3625512 05/27/2009 10:31A Weld County, CO
1 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

512

AVOCET FIRST SUBDIVISION

A portion of Sections 20 & 21 Township 2 North,
Range 68 West of the 6th P.M., Town of Frederick,
County of Weld, State of Colorado

Certificate of Dedication:

Know all men by these presents that C. Luther Stromquist, being the Owner, Mortgagee or Lienholder 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 AVOCET FIRST SUBDIVISION, and do hereby dedicate to the public such public streets, public rights–of–way, easements 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, 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 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 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 parcel of land located in Section 21, and the East half of the Northeast quarter of Section 20, Township 2 North, Range 68 West of the 6th P.M., Town of Frederick, County of Weld, State of Colorado, and being more particularly described as follows:

Considering the South line of the Southwest quarter of Section 21, Township 2 North , Range 68 West of the 6th P.M. as bearing North 89°35'33" East with all bearings contained herein relative thereto.

Commencing at the South Quarter corner of said Section 21;
thence run North 00°11'50" West along the East line of the Southwest quarter of said Section 21 a distance of 406.90 feet to the POINT OF BEGINNING;
thence run along the centerline of the right–of–way of Weld County Road 18 the following three (3) courses;
1) North 32°11"50" West a distance of 216.64 feet;
2) North 32°40'57" West a distance of 274.51 feet;
3) North 32°33'26" West a distance of 1218.48 feet to the centerline of the right–of–way of Weld County Road 5;
thence run North 33°00'20" East along said centerline 17.51 feet;
thence run North 64°35'55" West a distance of 344.93 feet;
thence run North 63°07'01" West a distance of 132.62 feet;
thence run North 34°43'27 East a distance of 238.68 feet;
thence run North 72°59'37" West a distance of 623.50 feet to the approximate centerline of Idaho Creek;
thence run along said centerline the following eight (8) courses;
1) North 02°12'09" East a distance of 178.88 feet;
2) North 01°09'12" East a distance of 57.93 feet;
3) North 33°15'44" West a distance of 58.12 feet;
4) North 42°42'16" West a distance of 78.50 feet;
5) North 58°16'12" West a distance of 134.89 feet;
6) North 74°24'20" West a distance of 107.34 feet;
7) North 13°51'36" West a distance of 64.22 feet;
8) North 02°04'16" West a distance of 568.50 feet;
thence run South 87°27'52" West a distance of 306.74 feet;
thence run North 88°11'34" West a distance of 719.83 feet;
thence run South 72°40'04" West a distance of 190.36 feet;
thence run North 12°49'05" West a distance of 85.57 feet;
thence run North 02°19'08" West a distance of 242.40 feet;
thence run South 89°56'03" West a distance of 622.32 feet to the West line of the Southeast quarter of the Northeast quarter of aforesaid Section 20;
thence run North 00°00'01" East along said West line a distance of 164.00 feet to the Northeast Sixteenth Corner of said Section 20;
thence run North 89°56'03" East along the North line of said Southeast quarter of the Northeast quarter of Section 20 a distance of 1330.48 feet to the North Sixteenth Corner of said Sections 20 and 21;
thence run North 89°33'46" East along the North line of the South half of the Northwest quarter of said Section 21 a distance of 2644.93 feet to the Center North Sixteenth Corner of said Section 21;
thence run North 89°33'15" East along the North line of the South half of the Northeast quarter of said Section 21 a distance of 450.91 feet to the westerly right–of–way line of Weld County Road 5;
Thence along said westerly right–of–way line the following two (2) courses;
1) South 32°47'02" West a distance of 249.17 feet;
2) South 33°10'38" West a distance of 571.04 feet to the West line of said South half of the Northeast quarter;
thence run South 00°17'33" East along said West line a distance of 645.71 feet to the Center Quarter Corner of said Section 21;
thence run South 00°11'50" East along the East line of the Southwest quarter of said Section 21 a distance of 1328.06 feet;
thence continuing South 00°11'50" East a distance of 700.23 feet to the northerly line of a parcel of land described at Book 553 Reception No. 1474774 of the Weld County Records;
thence along the boundary of said parcel the following three courses;
1) South 76°28'31" West a distance of 91.90 feet;
2) South 32°11'50" East a distance of 124.42 feet;
3) North 82°48'10" East a distance of 23.67 feet;
thence run South 00°11'50" East along said East line of the Southwest quarter a distance of 97.10 feet to the Point of Beginning.

Containing 122.48 acres, more or less, and subject to all easements and rights–of–way of record.

OWNER:

In witness whereof, we have hereunto set our hands and seals this 27 day of April A.D., 2009.

C. Luther Stromquist

State of Colorado)
) ss
County of Boulder)

The foregoing certificate of ownership was acknowledged before me this 27 day of April A.D., 2009.

Witness My Hand and Seal ______

My commission expires 11/01/2009

Notary Public

NOTARY PUBLIC PHILIP A. GOIRAN STATE OF COLORADO

In witness whereof, we have hereunto set our hands and seals this 30 day of April A.D., 2009.

Lienholder

State of Colorado)
) ss
County of Larimer)

The foregoing certificate of ownership was acknowledged before me this 30 day of April A.D., 2009.

Witness My Hand and Seal ______

My commission expires 3-7-12

Notary Public

NOTARY PUBLIC LINDA CLINE STATE OF COLORADO MY COMMISSION EXPIRES: 03-07-2012

Board of Trustees Certificate of Approval:

This Final Plat Map of the AVOCET FIRST SUBDIVISION is approved and accepted by Ordinance No. 951 & 984, passed and adopted at the regular meeting of the Board of Trustees of Frederick, Colorado, held March 13, 2008 & January 13, 2009 on ______, 20___. 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 condition, 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.

Mayor

Attest:

Town Clerk

TOWN OF FREDERICK INCORPORATED 1907

Surveyor's Certificate:

I, Benjamin A. Rumbaugh, a registered Professional 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 accord with applicable State of Colorado requirements on this ___ day of ______, 20___.

By ______
Benjamin A. Rumbaugh, Colorado PLS 36579

COLORADO LICENSED BENJAMIN A. RUMBAUGH 4-23-2009 36579 PROFESSIONAL LAND SURVEYOR

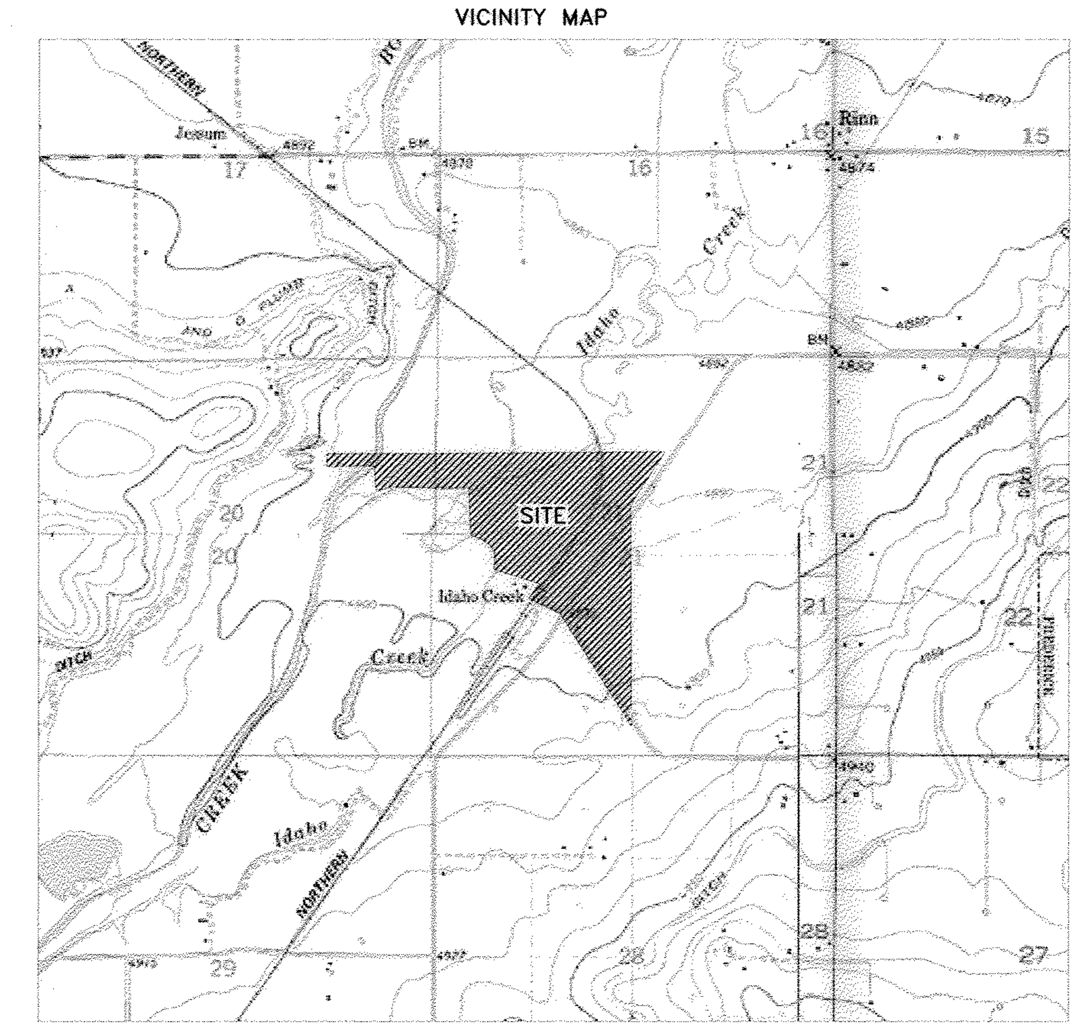
Planning Commission Certificate of Approval:

Approved by the Frederick Planning Commission with Planning Commission Resolution 20 08 - 01C this 21st day of February, 2008.

Chairman

Planning Commission Secretary

VICINITY MAP



1"=2000'

Owner/Applicant:

C. Luther Stromquist
1649 Metropolitan Drive
Longmont, CO 80501
(303)818–4706

Engineer:

QED Associates
204 Walnut St., Suite F
Fort Collins, CO 80524
(970)416–8382

Surveyor:

Frederick Land Surveying, Inc.
6853 N. Franklin Ave.
Loveland, CO 80538
(970)669–2100

Notes:

1 – Bearings are based on the South line of the Southwest quarter of Section 21, T2N–R68W as having an assumed bearing of N 89°35'33" E and monumented as shown. Distances are shown in US Survey Feet.

2 – Avocet Lane is a private road and maintenance of this road shall be the responsibility of the Avocet I Property Owner's Association. Avocet Drive is a private road and maintenance of this road shall be the responsibility of the Avocet II Property Owner's Association.

3 – An easement is shown on this plat which allows access for inspection, maintenance and repair of the Godding Ditch for irrigation purposes.

4 – Prior to issuance of any permits for Phase II of the development a copy of the agreement with the Godding Dailey and Plumb Ditch Company regarding storm water discharge into the irrigation ditch shall be provided to the Town.

5 – This plat was prepared using Title Commitment File No. 55–0001921, prepared by Lawyers Title Insurance Corporation on April 20, 2009 with the following B–2 exceptions specifically addressed:

exception 38 (Rec#3556905) cannot be plotted and is not shown
exception 46 (Rec#3585363) cannot be plotted and is not shown
exception 47 (Rec#3587808) as shown
exception 48 (Rec#3588619) not on property, not shown
exception 49 (Rec#3600838) as shown
exception 50 (Rec#3600839) as shown
exception 52 (Rec#3608373) as shown

no other exceptions were provided or examined as part of this survey and may or may not affect the easements or boundaries of this property

6 – No wetlands determinations were made this date.

7 – Within Phase II of the development, the HOA documents shall create a mechanism by which the HOA will participate in the costs of connecting to the St. Vrain Sanitation District sanitary sewer system when the sewer main is to be extended to within 400 feet of any portion of this phase of development. Lots within Phase I and Phase II shall be subject to state law for connection to sanitary sewer, as amended.

8 – A Letter of Map Revision, issued May 19, 2008 and effective June 18, 2008, Case Number 08–08–0024P, applies to the property depicted on this plat. Flood Insurance Rate Map (FIRM) Panel No. 080266 0850 C was annotated to reflect changes to Boulder Creek affected by the Letter of Map Revision.

9 – Tracts A and B are to be owned and maintained by the Avocet I Property Owner's Association. Tract C is to be owned and maintained by the Avocet II Property Owner's Association.

10 – Septic Leach Field Easements are to be for the use of the Avocet I Property Owner's Association to ensure that no construction over the easement is to occur.

11 - OPEN SPACE SHALL BE MANAGED AND MAINTAINED IN ACCORDANCE WITH TOWN CODE, APPLICABLE COVENANTS AND THE APPROVED OPEN SPACE AND WEED MANAGEMENT PLAN.

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.

G:\Projects\2000+\2006\06055\dwg\06055f1a.dwg April 22, 2009 – 3:59pm

REVISIONS		
Date ______	By______	Description ______
Date ______	By______	Description ______
Date 4-21-2009	By bar	Description final details for mylar

Field Date	5/30/2006	ST	n/a
Party Chief	TEW	PM	DVR
Scale	1"=100'	PLS	MBS

CLIENT
Luke Stromquist

Frederick Land Surveying, Inc.
6853 North Franklin Avenue, Loveland, Colorado 80538
Phone: (970) 669–2100 Fax: (970) 669–3725

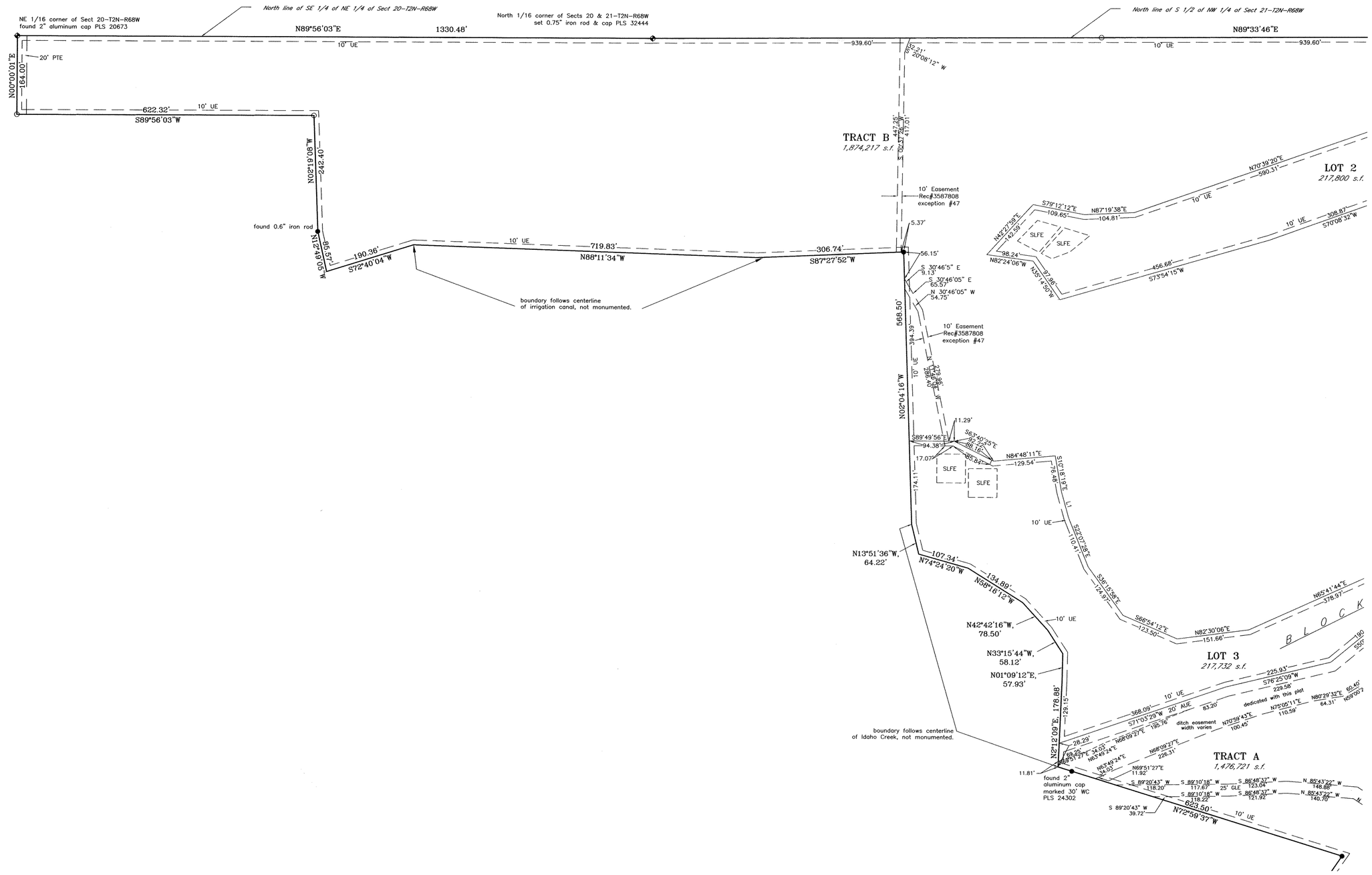
TITLE
Final Plat
Avocet First Subdivision
Sections 20 & 21, Twp 2 N, Rng 68 W, 6 PM, Weld County, Colorado

PROJECT NO.	SHEET NO.	NO. OF SHEETS
06055.001	1	4

3625512 05/27/2009 10:31A Weld County, CO
2 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

AVOCET FIRST SUBDIVISION

A portion of Sections 20 & 21 Township 2 North,
Range 68 West of the 6th P.M., Town of Frederick,
County of Weld, State of Colorado



Scale 1 inch = 100 feet

100 0 50 100 200

Legend:

- ● denotes found 0.5" iron rod & cap PLS 24302 or as shown on survey
- denotes aliquot corner as shown on survey
- △ denotes set nail and disk PLS 32444
- ○ denotes set 0.5" iron rod & cap PLS 32444
- AE denotes access easement
- WLE denotes water line easement
- DUE denotes drainage and utility easement
- UE denotes utility easement
- PTE denotes public trail easement
- SSE denotes sanitary sewer easement
- GLE denotes gas line easement
- SLFE denotes septic leach field easement

LINE TABLE

LINE	BEARING	DISTANCE
L1	S15°50'26"E	56.18'
L2	N04°09'04"W	48.71'
L3	N85°24'58"W	38.08'
L4	N43°51'36"W	38.61'
L5	N19°56'41"W	52.49'
L6	N03°35'09"W	58.53'
L7	S29°04'08"E	12.46'
L8	N78°00'20"E	37.16'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	34.67'	25.00'	79°28'02"	N39°55'51"W,31.96'
C2	153.97'	68.00'	129°44'01"	S14°47'52"E,123.12'
C3	307.94'	68.00'	259°28'02"	S50°04'09"W,104.59'
C4	281.68'	280.00'	57°38'24"	N28°37'22"E,269.95'
C5	251.50'	250.00'	57°38'24"	N28°37'22"E,241.03'
C6	221.32'	220.00'	57°38'24"	N28°37'22"E,212.11'
C7	39.31'	25.00'	90°05'46"	S12°23'41"W,35.38'
C8	39.27'	25.00'	90°00'00"	S77°33'26"E,35.36'
C9	28.50'	24.92'	65°31'26"	S00°09'13"W,26.97'
C10	23.19'	25.00'	63°08'37"	S59°07'41"E,22.37'
C11	16.08'	25.00'	36°51'27"	N75°52'17"W,15.81'

COLORADO LICENSED
BENJAMIN A. RUMBAUGH
4-23-2009
36579
PROFESSIONAL LAND SURVEYOR

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REVISIONS

Date _____ By _____ Description _____
Date _____ By _____ Description _____
Date 4-21-2009 By bar Description final details for mylar

Field Date 5/30/2006 ST n/a
Party Chief TEW PM DVR
Scale 1"=100' PLS MBS

CLIENT: Luke Stromquist

Frederick Land Surveying, Inc.
6853 North Franklin Avenue, Loveland, Colorado 80538
Phone: (970) 669-2100 Fax: (970) 669-3725

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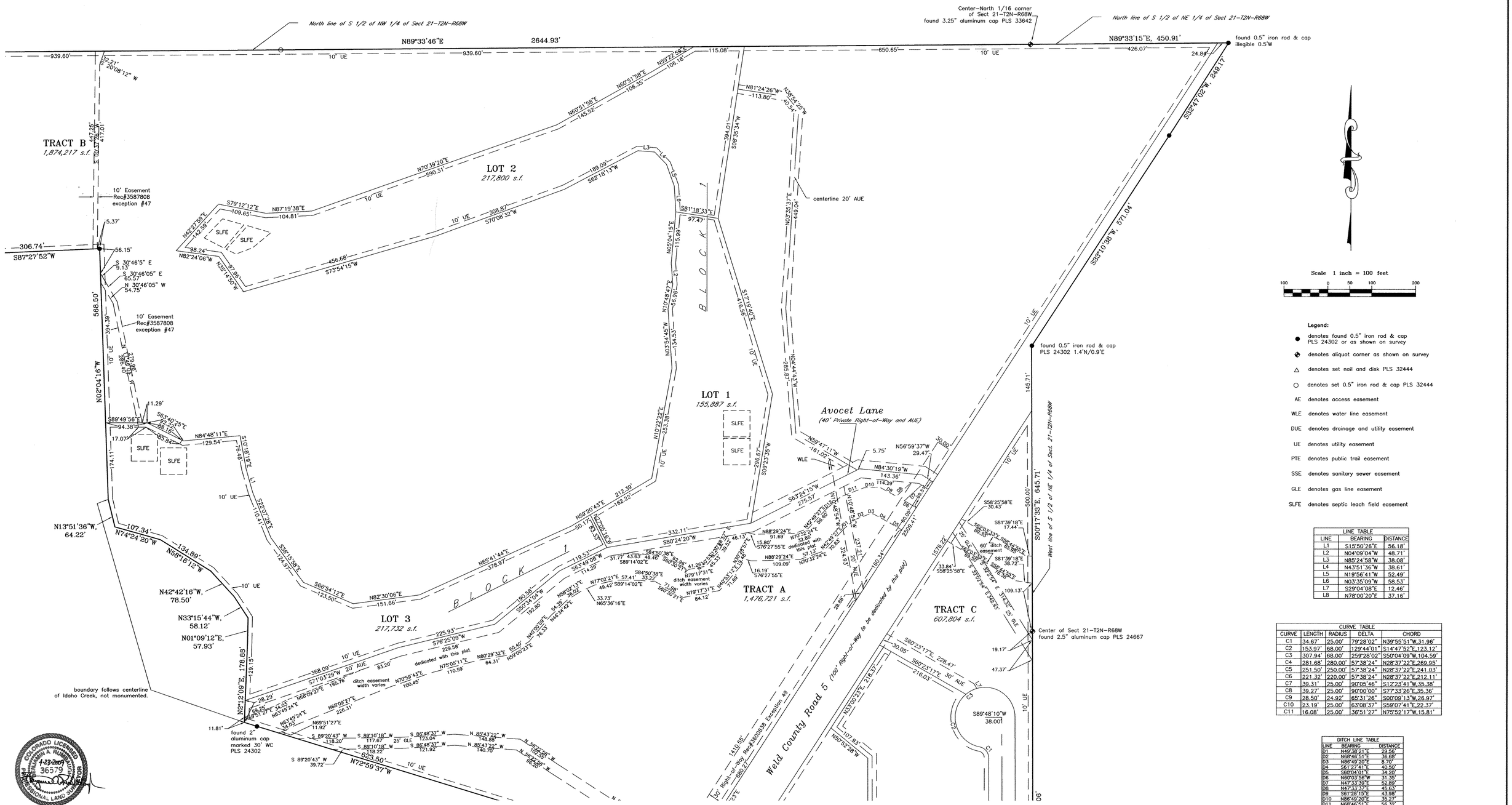
Avocet First Subdivision
Sections 20 & 21, Twp 2 N, Rng 68 W, 6 PM, Weld County, Colorado

PROJECT NO.	SHEET NO.	NO. OF SHEETS
06055.001	2	4

3625512 05/27/2009 10:31A Weld County, CO
3 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

AVOCET FIRST SUBDIVISION

A portion of Sections 20 & 21 Township 2 North,
Range 68 West of the 6th P.M., Town of Frederick,
County of Weld, State of Colorado



Legend:

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C11	16.08'	25.00'	36°51'27"	N75°52'17"W,15.81'

DITCH LINE TABLE		
LINE	BEARING	DISTANCE
D1	N49°38'21"E	29.96'
D2	N68°46'51"E	36.68'
D3	N88°49'20"E	8.20'
D4	S61°27'41"E	40.50'
D5	S60°04'01"E	34.20'
D6	N60°03'56"W	31.35'
D7	N47°33'39"E	52.89'
D8	N47°33'37"E	45.63'
D9	S61°28'15"E	43.98'
D10	N88°49'20"E	35.27'
D11	N68°46'51"E	56.32'
D12	N49°38'21"E	43.25'

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR BENJAMIN A. RUSSELL 36579 4-23-2009

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REVISIONS		
Date	By	Description
Date	By	Description
Date 4-21-2009	By bar	Description final details for mylar

Field Date	5/30/2006	ST	n/a
Party Chief	TEW	PM	DVR
Scale	1"=100'	PLS	MBS

CLIENT: Luke Stromquist

Frederick Land Surveying, Inc.
6853 North Franklin Avenue, Loveland, Colorado 80538
Phone: (970) 669-2100 Fax: (970) 669-3725

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PROJECT NO.	SHEET NO.	NO. OF SHEETS
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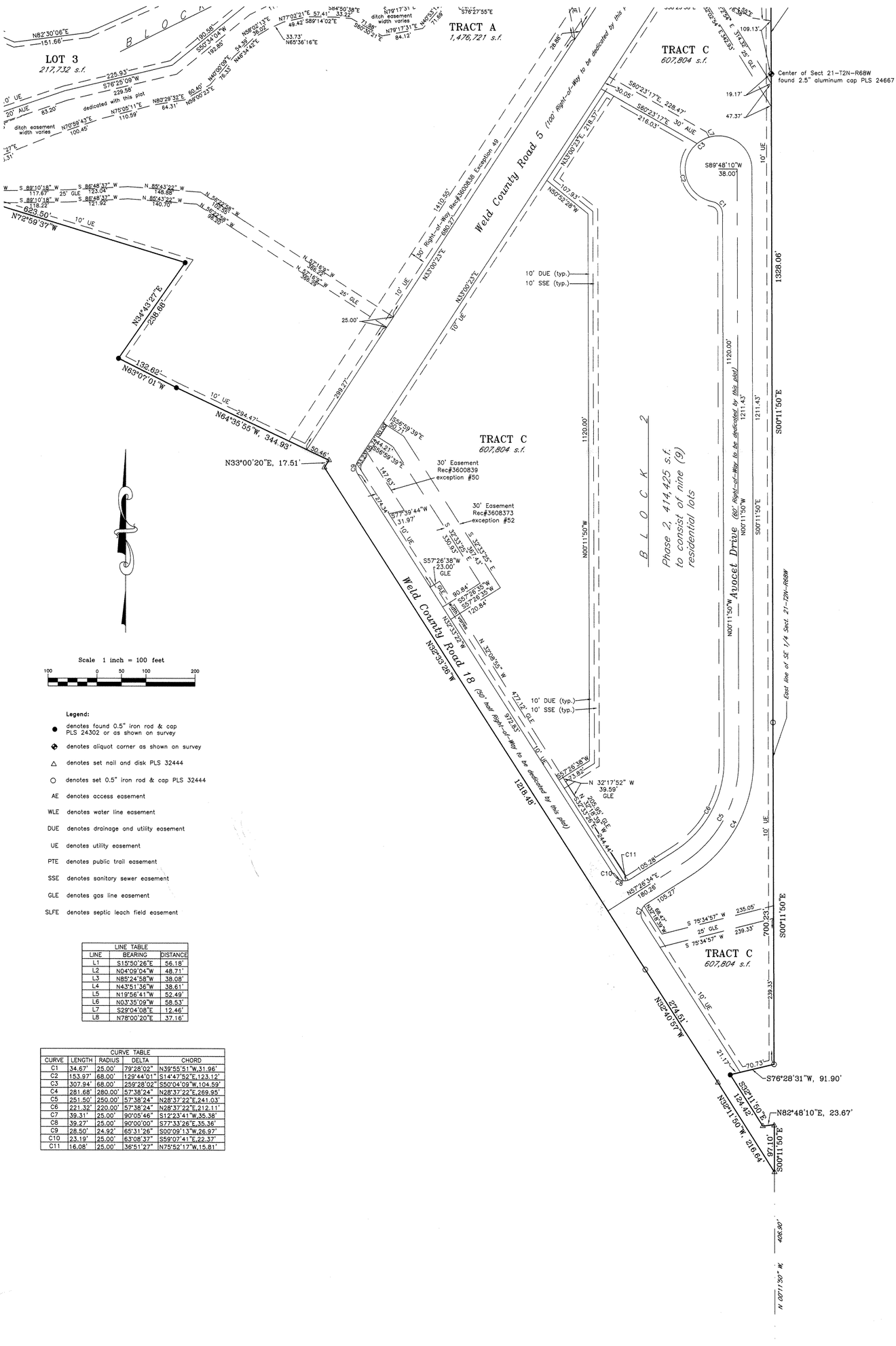

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COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
BENJAMIN A. RUMBAUGH
4-23-2009
36579

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3625512 05/27/2009 10:31A Weld County, CO
4 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

CLIENT	TITLE
Luke Stromquist	Final Plat Avocet First Subdivision Sections 20 & 21, Twp 2 N, Rng 68 W, 6 PM, Weld County, Colorado

REVISIONS

Date _____ By _____ Description _____
Date _____ By _____ Description _____
Date 4-21-2009 By bar Description final details for mylar

Frederick Land Surveying, Inc.
6853 North Franklin Avenue, Loveland, Colorado 80538
Phone: (970) 669-2100 Fax: (970) 669-3725

Field Date 5/30/2006 ST n/a
Party Chief TEW PM DVR
Scale 1"=100' PLS MBS

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5 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

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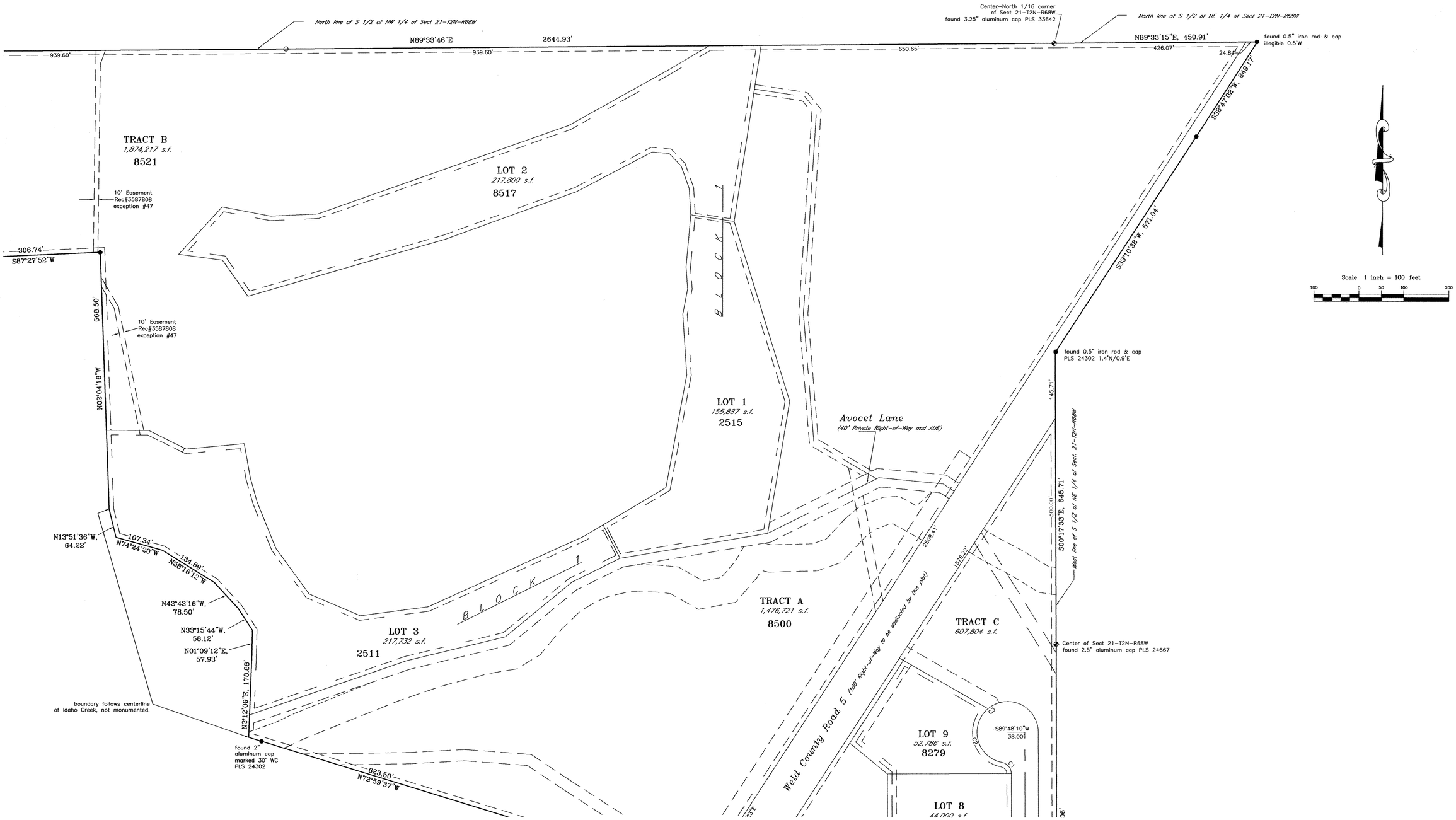

G:\Projects\2000+\2006\06055\dwg\06055f1e_address plat.dwg May 12, 2009 – 10:30am

REVISIONS		
Date	By	Description
Date	By	Description
Date 4-21-2009	By bgr	Description final details for mylar

Field Date	5/30/2006	ST	n/a
Party Chief	TEW	PM	DVR
Scale	1"=100'	PLS	MBS

CLIENT: Luke Stromquist

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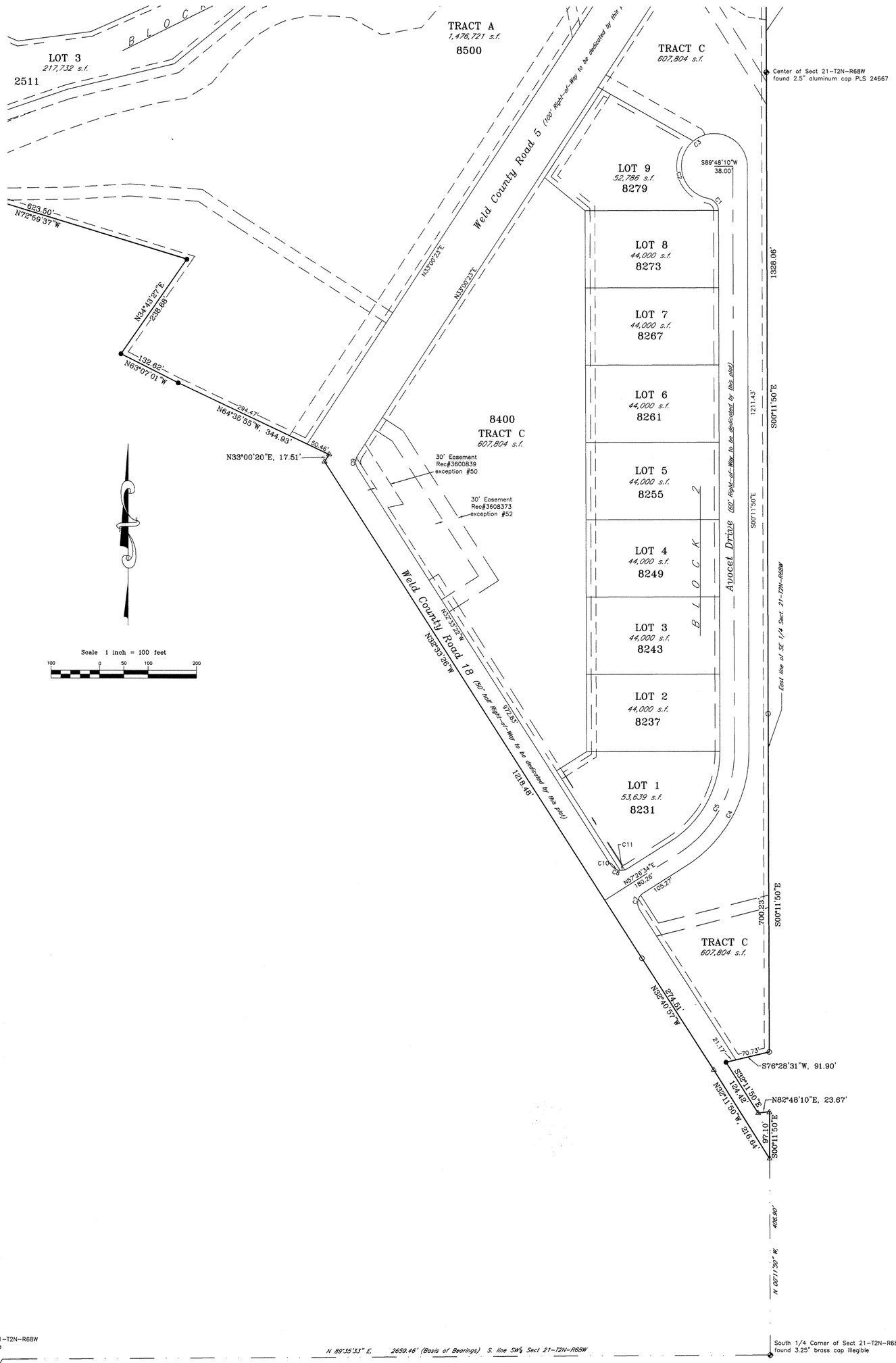
TITLE: Address Plat
Avocet First Subdivision
Sections 20 & 21, Twp 2 N, Rng 68 W, 6 PM, Weld County, Colorado

PROJECT NO.	SHEET NO.	NO. OF SHEETS
06055.001	1	2

AVOCET FIRST SUBDIVISION

A portion of Sections 20 & 21 Township 2 North,
Range 68 West of the 6th P.M., Town of Frederick,
County of Weld, State of Colorado



2989512 B 1527/2009 10:31A Weld County, CO
6 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

G:\Projects\2000+\2006\06055\dwg\06055fl1e_address plat.dwg May 12, 2009 - 10:38am

CLIENT	TITLE
Luke Stromquist	Address Plat Avocet First Subdivision Sections 20 & 21, Twp 2 N, Rng 68 W, 6 PM, Weld County, Colorado

REVISIONS
Date _____ By _____ Description _____
Date _____ By _____ Description _____
Date 4-21-2009 By bar Description final details for mylar

Frederick Land Surveying, Inc.
6853 North Franklin Avenue, Loveland, Colorado 80538
Phone: (970) 669-2100 Fax: (970) 669-3725

Field Date 5/30/2006	ST n/a		
Party Chief TEW	PM DVR		
Scale 1"=100'	PLS MBS		

PROJECT NO.	SHEET NO.	NO. OF SHEETS
06055.001	2	2