408

3463406 03/21/2007 01:55P Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

INDIAN PEAKS LOT 3 BLOCK 3 MINOR SUBDIVISION

LOT 3, BLOCK 3, INDIAN PEAKS P.U.D. 6TH FILING, LOCATED IN THE SE 1/4 OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 1

Certificate of Dedication

KNOW ALL MEN BY THESE PRESENTS THAT B & H LTD. LLC. BEING THE OWNER(S), MORTGAGEE OR LIEN HOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF INDIAN PEAKS LOT 3 BLOCK 3 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 SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN. THE ENTITIES NAMED ON THE 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 OR FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES SHOWN HEREON AND THE ELECTRIC 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.

LOT 3, BLOCK 3
INDIAN PEAKS PUD 6TH FILING,
COUNTY OF WELD,
STATE OF COLORADO.

IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET MY/OUR HAND(S) AND SEAL(S) THIS 3rd DAY OF FEBRUARY, 2007.

NAME (John W. Bockelmann) TITLE (Partner) B & H LTD. LLC COMPANY

STATE OF COLORADO)
) SS
COUNTY OF WELD)

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME ON THIS 3rd DAY OF February 2007 BY JOHN W. BOCKELMANN AS PARTNER OF B & H LTD. LLC.

WITNESS MY HAND AND SEAL Jillian C. Bockelmann NOTARY PUBLIC

MY COMMISSION EXPIRES: October 5, 2008

JILLIAN C. BOCKELMANN NOTARY SEAL MONTANA — Notary Public - Montana Residing at Darby, Montana My Commission Expires October 5, 2008

Deed of Trust Holder's Acknowledgment

THE INTEREST OF THE UNDERSIGNED LIEN HOLDER IN THE PROPERTY PLATTED HEREBY ARE SUBORDINATED TO SUCH FEE SIMPLE DEDICATIONS AND GRANTS OF EASEMENTS TO THE CITY OF FREDERICK AS ARE DEPICTED OR REFERENCED HEREON.

NAME (Edie Shell) TITLE (Vice Pres.) BANK OF DENVER COMPANY

STATE OF COLORADO)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 6th DAY OF February 2007 BY Edie Shell AS VICE President OF BANK OF DENVER

WITNESS MY HAND AND SEAL Gene Romero NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-30-2010

GENA ROMERO NOTARY PUBLIC STATE OF COLORADO

Planning Commission Certificate of Approval

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 4th DAY OF January 2007 WITH PLANNING COMMISSION RESOLUTION 07-01C.

TIM WILLIAMS
PLANNING COMMISSION CHAIRMAN

KATHY LARSON
PLANNING COMMISSION SECRETARY

Board of Trustees Certificate of Approval

THIS FINAL PLAT MAP OF THE INDIAN PEAKS LOT 3 BLOCK 3 MINOR SUBDIVISION IS APPROVED AND ACCEPTED BY ORDINANCE NO. 330, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON January 25, 2007. THE DEDICATIONS 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 PURPOSES SHOWN, AND THE 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, ITS HEIRS, SUCCESSORS AND ASSIGNS.

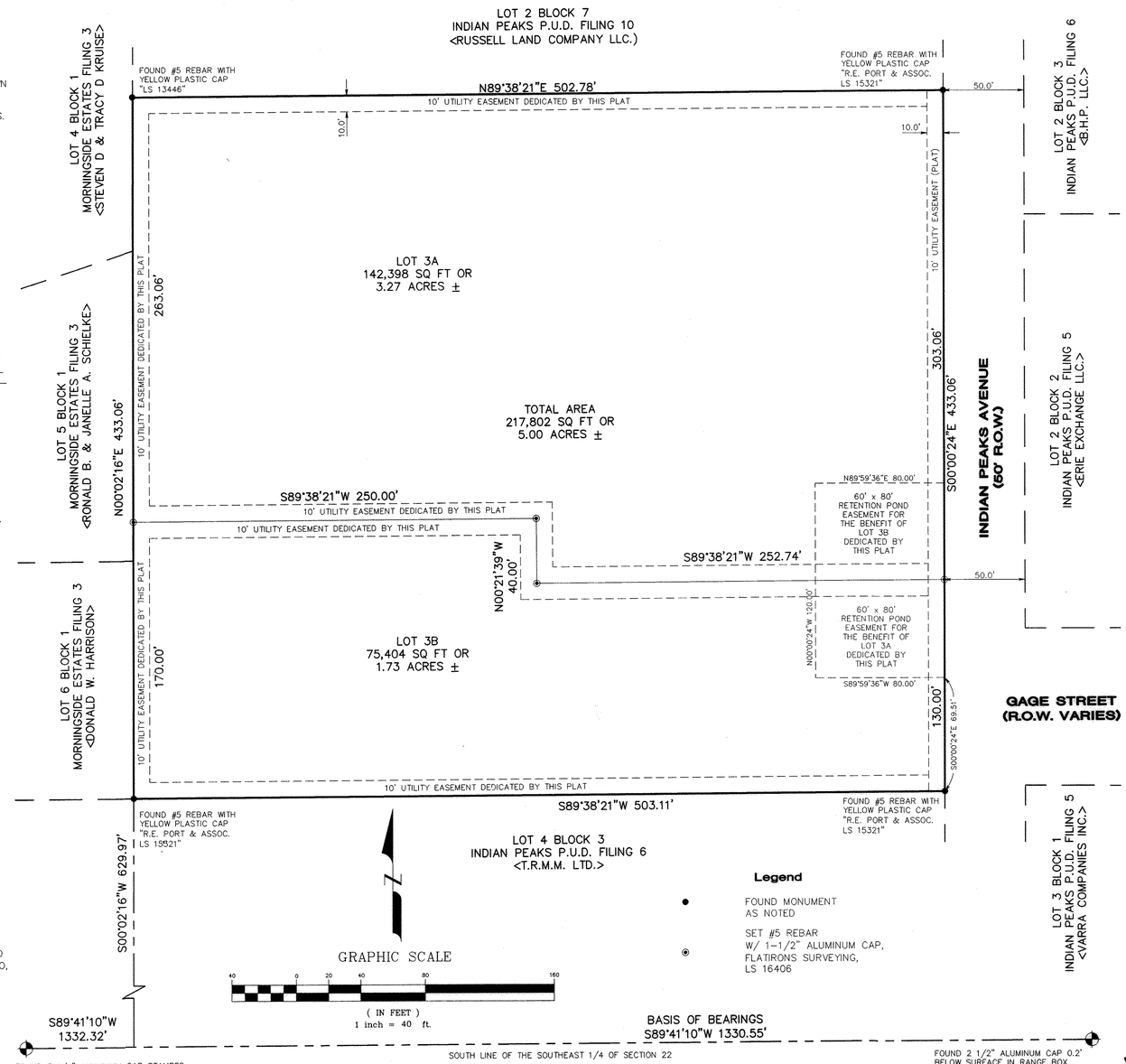
ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE THE SUBDIVISION SHALL BE THE 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.

ERIC E. DOERING
MAYOR

ATTEST:

NANETTE S. FORNOF
TOWN CLERK



Mapchecks

OUTER BOUNDARY

Course: N 00-02-16 E	Distance: 433.06
Course: N 89-38-21 E	Distance: 502.78
Course: S 00-00-24 E	Distance: 433.06
Course: S 89-38-21 W	Distance: 503.11

Perimeter: 1872.01

Area: 217802.49 5.00 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.006 Course: N 69-54-42 W
Precision 1: 296380.40

LOT 3A

Course: N 89-38-21 E	Distance: 502.78
Course: S 00-00-24 E	Distance: 303.06
Course: S 89-38-21 W	Distance: 252.74
Course: N 00-21-39 W	Distance: 40.00
Course: S 89-38-21 W	Distance: 250.00
Course: N 00-02-16 E	Distance: 263.06

Perimeter: 1611.64

Area: 142398.40 3.27 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.003 Course: N 79-26-07 E
Precision 1: 495412.95

LOT 3B

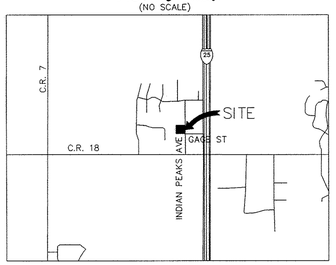
Course: S 89-38-21 W	Distance: 503.11
Course: N 00-02-16 E	Distance: 170.00
Course: S 89-38-21 W	Distance: 250.00
Course: N 00-00-24 W	Distance: 130.00
Course: N 00-21-39 W	Distance: 40.00
Course: S 89-38-21 W	Distance: 252.74

Perimeter: 1345.85

Area: 75404.08 1.73 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.009 Course: S 80-13-28 E
Precision 1: 145269.95

Vicinity Map

(NO SCALE)



Owner

B & H LTD.
10072 WEST FORK ROAD
DARBY, MT 59829

Notes

1) EMPIRE TITLE NORTHERN COLORADO, LLC COMMITMENT NUMBER 00165176, DATED APRIL 18, 2006 AT 8:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

2) 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.

3) THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

4) BASIS OF BEARINGS: ASSUMED A BEARING OF S89°41'10"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 22 TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M. BETWEEN FOUND MONUMENTS SHOWN AND DESCRIBED HEREON.

5) FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING (NO SHADING) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 080266-0850 C, DATED SEPTEMBER 28, 1982. FLOOD INFORMATION IS SUBJECT TO CHANGE.

6) DATES OF FIELD WORK: APRIL 18-19, 2006

7) THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE COMMITMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE COMMITMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

8.	JUL 18, 1922	BOOK 333 PAGE 463	RIGHT TO EXTRACT ORE
9.	MAR 07, 1980	REC NO 1819041	OIL, GAS, AND MINERALS
10.	JUL 25, 1975	REC NO 1665770	OIL, GAS, AND MINERAL LEASE
	JUL 28, 1977	REC NO 1725793	AFFIDAVIT OF PRODUCTION
11.	MAR 03, 1976	BOOK 761 REC NO 1682615	OIL, GAS, AND MINERALS
12.	MAR 03, 1976	BOOK 761 REC NO 1682616	OIL, GAS, AND MINERALS
15.	MAR 07, 1980	REC NO 1819045	COVENANTS, DONDITIONS, AND RESTRICTIONS
16.	NOV 20, 1981	BOOK 953 REC NO 1875027	TERMS, CONDITIONS, AND PROVISIONS
18.	MAY 21, 1975	REC NO 1660856	TERMS, CONDITIONS, AND STIPULATIONS
19.	MAR 14, 1996	REC NO 2480796	TERMS, CONDITIONS, AND PROVISIONS
20.	JUN 12, 1989	BOOK 1235 REC NO 2182226	TERMS, CONDITIONS, AND PROVISIONS
21.	DEC 16, 1991	BOOK 1320 REC NO 2272263	TERMS, AGREEMENTS, AND PROVISIONS

8) THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE COMMITMENT AND DO NOT APPEAR TO AFFECT THE SUBJECT PROPERTY. THE FOLLOWING LIST CONTAINS THE TITLE COMMITMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

13.	SEP 06, 1972	BOOK 675 REC NO 1596964	RIGHT OF WAY EASEMENT
14.	AUG 25, 1978	REC NO 1764734	RIGHT OF WAY EASEMENT
17.	JUN 29, 1978	BOOK 837 REC NO 1758664	GRANT OF RIGHT OF WAY

9) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.

Surveying Certificate

I,JOHN B. GUYTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE 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 ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 18 & 19 DAY OF APRIL, 2006.

JOHN B. GUYTON
COLORADO P.L.S. #16406
PRESIDENT, FLATIRONS, INC.

DATE 1/29/07
FSI JOB NO. 06-50,532

REV. JANUARY 11, 2006 B. OELKE
REV. OCTOBER 11, 2006 B. OELKE

INDIAN PEAKS LOT 3 BLOCK 3
MINOR SUBDIVISION
SHEET 1 OF 1

DRAWN BY: B. OELKE
DATE: MAY 15, 2006
FSI JOB NO. 06-50,532

Flatirons, Inc.
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