

FINAL PLAT

TRACT P, VILLAGE EAST COMMUNITIES REPLAT NO. 2

A REPLAT OF TRACT P, VILLAGE EAST COMMUNITY,
 SITUATED IN THE SE 1/4, SE 1/4 OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.
 5.102 ACRES - 52 RESIDENTIAL LOTS - 4 TRACTS

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COLORADO, THAT AS OF THE DATE SET FORTH BELOW AND THE DATE OF RECORDING OF THIS DOCUMENT, THE UNDERSIGNED CONSTITUTE ALL OF THE OWNERS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, THAT THE UNDERSIGNED HAVE GOOD RIGHT AND FULL POWER TO CONVEY, ENCUMBER AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS-OF-WAY EXCEPT THE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THIS PLAT, AND THE LIENS HELD BY OTHER SIGNATORIES TO THIS DOCUMENT. IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY ARAPAHOE COUNTY, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOW ALL MEN BY THESE PRESENTS THAT MELODY HOMES, INC., A DELAWARE CORPORATION, BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT P, VILLAGE EAST COMMUNITY RECORDED ON SEPTEMBER 14, 2017 AT RECEPTION NO. 4335474 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF WELD, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, SAID COUNTY AND STATE. CONTAINING 5.102 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **TRACT P, VILLAGE EAST COMMUNITIES REPLAT NO. 2**, AND DO HEREBY DEDICATE TO THE TOWN OF FREDERICK, ITS SUCCESSORS AND ASSIGNS FOREVER SUCH PUBLIC STREETS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, IN FEE-SIMPLE ABSOLUTE, AND DO HEREBY DEDICATE TO THE TOWN OF FREDERICK AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED.

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 SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 20th DAY OF June, 2021.

[Signature]
 MELODY HOMES, INC., A DELAWARE CORPORATION

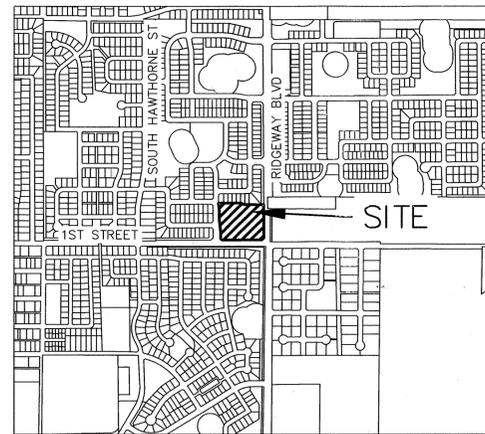
STATE OF COLORADO)
)SS
 COUNTY OF WELD)

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY William Carlisle ACTING IN HIS CAPACITY AS Vice Land THIS 29th DAY OF June, 2021.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES 12-10-2021

NOTARY PUBLIC



VICINITY MAP
 1" = 1000'

SHEET INDEX

- SHEET 1 - COVER
- SHEET 2 - PLAT SHEET
- SHEET 3 - EASEMENT DETAILS

TRACT TABLE				
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY / MAINTAINED BY
TRACT A	34,744	0.798	ACCESS, UTILITY, AND DRAINAGE	METRO DISTRICT
TRACT B	32,127	0.738	PARK, AND DRAINAGE	METRO DISTRICT
TRACT C	61,951	1.422	LANDSCAPING, DRAINAGE	METRO DISTRICT
TRACT D	5,035	0.116	ACCESS AND UTILITY	METRO DISTRICT
TOTAL	133,857	3.074		

LAND SUMMARY TABLE			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (52)	88,400	2.028	39.77%
TRACTS (4)	133,857	3.074	60.23%

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 2021-11A THIS 5 DAY OF June, 2021.

[Signature]
 CHAIRMAN
[Signature]
 PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

Resolution 21-R-27
 THE FINAL PLAT MAP OF THE **TRACT P, VILLAGE EAST COMMUNITIES REPLAT NO. 2** IS APPROVED AND ACCEPTED BY THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON June 20, 2021. 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 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, CUTTERS, SIDEWALKS, AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE 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.

[Signature]
 TRACE CRITES, MAYOR

ATTEST:
[Signature]
 MEGHAN B. MARTINEZ, CMC, TOWN CLERK



GENERAL NOTES

1. THE FIELD WORK FOR THIS PLAT WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON OCTOBER 13, 2020.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. 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.
4. NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.
5. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 571-204100680, WITH AN EFFECTIVE DATE OF JUNE 2, 2021 AT 10:18 A.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
6. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, ASSUMED TO BEAR NORTH 89°58'09" EAST, A DISTANCE OF 1,316.86 FEET, MONUMENTED AS SHOWN HEREON.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
8. THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE TRACT P, VILLAGE EAST COMMUNITY INTO LOTS, RIGHTS-OF-WAY, TRACTS, AND EASEMENTS.
9. FLOODPLAIN: BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 08123C2081E, THE SUBJECT PROPERTY LIES WITHIN "ZONE X" OTHER AREAS, BEING DEFINED AS "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL FLOOD CHANCE FLOODPLAIN".
10. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
11. MORRISON DRIVE, TODD COURT, STEPHANIE PLACE, KALI COURT, AND ZIG PLACE ARE TO BE PRIVATELY OWNED AND MAINTAINED.
12. A NON-EXCLUSIVE BLANKET ACCESS AND DRAINAGE EASEMENT, EXCLUDING BUILDING FOOTPRINTS, IS HEREBY GRANTED TO AND BETWEEN ALL LOTS AND TRACTS SHOWN ON THIS PLAT FOR THE BENEFIT OF THE SUBDIVISION, TO CONTROL, CONTAIN, AND CONVEY THE STORM WATER RUN-OFF THEREFROM AND TO ALLOW THE INSTALLATION OF CULVERTS, SWALES, PIPELINES, AND OTHER FLOOD CONTROL IMPROVEMENTS AND APPURTENANCES THERETO: THE UNDERLYING PROPERTY OWNER OR ITS ASSIGNS WILL BE RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA.
13. EMERGENCY ACCESS FOR ALL EMERGENCY VEHICLES AND ACCESS TO ALL TOWN VEHICLES IS HEREBY GRANTED TO INSPECT AND/OR MAINTAIN THE PUBLIC WATER IMPROVEMENTS INSTALLED.

OWNER / DEVELOPER

D. R. HORTON
 9555 S. KINGSTON COURT, SUITE 200
 ENGLEWOOD CO 80112
 303-488-0061

ENGINEER

CAGE CIVIL ENGINEERING
 999 18TH STREET, SUITE 2110
 DENVER, CO 80202
 630-598-0007

SURVEYOR

AZTEC CONSULTANTS, INC.
 300 E. MINERAL AVE, SUITE 1
 LITTLETON, CO 80122
 303-713-1898

SURVEYORS CERTIFICATE

I, BRADY J. MOORHEAD, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

BY Brady Moorhead
 DATE JUNE 23, 2021



BRADY J. MOORHEAD, PLS NO. 38668
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
 300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER DR HORTON		DATE OF PREPARATION:	11/13/2020
			SCALE:	NA
	9555 S. KINGSTON COURT, #200 ENGLEWOOD, COLORADO 80112		SHEET 1 OF 3	

FINAL PLAT

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 5.102 ACRES - 52 RESIDENTIAL LOTS - 4 TRACTS

SEE SHEET 3
 FOR EASEMENT
 DETAILS

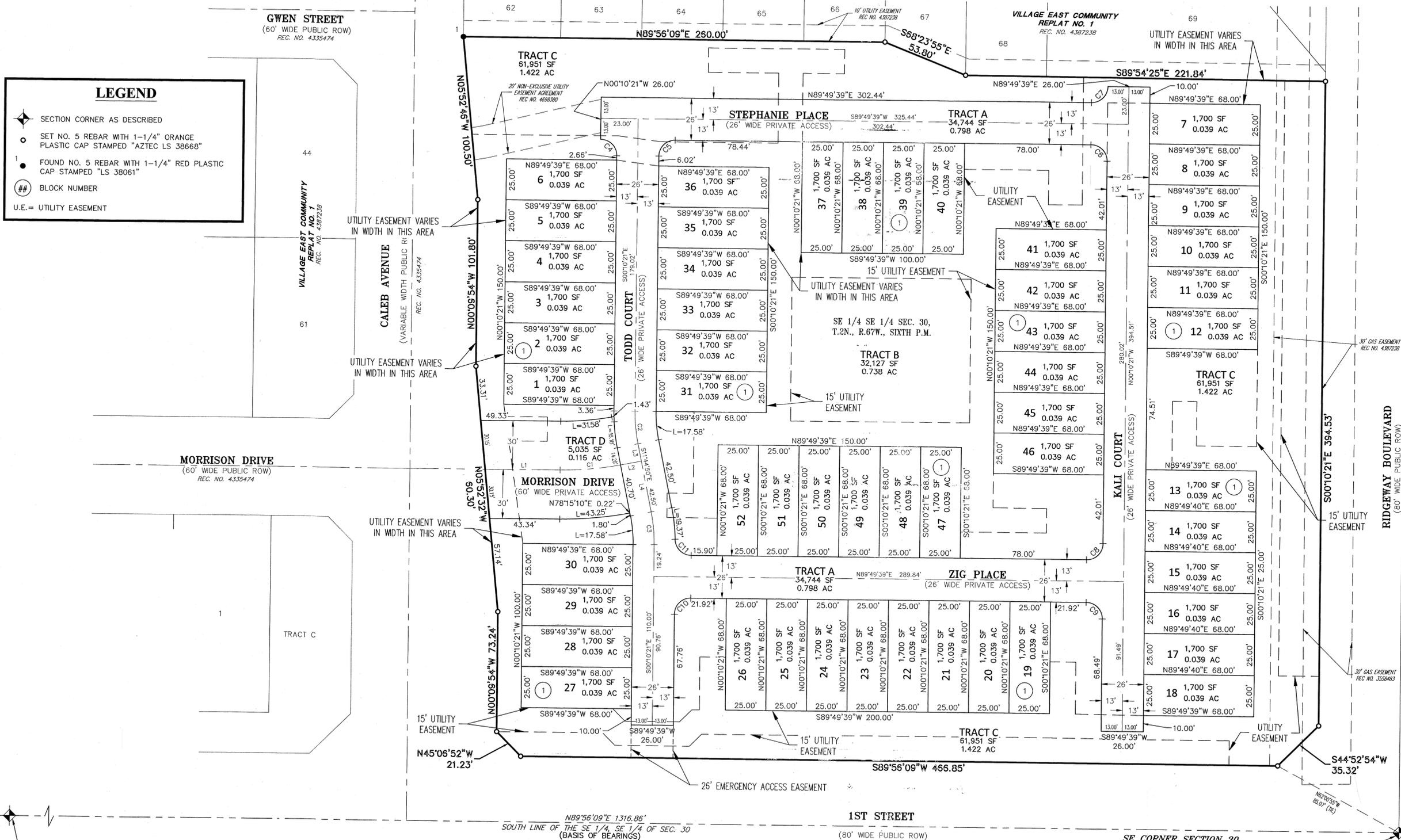
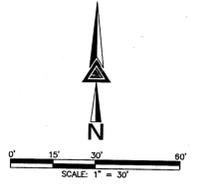
LEGEND

- ◆ SECTION CORNER AS DESCRIBED
- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "LS 38061"
- ## BLOCK NUMBER

U.E. = UTILITY EASEMENT

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG	CHORD LENGTH
C1	10°42'55"	200.00'	37.40'	N84° 28' 11"E	37.35
C2	11°34'29"	100.00'	20.20'	S05° 57' 36"E	20.17
C3	11°34'29"	100.00'	20.20'	N05° 57' 36"W	20.17
C4	90°00'00"	10.00'	15.71'	N45° 10' 21"W	14.14
C5	90°00'00"	10.00'	15.71'	N44° 49' 39"E	14.14
C6	90°00'00"	10.00'	15.71'	S45° 10' 21"E	14.14
C7	90°00'00"	10.00'	15.71'	N44° 49' 38"E	14.14
C8	90°00'00"	10.00'	15.71'	S44° 49' 39"W	14.14
C9	90°00'01"	10.00'	15.71'	N45° 10' 21"W	14.14
C10	90°00'00"	10.00'	15.71'	S44° 49' 39"W	14.14
C11	88°14'50"	10.00'	15.40'	N46° 02' 56"W	13.92

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°49'39"E	46.33'
L2	N79°06'44"E	13.00'
L3	S11°44'50"E	10.89'
L4	S11°44'50"E	31.60'



E 1/16 CORNER SECTION 30 & 31
 T2N, R67W, 6TH P.M.
 FOUND NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED
 "CIVIL ARTS DREXEL LS 24305 (2003)" IN A RANGE BOX
 0.3± BELOW SURFACE PER MONUMENT RECORD FIELD BY
 PLS 38512 AND ACCEPTED ON MARCH 31, 2017

SE CORNER SECTION 30
 T2N, R67W, 6TH P.M.
 FOUND 2 1/2" IRON PIPE WITH A 3 1/4" ALUMINUM CAP STAMPED "BUREAU
 OF LAND MANAGEMENT (1952)" IN A RANGE BOX 2.4± BELOW SURFACE PER
 MONUMENT RECORD FILED BY PLS 24305 AND ACCEPTED ON AUGUST 4, 2004

AZTEC
 CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
 Littleton, Colorado 80122
 Phone: (303) 713-1898
 Fax: (303) 713-1897
 www.aztecconsultants.com

DEVELOPER
 DR HORTON

9555 S. KINGSTON COURT, #200
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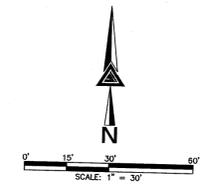
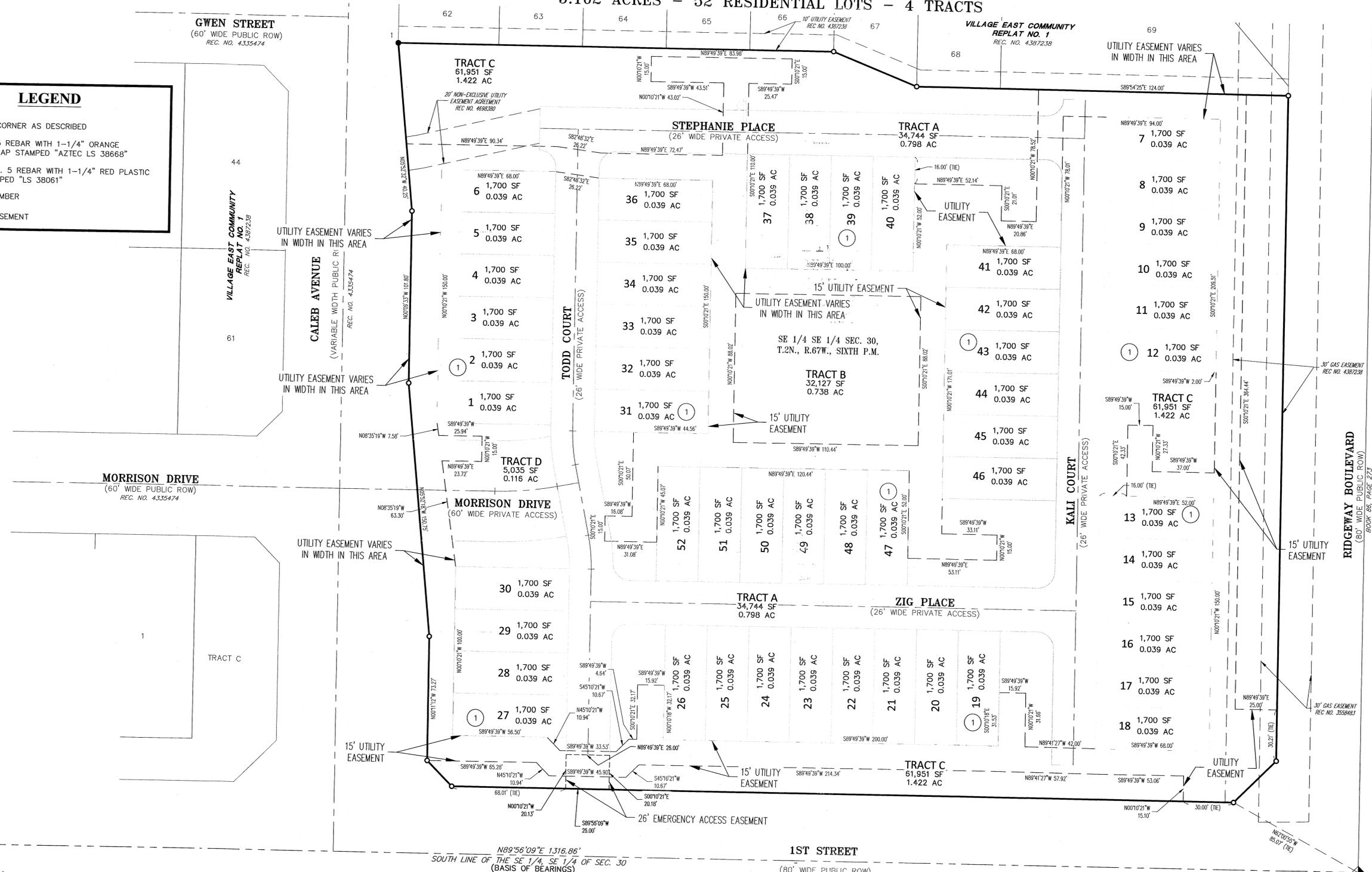
DATE OF PREPARATION:	11/13/2020
SCALE:	T-30'
SHEET 2 OF 3	

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FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.

	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER DR HORTON	DATE OF PREPARATION: 11/13/2020
	AzTec Proj. No.: 133120-09 Drawn By: RDR	9555 S. KINGSTON COURT, #200 ENGLEWOOD, COLORADO 80112	SCALE: 1"=30'