

# THE SHORES ON PLUM CREEK FILING 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,  
 T2N, R68W OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

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

OWNER:  
 833, LLC  
 833 STATE HIGHWAY 52, ERIE, CO 80516  
 303-507-9492

**CERTIFICATE OF OWNERSHIP:**

KNOW ALL MEN BY THESE PRESENTS THAT 833, LLC, BEING THE OWNER, MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING PART OF LOT B, RECORDED EXEMPTION NO. 1313-31-04 RECX13-0045 RECORDED SEPTEMBER 18, 2014 AT RECEPTION NO. 4047034, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE N00° 11'50"W ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 31 A DISTANCE OF 67.15 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 52; THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE FOLLOWING TWO (2) COURSES: 1) ALONG A 2913.05 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 01° 33'03"), AND CHORD BEARING S87° 45'17"W A DISTANCE OF 78.85 FEET; 2) S85° 27'49"W A DISTANCE OF 201.92 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAID NORTH RIGHT OF WAY LINE FOR THE FOLLOWING FOUR (4) COURSES: 1) S85° 27'49"W A DISTANCE OF 60.13 FEET; 2) S84° 44'53"W A DISTANCE OF 180.79 FEET TO A POINT OF NON-TANGENT CURVATURE; 3) ALONG A 7590.13 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 01° 11'47"), AND CHORD BEARING S85° 23'35"W A DISTANCE OF 158.49 FEET; 4) S88° 11'01"W A DISTANCE OF 60.34 FEET; THENCE N02° 50'52"E A DISTANCE OF 339.42 FEET; THENCE N13° 04'09"E A DISTANCE OF 314.36 FEET; THENCE N89° 49'16"E A DISTANCE OF 548.58 FEET; THENCE S00° 10'44"E A DISTANCE OF 436.02 FEET; THENCE S44° 19'35"W A DISTANCE OF 244.20 FEET TO THE TRUE POINT OF BEGINNING;

TOTAL AREA OF PARCEL CONTAINING 364,171 SQUARE FEET OR 8.360 ACRES, MORE OR LESS.

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF THE SHORES ON PLUM CREEK FILING 1, THUS DESCRIBED SUBDIVISION PLAT CONTAINS 63.183 ACRES MORE OR LESS, TOGETHER WITH TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 26 DAY OF August A.D., 2021

833, LLC, A COLORADO LIMITED LIABILITY COMPANY

Kenneth L. Schell  
 KENNETH L. SCHELL, MANAGING MEMBER

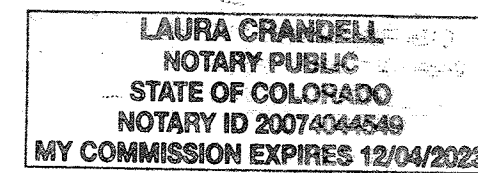
STATE OF COLORADO )  
 COUNTY OF Weld ) ss


THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY KENNETH L. SCHELL, ACTING IN HIS INDIVIDUAL CAPACITY.

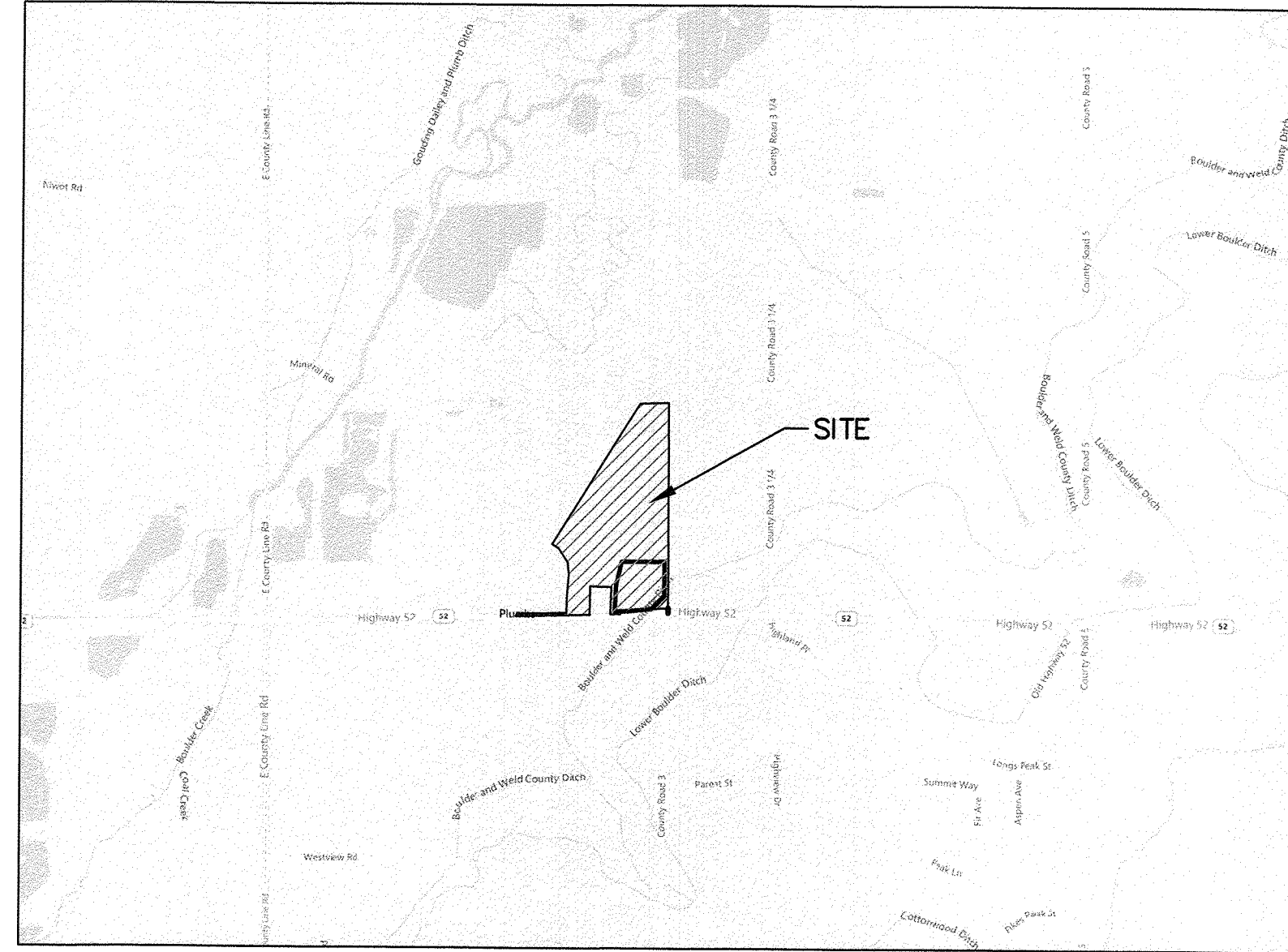
THIS 26<sup>th</sup> DAY OF August, 2021

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES 12/04/21  
Laura Crandell  
 NOTARY PUBLIC



  
 NORTH  
 VICINITY MAP  
 SCALE 1" = 2000'



**STAFF CERTIFICATE APPROVAL:**

THIS SUBDIVISION AMENDMENT PLAT OF THE SHORES ON PLUM CREEK FILING 1 IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 30<sup>th</sup> DAY OF August, 2021 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

Shirley  
 PLANNING DIRECTOR

LAND USE TABLE			
LOTS	LAND USE	ZONING	ACRES
1 LOT	PARK/OPEN SPACE	C-H52 / PUD-0	8.360
RIGHT OF WAY	RIGHT OF WAY	NA	0.000
TOTAL			8.360

**MINERAL RIGHTS STATEMENT**

LAND OWNED BY:  
 833, LLC

MINERAL OWNERS ARE:  
 KENNETH & JUDITH SCHELL  
 833 PETROLEUM, LLC  
 DREAM WEAVER HOLDING, LLC  
 HS RESOURCES, INC.  
 KERR-MCGEE OIL & GAS ONSHORE LP  
 CRESTONE PEAK RESOURCES HOLDINGS, LLC

**NOTES:**

- FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 139063661021, DATED JANUARY 27, 2021, 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 PARCEL 1 DESCRIBED IN SAID TITLE COMMITMENT.
- 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.
- BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31, T2N, R68W OF THE 6TH P.M., BEARS S88°46'58"W (ASSUMED), A DISTANCE OF 2,642.22 FEET, MONUMENTED AS SHOWN HEREON.
- FLOOD INFORMATION: SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE 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.
- THERE SHALL BE NO DIRECT ACCESS FROM LOT 1 ONTO STATE HIGHWAY 52.
- NOTWITHSTANDING THE ZONING OF LOT 1, THE ONLY LAND USES THAT WILL UTILIZED FOR LOT 1 SHALL BE LIMITED TO PARK AND OPEN SPACE.

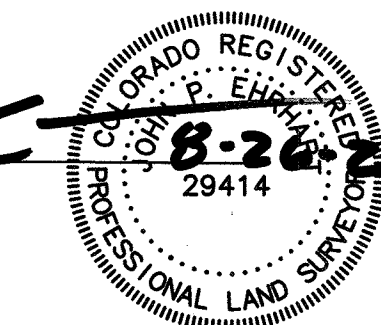
**SURVEYOR'S CERTIFICATE:**

I, JOHN P. EHRHART, 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 PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON

THIS 26<sup>th</sup> DAY OF August, 2021

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



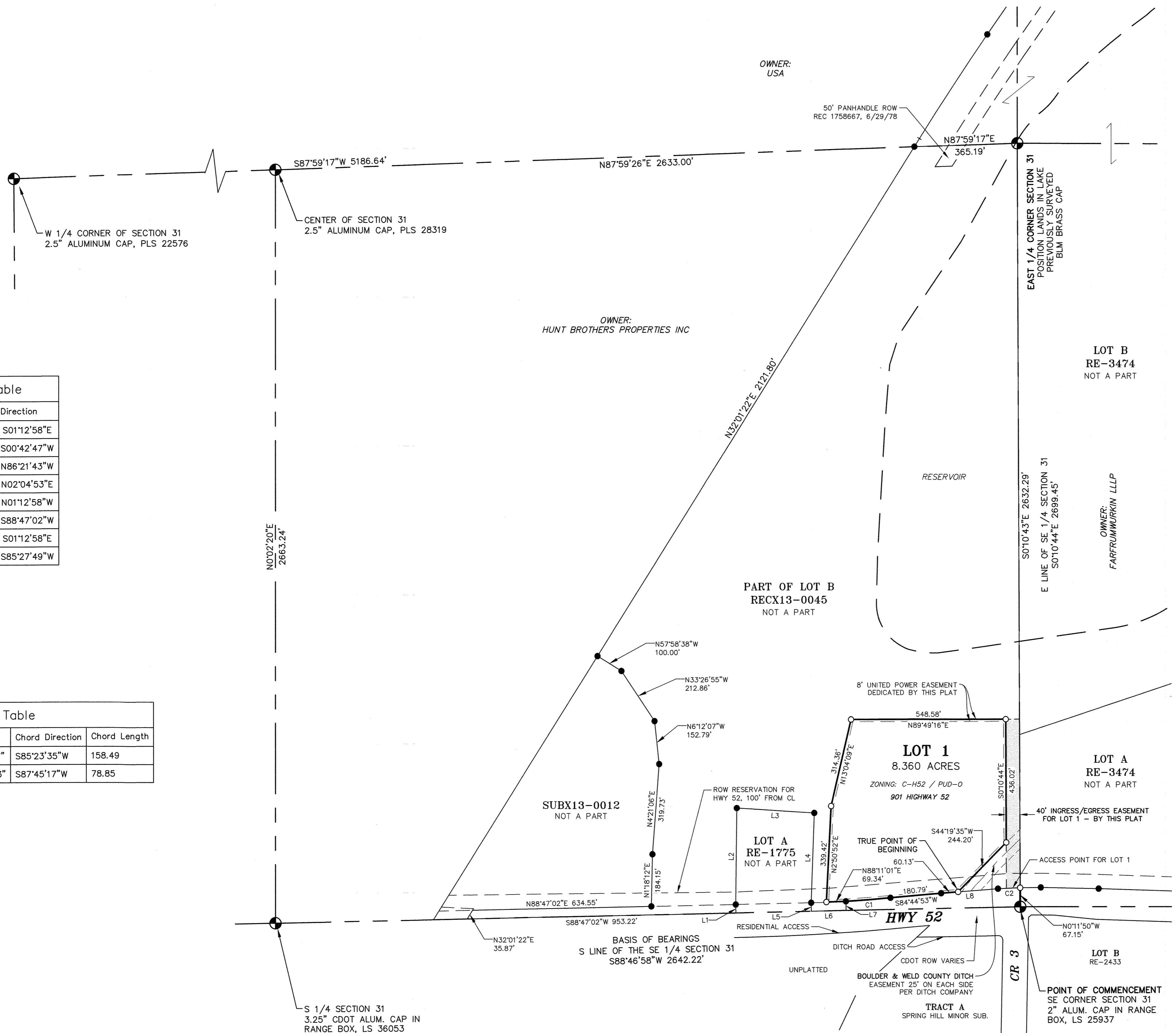
SHEET: <b>1 OF 2</b>
DATE: 8/3/21
DRAWN BY: JPE
PROJECT: S215004

# THE SHORES ON PLUM CREEK FILING 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,  
 T2N, R68W OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

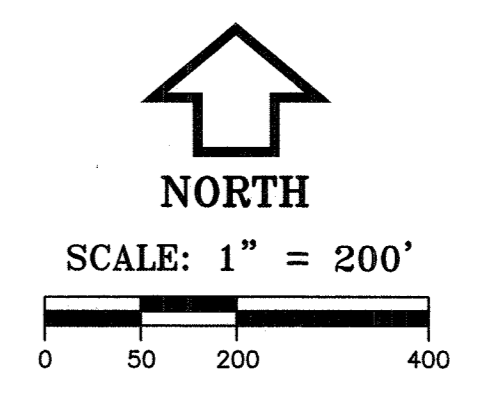
Line Table		
Line #	Length	Direction
L1	30.00	S01°12'58"E
L2	340.23	S00°42'47"W
L3	275.50	N86°21'43"W
L4	317.26	N02°04'53"E
L5	29.99	N01°12'58"W
L6	123.52	S88°47'02"W
L7	31.93	S01°12'58"E
L8	201.92	S85°27'49"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	158.49	7590.13	1°11'47"	S85°23'35"W	158.49
C2	78.85	2913.05	1°33'03"	S87°45'17"W	78.85



**LEGEND**

- FOUND #5 REBAR WITH 1.25" PLASTIC CAP, PLS 29414 - UNLESS NOTED OTHERWISE
- SET #5 REBAR WITH 1.25" PLASTIC CAP, PLS 29414 - UNLESS NOTED OTHERWISE
- ⊙ SET #6 REBAR WITH 2.5" ALUMINUM CAP, PLS 29414 (30' WITNESS CORNER)
- ⊕ SECTION CORNER
- ▭ 40' INGRESS/EGRESS EASEMENT



 P.O. Box 930 • Erie, Colorado 80516 (303) 828-3340 www.coloradolands.com	SHEET: <b>2 OF 2</b>
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