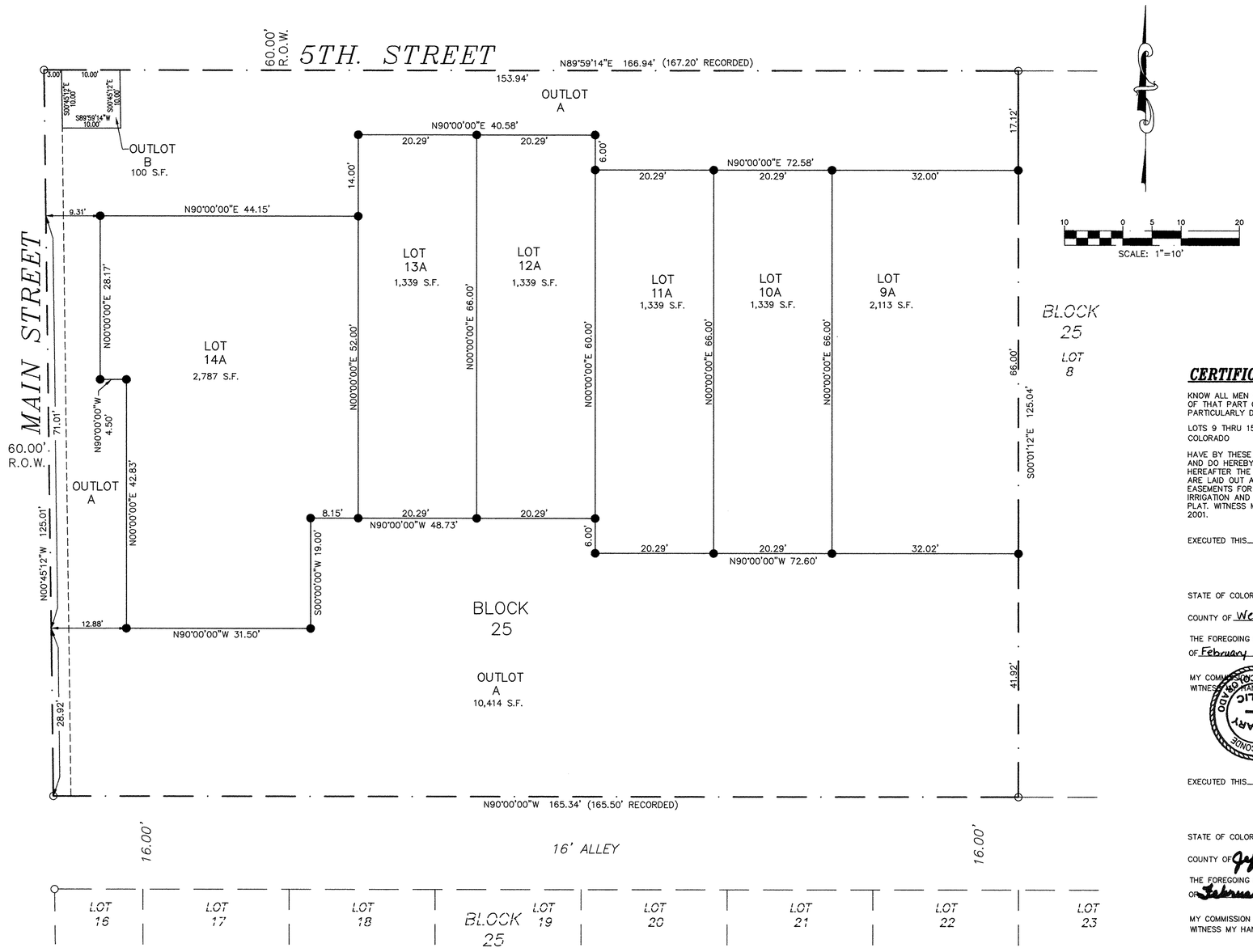
2826027 02/14/2001 02:16P JA Suki Tsukamoto
1 of 1 R 10.00 D 0.00 Weld County CO

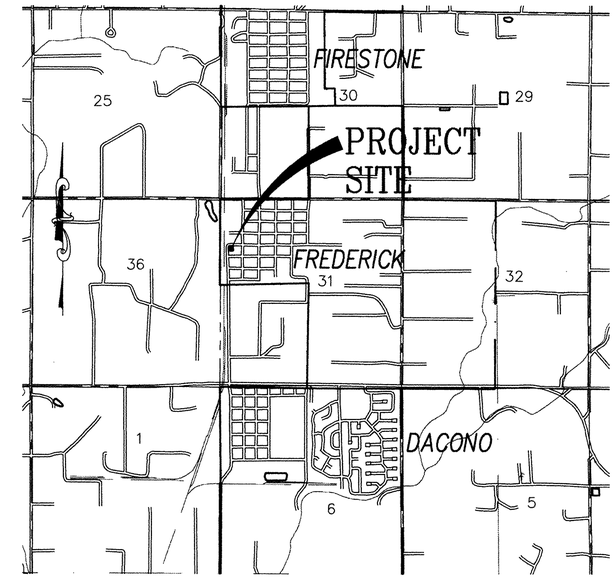
027
ENV
6496

HERITAGE PLACE FINAL PLAT

A REPLAT OF LOTS 9 THRU 15, BLOCK 25 OF THE ORIGINAL TOWN OF FREDERICK

SHEET 1 OF 1





VICINITY MAP

SCALE: 1"=2000'

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT INDIAN PEAKS RANCH, INC., BEING THE OWNER OF THAT PART OF THE TOWN OF FREDERICK, WELD COUNTY COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 9 THRU 15, BLOCK 25, ORIGINAL TOWN OF FREDERICK, WELD COUNTY, COLORADO

HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS HERITAGE PLACE AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN FOR PUBLIC USE FOREVER HEREAFTER THE STREETS, PUBLIC WALKWAYS, PARKS, OUTLOT B AND OPEN SPACES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT. WITNESS MY HAND AND SEALS THIS 14th DAY OF February, A.D. 2001.

EXECUTED THIS 14th DAY OF February, 2001.

INDIAN PEAKS RANCH, INC.

Ernie A. Rowe

BY: ERNIE A. ROWE, President

STATE OF COLORADO)
) SS.
COUNTY OF Weld)

THE FOREGOING FINAL PLAT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF February, 2001, BY Ernie Rowe, President

MY COMMISSION EXPIRES: Oct 19, 2002
WITNESS MY HAND AND OFFICIAL SEAL.

Julie Conde
NOTARY PUBLIC

NOTARY PUBLIC JULIE CONDE STATE OF COLORADO

EXECUTED THIS 12th DAY OF Feb, 2001.

FIRST NATIONAL BANK OF ARVADA

Matt Gorr

BY: MATT GORR, COMMERCIAL LOAN OFFICER

STATE OF COLORADO)
) SS.
COUNTY OF Jefferson)

THE FOREGOING FINAL PLAT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF February, 2001, BY Matt Gorr

MY COMMISSION EXPIRES: 1-21-2005
WITNESS MY HAND AND OFFICIAL SEAL.

Marilyn K. Fisher
NOTARY PUBLIC

MARILYN K. FISHER NOTARY PUBLIC STATE OF COLORADO
My Commission Expires 01/21/2005

BASIS OF BEARINGS:

THE SOUTH LINE OF THE NORTH 1/2 OF BLOCK 25 AS BEARING N 90°00'00" W (RECORDED) AND MONUMENTED AS SHOWN HEREON.

EXISTING ZONING:

R-2

LEGEND:

- ○ PINS FOUND
- ● PINS SET
- ⊕ CONTROL CORNERS FOUND

OWNER:

INDIAN PEAKS RANCH, INC.
8430 ROWE PLACE
LONGMONT, CO 80504

NUMBER OF LOTS:

8 LOTS (INCLUDING 2 OUTLOTS)

SURVEYOR'S CERTIFICATE:

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

2-12-01

Ronald W. Adams

RONALD W. ADAMS
COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR
NO. 13446

BOARD OF TRUSTEES APPROVAL:

APPROVED BY THE BOARD OF TRUSTEES THIS 13th DAY OF FEB, A.D. 2001. ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE TOWN FO CONSTRUCTION OF ANY STREETS, ALLEYS, BRIDGES, RIGHTS-OF-WAY OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

Edward J Tagliente — MAYOR — 2-14-01 DATE

ATTEST:

TOWN CLERK — 2-14-01 DATE

FLOOD PLAIN CERTIFICATION:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 080244 0001 B, REVISED JULY 13, 1982, ALL OF THIS PROPERTY LIES WITHIN THE A-1 ZONE.

OUTLOT DEDICATION:

OUTLOT A – HERITAGE PLACE HOMEOWNERS ASSOCIATION
OUTLOT B – TOWN OF FREDERICK

DATE: 2/8/01
JOB NO. 00.005.00