740

DATE OF PREPARATION
AUGUST 31, 2006

DATE OF REVISION
MARCH 6, 2007
MAY 30, 2007
JULY 25, 2007

3542740 03/20/2008 11:18A Weld County, CO
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

PRAIRIE GREENS 2 P.U.D. REPLAT A

A REPLAT OF LOT 1, PRAIRIE GREENS 2, A SUBDIVISION OF A PART OF THE E1/2 OF SECTION 31, T2N, R67W OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

AREA = 16.652 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT EJD LLC, A COLORADO LIMITED LIABILITY COMPANY, JOHN D. CALDWELL, AND KATHLEEN B. CALDWELL BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE REPLATTED UNDER THE NAME OF "PRAIRIE GREENS 2 P.U.D. REPLAT A", 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 THAT ARE 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 FACILITES. THE PUBLIC STREES, 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.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 26th DAY OF December A.D., 2007.

BY: EJD LLC, A COLORADO LIMITED LIABILITY COMPANY

DOUGLAS M. GRANT, MANAGER

STATE OF COLORADO } SS
COUNTY OF Boulder

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF December, 2007, BY DOUGLAS M. GRANT, MANAGER, EJD LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC — MY COMMISSION EXPIRES My Commission Expires 01/28/2008

DEBRA A. DREXEL NOTARY PUBLIC STATE OF COLORADO

BY: JOHN D. CALDWELL, AN INDIVIDUAL

JOHN D. CALDWELL

STATE OF Colorado } SS
COUNTY OF Boulder

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF December, 2007, BY JOHN D. CALDWELL.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC — MY COMMISSION EXPIRES My Commission Expires 01/28/2008

DEBRA A. DREXEL NOTARY PUBLIC STATE OF COLORADO

BY: KATHLEEN B. CALDWELL, AN INDIVIDUAL

KATHLEEN B. CALDWELL

STATE OF Colorado } SS
COUNTY OF Boulder

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF December, 2007, BY KATHLEEN B. CALDWELL.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC — MY COMMISSION EXPIRES My Commission Expires 01/28/2008

DEBRA A. DREXEL NOTARY PUBLIC STATE OF COLORADO

LEGAL DESCRIPTION

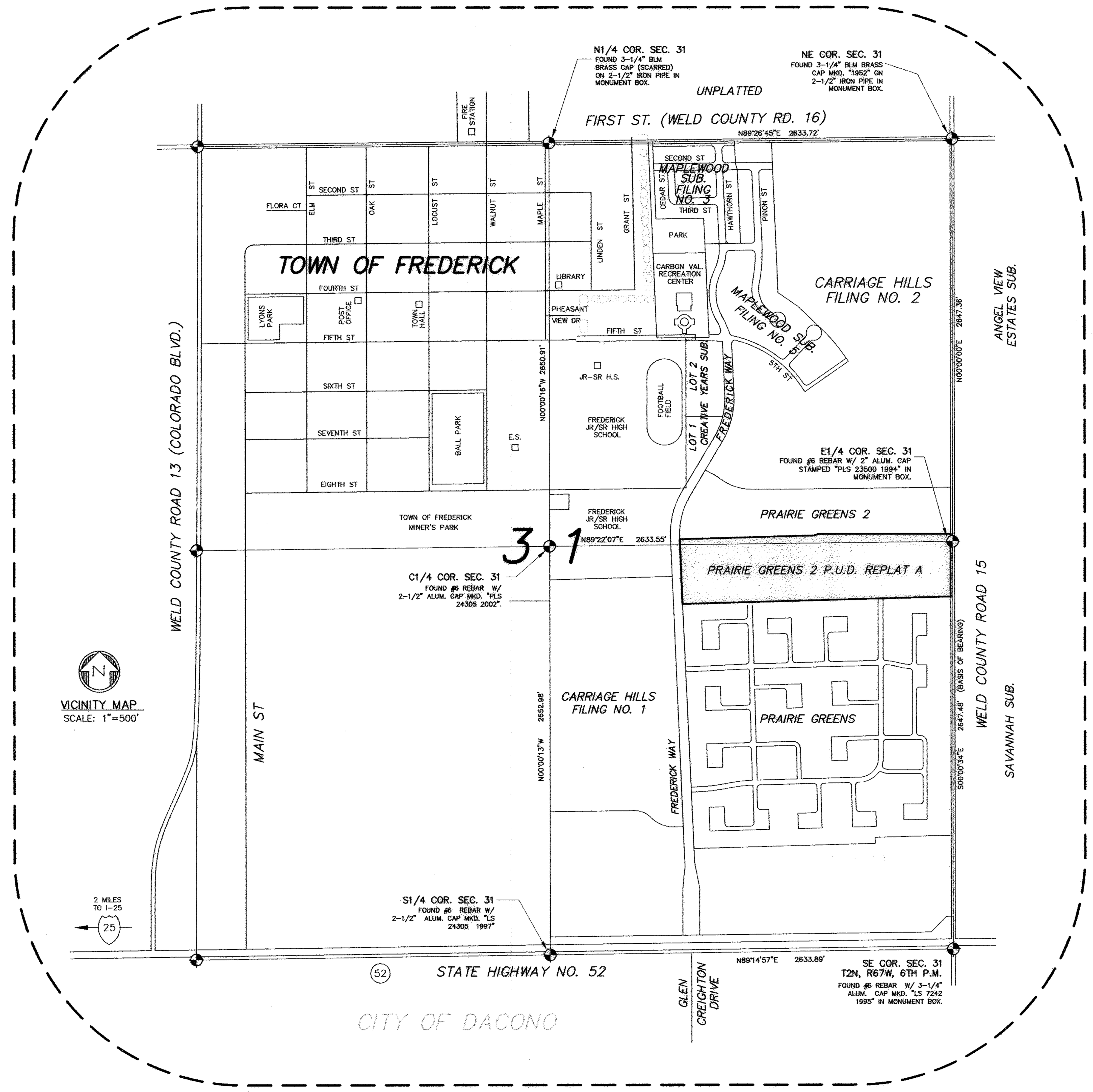
ALL OF LOT 1, PRAIRIE GREENS 2, A SUBDIVISION OF PART OF THE E1/2 OF SECTION 31, T2N, R67W OF THE 6TH P.M., ACCORDING TO THE PLAT RECORDED OCTOBER 7, 2002, AS RECEPTION NO. 2993779, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 31, FROM WHICH THE E1/4 CORNER OF SAID SECTION 31 BEARS N00°00'34"W, 2647.48 FEET (BASIS OF BEARING), THENCE N00°00'34"W, 2289.37 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 31 TO THE SOUTHEAST CORNER OF SAID PRAIRIE GREENS 2; THENCE S88°30'07"W, 30.01 FEET ALONG THE SOUTHERLY LINE OF SAID PRAIRIE GREENS 2 TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE TRUE POINT OF BEGINNING;

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE SOUTHERLY, WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID LOT 1:

1) THENCE S88°30'07"W, 1736.12 FEET;
2) THENCE N02°23'13"W, 384.99 FEET;
3) THENCE N02°25'47"W, 32.02 FEET;
4) THENCE N88°30'07"E, 870.27 FEET;
5) THENCE N71°54'30"E, 29.68 FEET;
6) THENCE N89°59'26"E, 854.67 FEET;
7) THENCE S00°00'00"W, 44.47 FEET;
8) THENCE S00°00'34"E, 358.89 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE TRUE POINT OF BEGINNING.

AREA = 16.652 ACRES, MORE OR LESS.



EASEMENT APPROVAL CERTIFICATE

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.

UNITED POWER 12.12.07 — ~~KINDER MORGAN~~ SOURCE GAS 12/10/07

QWEST 12.13.07

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 5th DAY OF October, 2006.

CHAIRMAN

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

THIS PLAT OF "PRAIRIE GREENS 2 P.U.D. REPLAT A" IS APPROVED AND ACCEPTED BY ORDINANCE NO. 866, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON October 26, 2006, 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, ELECTRICAL DISTRIBUTION SYSTEM, WATER DISTRIBUTION SYSTEM (MAINS, METERS, FIRE HYDRANTS AND APPURTENANCES) AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN 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 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 REPLAT 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, ERIC E. DOERING — ATTEST: TOWN CLERK, NANETTE S. FORNOF

TOWN OF FREDERICK 1907

NOTICE

APPROVAL OF THIS PLAN MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S., AS AMENDED.

NOTICE

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

SURVEYOR'S CERTIFICATE

I, FRANK N. DREXEL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE REPLAT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS REPLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS ____ DAY OF ____, 2007.

FRANK. N. DREXEL
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 24305

DATE: 11-1-07

NOTES

1. BEARINGS SHOWN ON THE ACCOMPANYING PLAT ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE SE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M., BEARS N00°00'34"W AS MONUMENTED AND SHOWN HEREON.
2. SET #5 REBAR WITH 2-INCH ALUMINUM CAP MARKED "PLS 24305" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED. FOUND MONUMENTS AS DESCRIBED.
3. RECORDED EASEMENTS AND RIGHTS-OF-WAY, ARE SHOWN ON THE ACCOMPANYING PLAT AS DISCLOSED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. U0012761, AMEND. No. 2, EFFECTIVE DATE MAY 1, 2006, AND OTHER INFORMATION KNOWN BY THIS OFFICE. NO ADDITIONAL RESEARCH WAS COMPLETED.
4. THE POSITION OF THAT 20 FOOT WIDE GAS PIPE LINE EASEMENT GRANTED TO CONTINENTAL PIPE LINE COMPANY AS DESCRIBED IN INSTRUMENT RECORDED JULY 7, 1977, IN BOOK 802 AS RECEPTION NO. 1723829 OF THE RECORDS OF WELD COUNTY, COLORADO, IS SHOWN ACCORDING TO THE DIMENSIONS SHOWN ON THE "PLAT" ON PAGE 4-3 OF SAID INSTRUMENT.
5. THAT COMMUNICATION EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH CO. AS DESCRIBED IN INSTRUMENT RECORDED JUNE 23, 1945, IN BOOK 1156 AT PAGE 552, IS NOT MATHEMATICALLY DESCRIBED AND THEREFORE IS NOT SHOWN ON THIS MAP. EXCEPT ALONG WELD COUNTY ROAD NO. 15, THERE ARE NO OVERHEAD LINES CROSSING THE PARCEL.
6. "UD&AE" INDICATES UTILITY, DRAINAGE & PUBLIC ACCESS EASEMENT AS SHOWN HEREON. ALL UD&AE ARE DEDICATED TO THE TOWN AND THOSE PROVIDERS OF PUBLIC UTILITIES. ALL UD&AE ARE ALSO DEDICATED TO EJD LLC, ITS HEIRS, SUCCESSORS OR ASSIGNS.
7. "GETC" INDICATES GAS, ELECTRIC, TELEPHONE AND CATV EASEMENTS DEDICATED TO KINDER MORGAN, UNITED POWER, QWEST, COMCAST AND TOWN OF FREDERICK FOR UTILITY PURPOSES.

NOTES (CON'T.)

8. SURFACE IMPROVEMENTS ARE PERMITTED OVER ALL EASEMENTS AND RIGHTS-OF-WAY DESCRIBED HEREON, EXCEPT THOSE EASEMENTS OR RIGHTS-OF-WAY WHERE SAID SURFACE IMPROVEMENTS ARE SPECIFICALLY PROHIBITED. SUCH SURFACE IMPROVEMENTS MAY INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, ASPHALT PAVING, CONCRETE PAVING, LANDSCAPE AND RECREATIONAL FACILITIES, CURB AND GUTTER, DRAINAGE FACILITIES, SIGNAGE, AND MONUMENTATION. NO STRUCTURES SHALL BE PLACED OR ERECTED OVER SAID EASEMENTS. FENCES MAY CROSS AT SUBSTANTIALLY RIGHT ANGLES. PRIVATE UNDERGROUND UTILITIES MAY CROSS AT SUBSTANTIALLY RIGHT ANGLES OR RUN PARALLEL TO, OR WITHIN, SAID EASEMENTS.
9. ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080244 0001 B, MAP REVISED JULY 13, 1982, FREDERICK, COLORADO, WELD COUNTY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE C, AREAS OF MINIMAL FLOODING, AND IS NOT LOCATED IN A 100-YEAR FLOOD ZONE.
10. LEGAL DESCRIPTION PREPARED BY FRANK N. DREXEL, 1860 LEFTHAND CIRCLE, SUITE A, LONGMONT, COLORADO, 80501 (CRS 38-35-106.5).
11. THE PUBLIC ACCESS EASEMENT ALONG THE SOUTHERLY PROPERTY LINE SHALL CONTAIN A TRAIL FOR PUBLIC USE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. DEDICATION OF THE STREETS AND RIGHTS-OF-WAY SHALL NOT BE CONSTRUED AS ACCEPTANCE OF THE STREETS OR RIGHTS-OF-WAY FOR MAINTENANCE BY THE TOWN OF FREDERICK.

DEVELOPER:
CARRIAGE HILLS DEVELOPMENT, INC.
10515 MOORING ROAD
LONGMONT CO 80504
(303) 517-1934

ENGINEER:
ROGER WALKER, PE
CIVIL ARTS-DREXEL GROUP, INC.
1860 LEFTHAND CIRCLE, SUITE A
LONGMONT CO 80501
(303) 682-1131
(303) 682-1149 FAX

SURVEYOR:
FRANK N. DREXEL
CIVIL ARTS-DREXEL GROUP, INC.
1860 LEFTHAND CIRCLE, SUITE A
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CivilArts-drexel group
Engineering • Planning • Surveying
1860 Lefthand Circle, Suite A • Longmont, Colorado 80501 • (303) 682-1131

NOVEMBER 1, 2007 TAC/LHG 03129-PG.DWG

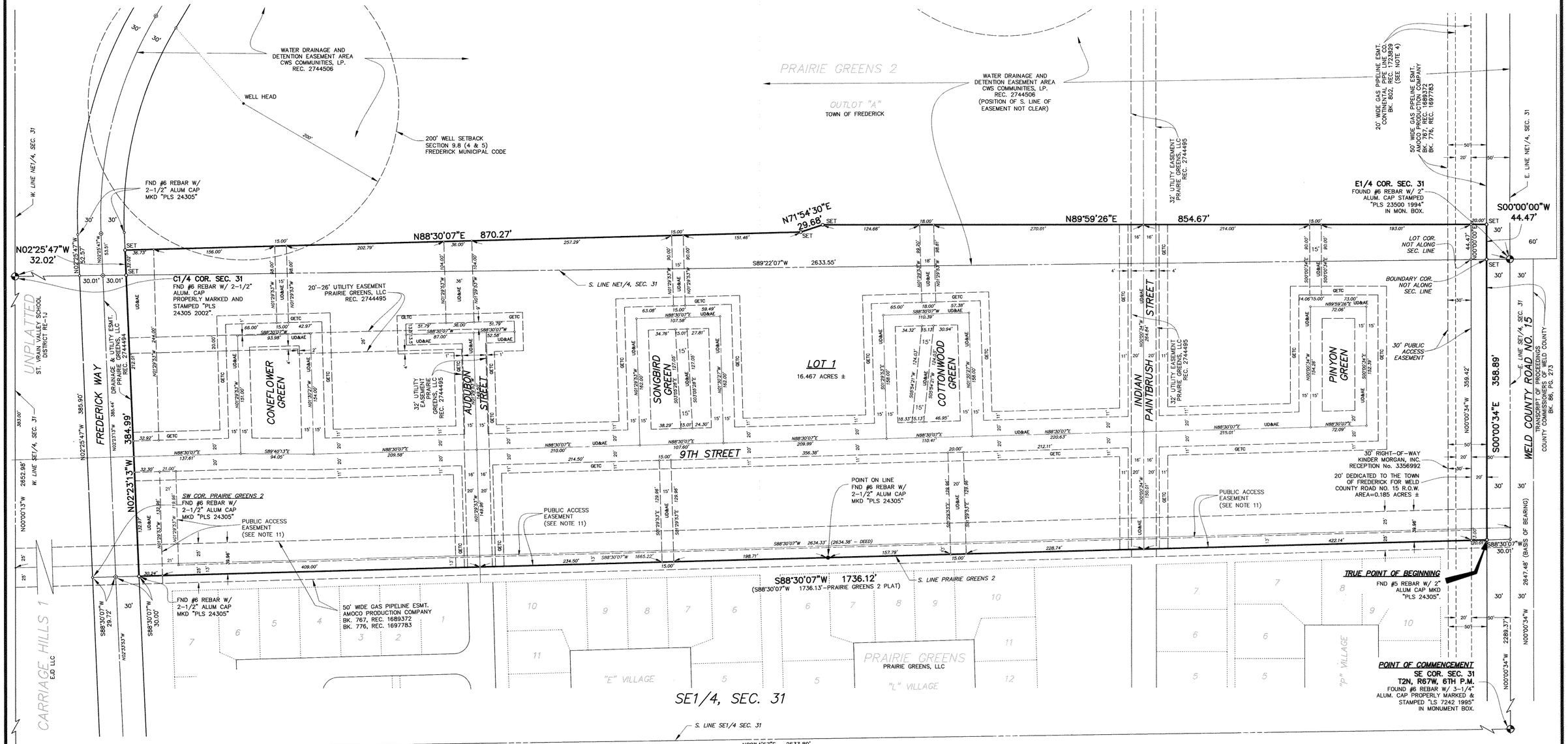
3542740 03/20/2008 11:18A Weld County, CO
2 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

PRAIRIE GREENS 2 P.U.D. REPLAT A

A REPLAT OF LOT 1, PRAIRIE GREENS 2, A SUBDIVISION OF A PART
OF THE E1/2 OF SECTION 31, T2N, R67W OF THE 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

AREA = 16.652 ACRES, MORE OR LESS.

SCALE: 1"=60'



LEGEND

GETC GAS, ELECTRIC, TELEPHONE & CATV EASEMENT
UD&AE UTILITY, DRAINAGE & PUBLIC ACCESS EASEMENT

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