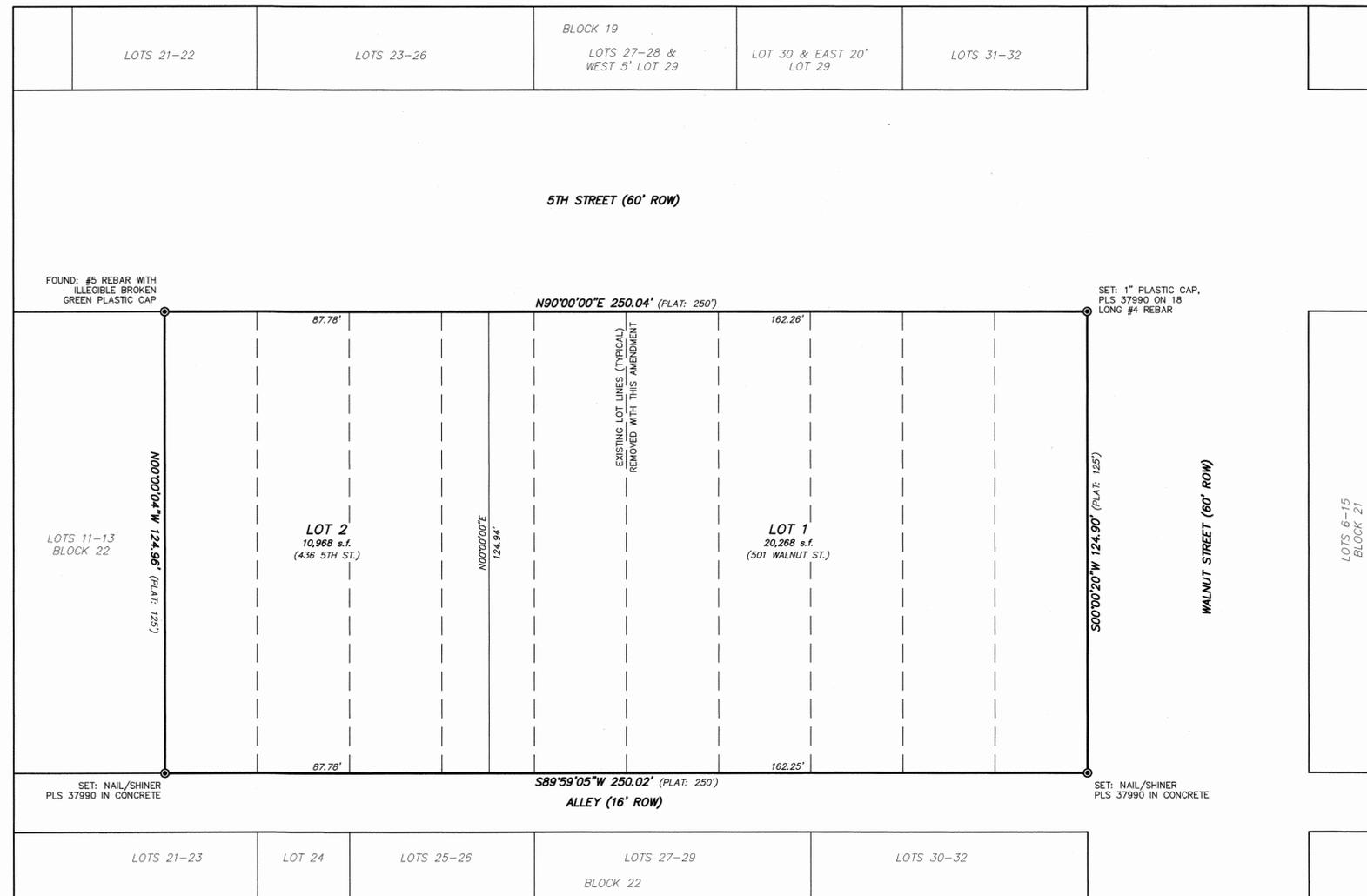


TOWN OF FREDERICK AMENDMENT B

TOWN OF FREDERICK SUBDIVISION AMENDMENT
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 31,
 TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 0.72 ACRE (31,236 s.f) – 2 LOTS



VICINITY MAP



CERTIFICATE OF OWNERSHIP:

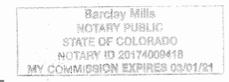
KNOW ALL MEN BY THESE PRESENTS THAT BLACKFOX R3, LLC BEING THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:
 LOTS 1 TO 10, INCLUSIVE, BLOCK 22 IN THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO;
 HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF "TOWN OF FREDERICK AMENDMENT B". THIS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 0.72 ACRE, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY EXISTING AND/OR OF PUBLIC RECORD.
 EXECUTED THIS 29th DAY OF July, 2020

BY: JASON HEPP
 AS: MANAGER

ACKNOWLEDGMENT
 STATE OF COLORADO }
 COUNTY OF Weld } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF July, 2020 BY JASON HEPP AS MANAGER OF BLACKFOX R3, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES 07/01/21



STAFF CERTIFICATE OF APPROVAL:

THIS SUBDIVISION AMENDMENT PLAT OF "TOWN OF FREDERICK AMENDMENT B" IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 29th DAY OF July, 2020 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENT.

[Signature]
 PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

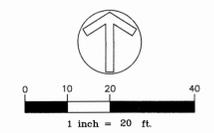
I, BO BAIZE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SUBDIVISION AMENDMENT PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.
 I FURTHER CERTIFY THAT THIS SUBDIVISION AMENDMENT AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 29th DAY OF July, 2020 A.D.



BO BAIZE,
 FOR AND ON BEHALF OF HURST AND ASSOCIATES, INC.
 COLORADO PLS NO. 37990

NOTES:

- 1) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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.
- 2) BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EASTERLY LINE OF LOT 15, BLOCK 24 OF "TOWN OF FREDERICK", ASSUMED N00°00'00"E BETWEEN FOUND 1" PLASTIC CAPS MARKED "LS 29425.
- 3) PROPERTY IS LOCATED IN UNSHADED ZONE X (ARES DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP PANEL NUMBER 08123C2081 WITH AN EFFECTIVE DATE OF 01/20/2016.
- 4) TITLE COMMITMENT NO. 100-N0027003-030-TH, PREPARED BY FIDELITY NATIONAL TITLE COMPANY, WITH A COMMITMENT DATE OF APRIL 23, 2020 WAS RELIED UPON FOR EASEMENT INFORMATION.
- 5) ADJACENT LOT INFORMATION PER WELD COUNTY ASSESSORS MAP, SHOWING COMBINED LOTS AND DESCRIPTIONS.
- 6) PROPERTY IS CURRENTLY ZONED DN-A (DOWNTOWN A).
- 7) PER LIST OF MINERAL OWNERS AND MINERAL LESSEES FOR NOTIFICATION PREPARED BY ZEREN LAND SERVICES PREPARED 06/15/20, THERE ARE NO MINERAL OWNERS ENTITLED TO NOTICE. MINERAL LEASEHOLD OWNERS ARE K.P. KAUFFMAN COMPANY, INC. AND KERR-McGEE OIL & GAS ONSHORE LP.
- 8) ALTA/NSPS LAND TITLE SURVEY OF SUBJECT PROPERTY BY HURST & ASSOCIATES RECORDED 07/17/20 AT RECEPTION NO. 4610322 CONTAINS ADDITIONAL INFORMATION USED IN PREPARATION OF PLAT.
- 9) LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.



SCALE VERIFICATION
 8 1/2 x 11 ONE INCH
 ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	DATE	BY
1	Original drawing	06/15/20	Ba
2	Added bond for property corner	07/29/20	Ba

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	Original drawing	06/15/20	Ba
2	Added bond for property corner	07/29/20	Ba

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

HURST & ASSOCIATES, INC.
 1265 S Public Road, Suite B
 Lafayette, CO 80026
 303.449.9105

TOWN OF FREDERICK
 AMENDMENT B
 FINAL PLAT
 FREDERICK, COLORADO

DRAWN BY: BO	DESIGNED BY: BO	APPROVED BY: OCH
JOB NUMBER: 2295-15	DATE: 07/29/20	SCALE: 1"=20'
SHEET NO: 1 OF 1		FILE LOCATION: G:\2295\15\SURVEY\FREDERICK AMENDMENT B PLAT

APPLICANT/DEVELOPER:
 JASON HEPP
 BLACKFOX R3 LLC
 PO BOX 209
 HYGIENE, CO 80533

SURVEYOR:
 BO BAIZE
 HURST & ASSOCIATES, INC.
 1265 S. PUBLIC ROAD SUITE B
 LAFAYETTE, CO 80026