

CARRIAGE HILLS MARKETPLACE—EAST PARCEL 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 = 3.018 ACRES, MORE OR LESS.

3778434 07/07/2011 03:24P Weld County, CO
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DOUGLAS GRANT, BEING THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO, AND FARM CREDIT SERVICES OF THE MOUNTAIN PLAINS, PCA, A FEDERALLY CHARTERED 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 MARKETPLACE—EAST PARCEL FILING NO. 1", AND DO HEREBY DEDICATE TO THE PUBLIC SUCH PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND N/A 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 AN REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATION ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

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, 1980, 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, 1185.63 FEET ALONG THE SOUTHERLY LINE OF SAID PRAIRIE GREENS TO THE EASTERLY RIGHT-OF-WAY LINE OF FREDERICK WAY, ACCORDING TO THE RECORDED PLAT OF SAID PRAIRIE GREENS; THENCE S02°33'53"E, 41.15 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID FREDERICK WAY TO THE POINT OF BEGINNING.

THENCE CONTINUING S02°33'53"E, 46.02 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID FREDERICK WAY TO AN ANGLE POINT THEREOF; THENCE S11°08'53"E, 173.25 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID FREDERICK WAY TO AN ANGLE POINT THEREOF; THENCE S00°00'00"W, 304.77 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID FREDERICK WAY TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 52; THENCE N89°20'57"E, 364.85 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 52; THENCE N00°00'00"E, 207.67 FEET; THENCE NORTHWESTERLY, 153.75 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 30°54'34", AND BEING SUBTENDED BY A CHORD THAT BEARS N74°28'41"W, 151.88 FEET; THENCE N89°52'58"W, 38.65 FEET; THENCE N02°02'37"W, 30.02 FEET; THENCE N00°00'00"E, 64.97 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHERLY, 18.82 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 12°41'08", AND BEING SUBTENDED BY A CHORD THAT BEARS N02°43'02"E, 18.79 FEET; THENCE N12°45'10"E, 80.41 FEET; THENCE WESTERLY, 128.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 758.00 FEET, A CENTRAL ANGLE OF 9°44'09", AND BEING SUBTENDED BY A CHORD THAT BEARS N80°58'53"W, 128.65 FEET; THENCE N80°50'58"W, 34.22 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHWESTERLY, 81.28 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF COMPOUND CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 41°46'59", AND BEING SUBTENDED BY A CHORD THAT BEARS N64°57'28"W, 59.91 FEET; THENCE NORTHWESTERLY, 34.02 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING, SAID ARC HAVING A RADIUS OF 94.00 FEET, A CENTRAL ANGLE OF 20°44'10", AND BEING SUBTENDED BY A CHORD THAT BEARS N33°41'53"W, 33.83 FEET.

AREA = 3.018 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET MY/OUR HAND(S) AND SEAL(S) THIS DAY OF _____ A.D., 2011.

Douglas Grant
DOUGLAS GRANT, OWNER

J. Fletcher Monroe
FARM CREDIT SERVICES OF THE MOUNTAIN PLAINS, PCA, LIENHOLDER

BY: *J. Fletcher Monroe*

ITS: *SF V.P. - lending*

ACKNOWLEDGMENTS

STATE OF COLORADO } ss.
COUNTY OF Weld }

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY DOUGLAS GRANT THIS 7th DAY OF July, 2011.

WITNESS MY HAND AND OFFICIAL SEAL.

Kathleen L. Larson 11/21/2011
NOTARY PUBLIC MY COMMISSION EXPIRES

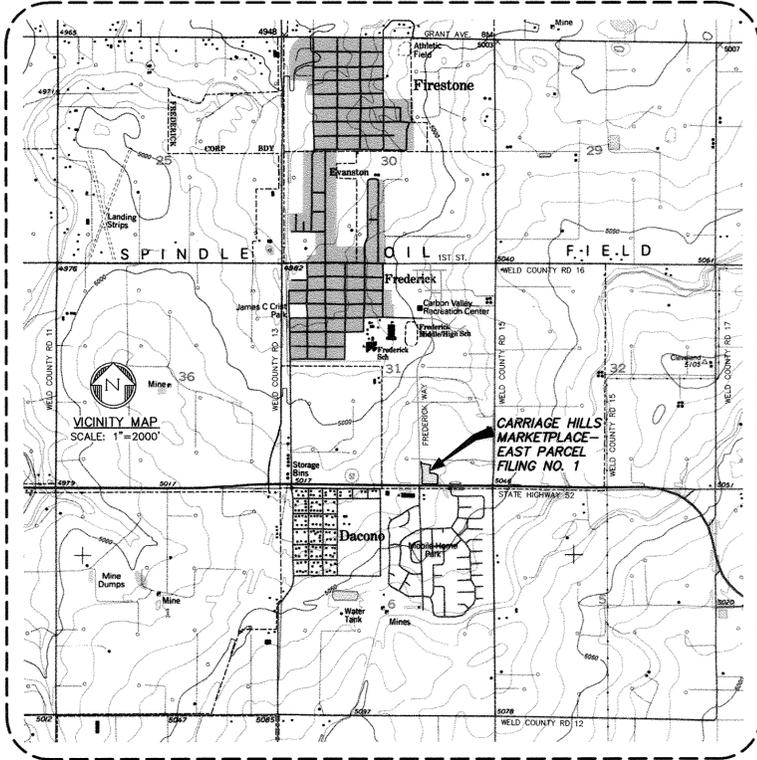


STATE OF COLORADO } ss.
COUNTY OF Weld }

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY *J. Fletcher Monroe* ACTING IN HIS CAPACITY AS *SF V.P. Lending* OF FARM CREDIT SERVICES OF THE MOUNTAIN PLAINS, PCA, THIS 7th DAY OF July, 2011.

WITNESS MY HAND AND OFFICIAL SEAL.

Jane S. Matuff 2/13/2015
NOTARY PUBLIC MY COMMISSION EXPIRES



SURVEY NOTES

- 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 N00°00'34"W AS MONUMENTED AND SHOWN HEREON.
- SET #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "PLS 24305" WHERE NOTED "SET." FOUND #6 REBAR WITH 2 INCH ALUMINUM CAP MARKED "PLS 24305" WHERE NOTED "FND." DID NOT FIND OR SET MONUMENT WHERE NOTED "NFS."
- RECORDED EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN ON THIS MAP AS FILING IN LAND TITLE GUARANTEE COMPANY COMMITMENT NO. FCC22098542, EFFECTIVE DATE NOVEMBER 30, 2010. NO ADDITIONAL RESEARCH WAS COMPLETED.
- THAT COMMUNICATION EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH CO. AS DESCRIBED IN INSTRUMENT RECORDED JUNE 23, 1945, IN BOOK 1156 AT PAGE 552, IS NOT MATHEMATICALLY DESCRIBED AND THEREFORE IS NOT SHOWN ON THIS MAP.
- LEGAL DESCRIPTION PREPARED BY FRANK N. DREXEL, 1860 LEFTHAND CIRCLE, SUITE A, LONGMONT, COLORADO, 80501 (CRS 38-35-106.5).
- LINEAL DIMENSIONS SHOWN ON THIS MAP ARE U.S. SURVEY FEET.

PLAT NOTES

- ACCESS, DRAINAGE, AND UTILITY EASEMENT (AD&UE) AND ACCESS, DRAINAGE, WATER & SANITARY SEWER EASEMENT (ADW&S) ARE HEREBY DEDICATED TO THE PUBLIC AND ARE GRANTED TO THE OWNER HEREON AND ITS SUCCESSORS AND ASSIGNS AND CARRIAGE HILLS MARKETPLACE METROPOLITAN DISTRICT AND ITS SUCCESSORS AND ASSIGNS. SAID EASEMENTS SHALL BE FOR THE PURPOSES OF THE DESIGN, INSTALLATION, REPAIR, AND MAINTENANCE OF ACCESS, DRAINAGE, AND UTILITY FACILITIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, ROADS, WALKS, TRAILS, DRAINAGE FACILITIES AND APPURTENANCES, WET AND DRY UTILITIES AND APPURTENANCES, LANDSCAPING, SIGNAGE, LIGHTING, ETC.
- 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.
- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WITHIN THE SUBDIVISION, THE MOAPI FOR THE SUBDIVISION SHALL BE AMENDED TO PROVIDE SPECIFIC QUANTITIES AND PRICES AND APPROPRIATE IMPROVEMENT SECURITY POSTED ACCORDING TO THE REQUIREMENTS OF THE MOAPI.
- TRACT A IS HEREBY RESERVED AS A NON-EXCLUSIVE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1, 2, & 3 AS SHOWN HEREON.

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THE FINAL PLAT MAP OF "CARRIAGE HILLS MARKETPLACE—EAST PARCEL FILING NO. 1" IS APPROVED AND ACCEPTED BY ORDNANCE NO. _____ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON _____ 2011. 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 SERVE 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.

Edith Lawrence
MAYOR
Melissa Kellum
ATTEST: TOWN CLERK



PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 20 _____ THIS _____ DAY OF _____, 2011.

CHAIRMAN
J. Simmons 07/07/11
PLANNING COMMISSION SECRETARY

NOTICE

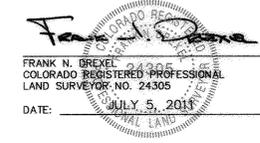
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, 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 5TH DAY OF JULY, 2011.

Frank N. Drexel
FRANK N. DREXEL
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 24305
DATE: JULY 5, 2011



DEVELOPER
GRANT REAL ESTATE, LLC
275 S. MAIN STREET, SUITE 100
LONGMONT, CO 80501
(303) 324-3320

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

SURVEYOR
FRANK N. DREXEL, PLS
CIVILARTS, INC.
1860 LEFTHAND CIRCLE, SUITE A
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DATE OF PREPARATION / REVISION
FEBRUARY 10, 2011
APRIL 19, 2011
MAY 19, 2011
MAY 27, 2011
JUNE 8, 2011
JUNE 14, 2011
JULY 5, 2011

LAND USE TABLE						
DESCRIPTION	TOTAL AREA	% OF TOTAL	AVERAGE AREA	LOTS	ZONING	LAND USE
LOTS 1-3	110,749 SF	84.2%	36,916 SF	3	C-H52	MIXED-USE COMMERCIAL BUILDING SITE
TRACT A	17,497 SF	13.3%	17,497 SF	N/A	C-H52	PRIVATE STREET - ACCESS
TRACT B	3,218 SF	2.5%	3,218 SF	N/A	C-H52	STREET - ACCESS
TOTAL	131,464 SF	100%		3		

FINAL PLAT

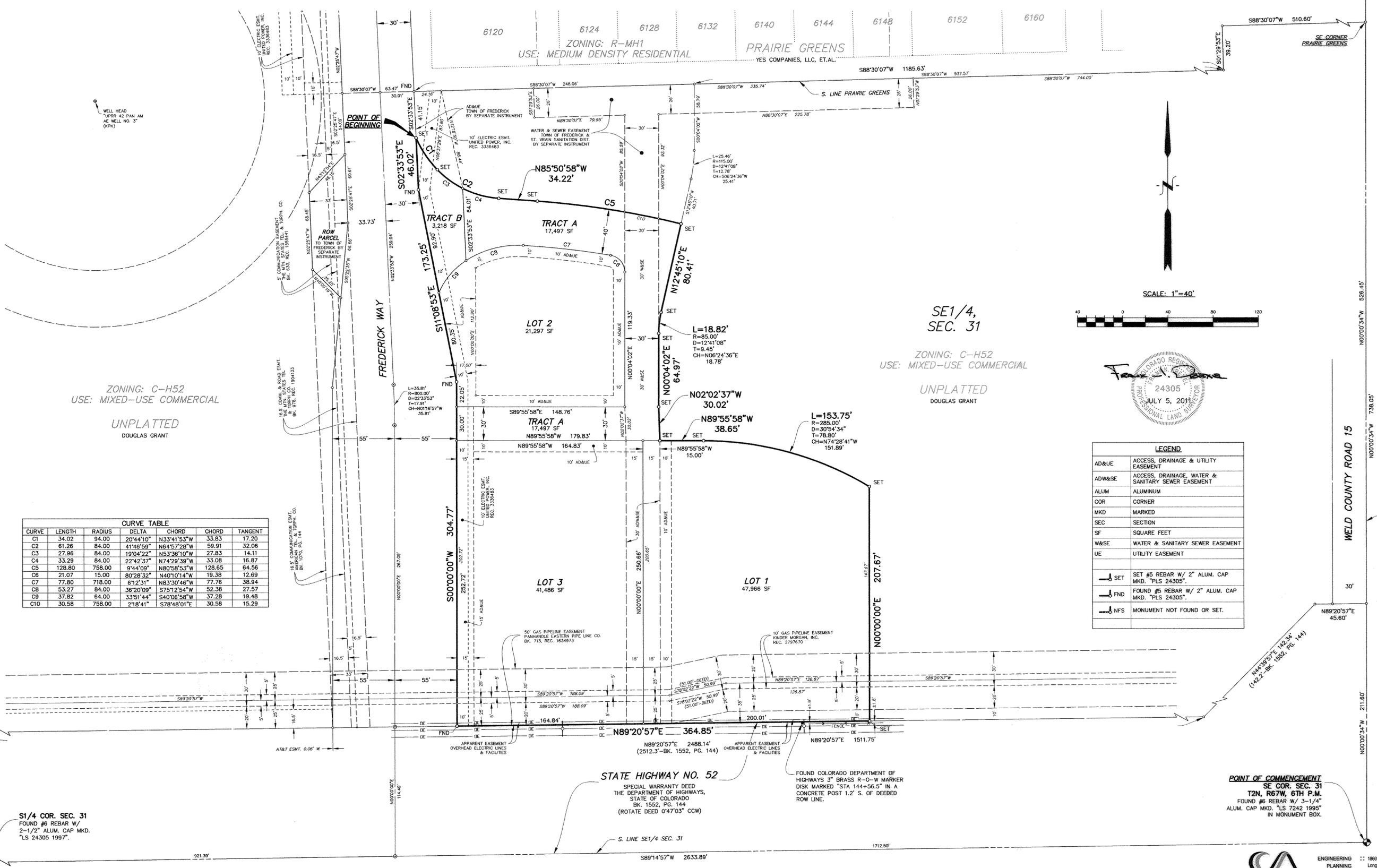
CARRIAGE HILLS MARKETPLACE—EAST PARCEL FILING NO. 1

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 = 3.018 ACRES, MORE OR LESS.

3778434 07/07/2011 03:24P Weld County, CO 2 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

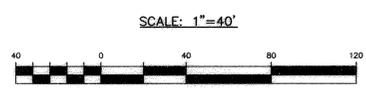
E1/4 COR. SEC. 31 FOUND #6 REBAR W/ 2" ALUM. CAP MKD. "PLS 23500 1994" IN MONUMENT BOX.

6120 6124 6128 6132 6140 6144 6148 6152 6160 ZONING: R-MH1 USE: MEDIUM DENSITY RESIDENTIAL PRAIRIE GREENS YES COMPANIES, LLC, ET AL.



ZONING: C-H52 USE: MIXED-USE COMMERCIAL UNPLATTED DOUGLAS GRANT

SE1/4, SEC. 31 ZONING: C-H52 USE: MIXED-USE COMMERCIAL UNPLATTED DOUGLAS GRANT



LEGEND table with symbols for AD&UE, ADW&SE, ALUM, COR, MKD, SEC, SF, W&SE, UE and their corresponding descriptions.

CURVE TABLE with columns for CURVE, LENGTH, RADIUS, DELTA, CHORD, CHORD BEARING, and TANGENT.

STATE HIGHWAY NO. 52 SPECIAL WARRANTY DEED THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO BK. 1552, PG. 144 (ROTATE DEED 047033 CCW)

POINT OF COMMENCEMENT SE COR. SEC. 31 T2N, R67W, 6TH P.M. FOUND #6 REBAR W/ 3-1/4" ALUM. CAP MKD. "LS 7242 1995" IN MONUMENT BOX.