

PROSPERITY SUBDIVISION FINAL PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 32,
 TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 206 LOTS, 19 OUTLOTS - 69.78 ACRES

CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT JABLONSKI FAMILY LLLP AND INDEPENDENT BANK CORPORATION, BEING THE OWNERS, MORTGAGEE OR LIENHOLDERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF "PROSPERITY" 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 ELECTRIC AND WATER DISTRIBUTION SYSTEMS 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.

DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NW 1/4 OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS:

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND LYING WITHIN SAVANNAH SUBDIVISION, THE PLAT OF WHICH RECORDED SEPTEMBER 20, 2001 UNDER RECEPTION NO. 2885062, AND FURTHER EXCEPTING THAT PORTION AS DESCRIBED IN DECREE QUIETING TITLE RECORDED AUGUST 3, 2015 UNDER RECEPTION NO. 4130263.

CONTAINING 67.78 ACRES, MORE OR LESS.

EXECUTED THIS 17 DAY OF October, 2021.

OWNER: JABLONSKI FAMILY LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

[Signature]
 BY: RICHARD T. JABLONSKI
 AS: GENERAL PARTNER

ACKNOWLEDGMENT:

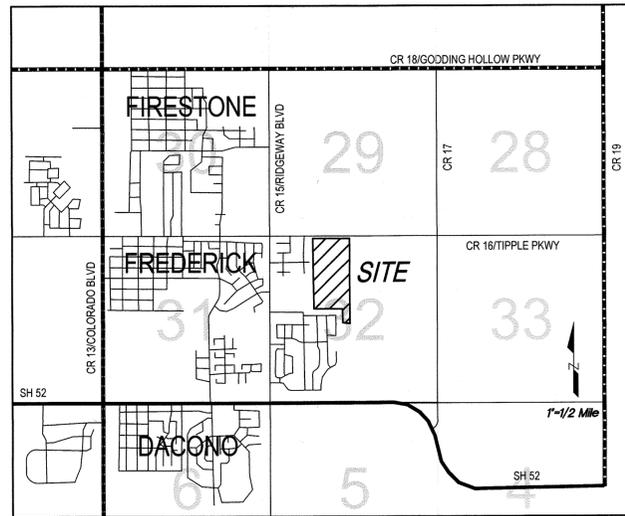
STATE OF COLORADO }
 COUNTY OF Weld } ss

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY RICHARD T. JABLONSKI AS GENERAL PARTNER OF JABLONSKI FAMILY LLLP THIS 17 DAY OF October, 2021.

WITNESS MY HAND AND SEAL:

[Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 11/2/21

IRENDRIA LIA NUNEZ
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20174045553
 MY COMMISSION EXPIRES NOVEMBER 2, 2021



VICINITY MAP

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

APPROVED BY THE FREDERICK PLANNING COMMISSION, WITH PLANNING COMMISSION RESOLUTION 2021-14, THIS 2 DAY OF June, 2021.

[Signature]
 CHAIRMAN
[Signature]
 PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE FINAL PLAT MAP OF "PROSPERITY" IS APPROVED AND ACCEPTED BY RESOLUTION NO. 21-R-43, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON September 14, 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, 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 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]
 MAYOR
 ATTEST:
[Signature]
 TOWN CLERK

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.
- BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32 BEING S89°41'09"E, 1,319.58 FEET BETWEEN THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32 (2.5" ALUMINUM CAP, PLS 24305, 1998) AND THE NORTH QUARTER CORNER OF SECTION 32 (2.5" ALUMINUM CAP, PLS 24305, 1998).
- PROPERTY IS LOCATED IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NUMBER 08123C2081E WITH AN EFFECTIVE DATE OF 01/20/2016.
- PROPERTY IS CURRENTLY ZONED R-1 (RESIDENTIAL LOW DENSITY).
- TITLE COMMITMENT NO. A8225158046-4, PREPARED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF 07/05/2018 WAS RELIED UPON FOR EASEMENT INFORMATION. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH OR EASEMENT RESEARCH BY HURST & ASSOCIATES. RATHER, ALL INFORMATION REGARDING TITLE AND EASEMENT MATTERS SHOULD BE OBTAINED FROM THE TITLE COMMITMENT.
- LINEAL DISTANCES ARE U.S. SURVEY FEET.
- UNLESS OTHERWISE NOTED, SUBDIVISION CORNERS ARE MONUMENTED WITH 1" PLASTIC CAPS, PLS 37990 SET ON 18" LONG #4 REBAR.
- OUTLOTS H AND S SHALL HAVE BLANKET DRAINAGE AND UTILITY EASEMENTS.

LAND USE TABLE		
	AREA	PERCENTAGE
SINGLE FAMILY LOTS	34.27 Ac.	49.1%
OUTLOTS	16.45 Ac.	23.6%
RIGHT OF WAY	19.06 Ac.	27.3%
TOTAL:	69.78 Ac.	100.0%

ADDRESSES:

OWNER/APPLICANT:
 JABLONSKI FAMILY, LLLP
 ALLIANCE DEVELOPMENT PROSPERITY, LLC
 4910 CLUBHOUSE CT
 BOULDER, CO 80301

ENGINEER/SURVEYOR:
 HURST & ASSOCIATES, INC.
 1265 S PUBLIC ROAD, SUITE B
 LAFAYETTE, CO 80026
 303-449-9105

OUTLOT SUMMARY CHART				
OUTLOT	AREA (Ac.)	USE	OWNERSHIP	MAINTENANCE
A	0.64	LANDSCAPING/TRAIL/UTILITIES	HOA	HOA
B	0.11	IRRIGATION DITCH	HOA	IRRIGATION DITCH/HOA
C	0.37	FUTURE DEVELOPMENT	DEVELOPER	DEVELOPER
D	0.10	LANDSCAPE/TRAIL/UTILITIES	HOA	HOA
E	0.09	LANDSCAPE/TRAIL/UTILITIES	HOA	HOA
F	0.63	LANDSCAPE/TRAIL/UTILITIES	HOA	HOA
G	0.67	LANDSCAPE/TRAIL/UTILITIES	HOA	HOA
H	1.22	LANDSCAPE/TRAIL/UTILITIES	HOA	HOA
I	0.64	LANDSCAPE/TRAIL/UTILITIES	HOA	HOA
J	0.56	LANDSCAPE/TRAIL/UTILITIES	HOA	HOA
K	4.04	PARK/LANDSCAPE/TRAIL/UTILITIES	HOA	HOA
L	0.81	LANDSCAPE/TRAIL/UTILITIES	HOA	HOA
M	0.87	LANDSCAPE/UTILITIES	HOA	HOA
N	1.52	IRRIGATION DITCH	HOA	IRRIGATION DITCH/HOA
O	1.11	FUTURE DEVELOPMENT	DEVELOPER	DEVELOPER
P	0.27	LANDSCAPE/UTILITIES	HOA	HOA
Q	0.27	LANDSCAPE/TRAIL/UTILITIES	HOA	HOA
R	0.94	LANDSCAPE/TRAIL/UTILITIES	HOA	HOA
S	1.58	LANDSCAPE/TRAIL/UTILITIES	HOA	HOA

SCALE VERIFICATION

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NO.	DESCRIPTION	DATE	BY
1	Update per 06/04/20 comments	11/24/20	Bs
2	Update per 07/09/21 comments	07/12/21	Bs
3	Add Appl. New ROW, update per 03/25 comments	03/29/21	Bs

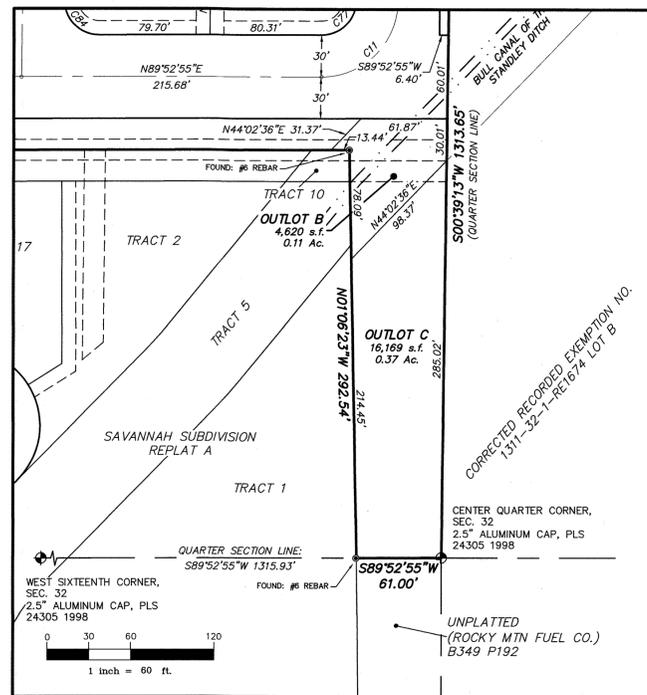
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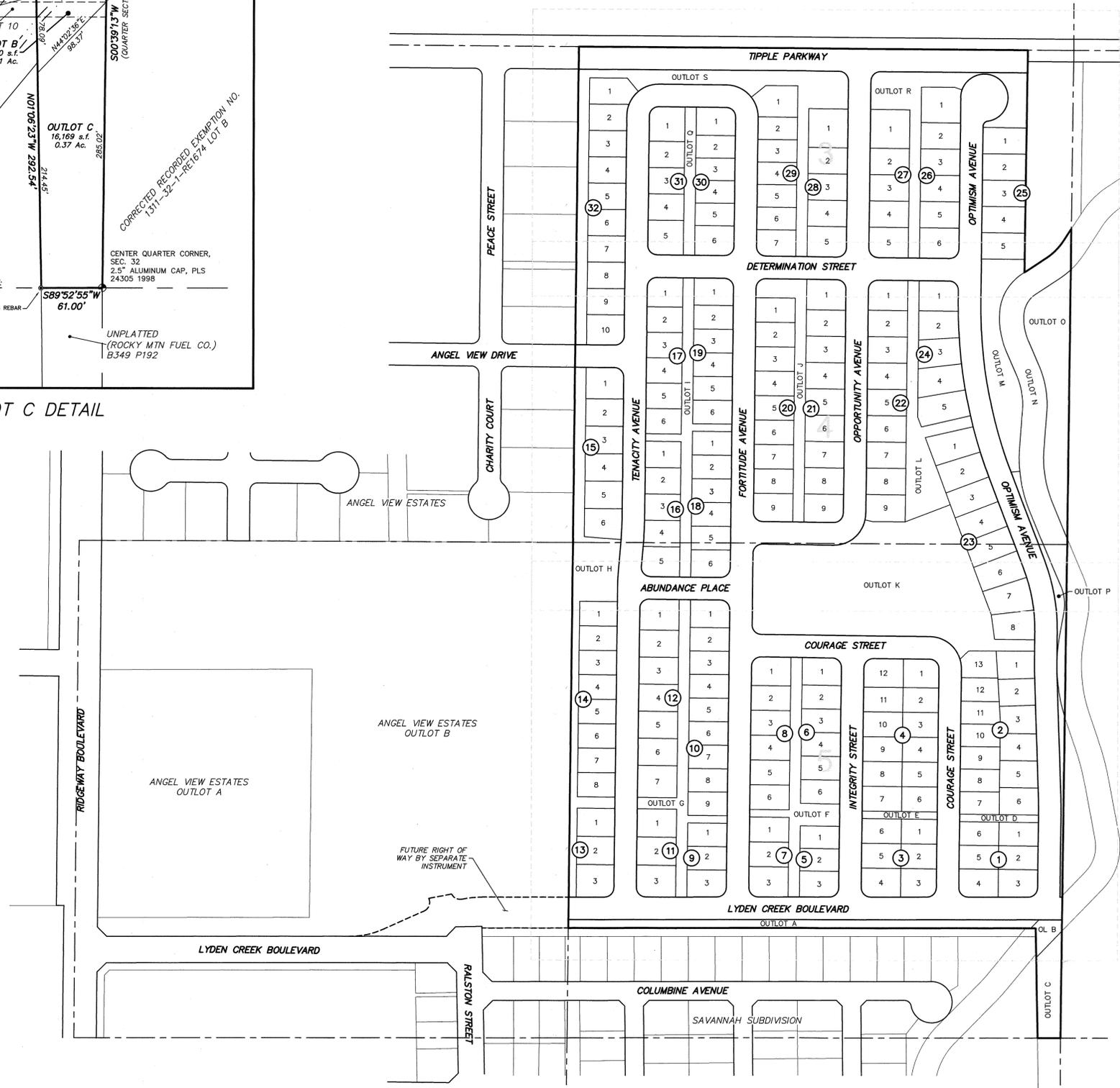
PROSPERITY SUBDIVISION
 FINAL PLAT
 FREDERICK, COLORADO

DRAWN BY: BO	DESIGNED BY: BO	APPROVED BY:
JOB NUMBER: 2526-03	DATE: 05/14/21	SCALE: N/A
SHEET NO: 1 OF 5	FILE LOCATION: G:\2526\3\SURVEY\PROSPERITY FINAL PLAT	

PROSPERITY SUBDIVISION FINAL PLAT OVERALL MAP



OUTLOT C DETAIL



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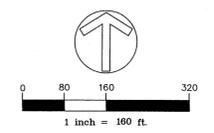


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 FINAL PLAT
 FREDERICK, COLORADO

DATE: 05/14/21
 SCALE: 1"=160'
 SHEET NO: 2 OF 5



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PROSPERITY SUBDIVISION FINAL PLAT

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RECORDED EXEMPTION NO.
 1311-29-2-RE 947 LOT B
 WELD COUNTY ZONED A



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	86.39'	55.00'	90°00'00"	N44°25'29"W	77.78'
C2	86.39'	55.00'	90°00'00"	S45°34'31"W	77.78'
C12	42.98'	85.00'	28°58'05"	N35°43'36"E	42.52'
C13	30.66'	85.00'	20°40'02"	N10°54'32"E	30.49'
C14	59.88'	85.00'	40°21'52"	S70°23'35"W	58.65'
C15	75.83'	85.00'	51°06'57"	N6°52'00"W	73.34'
C16	39.38'	25.00'	90°15'40"	S44°33'19"E	35.44'
C17	39.16'	25.00'	89°44'20"	N45°26'41"E	35.27'
C20	39.27'	25.00'	90°00'00"	S44°25'29"E	35.36'
C21	39.27'	25.00'	90°00'00"	N45°34'31"E	35.36'
C25	266.68'	63.00'	242°31'59"	N39°32'28"W	107.70'
C26	21.25'	15.00'	81°09'00"	N41°09'01"E	19.51'
C36	0.91'	85.00'	0°36'57"	N00°16'03"E	0.91'
C37	56.77'	85.00'	38°16'06"	S19°10'29"E	55.72'
C41	21.05'	63.00'	19°08'22"	N09°37'48"E	20.95'
C79	37.80'	225.00'	9°37'35"	N51°53'21"E	37.76'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°25'29"E	33.00'
L2	S70°48'27"E	19.95'



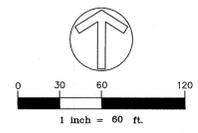
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 FINAL PLAT
 FREDERICK, COLORADO

EASEMENT INFORMATION:

- ALL RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
- 10' UTILITY EASEMENT ALONG RIGHTS OF WAY
 - 10' DRAINAGE AND UTILITY EASEMENT ALONG REAR LOT LINE
 - 5' DRAINAGE AND UTILITY EASEMENT ALONG SIDE LINE ADJACENT TO TRACTS AND REAR OF OTHER RESIDENTIAL LOTS
 - "ESMT 1": 5' SIDE UTILITY EASEMENT
- ALL TRACTS SHALL HAVE A 10' UTILITY EASEMENT ALONG RIGHTS OF WAY ALONG WITH ADDITIONAL EASEMENTS AS NOTED:
- "ESMT 2": 10' CONNECTING UTILITY EASEMENT
 - "ESMT 3": 20' CONNECTING UTILITY EASEMENT

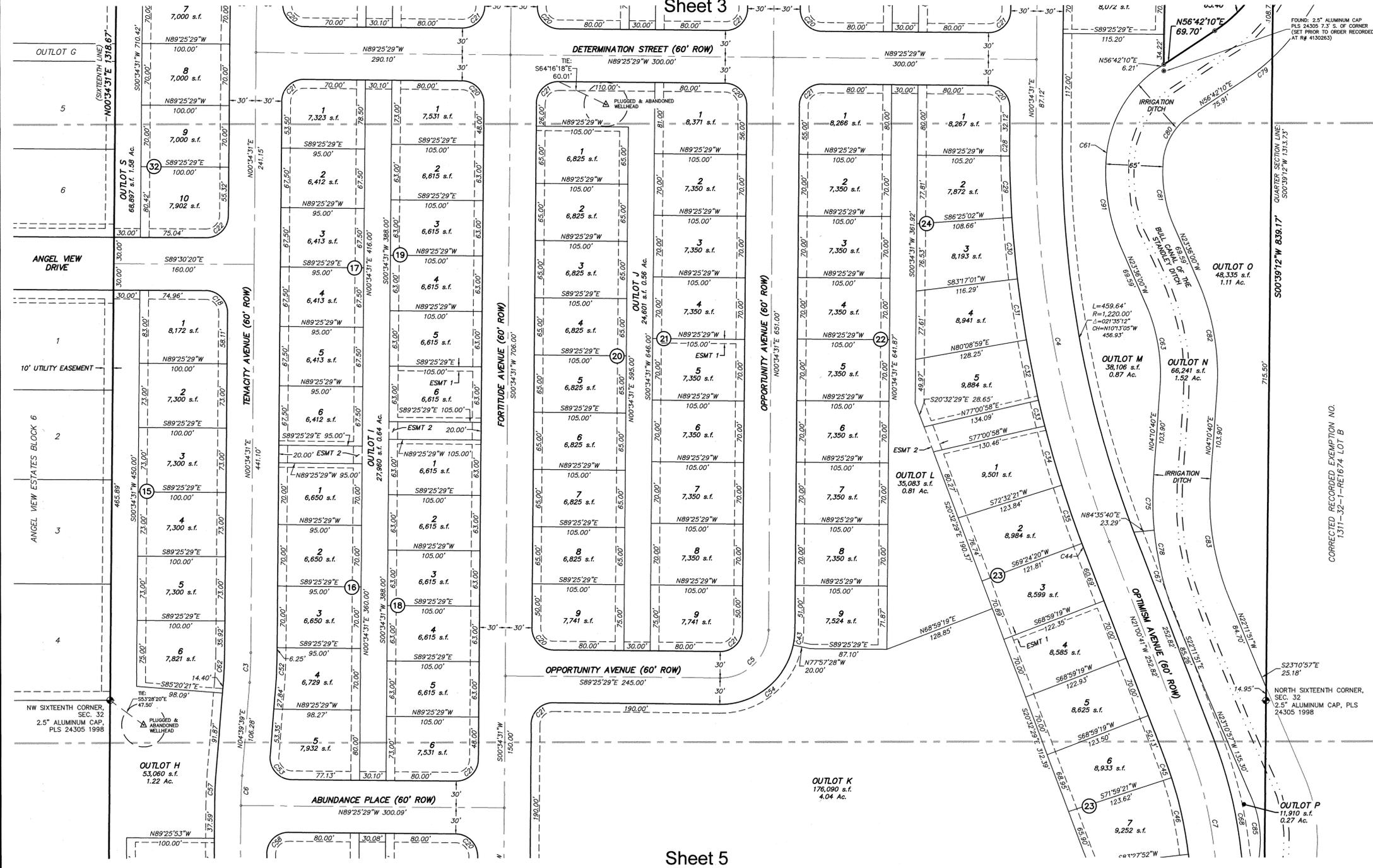


Sheet 4

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 APPROVED BY:
 JOB NUMBER: 2526-03
 DATE: 05/14/21
 SCALE: 1"=60'
 SHEET NO: 3 OF 5
 FILE LOCATION: G:\2526\SURVEY\PROSPERITY FINAL PLAT

PROSPERITY SUBDIVISION FINAL PLAT

Sheet 3

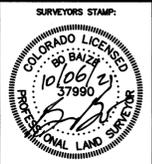


Sheet 5

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C3	33.87'	475.00'	4'05"08"	N02°37'05"E	33.86'
C4	470.85'	1250.00'	21°35'12"	S101°3'05"E	468.17'
C5	86.39'	55.00'	90°00'00"	N45°34'31"E	77.78'
C6	33.93'	475.00'	4'05"33"	S02°36'53"W	33.92'
C7	178.96'	475.00'	21°35'12"	N101°3'05"W	177.90'
C8	39.31'	25.00'	90°04'51"	S44°27'54"E	35.38'
C20	39.27'	25.00'	90°00'00"	S44°25'29"E	35.36'
C21	39.27'	25.00'	90°00'00"	N45°34'31"E	35.36'
C22	39.23'	25.00'	89°55'09"	S45°32'06"W	35.33'
C28	22.88'	1280.00'	1'01'27"	N00°03'48"E	22.88'
C29	70.01'	1280.00'	3'08'02"	N02°00'57"W	70.00'
C30	70.01'	1280.00'	3'08'02"	N05°08'58"W	70.00'
C31	70.01'	1280.00'	3'08'02"	N08°17'00"W	70.00'
C32	70.01'	1280.00'	3'08'02"	N11°25'01"W	70.00'
C33	30.00'	1280.00'	1'20'35"	S13°39'20"E	30.00'
C34	70.01'	1280.00'	3'08'02"	N15°53'38"W	70.00'
C35	70.01'	1280.00'	3'08'02"	N19°01'39"W	70.00'
C43	17.01'	85.00'	11°28'01"	S06°18'32"W	16.98'
C44	9.31'	1280.00'	0°25'00"	N20°48'10"W	9.31'
C45	23.30'	445.00'	3'00'02"	N19°30'40"W	23.30'
C46	89.13'	445.00'	11°28'31"	N12°16'23"W	88.98'
C52	36.01'	505.00'	4'05'07"	N02°37'05"E	36.00'
C53	41.05'	25.00'	94°05'08"	S42°22'55"E	36.59'
C54	116.51'	85.00'	78°31'59"	N51°18'32"E	107.60'
C57	36.07'	505.00'	4'05'33"	S02°36'53"W	36.06'
C61	121.81'	135.00'	51°41'54"	N30°51'14"E	117.72'
C62	31.73'	445.00'	4'05'08"	N02°37'05"E	31.72'
C63	94.54'	195.00'	27°46'39"	N09°42'40"W	93.61'
C67	105.51'	360.00'	16°47'31"	S13°48'05"E	105.13'
C68	190.26'	505.00'	21°35'12"	N101°3'05"W	189.14'
C75	60.21'	360.00'	9°34'59"	S00°36'50"E	60.14'
C78	165.72'	360.00'	26°22'30"	S09°00'35"E	164.26'
C79	37.80'	225.00'	9°37'35"	N51°53'21"E	37.76'
C80	63.16'	70.00'	51°41'54"	N30°51'14"E	61.04'
C81	74.89'	150.00'	28°36'16"	N09°17'51"W	74.11'
C82	126.05'	260.00'	27°46'39"	N09°42'40"W	124.82'
C83	135.80'	295.00'	26°22'30"	N09°00'35"W	134.60'
C85	69.51'	120.00'	33°11'13"	N06°35'21"W	68.54'
C91	107.34'	215.00'	28°36'16"	N09°17'51"W	106.23'

EASEMENT INFORMATION:
 ALL RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
 - 10' UTILITY EASEMENT ALONG RIGHTS OF WAY
 - 10' DRAINAGE AND UTILITY EASEMENT ALONG REAR LOT LINE
 - 5' DRAINAGE AND UTILITY EASEMENT ALONG SIDE LINE
 ADJACENT TO TRACTS AND REAR OF OTHER RESIDENTIAL LOTS
 - "ESMT 1": 5' SIDE UTILITY EASEMENT
 ALL TRACTS SHALL HAVE A 10' UTILITY EASEMENT ALONG RIGHTS OF WAY ALONG WITH ADDITIONAL EASEMENTS AS NOTED:
 - "ESMT 2": 10' CONNECTING UTILITY EASEMENT
 - "ESMT 3": 20' CONNECTING UTILITY EASEMENT

SCALE VERIFICATION
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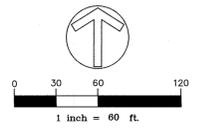


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PROSPERITY SUBDIVISION
 FINAL PLAT
 FREDERICK, COLORADO

DRAWN BY: BO
 DESIGNED BY: BO
 APPROVED BY: BO
 JOB NUMBER: 2526-03
 DATE: 05/14/21
 SCALE: 1"=60'
 SHEET NO: 4 OF 5



PROSPERITY SUBDIVISION FINAL PLAT

Sheet 4



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C6	33.93'	475.00'	4°05'33"	S02°36'53"W	33.92'
C7	178.96'	475.00'	21°35'12"	N10°13'05"W	177.90'
C8	86.39'	55.00'	90°00'00"	N44°25'29"W	77.78'
C9	21.26'	475.00'	2°33'51"	S00°42'24"E	21.26'
C10	24.61'	550.00'	2°33'51"	N00°42'24"W	24.61'
C11	85.73'	55.00'	89°18'24"	N45°13'43"E	77.31'
C20	39.27'	25.00'	90°00'00"	S44°25'29"E	35.36'
C21	39.27'	25.00'	90°00'00"	N45°34'31"E	35.36'
C45	23.30'	445.00'	3°00'02"	N19°30'40"W	23.30'
C46	89.13'	445.00'	11°28'31"	N12°16'23"W	88.98'
C48	55.23'	445.00'	7°06'39"	N02°58'48"W	55.19'
C53	41.05'	25.00'	94°05'08"	S42°22'55"E	36.59'
C55	39.27'	25.00'	90°00'00"	N44°25'29"W	35.36'
C56	107.29'	85.00'	72°19'15"	N53°15'51"W	100.31'
C57	36.07'	505.00'	4°05'33"	S02°36'53"W	36.06'
C58	39.27'	25.00'	90°00'00"	S45°34'19"W	35.36'
C68	180.26'	505.00'	21°35'12"	N10°13'05"W	189.14'
C69	19.91'	445.00'	2°33'51"	N00°42'24"W	19.91'
C71	25.96'	580.00'	2°33'51"	N00°42'24"W	25.95'
C74	38.97'	25.00'	89°18'49"	N45°13'31"E	35.14'
C76	39.57'	25.00'	90°41'11"	S44°46'29"E	35.57'
C77	38.97'	25.00'	89°18'24"	N45°13'43"E	35.14'
C84	39.57'	25.00'	90°41'36"	S44°46'17"E	35.57'
C85	69.51'	120.00'	3°31'13"	N06°35'21"W	68.54'
C87	219.58'	455.00'	27°39'03"	N03°49'16"W	217.46'
C90	23.27'	520.00'	2°33'51"	N00°42'24"W	23.27'
C92	22.60'	505.00'	2°33'51"	N00°42'24"W	22.60'
C93	26.23'	85.00'	17°40'45"	S08°15'51"E	26.12'

EASEMENT INFORMATION:
 ALL RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
 - 10' UTILITY EASEMENT ALONG RIGHTS OF WAY
 - 10' DRAINAGE AND UTILITY EASEMENT ALONG REAR LOT LINE
 - 5' DRAINAGE AND UTILITY EASEMENT ALONG SIDE LINE
 ADJACENT TO TRACTS AND REAR OF OTHER RESIDENTIAL LOTS
 - "ESMT 1": 5' SIDE UTILITY EASEMENT
 ALL TRACTS SHALL HAVE A 10' UTILITY EASEMENT ALONG RIGHTS OF WAY ALONG WITH ADDITIONAL EASEMENTS AS NOTED:
 - "ESMT 2": 10' CONNECTING UTILITY EASEMENT
 - "ESMT 3": 20' CONNECTING UTILITY EASEMENT

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

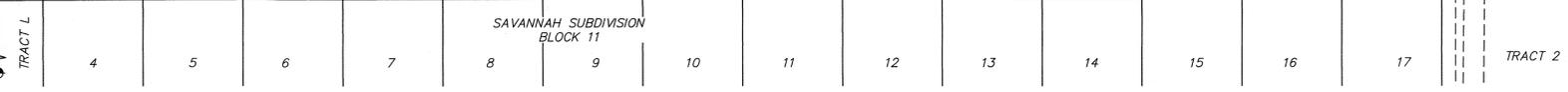


HURST & ASSOCIATES, INC.
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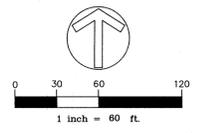
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PROSPERITY SUBDIVISION
 FINAL PLAT
 FREDERICK, COLORADO

3 WEST 1/16 CORNER, SEC. 32, 2.5" ALUMINUM CAP, PLS 24305 1998



NOTE:
 SEE SHEET 2 FOR FULL EXTENTS OF OUTLOT C

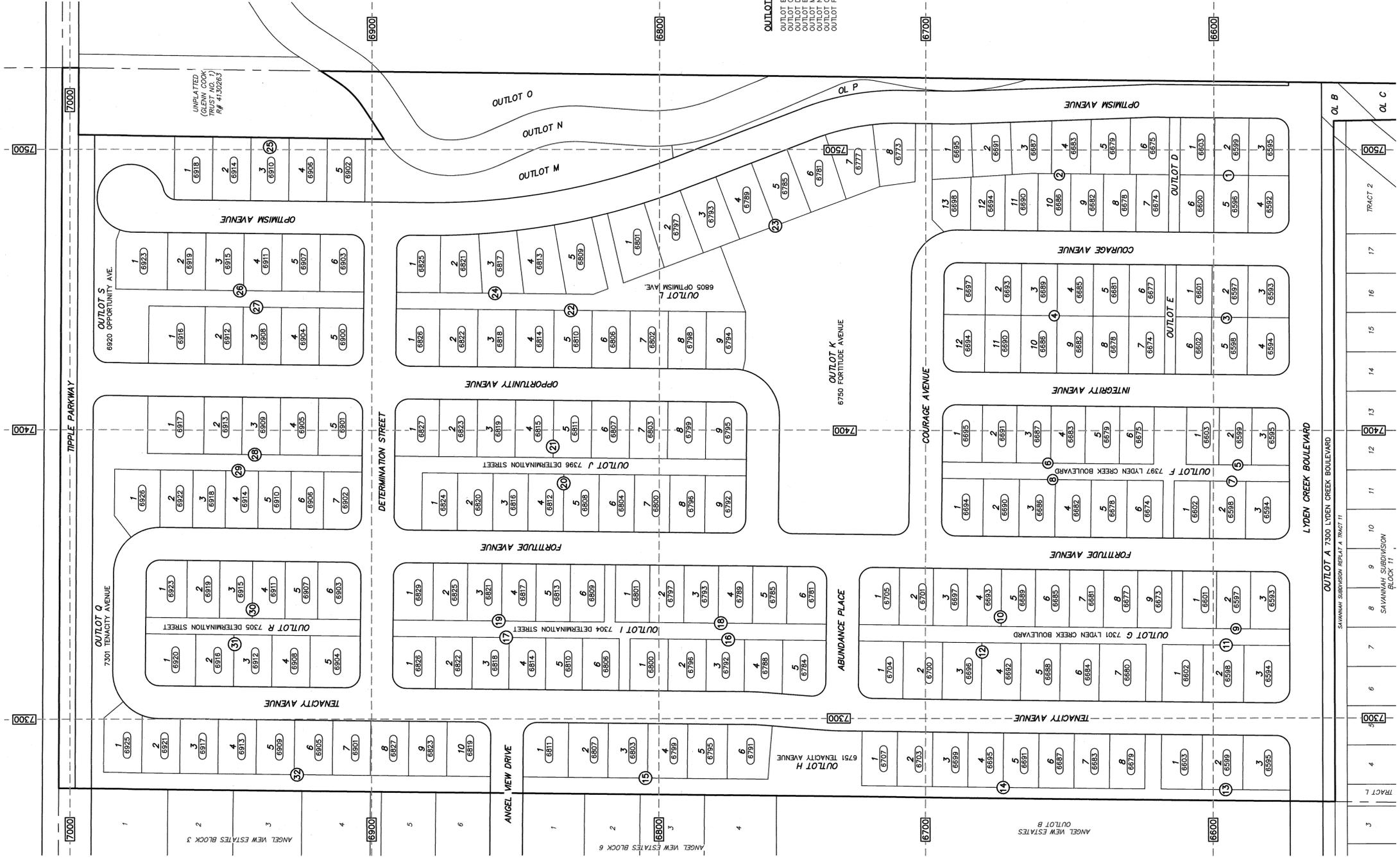


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 APPROVED BY: BO
 JOB NUMBER: 2526-03
 DATE: 05/14/21
 SCALE: 1"=60'
 SHEET NO: 5 OF 5

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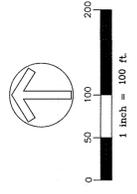
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4799603 Pages: 6 of 6
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OUTLOT ADDRESSES:
 OUTLOT B: 7500 LYDEN CREEK BOULEVARD
 OUTLOT C: 7504 LYDEN CREEK BOULEVARD
 OUTLOT D: 7508 LYDEN CREEK BOULEVARD
 OUTLOT E: 6605 COURAGE AVENUE
 OUTLOT M: 6800 OPTIMISM AVENUE
 OUTLOT N: 6805 OPTIMISM AVENUE
 OUTLOT O: 6808 OPTIMISM AVENUE
 OUTLOT P: 6700 OPTIMISM AVENUE

UNPLATED
(GLENN COOK)
USDA
R# 4432243



DRAWN BY:
BO
DESIGNED BY:
2526-03
DATE:
10/18/21
SCALE:
1"=100'
SHEET NO:
1 OF 1

PROSPERITY SUBDIVISION
ADDRESS PLAT
FREDERICK, COLORADO

HURST
 CIVIL ENGINEERING
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HURST & ASSOCIATES, INC.
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