

# TOWN OF FREDERICK AMENDMENT A

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  
 6,254 SQUARE FEET - 1 LOT



VICINITY MAP

**CERTIFICATE OF OWNERSHIP:**

KNOW ALL MEN BY THESE PRESENTS THAT 141 5TH STREET, LLC, BEING THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

LOT 13 AND THE EAST 3 FEET OF LOT 14, BLOCK 24,  
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO  
 AND  
 THE WEST 22 FEET OF LOT 14, BLOCK 24,  
 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 A". THIS DESCRIBED SUBDIVISION AMENDMENT CONTAINS 6,254 SQUARE FEET, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 8<sup>th</sup> DAY OF October, 2015

BY: Jason Hepp - MANAGER  
 TITLE:

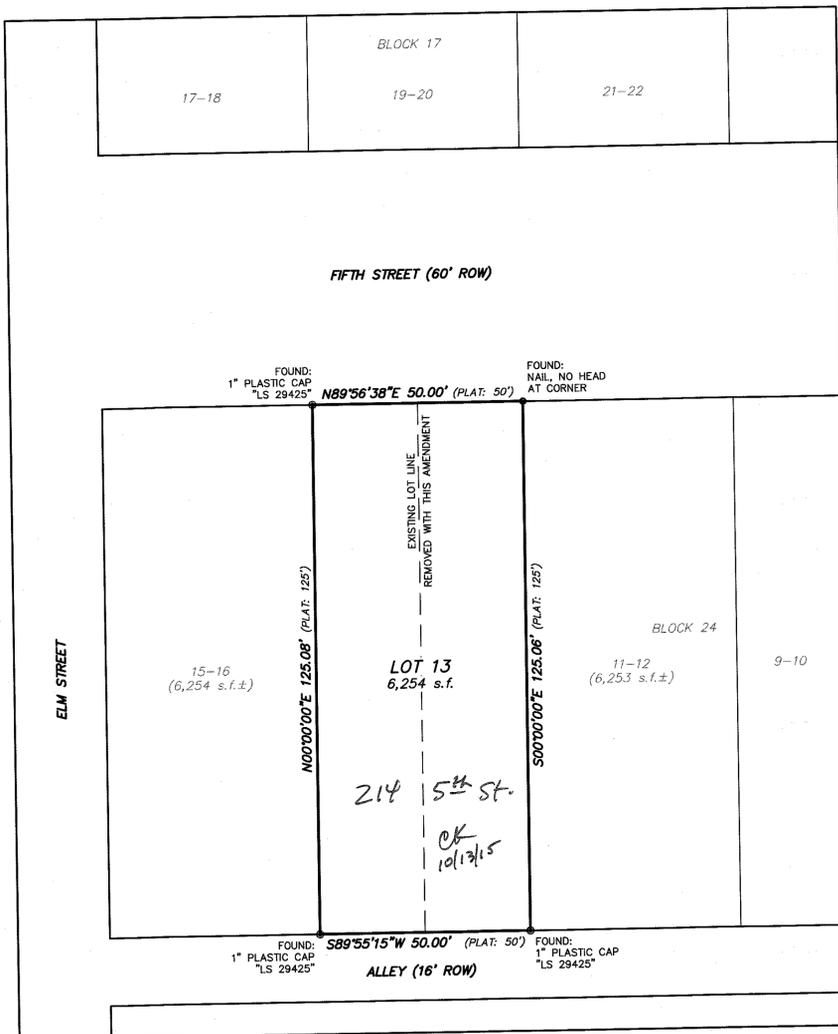
**ACKNOWLEDGMENT**

STATE OF COLORADO }  
 COUNTY OF Weld } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8<sup>th</sup> DAY OF October, 2015 BY Jason Hepp AS Manager OF 141 5TH STREET, LLC

WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES 10/15/17

Meghan C. Martinez  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID: 2008-032605  
 Commission Expires 06/15/2018



**STAFF CERTIFICATE OF APPROVAL:**

THIS SUBDIVISION AMENDMENT PLAT OF "TOWN OF FREDERICK AMENDMENT A" IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 12<sup>th</sup> DAY OF October, 2015, IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENT.

Jason Hepp  
 PLANNING DIRECTOR

**SURVEYOR'S CERTIFICATE**

I, BO BAIZE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND. I FURTHER CERTIFY THAT THIS FINAL PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 8<sup>th</sup> DAY OF August, A.D., 2015



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

**NOTES:**

- 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.
- 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".
- PROPERTY IS LOCATED IN ZONE A1 (AREAS OF 100-YEAR FLOOD) PER FLOOD INSURANCE RATE MAP PANEL NUMBER 0802440001B WITH A REVISION DATE OF 07/13/1982.
- AN IMPROVEMENT SURVEY PLAT PREPARED BY ALLIANCE CONSULTING RECORDED 12/13/2007 AT RECEPTION NO. 3523483 IN THE RECORDS OF WELD COUNTY AND TITLE COMMITMENT NO. 01330-52688 WITH AN EFFECTIVE DATE OF 12/23/2014 PREPARED BY STEWART TITLE GUARANTY COMPANY WERE USED IN THE PREPARATION OF THIS PLAT.
- LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.
- ADJACENT SQUARE FOOT AREA CALCULATED USING THE MONUMENTED RIGHTS OF WAY EXTENDED TO LOT LINES PER TOWN PLAT.
- ADJACENT LOT INFORMATION PER WELD COUNTY ASSESSORS MAP, SHOWING COMBINED LOTS AND DESCRIPTIONS.

**APPLICANT/DEVELOPER:**

JASON HEPP  
 141 5TH STREET, LLC  
 433 5TH STREET  
 FREDERICK, CO. 80530

**SURVEYOR:**

BO BAIZE  
 HURST & ASSOCIATES, INC.  
 2500 BROADWAY, SUITE B  
 BOULDER, CO 80304

SCALE VERIFICATION  
 BAR IS ONE INCH  
 ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON THIS SHEET  
 ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	BY	DATE
1	Original Submittal	Ba	07/10/15
1	Edits per Town comments	Ba	08/19/15

**HURST & ASSOCIATES, INC.**  
 2500 Broadway, Suite B  
 Boulder, CO 80304  
 303.449.9105

**HURST**  
 CIVIL ENGINEERING  
 PLANNING  
 SURVEYING

TOWN OF FREDERICK  
 AMENDMENT A  
 FINAL PLAT  
 FREDERICK, COLORADO

DRAWN BY: BO	DESIGNED BY: BO	APPROVED BY: OCH
JOB NUMBER: -	FILE LOCATION: G:\TOWN OF FREDERICK AMENDMENT A PLAT	
DATE: 08/19/15	SCALE: 1"=20'	
SHEET NO. 1 OF 1		