AR2434415

Env # 3897

2434415 B-1487 P-644 04/17/95 03:04P PG 1 OF 1 REC 10.00 DOC
Weld County CO Clerk & Recorder

NORTH

1" =20'

GRAPHIC SCALE 1"=20'

0 20 40 60

DATE PREPARED: JANUARY 25, 1995

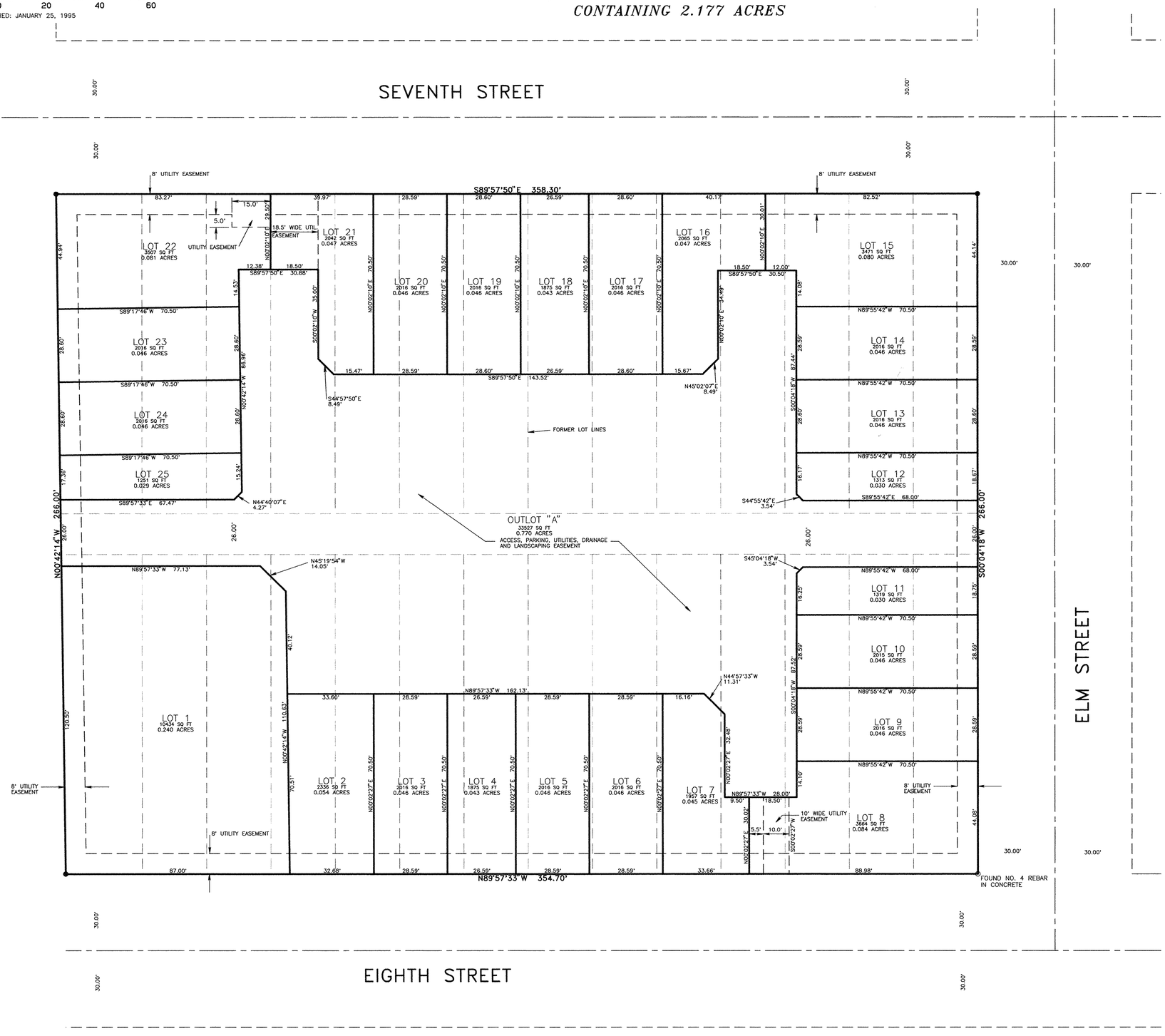
LEGEND:

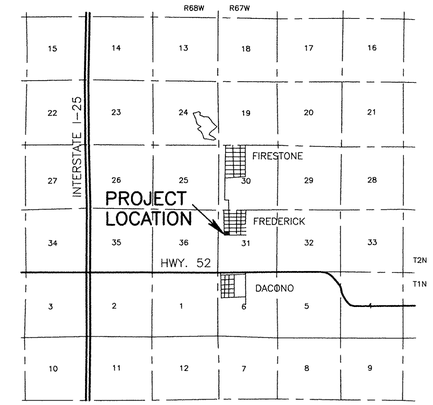
○ FOUND MONUMENTS AS NOTED

● SET NO. 5 PIN WITH CAP LS NO. 20673

THE GROVE TOWNHOMES

A REPLAT OF BLOCK 35, INCLUSIVE OF ALLEY, ORIGINAL TOWN OF FREDERICK, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH P.M., COUNTY OF WELD, STATE OF COLORADO. CONTAINING 2.177 ACRES





VICINITY MAP

NOTES:

1. OUTLOT "A" IS TO BE OWNED AND MAINTAINED BY THE GROVE TOWNHOMES HOMEOWNERS ASSOCIATION.
2. THIS PROPERTY LIES WITHIN FLOOD ZONE B (AREAS BETWEEN LIMITS OF THE 100 YEAR FLOOD LIMITS AND THE 500 YEAR FLOOD LIMITS) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 080244 0001B OF THE NATIONAL FLOOD INSURANCE PROGRAM.
3. BASIS OF BEARINGS: THE SOUTH LINE OF BLOCK 35 OF THE ORIGINAL TOWN OF FREDERICK AS BEARING NORTH 89°57'33" WEST AND BEING MONUMENTED AS SHOWN.

LEGAL DESCRIPTION:

BLOCK 35, INCLUSIVE OF THE ALLEY, ORIGINAL TOWN OF FREDERICK, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, CONTAINING 2.177 ACRES MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT HEPP INVESTORS, L.L.C., IS OWNER OF A TRACT OF LAND BEING ALL OF BLOCK 35, INCLUSIVE OF THE ALLEY, ORIGINAL TOWN OF FREDERICK, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.
HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS THE GROVE TOWNHOMES, AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN OF FREDERICK 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 MY HAND AND SEAL THIS 14 DAY OF February, A.D., 1995.

HEPP INVESTORS, L.L.C.

Gary A. Hepp

GARY A. HEPP

NOTARIAL CERTIFICATE:

STATE OF COLORADO)
} SS.
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GARY A. HEPP OF HEPP INVESTORS, L.L.C., THIS 14 DAY OF February, 1995

MY COMMISSION EXPIRES: My Commission Expires Sept. 28, 1998
134 6th St. • P. O. Box 567
Mead, CO 80542

Barbara L. Hepp
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I CERTIFY THIS 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.

Peter A. Bryant

ROCKY MOUNTAIN CONSULTANTS, INC.
BY: PETER A. BRYANT, COLORADO
REGISTERED PROFESSIONAL LAND
SURVEYOR, NO. 20673

APPROVED BY THE TOWN BOARD THIS 13TH DAY OF APRIL, A.D. 1995
ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE TOWN FOR CONSTRUCTION OF ANY STREETS, HIGHWAYS, ALLEYS, BRIDGES, RIGHTS-OF-WAY, OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

DATE: 4-13-95

Edward J Tagliente
MAYOR

ATTEST: Jacqueline K Rainert
Clerk

RMC ROCKY MOUNTAIN CONSULTANTS, INC.
700 FLORIDA AVENUE, SUITE 500
LONGMONT, COLORADO 80501
PHONE: (303)772-5282 METRO: (303)565-6283