3487436 07/02/2007 02:35P Weld County, CO
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

436

SANDSTONE RIDGE ESTATES
FINAL PLAT

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH. P.M., TOWN OF FREDERICK, WELD COUNTY, COLORADO

SHEET 1 OF 2

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 15: THENCE ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 15, N00°08'49"W 1329.38 FEET TO THE NORTHWEST CORNER OF SAID SOUTH ONE-HALF; THENCE ALONG THE NORTH LINE OF SAID SOUTH ONE-HALF N89°59'52"E 1119.40 FEET TO A POINT FROM WHENCE THE NORTHEAST CORNER OF SAID SOUTH ONE-HALF BEARS N89°59'52"E 1535.30 FEET; THENCE S00°00'13:W 676.44 FEET; THENCE S89°58'20"E 28.53 FEET; THENCE S43°57'30"E 161.03 FEET; THENCE S00°01'40"W 205.85 FEET; THENCE S89°58'20"E 488.87 FEET; THENCE S00°11'10"E 301.81 FEET; THENCE N43°57'30"W 319.66 FEET; THENCE N89°58'20"W 268.00 FEET; THENCE S00°01'40"W 260.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 15, FROM WHENCE THE SOUTHEAST CORNER OF SAID SECTION 15 BEARS S89°58'20"E 1400.00 FEET; THENCE ALONG SAID SOUTH LINE N89°58'20"W 1256.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 37.461 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SE 1/4 OF SEC. 15, T. 2 N., R 68 W. OF THE 6th P.M., WELD COUNTY, COLORADO AS BEARING N89°58'20"W AND MONUMENTED AS SHOWN.

EXISTING ZONING:

P.U.D. OVERLAY OF R-1

OWNER:

DILLON FAMILY, L.L.C.
138 SO. DOWNING ST.
DENVER, CO 80209-9004
PHONE: (303) 916-6369 (JACK DILLON)
(303) 489-3211 (RYAN DILLON)

NUMBER OF LOTS:

66 LOTS

FLOOD PLAIN:

ACCORDING FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080266 0850C MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, REVISED SEPTEMBER 28, 1982, THE SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

OUTLOT DEDICATION:

DEDICATED TO THE TOWN OF FREDERICK AS OPEN SPACE

OUTLOT A	5.78 AC.	(15.43%)
OUTLOT C	0.70 AC.	(1.87%)
OUTLOT D	0.17 AC.	(0.45%)
OUTLOT E	0.07 AC.	(0.19%)
OUTLOT F	0.10 AC.	(0.27%)
OUTLOT H	1.17 AC.	(3.12%)
TOTAL TOWN OPEN SPACE	7.99 AC.	(21.33%)

HOME OWNERS ASSOCIATION OWNED OPEN SPACE

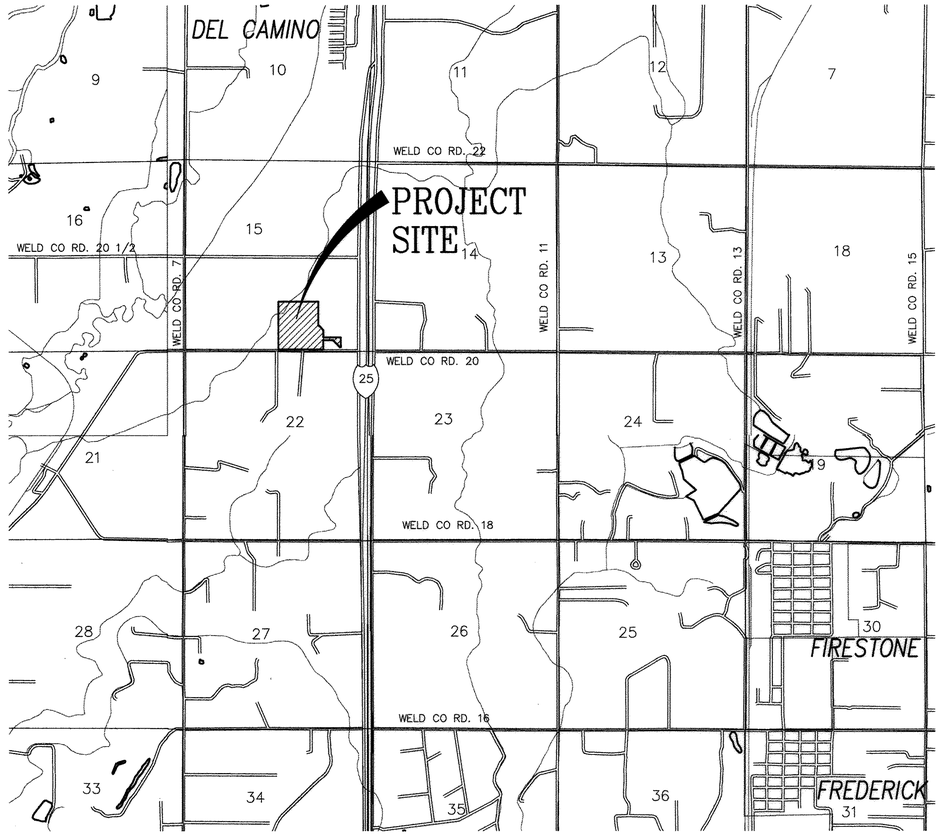
OUTLOT B	1.68 AC.	(4.48%)
OUTLOT J	1.50 AC.	(4.00%)
OUTLOT G	3.54 AC.	(9.45%)
TOTAL HOA OPEN SPACE	6.72 AC.	(17.94%)
OUTLOT K TO BE DEEDED TO THE RINN METHODIST CHURCH	1.38 AC.	(3.68%)
STREET R.O.W.	8.27 AC.	(22.08%)
SINGLE FAMILY LOTS	13.10 AC.	(34.97%)
TOTAL AREA	37.46 AC.	

OUTLOT DEDICATION NOTE:

ALL DEDICATED OPEN SPACE, WHETHER OWNED BY THE TOWN OR THE HOA, SHALL BE MAINTAINED BY THE HOA.

PLAT NOTES:

1. LOTS 6 & 7 OF BLOCK 1 AND LOTS 3 & 4 OF BLOCK 3 ARE NOT SUBJECT TO DEPTH REQUIREMENTS AS THE PRELIMINARY PLAT WAS APPROVED PRIOR TO DEPTH REQUIREMENTS BEING ADOPTED.
2. PARISIONERS OF THE RINN METHODIST CHURCH SHALL HAVE ACCESS TO AND USE OF THE PROPOSED PARK IN OUTLOT B, PROVIDED SUCH USE IS COORDINATED WITH THE SANDSTONE RIDGE ESTATES HOA.
3. THE TEMPORARY ACCESS EASEMENT ON LOT 22, BLOCK 3 IS FOR EMERGENCY VEHICLE USE. IT SHALL REMAIN IN PLACE UNTIL ANOTHER TURNAROUND IS PROVIDED OR LONGVIEW DRIVE IS CONTINUED TO THE NORTH.



VICINITY MAP

SCALE: 1"=2000'

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS FINAL 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.

5-9-07

BY _____ (SEAL)
RONALD W. ADAMS P.L.S. NO. 13446

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 15th DAY OF March 2007 WITH PLANNING RESOLUTION 2007-06C

TIM WILLIAMS, CHAIRMAN

KATHY LARSON, PLANNING COMMISSION SECRETARY

MOAPI CERTIFICATE:

THE FINAL STREET PLANS AND PROFILES AND DRAINAGE PLANS HAVE BEEN APPROVED AND ARE SUBSTANTIATED BY AN EXECUTED MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS FOR SANDSTONE RIDGE ESTATES

N/A

TOWN CLERK

PROFESSIONAL CONSULTANTS:

CIVIL ENGINEER
E. WAYNE WENTWORTH, P.E.
202 MAIN STREET, SUITE 3
LONGMONT, CO 80501

DRAINAGE ENGINEER
ARMFIELD ENGINEERING, INC.
607 EMERY STREET
LONGMONT, CO 80501

SOILS ENGINEER
TERRACON
1242 BRAMWOOD PLACE
LONGMONT, CO 80501

TRAFFIC ENGINEER
LSC TRANSPORTATION CONSULTANTS, INC.
1889 YORK STREET
DENVER, CO 80206

CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DILLON FAMILY, L.L.C., AND SANDSTONE RIDGE PROPERTIES, LLC, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED UNDER THE NAME OF SANDSTONE RIDGE ESTATES, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS-OF-WAY, EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED AS FOR PUBLIC USES AS SHOWN HEREON; ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, WE HAVE HERE UNTO SET OUR HANDS AND SEALS THIS 9th DAY OF May, 2007 A.D.

Dillon family L.L.C Jack C. Dillon Manager
BY: DILLON FAMILY L.L.C., JACK C. DILLON, MANAGER

STATE OF COLORADO)
COUNTY OF Weld) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF May, 2007.

WITNESS MY HAND AND SEAL _____
MY COMMISSION EXPIRES April 2, 2010
Jessica Hardy
NOTARY PUBLIC

NOTARY PUBLIC STATE OF COLORADO JESSICA HARDY

_____
BY: SANDSTONE RIDGE PROPERTIES, LLC, JAMES R. SHATTOCK, MANAGER

STATE OF COLORADO)
COUNTY OF Weld) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF May, 2007.

WITNESS MY HAND AND SEAL _____
MY COMMISSION EXPIRES April 2, 2010
Jessica Hardy
NOTARY PUBLIC

NOTARY PUBLIC STATE OF COLORADO JESSICA HARDY

EASEMENT APPROVAL CERTIFICATES:

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.
5-8-2007
LEFT HAND WATER DISTRICT

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.
5/9/2007
ST. VRAIN SANITATION DISTRICT

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.
4/23/07
KINDER MORGAN INC. (NATURAL GAS)

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.
4-23-07
UNITED POWER

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.
N/A
ANADARKO (RAW OIL AND GAS FACILITIES)

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.
4-24-07
(CABLE TV)

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE FINAL PLAT OF THE ABOVE DESCRIBED PROPERTY WAS APPROVED BY THE TOWN OF FREDERICK AND THAT THE MAYOR OF THE TOWN OF FREDERICK ACCEPTS ALL PUBLIC-STREETS, EASEMENTS AND RIGHTS-OF-WAY AND OTHER PLACES DESIGNATED AS FOR PUBLIC USE FOR ALL PURPOSES INDICATED THEREON.

MAYOR

ATTEST:

TOWN CLERK

TOWN OF FREDERICK WELD COUNTY, COLORADO

DATE: 4/13/07
JOB NO. 06.005.02

SAND-PLT-01.DWG

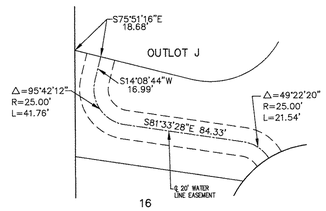
C:\Drawings\Dill-4-13-07\SAND-PLT-01.dwg Tue Apr 17 14:16:07 2007

3487436 07/02/2007 02:35P Weld County, CO
2 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

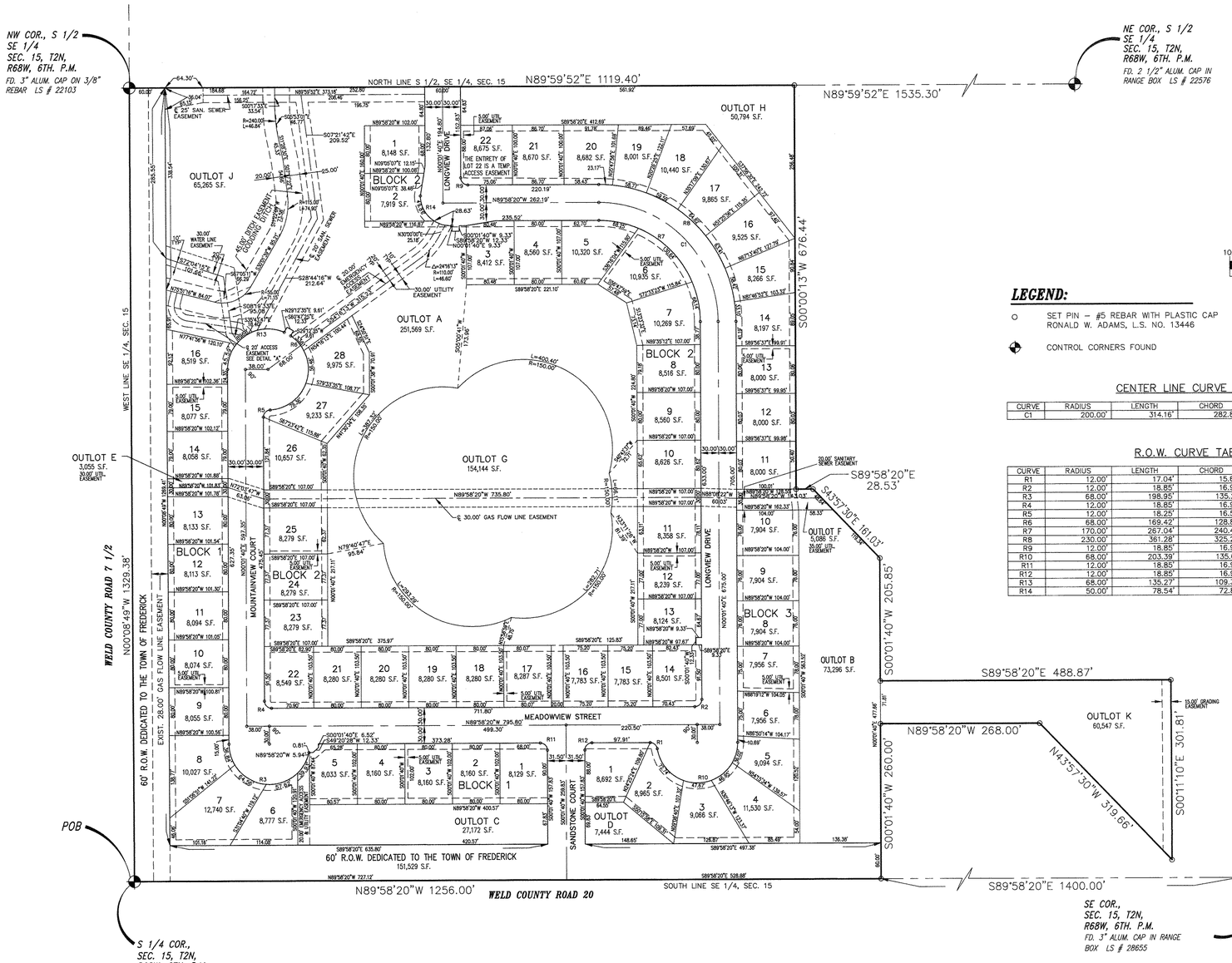
SANDSTONE RIDGE ESTATES
FINAL PLAT

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH. P.M., TOWN OF FREDERICK, WELD COUNTY, COLORADO

SHEET 2 OF 2



DETAIL "A"
SCALE: 1"=50'



SCALE: 1"=100'

LEGEND:

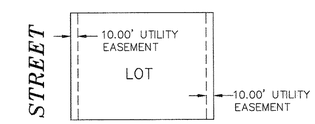
- ○ SET PIN – #5 REBAR WITH PLASTIC CAP RONALD W. ADAMS, L.S. NO. 13446
- ✦ CONTROL CORNERS FOUND

CENTER LINE CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	200.00'	314.16'	282.84'	N 44°58'20" W	90°00'00"

R.O.W. CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
R1	12.00'	17.04'	15.65'	S 49°17'08" E	81°22'23"
R2	12.00'	18.85'	16.97'	N 45°01'40" E	90°00'00"
R3	68.00'	198.95'	135.21'	S 83°47'25" E	167°38'10"
R4	12.00'	18.85'	16.97'	S 44°58'20" E	90°00'00"
R5	12.00'	18.25'	16.54'	S 43°35'41" W	87°08'02"
R6	68.00'	169.42'	128.88'	S 15°47'12" W	142°45'01"
R7	170.00'	267.04'	240.42'	N 44°58'20" W	90°00'00"
R8	230.00'	361.28'	325.27'	N 44°58'20" W	90°00'00"
R9	12.00'	18.85'	16.97'	N 44°58'20" W	90°00'00"
R10	68.00'	203.39'	135.61'	S 85°42'52" W	171°22'23"
R11	12.00'	18.85'	16.97'	S 44°58'20" E	90°00'00"
R12	12.00'	18.85'	16.97'	N 45°01'40" E	90°00'00"
R13	68.00'	135.27'	109.33'	N 53°31'59" E	113°58'49"
R14	50.00'	78.54'	72.82'	N 46°36'26" W	93°21'47"



TYPICAL LOT UTILITY EASEMENT DETAIL
NO SCALE

DATE: 4/13/07
JOB NO. 06.005.02

2 OF 2

SAND-PLT-02.DWG

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