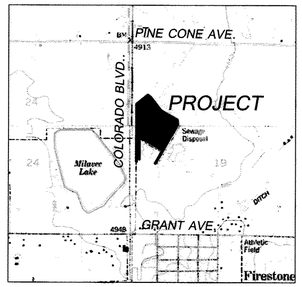
522

ST. VRAIN SANITATION DISTRICT
MINOR SUBDIVISION I FINAL PLAT

TO THE TOWN OF FREDERICK, COLORADO

LOCATED A PORTION OF THE WEST ONE-HALF OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, WELD COUNTY, COLORADO



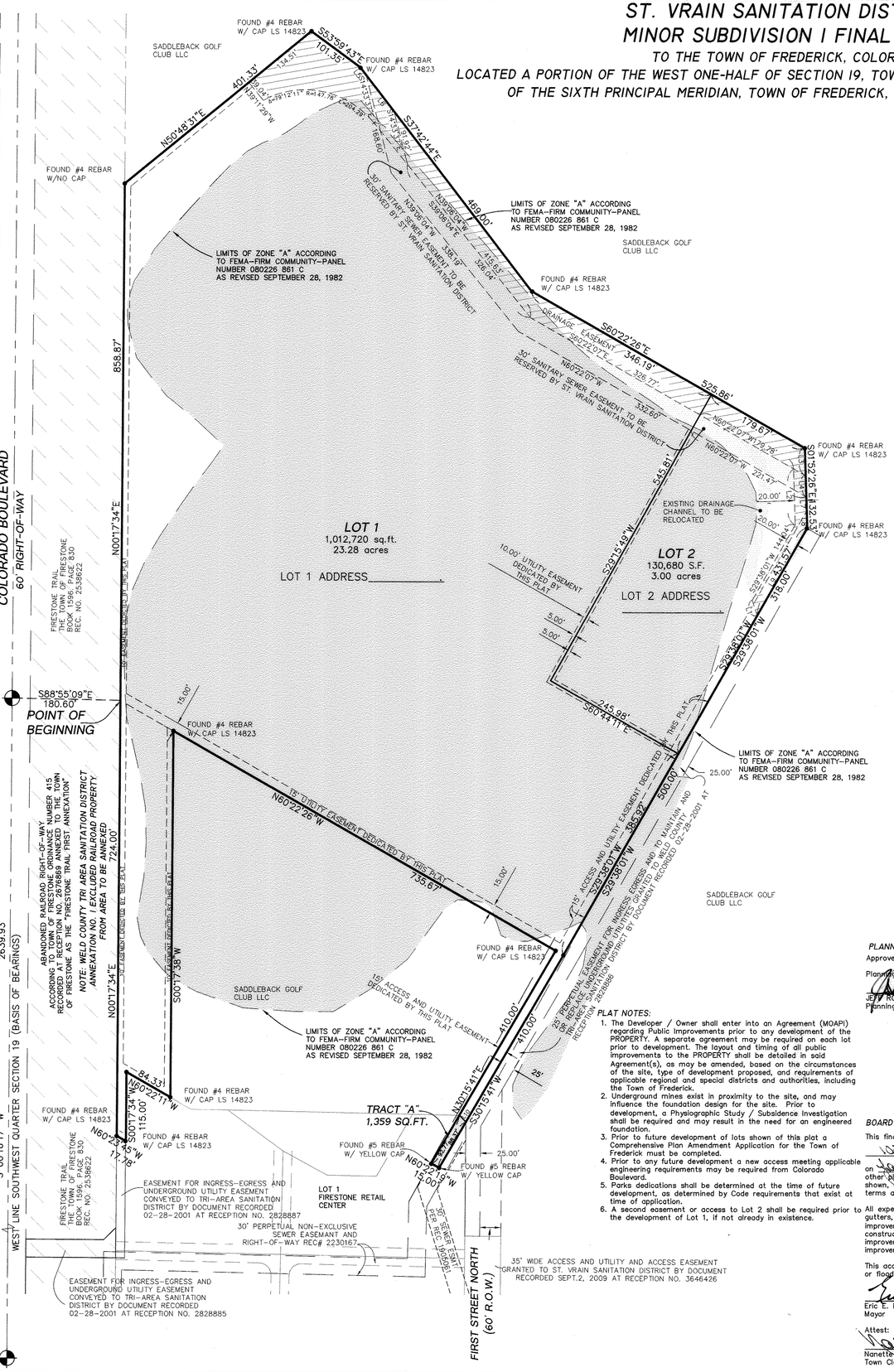
VICINITY MAP
1"=2000'±

3687522 04/19/2010 10:54A Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

SCALE 1"=100'

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	71°00'59"	140.18'	113.10'	N24°51'37"W	131.38'
C2	39°11'57"	91.06'	133.10'	N08°57'06"W	89.29'

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.05	N18°02'07"W
L2	93.57	N01°52'26"W
L3	45.58	S01°52'26"E
L4	35.21	S01°55'51"E
L5	15.34	S37°42'44"E
L6	76.30	S37°42'44"E
L7	23.04	S01°47'13"E
L8	28.70	S01°52'26"E
L9	167.90	S29°38'01"W
L10	15.58	S44°02'50"E



OWNERSHIP STATEMENT

Know all men by these presents that ST. VRAIN SANITATION DISTRICT being the owner of certain lands in Frederick, Colorado, described herein, have caused said land to be final platted into lots, tracts, blocks, streets and easements as shown hereon under the name of ST. VRAIN SANITATION DISTRICT MINOR SUBDIVISION 1 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 other such easements shown hereon for the purposes shown. the entities named on easement, or 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 for installation, maintenance and replacement, of utility lines and related facilities. the public streets. public rights-of-way, public easements. other places designated or described for public uses shown hereon and the electric and sewer 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.

A portion of the West One-half of Section 19, Township 2 North, Range 67 West of the Sixth Principal Meridian, Weld County, Colorado, being all of Parcels I, II, and Parcel IV as described in a Bargain and Sale Deed recorded February 28, 2008 at Reception Number 3535158, more particularly described as follows;
Considering the West line of said Southwest Quarter as bearing North 00°16'17" East between the monuments shown and described hereon, with all bearings contained herein relative thereto;
Commencing at the Southwest Corner of said Section 19;
thence North 00°16'17" East, along the West Line of the Southwest Quarter of said Section 19, a distance of 2,639.52 feet to the Northwest Corner of the Southwest Quarter of said Section 19;
thence North 00°16'17" East, along the West Line of said Southwest Quarter, a distance of 2,639.93 feet to the Northwest Corner of the Southwest Quarter of said Section 19;thence South 88°55'09" East, a distance of 180.60 feet to a point on the East Right-of-way line of the Union Pacific Railroad, said point being the POINT OF BEGINNING;
thence North 00°17'34" East, along said East Right-of-Way line, a distance of 858.87 feet;
thence departing said East Right-of-Way line, North 50°48'31" East, a distance of 401.33 feet;
thence South 53°59'43" East, a distance of 101.35 feet;
thence South 37°42'44" East, a distance of 469.00 feet;
thence South 60°22'26" East, a distance of 525.86 feet;
thence South 01°52'26" East, a distance of 132.53 feet;
thence South 29°38'01" West, a distance of 318.00 feet;
thence continue South 29°38'01" West, a distance of 500.00 feet;
thence South 30°15'41" West, a distance of 410.00 feet;
thence North 60°22'19" West, a distance of 15.00 feet;
thence North 30°15'41" East, a distance of 410.00 feet;
thence North 60°22'26" West, a distance of 735.67 feet;
thence South 00°17'38" West, a distance of 609.00 feet;
thence North 60°22'11" West, a distance of 84.32 feet;
thence South 00°32'30" West, a distance of 115.00 feet;
thence North 60°23'45" West, a distance of 17.78 feet to a point on the East Right-of-way line of the Union Pacific Railroad;
thence North 00°17'34" East, along said East Right-of-Way line, a distance of 724.00 feet to the POINT OF BEGINNING.

Containing 1,144,970 square feet or 26.28 acres, more or less.

BY: Robert Fleck
AS: Dist Eng/Proj Manager
OF ST. VRAIN SANITATION DISTRICT
State of Colorado)
) ss
County of Weld)

The foregoing dedication was acknowledged before me this 3 day of March 2010 AD, by Robert Fleck AS Dist. Eng./Proj. Manager OF ST. VRAIN SANITATION DISTRICT.

My commission expires My Commission Expires June 28, 2010

Tara R. Lloyd
Notary Public

TARA R. LLOYD NOTARY PUBLIC STATE OF COLORADO

LEGEND

- INDICATES CONTROL CORNER FOUND AS NOTED HEREON
- INDICATES BOUNDARY MONUMENT FOUND AS DESCRIBED HEREON

SURVEY NOTES

1. THE BASIS OF BEARINGS WAS ASSUMED TO BE NORTH 0016'17" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 19. BETWEEN THE MONUMENTS AS SHOWN AND DESCRIBED HEREON.
2. CLOSURE: Closing line: N.03°58'08"W., 0.01'
   Latitude: 0.01'
   Departure: 0.00'
   Perimeter: 6,427.50' Error of Closure Ratio: 1:452,583
   AREA: Mapcheck: 1,144,988.90 square feet, or 26.2853 acres

NOTICE: According to Colorado law, you MUST commence any legal action based on 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.

SURVEYORS CERTIFICATE

I, Michael J. DeDecker, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the Final Plat Map shown hereon is a correct Delineation of the Parcel of Land described hereon.
I further certify that this Final Plat Map and Legal Description were prepared under my personal supervision and in accord with applicable State of Colorado requirements on this 26th day of February, 2010.

Michael J. DeDecker PLS 20676
for and on behalf of
CDS Engineering Corp.

COLORADO REGISTERED MICHAEL J. DEDECKER 20676 PROFESSIONAL LAND SURVEYOR

PLAT NOTES:

1. The Developer / Owner shall enter into an Agreement (MOAPI) regarding Public Improvements prior to any development of the PROPERTY. A separate agreement may be required on each lot prior to development. The layout and timing of all public improvements to the PROPERTY shall be detailed in said Agreement(s), as may be amended, based on the circumstances of the site, type of development proposed, and requirements of applicable regional and special districts and authorities, including the Town of Frederick.
2. Underground mines exist in proximity to the site, and may influence the foundation design for the site. Prior to development, a Physiographic Study / Subsidence Investigation shall be required and may result in the need for an engineered foundation.
3. Prior to future development of lots shown of this plat a Comprehensive Plan Amendment Application for the Town of Frederick must be completed.
4. Prior to any future development a new access meeting applicable engineering requirements may be required from Colorado Boulevard.
5. Parks dedications shall be determined at the time of future development, as determined by Code requirements that exist at time of application.
6. A second easement or access to Lot 2 shall be required prior to the development of Lot 1, if not already in existence.

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 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 Final Plat does not guarantee that the soil conditions, subsurface conditions, groundwater conditions or flooding conditions of any lot shown hereon are such that a building permit be issued for that lot.

Eric E. Doering
Mayor

Attest:
Nanette S. Fornof
Town Clerk

TOWN OF FREDERICK INCORPORATED 1909

PLANNING COMMISSION CERTIFICATE OF APPROVAL

Approved by the Frederick Planning Commission this 5th day of January 2010 with Planning Commission Resolution 2010-001A

JEFF ROEHRIG
Planning Commission Chairman

Kathy Larson
Kathy Larson
Planning Commission Secretary

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

This final plat map of the St.Vrain Sanitation District Minor Subdivision 1 is approved and accepted by Ordinance No. 1031 passed and adopted at the regular meeting of the Board of Trustees of Frederick, Colorado, held on January 26 2010, . the dedications of public streets, public rights-of-way, public easements and other places designated or described for public uses as shown hereon, such other easements shown hereon for the purposes shown, and the electric and water distribution systems to be installed in the subdivision, are hereby accepted. All conditions, terms and specifications designated or described herein shall be binding on the owner, its heirs, successors and assigns.

DATE	RECORD OF ISSUE	BY	CK.	APP.
07/07/09	SUBMITTAL ISSUE	MJD		
10/08/09	ADDRESSED COMMENTS	MJD		
10/13/09	INCREASED LOT 2 TO 3 AC			
1/07/2010	ADDED PLAT NOTES 4,5, AND 6 PER PLANNING COMMISSION MTG. 1-5-10			

CDS Engineering Corporation
165 2nd St. S.W., Loveland, Colorado 80537 Tele: (970) 667-8010
"Consulting Engineers and Professional Construction Managers"
CIVIL, STRUCTURAL, MECHANICAL ENGINEERS, DAMS AND RESERVOIRS, LAND AND MUNICIPAL PLANNING, SOILS / CONCRETE / ASPHALT TESTING AND FIELD INSPECTION

CLIENT AND PROJECT: ST. VRAIN SANITATION DISTRICT MINOR SUBDIVISION

LEGAL DESCRIPTION: PART SOUTHWEST QUARTER SECTION 19, T.2N. R.67W. WELD COUNTY, COLORADO

DESIGNED:	MJD
DRAWN:	MJD
CHECKED:	
APPROVED:	
DATE:	MARCH 29, 2009
MODEL:	
SCALE:	as shown
PROJECT NO. P09-4946	REVISION NO.
DRAWING NO.	SHEET 1 OF 1