3648056 09/10/2009 04:45P Weld County, CO
1 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

056

FINAL PLAT

CARRIAGE HILLS FILING NO. 2 AMENDMENT A

A SUBDIVISION OF A PART OF THE NE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
AREA = 64.147 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT EJD, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND THE TOWN OF FREDERICK, A COLORADO MUNICIPAL CORPORATION, BEING THE OWNERS OF CERTAIN LANDS IN FREDERICK, COLORADO, AND HORIZON BANK, N.A., A COLORADO CORPORATION, BEING THE LIENHOLDER OF SAID CERTAIN LANDS IN FREDERICK, COLORADO, ALL AS 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. 2 AMENDMENT A", 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, OR THAT 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 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 28TH DAY OF FEBRUARY, 2009.

EJD, LLC, OWNER
BY: DOUGLAS GRANT, MEMBER

TOWN OF FREDERICK, OWNER
BY: MAYOR, ERIC E. DOERING

ATTEST: TOWN CLERK
NANETTE S. FORNOF

THOMAS BECKETT
HORIZON BANK, N.A., LIENHOLDER NOW KNOWN AS MILE HIGH BANKS
BY:
ITS: North Longmont Bank President

ACKNOWLEDGMENTS

STATE OF COLORADO } SS
COUNTY OF BOULDER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19TH DAY OF JUNE, 2009, BY DOUGLAS GRANT

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC — MY COMMISSION EXPIRES 11-3-12

STATE OF COLORADO } SS
COUNTY OF Weld }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24TH DAY OF FEBRUARY, 2009, BY ERIC E. DOERING, AS MAYOR OF THE TOWN OF FREDERICK.

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC — MY COMMISSION EXPIRES 10-18-2010 SEAL

STATE OF COLORADO } SS
COUNTY OF BOULDER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19TH DAY OF JUNE, 2009, BY THOMAS BECKETT AS NORTH LONGMONT BANK PRESIDENT OF HORIZON BANK, N.A. NOW KNOWN AS MILE HIGH BANKS.
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC — MY COMMISSION EXPIRES 11-3-12

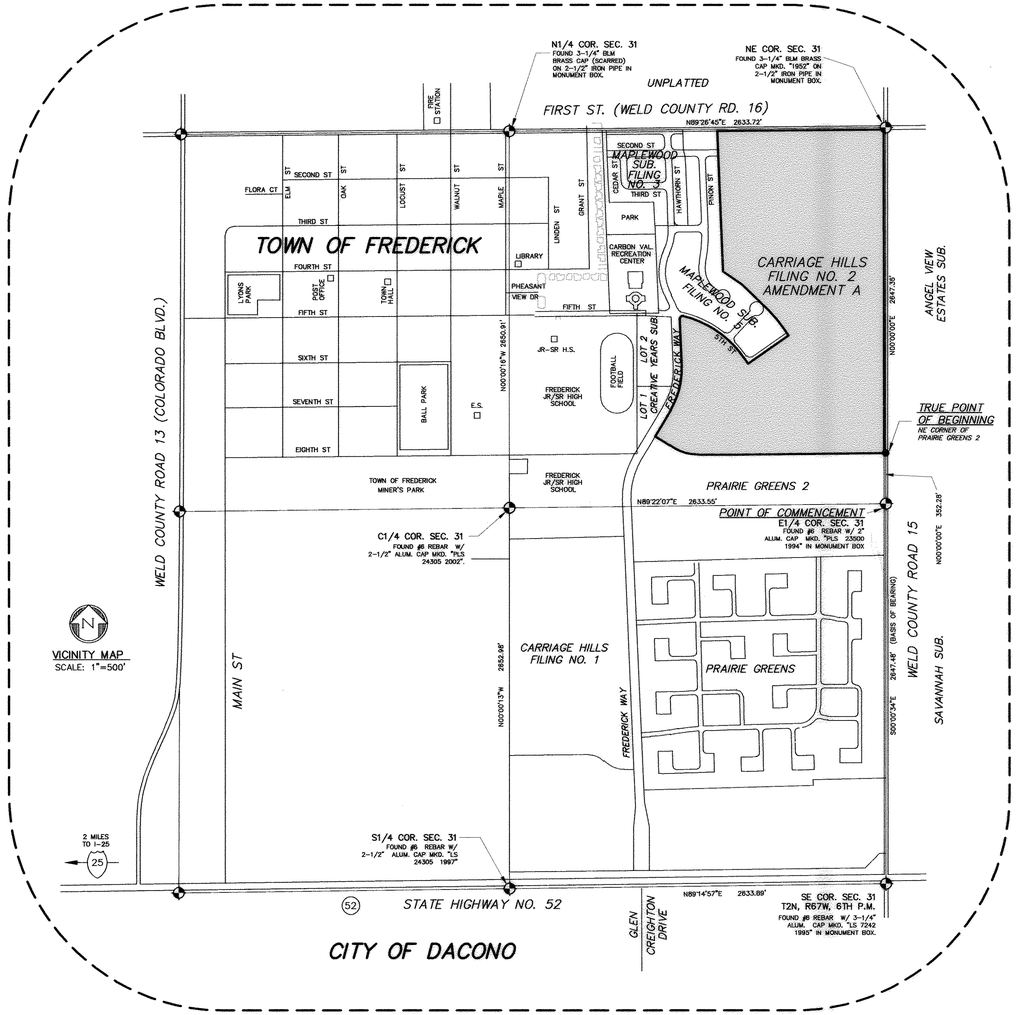
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 31, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 31 BEARS S00°00'34"E, 2647.48 FEET (BASIS OF BEARING), THENCE N00°00'00"E, 352.28 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 31 TO THE NORTHEAST CORNER OF PRAIRIE GREENS 2, A SUBDIVISION LOCATED IN THE E1/2 OF SAID SECTION 31 IN THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF, AND THE TRUE POINT OF BEGINNING;

THENCE S89°22'07"W, 1275.02 FEET ALONG THE NORTHERLY LINE OF SAID PRAIRIE GREENS 2 TO A POINT OF NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY, 282.57 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 42°03'09", AND BEING SUBTENDED BY A CHORD THAT BEARS N80°04'33"W, 276.27 FEET; THENCE N59°02'59"W, 73.00 FEET TO A POINT OF CURVE TO THE LEFT; THENCE SOUTHWESTERLY 42.41 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, ALSO BEING THE EASTERLY LINE OF SAID PRAIRIE GREENS 2, SAID ARC HAVING A RADIUS OF 27.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND BEING SUBTENDED BY A CHORD THAT BEARS S75°57'01"W, 38.18 FEET; THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE EASTERLY LINE OF SAID PRAIRIE GREENS 2: THENCE N30°57'01"E, 280.16 FEET TO A POINT OF CURVE TO THE LEFT; THENCE NORTHERLY, 308.81 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 33°23'03", AND BEING SUBTENDED BY A CHORD THAT BEARS N14°15'30"E, 304.46 FEET; THENCE N02°26'02"W, 349.41 FEET TO A NORTHEASTERLY CORNER OF SAID PRAIRIE GREENS 2, ALSO BEING A POINT ON THE SOUTHERLY LINE OF MAPLEWOOD SUBDIVISION, FILING 5, A SUBDIVISION LOCATED IN THE NE1/4 OF SAID SECTION 31 IN THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF; THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID MAPLEWOOD SUBDIVISION, FILING 5: THENCE S87°45'32"E, 1.50 FEET; THENCE N00°00'31"W, 15.01 FEET; THENCE SOUTHEASTERLY, 550.47 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 727.00 FEET, A CENTRAL ANGLE OF 43°23'01", AND BEING SUBTENDED BY A CHORD THAT BEARS S56°25'39"E, 537.42 FEET; THENCE S34°44'14"E, 51.99 FEET; THENCE N55°15'46"E, 345.00 FEET; THENCE N34°44'14"W, 52.01 FEET TO A POINT OF CURVE TO THE LEFT; THENCE NORTHWESTERLY, 264.29 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 1072.00 FEET, A CENTRAL ANGLE OF 14°07'32", AND BEING SUBTENDED BY A CHORD THAT BEARS N41°48'00"W, 263.62 FEET; THENCE N46°12'38"W, 169.96 FEET; THENCE N55°44'21"W, 157.88 FEET; THENCE N02°26'02"W, 1020.90 FEET TO THE NORTH LINE OF THE NE1/4 OF SAID SECTION 31; THENCE LEAVING THE EASTERLY LINE OF SAID MAPLEWOOD SUBDIVISION, FILING 5, N89°26'45"E, 1182.03 FEET ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 31 TO THE NORTHEAST CORNER OF SAID SECTION 31; THENCE S00°00'00"W, 2295.08 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 31 TO THE NORTHEAST CORNER OF SAID PRAIRIE GREENS 2 AND THE TRUE POINT OF BEGINNING.

AREA = 64.147 ACRES, MORE OR LESS.



NOTES

1. BEARINGS SHOWN ON THIS MAP ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE SE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M., BEARS S00°00'34"E AS MONUMENTED AND SHOWN HEREON.
2. SET #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "PLS 24305" WHERE NOTED "SET." FOUND #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "PLS 24305" WHERE NOTED "FND." FOUND #6 REBAR WITH 2 INCH ALUMINUM CAP MARKED "PLS 24305" WHERE NOTED "FND #6."
3. RECORDED EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN ON THIS MAP AS DISCLOSED IN PROFESSIONAL TITLE & ESCROW LLC, COMMITMENT NO. 050006 EFFECTIVE DATE SEPTEMBER 2, 2005. NO ADDITIONAL RESEARCH WAS COMPLETED.
4. 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.
5. LEGAL DESCRIPTION PREPARED BY FRANK N. DREXEL, 1860 LEFTHAND CIRCLE, SUITE A, LONGMONT, COLORADO, 80501 (CRS 38-35-106.5).
6. OVER, ACROSS, AND THROUGH TRACT E AND OUTLOT B AS SHOWN HEREON A BLANKET EASEMENT IS HEREBY GRANTED TO THE TOWN OF FREDERICK FOR THE PURPOSE OF DRAINAGE ACCEPTANCE, TREATMENT, AND CONVEYANCE INCLUDING THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL FACILITIES AND APPURTENANCES RELATED THERETO.
7. OVER, ACROSS, AND THROUGH TRACT A AND OUTLOT A AS SHOWN HEREON A BLANKET EASEMENT IS HEREBY GRANTED TO THE TOWN OF FREDERICK FOR THE PURPOSE OF DRAINAGE ACCEPTANCE, TREATMENT, AND CONVEYANCE INCLUDING THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL FACILITIES AND APPURTENANCES RELATED THERETO.
8. IN THE FUTURE THE TOWN OF FREDERICK MAY USE TRACT J ALONG 1ST STREET (WELD COUNTY ROAD 16) FOR SIDEWALK OR ROADWAY IMPROVEMENTS AS NEEDED.
9. THAT STORM WATER DRAINAGE AND DETENTION AGREEMENT AND EASEMENT RECORDED JANUARY 17, 2000, AS RECEPTION NO. 2744497 IS NOT MATHEMATICALLY DEFINED AND THEREFORE IS NOT SHOWN ON THIS MAP. SEE THAT AGREEMENT CONCERNING OFFSITE IMPROVEMENTS AND A WATER DRAINAGE AND DETENTION EASEMENT AREA RECORDED JANUARY 17, 2000, AS RECEPTION NO. 2744506.

WAIVERS

1. A WAIVER TO THE FREDERICK LAND USE CODE SECTION 2.9(c)(3)d.6. AND 2.8(b)(2)g. ALLOWING LESS THAN 150 FOOT DEEP LOTS ABUTTING AN ARTERIAL STREET AND A WAIVER OF THE 75' SETBACK FOR LOTS ABUTTING 1ST ST. LOTS 1-23 BLOCK 1, LOTS 4-9 BLOCK 13, AND LOTS 11-13, BLOCK 12.

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

THIS AMENDED FINAL/REPLAT OF "CARRIAGE HILLS FILING NO. 2," IN SUBSTANTIALLY THE FORM REVIEWED AND APPROVED BY THE FREDERICK PLANNING COMMISSION ON MARCH 2, 2006, IS (RE)APPROVED AND ACCEPTED BY THE BOARD OF TRUSTEES OF FREDERICK, COLORADO BY ORDINANCE NO. 992, PASSED AND ADOPTED AT THE REGULAR MEETING HELD ON FEBRUARY 24, 2009, AND RECORDED ON 6-19-2009 2009, AT RECEPTION NO. 3651346 ; VESTING OF DEVELOPMENT RIGHTS ASSOCIATED WITH THIS REPLAT SHALL EXPIRE FIVE (5) YEARS FROM THE EFFECTIVE DATE OF ORDINANCE, MARCH 29, 2009.

MAYOR, ERIC E. DOERING — ATTEST: TOWN CLERK, NANETTE

NOTICE

A. IN ACCORDANCE WITH ORDINANCE 992, ADOPTED BY THE BOARD OF TRUSTEES, APPROVAL OF THIS SITE SPECIFIC DEVELOPMENT PLAN MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S., AS AMENDED. APPROVAL IS GRANTED FOR FIVE YEARS OF VESTING EFFECTIVE March 29, 2009.

B. PRIOR TO MOBILIZATION, ALL CONSTRUCTION DOCUMENTS SHALL BE REVIEWED AND REVISED AS NECESSARY TO REFLECT THE ADOPTED DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, AS AMENDED, AND SUBMITTED FOR REVIEW AND APPROVAL BY TOWN STAFF.

C. PRIOR TO MOBILIZATION, THE MOAPI SHALL BE SUBJECT TO AMENDMENT AND APPROVAL BY TOWN STAFF AND THE AMENDED CONSTRUCTION DOCUMENTS.

D. THE APPROVED VESTING PERIOD APPLIED ONLY TO THE LAND USE APPROVAL, AND DOES NOT ACT AS A WAIVER OF THE OBLIGATION TO OTHERWISE COMPLY WITH THE LAND USE CODE, BUILDING CODE, AND OTHER POLICIES AND REQUIREMENTS AS AMENDED, AND IN EFFECT AT TIME OF DEVELOPMENT.

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 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 1ST DAY OF MAY, 2009.

FRANK N. DREXEL
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 24305
DATE: 6-4-09

LAND USE INFORMATION LOTS

	AREA	%	HOMESITES	OWNERSHIP	MAINTENANCE
R-1 LOTS (SFD)	20.940 AC.	32.6%	124		
R-1A LOTS (SMALL LOT SFD)	5.591 AC.	8.7%	49		
C-N ZONE (LOT 1, BLOCK 10)	7.719 AC.	12.0%			
TRACT A (R-1A ZONE, OPEN SPACE)	1.725 AC.	2.7%		HOA	HOA
TRACT B (C-N ZONE, TOWN PROPERTY)	0.939 AC.	1.5%		TOWN	DEVELOPER
TRACT C (WCR 15 DEDICATION)	0.280 AC.	0.4%		TOWN	TOWN-STREET HOA-STREETSCAPE
TRACT D (WCR 15 & WCR 16 DEDICATION)	0.987 AC.	1.6%		TOWN	TOWN-STREET HOA-STREETSCAPE
TRACT E (OPEN SPACE)	0.583 AC.	0.9%		DEVELOPER	HOA
TRACT F (OPEN SPACE)	0.154 AC.	0.2%		HOA	HOA
TRACT G (OPEN SPACE)	0.499 AC.	0.8%		HOA	HOA
TRACT H (OPEN SPACE)	0.584 AC.	0.9%		HOA	HOA
TRACT I (LANDSCAPE TRACT)	0.336 AC.	0.5%		HOA	HOA
TRACT J (LANDSCAPE TRACT)	1.402 AC.	2.2%		HOA	HOA
TRACT K (PEDESTRIAN ACCESS)	0.075 AC.	0.1%		HOA	HOA
TRACT L (VILLAGE GREEN)	0.327 AC.	0.5%		HOA	HOA
OUTLOT A (OIL & GAS FACILITY)	1.708 AC.	2.7%		DEVELOPER	HOA
OUTLOT B (OIL & GAS FACILITY)	2.902 AC.	4.5%		DEVELOPER	HOA
OUTLOT C (OIL & GAS, GOV. FACILITY)	0.479 AC.	0.8%		DEVELOPER	HOA
PUBLIC STREETS & ALLEYS	16.917 AC.	26.4%	STREETS:	TOWN	TOWN
			ALLEYS:	TOWN	HOA
	64.147 AC.	100.0%	173		

DEVELOPER

CARRIAGE HILLS DEVELOPMENT, INC.
10515 MOORING RD.
LONGMONT, CO 80504
(303) 517-1934

SURVEYOR

FRANK N. DREXEL, PLS
CIVILARTS, INC.
1860 LEFTHAND CIRCLE, SUITE A
LONGMONT, CO 80501
(303) 682-1131
(303) 682-1149 FAX

ENGINEER & PLANNER

ROGER D. WALKER, P.E.
CIVILARTS, INC.
1860 LEFTHAND CIRCLE, SUITE A
LONGMONT, CO 80501
(303) 682-1131
(303) 682-1149 FAX

DATE OF PREPARATION

SEPTEMBER 1, 2005

REVISED 04/03/2006

MYLAR 05/10/2006

VESTING EXTENSION 05/01/2009

REVISED 06/01/2009

CIVILARTS
ENGINEERING :: 1860 Lefthand Circle, Suite A
PLANNING Longmont, CO 80501
SURVEYING :: P 303.682.1131
F 303.682.1149

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3648056 09/10/2009 04:45P Weld County, CO
2 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

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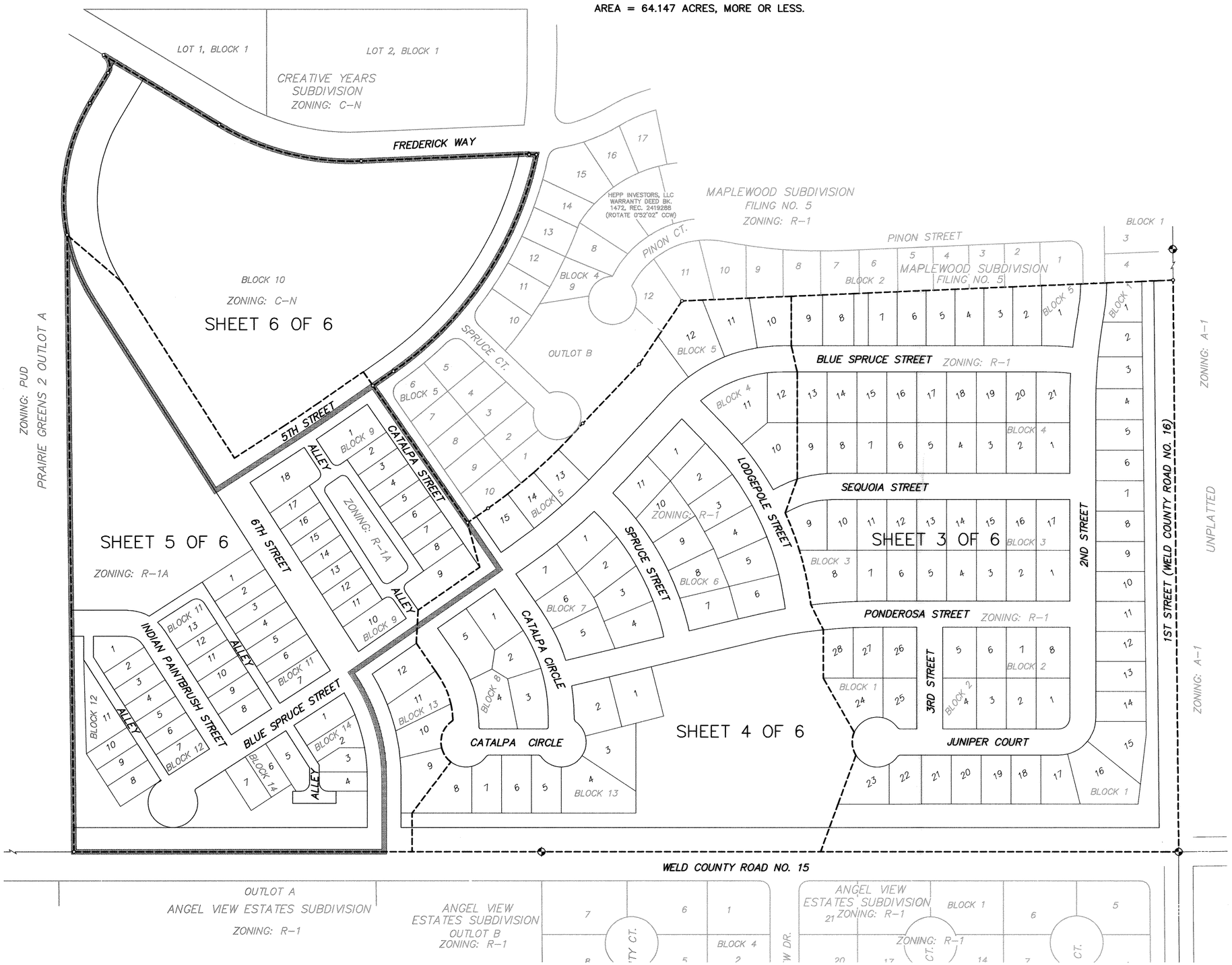

SCALE: 1"=100'

100 0 100 200 300

LINETYPE KEY

- SHEET DELINEATION
- ZONE DISTRICT BOUNDARIES

ZONING: PUD
PRAIRIE GREENS 2 OUTLOT A

CIVILARTS
ENGINEERING
PLANNING
SURVEYING
1860 Lefthand Circle, Suite A
Longmont, CO 80501
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3 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

MONUMENT KEY

- FND — FOUND #5 REBAR W/ 2" ALUM. CAP MKD "PLS 24305".
- FND #6 — FOUND #6 REBAR W/ 2-1/2" ALUM. CAP MKD "PLS 24305".
- FND WC — FOUND #5 REBAR W/ 2" ALUM. CAP MKD "WC PLS 24305" AS WITNESS COR.
- FND #6 WC — FOUND #6 REBAR W/ 2-1/2" ALUM. CAP MKD "WC PLS 24305" AS WITNESS COR.
- NFS — NOT FOUND OR SET. MAY BE LOST DUE TO PENDING ROAD CONSTRUCTION.

SEE SHEET 4

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD
C1	65.43	327.00	11°27'49"	N84°50'54"W	65.32
C2	72.26	973.00	4°15'19"	S82°12'08"E	72.25
C3	16.27	973.00	0°57'29"	S79°35'44"E	16.27
C4	66.15	973.00	3°53'44"	S86°16'39"E	66.14
C5	30.14	973.00	1°46'29"	S89°06'45"E	30.14
C6	45.73	527.00	4°58'19"	N02°29'10"E	45.72
C7	52.87	273.00	11°05'48"	N84°39'53"W	52.79
C8	78.96	1027.00	4°24'18"	S81°19'08"E	78.94
C9	62.12	1027.00	3°27'56"	S88°16'02"E	62.11
C10	41.05	473.00	4°58'19"	S02°29'10"W	41.03
C11	36.13	23.00	90°00'00"	N45°00'00"W	32.53
C12	44.78	77.00	33°19'28"	N67°44'53"W	44.16
C13	49.86	77.00	37°06'05"	N32°32'07"W	48.99
C14	18.79	77.00	13°59'05"	N06°59'32"W	18.75
C15	7.51	77.00	5°35'23"	N87°12'19"W	7.51
C16	25.74	52.00	28°21'55"	N42°45'42"W	25.48
C17	78.89	52.00	86°55'41"	N14°53'07"E	71.54
C18	39.57	52.00	43°36'07"	N35°08'36"E	38.62
C19	2.98	3.00	56°56'39"	N28°28'20"W	2.86
C20	2.98	3.00	56°56'39"	S28°28'20"W	2.86
C21	49.33	52.00	54°21'24"	N85°31'39"E	47.50
C22	73.18	52.00	80°38'11"	N26°58'33"W	67.29
C23	37.04	973.00	2°10'53"	S01°05'26"E	37.04
C24	62.16	973.00	3°39'38"	S04°00'42"E	62.15
C25	128.81	973.00	7°35'07"	S09°38'04"E	128.72
C26	95.85	1027.00	5°20'51"	S04°17'38"E	95.82
C27	29.04	1027.00	1°37'12"	S00°48'36"E	29.04
C28	61.78	1027.00	3°26'48"	S11°42'13"E	61.77
C29	51.16	573.00	5°06'57"	S78°58'05"W	51.15
C30	81.89	573.00	8°11'18"	S72°18'57"W	81.82
C31	72.21	573.00	7°13'12"	S64°36'42"W	72.16
C32	75.73	573.00	7°34'20"	S57°12'56"W	75.67
C33	76.41	573.00	7°38'25"	S49°36'33"W	76.35
C34	35.72	227.00	9°00'57"	S22°38'05"E	35.68
C35	63.19	227.00	15°56'58"	S10°09'07"E	62.99
C36	8.63	227.00	2°10'38"	S01°05'19"E	8.63
C37	73.33	173.00	24°17'07"	S14°59'60"E	72.78
C38	8.63	173.00	2°51'26"	N01°25'43"W	8.63
C39	82.88	627.00	7°34'25"	S69°06'44"W	82.82
C40	94.41	627.00	8°37'37"	S77°12'45"W	94.32
C41	114.61	627.00	10°28'22"	S55°39'11"W	114.45
C42	45.17	627.00	4°07'39"	S47°51'10"W	45.16
C43	52.76	327.00	9°14'42"	S04°37'21"E	52.71
C44	31.62	273.00	6°38'14"	S03°19'07"E	31.61

CIVILARTS
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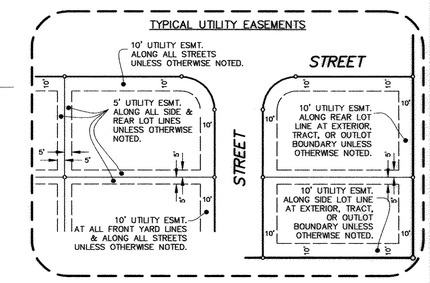
- NFS — NOT FOUND OR SET. MAY BE LOST DUE TO PENDING ROAD CONSTRUCTION.

SEE SHEET 3

SCALE: 1"=50'

TYPICAL UTILITY EASEMENTS



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD
C45	151.99	273.00	31°53'52"	S22°35'10"E	150.03
C46	59.44	327.00	10°24'56"	S41°54'27"E	59.36
C47	86.56	327.00	15°09'58"	S29°07'00"E	86.30
C48	70.13	327.00	12°17'19"	S15°23'22"E	70.00
C49	70.85	523.00	7°45'41"	S72°41'32"W	70.79
C50	80.69	523.00	8°50'21"	S64°23'31"W	80.61
C51	71.98	523.00	7°53'08"	S56°01'46"W	71.92
C52	59.40	523.00	6°30'26"	S48°49'59"W	59.37
C53	44.52	1162.00	2°11'42"	S46°01'04"E	44.52
C54	75.89	1162.00	3°44'31"	S43°02'58"E	75.88
C55	75.89	1162.00	3°44'31"	N39°18'26"W	75.88
C56	54.74	1162.00	2°41'57"	N36°05'12"W	54.73
C61	86.45	323.00	15°20'09"	S64°45'57"W	86.20
C62	99.03	323.00	17°33'59"	S81°13'01"W	98.64
C63	10.35	323.00	1°50'07"	S56°10'49"W	10.35
C64	30.19	1216.00	1°25'21"	N46°24'15"W	30.19
C65	102.97	1216.00	4°51'06"	N40°43'20"W	102.94
C66	75.54	1216.00	3°33'33"	N36°31'01"W	75.53
C67	60.06	577.00	5°57'50"	S48°33'41"W	60.03
C68	61.50	577.00	6°06'26"	S54°35'50"W	61.48
C69	65.70	577.00	6°31'27"	S60°54'47"W	65.67
C70	62.03	577.00	6°09'34"	S67°15'17"W	62.00
C71	62.82	577.00	6°14'18"	S73°27'14"W	62.79
C72	42.12	377.00	6°24'02"	S58°27'47"W	42.09
C73	71.08	377.00	10°48'10"	S67°03'53"W	70.98
C74	61.33	377.00	9°19'12"	S85°20'24"W	61.26
C75	38.88	52.00	42°50'13"	S54°28'27"W	37.98
C76	43.07	52.00	47°27'18"	N80°22'48"W	41.85
C77	51.42	52.00	56°39'09"	N28°19'35"W	49.35
C78	51.68	52.00	56°56'39"	N28°28'20"E	49.58
C79	2.98	3.00	56°56'39"	S28°28'20"W	2.86
C81	2.98	3.00	56°56'39"	N61°31'40"E	2.86
C82	4.71	3.00	90°00'00"	N45°00'00"W	4.24
C83	46.77	227.00	11°48'20"	S61°09'56"W	46.69
C84	90.85	227.00	22°55'54"	S78°32'03"W	90.25
C85	39.57	52.00	43°36'07"	N35°08'36"W	38.62
C86	3.08	3.00	58°51'16"	N62°37'04"W	2.95
C87	65.57	173.00	21°43'01"	S66°07'17"W	65.18
C88	33.14	173.00	10°58'31"	S82°28'03"W	33.09
C89	63.83	52.00	70°19'55"	S68°21'23"W	59.90
C90	35.56	52.00	39°10'51"	N56°53'14"E	34.87
C91	45.96	52.00	50°38'21"	N11°58'38"E	44.48
C92	2.98	3.00	56°56'39"	S28°28'20"E	2.86
C93	4.71	3.00	90°00'00"	N45°00'00"E	4.24
C94	50.34	340.00	8°29'01"	S63°29'04"W	50.30

SEE SHEET 5

CIVILARTS
ENGINEERING :: 1860 Lefthand Circle, Suite A
PLANNING Longmont, CO 80501
SURVEYING :: P 303.682.1131
F 303.682.1149

PLOTTED: MON 06/01/09 07:18AM BY: LHG
MODIFIED: 05/4/09 DRAWING: Z:\031-35_LDD-031-35\DWG\03135-P\03135-P.DWG

FINAL PLAT

CARRIAGE HILLS FILING NO. 2 AMENDMENT A

A SUBDIVISION OF A PART OF THE NE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
AREA = 64.147 ACRES, MORE OR LESS.

SEE SHEET 4

3648056 09/10/2009 04:45P Weld County, CO
5 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

MONUMENT KEY

- FND — FOUND #5 REBAR W/ 2" ALUM. CAP MKD "PLS 24305".
- FND #6 — FOUND #6 REBAR W/ 2-1/2" ALUM. CAP MKD "PLS 24305".
- FND WC — FOUND #5 REBAR W/ 2" ALUM. CAP MKD "WC PLS 24305" AS WITNESS COR.
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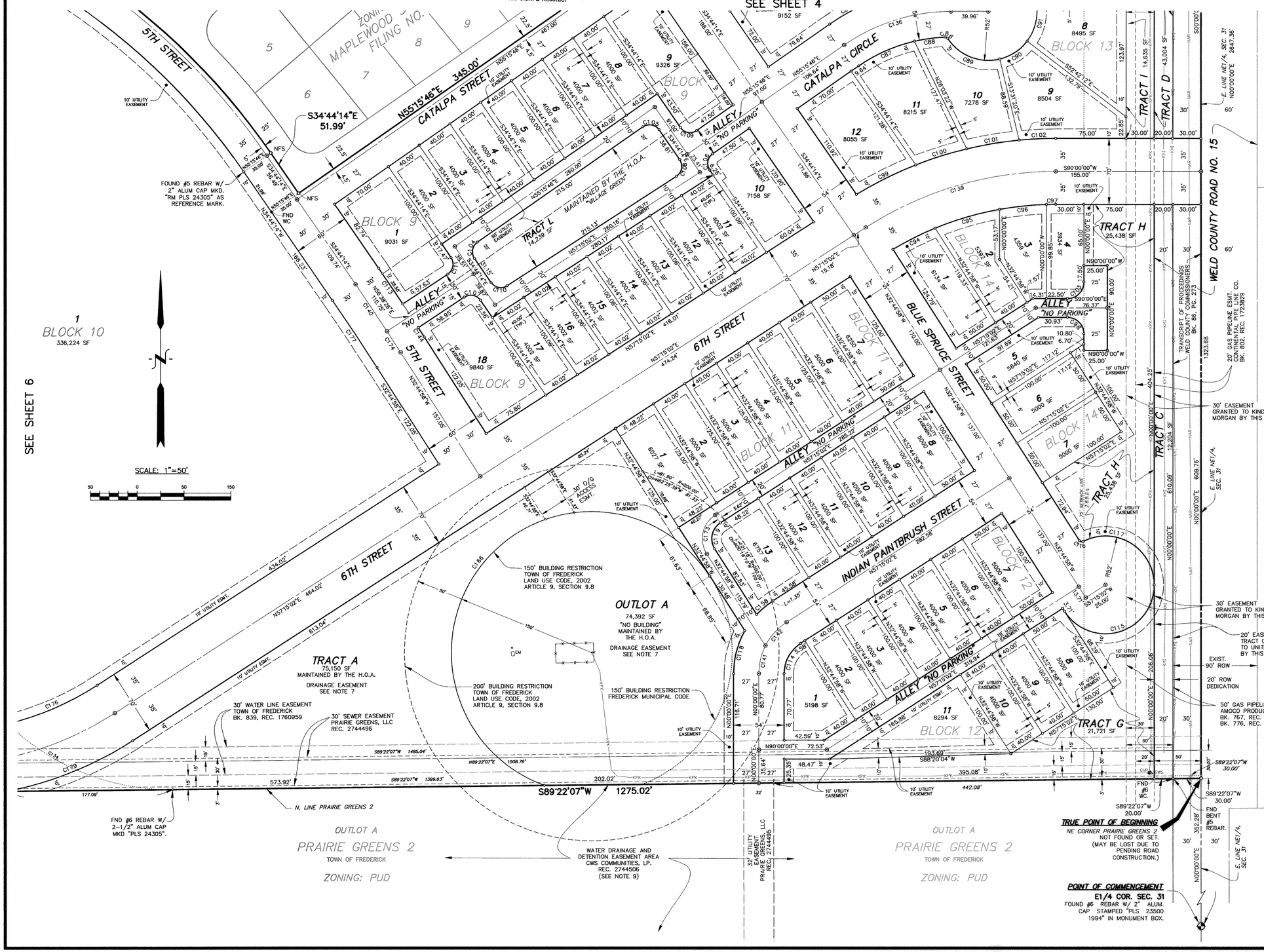

TYPICAL UTILITY EASEMENTS

10' UTILITY ESMT. ALONG ALL STREETS UNLESS OTHERWISE NOTED.
5' UTILITY ESMT. ALONG ALL SIDE & REAR LOT LINES UNLESS OTHERWISE NOTED.
10' UTILITY ESMT. AT ALL FRONT YARD LINES & ALONG ALL STREETS UNLESS OTHERWISE NOTED.
10' UTILITY ESMT. ALONG REAR LOT LINE AT EXTERIOR, TRACT, OR OUTLOT BOUNDARY UNLESS OTHERWISE NOTED.
10' UTILITY ESMT. ALONG SIDE LOT LINE AT EXTERIOR, TRACT, OR OUTLOT BOUNDARY UNLESS OTHERWISE NOTED.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD
C95	71.86	340.00	12°06'34"	S73°46'52"W	71.73
C96	50.31	340.00	8°28'44"	S84°04'31"W	50.27
C97	10.00	340.00	1°41'07"	S89°09'26"W	10.00
C98	27.49	17.50	90°00'00"	N45°00'00"W	24.75
C99	70.85	410.00	9°54'04"	S83°41'10"W	70.76
C100	57.06	410.00	7°58'26"	S72°37'25"W	57.01
C101	56.63	410.00	7°54'48"	S80°34'02"W	56.58
C102	39.19	410.00	5°28'34"	S87°15'43"W	39.17
C103	27.49	17.50	90°00'00"	N45°00'00"E	24.75
C104	19.63	12.50	90°00'00"	S10°15'46"W	17.68
C105	19.63	12.50	90°00'00"	N79°44'14"W	17.68
C106	19.63	12.50	89°59'60"	S10°15'46"W	17.68
C107	19.33	12.50	88°37'20"	N79°02'54"W	17.46
C108	20.07	12.50	91°59'16"	N11°15'24"E	17.98
C109	19.63	12.50	90°00'00"	S79°44'14"E	17.68
C110	19.20	12.50	88°00'44"	S78°44'36"E	17.37
C111	19.94	12.50	91°22'40"	N10°57'06"E	17.89
C113	45.84	2530.00	1°02'17"	N34°13'05"W	45.84
C114	37.97	38.00	57°15'02"	S28°37'31"W	36.41
C115	133.64	52.00	147°15'02"	N73°37'31"E	99.78
C116	4.44	3.00	84°47'03"	S75°08'29"E	4.05
C117	106.67	52.00	117°32'01"	N58°46'00"W	88.93
C118	47.59	92.00	29°38'17"	S14°49'09"W	47.06
C119	31.42	20.00	90°00'00"	S12°15'02"W	28.28
C120	54.98	35.00	90°00'00"	S75°57'01"W	49.50
C121	303.16	550.00	31°34'54"	N74°50'26"E	299.34
C122	245.93	315.00	44°43'56"	S81°24'57"E	239.73
C123	59.15	300.00	11°17'48"	N84°45'53"W	59.05
C124	103.18	1000.00	5°54'42"	S82°04'20"E	103.13
C125	86.78	1000.00	4°58'19"	S87°30'50"E	86.75
C126	43.39	500.00	4°58'19"	S02°29'10"W	43.38
C127	78.54	50.00	90°00'00"	N45°00'00"W	70.71
C128	147.90	1000.00	8°28'26"	S04°14'13"E	147.76
C129	86.45	1000.00	4°57'11"	S10°57'02"E	86.42
C130	94.75	200.00	27°08'33"	S13°34'17"E	93.86
C131	231.49	300.00	44°12'39"	S22°06'20"E	225.79
C132	15.21	300.00	2°54'16"	S45°39'47"E	15.21
C133	297.52	550.00	30°59'37"	S61°04'34"W	293.90
C134	230.48	250.00	52°49'23"	N84°13'11"W	222.41
C136	121.26	200.00	34°44'14"	S72°37'53"W	119.41
C137	55.92	1189.00	2°41'41"	N45°46'05"W	55.92
C138	200.95	1189.00	9°41'00"	N39°34'44"W	200.71
C139	214.34	375.00	32°44'58"	S73°37'31"W	211.44
C140	60.12	2500.00	1°22'40"	S34°02'54"E	60.12
C141	30.75	65.00	27°08'25"	N13°33'14"E	30.47
C142	34.20	65.00	30°08'36"	S42°10'44"W	33.80
C143	389.12	350.00	63°41'59"	N89°06'02"E	369.39
C144	11.93	2530.00	0°16'13"	N32°53'04"W	11.93
C145	85.69	2470.00	1°59'16"	N33°44'36"W	85.69
C146	517.21	692.00	42°49'26"	N56°09'06"W	505.26
C147	178.74	600.00	17°04'06"	S54°19'24"W	178.08
C148	195.50	600.00	18°40'07"	S72°11'30"W	194.63
C149	545.64	722.00	43°18'00"	N56°23'09"W	532.74
C150	130.18	350.00	21°18'37"	S65°55'04"W	129.43
C151	82.02	350.00	13°25'37"	S83°17'11"W	81.83
C152	104.28	315.00	18°58'03"	N66°44'04"E	103.80
C153	36.09	250.00	8°16'02"	S41°56'36"E	36.05
C154	34.25	1072.00	1°49'50"	N45°50'08"W	34.25
C155	70.01	1072.00	3°44'31"	N43°02'58"W	70.00
C156	70.01	1072.00	3°44'31"	N39°18'26"W	70.00
C157	50.50	1072.00	2°41'57"	N36°05'12"W	50.50
C158	22.88	92.00	14°14'48"	S50°07'38"W	22.82
C159	145.46	385.00	21°38'50"	N68°04'27"E	144.60
C160	173.74	150.00	66°21'50"	S76°59'42"W	164.19
C161	259.38	150.00	99°04'29"	S49°13'57"W	228.25
C162	14.82	152.82	5°33'24"	S03°45'38"W	14.82
C163	224.86	153.97	83°40'34"	S41°01'12"E	205.40
C164	24.78	153.97	9°13'22"	S87°28'11"E	24.76
C165	227.98	150.00	87°04'24"	S84°38'26"E	206.65
C166	569.46	150.00	217°31'08"	S38°29'28"W	284.06
C167	39.51	1072.00	2°06'43"	N47°48'25"W	39.51
C168	173.92	150.00	66°25'51"	N13°54'00"W	164.34
C172	389.12	350.00	63°41'59"	N89°06'02"E	369.39
C173	47.12	30.00	90°00'00"	S12°15'02"W	42.43
C174	26.61	2500.00	0°36'36"	S33°03'16"E	26.61
C175	245.93	315.00	44°43'56"	S81°24'57"E	239.73
C176	104.28	315.00	18°58'03"	N66°44'04"E	103.80
C177	85.69	2470.00	1°59'16"	N33°44'36"W	85.69
C178	517.23	692.00	42°49'32"	N56°08'54"W	505.28
C179	145.46	385.00	21°38'50"	N68°04'27"E	144.60
C180	93.00	200.00	26°38'34"	S86°44'08"W	92.17
C181	68.09	200.00	19°30'20"	S71°29'45"W	67.76
C182	28.54	200.00	8°10'29"	S57°39'20"W	28.51
C183	95.20	203.97	26°44'29"	S72°11'23"E	94.33
C184	15.49	200.00	4°26'13"	S49°59'39"E	15.48
C185	120.41	200.00	34°29'45"	S69°27'38"E	118.60
C186	75.28	200.00	21°33'59"	N82°30'30"E	74.84

CIVILARTS
ENGINEERING :: 1660 Lefthand Circle, Suite A
PLANNING :: Longmont, CO 80501
SURVEYING :: P 303.682.1131
F 303.682.1149

PLOTTED: MON 06/01/09 07:18AM BY: LHG
MODIFIED: 05/4/09 DRAWING: Z:\031-35_LDD-031-35\DWG\03135-P\03135-P.DWG

3648056 09/10/2009 04:45P Weld County, CO
6 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

FINAL PLAT

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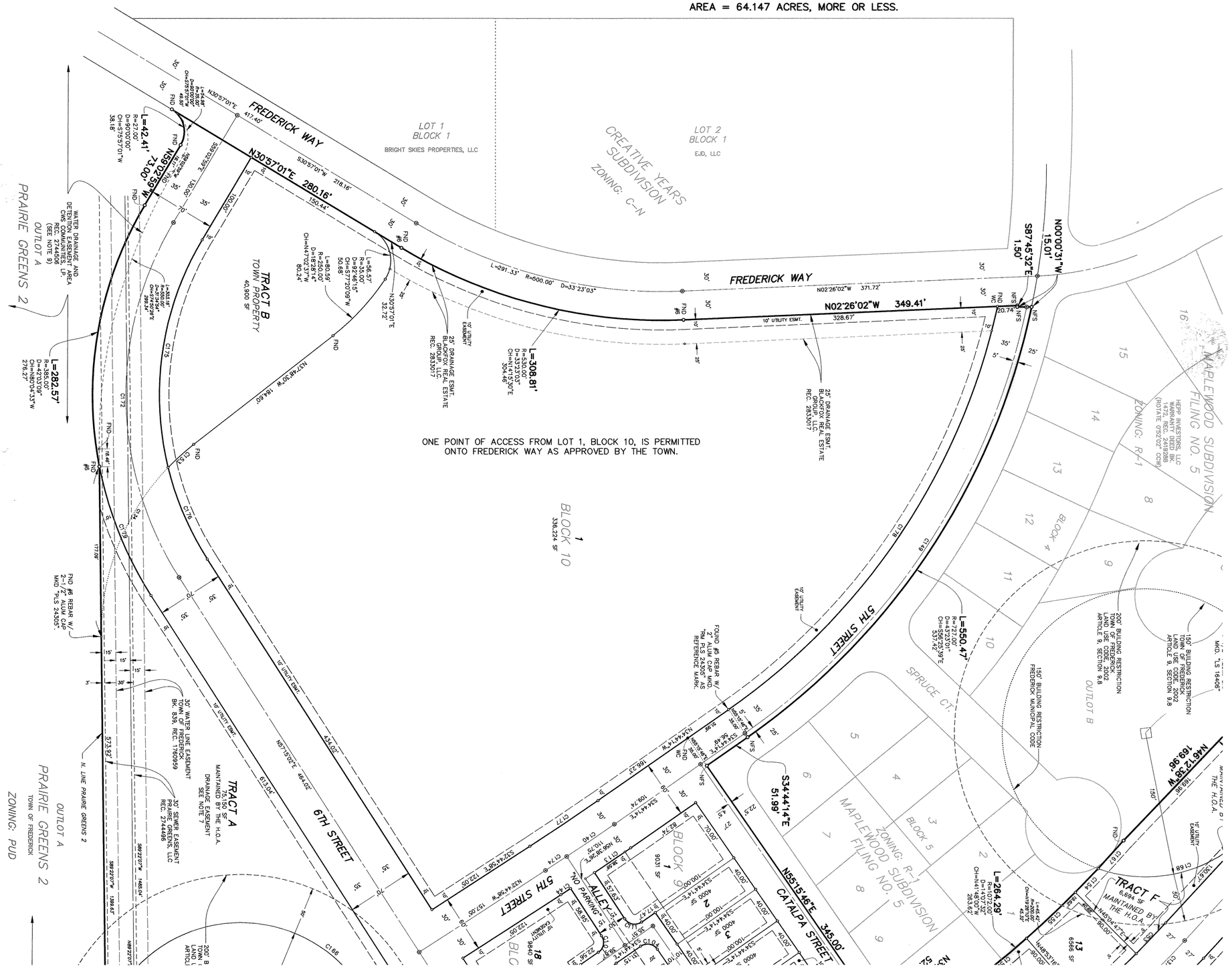

ONE POINT OF ACCESS FROM LOT 1, BLOCK 10, IS PERMITTED ONTO FREDERICK WAY AS APPROVED BY THE TOWN.

MONUMENT KEY

FND	FOUND #5 REBAR W/ 2" ALUM. CAP MKD "PLS 24305".
FND #6	FOUND #6 REBAR W/ 2-1/2" ALUM. CAP MKD "PLS 24305".
FND WC	FOUND #5 REBAR W/ 2" ALUM. CAP MKD "WC PLS 24305" AS WITNESS COR.
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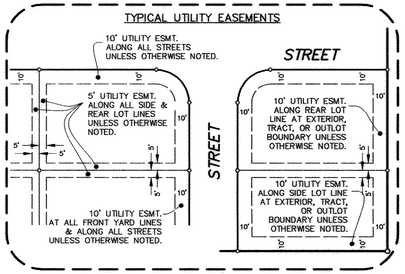
NFS	NOT FOUND OR SET. MAY BE LOST DUE TO PENDING ROAD CONSTRUCTION.

SCALE: 1"=50'

50 0 50 100 200

TYPICAL UTILITY EASEMENTS



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Longmont, CO 80501
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PLOTTED: MON, 06/01/09 07:16AM
MODIFIED: MON, 06/01/09 07:16AM
DRAWING: 31-031-35\DWG\31-031-35-P\03135-P\03135-P.DWG