3631308 06/19/2009 10:13A Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

308

WYSOCK FINAL PLAT

A Portion Of Lot 4, Wolff Gardens,
Located In The Southwest Quarter Of Section 30, Township 2 North, Range 67 West Of The 6th P.M.,
Town of Frederick , County Of Weld, State Of Colorado

CERTIFICATE OF OWNERSHIP

Know all men by these presents that Christopher S. Wysock and First National Bank, being the Owner(s), Mortgagee or Lienholder of certain lands in Frederick, Colorado, described as follows:

A parcel of land which is a portion of Lot 4, Wolff Gardens, located in the Southwest Quarter (SW1/4) of Section Thirty (30), Township Two North (T.2N.), Range Sixty-Seven West (R.67W.) of the 6th P.M., Town of Frederick, County of Weld, State of Colorado, being more particularly described as follows:

BEGINNING at the Northwest Corner of Lot 4, Wolff Gardens and assuming the North line of said Lot 4 as bearing North 89°37'13" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92 with all bearings contained herein relative thereto;

THENCE North 89°37'13" East along the North line of said Lot 4 a distance of 637.14 feet to the Northeast corner of said Lot 4;
THENCE South 00°34'22" East a distance of 213.80 feet to a point from which point, the Southeast corner of said Lot 4 bears South 00°34'22" East a distance of 114.00 feet;
THENCE South 89°37'13" West along the North line of the South 114 feet of said Lot 4 a distance of 533.44 feet;
THENCE North 00°22'43" West a distance of 75.00 feet;
THENCE North 00°37'46" West a distance of 100.00 feet;
THENCE South 89°37'13" West a distance of 103.80 feet to the West line of said Lot 4;
THENCE North 00°38'51" West along the West line of said Lot 4 a distance of 38.80 feet to the POINT OF BEGINNING.

Have laid out this Subdivision Amendment Plat of the above described land under the name and style of Wysock Final Plat.
Thus described Subdivision Amendment Plat contains 2.710 acres more or less, together with and subject to all easements and rights-of-way existing and/or of public record.

Executed this 18th day of June, 20 09

Owner: Christopher S. Wysock

State of Colorado)
)ss
County of Weld)

The foregoing certificate of ownership and maintenance was acknowledged before me by Christopher S. Wysock, acting in his capacity as in his individual capacity,
this 18th day of June 20 09

Witness My Hand and Seal the above
My Commission Expires 11/21/2012
Kathleen L. Larson
Notary Public

KATHLEEN L. LARSON NOTARY PUBLIC STATE OF COLORADO

Mortgagee: Mitchell J. Bennett, VP Credit Administration
First National Bank

State of Colorado)
)ss
County of Weld)

The foregoing certificate of ownership and maintenance was acknowledged before me by Mitchell J. Bennett, acting in his capacity as VP Credit Administration of First National Bank,
this 16 day of June 20 09

Witness My Hand and Seal
My Commission Expires 10-18-2010
Linda Blount
Notary Public

LINDA L. BLOUNT NOTARY PUBLIC STATE OF COLORADO
My Commission Expires OCTOBER 18, 2010

STAFF CERTIFICATE OF APPROVAL

This Subdivision Amendment Plat of the Wysock Final Plat is approved and accepted by the Town of Frederick Planning Department this 16 day of June, 20 09 in accordance with Section 4.11.2 of the Land Use Code for Subdivision Amendments.

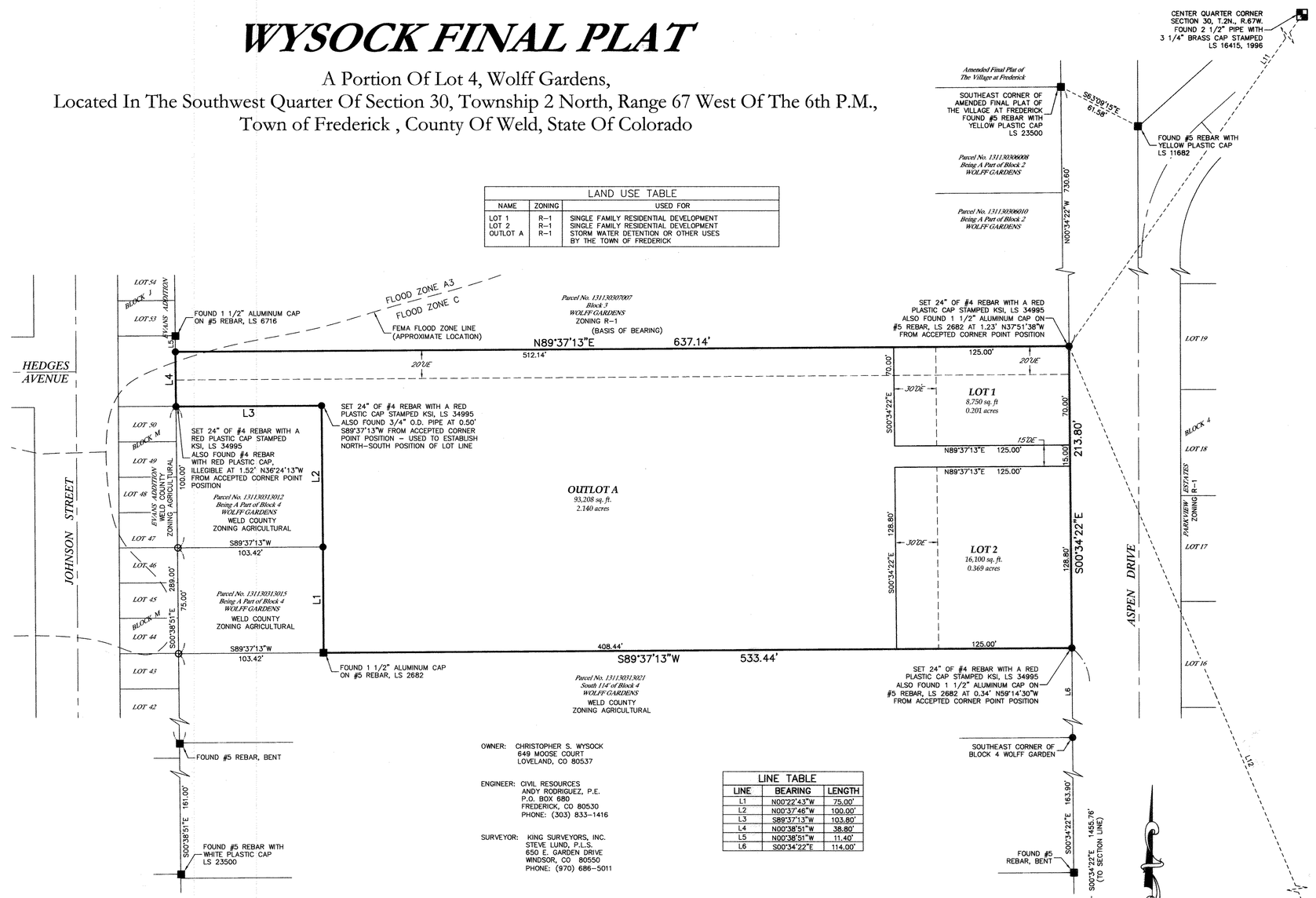
Planning Director

NOTE

According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon. (13-80-105 C.R.S.)

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors Inc. relied upon Title Commitment Number 4914UTNC, dated April 23, 2009 at 8:00 a.m. as prepared by Unified Title Company of Northern Colorado, LLC to delineate the aforesaid information.



LAND USE TABLE		
NAME	ZONING	USED FOR
LOT 1	R-1	SINGLE FAMILY RESIDENTIAL DEVELOPMENT
LOT 2	R-1	SINGLE FAMILY RESIDENTIAL DEVELOPMENT
OUTLOT A	R-1	STORM WATER DETENTION OR OTHER USES BY THE TOWN OF FREDERICK

OWNER: CHRISTOPHER S. WYSOCK
649 MOOSE COURT
LOVELAND, CO 80537

ENGINEER: CIVIL RESOURCES
ANDY RODRIGUEZ, P.E.
P.O. BOX 680
FREDERICK, CO 80530
PHONE: (303) 833-1416

SURVEYOR: KING SURVEYORS, INC.
STEVE LUND, P.L.S.
650 E. GARDEN DRIVE
WINDSOR, CO 80550
PHONE: (970) 686-5011

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°22'43"W	75.00'
L2	N00°37'46"W	100.00'
L3	S89°37'13"W	103.80'
L4	N00°38'51"W	38.80'
L5	N00°38'51"W	11.40'
L6	S00°34'22"E	114.00'

FLOOD PLAIN NOTE

The property is in flood zone "C", "areas of minimal flooding", and flood zone "A3", "areas of 100-year flood", per FEMA flood map 090266 0863 C revised September 28, 1982.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of Lot 4, Wolff Gardens, as bearing North 89°37'13" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92 with all bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

SURVEYING CERTIFICATE

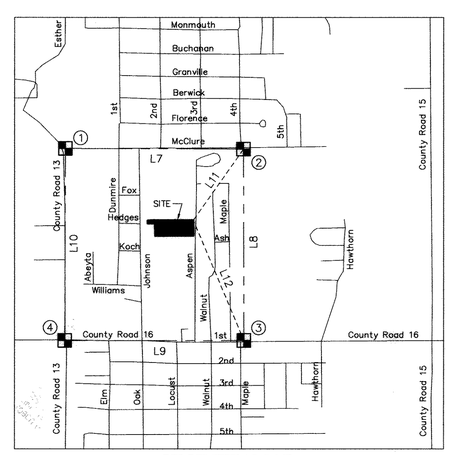
I, Steven A. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that the Subdivision Amendment Plat shown hereon is correct delineation of the above described parcel of land.

I further state that this Subdivision Amendment Plat and legal description were prepared under my personal supervision and in accord with applicable State of Colorado requirements.

June 15, 2009

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 34995

Steven A. Lund-On Behalf Of King Surveyors Inc.
Colorado Registered Professional
Land Surveyor # 34995



VICINITY MAP
SCALE: 1"=1000'

VICINTY MAP LINE TABLE		
LINE	BEARING	LENGTH
L7	S89°47'39"E	2488.84'
L8	S00°09'34"E	2657.01'
L9	S89°58'54"W	2504.81'
L10	S00°11'05"W	2866.76'
L11	N35°21'19"E	1211.09'
L12	S22°59'20"E	1813.27'

1 WEST QUARTER CORNER SECTION 30, T.2N., R.67W. FOUND 2 1/2" PIPE WITH 3 1/4" BRASS CAP STAMPED CADASTRAL SURVEY BLM, 1952 IN MONUMENT BOX

2 CENTER QUARTER CORNER SECTION 30, T.2N., R.67W. FOUND 2 1/2" PIPE WITH 3 1/4" BRASS CAP STAMPED LS 16415, 1996

3 SOUTH QUARTER CORNER SECTION 30, T.2N., R.67W. FOUND 2 1/2" PIPE WITH 3 1/4" BRASS CAP STAMPED CADASTRAL SURVEY BLM IN MONUMENT BOX

4 SOUTHWEST CORNER SECTION 30, T.2N., R.67W. FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP STAMPED LS 37946, 2007 IN MONUMENT BOX

40 20 0 40 80 120
SCALE IN FEET
SCALE: 1"=40'

LEGEND

- EASEMENT
- SECTION LINE
- PROPERTY LINE
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- SET ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KSI, LS 34995
- CALCULATED POSITION

DATE: 6/8/09
FILE NAME: 2009178SUB
SCALE: 1"=40'
DRAWN BY: CSK
CHECKED BY: SAL

KING SURVEYORS, INC.
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

REVISIONS:		DATE:
REVISED PER COMMENTS	CSK	6/11/09
ADDRESSED FREDERICK COMMENTS	SL	6/15/09
CGCO CHECK	PG	06/15/09

WYSOCK FINAL PLAT
FOR
CIVIL RESOURCES
P.O. BOX 680
FREDERICK, CO 80530

PROJECT #: 2009178

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SHEET 1 OF 1

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