

# DREAMER'S RIDGE PHASE 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,  
 TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

LAND USE TABLE			
LOTS	LAND USE	ZONING	ACRES
1, 2, AND 3	RESIDENTIAL	R-E	35.08
RIGHT OF WAY	RIGHT OF WAY	R-E	3.25
<b>TOTAL</b>			<b>38.33</b>

**CONSULTANTS:**  
 EHRHART LAND SURVEYING, LLC  
 P.O. BOX 930, ERIE, CO 80516  
 303-828-3340

**OWNER:**  
 JEFFREY & STEPHANIE WRIGHT  
 5229 MT. ARAPAHO CIR.  
 FREDERICK, CO 80504

**SCHEDULE B2 EXCEPTIONS:**

(PER CORE COMMERCIAL TITLE, LLC, FILE NUMBER 15-4039, DATED APRIL 24, 2015)

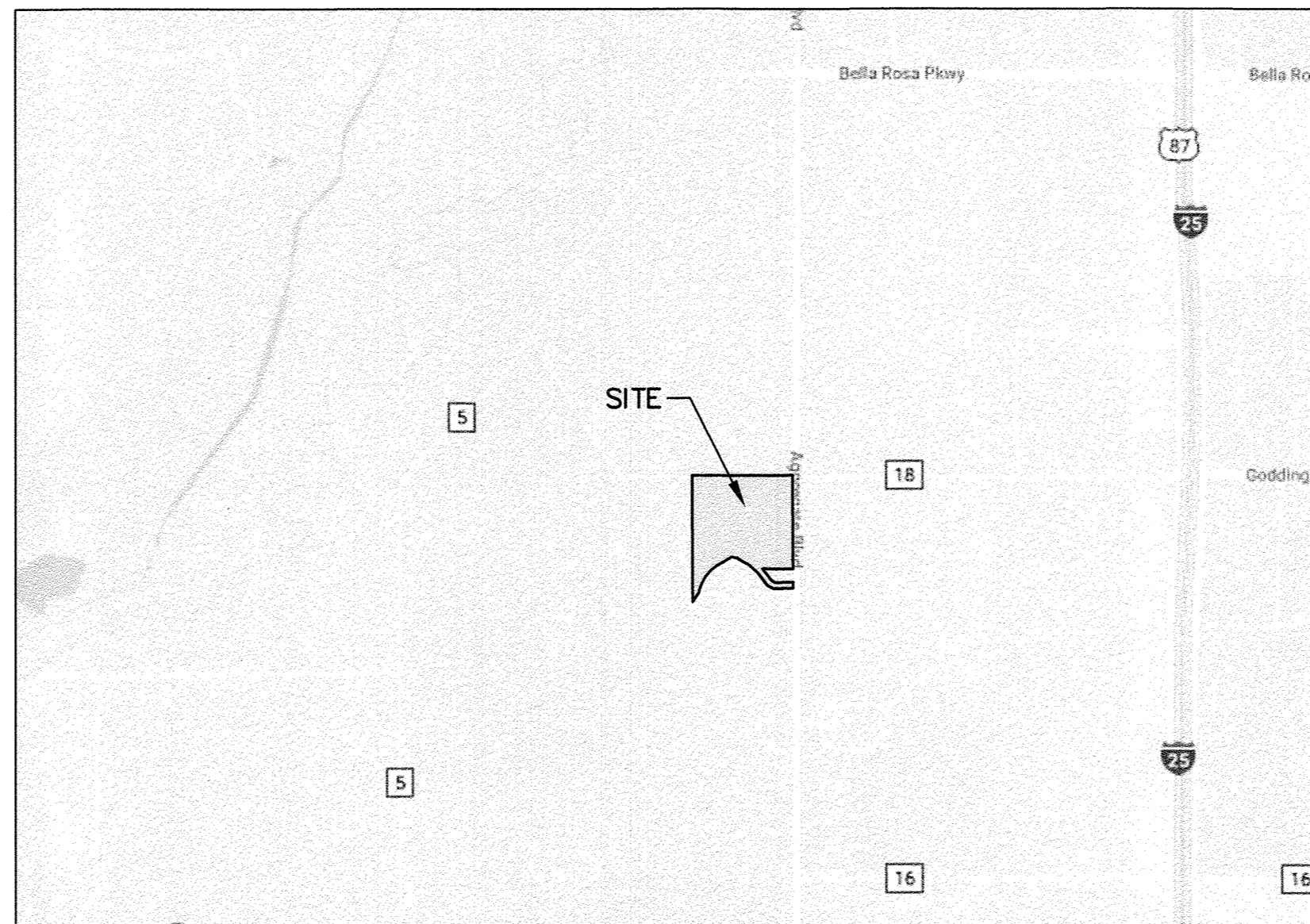
- 1-8) TYPICAL EXCEPTIONS. (NOT EXAMINED BY EHRHART LAND SURVEYING).
9. THE RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT OR REMOVE HIS ORE SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES THEREBY AS RESERVED IN UNITED STATES PATENT RECORDED MAY 4, 1883 IN BOOK 34 AT PAGE 59 AT RECEPTION NO. 10542.
10. RIGHTS OF WAY FOR WELD COUNTY ROAD 18 AKA GOODING HOLLOW PARKWAY AND RIGHTS OF WAY FOR WELD COUNTY ROAD 7 AKA AGGREGATE BOULEVARD, SUCH RIGHTS AS MAY EXIST OVER THAT PORTION OF SAID LAND LYING WITHIN THE BOULDER AND WELD COUNTY DITCH.
11. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS OF COAL MINING AGREEMENT AND UNRECORDED LEASE AS DISCLOSED IN LAST WILL AND TESTAMENT OF ALICE M. HINGLEY, RECORDED DECEMBER 13, 1967 AT RECEPTION NO. 1510830.
12. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF AGREEMENT, RECORDED APRIL 6, 1970 AT RECEPTION NO. 1544921.
13. OIL AND GAS LEASES BETWEEN HINGLEY AND WESTMORELAND, ET AL, AND GEN OIL INC. RECORDED DECEMBER 2, 1974 AT RECEPTION NO. 1649424 AND RECORDED DECEMBER 16, 1974 AT RECEPTION NO. 1650292 AND AT RECEPTION NO. 1650293 AND AT RECEPTION NO. 1650294 AND AT RECEPTION NO. 1650295 AND RECORDED DECEMBER 23, 1974 AT RECEPTION NO. 1650706, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.
14. OIL AND GAS LEASE BETWEEN WILLIAM E. HINGLEY AND JOHN H. HILL RECORDED DECEMBER 2, 1974 AT RECEPTION NO. 1649425, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.
15. EASEMENT(S) AND RIGHTS OF WAY INCLUDING ITS TERMS AND CONDITIONS FOR PIPE LINES AND ACCESS ROAD AS GRANTED TO AMOCO PRODUCTION COMPANY IN INSTRUMENT RECORDED OCTOBER 12, 1976 AT RECEPTION NO. 1701001.
16. THE FOLLOWING NOTICES CONCERNING UNDERGROUND FACILITIES HAVE BEEN FILED WITH THE WELD COUNTY CLERK AND RECORDER. THESE STATEMENTS ARE GENERAL AND DO NOT NECESSARILY GIVE NOTICE OF UNDERGROUND FACILITIES WITHIN THE LAND: (A) PANHANDLE EASTERN PIPE LINE COMPANY, RECORDED JUNE 26, 1986 AT RECEPTION NO. 2058722. (B) UNITED POWER, INC. RECORDED JANUARY 24, 1991 AT RECEPTION NO. 2239296.
17. NOTES AND EASEMENTS AS SHOWN ON MAP OF RECORDED EXEMPTION NO. 1313-28-1-RE-1489 RECORDED JULY 7, 1993 AT RECEPTION NO. 2339919.
18. ALL INTEREST IN ALL OIL, GAS AND OTHER MINERALS RIGHTS AS RESERVED IN A DEED RECORDED JUNE 15, 1994 AT RECEPTION NO. 2393370, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.
19. ANY AND ALL INTEREST IN ALL OIL, GAS AND OTHER MINERALS RIGHTS AS RESERVED IN A DEED RECORDED JUNE 15, 1994 AT RECEPTION NO. 2393373, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.
20. EASEMENT(S) AND RIGHTS OF WAY INCLUDING ITS TERMS AND CONDITIONS FOR WATER PIPELINE AS GRANTED TO LEFT HAND WATER DISTRICT IN INSTRUMENT RECORDED MARCH 10, 1995 AT RECEPTION NO. 2429654.
21. ANY AND ALL INTEREST IN ALL OIL, GAS AND OTHER MINERALS RIGHTS AS RESERVED IN A DEED RECORDED APRIL 27, 1995 AT RECEPTION NO. 2436019, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.
22. NOTICE OF OIL AND GAS INTERESTS AND SURFACE USE RECORDED NOVEMBER 16, 2000 AT RECEPTION NO. 2807473.
23. AN UNDIVIDED 20% INTEREST IN ALL OIL, GAS AND OTHER MINERALS RIGHTS AS GRANTED IN A DEED RECORDED AUGUST 15, 2000 AT RECEPTION NO. 2787397, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.
24. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED APRIL 21, 2006 AT RECEPTION NO. 3381155.
25. REQUEST FOR NOTIFICATION OF PENDING SURFACE DEVELOPMENT RECORDED AUGUST 6, 2007 AT RECEPTION NO. 3495293.
26. REQUEST FOR NOTIFICATION (MINERAL ESTATE OWNER) RECORDED DECEMBER 21, 2007 AT RECEPTION NO. 3525268.
27. ALL INTEREST IN ALL OIL, GAS AND MINERALS RIGHTS AS GRANTED IN A DEED RECORDED JUNE 14, 2013 AT RECEPTION NO. 3940450, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.
28. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN DITCH ACCESS AGREEMENT, RECORDED MARCH 9, 2017 AT RECEPTION NO. 4284552.
29. NOTES AND EASEMENTS AS SHOWN ON MAP OF RECORDED EXEMPTION NO. 1313-28-01 RECX16-0204 RECORDED APRIL 12, 2017 AT RECEPTION NO. 4293297.
30. ANY AND ALL UNRECORDED LEASES OR TENANCIES AND ANY AND ALL PARTIES CLAIMING BY, THROUGH, OR UNDER SUCH LEASES OR TENANCIES.

**NOTES:**

- 1) UNIFIED TITLE COMPANY OF NORTHERN COLORADO, LLC, FILE NO. 17153JUTG AMENDMENT NO. 2, DATED APRIL 23, 2019, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 2) 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 SURVEYOR'S STATEMENT SHOWN HEREON.
- 3) BEARINGS ARE BASED ON EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, T2N, R68W OF THE 6TH P.M., BEARS S001°3'49"E (ASSUMED), A DISTANCE OF 2,677.75 FEET, MONUMENTED ON THE NORTH END BY A 3.25" BLM BRASS CAP "1952" AND ON THE SOUTH END BY A 3.25" ALUMINUM CAP, PLS 18482.
- 4) FLOOD INFORMATION: SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP FOR WELD COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08013C0435J, DATED DECEMBER 18, 2012, AND FEMA'S ONLINE INTERACTIVE MAP.
- 5) THE EXISTING BARN MAY ONLY BE USED FOR SUPPORT OF EXISTING AGRICULTURAL USE OR AS A GARAGE FOR A FUTURE RESIDENTIAL HOME.
- 6) THE ZONING FOR LOT 1, 2, AND 3 IS R-E, ESTATE DISTRICT.
- 7) UNITED POWER, INC. HAS EXISTING UNDERGROUND LINES ON THE PROPERTY RUNNING SOUTH FROM GODDING HOLLOW PKWY. THROUGH THE MIDDLE OF THE PROPERTY TO THE SOUTH LINE OF PARCEL.

**VICINITY MAP**

SCALE 1" = 2000'



**PLANNING COMMISSION CERTIFICATE OF APPROVAL:**

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION

20 21 - 018 THIS 7<sup>th</sup> DAY OF January 20 21

*[Signature]*  
 CHAIRMAN

*[Signature]*  
 PLANNING COMMISSION SECRETARY

**CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:**

THE FINAL PLAT MAP OF DREAMER'S RIDGE PHASE 2 IS APPROVED AND ACCEPTED BY ORDINANCE 05064121 NO. \_\_\_\_\_ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON January 26, 20 21. 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.

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 AS SHOWN HEREIN THIS PLAT OR AS OTHERWISE MAY BE REQUIRED TO SERVICE THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNERS 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 MINOR SUBDIVISION 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.

*[Signature]*  
 MAYOR

ATTEST:  
*[Signature]*  
 TOWN CLERK

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT JEFFREY ALLEN WRIGHT AND STEPHANIE JEAN WRIGHT, BEING THE OWNERS, MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS AS SHOWN HEREON UNDER THE NAME OF DREAMER'S RIDGE PHASE 2, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS-OF-WAY, AND EASEMENTS DESIGNATED OR DESCRIBED AS FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN. THE ENTITIES NAMED ON THE 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 OR FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE PUBLIC STREET, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES SHOWN HEREON AND THE WATER DISTRIBUTION SYSTEM 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.

**PROPERTY DESCRIPTION:**

LOT B, RECORDED EXEMPTION NO. 1313-28-01 RECX16-0204, COUNTY OF WELD, STATE OF COLORADO.

TOTAL AREA OF PARCELS CONTAINING 1,669,692 SQUARE FEET OR 38.331 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 16<sup>th</sup> DAY OF

March A.D., 20 21.

BY: JEFFREY ALLEN WRIGHT

*[Signature]*  
 BY: STEPHANIE JEAN WRIGHT

**ACKNOWLEDGEMENT:**

STATE OF COLORADO )  
 COUNTY OF Weld )SS

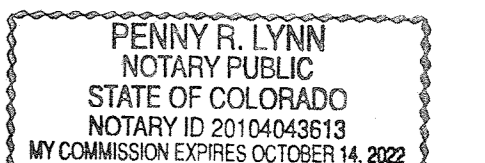
THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY JEFFREY ALLEN WRIGHT AND STEPHANIE JEAN WRIGHT.

THIS 16<sup>th</sup> DAY OF March 20 21

WITNESS MY HAND AND SEAL Penny R Lynn

MY COMMISSION EXPIRES 10/14/2022

*[Signature]*  
 NOTARY PUBLIC



**LIENHOLDER:**

DREAM WEAVER HOLDINGS, LLC

BY: *[Signature]*  
 JON FILE, MANAGER

**ACKNOWLEDGEMENT:**

STATE OF COLORADO )  
 COUNTY OF WELD )SS

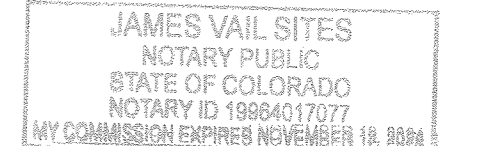
THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY JON FILE, MANAGER OF DREAM WEAVER HOLDINGS, LLC.

THIS 18 DAY OF March 20 21

WITNESS MY HAND AND SEAL *[Signature]*

MY COMMISSION EXPIRES 11/2/21

*[Signature]*  
 NOTARY PUBLIC



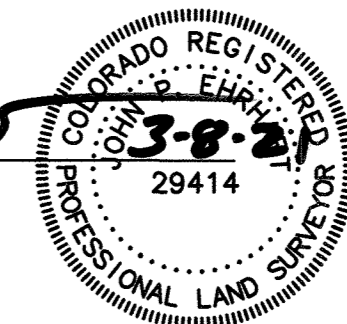
**SURVEYOR'S STATEMENT:**

I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL MAJOR SUBDIVISION PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS FINAL MINOR SUBDIVISION PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON

THIS 8<sup>th</sup> DAY OF March 20 21

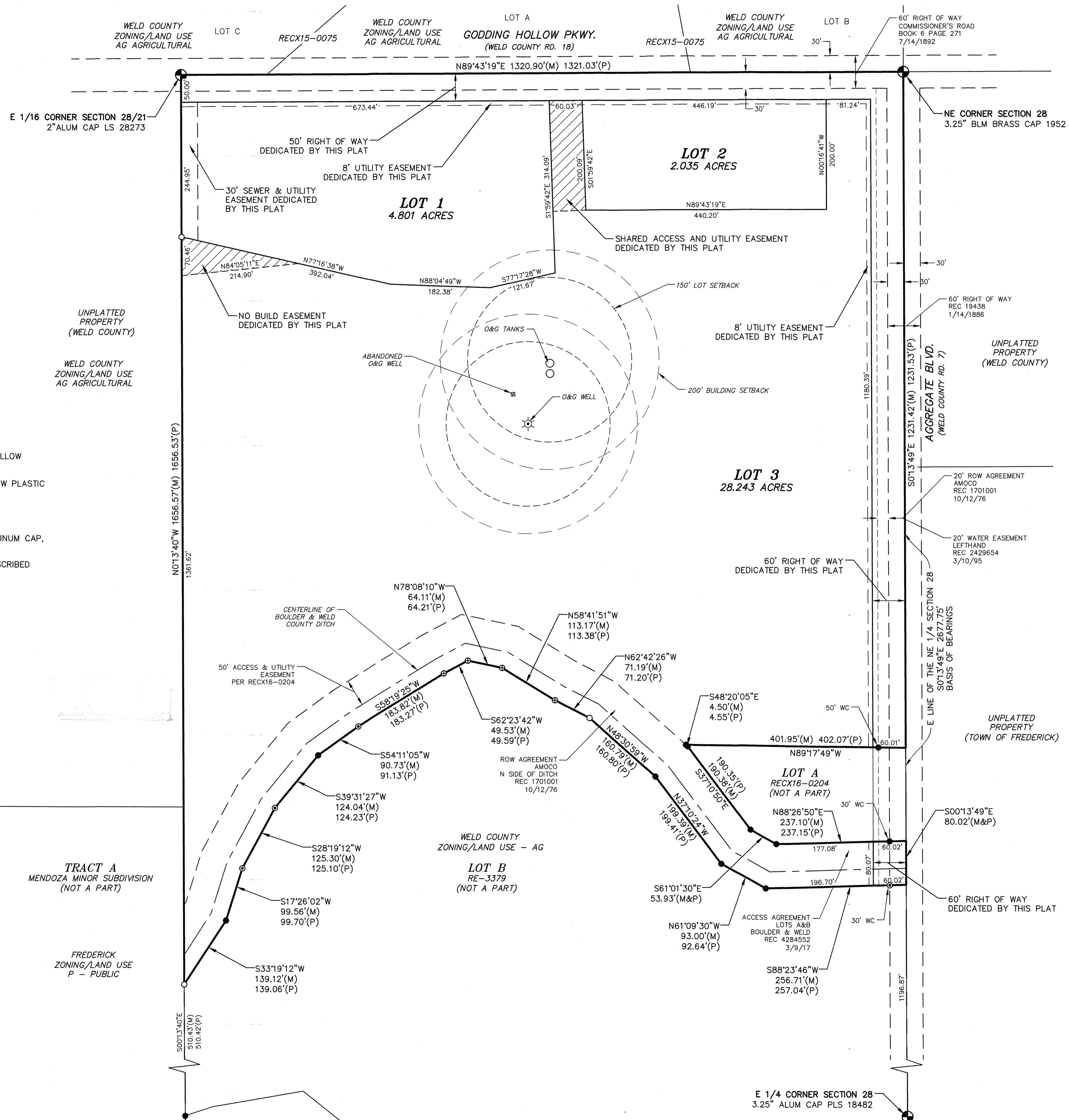
*[Signature]*  
 JOHN P. EHRHART  
 COLORADO P.L.S. #29414  
 EHRHART LAND SURVEYING, LLC  
 PO BOX 930, ERIE, CO 80516  
 PHONE: 303-828-3340



 P.O. Box 930 • Erie, Colorado 80516 (303) 828-3340 www.coloradols.com	SHEET:
	1 OF 2
	DATE: 1/4/21
	DRAWN BY: JPE
PROJECT: S195086	

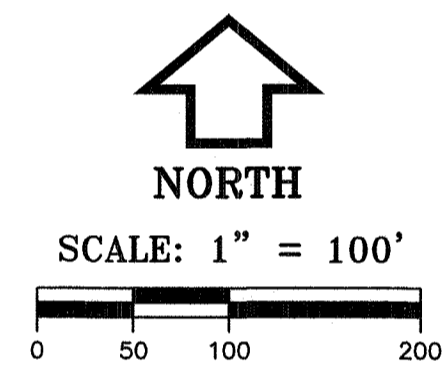
# DREAMER'S RIDGE PHASE 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,  
 TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO



**LEGEND**

- FOUND #5 REBAR WITH 1.25" YELLOW PLASTIC CAP, PLS 28273
- SET #5 REBAR AND 1.25" YELLOW PLASTIC CAP, EHRHART PLS 29414
- ⊙ FOUND #5 REBAR NO CAP
- ⊕ FOUND #5 REBAR WITH 2" ALUMINUM CAP, PLS 13255
- ⊗ FOUND SECTION CORNER AS DESCRIBED
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE
- WC WITNESS CORNER



 P.O. Box 930 • Erie, Colorado 80516 (303) 828-3340 www.coloradolands.com	SHEET: <b>2 OF 2</b>
	DATE: 1/4/21
	DRAWN BY: JPE
	PROJECT: S195086