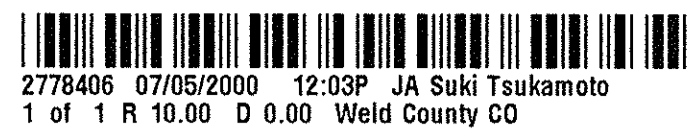


406



ENH
6050

COALRIDGE ESTATES REPLAT A FINAL PLAT

A REPLAT OF LOT 9, BLOCK 5 & LOTS 1, 2 & 3, BLOCK 10
COALRIDGE ESTATES, LOCATED IN THE
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 30, TOWNSHIP 2 NORTH, RANGE 67 WEST
OF THE 6TH P.M., TOWN OF FREDERICK
COUNTY OF WELD, STATE OF COLORADO

SURVEYOR'S CERTIFICATE

FOR AND ON BEHALF OF HURST AND ASSOCIATES, INC.,
I, JOHN C. BARIKMAN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND
SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS
PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF COALRIDGE ESTATES REPLAT A
AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT
WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER
MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF
THE LOTS, STAKED UPON THE GROUND IN COMPLIANCE WITH C.R.S. 38-50
THROUGH 38-53 GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 13TH DAY OF
April, A.D., 2000



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.

TOWN BOARD APPROVAL:

APPROVED BY THE TOWN BOARD THIS 13TH DAY OF APRIL, A.D., 2000
ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES
NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITIES BY THE TOWN FOR CONSTRUCTION
OF ANY STREETS, HIGHWAYS, ALLEYS, BRIDGES, RIGHT-OF-WAY OR OTHER IMPROVEMENTS
DESIGNATED ON THIS PLAT.

ATTEST
Edward J. Tagliente
MAYOR

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND
RECORDER AT _____ O'CLOCK _____ M., _____ 20____
AND IS DULY RECORDED IN BOOK _____ AT PAGE NO. _____

CLERK AND RECORDER
COUNTY OF WELD
STATE OF COLORADO
BY _____
DEPUTY

NOTES:

- BOUNDARY CORNERS MONUMENTED WITH 1/2" RE-BAR AND ALUMINUM
CAP PLS 28258 HURST & ASSOC. EXCEPT WHERE NOTED.
- BASIS OF BEARING IS ASSUMED N 89°41'53" E ALONG THE NORTH LINE OF THE
NORTHWEST 1/4 OF THE SE 1/4 OF SEC. 30, T2N, R67W, 6TH P.M. AS SHOWN ON
COALRIDGE ESTATES FINAL PLAT.
- OUTLOT G IS DEDICATED TO THE TOWN AND COVERED BY BLANKET
DRAINAGE, UTILITY EASEMENT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT AKSEL PROPERTIES, LLC. BEING
THE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS,
THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30
TOWNSHIP 2 NORTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN, TOWN
OF FREDERICK, WELD COUNTY, COLORADO, AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

LOT 9, BLOCK 5 AND LOTS 1, 2 & 3, BLOCK 10 OF COALRIDGE ESTATES,
RECORDED AUGUST 7, 1998 IN THE RECORDS OF WELD COUNTY, COLORADO
AT RECEPTION NUMBER 2631631.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME
INTO LOTS AND BLOCKS AS SHOWN HEREON AND DESIGNATE THE SAME
AS COALRIDGE ESTATES, REPLAT A IN THE TOWN OF FREDERICK, COUNTY
OF WELD, COLORADO; AND DO HEREBY GRANT TO THE TOWN OF FREDERICK,
COUNTY OF WELD, COLORADO, FOR PUBLIC USE THE STREETS SHOWN
HEREON, INCLUDING STREETS, CIRCLES, DRIVES, PLACES AND POINTS,
THE PUBLIC LANDS SHOWN HEREON INCLUDING OUTLOT G,
FOR THEIR INDICATED PUBLIC USE AND THE UTILITY AND DRAINAGE
EASEMENTS SHOWN HEREON FOR UTILITY AND DRAINAGE PURPOSES
ONLY; AND SO FURTHER STATE THAT THIS SUBDIVISION SHALL BE SUBJECT
TO THE PROTECTIVE COVENANTS FILED AND RECORDED THIS SUBDIVISION
IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY,
COLORADO AS DOCUMENT
NO. _____

EXECUTED THIS _____ DAY OF _____, A.D. 20____

AKSEL PROPERTIES, LLC.

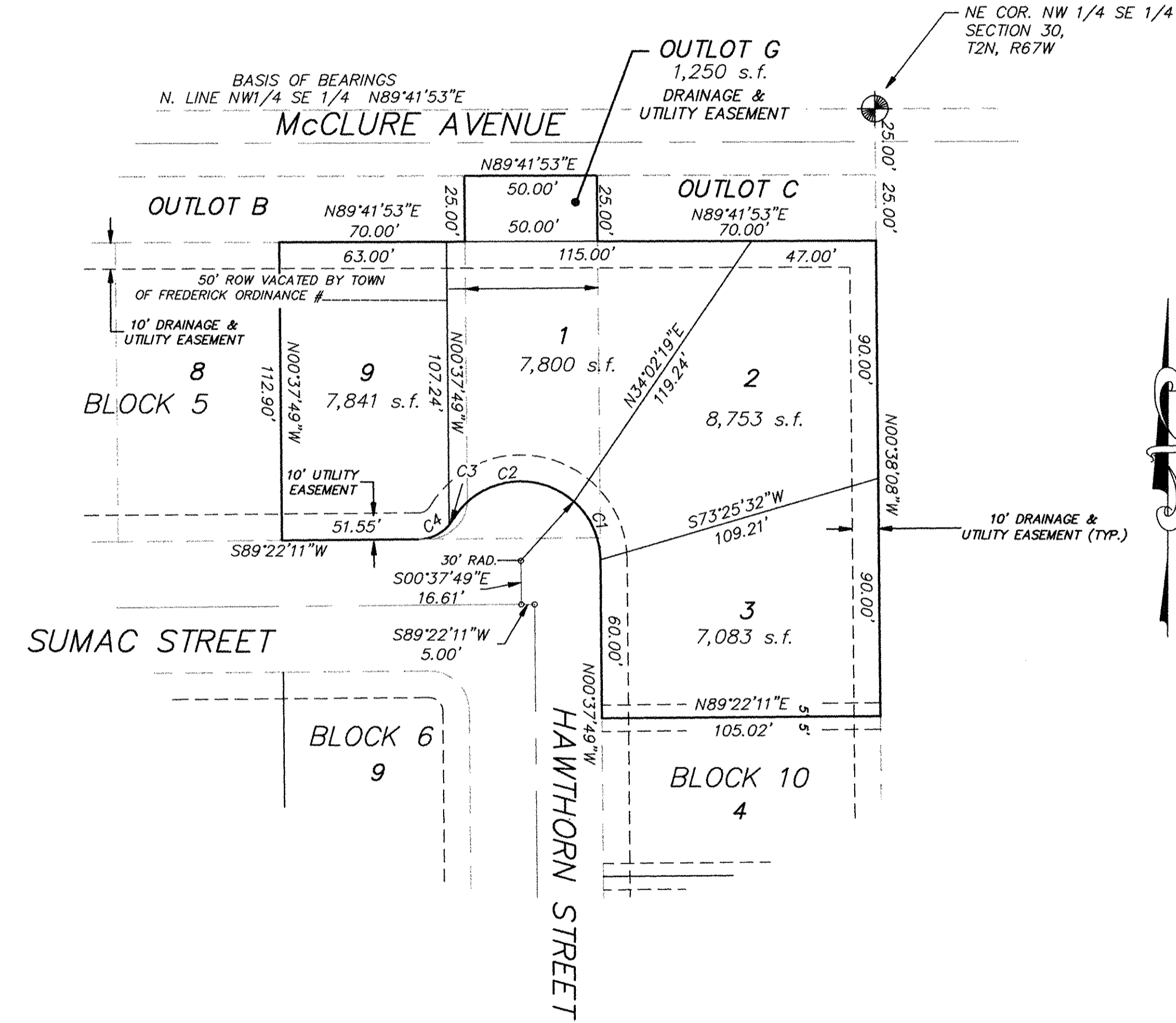
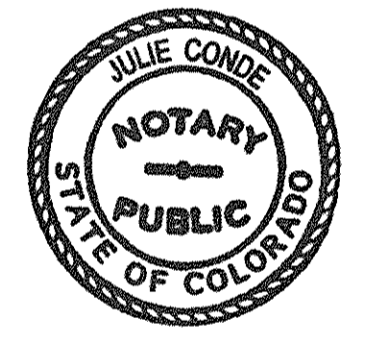
By: David J. Smoljan, PRESIDENT

NOTARIAL CERTIFICATE:

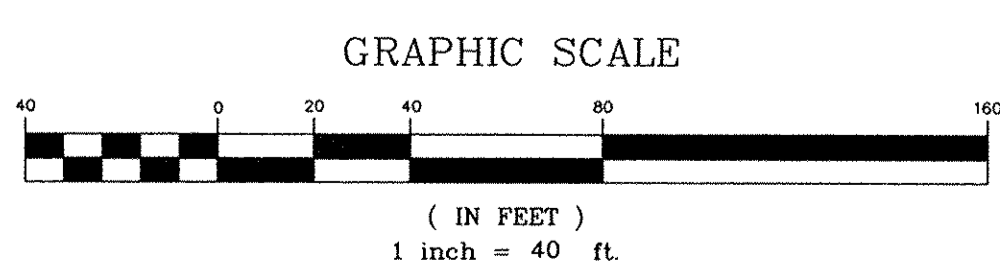
ACKNOWLEDGMENT
State of Colorado
County of Weld ss

The foregoing instrument was acknowledged before me
this 13 day of April, 2000,
by David J. Smoljan, President of Aksel Properties, Inc.

Witness my hand and official seal.
My commission expires Oct. 19, 2001
Julie Conde
Notary Public



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	30.00'	25.00'	24.28'	N24°30'13"W	47°44'47"
C2	30.00'	52.85'	46.28'	S81°09'17"W	100°56'12"
C3	15.00'	2.34'	2.34'	N35°09'40"E	08°56'57"
C4	15.00'	13.02'	12.62'	N64°30'10"E	49°44'02"



COALRIDGE ESTATES
REPLAT A
FREDERICK, COLORADO

SCALE: HOR. 1"=40'
VERT. N/A

DESIGN/APPR. OCH
DRAWN BY BO
DATE 04/11/00

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 106
Boulder, Colorado 80501 (303) 449-9105

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