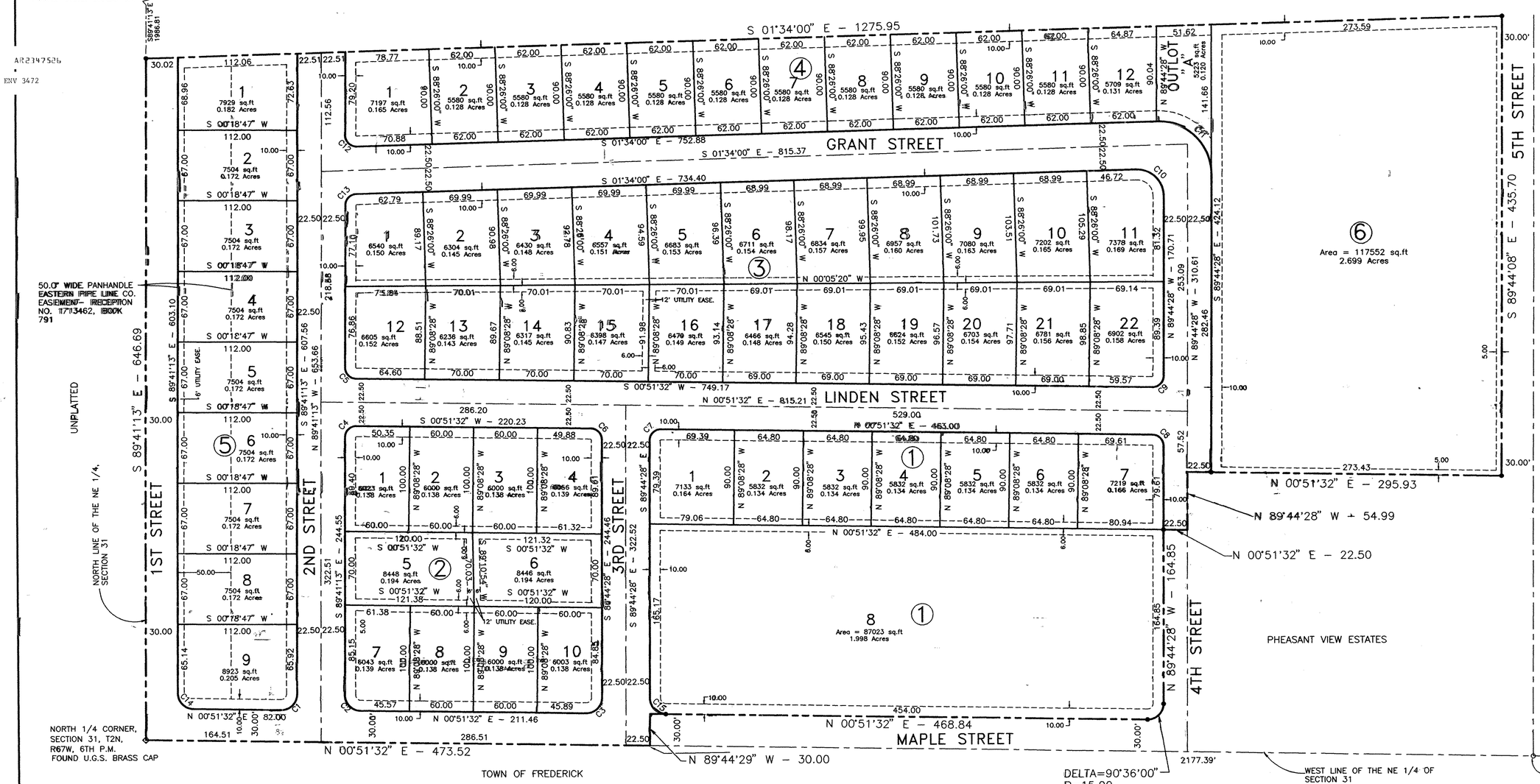
NORTHEAST CORNER, SECTION 31, T2N, R67W, 6TH P.M. FOUND U.G.S. BRASS CAP

B 1398 REC 02347526 08/25/93 12:33 $10.00 1/001
F 1904 MARY ANN FEUERSTEIN CLERK & RECORDER WELD CO, CO

AR2347526
ENV 3472



DELTA=90°36'00"
R=15.00
L=23.72
LC=21.32
CB=N 44°26'28" W

CURVE DATA

CURVE	DELTA	RADIUS	ARC	BEARING	CHORD
C1	90°32'45"	15.00	23.70	S 44°24'51" E	21.31
C2	89°27'15"	15.00	23.42	S 45°35'09" W	21.11
C3	90°36'00"	15.00	23.72	S 44°26'28" E	21.32
C4	90°32'45"	10.50	16.59	S 44°24'51" E	14.92
C5	89°27'15"	10.50	16.39	S 45°35'09" W	14.78
C6	89°24'00"	10.50	16.38	S 45°33'32" W	14.77
C7	90°36'00"	10.50	16.60	S 44°26'28" E	14.93
C8	89°24'00"	10.50	16.38	S 45°33'32" W	14.77
C9	90°36'00"	10.50	16.60	S 44°26'28" E	14.93
C10	91°46'32"	25.00	40.07	S 44°20'46" W	35.91
C11	91°46'32"	50.00	80.13	S 44°20'46" W	71.83
C12	91°52'47"	10.50	16.84	S 44°22'23" W	15.09
C13	88°07'13"	10.50	16.15	S 45°37'37" E	14.60
C14	89°27'15"	15.00	23.42	S 45°35'09" W	21.11
C15	89°24'00"	15.00	23.40	S 45°33'32" W	21.10

NORTH

SCALE
1" =50'
0 50' 100'

DATE PREPARED: JANUARY 18, 1993

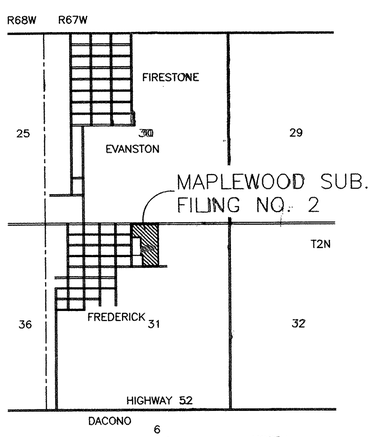
LEGEND:
- ○ FD. MOUNUMENT AS SHOWN.
- ● SET NO. 5 PIN & CAP L.S. NO. 20673

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 31 AS BEARING SOUTH 89°41'13" EAST AND BEING MONUMENTED AS SHOWN.

NOTES:

1. ALL EASEMENTS SHOWN ARE UTILITY EASEMENTS UNLESS NOTED OTHERWISE.
2. ALL SIDE AND REAR LOT LINES HAVE A 5 FOOT DRAINAGE EASEMENT.
3. OUTLOT "A" IS TO BE RESERVED AS A UTILITY & PEDESTRIAN ACCESS EASEMENT AND TO BE DEDICATED TO THE TOWN OF FREDERICK.



VICINITY MAP

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT GRANT BROTHERS, A COLORADO PARTNERSHIP, AND WELD COUNTY FINANCE CORPORATION, BEING OWNERS OF A REPLAT OF A PORTION OF MAPLEWOOD SUBDIVISION FILING NO. 1, TOGETHER WITH A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, WELD COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 31, WHENCE THE NORTHEAST CORNER THEREOF BEARS SOUTH 89°41'13" EAST 2,633.50 FEET; THENCE ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 31, SOUTH 89°41'13" EAST 646.69 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 01°34'00" EAST 959.84 FEET TO THE NORTHEAST CORNER OF OUTLOT "A" OF MAPLEWOOD SUBDIVISION, FILING NO. 1, RECORDED AS RECEPTION NO. 0210285, FILM NO. 1397, BOOK NO. 1159 OF WELD COUNTY RECORDS; THENCE ALONG THE EASTERLY BOUNDARY OF MAPLEWOOD SUBDIVISION FILING NO. 1 SOUTH 01°34'00" EAST 316.11 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF FIFTH STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 89°44'08" WEST 435.70 FEET TO A POINT ON THE EAST BOUNDARY OF PHEASANT VIEW ESTATES SUBDIVISION RECORDED IN BOOK 643 AT RECEPTION NO. 1565421; THENCE NORTH 00°51'32" EAST 295.93 FEET TO THE NORTHEAST CORNER OF SAID PHEASANT VIEW ESTATES SUBDIVISION; THENCE ALONG SAID NORTH LINE OF PHEASANT VIEW ESTATES SUBDIVISION NORTH 89°44'28" WEST 54.99 FEET; THENCE LEAVING SAID BOUNDARY NORTH 00°51'32" EAST 22.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 4TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°44'28" WEST 164.85 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°36'00", CHORD OF SAID ARC BEARS NORTH 44°26'28" WEST), A DISTANCE OF 21.32 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MAPLE STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°51'32" EAST 468.84 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 4 OF MAPLEWOOD SUBDIVISION FILING NO. 1; THENCE NORTH 89°44'29" WEST 30.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 31; THENCE LEAVING SAID BOUNDARY NORTH 00°51'32" EAST 473.52 FEET TO THE POINT OF BEGINNING, CONTAINING 17.485 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS MAPLEWOOD SUBDIVISION, FILING NO. 2, AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN FOR PUBLIC USE FOREVER HEREAFTER THE STREET, ALLEYS, PUBLIC WALKWAYS, PARKS, 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 OUR HANDS AND SEALS THIS 24 DAY OF May, A.D., 1993

GRANT BROTHERS, A COLORADO PARTNERSHIP

WALLACE H. GRANT, GENERAL PARTNER

DOUGLAS M. GRANT, GENERAL PARTNER

WELD COUNTY FINANCE CORPORATION

CHAIRMAN, WELD COUNTY COMMISSIONER

ATTEST

NOTARIAL CERTIFICATE:

STATE OF COLORADO) ss.
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF May, A.D., 1993.

MY COMMISSION EXPIRES: 12-21-96

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, PETER A. BRYANT, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ROCKY MOUNTAIN CONSULTANTS, INC.
By: Peter A. Bryant, Colorado Registered Professional Land Surveyor, No. 20673

MAPLEWOOD SUBDIVISION FILING NO. TWO

A REPLAT OF A PORTION OF MAPLEWOOD SUBDIVISION FILING NO. ONE TOGETHER WITH A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, WELD COUNTY, COLORADO, CONTAINING 17.485 ACRES MORE OR LESS.

TOWN BOARD APPROVAL:

APPROVED BY THE TOWN BOARD THIS 10th DAY OF August, A.D., 1993. 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 ANY STREETS, HIGHWAYS, ALLEYS, BRIDGES, RIGHT-OF-WAY OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

ATTEST

MAYOR

ROCKY MOUNTAIN CONSULTANTS, INC.
700 FLORIDA AVENUE, SUITE 500
LONGMONT, COLORADO 80501
PHONE: (303)772-5282 METRO: (303)665-6283

DATE: 3/1/93
JOB NO. 8-1745.017.00

NAME: D:\1745\017\FNLPLT.DWG DATE: APRIL 28, 1993 TIME: 2:30 PM