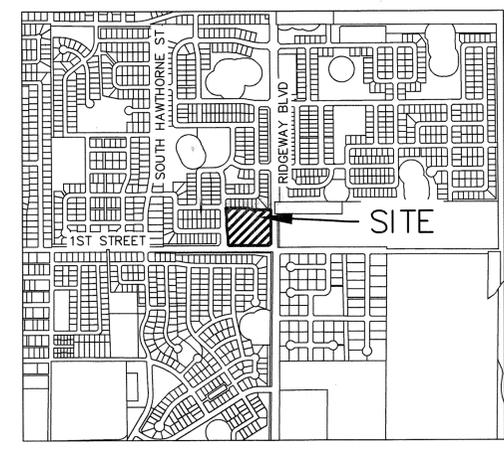


4749516 Pages: 1 of 3  
 08/25/2021 10:53 AM R Fee: \$33.00  
 City of Frederick, Colorado, Weld County, CO

# AMENDMENT PLAT

# TRACT P, VILLAGE EAST COMMUNITIES REPLAT NO. 3

A REPLAT OF TRACT P, VILLAGE EAST COMMUNITIES REPLAT NO. 2,  
 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 - NO RESIDENTIAL LOTS - NO TRACTS



VICINITY MAP  
 1" = 1000'

### SHEET INDEX

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

### CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT MELODY HOMES, INC., A DELAWARE CORPORATION, BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, 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.

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF **TRACT P, VILLAGE EAST COMMUNITIES REPLAT NO. 3**, THUS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 5.102 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 23<sup>RD</sup> DAY OF AUGUST, 2021

*[Signature]*  
 \_\_\_\_\_  
 MELODY HOMES, INC., A DELAWARE CORPORATION

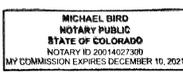
STATE OF COLORADO )  
 ) SS  
 COUNTY OF WELD )

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY William Carlisle, ACTING IN HIS CAPACITY AS VP OF MELODY HOMES, INC. A DELAWARE CORPORATION THIS 23<sup>RD</sup> DAY OF AUGUST, 2021.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES 12-10-2021

*[Signature]*  
 \_\_\_\_\_  
 NOTARY PUBLIC



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%

### GENERAL NOTES

- THE FIELD WORK FOR THIS PLAT WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON OCTOBER 13, 2020.
- 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."
- 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.
- 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.
- 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.
- 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°56'09" EAST, A DISTANCE OF 1,316.86 FEET, MONUMENTED AS SHOWN HEREON.
- 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.
- THE PURPOSE OF THIS REPLAT IS TO DEDICATE UTILITY EASEMENTS WITHIN TRACT P, VILLAGE EAST COMMUNITY RECORDED ON SEPTEMBER 14, 2017 AT RECEPTION NO. 4335474 AS SHOWN HEREON.
- 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".
- 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.
- MORRISON DRIVE, TODD COURT, STEPHANIE PLACE, KALI COURT, AND ZIG PLACE ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- TRACT P IS ZONED AS RESIDENTIAL MEDIUM DENSITY (R-2).

### STAFF CERTIFICATE OF APPROVAL

THIS SUBDIVISION AMENDMENT PLAT OF THE **TRACT P, VILLAGE EAST COMMUNITIES REPLAT NO. 3**, 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, IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 24 DAY OF AUGUST, 2021 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

*[Signature]*  
 \_\_\_\_\_  
 PLANNING DIRECTOR

### SURVEYORS CERTIFICATE

I, BRADY J. MOORHEAD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE PLAN MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SITE PLAN MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 17TH DAY OF AUGUST, 2021

BY *[Signature]*  
 \_\_\_\_\_

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



### OWNER / DEVELOPER

D. R. HORTON  
 9555 S. KINGSTON COURT, SUITE 200  
 ENGLEWOOD CO 80112  
 303-486-0061

### 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



### DEVELOPER DR HORTON

9555 S. KINGSTON COURT, #200  
 ENGLEWOOD, COLORADO 80112

DATE OF PREPARATION: 11/13/2020

SCALE: NA

SHEET 1 OF 3

# AMENDMENT PLAT

## TRACT P, VILLAGE EAST COMMUNITIES REPLAT NO. 3

A REPLAT OF TRACT P, VILLAGE EAST COMMUNITIES REPLAT NO. 2,  
 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 - NO RESIDENTIAL LOTS - NO TRACTS

SEE SHEET 3  
 FOR EASEMENT  
 DETAILS

**LEGEND**

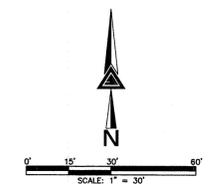
- SECTION CORNER AS DESCRIBED
- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "LS 38061"
- BLOCK NUMBER
- U.E. = UTILITY EASEMENT

**CURVE TABLE**

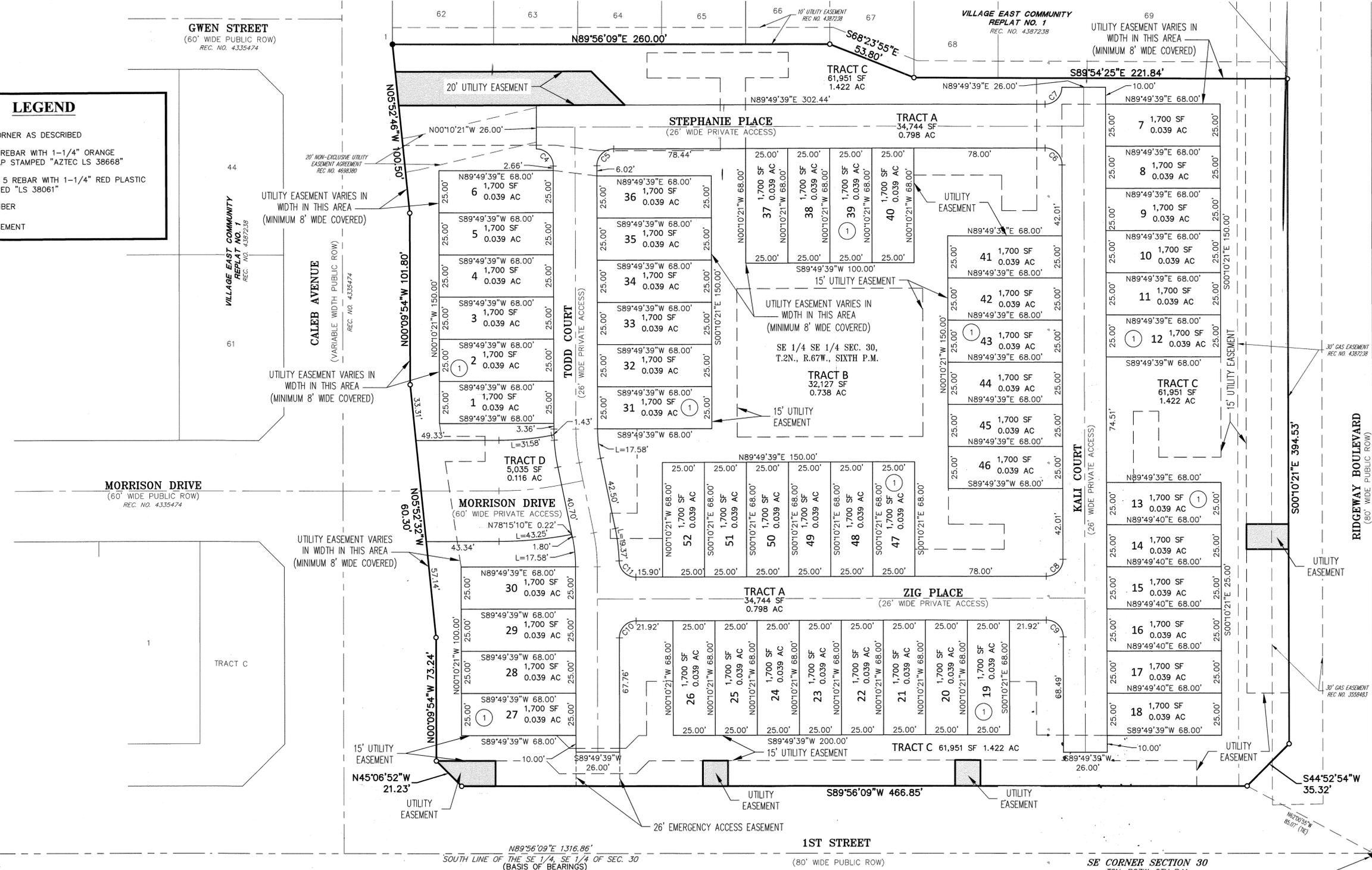
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG	CHORD LENGTH
C1	10°42'55"	200.00'	37.40'	N84° 28' 11"E	37.35
C2	11°34'29"	100.00'	20.20'	S05° 57' 36"W	20.17
C3	11°34'29"	100.00'	20.20'	N05° 57' 36"W	20.17
C4	90°00'00"	10.00'	15.71'	N45° 10' 21"W	14.14
C5	90°00'00"	10.00'	15.71'	N44° 49' 39"E	14.14
C6	90°00'00"	10.00'	15.71'	S45° 10' 21"E	14.14
C7	90°00'00"	10.00'	15.71'	N44° 49' 39"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'



FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC.



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

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

AzTec Proj. No: 133120-09 Drawn By: RDR

**DEVELOPER**  
 DR HORTON  
 9555 S. KINGSTON COURT, #200  
 ENGLEWOOD, COLORADO 80112

DATE OF PREPARATION:	11/13/2020
SCALE:	T=30'
SHEET 2 OF 3	

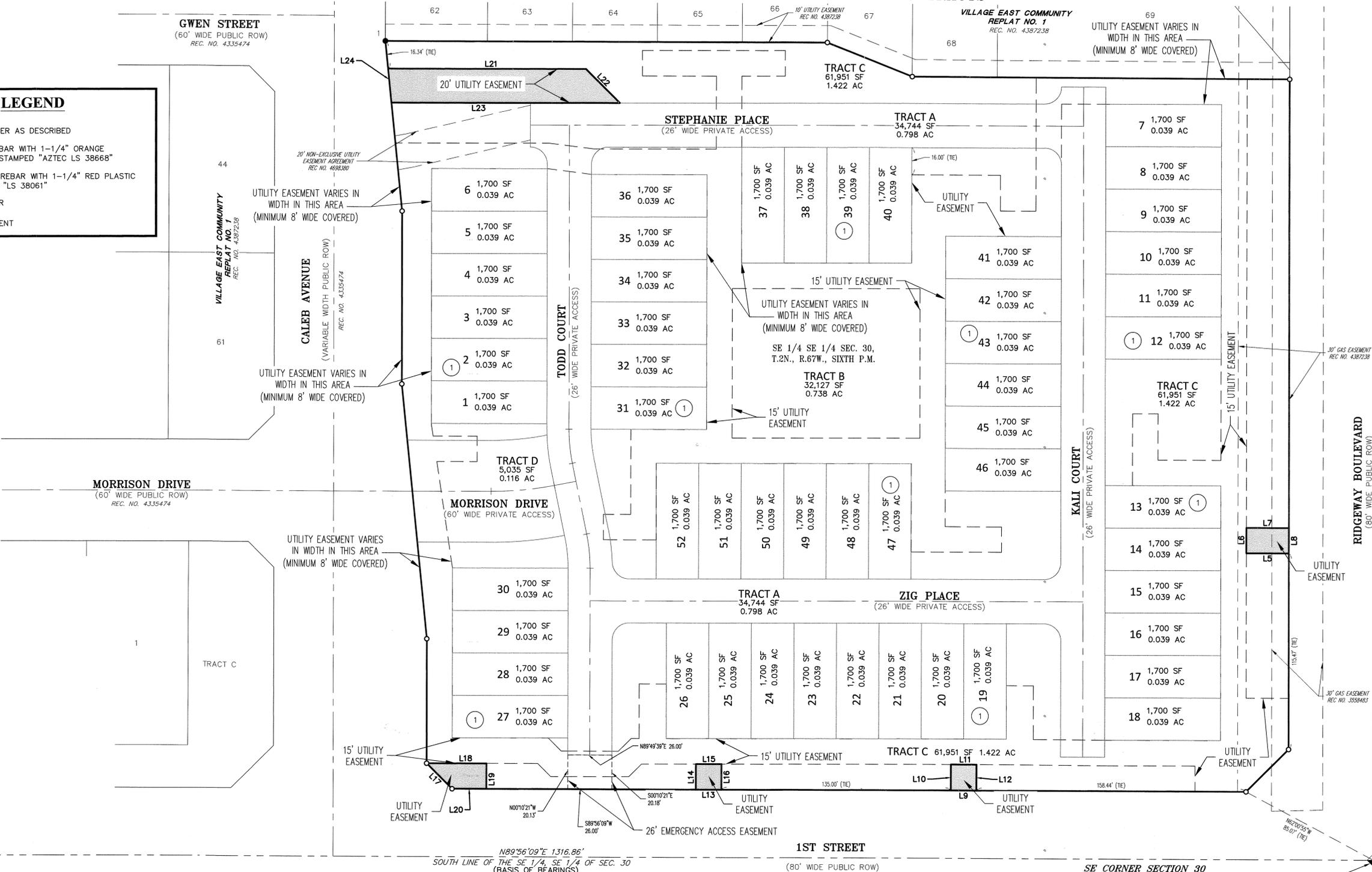
# AMENDMENT PLAT

## TRACT P, VILLAGE EAST COMMUNITIES REPLAT NO. 3

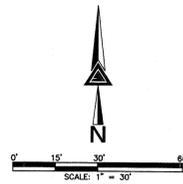
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 5.102 ACRES - NO RESIDENTIAL LOTS - NO TRACTS

**LEGEND**

- SECTION CORNER AS DESCRIBED
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- BLOCK NUMBER
- U.E. = UTILITY EASEMENT



LINE	BEARING	LENGTH
L5	S89°49'39"W	25.00'
L6	N00°10'21"W	15.00'
L7	N89°49'39"E	25.00'
L8	S00°10'21"E	15.00'
L9	S89°56'09"W	15.00'
L10	N00°03'51"W	15.32'
L11	N89°49'39"E	15.00'
L12	S00°03'51"E	15.34'
L13	S89°56'09"W	15.00'
L14	N00°03'51"W	15.03'
L15	N89°49'39"E	15.00'
L16	S00°03'51"E	15.06'
L17	N45°06'52"W	21.23'
L18	S89°49'39"W	35.13'
L19	N00°10'21"W	15.04'
L20	S89°56'09"W	20.16'
L21	N89°49'39"E	116.38'
L22	S45°10'21"E	28.28'
L23	S89°49'39"W	134.38'
L24	N05°52'32"W	20.10'



FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC

E 1/16 CORNER SECTION 30 & 31  
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<p>300 East Mineral Ave., Suite 1                  Littleton, Colorado 80122                  Phone: (303) 713-1898                  Fax: (303) 713-1897                  www.aztecconsultants.com</p>	DEVELOPER DR HORTON		DATE OF PREPARATION: 11/13/2020
	9555 S. KINGSTON COURT, #200 ENGLEWOOD, COLORADO 80112		SCALE: 1"=30' SHEET 3 OF 3

AzTec Proj. No: 133120-09 Drawn By: RDR