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12/29/2015 04:49 PM R Fee:$51.00
Carly Koppes, Clerk and Recorder, Weld County, CO

WESTVIEW SUBDIVISION

E 1/2 E 1/2 SW 1/4 SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6th P.M. TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

39.49 ACRES TOTAL 121 DWELLING UNITS

FINAL PLAT

SHEET 1 OF 5

CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WESTVIEW 1, LLC BEING THE OWNER 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 WESTVIEW SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC SUCH PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN. THE ENTITIES NAMED ON THE EASEMENT, ARE 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 STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES SHOWN HEREON AND THE ELECTRIC SYSTEMS TO BE INSTALLED IN THE SUBDIVISION ARE DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK, COLORADO, AND WATER DISTRIBUTION SYSTEMS ARE DEDICATED TO THE TOWN OF FREDERICK, AND SANITARY SEWER SYSTEMS ARE DEDICATED TO ST. VRAIN SANITATION DISTRICT 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.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 25;

THENCE NORTH 00°21'47" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°47'39" WEST, PARALLEL WITH AND 30.00 FEET NORTHERLY OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 656.02 FEET;

THENCE NORTH 00°23'44" EAST ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2627.37 FEET;

THENCE SOUTH 89°21'10" EAST, PARALLEL WITH AND 40.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 654.52 FEET;

THENCE SOUTH 00°21'47" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2622.33 FEET TO THE POINT OF BEGINNING,

CONTAINING 1,719,976 SQUARE FEET, OR 39.485 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET MY/OUR HAND(S) AND SEAL(S) THIS 18th DAY OF November, 2015.

Harvey E. Deutsch

HARVEY E. DEUTSCH MANAGER

WESTVIEW 1, LLC

STATE OF COLORADO }
COUNTY OF Weld } SS

THE FORGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF Nov, 2015. BY WESTVIEW 1, LLC.

WITNESS MY HAND AND OFFICIAL SEAL: Kathleen L Larson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/21/2016

KATHLEEN L. LARSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004031701
My Commission Expires Nov. 21, 2016

SURVEYING CERTIFICATE

I, PAUL SMITH 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 RESPONSIBLE CHARGE AND PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 10th DAY OF November, 2015.

COLORADO LICENSED PAUL W. SMITH 29430 11-10-15 PROFESSIONAL LAND SURVEYOR

BY PAUL SMITH PLS# 29430

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL:

THIS FINAL PLAT MAP OF THE WESTVIEW SUBDIVISION IS APPROVED AND ACCEPTED BY ORDINANCE NO. 913 , PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON JULY 12, 2007. 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 OR ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.

TONY CAREY, MAYOR

ATTEST:

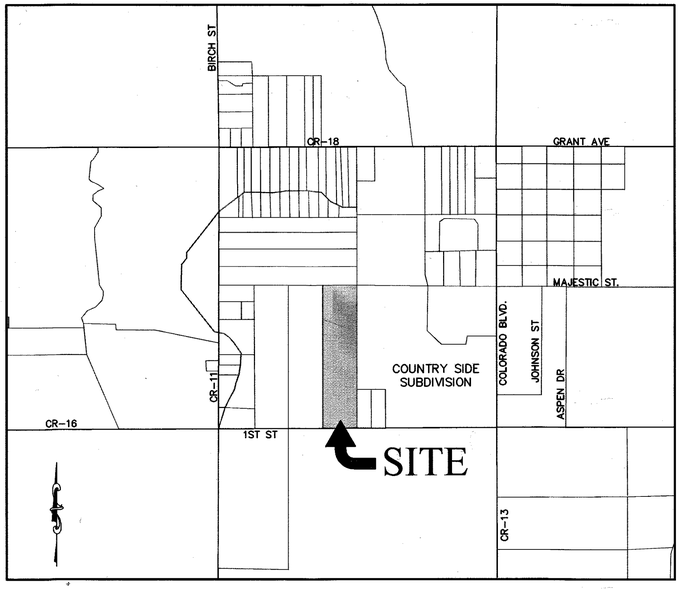
MEGHAN C. MARTINEZ, TOWN CLERK

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 21ST DAY OF JUNE, 2007 WITH PLANNING COMMISSION RESOLUTION 07-130.

DONALD HARD,
PLANNING COMMISSION CHAIRMAN

KATHY LARSON,
PLANNING COMMISSION SECRETARY



VICINITY MAP
N.T.S.

TRACT	LAND USE	AREA (AC)	AREA (S.F.)	OWNER	MAINTAINED BY
A	OPEN SPACE	1.47	64,043	HOA	HOA
B	OPEN SPACE	0.63	27,376	HOA	HOA
C	OPEN SPACE	1.38	60,169	HOA	HOA
D	OPEN SPACE	0.20	8,848	HOA	HOA
E	OPEN SPACE	0.17	7,587	HOA	HOA
F	OPEN SPACE	0.42	18,103	HOA	HOA
G	OPEN SPACE	0.99	42,919	HOA	HOA
H	OPEN SPACE	2.16	94,234	HOA	HOA
I	OPEN SPACE	0.11	4,970	HOA	HOA
J	OPEN SPACE	0.09	3,749	HOA	HOA
K	OPEN SPACE	0.29	12,553	HOA	HOA
L	OPEN SPACE	0.78	34,121	HOA	HOA
M	OPEN SPACE	0.07	2,855	HOA	HOA
N	OPEN SPACE	0.31	13,522	HOA	HOA
O	OPEN SPACE	0.21	9,245	HOA	HOA
P	OPEN SPACE	0.57	24,646	HOA	HOA
TOTAL		9.85	428,940		

NOTES:

1. UNLESS OTHERWISE NOTED, 10' UTILITY EASEMENTS ARE GRANTED AND LOCATED ALONG THE FRONT AND REAR LOT LINES FOR THE EXCLUSIVE USE OF TELEPHONE, ELECTRIC, GAS, AND CABLE TELEVISION. OTHER UTILITIES SHALL HAVE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES.

2. THERE IS NO FLOODPLAIN THAT AFFECTS THIS SITE.

3. BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 25. SAID LINE BEARING SOUTH 00°21'47" WEST RELATIVE TO THE TRUE LOCAL MERIDIAN AS DETERMINED BY GPS AND BEING MONUMENTED AS DESCRIBED HEREON.

4. FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 508-F0465088-017-PN8, AMENDMENT NO. 2, DATED SEPTEMBER 13, 2013 WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH TO DETERMINE OWNERSHIP, EASEMENT OR OTHER MATTERS OF PUBLIC RECORD BY FORESIGHT WEST SURVEYING, INC.

5. PROPOSED UTILITY EASEMENTS SHOWN HEREON ARE GRANTED FOR THE EXCLUSIVE USE OF TELEPHONE, ELECTRIC, GAS, AND CABLE TELEVISION. OTHER UTILITIES SHALL HAVE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES.

6. EXISTING ZONING FOR THIS PROPERTY IS R-1 WITH P.U.D. OVERLAY.

7. BENCHMARK: ELEVATIONS ARE BASED UPON NGS STATION "CHEVY" (PID AE6474), BEING A STAINLESS STEEL ROD IN SLEEVE LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, T 1 N, R 68 W, AT STATE HIGHWAY 52 MILEPOST 10.9. ELEVATION: 4997.73 FEET (NAVD 88).

8. IN REGARD TO EXCEPTION # 13 OF THE TITLE COMMITMENT: NO LOCATION OF AT&T EASEMENT WITHIN SECTION 25 IS DEFINED IN THE DEED.

9. AN UNDERDRAIN SYSTEM WILL BE INSTALLED WITHIN PUBLIC R.O.W. AND ACROSS TRACT A, AS SHOWN ON THE APPROVED CONSTRUCTION PLANS FOR THIS SITE. MAINTENANCE OF THE UNDERDRAIN SYSTEM WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

SHEET INDEX:

1 COVER SHEET
2 FINAL PLAT
3 FINAL PLAT
4 FINAL PLAT
5 FINAL PLAT

OWNER:

WESTVIEW 1, LLC
143 MONROE STREET
DENVER, CO 80206

(303) 667-1265

CONTACT: HARVEY DEUTSCH

DEVELOPER:

WESTVIEW 1, LLC
143 MONROE STREET
DENVER, CO 80206

(303) 667-1265

CONTACT: HARVEY DEUTSCH

ENGINEER:

ATWELL, LLC
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228

(303) 462-1100

CONTACT: BOB KELSEY

SURVEYOR:

ATWELL, LLC
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228

(303) 462-1100

CONTACT: PAUL SMITH

DATE OF PREPARATION 10/30/15

ATWELL
www.atwell-group.com
303.462.1100
CONTACT: BOB KELSEY
BKELSEY@ATWELL-GROUP.COM

4168185 Pages: 2 of 5
12/29/2015 04:49 PM R Fee:$51.00
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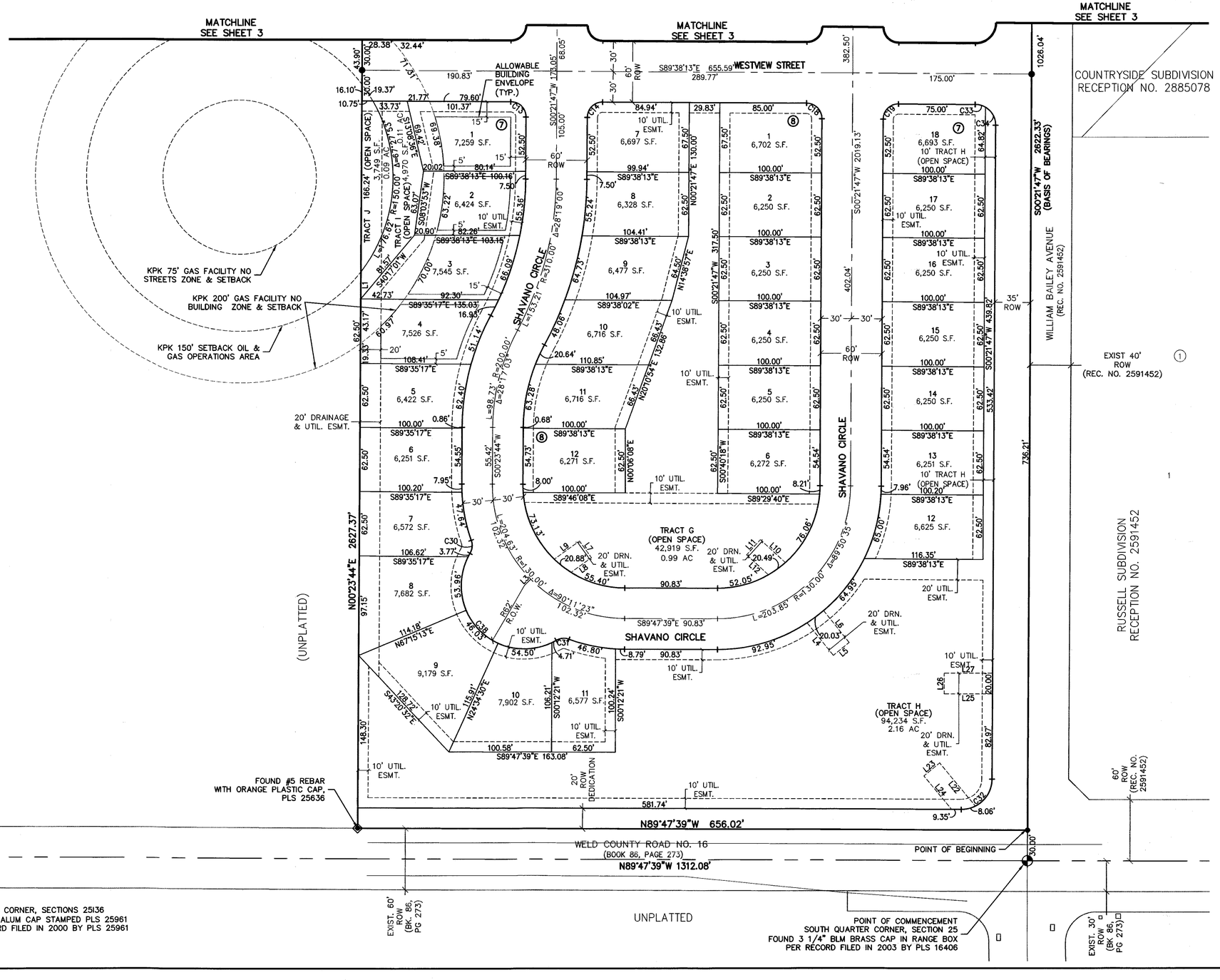
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
39.46 ACRES TOTAL 121 DWELLING UNITS
FINAL PLAT
SHEET 2 OF 5



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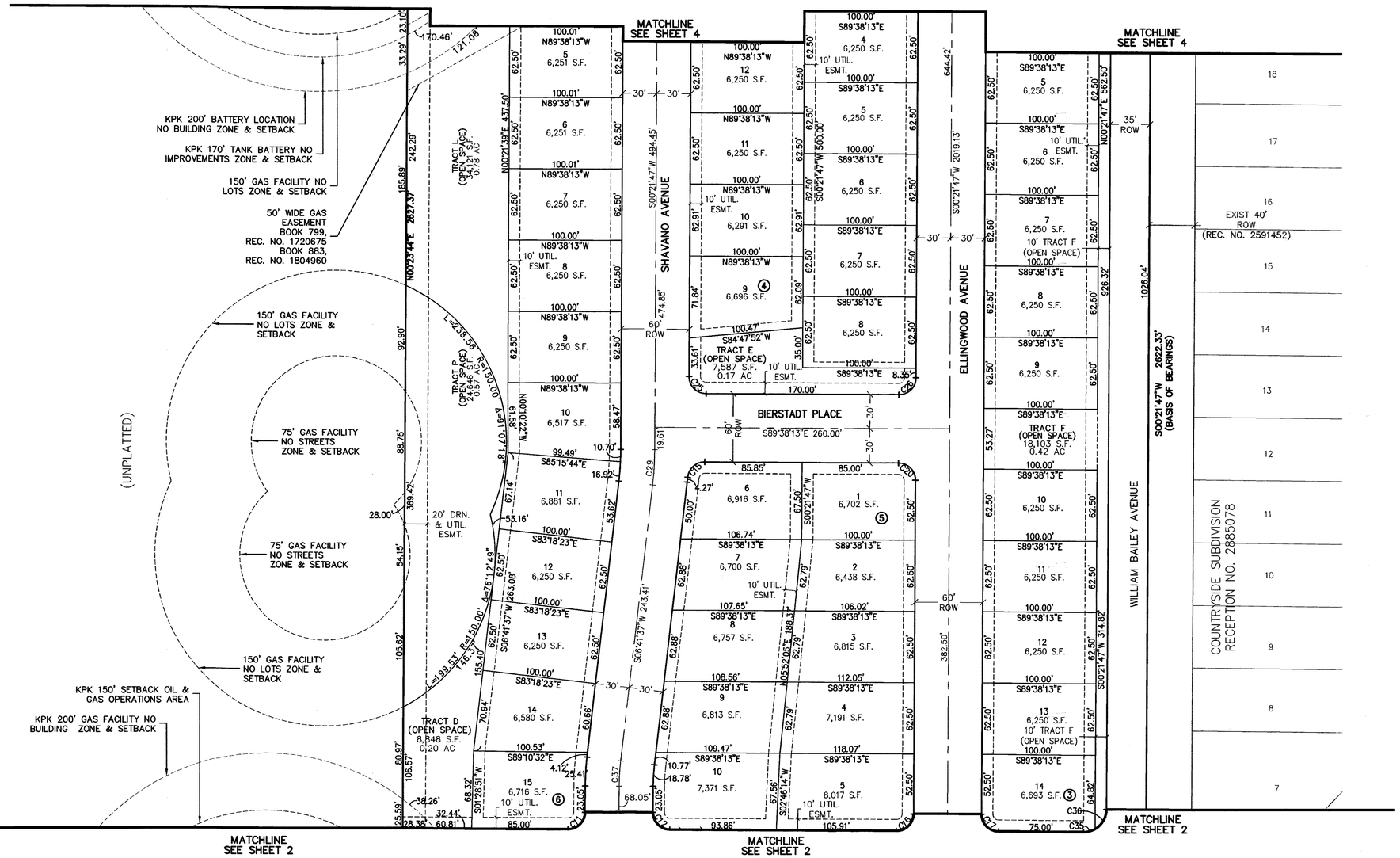

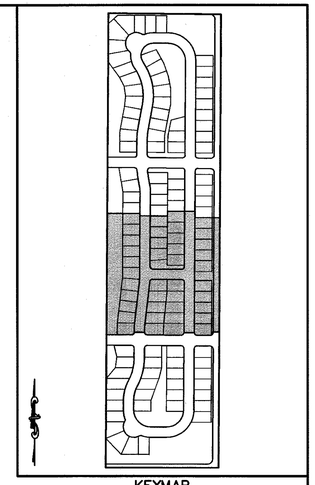

LEGEND

- FOUND MONUMENT AS DESCRIBED
- SET #5 REBAR W/PLASTIC CAP MARKED "PLS 29430".
- BUILDING ENVELOPE

NOTE:
1. REFER TO SHEET 5 FOR LINE & CURVE TABLE.

(IN FEET)
1 inch = 50 ft.

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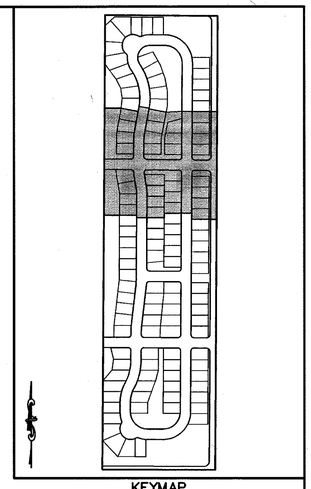

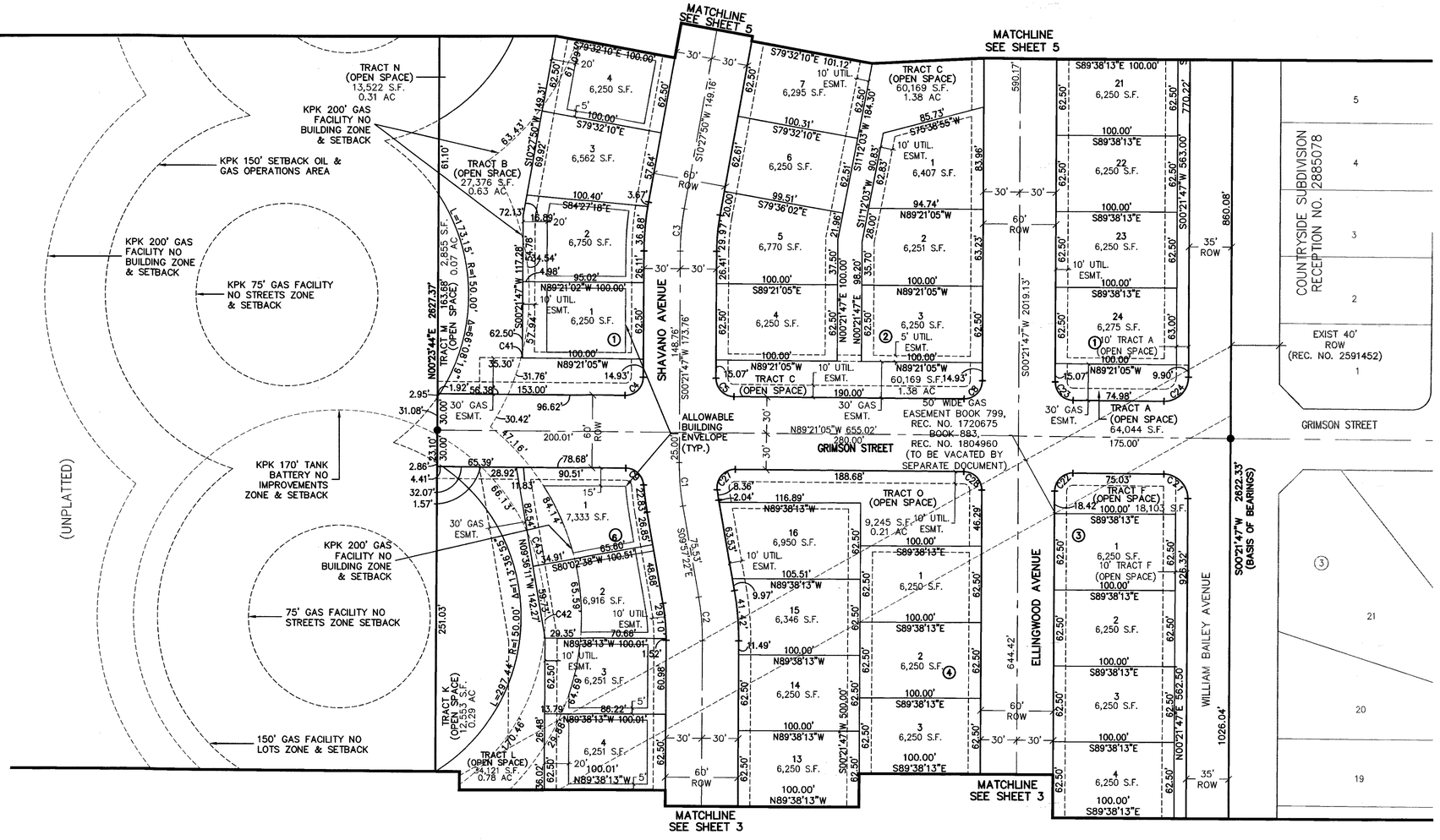

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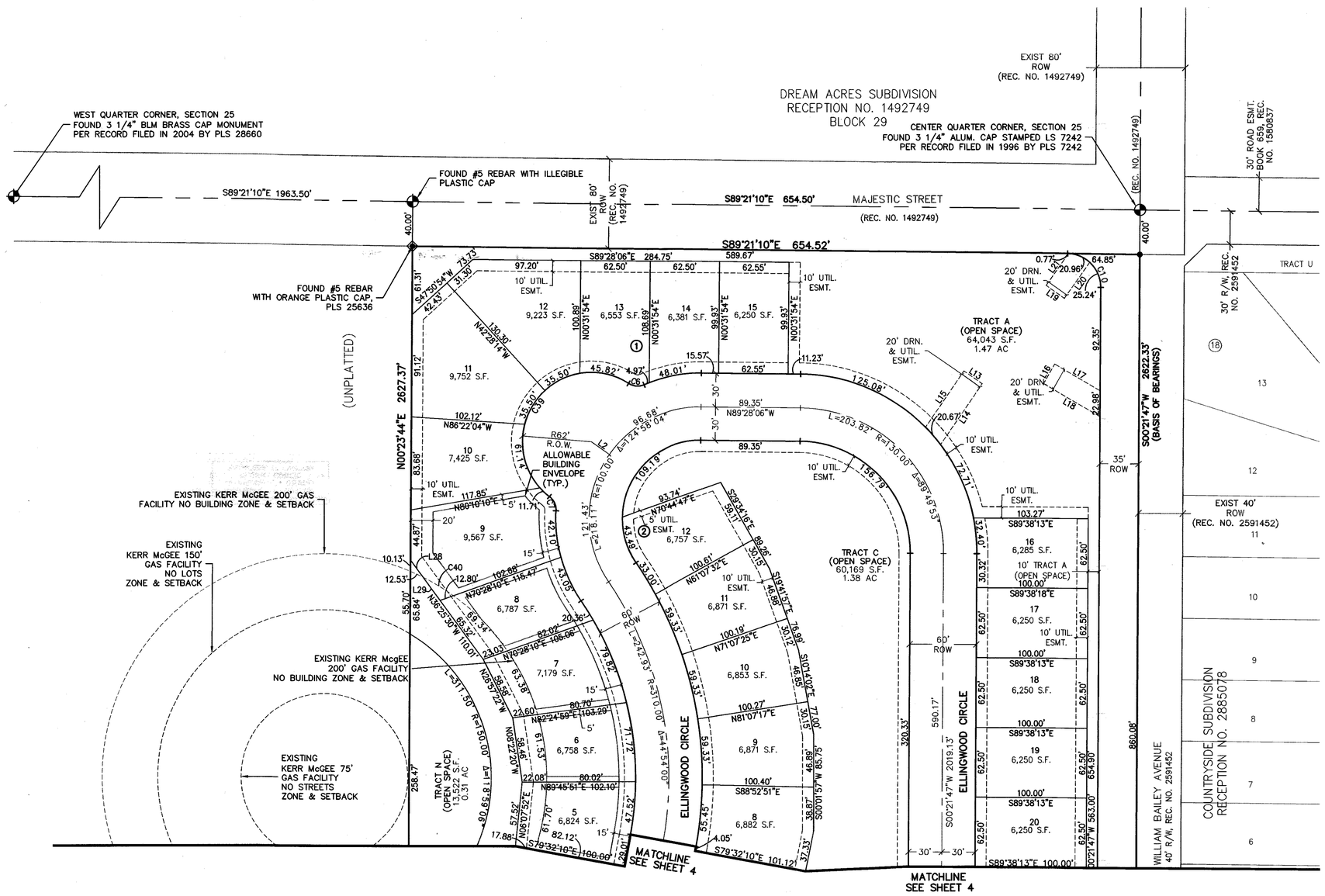

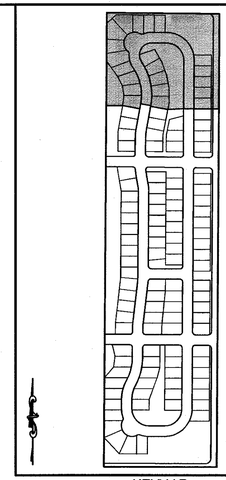

KEYMAP
NTS

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.32'	S00°23'44"W
L2	19.74'	S54°51'51"E
L3	8.82'	N45°18'03"E
L4	40.86'	S38°53'26"E
L5	20.00'	S51°06'34"W
L6	40.08'	S38°53'26"E
L7	20.00'	S35°41'53"E
L8	24.54'	N54°18'07"E
L9	30.42'	N54°18'07"E
L10	33.09'	S47°34'39"E
L11	20.00'	N42°25'21"E
L12	28.81'	S47°34'39"E
L13	20.00'	S55°24'21"E
L14	66.09'	N34°35'39"E
L15	60.94'	N34°35'39"E
L16	20.00'	N29°51'55"E
L17	47.09'	S60°08'05"E
L18	58.41'	S60°08'05"E
L19	20.00'	S54°45'55"E
L20	39.60'	S35°14'05"W
L21	34.95'	S35°14'05"W
L22	54.90'	S39°32'37"E
L23	20.00'	N50°27'42"E
L24	42.67'	S39°32'37"E
L25	47.08'	S89°56'05"E
L26	20.00'	S00°03'55"W
L27	47.19'	S89°56'05"E
L28	19.06'	N36°25'30"W
L29	25.62'	N36°25'30"W

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	10°19'09"	36.02'	200.00'
C2	10°19'09"	36.02'	200.00'
C3	10°06'04"	35.26'	200.00'
C4	90°17'08"	23.64'	15.00'
C5	89°42'52"	23.49'	15.00'
C6	55°35'49"	14.56'	15.00'
C7	55°35'49"	14.56'	15.00'
C8	90°17'08"	23.64'	15.00'
C9	85°05'01"	22.27'	15.00'
C10	89°42'56"	46.98'	30.00'
C11	90°00'00"	23.56'	15.00'
C12	90°00'00"	23.56'	15.00'
C13	90°00'00"	23.56'	15.00'
C14	90°00'00"	23.56'	15.00'
C15	84°27'32"	22.11'	15.00'
C16	90°00'00"	23.56'	15.00'
C17	90°00'00"	23.56'	15.00'
C18	90°00'00"	23.56'	15.00'
C19	90°00'00"	23.56'	15.00'
C20	90°00'00"	23.56'	15.00'
C21	89°42'52"	31.32'	20.00'
C22	90°17'08"	23.64'	15.00'
C23	89°42'52"	23.49'	15.00'
C24	90°17'08"	31.52'	20.00'
C25	90°00'00"	23.56'	15.00'
C26	90°00'00"	23.56'	15.00'
C27	97°47'07"	25.60'	15.00'
C28	89°42'52"	23.49'	15.00'
C29	6°19'50"	30.94'	280.00'
C30	50°06'49"	13.12'	15.00'
C31	50°06'49"	13.12'	15.00'
C32	89°50'35"	47.04'	30.00'
C33	30°00'00"	10.47'	20.00'
C34	60°00'00"	20.94'	20.00'
C35	30°00'00"	10.47'	20.00'
C36	60°00'00"	20.94'	20.00'
C37	6°19'50"	22.10'	200.00'
C38	150°36'17"	162.97'	62.00'
C39	175°17'01"	189.68'	62.00'
C40	9°07'06"	31.83'	200.00'
C41	1°27'43"	5.10'	200.00'
C42	19°17'49"	57.25'	170.00'
C43	9°43'35"	28.86'	170.00'

LEGEND

- FOUND MONUMENT AS DESCRIBED
- SET #5 REBAR W/PLASTIC CAP MARKED "PLS 29430".
- BUILDING ENVELOPE

50 0 50 100
(IN FEET)
1 inch = 50 ft.

DATE OF PREPARATION 10/30/15

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ADDRESS PLAT
SHEET 1 OF 1

80 0 80 160
(IN FEET)
1 inch = 80 ft.

JOB NO.: 06.12 DATE: 10/30/15

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