885

3268885 03/16/2005 11:20A Weld County, CO
1 of 3 R 31.00 D 0.00 Steve Moreno Clerk & Recorder

FINAL PLAT

CARRIAGE HILLS FILING NO. 1

A SUBDIVISION OF A PART OF THE SE1/4
OF SECTION 31, T2N, R67W OF THE 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.
AREA = 29.788 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT EJD, LLC, A COLORADO LIMITED LIABILITY COMPANY AND DOUGLAS GRANT, AS AN INDIVIDUAL, BEING THE OWNERS 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 "CARRIAGE HILLS FILING NO. 1", 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 EXCEPT THOSE LANDSCAPE 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 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.

IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET MY/OUR HAND(S) AND SEAL(S) THIS 7th DAY OF FEBRUARY, 2005.

DOUGLAS GRANT, MANAGER
EJD, LLC

DOUGLAS GRANT

ACKNOWLEDGMENTS

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF February, 2005, BY DOUGLAS GRANT, MANAGER, EJD, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC 06-27-06 MY COMMISSION EXPIRES

NOTARY PUBLIC LEAH L. MITCHELL STATE OF COLORADO

STATE OF COLORADO)
) SS
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NOTARY PUBLIC LEAH L. MITCHELL STATE OF COLORADO

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 31, FROM WHICH THE E1/4 CORNER OF SAID SECTION 31 BEARS N00°00'34"W, 2647.48 FEET (BASIS OF BEARING), THENCE N00°00'34"W, 211.60 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 31 TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 52 CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MARCH 1, 1960, IN BOOK 1552 AT PAGE 144 OF THE RECORDS OF WELD COUNTY, COLORADO; THENCE CONTINUING N00°00'34"W, 526.45 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 31 TO THE SOUTHEAST CORNER OF PRAIRIE GREENS, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE S88°30'07"W, 510.60 FEET ALONG THE SOUTHERLY LINE OF SAID PRAIRIE GREENS TO AN ANGLE POINT THEREOF; THENCE S01°29'53"E, 39.20 FEET ALONG THE SOUTHERLY LINE OF SAID PRAIRIE GREENS TO AN ANGLE POINT THEREOF; THENCE S88°30'07"W, 1215.64 FEET ALONG THE SOUTHERLY LINE AND ALONG THE SOUTHERLY LINE EXTENDED WESTERLY OF SAID PRAIRIE GREENS TO THE CENTERLINE OF FREDERICK WAY, ACCORDING THE RECORDED PLAT OF SAID PRAIRIE GREENS; THENCE N02°33'53"W, 142.14 FEET ALONG THE CENTERLINE OF SAID FREDERICK WAY; THENCE S87°26'07"W, 33.13 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID FREDERICK WAY AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S87°26'07"W, 77.25 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, 154.70 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 202.00 FEET, A CENTRAL ANGLE OF 43°52'43", AND BEING SUBTENDED BY A CHORD THAT BEARS N70°37'32"W, 150.94 FEET;

THENCE NORTHWESTERLY, 108.40 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 148.00 FEET, A CENTRAL ANGLE OF 41°57'53", AND BEING SUBTENDED BY A CHORD THAT BEARS N69°40'07"W, 105.99 FEET;

THENCE S89°20'57"W, 550.61 FEET PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 52 TO THE WEST LINE OF THE SE1/4 OF SAID SECTION 31;

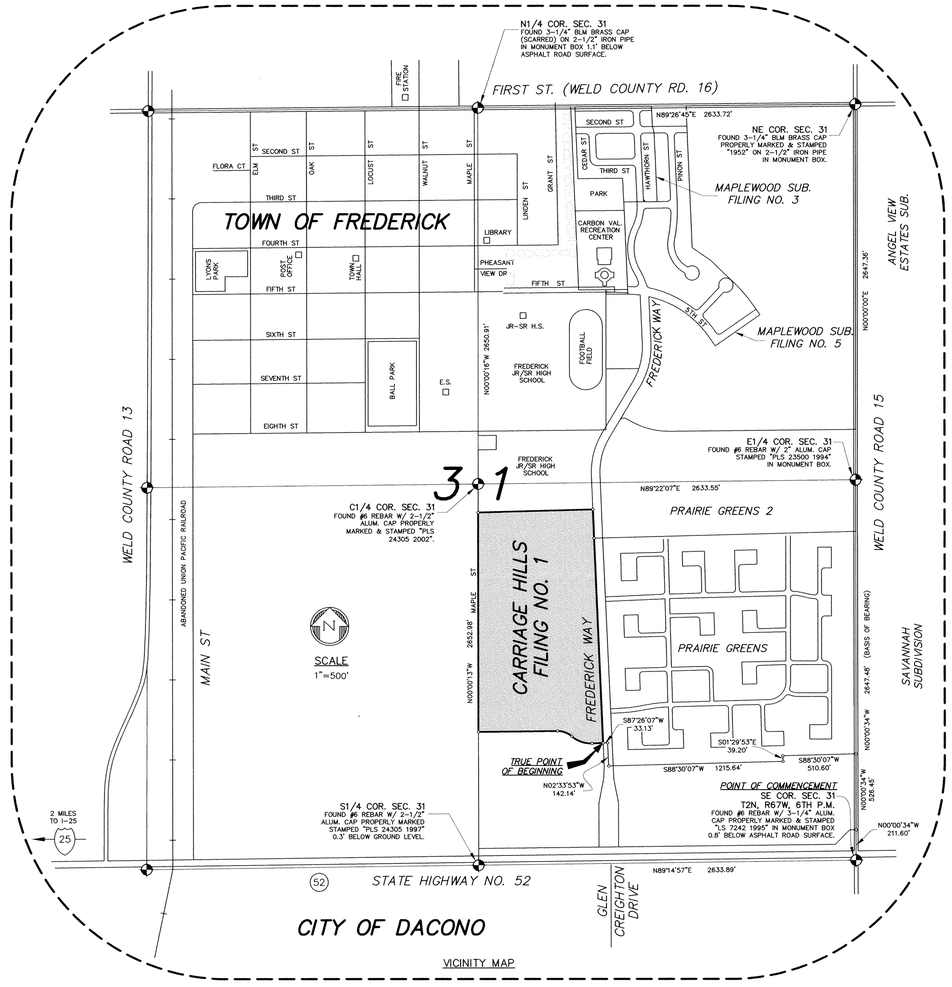
THENCE N00°00'13"W, 1529.08 FEET ALONG THE WEST LINE OF THE SE1/4 OF SAID SECTION 31 TO A POINT ON A LINE THAT IS 140.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES FROM AND PARALLEL WITH, THE NORTHERLY LINE OF THAT 50 FOOT WIDE GAS PIPELINE EASEMENT (NO. 2) GRANTED TO AMOCO PRODUCTION COMPANY AS DESCRIBED IN RIGHT-OF-WAY AGREEMENT RECORDED MAY 25, 1976, IN BOOK 767 AS RECEPTION NO. 1689372 AND IN RIGHT-OF-WAY AGREEMENT RECORDED SEPTEMBER 1, 1976, IN BOOK 776 AS RECEPTION NO. 1697783, ALL OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE N88°30'07"E, 800.85 FEET ALONG A LINE THAT IS 140.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES FROM AND PARALLEL WITH, THE NORTHERLY LINE OF THAT 50 FOOT WIDE GAS PIPELINE EASEMENT (NO. 2) AS DESCRIBED IN SAID BOOK 767 AS RECEPTION NO. 1689372 AND IN SAID BOOK 776 AS RECEPTION NO. 1697783 TO THE WESTERLY RIGHT-OF-WAY LINE SAID FREDERICK WAY, ACCORDING TO THE RECORDED PLAT OF PRAIRIE GREENS 2, A SUBDIVISION LOCATED IN THE E1/2 OF SAID SECTION 31, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO;

THENCE S02°25'47"E, 179.98 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID FREDERICK WAY TO THE NORTHWEST CORNER OF SAID PRAIRIE GREENS;

THENCE S02°25'47"E, 1448.69 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID FREDERICK WAY TO THE TRUE POINT OF BEGINNING.

AREA = 29.788 ACRES, MORE OR LESS.



VICINITY MAP

NOTES

1. BEARINGS SHOWN ON THE ACCOMPANYING PLAT ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M., BEARS N00°00'34"W AS MONUMENTED AND SHOWN HEREON.

2. SET #6 REBAR WITH 2-1/2 INCH ALUMINUM CAP MARKED "PLS 24305" AT ALL EXTERIOR BOUNDARY CORNERS AND WHERE NOTED "SET", UNLESS OTHERWISE NOTED.

3. RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THIS PLAT AS DISCLOSED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. F929259, EFFECTIVE DATE MARCH 29, 2003. NO ADDITIONAL RESEARCH WAS COMPLETED.

4. APPARENT EASEMENTS AND RIGHTS-OF-WAY SUCH AS ROADS, DITCHES, AND OVERHEAD UTILITY LINES ARE SHOWN FROM FIELD LOCATION. NO ADDITIONAL RESEARCH WAS COMPLETED.

5. THE POSITION OF THE EASTERLY LINE OF THAT 16.5 FOOT WIDE COMMUNICATION EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH CO. AS DESCRIBED IN INSTRUMENT RECORDED NOVEMBER 8, 1940, IN BOOK 1070 AT PAGE 144, AND THE POSITION OF THE WESTERLY LINE OF THAT 16.5 FOOT WIDE COMMUNICATION AND ROAD EASEMENT GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 17, 1982, IN BOOK 978 AS RECEPTION NO. 1904133, WERE ESTABLISHED ALONG THE WESTERLY LINE OF THAT 5 FOOT WIDE COMMUNICATION EASEMENT GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AS MATHEMATICALLY DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 30, 1970, IN BOOK 633 AS RECEPTION NO. 1555441.

6. ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080244 0001 B, MAP REVISED JULY 13, 1982, FREDERICK, COLORADO, WELD COUNTY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE C, AREAS OF MINIMAL FLOODING, AND IS NOT LOCATED IN A 100-YEAR FLOOD ZONE.

NOTES

7. ACCORDING TO 2002 TOWN OF FREDERICK LAND USE CODE, ARTICLE 9, SECTION 9.8, DEVELOPMENT SETBACKS FROM WELLS AND FACILITIES, (A) WHEN WELLS ARE EXISTING, BUILDINGS SHALL NOT BE CONSTRUCTED WITHIN THE FOLLOWING DISTANCES:(A1) BUILDINGS NOT NECESSARY TO THE OPERATION OF THE WELL SHALL NOT BE CONSTRUCTED WITHIN TWO HUNDRED (200) FEET OF ANY SUCH WELL. (A2) ANY BUILDING TO BE USED AS A PLACE OF ASSEMBLY, INSTITUTION OR SCHOOL SHALL NOT BE CONSTRUCTED WITHIN THREE HUNDRED FIFTY (350) FEET OF ANY WELL. (B) WHEN WELLS ARE EXISTING, LOTS AND ROADS SHALL NOT BE PLATTED WITHIN THE FOLLOWING DISTANCES: (B1) LOTS SHALL NOT BE PLATTED WITHIN ONE HUNDRED FIFTY (150) FEET OF AN EXISTING OIL OR GAS WELL OR ITS PRODUCTION FACILITIES. (B2) LOTS INTENDED TO BE USED AS A PLACE OF ASSEMBLY, INSTITUTION OR SCHOOL SHALL NOT BE PLATTED TO ALLOW A BUILDING SITE WITHIN THREE HUNDRED FIFTY (350) FEET OF AN EXISTING OIL OR GAS WELL OR ITS PRODUCTION FACILITIES. (B3) STREETS SHALL NOT BE PLATTED WITHIN SEVENTY-FIVE (75) FEET OF AN EXISTING OIL OR GAS WELL OR ITS PRODUCTION FACILITIES, PROVIDED HOWEVER, THAT STREETS MAY CROSS COLLECTION FLOWLINES AT RIGHT ANGLES. (B4) LOTS AND STREETS MAY BE PLOTTED OVER WELL AND PRODUCTION SITES THAT HAVE BEEN ABANDONED AND RECLAIMED IN ACCORDANCE WITH SECTION 9.12 OF THIS ARTICLE. SUCH PLATTING SHALL ONLY OCCUR AFTER THE COMPLETION OF THE "ABANDONMENT AND RECLAMATION PROCESS."

8. LEGAL DESCRIPTION PREPARED BY FRANK N. DREXEL, 1860 LEFTHAND CIRCLE, SUITE A, LONGMONT, COLORADO, 80501 (CRS 38-35-106.5).

COMMON AREAS

THE FOLLOWING ARE HEREBY IDENTIFIED AS COMMON AREAS AS DEFINED WITHIN THE CARRIAGE HILLS OF FREDERICK FILING 1 HOMEOWNERS ASSOCIATION, INC. ARTICLES OF INCORPORATION, BYLAWS, AND CCR'S:

	OWNERSHIP	MAINTENANCE
1. TRACT A.	HOA	HOA
2. ALL ALLEYS.	TOWN	HOA
3. LANDSCAPE EASEMENTS ALONG FREDERICK WAY.	HOMEOWNER	HOA
4. LANDSCAPE EASEMENTS ALONG MAPLE STREET.	HOMEOWNER	HOA
5. THAT 6' WIDE PLANTER STRIP ON THE NORTH SIDE OF FOURTEENTH STREET FROM FREDERICK WAY TO THE WESTERLY LIMIT OF TRACT A.	TOWN	HOA
6. THAT 6' WIDE PLANTER STRIP ON THE SOUTH SIDE OF FOURTEENTH STREET FROM FREDERICK WAY TO MAPLE STREET.	TOWN	HOA
7. OUTLOT A	OWNER	OWNER

OWNER

EJD, LLC.
436 COFFMAN STREET, SUITE 200
LONGMONT, CO 80501
(303) 776-3100
ATTN: DOUG GRANT

SURVEYOR

CIVIL ARTS-DREXEL GROUP
1860 LEFTHAND CIRCLE, SUITE A
LONGMONT, CO 80501
(303) 682-1131
ATTN: FRANK N. DREXEL, PLS

ENGINEER / PLANNER

CIVIL ARTS-DREXEL GROUP
1860 LEFTHAND CIRCLE, SUITE A
LONGMONT, CO 80501
(303) 682-1131
ATTN: ROGER D. WALKER, PE

DATE OF PREPARATION

MAY 24, 2004

MYLAR- JANUARY 31, 2005

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

THIS FINAL PLAT OF "CARRIAGE HILLS FILING NO. 1" IS APPROVED AND ACCEPTED BY ORDINANCE NO. 791 PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON Oct. 28, 2004, 20 04, AND RECORDED ON NOV 11 2004, AS RECEPTION NO. 3236713, IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF FREDERICK, COLORADO. THE DEDICATION OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, ELECTRICAL DISTRIBUTION SYSTEM, WATER DISTRIBUTION SYSTEM (MAINS, METERS, FIRE HYDRANTS AND APPURTENANCES) AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN 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.

MAYOR

ATTEST: TOWN CLERK

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 7th DAY OF October, 20 04.

CHAIRMAN

Kathy Larson
PLANNING COMMISSION SECRETARY

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 HEREBY CERTIFY THIS FINAL PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

FRANK N. DREXEL
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 24305

DATE: 1-31-05

CivilArts - drexel group
Engineering • Planning • Surveying
1860 Lefthand Circle, Suite A • Longmont, Colorado 80501 • (303) 682-1131

JAN. 31, 2005 TAC 31-15-PB.DWG

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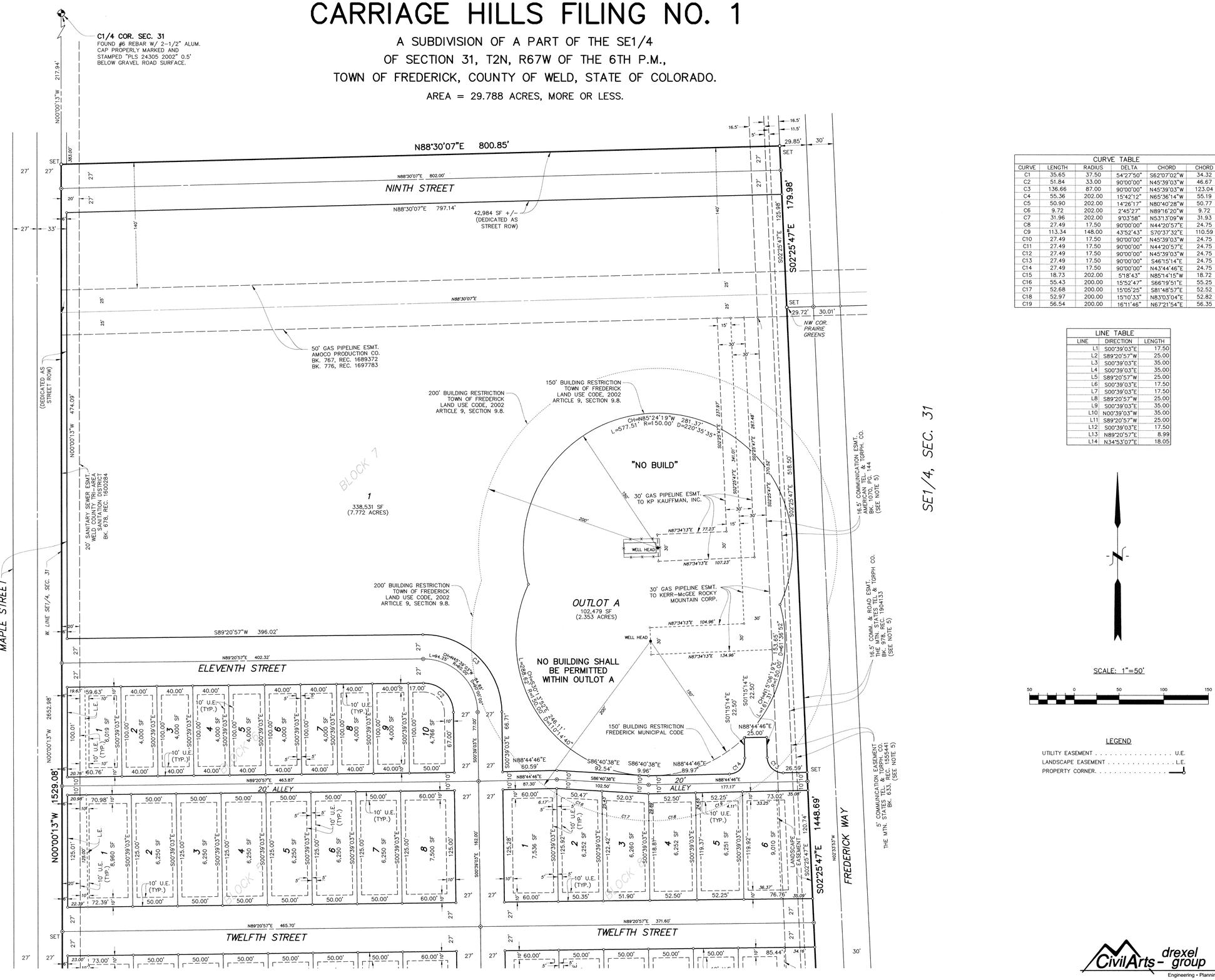

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD
C1	35.65	37.50	54°27'50"	S62°07'02"W	34.32
C2	51.84	33.00	90°00'00"	N45°39'03"W	46.67
C3	136.66	87.00	90°00'00"	N45°39'03"W	123.04
C4	55.36	202.00	15°42'12"	N65°36'14"W	55.19
C5	50.90	202.00	14°26'17"	N80°40'28"W	50.77
C6	9.72	202.00	2°45'27"	N89°16'20"W	9.72
C7	31.96	202.00	9°03'58"	N53°13'09"W	31.93
C8	27.49	17.50	90°00'00"	N44°20'57"E	24.75
C9	113.34	148.00	43°52'43"	S70°37'32"E	110.59
C10	27.49	17.50	90°00'00"	N45°39'03"W	24.75
C11	27.49	17.50	90°00'00"	N44°20'57"E	24.75
C12	27.49	17.50	90°00'00"	N45°39'03"W	24.75
C13	27.49	17.50	90°00'00"	S46°15'14"E	24.75
C14	27.49	17.50	90°00'00"	N43°44'46"E	24.75
C15	18.73	202.00	5°18'43"	N85°14'15"W	18.72
C16	55.43	200.00	15°52'47"	S66°19'51"E	55.25
C17	52.68	200.00	15°05'25"	S81°48'57"E	52.52
C18	52.97	200.00	15°10'33"	N83°03'04"E	52.82
C19	56.54	200.00	16°11'46"	N67°21'54"E	56.35

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S00°39'03"E	17.50
L2	S89°20'57"W	25.00
L3	S00°39'03"E	35.00
L4	S00°39'03"E	35.00
L5	S89°20'57"W	25.00
L6	S00°39'03"E	17.50
L7	S00°39'03"E	17.50
L8	S89°20'57"W	25.00
L9	S00°39'03"E	35.00
L10	N00°39'03"W	35.00
L11	S89°20'57"W	25.00
L12	S00°39'03"E	17.50
L13	N89°20'57"E	8.99
L14	N34°53'07"E	18.05

SCALE: 1"=50'

50 0 50 100 150

LEGEND

UTILITY EASEMENT . . . . . U.E.
LANDSCAPE EASEMENT . . . . . L.E.
PROPERTY CORNER. . . . . ●

JAN. 31, 2005 TAC 31-15-PB.DWG

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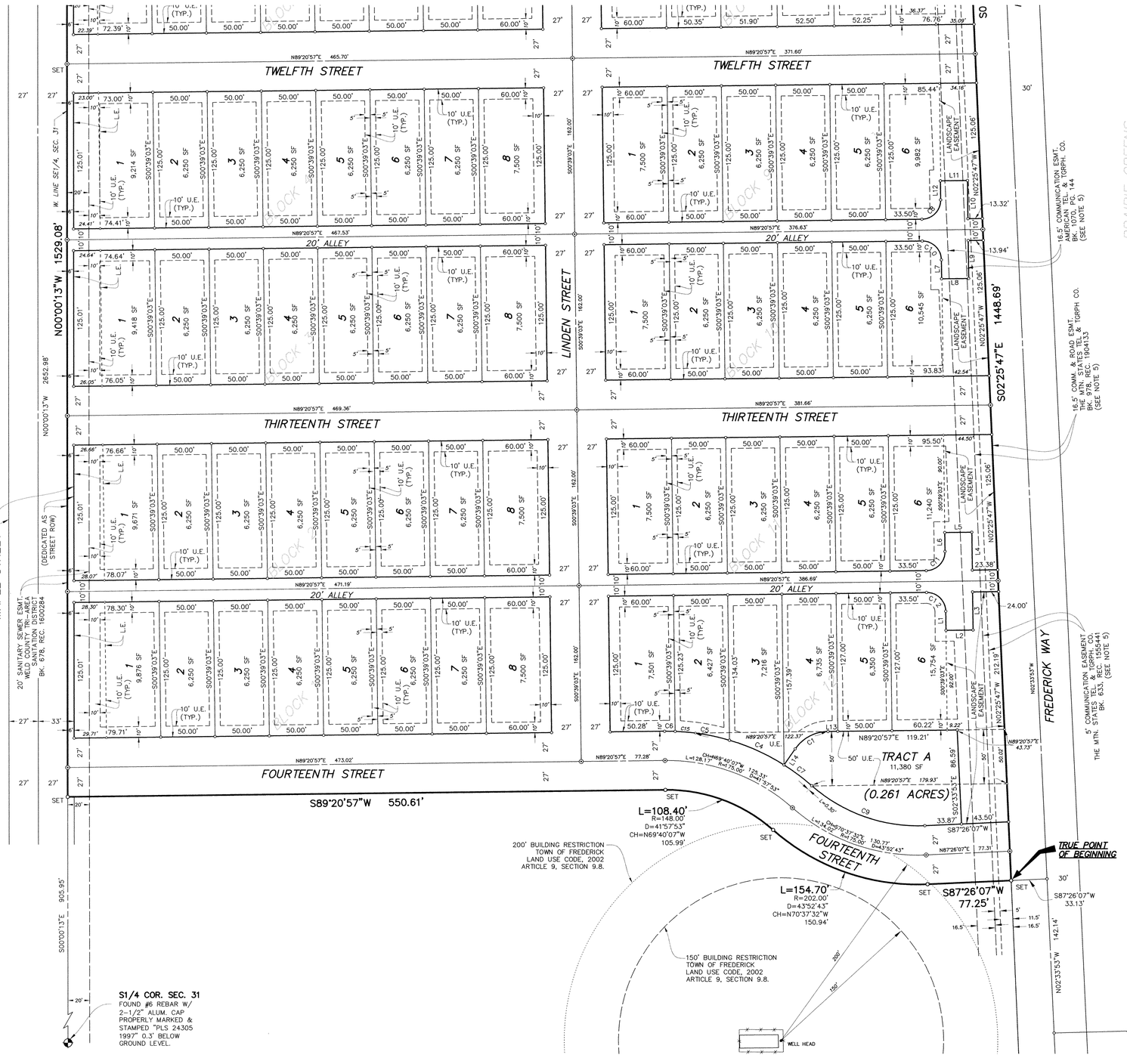

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