS, RIGHTS-OF-WAY AND LEGAL DESCRIPTION ARE SHOWN ACCORDING TO TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT NO. FCC25047727-5.
3. SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON LOMR WITH EFFECTIVE DATE OF JANUARY 12, 2005, CASE NUMBER 04-08-0410P FILED AT THE TOWN OF FREDERICK.
4. SET 5/8" REBAR WITH PLASTIC CAP MARKED GSS PLS 27936 AT EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DONALD EVEZICH, ROCCA EVEZICH, LOUIS J. EVEZICH, MADELYN M. EVEZICH, KATHYRN M. EVEZICH TESTAMENTARY TRUST AND MARY D. EVEZICH, BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF EVEZICH MINOR SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC SUCH PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND OTHER SUCH EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN. THE ENTITIES NAMED ON EASEMENT, OR RESPONSIBLE FOR THE SERVICES AND/OR UTILITIES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSES NAMED ON THE EASEMENT FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE PUBLIC STREETS, PUBIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES SHOWN HEREON AND THE ELECTRIC AND SEWER AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION ARE DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK, COLORADO IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USE AND PURPOSES. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

A PORTION OF BLOCK 7 AND BLOCK 8 WOLFF GARDENS AND PORTIONS OF BLOCK S, BLOCK U, AND BLOCK X OF EVANS ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW1/4 OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M. THENCE ALONG THE SOUTH LINE OF SAID SW1/4 OF SAID SECTION 30, N90°00'00"W, 690.96 FEET; THENCE N00°00'00"E, 30.00 FEET TO THE SOUTHWEST CORNER OF ASPEN DRIVE ANNEXATION TO THE TOWN OF FREDERICK, COLORADO AS RECORDED AT RECEPTION NO. 2707130 AT THE WELD COUNTY CLERK AND RECORDERS OFFICE TO THE POINT OF BEGINNING;

THENCE S90°00'00"W, 655.81 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF FIRST STREET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK X EVANS ADDITION AS RECORDED AT THE WELD COUNTY CLERK AND RECORDERS OF AT RECEPTION NO. 123259;

THENCE N00°22'23"W, 351.01 FEET ALONG THE WEST LINE OF SAID EVANS ADDITION TO THE SOUTH LINE OF LOT 1 BLOCK S OF SAID EVANS ADDITION;

THENCE N90°00'00"W, 27.70 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 1, BLOCK S EVANS ADDITION;

THENCE N00°22'23"W, 72.70 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF TRACT OF LAND CONVEYED TO LUCIANO CHIODA AND ANNA D. AT RECEPTION NO. 1716569 AS RECORDED AT THE WELD COUNTY CLERK AND RECORDERS OFFICE;

THENCE S90°00'00"E, 125.00 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO LUCIANO CHIODA AND ANNA D. TO THE NORTH LINE OF SAID TRACT OF LAND;

THENCE N00°22'23"W, 75.00 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO LUCIANO CHIODA AND ANNA D.;

THENCE S89°37'37"W, 79.51 FEET ALONG SAID NORTH LINE OF SAID TRACT OF LAND CONVEYED TO LUCIANO CHIODA AND ANNA D. TO WEST LINE OF BLOCK 7 OF WOLFF GARDENS AS RECORDED AT RECEPTION NO. 388794 AT THE WELD COUNTY CLERK AND RECORDERS OFFICE;

THENCE N00°22'33"W, 153.97 FEET ALONG SAID WEST LINE OF BLOCK 7, WOLFF GARDENS TO THE SOUTH LINE OF A RESUBDIVISION OF WOLFF GARDENS AND EVANS ADDITION RS-1031 AS RECORDED AT THE WELD COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. 3087880;

THENCE N89°41'18"E, 635.86 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID ASPEN DRIVE ANNEXATION TO THE TOWN OF FREDERICK, COLORADO;

THENCE S00°33'40"E, 655.63 FEET ALONG SAID WEST LINE TO SAID SOUTHWEST CORNER OF ASPEN DRIVE ANNEXATION TO THE TOWN OF FREDERICK, COLORADO AND THE POINT OF BEGINNING.

IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET MY/OUR HAND AND SEALS THIS 1st DAY OF Sept, 2005.

DONALD JOSEPH EVEZICH A/K/A DONALD J. EVEZICH — LOUIS J. EVEZICH — LOUIS EVEZICH AS TRUSTEE OF THE KATHYRN M. EVEZICH TESTAMENTARY TRUST

ROCCA EVEZICH — MADELYN M. EVEZICH — MARY D. EVEZICH

NOTARIAL CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DONALD J. EVEZICH, ROCCA EVEZICH, LOUIS J. EVEZICH, MADELYN M. EVEZICH, LOUIS EVEZICH AS TRUSTEE OF THE KATHRYN M. EVEZICH TESTAMENTARY TRUST AND MARY D. EVEZICH THIS 1st DAY OF Sept, 2005

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC — MY COMMISSION EXPIRES

NOTICE

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

SURVEYING CERTIFICATE

I, SCOTT A. PULLING, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS FINAL PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS ___DAY OF_____, 2005.

SCOTT A. PULLING
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 27956

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 4th DAY OF August 2005.

CHAIRMAN

PLANNING COMMISSION SECRETARY

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

THIS FINAL PLAT MAP OF THE EVEZICH MINOR SUBDIVISION IS APPROVED AND ACCEPTED BY ORDINANCE NO. 799, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON August 15, 2005, AND RECORDED ON _____, AS RECEPTION NO.__ IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO. BY THE BOARD OF TRUSTEES OF FREDERICK, COLORADO. THE DEDICATION OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON, SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSED SHOWN, AND ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION, ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, IT HEIRS, SUCCESSORS AND ASSIGNS.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING CURBS, GUTTERS, SIDEWALKS AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THE TOWN. THE CONSTRUCTION OF IMPROVEMENTS BENEFITING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A SEPARATE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS.

THIS ACCEPTANCE OF THE FINAL PLAT DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.

MAYOR

ATTEST:

TOWN CLERK

OWNERS: DONALD EVEZICH, ROCCA EVEZICH, LOUIS J. EVEZICH, MADELYN M. EVEZICH, KATHRYN M. EVEZICH TESTAMENTARY TRUST AND MARY D. EVEZICH
ADDRESS: P.O. BOX 378, FREDERICK CO.
PHONE: 303-833-2387

SURVEYOR: GORTON SCOTT SURVEYING

DEVELOPER: NONE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, GORTON SCOTT SURVEYING, HER USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR: DONALD EVEZICH, ROCCA EVEZICH, LOUIS EVEZICH, MADELYN M. EVEZICH, MARY D. EVEZICH AND KATHYRN M. EVEZICH TESTAMENTARY TRUST
C/O GRANT GRANT & GOIRAN, LLP
436 COFFMAN STREET, SUITE 200
LONGMONT, CO 80501
(303)-776-3100
CONTACT: PHILIP A. GOIRAN

PREPARED BY:
GORTON SCOTT SURVEYING, LLC
4740 YATES COURT
BROOMFIELD, COLORADO 80020
(303) 439-9190
CONTACT: SCOTT A. PULLING, PLS

NO.	REVISION	BY	DATE
1	ADDRESS TOWN OF FREDERICK COMMENTS	SAP	3/11/05
2	ADD VACATION LANGUAGE (2 SHEETS)	SAP	3/11/05
3	REDLINES GW'N	SAP	3/24/05
4	FINAL COMMENTS TOWN PLANNER AND ENG.	SAP	7/09/05
5	ADD LOT 6	SAP	8/04/05

H-SCALE:
V-SCALE:
DATE: 1/04/05
DESIGNED BY: SAP
DRAWN BY: SAP
CHECKED BY: SAP

PROJECT: **EVEZICH MINOR SUBDIVISION**
FREDERICK, COLORADO

DRAWING: **MINOR SUBDIVISION PLAT**

SHEET 1 OF 1
JOB NO. 04-011