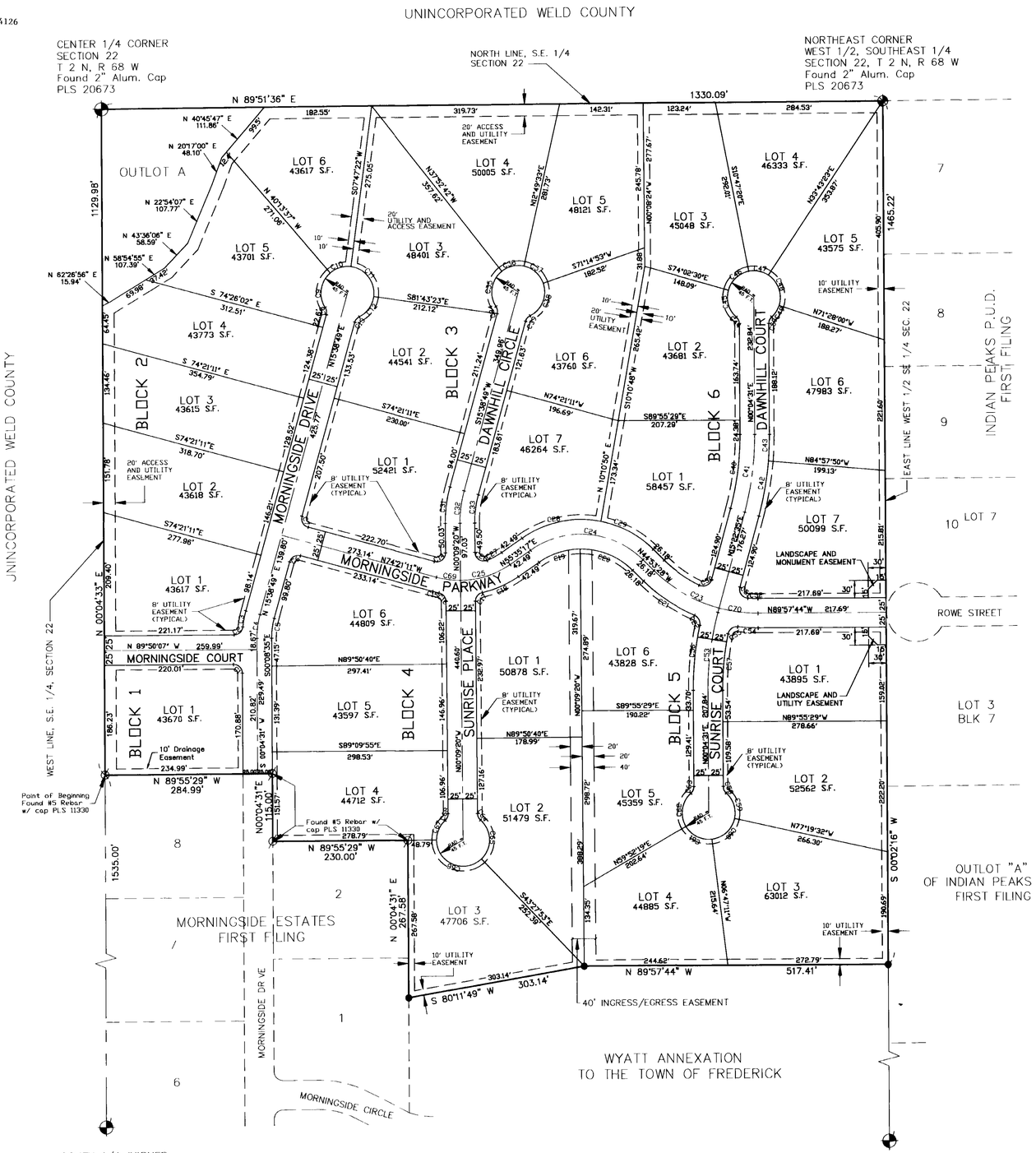
2477999 B-1534 P-66 02/27/96 11:15A PG 1 OF 1 REC DOC
Weld County CO Clerk & Recorder 11.00

ENV 4126

MORNINGSIDE ESTATES

FILING NO. 2

PART OF THE WEST ONE-HALF OF THE SOUTHEAST QUARTER, SECTION 22, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO



SOUTH 1/4 CORNER
SECTION 22
T 2 N, R 69 W
Found 3-1/4" Brass Cap
Set By U.S.G.S.

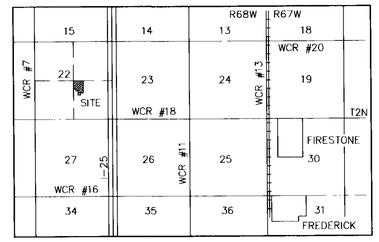
LEGEND:

- INDICATES CONTROL CORNER FOUND AS DESCRIBED HEREON
- INDICATES SET #5 REBAR W/ RED PLASTIC CAP PLS 20676
- INDICATES MONUMENT FOUND AS DESCRIBED HEREON

SOUTHEAST CORNER
West 1/2 of South-East 1/4 of
Sec. 22 T 2 N, R 69 W
Found 2" Alum. Cap
PLS 20673

(IN FEET)
1 inch = 100 ft.

NOTE:
OUTLOT A is to be dedicated to the Town Frederick, County of Weld, State of Colorado.



VICINITY MAP
NOT TO SCALE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	15.00'	23.54'	14.98'	21.20'	S44°52'48"E	89°54'38"
C2	15.00'	21.89'	13.42'	20.00'	N48°21'08"E	83°37'30"
C3	175.00'	27.82'	13.94'	27.79'	S11°05'36"W	09°06'27"
C4	150.00'	40.77'	20.51'	40.64'	N07°51'40"E	15°34'18"
C5	125.00'	33.97'	17.09'	33.87'	N07°51'40"E	15°34'18"
C6	15.00'	23.56'	15.00'	21.21'	S60°38'49"W	90°00'00"
C7	15.00'	23.56'	15.00'	21.21'	S29°21'11"E	90°00'00"
C8	15.00'	12.62'	6.71'	12.25'	S08°26'52"E	48°11'23"
C9	45.00'	64.64'	39.33'	59.23'	N08°36'42"E	82°18'30"
C10	45.00'	37.72'	20.05'	36.62'	N73°46'39"E	48°01'25"
C11	45.00'	71.07'	45.38'	63.91'	S36°58'01"E	90°29'15"
C12	45.00'	43.64'	23.71'	41.95'	S36°03'25"W	55°33'36"
C13	15.00'	12.62'	6.71'	12.25'	S39°44'31"W	48°11'23"
C14	15.00'	27.70'	19.83'	23.93'	N52°44'45"E	105°48'09"
C15	175.00'	11.15'	5.57'	11.14'	S76°10'39"E	03°38'58"
C16	15.00'	20.38'	12.11'	18.85'	S39°04'44"E	77°50'48"
C17	15.00'	20.38'	12.11'	18.85'	S38°46'05"W	77°50'48"
C18	175.00'	67.51'	34.18'	67.09'	N66°38'23"E	22°06'12"
C19	125.00'	74.74'	38.52'	73.63'	N72°42'59"E	34°15'24"
C20	125.00'	98.75'	52.11'	96.20'	S67°31'24"E	45°15'52"
C21	275.00'	105.44'	53.38'	104.80'	S55°52'32"E	21°58'08"
C22	15.00'	20.70'	12.38'	19.10'	S27°19'28"E	79°04'16"
C23	250.00'	129.73'	66.36'	128.28'	N59°45'27"W	29°43'58"
C24	150.00'	208.19'	124.80'	191.87'	S84°39'05"E	79°31'15"
C25	150.00'	89.68'	46.23'	88.35'	N72°42'59"E	34°15'24"
C26	15.00'	28.14'	21.96'	24.77'	N35°49'02"W	111°19'25"
C27	125.00'	28.22'	14.17'	28.16'	S62°03'16"W	12°55'58"
C28	175.00'	140.67'	74.38'	136.91'	N78°36'55"E	46°03'16"
C29	175.00'	102.22'	52.61'	100.77'	S61°37'27"E	33°28'00"
C30	15.00'	26.44'	18.19'	23.15'	S65°52'00"W	100°58'50"
C31	225.00'	62.08'	31.23'	61.86'	N07°44'45"E	15°48'09"
C32	200.00'	55.16'	27.76'	54.99'	S07°44'45"W	15°48'09"
C33	175.00'	48.27'	24.29'	48.11'	S07°44'45"W	15°48'09"
C34	15.00'	12.62'	6.71'	12.25'	N08°26'52"W	48°11'23"
C35	45.00'	66.50'	40.99'	60.61'	S09°47'22"W	84°39'51"
C36	45.00'	39.82'	21.32'	38.54'	N77°28'25"E	50°42'15"
C37	45.00'	45.88'	25.16'	43.92'	S47°57'47"E	58°25'20"
C38	45.00'	64.87'	39.53'	59.39'	S22°32'32"W	82°35'20"
C39	15.00'	12.62'	6.71'	12.25'	S39°44'31"W	48°11'23"
C40	475.00'	126.85'	63.80'	126.47'	N07°43'33"E	15°18'04"
C41	500.00'	133.53'	67.16'	133.13'	S07°43'33"W	15°18'04"
C42	525.00'	94.75'	47.50'	94.62'	N10°12'22"E	10°20'24"
C43	525.00'	45.46'	22.74'	45.44'	N02°33'21"E	04°57'39"
C44	15.00'	12.62'	6.71'	12.25'	S24°01'10"E	48°11'23"
C45	45.00'	50.32'	28.16'	47.74'	S16°04'41"E	64°04'22"
C46	45.00'	49.68'	27.71'	47.19'	N47°35'05"E	63°15'10"
C47	45.00'	34.98'	18.42'	34.09'	N78°31'59"W	44°30'43"
C48	45.00'	58.76'	34.41'	54.67'	S18°52'16"E	74°48'37"
C49	45.00'	23.35'	11.94'	23.09'	S33°23'57"W	29°43'53"
C50	15.00'	12.62'	6.71'	12.25'	N24°10'12"E	48°11'23"
C51	15.00'	26.44'	18.19'	23.15'	S35°06'51"E	100°58'50"
C52	225.00'	17.11'	8.56'	17.11'	S87°47'00"E	04°21'28"
C53	500.00'	133.53'	67.16'	133.13'	S07°43'33"W	15°18'04"
C54	275.00'	34.66'	17.35'	34.63'	S86°21'07"E	07°13'14"
C55	15.00'	22.40'	13.88'	20.38'	S54°28'29"W	85°34'03"
C56	525.00'	111.20'	55.81'	110.99'	N06°08'36"E	12°08'09"
C57	475.00'	96.30'	48.31'	96.13'	S05°52'58"W	11°36'56"
C58	15.00'	12.62'	6.71'	12.25'	S24°01'10"E	48°11'23"
C59	45.00'	47.74'	26.40'	45.54'	N17°43'12"W	60°47'20"
C60	45.00'	55.40'	31.83'	51.97'	S47°56'38"W	70°32'20"
C61	45.00'	52.35'	29.59'	49.45'	S63°27'28"E	66°39'30"
C62	45.00'	61.57'	36.70'	56.88'	N09°04'06"E	78°23'35"
C63	15.00'	12.62'	6.71'	12.25'	S24°10'12"W	48°11'23"
C64	15.00'	12.62'	6.71'	12.25'	S24°15'01"E	48°11'23"
C65	45.00'	74.52'	49.01'	66.29'	N00°54'18"W	94°52'49"
C66	45.00'	104.88'	104.84'	82.70'	N66°41'41"W	133°32'24"
C67	45.00'	37.67'	20.02'	36.58'	S24°03'17"W	47°57'32"
C68	15.00'	12.62'	6.71'	12.25'	N23°56'22"E	48°11'23"
C69	150.00'	41.37'	20.82'	41.24'	S82°15'15"E	15°48'09"
C70	250.00'	66.93'	33.66'	66.73'	S82°17'35"E	15°20'19"

OWNERS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT CHARLETTE G. WYATT, BEING OWNER OF A PART OF

The West One-half of the Southeast Quarter of Section 22, Township 2 North, Range 68 West, of the 6th Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Commencing at the South Quarter corner of said Section 22;
Thence N 00°04'33" E, along the North-South centerline of said Section 22 a distance of 1535.00 feet to the POINT OF BEGINNING;
Thence continuing N 00°04'33" E, along said North-South centerline, a distance of 1129.98 feet to the Northwest corner of the West One-half of said Southeast Quarter;
Thence N 89°51'36" E, along the North line of said West One-half of the Southeast Quarter a distance of 1330.09 feet to the Northeast corner of the West One-half of said Southeast Quarter;
Thence S 00°02'16" W, along the East line of said West One-half of the Southeast Quarter a distance of 1465.22 feet;
Thence departing said East line N 89°57'44" W, a distance of 517.41 feet;
Thence S 80°11'49" W, a distance of 303.14 feet to a point on the boundary of Morningside Estates Filing No. 1;
Thence along the boundaries of said Morningside Estates Filing No. 1 the following four (4) courses and distances:

1. N 00°04'31" E, a distance of 267.58 feet;
2. N 89°55'29" W, a distance of 230.00 feet;
3. N 00°04'31" E, a distance of 115.00 feet;
4. N 89°55'29" W, a distance of 284.99 feet to the Point of Beginning.

The above parcel of land contains 1,756,962 square feet or 40.313 acres more or less; have by these presents laid out and surveyed Morningside Estates Subdivision Filing No. 2, and do hereby dedicate and convey to the Town for public use forever hereafter the streets, 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 23rd day of February 1996.

Charlotte G. Wyatt
CHARLETTE G. WYATT

The foregoing CERTIFICATION was acknowledged before me this 23rd day of February 1996 by Charlette G. Wyatt.

Witness my hand and Notary seal this 23rd day of February 1996.

My commission expires: Expires June 28, 1998

Marcia Lineman
Notary Public

SURVEYORS CERTIFICATION

I, Michael J. DeDecker, a registered Land Surveyor in the State of Colorado do hereby state that this Plat of "MORNINGSIDE ESTATES FILING NO. 2" was prepared by me or under my direct supervision and that the survey represented by this Plat is accurate to the best of my professional knowledge, and belief.

Michael J. DeDecker
Michael J. DeDecker P.L.S. 20676
For and on behalf of C.D.S. Engineering Corporation

MICHAEL J. DEDECKER 20676 LICENSED LAND SURVEYOR 2/23/96

BOARD OF TRUSTEES APPROVAL

Approved by the Board of Trustees this 22ND day of FEB. 1996.
All dedications are hereby accepted on behalf of the public. This approval does not constitute acceptance of responsibility by the Town of Construction of any streets, highways, alleys, bridges, right-of-way or other improvements designated on this plat.

Edward J. Tagliente
Mayor

Marcia Lineman
Notary Public

NOTES:

1. Bearings used in the preparation of this plat are based upon the West line of the West One-half of the Southeast Quarter of Section 22 (N00°04'33"E) according to the Final Plat of MORNINGSIDE ESTATES FILING NO 1, between the monuments shown and described hereon.
2. According to Colorado Law, you must commence any legal action based upon any defect on 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.

OWNER:
CHARLETTE G. WYATT
3601 WELD COUNTY ROAD 18
ERIE, CO 80516

SURVEYOR:
CDS ENGINEERING CORPORATION
1714 TOPAZ DRIVE, SUITE 125
LOVELAND, CO 80537

PREPARED BY:
CDS Engineering Corporation
1714 Topaz Drive
LOVELAND, COLORADO 80537
(303) 667-8010

DATE: JANUARY 3, 1996	DRAWN BY: KEF
PROJECT NO: 95-8478	DRAWING NO: 8478-FNL