

# FINAL PLAT ANGEL VIEW ESTATES SUBDIVISION

A SUBDIVISION OF THE W1/2 OF THE NW1/4 OF SECTION 32,  
T2N, R67W OF THE 6TH P.M., TOWN OF FREDERICK,  
COUNTY OF WELD, STATE OF COLORADO.

AREA = 79.937 ACRES, MORE OR LESS.

ENV 39  
6/26/00  
721  
2838721 04/09/2001 10:59A JA Suki Tsukamoto  
1 of 3 R 30.00 D 0.00 Weld County CO

### NOTES

- BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE NW1/4 OF SECTION 32, T2N, R67W OF THE 6TH P.M., BEARS S00°00'00"W AS MONUMENTED AND SHOWN HEREON.
- RECORDED EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN ON THIS MAP AS DISCLOSED IN LONGMONT TITLE COMPANY COMMITMENT NO. 25914-REVISED, DATED MAY 1, 2000. NO ADDITIONAL RESEARCH WAS COMPLETED.
- IN THE DESCRIPTION OF THAT 50 FOOT WIDE GAS PIPE LINE EASEMENT GRANTED TO SINCLAIR PIPE LINE COMPANY IN INSTRUMENT RECORDED APRIL 22, 1965, IN BOOK 540 AS RECEPTION NO. 1481791: (1) IT IS ASSUMED THE CALL "EASTERLY ALONG SAID NORTH LINE" DOES NOT INDICATE "EAST" BEING THE BASIS OF BEARING; (2) THE BASIS OF BEARING WAS DETERMINED TO BE A LINE FROM THE POINT OF BEGINNING TO THE POINT OF TERMINATION HOLDING THE MATHEMATICAL CALLS OF THE DESCRIPTION ALONG THE CENTERLINE, WITH THE LAST CALL BEING EXTENDED TO THE SOUTH LINE OF SECTION 32; (3) THIS LINE AND THE CALLS ALONG THE CENTERLINE WERE ROTATED 010°18" COUNTER-CLOCKWISE TO INTERSECT THE SOUTH LINE OF SECTION 32 AT A POINT 953' EASTERLY FROM THE SOUTHWEST CORNER OF SECTION 32.
- THAT EASEMENT AND RIGHT-OF-WAY FOR OIL AND GAS PIPE LINE PURPOSES GRANTED TO PANHANDLE EASTERN PIPE LINE COMPANY IN RIGHT-OF-WAY GRANT RECORDED AUGUST 20, 1973, IN BOOK 698 AS RECEPTION NO. 1619727 IS NOT MATHEMATICALLY DEFINED AND THEREFORE IS NOT SHOWN ON THIS MAP. THE INSTRUMENT STATES THE EASEMENT IS NOT TO EXCEED 50 FEET IN WIDTH AND IS LOCATED IN THE W1/2 OF SECTION 32 T2N, R67W AND IN SECTIONS 8 & 9, T1N, R67W. IT ALSO REFERENCES THREE DIFFERENT PIPE LINES.  
ACCORDING TO INFORMATION PROVIDED BY HS RESOURCES, INC., THE EASEMENT IN SECTION 32 IS OWNED AND OPERATED BY HS RESOURCES AND COVERS PIPE LINE 16-10-075-13-6". THEY STATED THIS PIPE LINE RUNS EAST-WEST AND IS LOCATED IN THE SW1/2 OF THE SW1/4 OF SECTION 32. NEITHER THIS LINE NOR THE OTHER TWO REFERENCED LINES AFFECT ANGEL VIEW ESTATES SUBDIVISION.
- ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080244 0001 B, MAP REVISED JULY 13, 1982, TOWN OF FREDERICK, COLORADO, WELD COUNTY, THE SUBJECT PARCEL IS LOCATED WITHIN ZONE C, AREAS OF MINIMAL FLOODING, AND IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE.
- OUTLOT A IS BEING DEDICATED TO THE TOWN OF FREDERICK IN FEE FOR WATER DETENTION AND OPEN SPACE PURPOSES; OUTLOTS D, E, & G ARE BEING DEDICATED TO THE TOWN OF FREDERICK IN FEE FOR DRAINAGE, UTILITY, TRAIL, AND OPEN SPACE PURPOSES; OUTLOT F (PORTIONS OF WELD COUNTY ROAD 15 & WELD COUNTY ROAD 16 PLUS CORRESPONDING ADDITIONAL WIDTH) IS BEING DEDICATED TO THE TOWN OF FREDERICK IN FEE FOR ROAD RIGHT-OF-WAY; OUTLOTS B & C ARE BEING RETAINED BY THE OWNER.
- LANDSCAPING MATERIALS, INCLUDING BUT NOT LIMITED TO, FILL, ROCK, TIMBERS, RIP-RAP, TREES, SHRUBS, AND FENCES, SHALL NOT BE PLACED WITHIN ROADSIDE DRAINAGE DITCHES OR DRAINAGE EASEMENTS CROSSING PRIVATE PROPERTY IN A WAY THAT RESTRICTS THE DESIGNED STORM WATER DRAINAGE FLOW.
- LEGAL DESCRIPTION PREPARED BY SCOTT DELONG, 1860 INDUSTRIAL CIRCLE, SUITE D, LONGMONT, COLORADO, 80501 (CRS 38-35-106.5).

### APPROVAL BY THE TOWN OF FREDERICK

APPROVED BY THE BOARD OF TRUSTEES THIS 11th DAY OF January, A.D., 2000. ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE TOWN FOR CONSTRUCTION OF ANY STREETS, HIGHWAYS, ALLEYS, BRIDGES, RIGHTS-OF-WAY, OR ANY OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

*Edward J. Taghian*  
MAYOR  
ATTEST: *[Signature]*  
TOWN CLERK

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS  
COUNTY OF WELD }  
I HEREBY CERTIFY THAT THIS MAP WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK  
\_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2000,  
AND IS RECORDED IN:  
PLANFILE \_\_\_\_\_ FEES \_\_\_\_\_ PAID \_\_\_\_\_  
FILM \_\_\_\_\_, RECEPTION NO. \_\_\_\_\_  
BY: \_\_\_\_\_

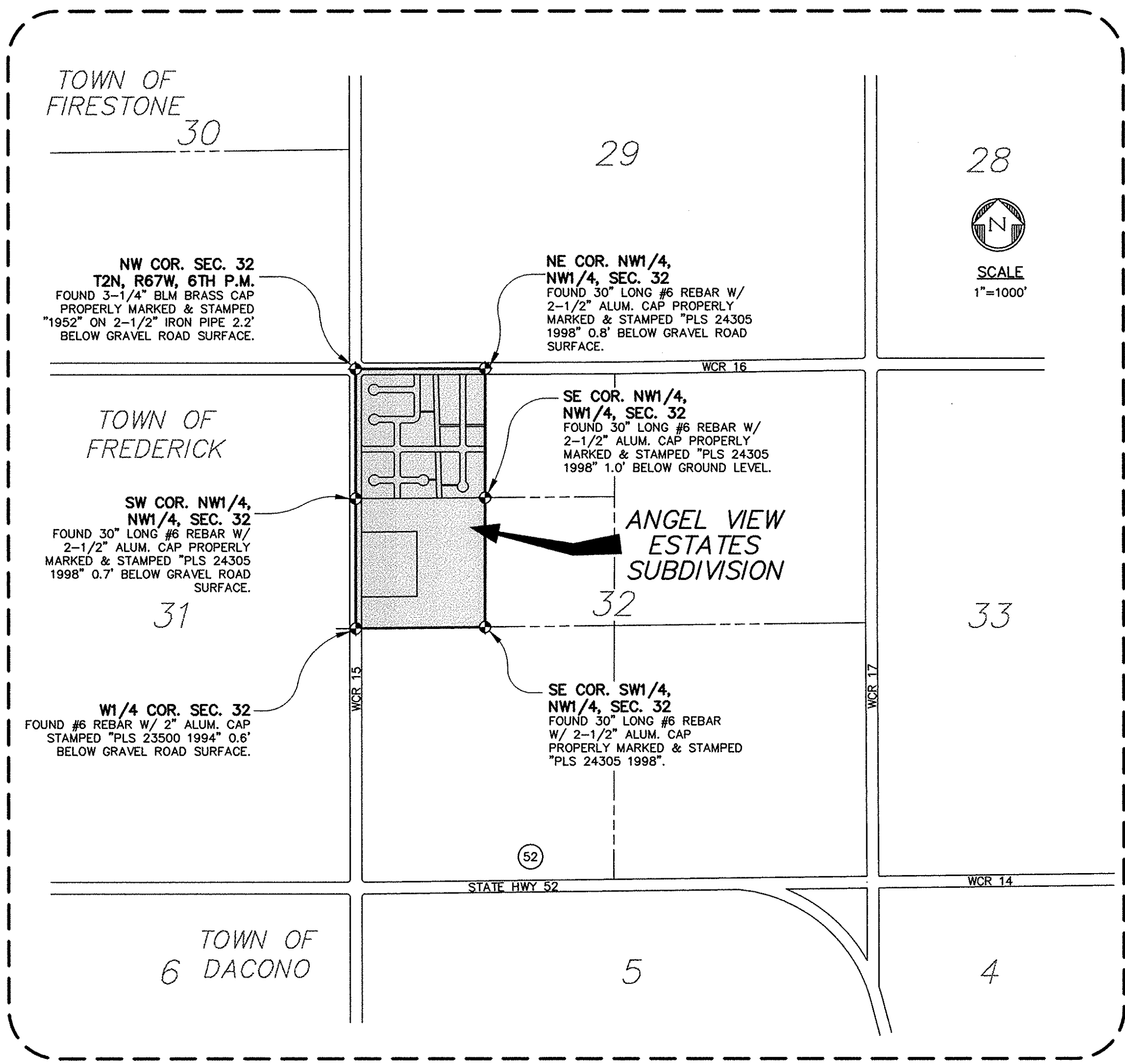
### NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

### SURVEYOR'S CERTIFICATE

I, FRANK N. DREXEL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY AND THIS PLAT COMPLIES WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND WELD COUNTY.

*Frank N. Drexel*  
FRANK N. DREXEL  
COLORADO REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 24305  
DATE: \_\_\_\_\_



### CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT BLACKFOX FREDERICK, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF ALL OF THE NW1/4 OF THE NW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 32, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 32, FROM WHICH THE W1/4 CORNER OF SAID SECTION 32 BEARS S00°00'00"E, 2647.36 FEET (BASIS OF BEARING); THENCE N89°49'20"E, 1319.65 FEET ALONG THE NORTH LINE OF THE NW1/4 OF SAID SECTION 32 TO THE NORTHEAST CORNER OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 32;  
THENCE S00°04'51"W, 1318.69 FEET ALONG THE EAST LINE OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 32 TO THE SOUTHEAST CORNER OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 32;  
THENCE S00°04'51"W, 1318.69 FEET ALONG THE EAST LINE OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 32 TO THE SOUTHEAST CORNER OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 32;  
THENCE S89°23'14"W, 1316.00 FEET ALONG THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 32 TO THE W1/4 CORNER OF SAID SECTION 32;  
THENCE N00°00'00"E, 1323.68 FEET ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 32 TO THE SOUTHWEST CORNER OF THE NW1/4 OF THE NW1/4 CORNER OF SAID SECTION 32;  
THENCE N00°00'00"E, 1323.68 FEET ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 32 TO THE NORTHWEST CORNER OF SAID SECTION 32 AND THE POINT OF BEGINNING.  
AREA = 79.937 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS "ANGEL VIEW ESTATES SUBDIVISION", AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN OF FREDERICK FOR PUBLIC USE FOREVER HEREAFTER THE STREETS, ALLEYS, PUBLIC WALKWAYS, OUTLOT A, OUTLOT D, OUTLOT E, OUTLOT F, OUTLOT G, PARKS AND OPEN SPACE AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT.

WITNESS OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2000.

OWNER:  
BLACKFOX FREDERICK, LLC.  
BY: BLACKFOX REAL ESTATE GROUP, LLC., THE  
MANAGING MEMBER OF BLACKFOX FREDERICK, LLC.

*Charles J. Hepp*  
CHARLES J. HEPP, MANAGER  
BLACKFOX REAL ESTATE GROUP, LLC

### ACKNOWLEDGMENT

STATE OF COLORADO } SS  
COUNTY OF WELD }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY  
OF November, A.D., 2000, BY CHARLES J. HEPP AS MANAGER OF BLACKFOX  
REAL ESTATE GROUP, LLC., THE MANAGING MEMBER OF BLACKFOX FREDERICK, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES: Oct 19, 2002

*Julie Conde*  
NOTARY PUBLIC

### OWNER/DEVELOPER

CHARLES HEPP  
BLACKFOX FREDERICK, LLC.  
PO BOX 1245  
FREDERICK, CO 80530  
(303) 633-3800

### SURVEYOR

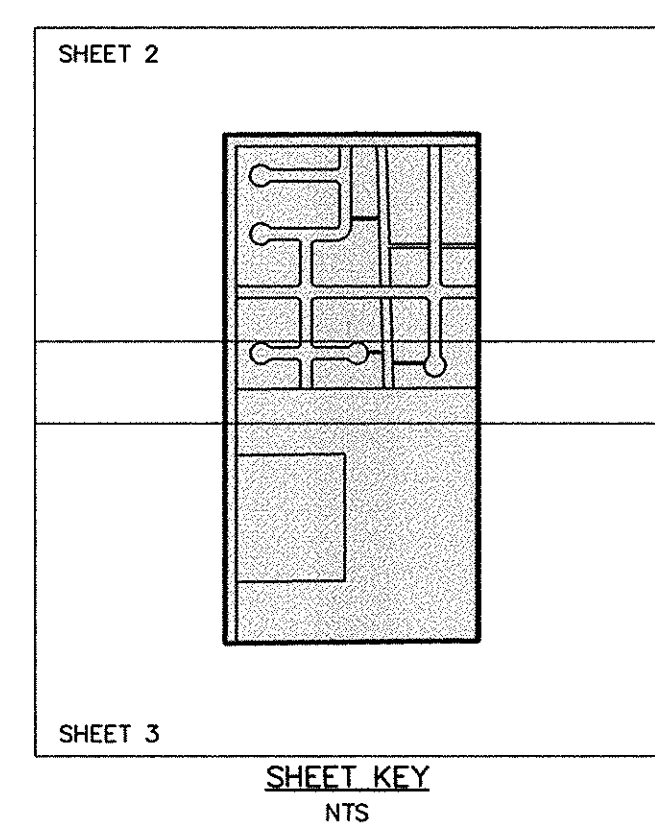
FRANK N. DREXEL, PLS  
ALBERS, DREXEL & POHLY, INC.  
1860 INDUSTRIAL CIRCLE, SUITE D  
LONGMONT, COLORADO 80501  
(303) 682-1131

### ENGINEER

QCI DEVELOPMENT SERVICES GROUP, INC.  
11184 HURON STREET, SUITE 13  
DENVER, CO 80234  
(303) 280-9200

### DATE OF PREPARATION

NOVEMBER 7, 2000



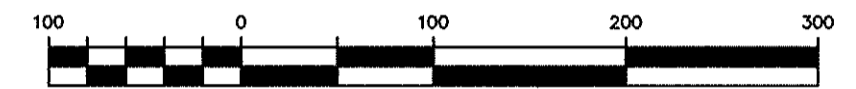
2838721 04/09/2001 10:58A JA Suki Tsukamoto  
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# FINAL PLAT ANGEL VIEW ESTATES SUBDIVISION

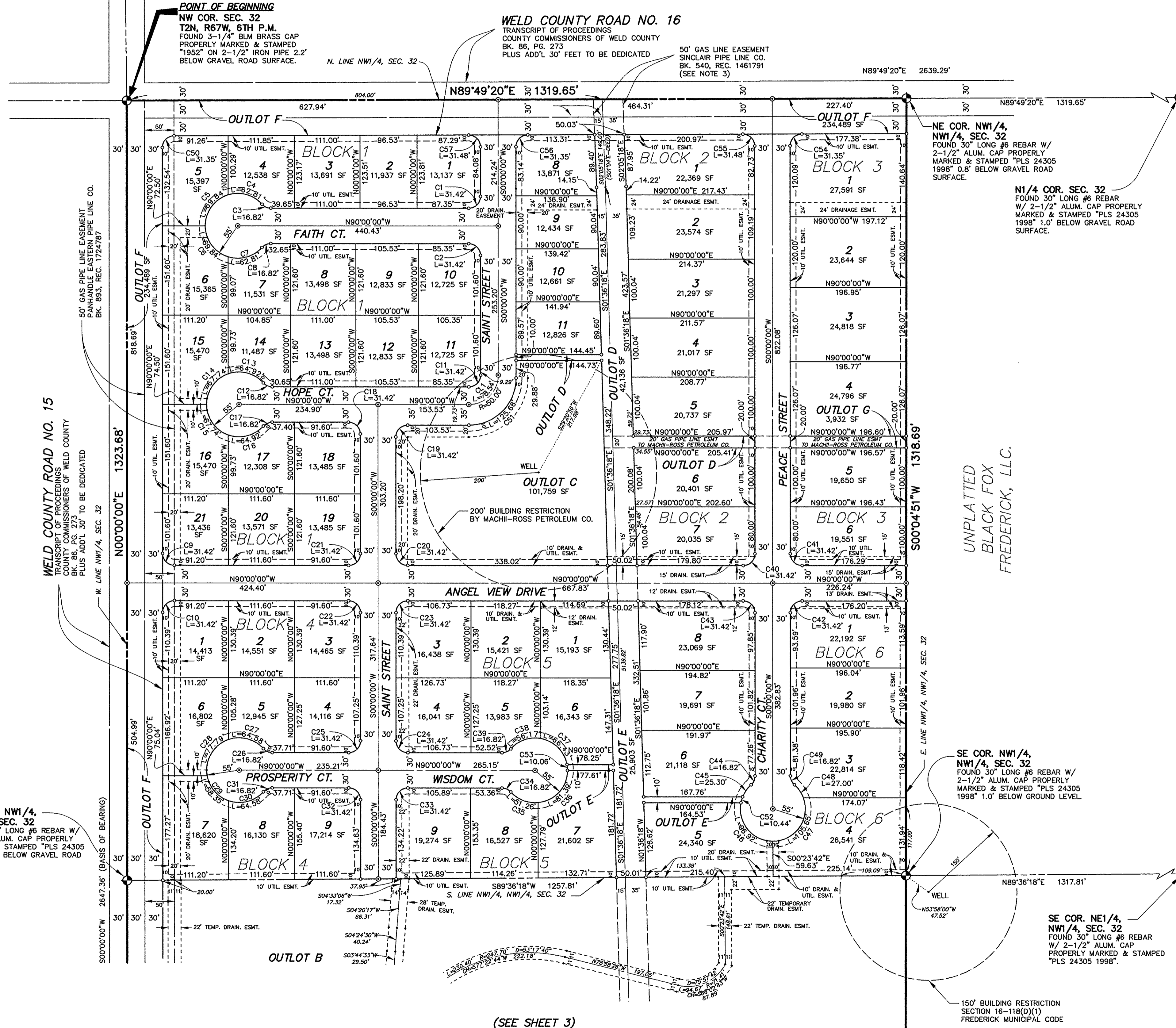
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COUNTY OF WELD, STATE OF COLORADO.  
AREA = 79.937 ACRES, MORE OR LESS.



SCALE: 1"=100'



DATE OF PREPARATION: NOVEMBER 7, 2000



CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD
CL1	78.54	50.00	90°00'00"	N45°00'00"E	70.71

LOT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD
C1	31.42	20.00	90°00'00"	N45°00'00"E	28.28
C2	31.42	20.00	90°00'00"	N45°00'00"W	28.28
C3	20.00	20.00	48°11'23"	S65°54'19"E	16.33
C4	62.81	55.00	65°25'50"	N74°31'32"W	59.45
C5	69.84	55.00	72°45'33"	S36°22'46"W	65.24
C6	69.84	55.00	72°45'33"	S36°22'46"E	65.24
C7	62.81	55.00	65°25'50"	N74°31'32"E	59.45
C8	16.82	20.00	48°11'23"	S65°54'19"W	16.33
C9	31.42	20.00	90°00'00"	S45°00'00"E	28.28
C10	31.42	20.00	90°00'00"	S45°00'00"W	28.28
C11	31.42	20.00	90°00'00"	N45°00'00"E	28.28
C12	16.82	20.00	48°11'23"	S65°54'19"E	16.33
C13	64.92	55.00	67°37'33"	N75°37'23"W	61.21
C14	67.74	55.00	70°33'50"	S35°16'55"W	63.54
C15	67.74	55.00	70°33'50"	S35°16'55"E	63.54
C16	64.92	55.00	67°37'33"	N75°37'23"E	61.21
C17	16.82	20.00	48°11'23"	S65°54'19"E	16.33
C18	31.42	20.00	90°00'00"	N45°00'00"W	28.28
C19	31.42	20.00	90°00'00"	S45°00'00"E	28.28
C20	31.42	20.00	90°00'00"	S45°00'00"W	28.28
C21	31.42	20.00	90°00'00"	N45°00'00"E	28.28
C22	31.42	20.00	90°00'00"	N45°00'00"W	28.28
C23	31.42	20.00	90°00'00"	S45°00'00"E	28.28
C24	31.42	20.00	90°00'00"	S45°00'00"W	28.28
C25	31.42	20.00	90°00'00"	N45°00'00"E	28.28
C26	16.82	20.00	48°11'23"	S65°54'19"E	16.33
C27	64.58	55.00	67°16'37"	N75°26'56"W	60.93
C28	77.79	55.00	81°02'26"	S30°23'33"W	71.47
C29	58.35	55.00	60°47'06"	S40°31'13"E	55.65
C30	64.58	55.00	67°16'37"	N75°26'56"E	60.93
C31	16.82	20.00	48°11'23"	S65°54'19"W	16.33
C32	31.42	20.00	90°00'00"	N45°00'00"W	28.28
C33	31.42	20.00	90°00'00"	S45°00'00"E	28.28
C34	16.82	20.00	48°11'23"	S65°54'19"E	16.33
C35	51.26	55.00	53°24'05"	S68°30'40"E	49.43
C36	81.39	55.00	84°47'18"	N42°23'39"E	74.16
C37	66.43	55.00	69°12'04"	N45°04'34"W	62.46
C38	56.17	55.00	58°30'46"	S71°04'00"W	53.76
C39	16.82	20.00	48°11'23"	S65°54'19"E	16.33
C40	31.42	20.00	90°00'00"	N45°00'00"E	28.28
C41	31.42	20.00	90°00'00"	S45°00'00"W	28.28
C42	31.42	20.00	90°00'00"	S45°00'00"E	28.28
C43	31.42	20.00	90°00'00"	N45°00'00"W	28.28
C44	16.82	20.00	48°11'23"	N24°05'41"E	16.33
C45	25.30	55.00	28°21'04"	S35°00'51"W	25.07
C46	96.92	55.00	102°57'46"	S39°31'07"E	84.06
C47	105.65	55.00	110°03'55"	N34°58'03"E	90.14
C48	27.00	55.00	28°07'28"	N34°07'39"W	26.73
C49	16.82	20.00	48°11'23"	S24°05'41"E	16.33
C50	31.35	20.00	89°49'20"	S44°54'40"W	28.24
C51	125.66	80.00	90°00'00"	S45°00'00"W	113.14
C52	10.44	55.00	10°52'32"	S16°24'03"W	10.42
C53	10.06	55.00	10°28'52"	N05°14'18"W	10.04
C54	31.35	20.00	89°49'20"	S44°54'40"E	28.24
C55	31.48	20.00	90°10'40"	N45°05'20"W	28.33
C56	31.35	20.00	89°49'20"	S44°54'40"E	28.24
C57	31.48	20.00	90°10'40"	N45°05'20"W	28.33

NOVEMBER 7, 2000 SMO 1212-PC2.DWG

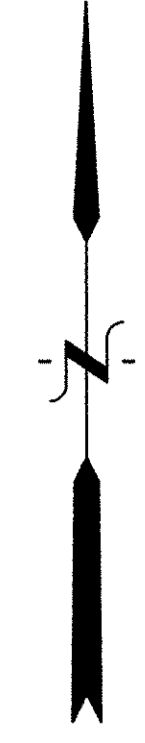
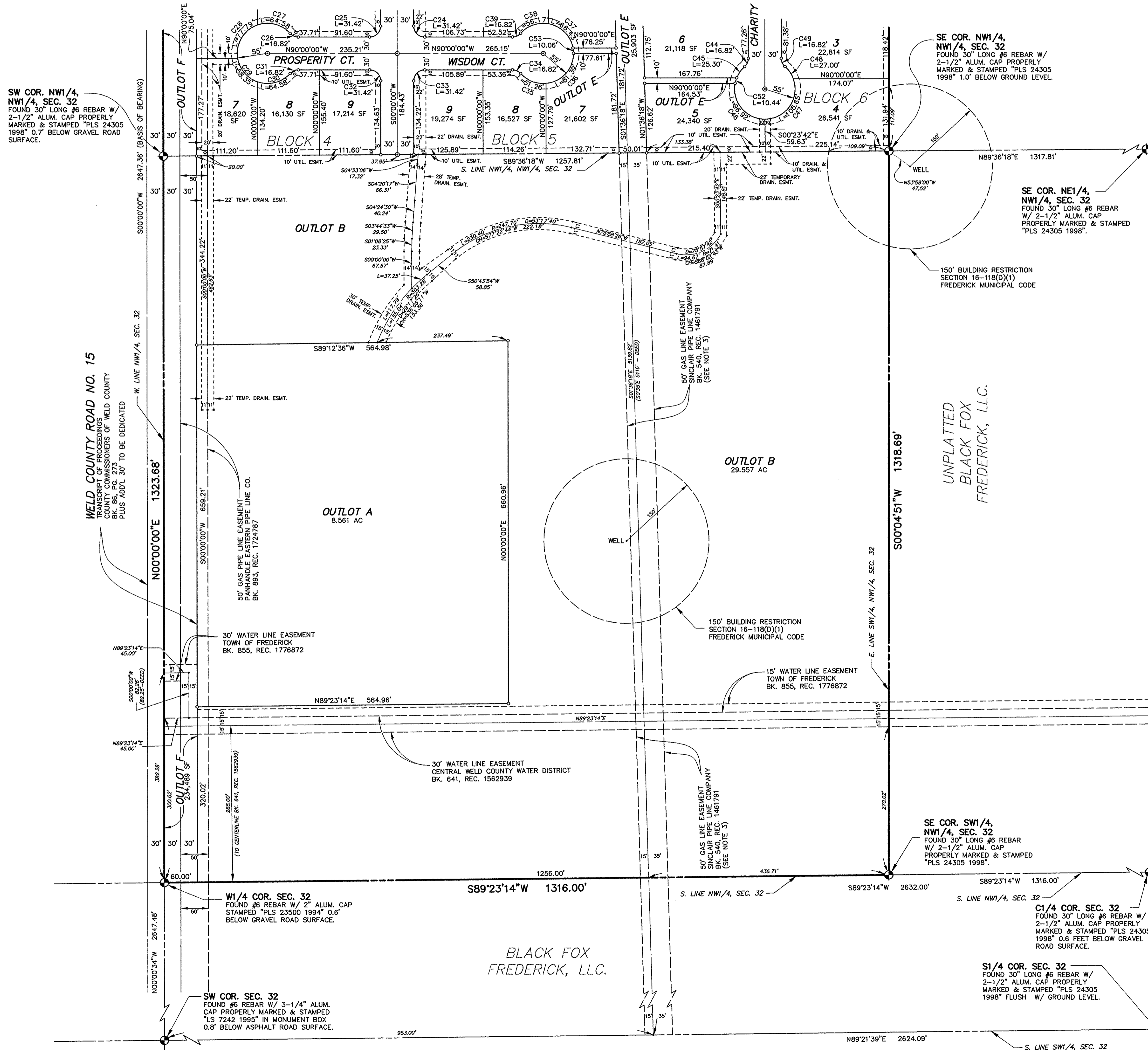
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COUNTY OF WELD, STATE OF COLORADO.

AREA = 79.937 ACRES, MORE OR LESS.

(SEE SHEET 2)



SCALE: 1"=100'



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CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD
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C35	51.26	55.00	53°24'05"	S88°30'40"E	49.43
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C45	25.30	55.00	28°21'04"	S35°00'51"W	25.07
C46	96.92	55.00	100°57'46"	S38°31'07"E	84.86
C47	105.65	55.00	110°03'55"	N34°58'03"E	90.14
C48	27.00	55.00	28°07'28"	N34°07'39"W	26.73
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C52	10.44	55.00	10°52'30"	S35°24'03"W	10.42
C53	10.06	55.00	10°28'30"	N05°14'18"W	10.04
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