

MOORE FARM SECOND MINOR SUBDIVISION

A PARCEL OF LAND SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK,
COUNTY OF WELD, STATE OF COLORADO

4523780 Pages: 1 of 1
09/17/2018 09:04 AM Fee: \$13.00
Carly Koppen, Clerk and Recorder, Weld County, CO

CERTIFICATE OF OWNERSHIP:

Know all men by these presents that The Town of Frederick, being the Owner(s), Mortgagee or Lienholder of certain lands in Frederick, Colorado, described as follows:

A parcel of land situate within the Northeast Quarter of Section Four (24), Township Two North (T.2N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), Town of Frederick, County of Weld, State of Colorado, more particularly described as follows:

BEGINNING at the Center Quarter corner of Section 24 and assuming the West line of the Northeast Quarter of said Section 24 monumented on the South by a 2 3/8" aluminum pipe with a 3.25" aluminum cap, LS 14070 and monumented on the North by a #6 rebar with a 3.25" aluminum cap, LS 16406, as bearing North 00°17'41" West being a grid bearing of the Colorado State Plane Coordinate System, North zone, North American Datum 1983/92 a distance of 2649.28 feet with all bearings contained herein relative thereto;

THENCE North 00° 17' 41" West along said West line of the Northeast Quarter of Section 24 a distance of 411.97 feet to the most Westerly Southeast corner of Tract B, Moore Farm Subdivision recorded October 7, 2002 as Reception No. 2993778 of the Records of Weld County;
THENCE South 66° 59' 46" East along a Southwesterly line of said Tract B a distance of 419.60 feet;
THENCE North 39° 30' 18" East along a Southeasterly line of Tract B a distance of 72.41 feet to the Northwesterly corner of a parcel of land described in Warranty Deed recorded August 8, 1978 as Reception No. 1762622 of the Records of Weld County;
THENCE South 00° 17' 41" East along the West line of said parcel recorded as Reception No. 1762622 a distance of 302.21 feet to the South line of the Northeast Quarter of said Section 24;
THENCE South 89° 46' 53" West along said South line of the Northeast Quarter of Section 24 a distance of 431.74 feet to the Center Quarter corner of Section 24 and to the **POINT OF BEGINNING**;

Have laid out this Subdivision Amendment Plat of the above described land under the name and style of MOORE FARM SECOND MINOR SUBDIVISION, This described Subdivision Amendment Plat contains 3.21 acres, more or less, together with and subject to all easements and rights -of-way existing and/or of public record.

Executed this 11th day of September, A.D., 2017.

[Signature]
TOWN OF FREDERICK

STATE OF COLORADO)
COUNTY OF) ss

The foregoing certificate of ownership was acknowledged before me by *Tommy Carey*, acting in his/her capacity as *Mayor* of *Town of Frederick*, this 11th day of *September*, 2017.

Witness My Hand and Seal:

My commission expires: 10/13/2021

MEGHAN C. MARTINEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094033808
My Commission Expires Oct. 13, 2021

[Signature]
Notary Public

NOTES:

- This survey does not constitute a title search by Northern Engineering to determine ownership or easements of record.
- Basis of Bearings is the West line of the Northeast Quarter of Section 24 as bearing North 00°17'41" West (assumed bearing) and monumented as shown on drawing.
- Parcel contains 139,603 square feet, or 3.20 acres, more or less.
- The lineal unit of measure for this survey is U.S. Survey Feet.
- Zoning: All parcels shown on this plat are currently zoned "Public District".
- Access to the site is provided via the means of the Town of Frederick Trail System as currently existing. A private blanket easement for maintenance and access will be dedicated across Lot 2 for the benefit of Lot 1.

SURVEYOR'S STATEMENT

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

I further certify that this Subdivision Amendment Plat Map and legal description were prepared under my personal supervision and in accord with applicable State of Colorado requirements on this ___ day of _____, 20__.

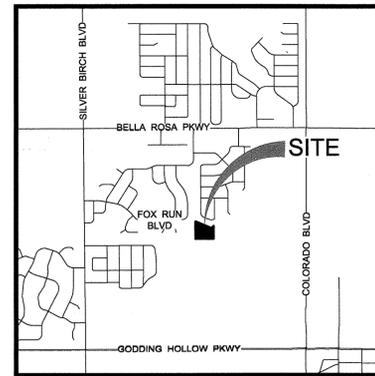
[Signature]
8-9-2019
PROFESSIONAL LAND SURVEYOR
34995

Steven A. Lund
Colorado Registered Professional
Land Surveyor LS #34995

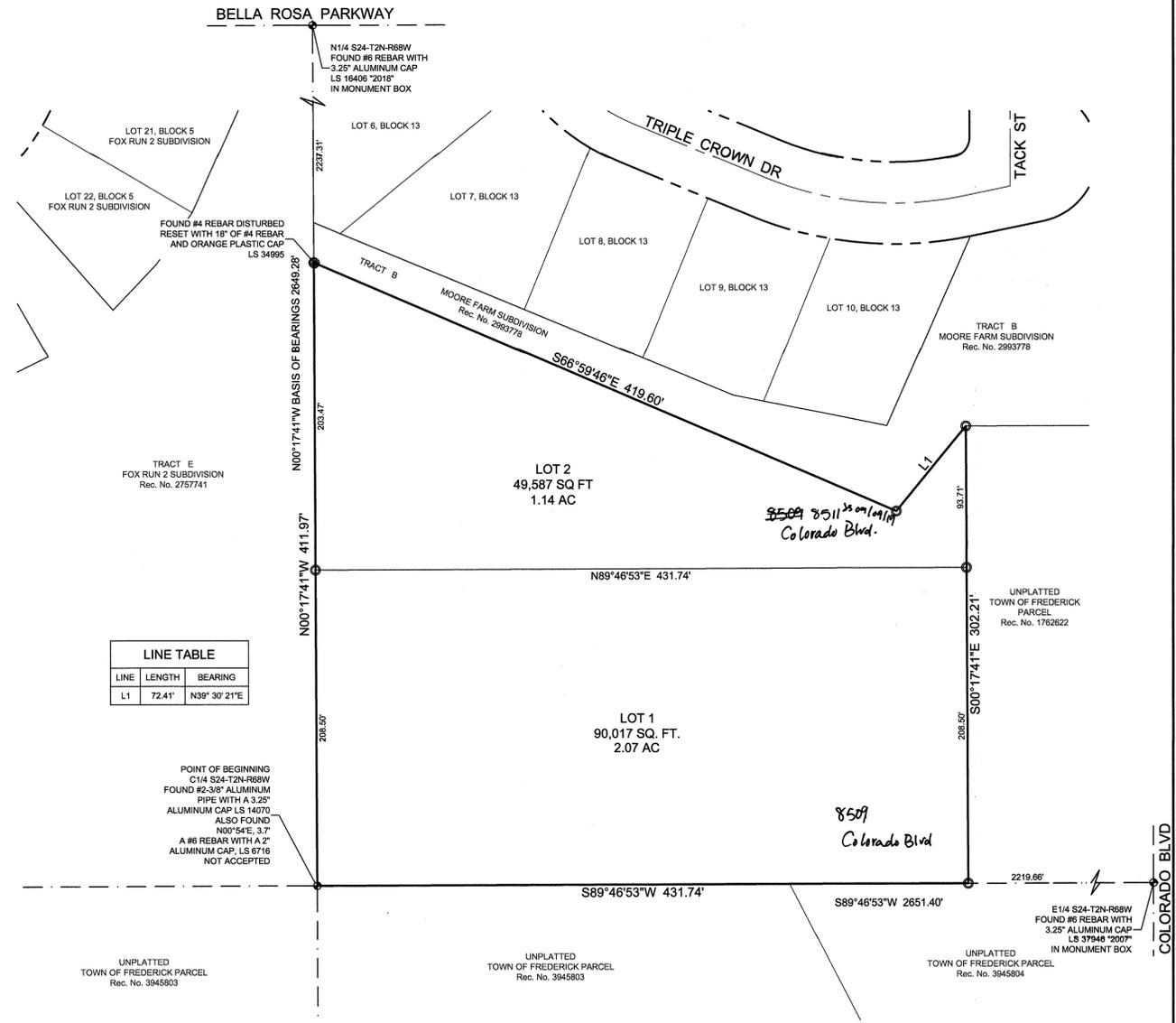
STAFF CERTIFICATE OF APPROVAL

This Subdivision Amendment Plat of the MOORE FARM SECOND MINOR SUBDIVISION is approved and accepted by the Town of Frederick Planning Department this 9th day of September, 2017 in accordance with Section 4.11.2 of the Land Use Code for Subdivision Amendments.

[Signature]
Planning Director



VICINITY MAP
1" = 2000'

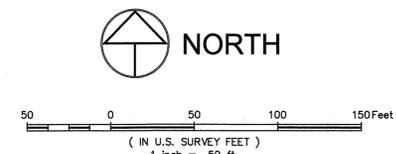


LINE	LENGTH	BEARING
L1	72.41'	N39° 30' 21"E

POINT OF BEGINNING
C1/4 S24-T2N-R68W
FOUND #2-3/8" ALUMINUM
PIPE WITH A 3.25"
ALUMINUM CAP LS 14070
ALSO FOUND
N00°15'41" E 3.7"
A #6 REBAR WITH A 2"
ALUMINUM CAP. LS 6716
NOT ACCEPTED

SYMBOL LEGEND	
●	FOUND PROPERTY MONUMENT
○	SET 18" OF #4 REBAR WITH ORANGE PLASTIC CAP, LS 34995 UNLESS OTHERWISE NOTED
⊕	FOUND SECTION CORNER

LINE LEGEND	
---	RIGHT OF WAY LINE
---	BOUNDARY LINE
---	LOT LINE
---	EASEMENT LINE
---	ROAD CENTERLINE



Revisions:	By:	Date:

SECTION: 24
TOWNSHIP: 2 N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS, CO: North Howard Street, Suite 100, 80521
GREELEY, CO: 8th Street, 80531
northerneng.com
970.221.4158

PROJECT: 1283-005
DESIGNED BY: A. Lund
DRAWN BY: S. Lund
DATE: 12/19/2018
SCALE: 1" = 50'
REVIEWED BY: S. Lund

MINOR SUBDIVISION
MOORE FARM SECOND MINOR SUBDIVISION
FREDERICK, WELD COUNTY, COLORADO

Sheet
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Of 1 Sheets

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