

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT E.J.D. LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF "CARRIAGE HILLS FILING NO. 2 AMENDMENT A REPLAT 1", AND DOES 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 FACILITIES. THE PUBLIC STREETS, 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 FOR PUBLIC USES AS SHOWN HEREON 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, I/WE HAVE HEREUNTO SET MY/OUR HAND(S) AND SEAL(S) THIS 12th DAY OF December 2013

DOUGLAS GRANT, MEMBER E.J.D. LLC

ACKNOWLEDGEMENTS

STATE OF COLORADO } SS
COUNTY OF WELD }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF December A.D., 2013, BY DOUGLAS GRANT
WITNESS MY HAND AND OFFICIAL SEAL

Notary Public: *Adrielle King Rodriguez*
MY COMMISSION EXPIRES

LEGAL DESCRIPTION

PARCEL A:

LOTS 1-11, INCLUSIVE, BLOCK 12; LOTS 1-7 INCLUSIVE, BLOCK 14; TRACT G AND TRACT H; TOGETHER WITH THE VACATED PUBLIC ALLEYS AND VACATED BLUE SPRUCE STREET; ALL IN CARRIAGE HILLS FILING NO. 2 AMENDMENT A, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 31, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 31 BEARS S00°00'34"E, 2647.48 FEET (BASIS OF BEARING); THENCE N00°00'00"E 352.28 FEET ALONG THE EAST LINE OF SAID SECTION 31 TO THE SOUTHEAST CORNER OF SAID SECTION 31 TO THE SOUTHEAST CORNER OF SAID CARRIAGE HILLS FILING NO. 2 AMENDMENT A, A SUBDIVISION LOCATED IN THE E1/2 OF SAID SECTION 31, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ALONG THE SOUTHERLY LINE OF SAID CARRIAGE HILLS FILING NO. 2 AMENDMENT A TO THE POINT OF BEGINNING;

THENCE CONTINUING S89°22'07"W, 395.08 FEET ALONG THE SOUTHERLY LINE OF SAID CARRIAGE HILLS FILING NO. 2 AMENDMENT A, TO THE EASTERLY RIGHT-OF-WAY LINE OF INDIAN PAINTBRUSH STREET;

THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID EASTERLY AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INDIAN PAINTBRUSH STREET THE FOLLOWING THREE COURSES:

- 1) N00°00'00"E, 116.11 FEET TO A POINT OF CURVE TO THE RIGHT;
- 2) 37.97 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 57°15'02", AND BEING SUBTENDED BY A CHORD WHICH BEARS N28°37'31"E, 36.41 FEET TO A POINT OF TANGENCY;
- 3) N57°15'02"E, 309.58 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BLUE SPRUCE STREET;

THENCE N32°44'58"W, 298.79 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF BLUE SPRUCE STREET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 6TH STREET;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 6TH STREET THE FOLLOWING TWO COURSES:

- 1) 182.52 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHEAST, SAID ARC HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 30°45'27", AND BEING SUBTENDED BY A CHORD WHICH BEARS N74°37'17"E, 180.33 FEET TO A POINT OF TANGENCY;
- 2) THENCE N89°00'00"E, 105.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF RIDGEWAY BOULEVARD;

THENCE S00°00'00"E, 610.31 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF RIDGEWAY BOULEVARD TO THE POINT OF BEGINNING;

AREA = 159,329 SQUARE FEET OR 3.658 ACRES, MORE OR LESS.

PARCEL B:

LOTS 1-13, INCLUSIVE, BLOCK 11; AND TRACT A; TOGETHER WITH THE VACATED PUBLIC ALLEY; ALL IN CARRIAGE HILLS FILING NO. 2 AMENDMENT A, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 31, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 31 BEARS S00°00'34"E, 2647.48 FEET (BASIS OF BEARING); THENCE N00°00'00"E 352.28 FEET ALONG THE EAST LINE OF SAID SECTION 31 TO THE SOUTHEAST CORNER OF SAID SECTION 31 TO THE SOUTHEAST CORNER OF SAID CARRIAGE HILLS FILING NO. 2 AMENDMENT A, A SUBDIVISION LOCATED IN THE E1/2 OF SAID SECTION 31, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ALONG THE SOUTHERLY LINE OF SAID CARRIAGE HILLS FILING NO. 2 AMENDMENT A THE FOLLOWING TWO (2) COURSES: 1) S89°22'07"W, 50.00 FEET; 2) S89°22'07"W, 651.10 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S89°22'07"W, 573.92 FEET ALONG SAID SOUTHERLY LINE OF SAID CARRIAGE HILLS FILING NO. 2 AMENDMENT A, TO A POINT OF NON-TANGENT CURVE TO THE LEFT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 6TH STREET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF 6TH STREET THE FOLLOWING TWO COURSES:

- 1) 145.46 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, SAID ARC HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 21°38'50", AND BEING SUBTENDED BY A CHORD WHICH BEARS N68°04'27"E, 144.60 FEET TO A POINT OF TANGENCY;
- 2) N57°15'02"E, 911.25 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BLUE SPRUCE STREET;

THENCE S32°44'58"E, 245.00 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF BLUE SPRUCE STREET TO THE NORTHERLY RIGHT-OF-WAY LINE OF INDIAN PAINTBRUSH STREET;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INDIAN PAINTBRUSH STREET THE FOLLOWING TWO COURSES:

- 1) S57°15'02"W, 255.58 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) 44.34 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 92.00 FEET, A CENTRAL ANGLE OF 27°36'48", AND BEING SUBTENDED BY A CHORD WHICH BEARS S43°28'40"W, 43.91 FEET TO A NON-TANGENT POINT ON THE NORTHERLY LINE OF OUTLOT A, CARRIAGE HILLS FILING NO. 2 AMENDMENT A;

CARRIAGE HILLS FILING NO. 2 AMENDMENT A REPLAT 1

A SUBDIVISION OF A PART OF THE NE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

LEGAL DESCRIPTION (CONTINUED)

THENCE NORTHWESTERLY, WESTERLY, SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG SAID NORTHERLY LINE AND ALONG THE WESTERLY LINE OF SAID OUTLOT A, CARRIAGE HILLS FILING NO. 2 AMENDMENT A, THE FOLLOWING TWO COURSES:

- 1) N32°44'58"W, 68.85 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) 569.46 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 21°31'08", AND BEING SUBTENDED BY A CHORD WHICH BEARS S38°29'28"W, 284.06 FEET TO THE POINT OF BEGINNING;

AREA = 148,359 SQUARE FEET OR 3.406 ACRES, MORE OR LESS.

PARCEL C:

LOTS 10-18, INCLUSIVE, BLOCK 9, CARRIAGE HILLS FILING NO. 2 AMENDMENT A, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 31, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 31 BEARS S00°00'34"E, 2647.48 FEET (BASIS OF BEARING), THENCE N00°00'00"E 352.28 FEET ALONG THE EAST LINE OF SAID SECTION 31 TO THE SOUTHEAST CORNER OF SAID SECTION 31 TO THE SOUTHEAST CORNER OF SAID CARRIAGE HILLS FILING NO. 2 AMENDMENT A, A SUBDIVISION LOCATED IN THE E1/2 OF SAID SECTION 31, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ALONG THE SOUTHERLY LINE OF SAID CARRIAGE HILLS FILING NO. 2 AMENDMENT A THE FOLLOWING THREE (3) COURSES: 1) S89°22'07"W, 50.00 FEET; 2) S89°22'07"W, 651.10 FEET; 3) S89°22'07"W, 58.00 FEET; THENCE N00°37'53"W, 374.45 FEET TO THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 5TH STREET WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 6TH STREET AND THE POINT OF BEGINNING;

THENCE N32°44'58"W, 122.05 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF 5TH STREET TO A POINT OF CURVE TO THE LEFT;

THENCE 11.93 FEET ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF 5TH STREET, SAID ARC HAVING A RADIUS OF 2530.00 FEET, A CENTRAL ANGLE OF 0°01'13", AND BEING SUBTENDED BY A CHORD WHICH BEARS N32°53'04"W, 11.93 FEET TO A NON-TANGENT POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A PUBLIC ALLEY;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE PUBLIC ALLEY THE FOLLOWING SEVEN (7) COURSES:

- 1) N56°38'26"E, 58.95 FEET TO A POINT OF CURVE TO THE RIGHT;
- 2) 19.33 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 88°37'20", AND BEING SUBTENDED BY A CHORD WHICH BEARS S79°02'54"E, 17.46 FEET TO A POINT OF TANGENCY;
- 3) S34°44'14"E, 22.56 FEET;
- 4) N57°15'02"E, 280.17 FEET;
- 5) N34°44'14"W, 6.26 FEET TO A POINT OF CURVE TO THE RIGHT;
- 6) 19.63 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 90°00'00", AND BEING SUBTENDED BY A CHORD WHICH BEARS N10°15'46"E, 17.68 FEET TO A POINT OF TANGENCY;
- 7) THENCE N55°15'46"E, 47.50 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BLUE SPRUCE STREET;

THENCE S34°44'14"E, 120.90 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF BLUE SPRUCE STREET TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF 6TH STREET;

THENCE S57°15'02"W, 416.01 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF 6TH STREET TO THE POINT OF BEGINNING;

AREA = 45,015 SQUARE FEET 1.033 ACRES, MORE OR LESS.

PARCEL D:

LOTS 1-9, INCLUSIVE, BLOCK 9, CARRIAGE HILLS FILING NO. 2 AMENDMENT A, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 31, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 31 BEARS S00°00'34"E, 2647.48 FEET (BASIS OF BEARING), THENCE N00°00'00"E 352.28 FEET ALONG THE EAST LINE OF SAID SECTION 31 TO THE SOUTHEAST CORNER OF SAID SECTION 31 TO THE SOUTHEAST CORNER OF SAID CARRIAGE HILLS FILING NO. 2 AMENDMENT A, A SUBDIVISION LOCATED IN THE E1/2 OF SAID SECTION 31, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ALONG THE SOUTHERLY LINE OF SAID CARRIAGE HILLS FILING NO. 2 AMENDMENT A THE FOLLOWING THREE (3) COURSES: 1) S89°22'07"W, 50.00 FEET; 2) S89°22'07"W, 651.10 FEET; 3) S89°22'07"W, 145.48 FEET; THENCE N00°37'53"W, 513.15 FEET TO A NON-TANGENT POINT OF CURVE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 5TH STREET WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF A PUBLIC ALLEY AND THE POINT OF BEGINNING;

THENCE 45.84 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHWEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF 5TH STREET, SAID ARC HAVING A RADIUS OF 2530.00 FEET, A CENTRAL ANGLE OF 1°02'17", AND BEING SUBTENDED BY A CHORD WHICH BEARS N34°13'05"W, 45.84 FEET TO A POINT OF TANGENCY;

THENCE N34°44'14"W, 82.74 FEET CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF 5TH STREET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CATALPA STREET;

THENCE N55°15'46"E, 410.00 FEET ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF CATALPA STREET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BLUE SPRUCE STREET;

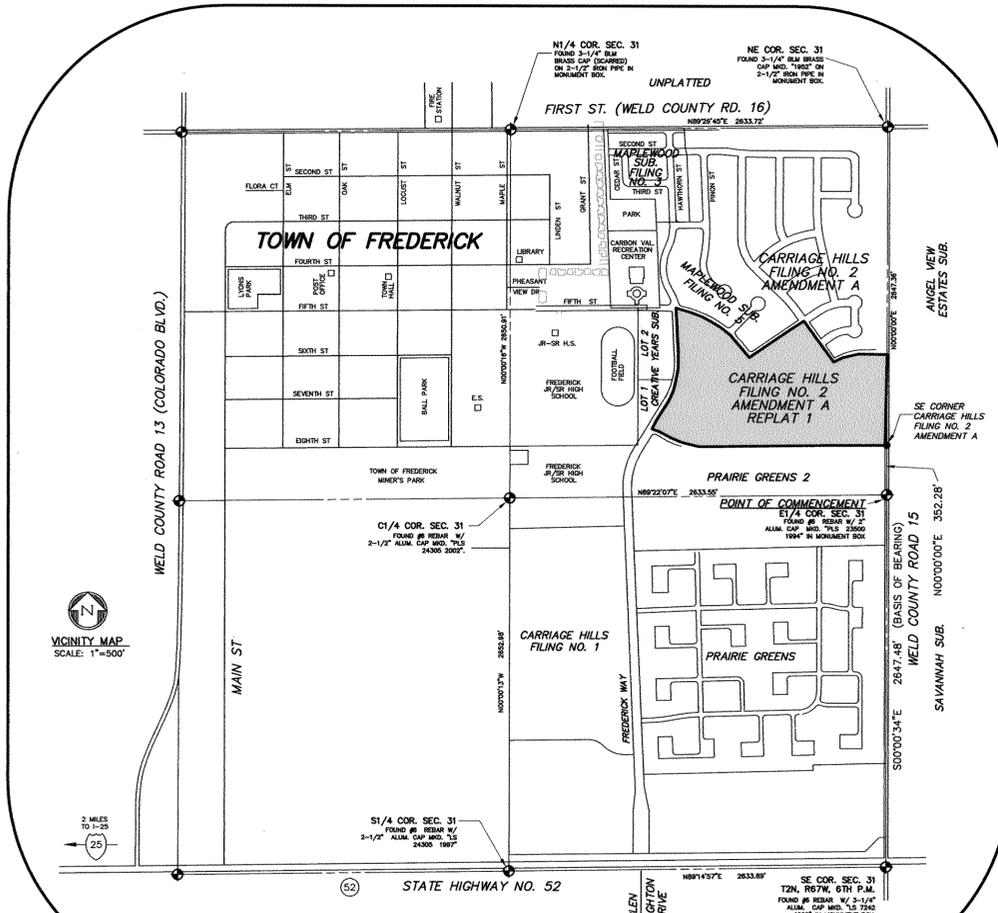
THENCE S34°44'14"E, 156.00 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF BLUE SPRUCE STREET TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF A PUBLIC ALLEY;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF THE PUBLIC ALLEY, THE FOLLOWING SEVEN (7) COURSES:

- 1) S55°15'46"W, 47.50 FEET TO A POINT OF CURVE TO THE RIGHT;
- 2) 19.63 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 90°00'00", AND BEING SUBTENDED BY A CHORD WHICH BEARS N79°44'14"W, 17.68 FEET TO A POINT OF TANGENCY;
- 3) N34°44'14"W, 43.50 FEET;
- 4) S55°15'46"W, 280.00 FEET;
- 5) S34°44'14"E, 17.47 FEET TO A POINT OF CURVE TO THE RIGHT;
- 6) 19.94 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 91°22'40", AND BEING SUBTENDED BY A CHORD WHICH BEARS N10°57'06"W, 17.89 FEET TO A POINT OF TANGENCY;
- 7) S56°38'26"W, 57.63 FEET TO THE POINT OF BEGINNING;

AREA = 46,357 SQUARE FEET 1.064 ACRES, MORE OR LESS.

AREA = 17.824 ACRES, MORE OR LESS.



LAND USE INFORMATION LOTS

	AREA	% HOMESITES	OWNERSHIP	MAINTENANCE
R-1 LOTS (BLOCK 4)	5.192 AC.	29.1%	30 OWNER	OWNER
R-1A LOTS (BLOCKS 1, 2 & 3)	5.608 AC.	31.4%	35 OWNER	OWNER
C-N ZONE (BLOCK 5)	2.300 AC.	12.5%	N/A OWNER	OWNER
OPEN SPACE (TRACT A)	1.851 AC.	10.4%	N/A TOWN	DISTRICT
OPEN SPACE (TRACT B)	1.706 AC.	9.6%	N/A DISTRICT	DISTRICT
PUBLIC STREET	0.961 AC.	5.4%	N/A TOWN	TOWN
OPEN SPACE (TRACT C)	0.208 AC.	1.2%	N/A DISTRICT	DISTRICT
	17.824 AC.	100.00%	65	

LEGAL DESCRIPTION (CONTINUED)

PARCEL E:

LOT 1, BLOCK 10 AND TRACT B, CARRIAGE HILLS FILING NO. 2 AMENDMENT A, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 31, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 31 BEARS S00°00'34"E, 2647.48 FEET (BASIS OF BEARING), THENCE N00°00'00"E 352.28 FEET ALONG THE EAST LINE OF SAID SECTION 31 TO THE SOUTHEAST CORNER OF SAID SECTION 31 TO THE SOUTHEAST CORNER OF SAID CARRIAGE HILLS FILING NO. 2 AMENDMENT A, A SUBDIVISION LOCATED IN THE E1/2 OF SAID SECTION 31, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ALONG THE SOUTHERLY LINE OF SAID CARRIAGE HILLS FILING NO. 2 AMENDMENT A THE FOLLOWING THREE (3) COURSES: 1) S89°22'07"W, 809.82 FEET ALONG THE SOUTHERLY LINE OF SAID CARRIAGE HILLS FILING NO. 2 AMENDMENT A; THENCE N00°37'53"W, 342.55 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 6TH STREET WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 5TH STREET AND THE POINT OF BEGINNING;

THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 6TH STREET THE FOLLOWING THREE COURSES:

- 1) S57°15'02"W, 434.02 FEET TO A POINT OF CURVE TO THE RIGHT;
- 2) 350.21 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 315.00 FEET, A CENTRAL ANGLE OF 63°41'59", AND BEING SUBTENDED BY A CHORD WHICH BEARS S89°06'02"W, 332.45 FEET TO A POINT OF TANGENCY;
- 3) N59°02'59"W, 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF FREDERICK WAY;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF FREDERICK WAY THE FOLLOWING THREE COURSES:

- 1) N30°57'01"E, 183.16 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) 308.81 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 33°23'03", AND BEING SUBTENDED BY A CHORD WHICH BEARS N14°15'30"E, 304.46 FEET TO A POINT OF TANGENCY;
- 3) N02°28'02"W, 328.68 FEET TO A NON-TANGENT POINT OF CURVE TO THE RIGHT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF 5TH STREET;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF 5TH STREET THE FOLLOWING FOUR COURSES:

- 1) S17°23 FEET ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHWEST, SAID ARC HAVING A RADIUS OF 692.00 FEET, A CENTRAL ANGLE OF 42°40'32", AND BEING SUBTENDED BY A CHORD WHICH BEARS S56°08'54"E, 505.28 FEET TO A POINT OF TANGENCY;
- 2) S34°44'14"E, 166.23 FEET TO A POINT OF CURVE TO THE RIGHT;
- 3) 85.69 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 2470.03 FEET, A CENTRAL ANGLE OF 1°59'16", AND BEING SUBTENDED BY A CHORD WHICH BEARS S33°44'36"E, 85.69 FEET TO A POINT OF TANGENCY;
- 4) S32°44'58"E, 122.05 FEET TO THE POINT OF BEGINNING;

AREA = 377,124 SQUARE FEET OR 8.658 ACRES, MORE OR LESS.

DEVELOPER

LORSON SOUTH DEVELOPMENT CORP
212 N. WAHSATCH AVENUE
COLORADO SPRINGS, CO 80903
(719) 635-3200

SURVEYOR

PETER D. STEGER, PLS
CIVIL ARTS, INC.
1860 LEFTHAND CIRCLE, SUITE A
LONGMONT, CO 80501
(303) 682-1131
(303) 682-1149 FAX

SURVEYOR

ROGER D. WALKER, P.E.
CIVIL ARTS, INC.
1860 LEFTHAND CIRCLE, SUITE A
LONGMONT, CO 80501
(303) 682-1131
(303) 682-1149 FAX

DATE OF PREPARATION

JUNE 14, 2013
REVISED AUGUST 20, 2013
SEPTEMBER 30, 2013
MYLAR DECEMBER 12, 2013

NOTES

- 1. BEARINGS SHOWN ON THIS MAP ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE SE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M., BEARS S00°00'34"E AS MONUMENTED AND SHOWN HEREON.
- 2. SET #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "PLS 25379" WHERE NOTED "SET". FOUND #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "PLS 25379" WHERE NOTED "FND".
- 3. RECORDED EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN ON THIS MAP AS DISCLOSED IN HERITAGE TITLE COMPANY, INC., COMMITMENT NO. 598-H0377554-071-CS8 EFFECTIVE DATE JUNE 18, 2013. NO ADDITIONAL RESEARCH WAS COMPLETED.
- 4. 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 MINOR FLOODING, AND IS NOT LOCATED IN A 100-YEAR FLOOD ZONE.
- 5. LEGAL DESCRIPTION PREPARED BY PETER D. STEGER, 1860 LEFTHAND CIRCLE, SUITE A, LONGMONT, COLORADO, 80501 (CRS 38-35-106.5).
- 6. THAT STORM WATER DRAINAGE AND DETENTION AGREEMENT AND EASEMENT RECORDED JANUARY 17, 2000, AS RECEPTION NO. 2744497 IS NOT MATHEMATICALLY DEFINED AND THEREFORE IS NOT SHOWN ON THIS MAP. SEE THAT AGREEMENT CONCERNING OFFSITE IMPROVEMENTS AND A WATER DRAINAGE AND DETENTION EASEMENT AREA RECORDED JANUARY 17, 2000, AS RECEPTION NO. 2744506.
- 7. THOSE 15' ACCESS EASEMENTS SHOWN HEREIN ARE GRANTED TO THE OWNERS, THEIR SUCCESSORS AND ASSIGNS OF THE LOTS SO NAMED FOR THE CONSTRUCTION AND USE OF A COMMON PRIVATE DRIVEWAY FOR ACCESS.

WAIVERS

A PREVIOUS WAIVER TO THE FREDERICK LAND USE CODE SECTION 2.9(c)(3)d.6. AND 2.8(b)(2)g. ALLOWING LESS THAN 150 FOOT DEEP LOTS ABUTTING AN ARTERIAL STREET WAS GRANTED ON MARCH 23, 2006. SAID WAIVER REMAINS HONORED; NEW CODE SECTION 2.6.2.b.(5)

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

THIS FINAL PLAT OF "CARRIAGE HILLS FILING NO. 2 AMENDMENT A REPLAT 1" IS APPROVED AND ACCEPTED BY ORDINANCE NO. 11111 PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON 2013 AND RECORDED ON 2013

AGREEMENT 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 SERVE 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 FINAL PLAT 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.

TOWN CLERK: *[Signature]*
TOWN CLERK

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 12th DAY OF December 2013

CHAIRMAN: *[Signature]*

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.

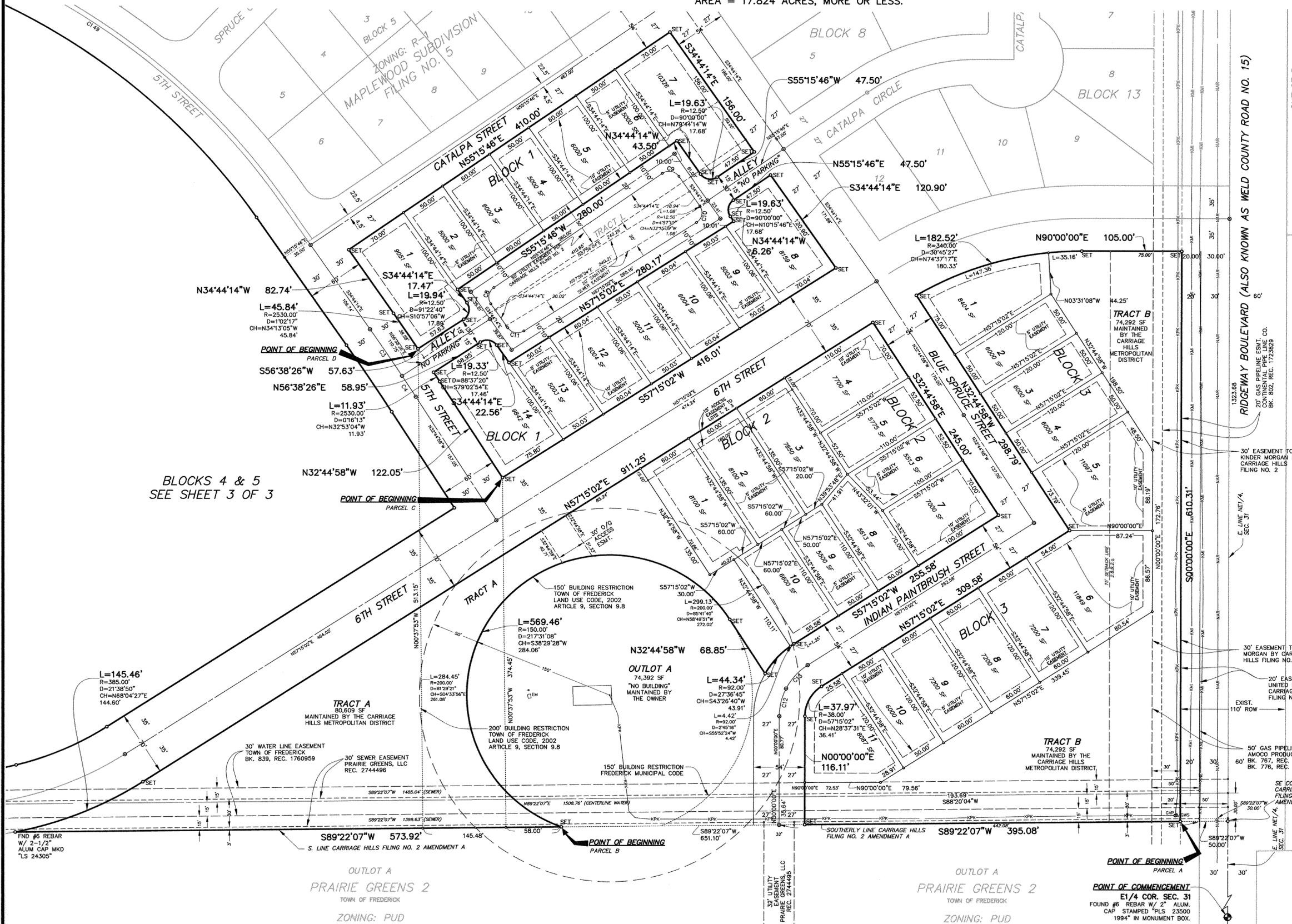
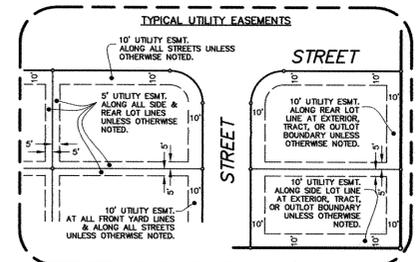
SURVEYOR'S CERTIFICATE

I, PETER D. STEGER, 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 ABOVE DESCRIBED PARCEL OF LAND. FURTHER CERTIFY THAT THIS FINAL PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED

CARRIAGE HILLS FILING NO. 2 AMENDMENT A REPLAT 1

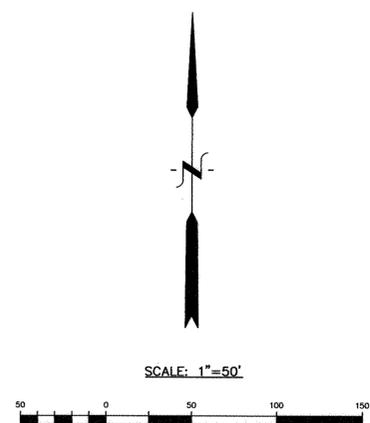
A SUBDIVISION OF A PART OF THE NE1/4 OF
 SECTION 31, T2N, R67W OF THE 6TH P.M.,
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.
 AREA = 17.824 ACRES, MORE OR LESS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD
C3	60.12	2500.00	1°22'40"	S34°02'54"E	60.12
C4	26.61	2500.00	0°36'36"	S33°03'16"E	26.61
C8	19.63	12.50	90°00'00"	S10°15'46"W	17.68
C9	19.63	12.50	90°00'00"	N79°44'14"W	17.68
C10	20.07	12.50	91°59'16"	N11°15'24"E	17.98
C11	19.20	12.50	88°00'44"	S78°44'36"E	17.37
C12	30.75	65.00	27°06'25"	N13°3'14"E	30.47
C13	34.20	65.00	30°08'36"	S42°10'44"W	33.80



ACTIS REAL ESTATE GROUP
 OUTLOT B

ANGEL VIEW ESTATES SUBDIVISION
 TOWN OF FREDERICK
 ZONING: R-1



CIVILARTS

ENGINEERING PLANNING SURVEYING

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 Longmont, CO 80501
 P 303.682.1131
 F 303.682.1148

BY: EILEEN HEINS
 DATE: 12/12/13 09:35AM
 MODIFIED: 12/12/13
 DRAWING: Z:\031-46\DWG\03146-FV-3146-PC.DWG

FOUND #6 REBAR
 W/ 2-1/2"
 ALUM. CAP. MKD
 L.S. 24305"

POINT OF COMMENCEMENT
 E1/4 COR. SEC. 31
 FOUND #6 REBAR W/ 2" ALUM.
 CAP. STAMPED PLS 23500
 1994" IN MONUMENT BOX.

