078

2885078 09/20/2001 01:15P JA Suki Tsukamoto
1 of 9 R 90.00 D 0.00 Weld County CO

Ent 4985-4987

COUNTRYSIDE SUBDIVISION

A RESUBDIVISION OF LOTS 3 & 4, BLOCK 1, LOTS 1 & 3, BLOCK 2, AND LOT 1, BLOCK 3 OF RUSSELL SUBDIVISION BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 25 TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 9

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED IN TO LOTS, TRACTS, BLOCKS STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF **COUNTRYSIDE SUBDIVISION**, AND DO HEREBY DEDICATE TO THE PUBLIC SUCH PUBLIC STREETS, ALLEYS, 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 NOT PREVIOUSLY DEDICATED TO THE PUBLIC. 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, ALLEYS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES SHOWN HEREON 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.

A PARCEL OF LAND BEING A PART OF RUSSELL SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, THENCE NORTH 89°53'32" WEST ALONG THE SOUTH LINE OF SAID SECTION 25 A DISTANCE OF 687.04 FEET;
THENCE NORTH 00°06'14" EAST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°53'46" WEST, A DISTANCE OF 1407.95 FEET ALONG THE NORTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD NO. 16, AS DEDICATED BY RUSSELL SUBDIVISION, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2591452 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;
THENCE NORTH 00°23'02" EAST A DISTANCE OF 645.03 FEET;
THENCE NORTH 89°54'00" WEST A DISTANCE OF 490.05 FEET;
THENCE NORTH 00°22'50" EAST ALONG THE EASTERLY RIGHT-OF-WAY OF WILLIAM BAILEY AVENUE, AS DEDICATED BY SAID RUSSELL SUBDIVISION, A DISTANCE OF 1936.93 FEET;
THENCE NORTH 45°31'24" EAST A DISTANCE OF 28.35 FEET;
THENCE SOUTH 89°20'02" EAST ALONG THE SOUTH RIGHT-OF-WAY OF INDUSTRIAL STREET, AS DEDICATED BY SAID RUSSELL SUBDIVISION, A DISTANCE OF 1232.36 FEET;
THENCE SOUTH 00°24'20" WEST A DISTANCE OF 750.05 FEET;
THENCE SOUTH 26°31'32" EAST A DISTANCE OF 81.09 FEET;
THENCE SOUTH 48°15'13" EAST A DISTANCE OF 420.02 FEET;
THENCE SOUTH 89°24'06" EAST A DISTANCE OF 446.09 FEET;
THENCE SOUTH 00°33'32" WEST A DISTANCE OF 974.69 FEET;
THENCE NORTH 89°52'31" WEST A DISTANCE OF 147.59 FEET;
THENCE SOUTH 00°33'20" WEST A DISTANCE OF 509.64 FEET TO THE POINT OF BEGINNING;

CONTAINING 94.07 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND(S) AND SEAL(S) THIS 19th DAY OF September, 200 1.

OWNER

CARLSON LAND SOURCE III, L.L.C.

BY: Clay Carlson ATTEST: _____ SECRETARY

STATE OF COLORADO)
)
COUNTY OF Adams)

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY Clay Carlson AS Manager AND _____ AS SECRETARY, OF CARLSON LAND SOURCE III, L.L.C. THIS 19th DAY OF September 200 1 .

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Jenny L. Cook

MY COMMISSION EXPIRES 02/09/2004

JENNY L. COOK NOTARY PUBLIC STATE OF COLORADO

OWNER

CLEAR CREEK 48, L.L.C.

BY: _____ ATTEST: _____ SECRETARY

STATE OF COLORADO)
)
COUNTY OF Adams)

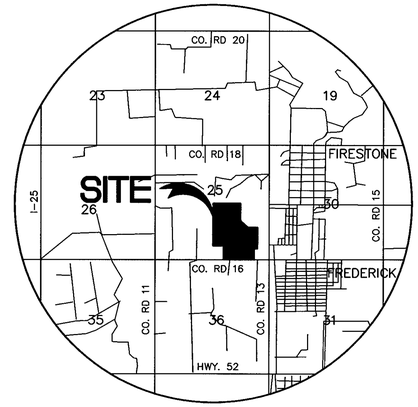
THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY Kent D. Carlson AS Manager AND _____ AS SECRETARY, OF CLEAR CREEK 48, L.L.C. THIS 19th DAY OF September 200 1 . .

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Jenny L. Cook

MY COMMISSION EXPIRES 02/09/2004

JENNY L. COOK NOTARY PUBLIC STATE OF COLORADO



VICINITY MAP

OWNER

RUSSELL PARTNERSHIP, L.L.P.

BY: Tom L. Russell ATTEST: _____ SECRETARY

STATE OF COLORADO)
)
COUNTY OF Adams)

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY Tom Russell AS Manager AND _____ AS SECRETARY, OF RUSSELL PARTNERSHIP, L.L.P. THIS 19th DAY OF September 200 1 . .

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Jenny L. Cook

MY COMMISSION EXPIRES 02/09/2004

JENNY L. COOK NOTARY PUBLIC STATE OF COLORADO

NOTES

1. **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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. BASIS OF BEARINGS: THE NORTH LINE OF THE EAST HALF OF THE EAST HALF OF SECTION 19, ASSUMED AS BEARING SOUTH 89°31'10" EAST AND IS MONUMENTED AS SHOWN HEREON.
4. EXCLUSIVE TEN FOOT WIDE EASEMENTS ARE HEREBY GRANTED FOR THE USE OF GAS MAINS. THESE EASEMENTS ARE LOCATED ON PRIVATE PROPERTY AT THE FRONTS OF LOTS IMMEDIATELY ADJACENT TO BOTH SIDES OF PLATTED RIGHT-OF-WAYS IN THE LOCATIONS SHOWN HEREON. EXCLUSIVE FIVE FOOT WIDE EASEMENTS ARE HEREBY GRANTED FOR THE USE OF GAS MAINS IN TRACT F IN THE LOCATIONS SHOWN HEREON. POSTAL FACILITIES ARE ALLOWED IN THIS EASEMENT. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL OTHER STRUCTURES, TREES OR SHRUBS BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES. TOWN FACILITIES AND WATER METERS SHALL BE ALLOWED IN THE EASEMENT. "10' G.E." DENOTES THIS EASEMENT.
5. FIVE FOOT WIDE AND TEN FOOT WIDE EASEMENTS ALONG SIDE LOT LINES, AS SHOWN ON THE PLAT, TEN FOOT WIDE EASEMENTS ALONG REAR LOT LINES AND TEN FOOT WIDE EASEMENTS AROUND THE PERIMETER OF TRACT F ARE HEREBY GRANTED FOR THE USE OF TELEPHONE, ELECTRIC LINES AND CABLE TELEVISION WITHIN THE SUBDIVISION IN THE LOCATIONS SHOWN HEREON. THE EASEMENTS ARE TO BE LOCATED ON PRIVATE PROPERTY AND SHALL BE CONTINUALLY MAINTAINED BY THE OWNER(S) OF EACH RESPECTIVE LOT. ANY STRUCTURES INCONSISTENT WITH THE USES GRANTED IN THE EASEMENTS ARE PROHIBITED. "5' U.E.," AND "10' U.E." DENOTE THESE EASEMENTS.
6. TRACTS E IS DEDICATED TO THE TOWN OF FREDERICK FOR PARK PURPOSES. TRACT F WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 3, RUSSELL SUBDIVISION AND WAS DEDICATED TO THE TOWN OF FREDERICK BY SAID RUSSELL SUBDIVISION PLAT.
7. A BLANKET OIL AND GAS EASEMENT IS HEREBY GRANTED OVER ALL OF TRACT B AND TRACT T.
8. ALL PROPERTY WITHIN THE COUNTRYSIDE SUBDIVISION SHALL BE SUBJECT TO A DEED OF AVIGATION EASEMENT BETWEEN CARLSON AND ASSOCIATES AND THE TOWN OF FREDERICK, RECORDED AT RECEPTION No. , WELD COUNTY COLORADO.
9. THE SUBJECT PROPERTY HAS A HISTORY OF MINING ACTIVITIES BELOW THE SURFACE. A "MINE SUBSIDENCE INVESTIGATION" WAS PERFORMED BY WESTERN ENVIRONMENT AND ECOLOGY, INC. FROM APRIL 10, 1999 TO APRIL 19, 1999 AND AGAIN ON FEBRUARY 4, 2000. A SUBSEQUENT LETTER FROM WESTERN ENVIRONMENT AND ECOLOGY, INC. DATED AUGUST 7, 2001 HAS BEEN INPLEMENTED AS ADDITIONAL INFORMATION TO THOSE REPORTS. THE REPORTS AND SUBSEQUENT LETTER SHALL BE RELIED UPON FOR CONSTRUCTION RECOMMENDATIONS. THE REPORTS WERE SUBMITTED TO THE COLORADO DEPARTMENT OF NATURAL RESOURCES, GEOLOGICAL SURVEY (CGS). ON APRIL 13, 2000 MR. JEFFREY HINES OF (CGS) SENT A WRITTEN CORRESPONDENCE AGREEING TO THE CONCLUSION AND RECOMMENDATIONS OF THE REPORT.

LAND USE SUMMARY

302 SINGLE FAMILY LOTS

15.10 ACRES – HOA TRACTS (ALL TRACTS EXCEPT E & F)

3.79 ACRES – TOWN OF FREDERICK – PARK (TRACTS E & F) – (TRACT F WAS FORMERLY KNOWN AS LOT 1, BLOCK 3, RUSSELL SUBDIVISION)

TOWN BOARD APPROVAL

THIS FINAL PLAT MAP OF THE **COUNTRYSIDE SUBDIVISION** IS APPROVED AND ACCEPTED BY ORDINANCE NO. 608, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON July 12, 200 1, AND RECORDED ON _____, AS RECEPTION NO. _____, IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF FREDERICK, COLORADO. THE DEDICATIONS OF 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 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 PROTECTIONS 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.

Edward J Taylante
MAYOR

ATTEST: _____
TOWN CLERK

PLANNING COMMISSION APPROVAL

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS _____ DAY OF _____, 200_.

_____
CHAIRMAN

_____
PLANNING COMMISSION SECRETARY

SURVEYOR'S CERTIFICATE

I, KENNETH R. SHORT, 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 19th DAY OF September, 2001.

BY: _____
KENNETH R. SHORT, PLS 28286

CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT _____ O'CLOCK, __M., ON THE ___ DAY OF _____ A.D., ___, IN BOOK _____ PAGE, ____, MAP ____, RECEPTION NO. _____.

_____
WELD COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

DEVELOPER:
CARLSON
12460 1st STREET
EASTLAKE, CO. 80614

PREPARED BY:
Carroll & Lange inc
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
(303) 980-0200

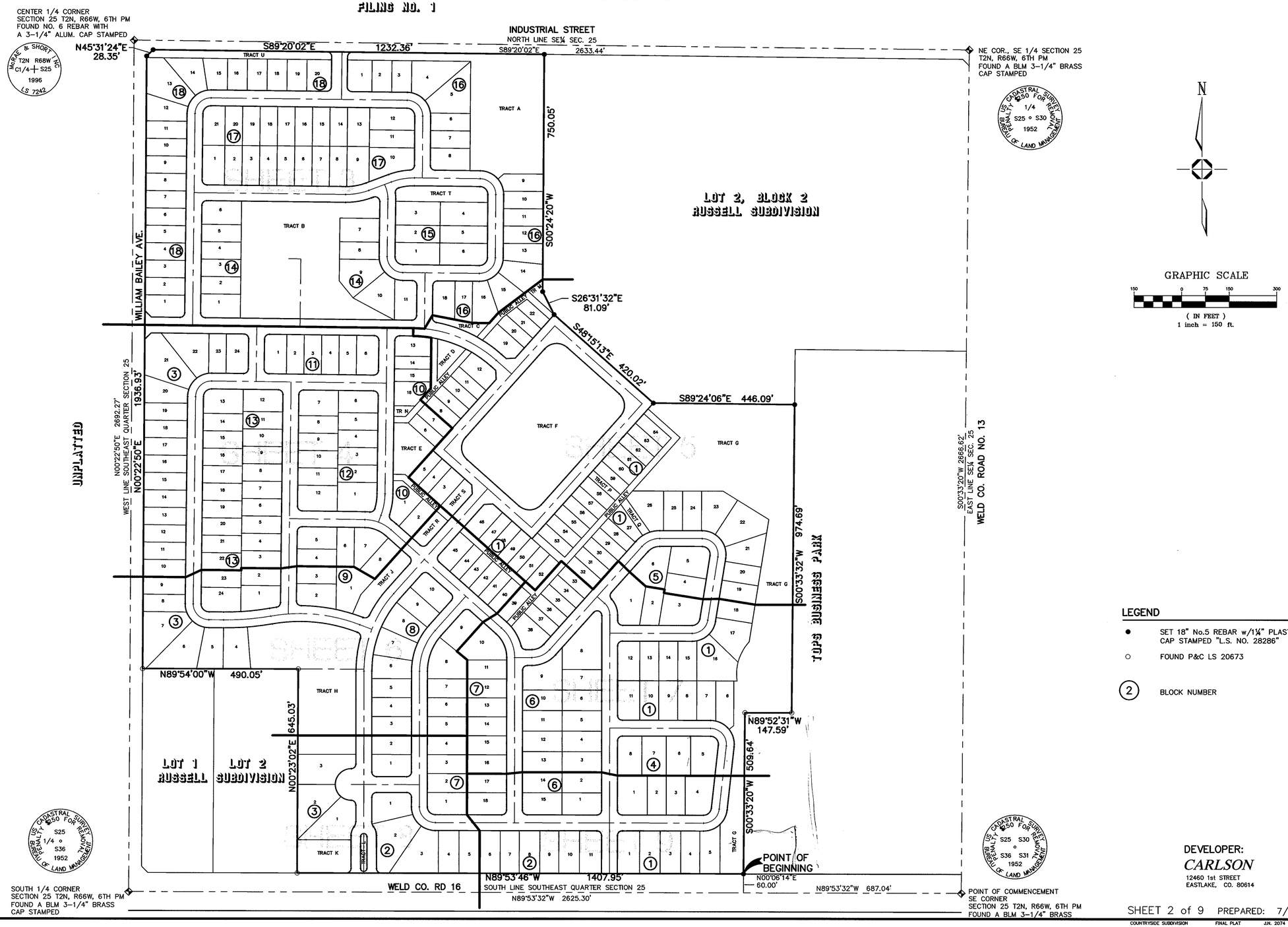
2885078 09/20/2001 01:15P JA Suki Tsukamoto
2 of 9 R 90.00 D 0.00 Weld County CO

COUNTRYSIDE SUBDIVISION

A RESUBDIVISION OF LOTS 3 & 4, BLOCK 1, LOTS 1 & 3, BLOCK 2, AND LOT 1, BLOCK 3
OF RUSSELL SUBDIVISION BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 25
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

MEADOWLARK BUSINESS PARK
FILING NO. 1

SHEET 2 OF 9



LEGEND

- ● SET 18" No.5 REBAR w/1¼" PLASTIC CAP STAMPED "L.S. NO. 28286"
- ○ FOUND P&C LS 20673
- (2) BLOCK NUMBER

DEVELOPER:
CARLSON
12460 1st STREET
EASTLAKE, CO. 80614

PREPARED BY:
Carroll & Lange inc
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
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SHEET 2 of 9 PREPARED: 7/17/00 REV. 6/12/01 JN: 2074

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3 of 9 R 90.00 D 0.00 Weld County CO

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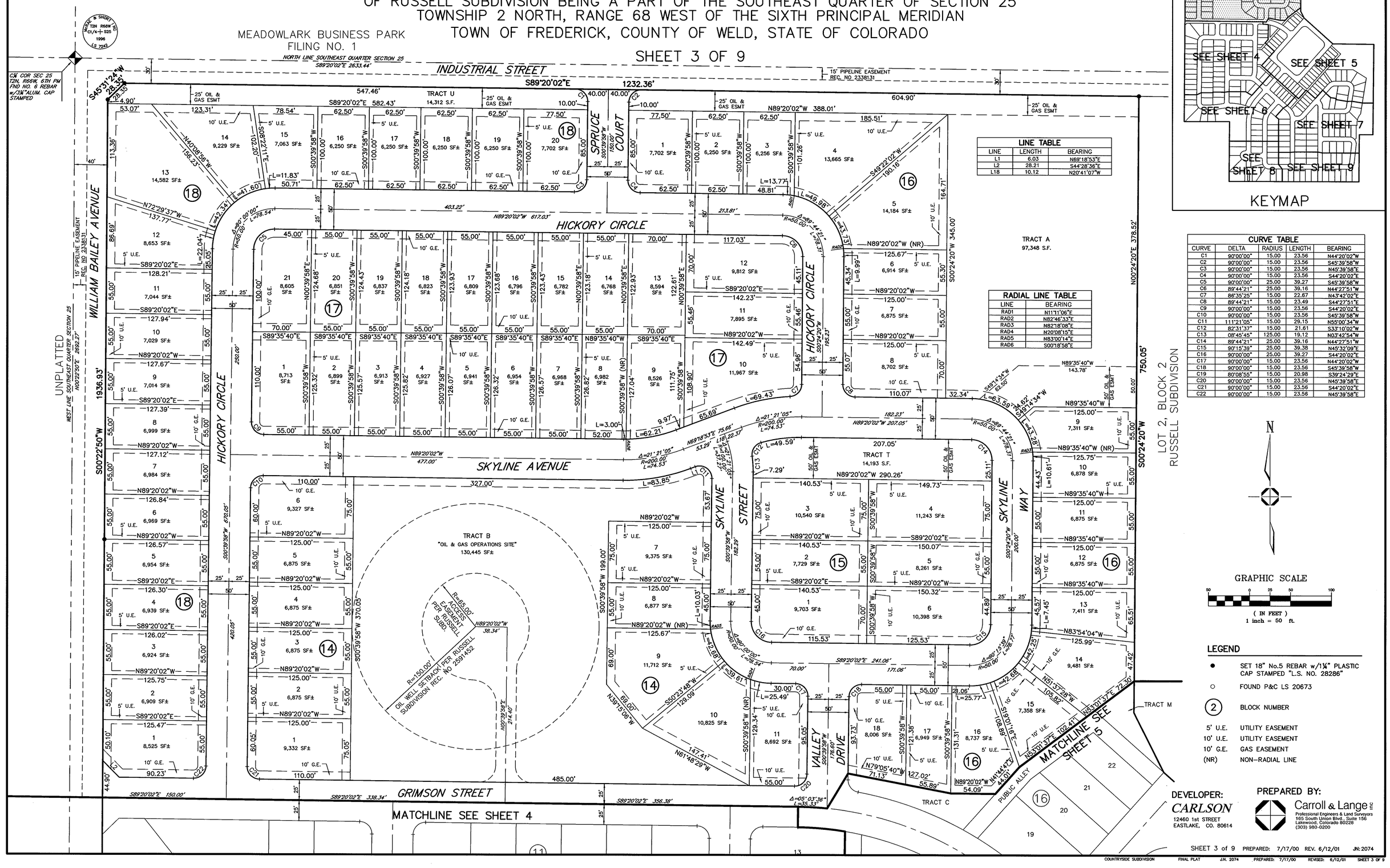
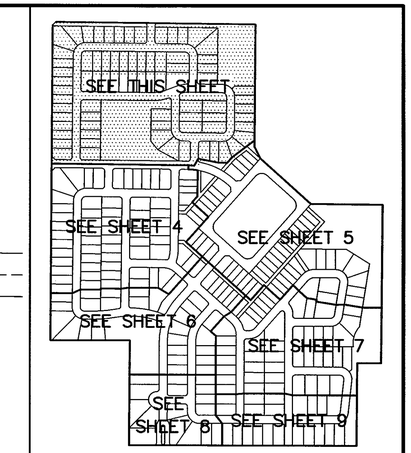
MEADOWLARK BUSINESS PARK
FILING NO. 1

SHEET 3 OF 9





KEYMAP

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.03	N69°18'53"E
L2	28.21	S44°28'36"E
L18	10.12	N20°41'07"W

RADIAL LINE TABLE	
LINE	BEARING
RAD1	N11°11'06"E
RAD2	N82°46'33"E
RAD3	N82°18'08"E
RAD4	N20°08'15"E
RAD5	N83°00'14"E
RAD6	S00°18'58"E

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C1	90°00'00"	15.00	23.56	N44°20'02"W
C2	90°00'00"	15.00	23.56	S45°39'58"W
C3	90°00'00"	15.00	23.56	N45°39'58"E
C4	90°00'00"	15.00	23.56	S44°20'02"E
C5	90°00'00"	25.00	39.27	S45°39'58"W
C6	89°44'21"	25.00	39.16	N44°27'51"W
C7	86°35'25"	15.00	22.67	N43°42'02"E
C8	89°44'21"	15.00	23.49	S44°27'51"E
C9	90°00'00"	15.00	23.56	S44°20'02"E
C10	90°00'00"	15.00	23.56	S45°39'58"W
C11	111°21'05"	15.00	29.15	N55°00'34"W
C12	82°31'37"	15.00	21.61	S33°10'02"W
C13	08°45'45"	125.00	19.12	N03°42'54"W
C14	89°44'21"	25.00	39.16	N44°27'51"W
C15	90°15'39"	25.00	39.38	N45°32'09"E
C16	90°00'00"	25.00	39.27	S44°20'02"E
C17	90°00'00"	15.00	23.56	N44°20'02"W
C18	90°00'00"	15.00	23.56	S45°39'58"W
C19	80°08'55"	15.00	20.98	S39°24'29"E
C20	90°00'00"	15.00	23.56	N45°39'58"E
C21	90°00'00"	15.00	23.56	S44°20'02"E
C22	90°00'00"	15.00	23.56	N45°39'58"E

LEGEND

- ● SET 18" No.5 REBAR w/1¼" PLASTIC CAP STAMPED "L.S. NO. 28286"
- ○ FOUND P&C LS 20673
- (2) BLOCK NUMBER
- 5' U.E. UTILITY EASEMENT
- 10' U.E. UTILITY EASEMENT
- 10' G.E. GAS EASEMENT
- (NR) NON-RADIAL LINE

DEVELOPER:
CARLSON
12460 1st STREET
EASTLAKE, CO. 80614

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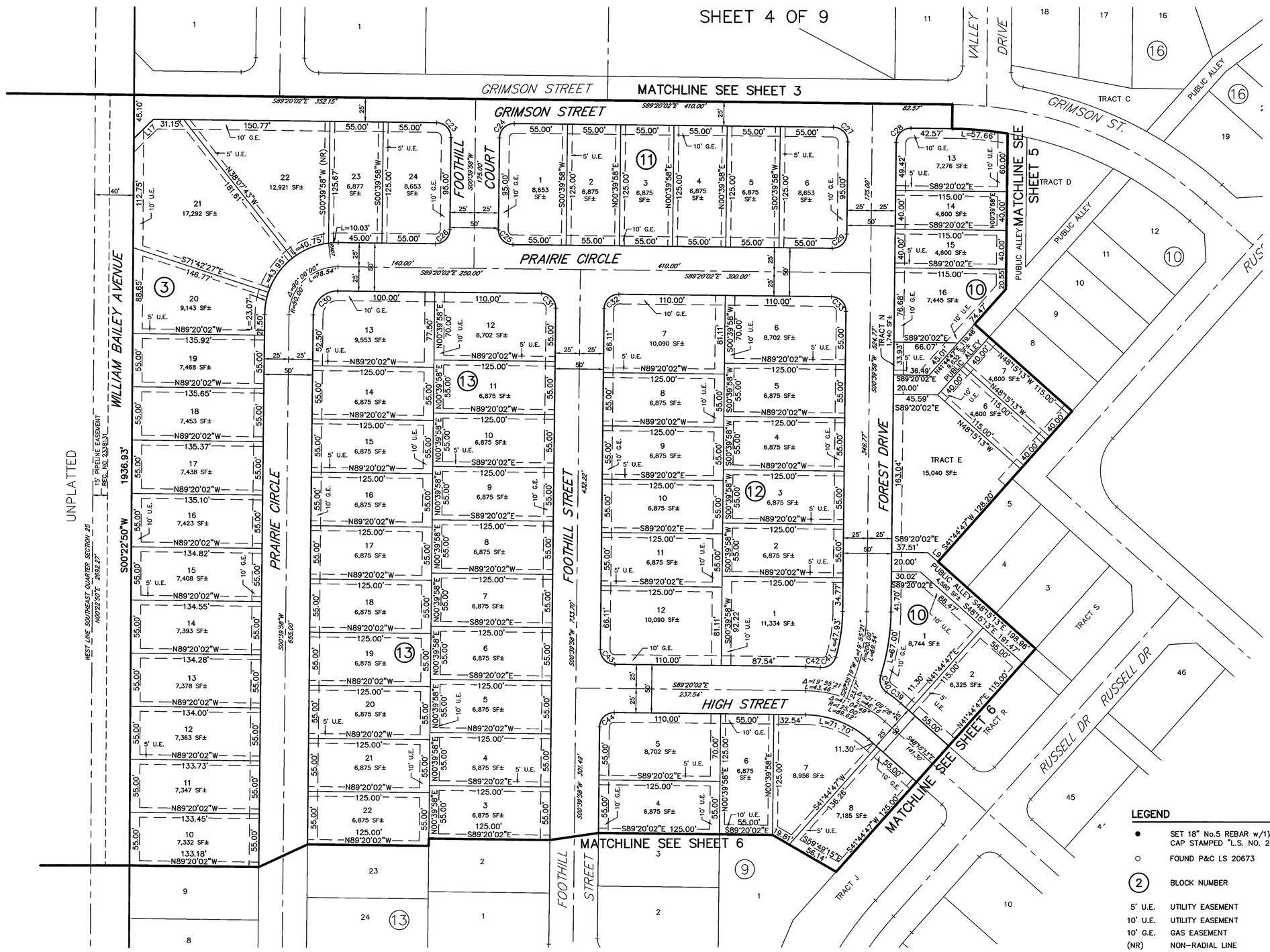
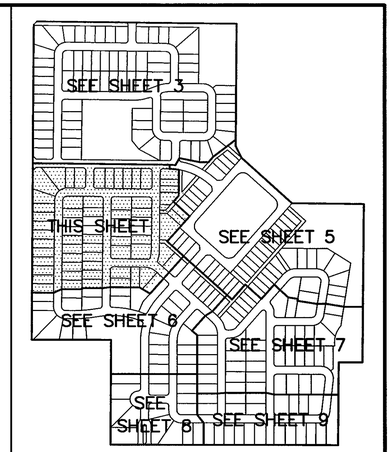
SHEET 4 OF 9





KEYMAP

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C23	90°00'00"	15.00	23.56	N44°20'02"W
C24	90°00'00"	15.00	23.56	S45°39'58"W
C25	90°00'00"	15.00	23.56	S44°20'02"E
C26	90°00'00"	15.00	23.56	N45°39'58"E
C27	90°00'00"	15.00	23.56	N44°20'02"W
C28	90°00'00"	15.00	23.56	S45°39'58"W
C29	90°00'00"	15.00	23.56	N45°39'58"E
C30	90°00'00"	25.00	39.27	S45°39'58"W
C31	90°00'00"	15.00	23.56	N44°20'02"W
C32	90°00'00"	15.00	23.56	S45°39'58"W
C33	90°00'00"	15.00	23.56	N44°20'02"W
C39	07°14'07"	150.00	18.94	N51°52'16"W
C40	73°12'55"	15.00	19.17	S18°52'52"E
C41	80°02'38"	15.00	20.96	N56°22'52"E
C42	05°44'12"	150.00	15.02	N86°27'56"W
C43	90°00'00"	15.00	23.56	S44°20'02"E
C44	90°00'00"	15.00	23.56	S45°39'58"W

LINE TABLE		
LINE	LENGTH	BEARING
L9	13.95	S48°15'13"E
L17	28.35	N45°31'24"E

RADIAL LINE TABLE	
LINE	BEARING
RAD7	S06°59'46"E

N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

LEGEND

●	SET 18" No.5 REBAR w/1¼" PLASTIC CAP STAMPED "L.S. NO. 28286"
○	FOUND P&C LS 20673
(2)	BLOCK NUMBER
5' U.E.	UTILITY EASEMENT
10' U.E.	UTILITY EASEMENT
10' G.E.	GAS EASEMENT
(NR)	NON-RADIAL LINE

DEVELOPER:
CARLSON
12460 1st STREET
EASTLAKE, CO. 80614

PREPARED BY:
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SHEET 4 of 9 PREPARED: 7/17/00 REV. 6/12/01 JN: 2074

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SHEET 5 OF 9

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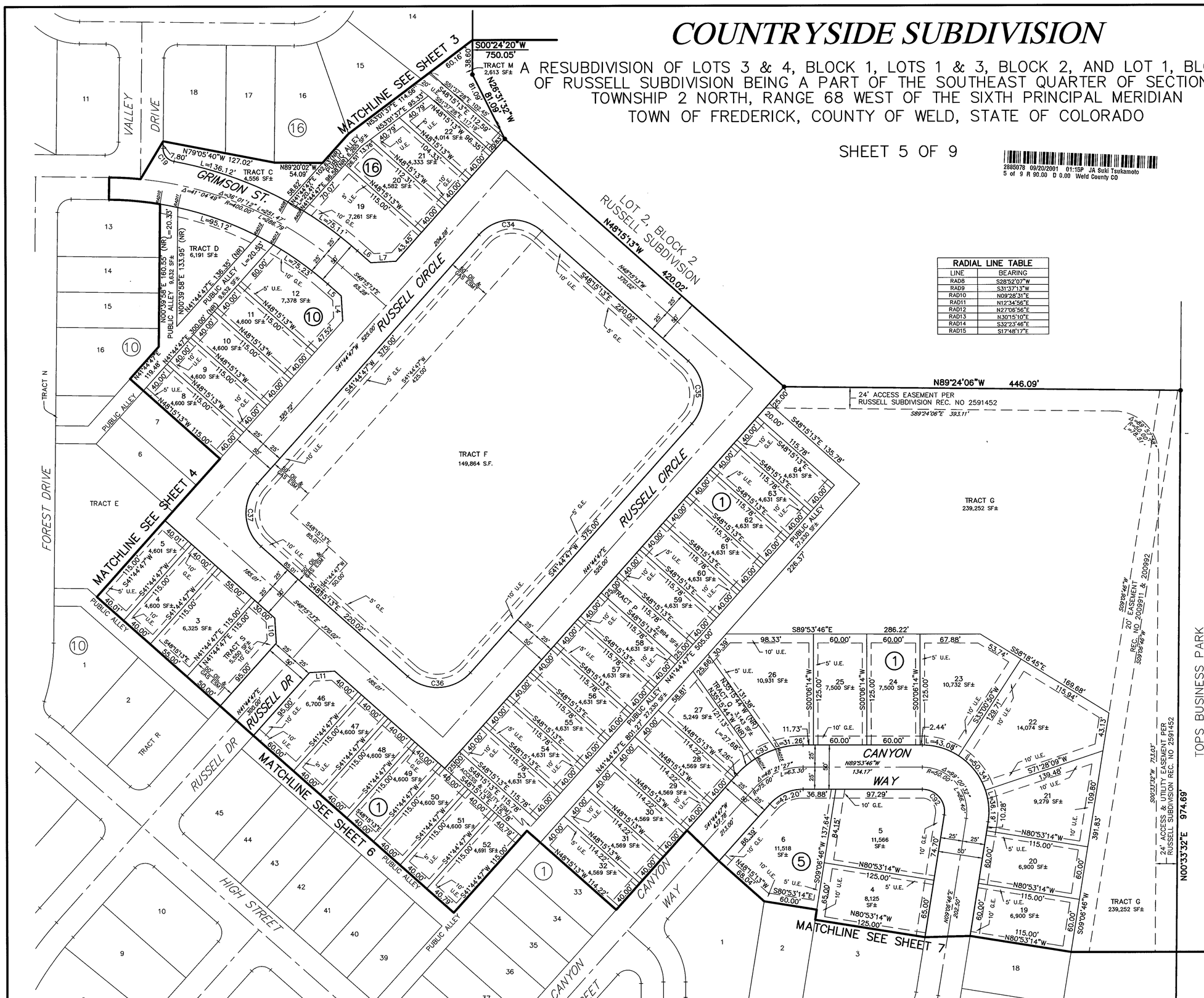
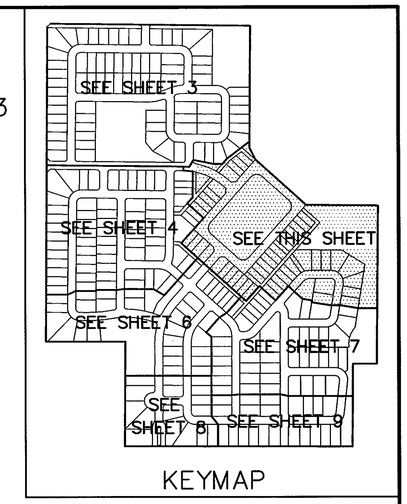
5 of 9 R 90.00 D 0.00 Weld County CO





KEYMAP

N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

RADIAL LINE TABLE	
LINE	BEARING
RAD8	S28°52'07"W
RAD9	S31°37'13"W
RAD10	N09°28'31"E
RAD11	N12°34'56"E
RAD12	N27°06'56"E
RAD13	N30°15'10"E
RAD14	S32°23'46"E
RAD15	S17°48'17"E

LINE TABLE		
LINE	LENGTH	BEARING
L4	28.28	S03°15'13"E
L5	20.28	S48°15'13"E
L6	20.28	S48°15'13"E
L7	28.28	S86°44'47"W
L10	28.28	N03°15'13"W
L11	28.28	S86°44'47"W

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C19	80°08'55"	15.00	20.98	S39°24'29"E
C34	90°00'00"	50.00	78.54	S86°44'47"W
C35	90°00'00"	50.00	78.54	N03°15'13"W
C36	90°00'00"	50.00	78.54	N86°44'47"E
C37	90°00'00"	50.00	78.54	S03°15'13"E
C92	99°00'32"	25.00	43.20	N40°23'30"W
C93	14°35'30"	100.00	25.47	S64°53'59"W

LEGEND

●	SET 18" No.5 REBAR w/1¼" PLASTIC CAP STAMPED "L.S. NO. 28286"
○	FOUND P&C LS 20673
(2)	BLOCK NUMBER
5' U.E.	UTILITY EASEMENT
10' U.E.	UTILITY EASEMENT
10' G.E.	GAS EASEMENT
(NR)	NON-RADIAL LINE

DEVELOPER:
CARLSON
12460 1st STREET
EASTLAKE, CO. 80614

PREPARED BY:
Carroll & Lange inc
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
(303) 980-0200

2885078 09/20/2001 01:15P JA Suki Tsukamoto
6 of 9 R 90.00 D 0.00 Weld County CO

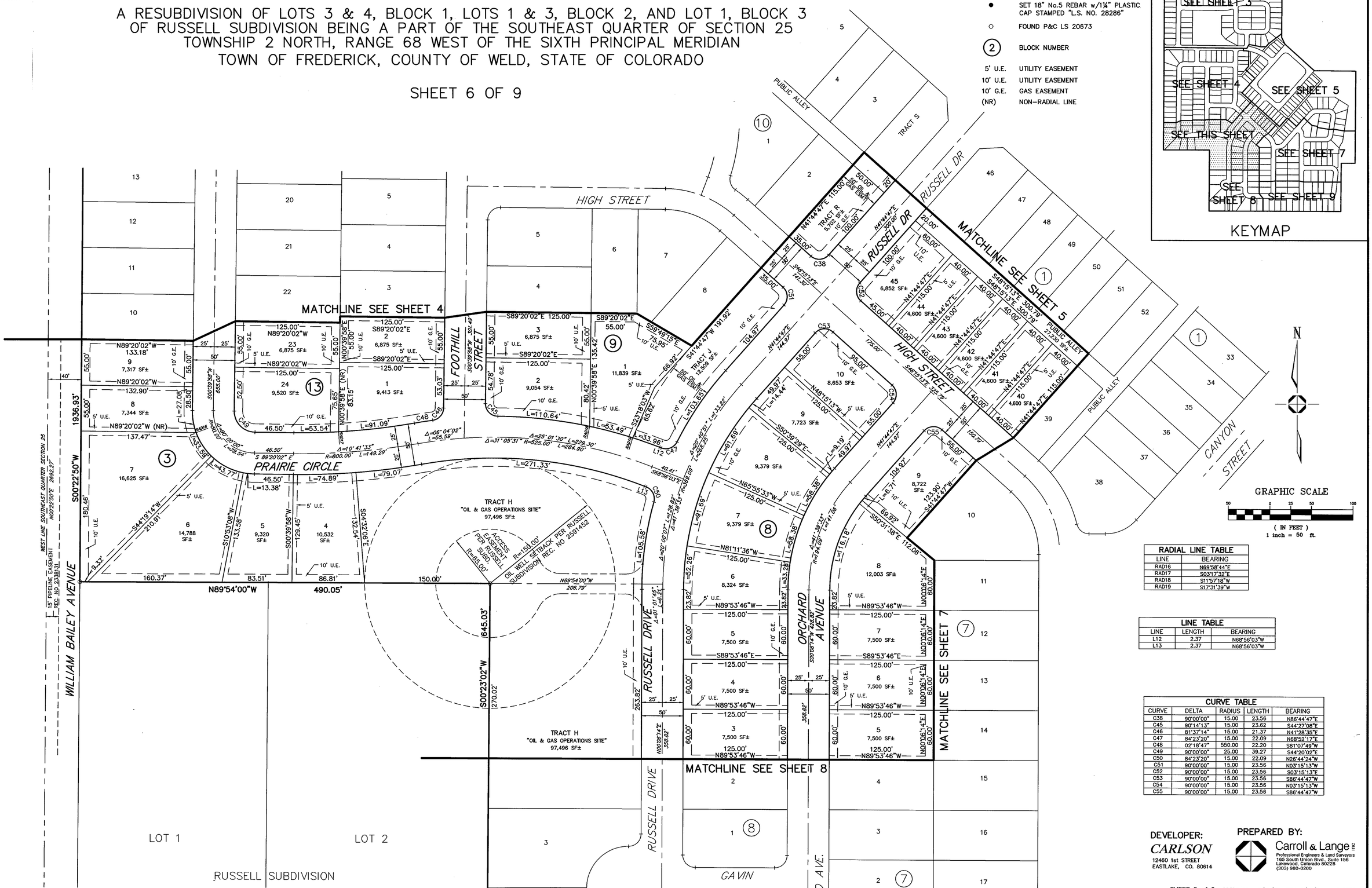
COUNTRYSIDE SUBDIVISION

A RESUBDIVISION OF LOTS 3 & 4, BLOCK 1, LOTS 1 & 3, BLOCK 2, AND LOT 1, BLOCK 3
OF RUSSELL SUBDIVISION BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 25
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

SHEET 6 OF 9

LEGEND

- ● SET 18" No.5 REBAR w/1¼" PLASTIC CAP STAMPED "L.S. NO. 28286"
- ○ FOUND P&C LS 20673
- (2) BLOCK NUMBER
- 5' U.E. UTILITY EASEMENT
- 10' U.E. UTILITY EASEMENT
- 10' G.E. GAS EASEMENT
- (NR) NON-RADIAL LINE



RADIAL LINE TABLE	
LINE	BEARING
RAD16	N69°58'44"E
RAD17	S03°17'32"E
RAD18	S11°57'18"W
RAD19	S17°31'39"W

LINE TABLE		
LINE	LENGTH	BEARING
L12	2.37	N68°56'03"W
L13	2.37	N68°56'03"W

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C38	90°00'00"	15.00	23.56	N86°44'47"E
C45	90°14'13"	15.00	23.62	S44°27'08"E
C46	81°37'14"	15.00	21.37	N41°28'35"E
C47	84°23'20"	15.00	22.09	N68°52'17"E
C48	02°18'47"	550.00	22.20	S81°07'49"W
C49	90°00'00"	25.00	39.27	S44°20'02"E
C50	84°23'20"	15.00	22.09	N26°44'24"W
C51	90°00'00"	15.00	23.56	N03°15'13"W
C52	90°00'00"	15.00	23.56	S03°15'13"E
C53	90°00'00"	15.00	23.56	S86°44'47"W
C54	90°00'00"	15.00	23.56	N03°15'13"W
C55	90°00'00"	15.00	23.56	S86°44'47"W

DEVELOPER:
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7 of 9 R 90.00 D 0.00 Weld County CO

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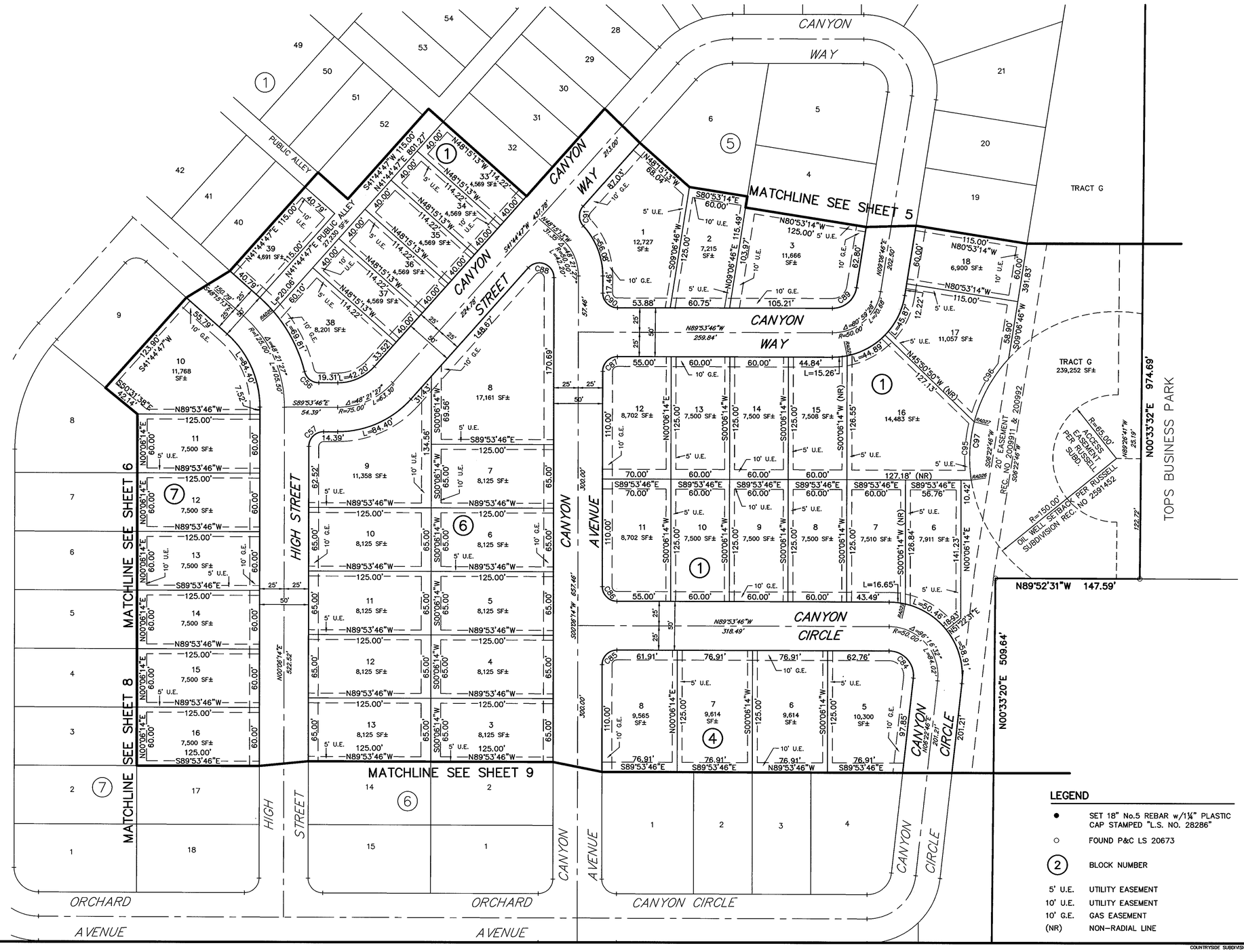
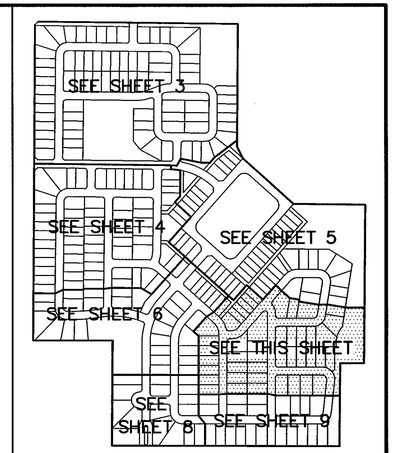
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

SHEET 7 OF 9





KEYMAP

RADIAL LINE TABLE	
LINE	BEARING
RAD20	S49°24'31"W
RAD21	N11°33'22"W
RAD22	S12°49'28"W
RAD26	N81°28'58"E
RAD27	S75°37'21"E

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C56	75°58'13"	15.00	19.89	S51°54'39"E
C57	90°00'00"	15.00	23.56	S45°06'14"W
C84	96°16'32"	25.00	42.01	N41°45'30"W
C85	90°00'00"	15.00	23.56	S45°06'14"W
C86	90°00'00"	15.00	23.56	S44°53'46"E
C87	90°00'00"	15.00	23.56	S45°06'14"W
C88	138°21'27"	15.00	36.22	N69°04'29"W
C89	80°59'28"	25.00	35.34	N49°36'30"E
C90	90°00'00"	15.00	23.56	S44°53'46"E
C91	84°29'08"	15.00	22.12	S00°29'47"E
C95	22°53'41"	150.00	59.94	S02°55'48"W
C96	28°23'25"	150.00	74.33	S28°34'21"W
C97	51°17'06"	150.00	134.27	N17°07'31"E

N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

LEGEND

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○	FOUND P&C LS 20673
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5' U.E.	UTILITY EASEMENT
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SHEET 7 of 9 PREPARED: 7/17/00 REV. 6/12/01 JN: 2074

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8 of 9 R 90.00 D 0.00 Weld County CO

COUNTRYSIDE SUBDIVISION

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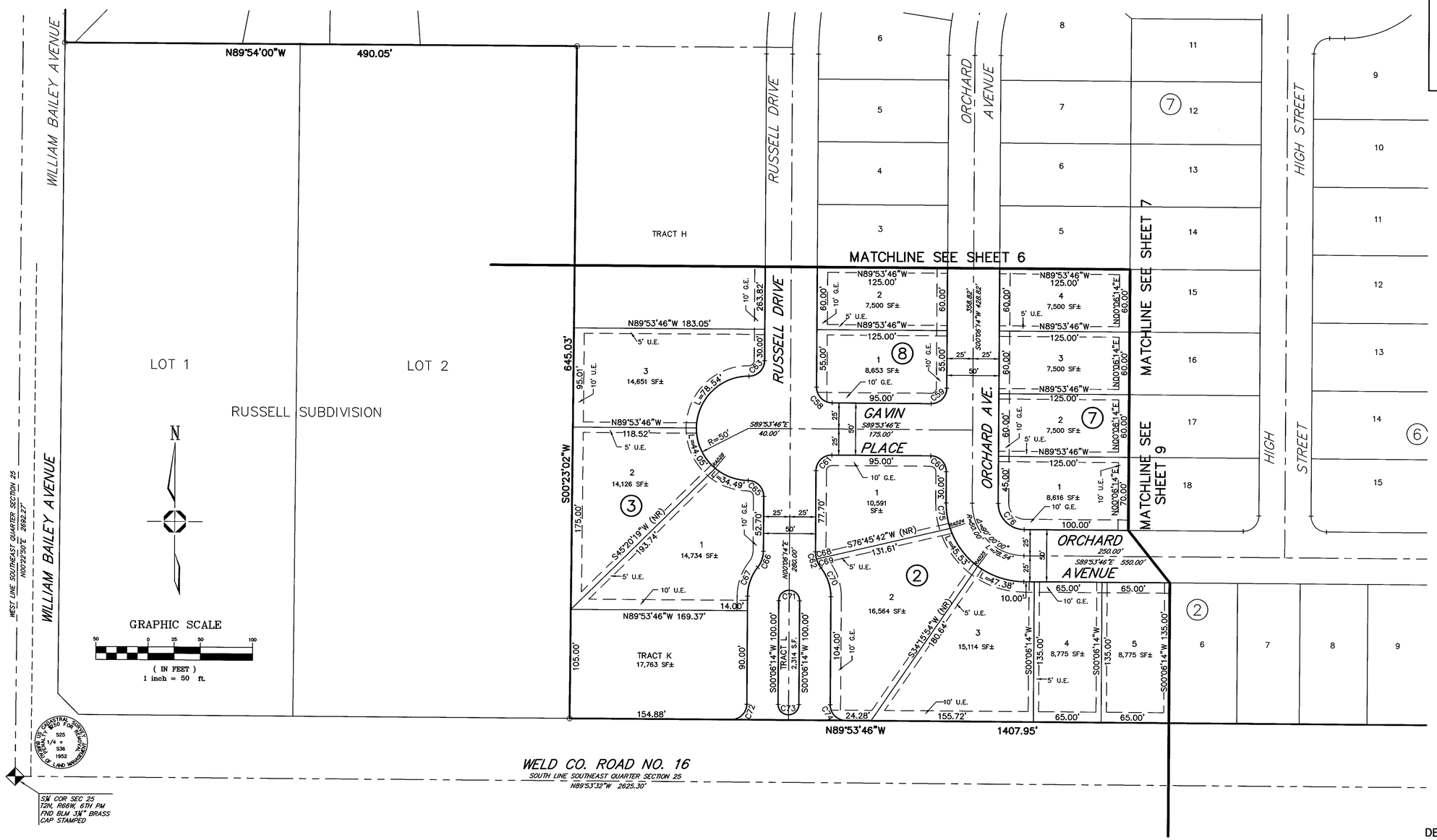
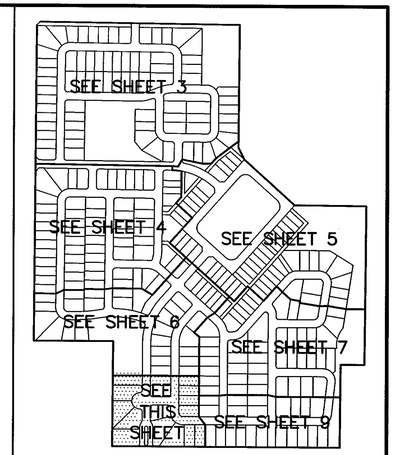
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

SHEET 8 OF 9





KEYMAP

RADIAL LINE TABLE	
LINE	BEARING
RAD24	N71°04'55"E
RAD25	S36°17'49"W
RAD28	N39°37'33"E

LINE TABLE		
LINE	LENGTH	BEARING
L14	11.73	N89°53'46"W
L15	8.51	N89°36'58"W
L16	11.24	N89°53'46"W

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C58	90°00'00"	15.00	23.56	S44°53'46"E
C59	90°00'00"	15.00	23.56	N45°06'14"E
C60	90°00'00"	15.00	23.56	N44°53'46"W
C61	90°00'00"	15.00	23.56	S45°06'14"W
C62	38°12'48"	25.00	16.67	N19°00'09"W
C63	90°00'00"	15.00	23.56	N45°06'14"E
C65	90°00'00"	15.00	23.56	N44°53'46"W
C66	38°12'48"	25.00	16.67	N19°12'38"E
C67	38°12'48"	45.00	30.01	S19°12'38"W
C68	16°32'34"	25.00	7.22	S08°10'03"E
C69	21°40'13"	25.00	9.46	S27°16'26"E
C70	38°12'48"	45.00	30.01	N19°00'09"W
C71	180°00'00"	10.00	31.42	N89°53'46"W
C72	90°00'00"	15.00	23.56	N45°06'14"E
C73	180°00'00"	10.00	31.42	S89°53'46"E
C74	90°00'00"	15.00	23.56	S44°53'46"E
C75	19°01'19"	75.00	24.90	S09°24'25"E
C76	90°00'00"	25.00	39.27	S44°53'46"E

LEGEND

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9 of 9 R 30.00 D 0.00 Weld County CO

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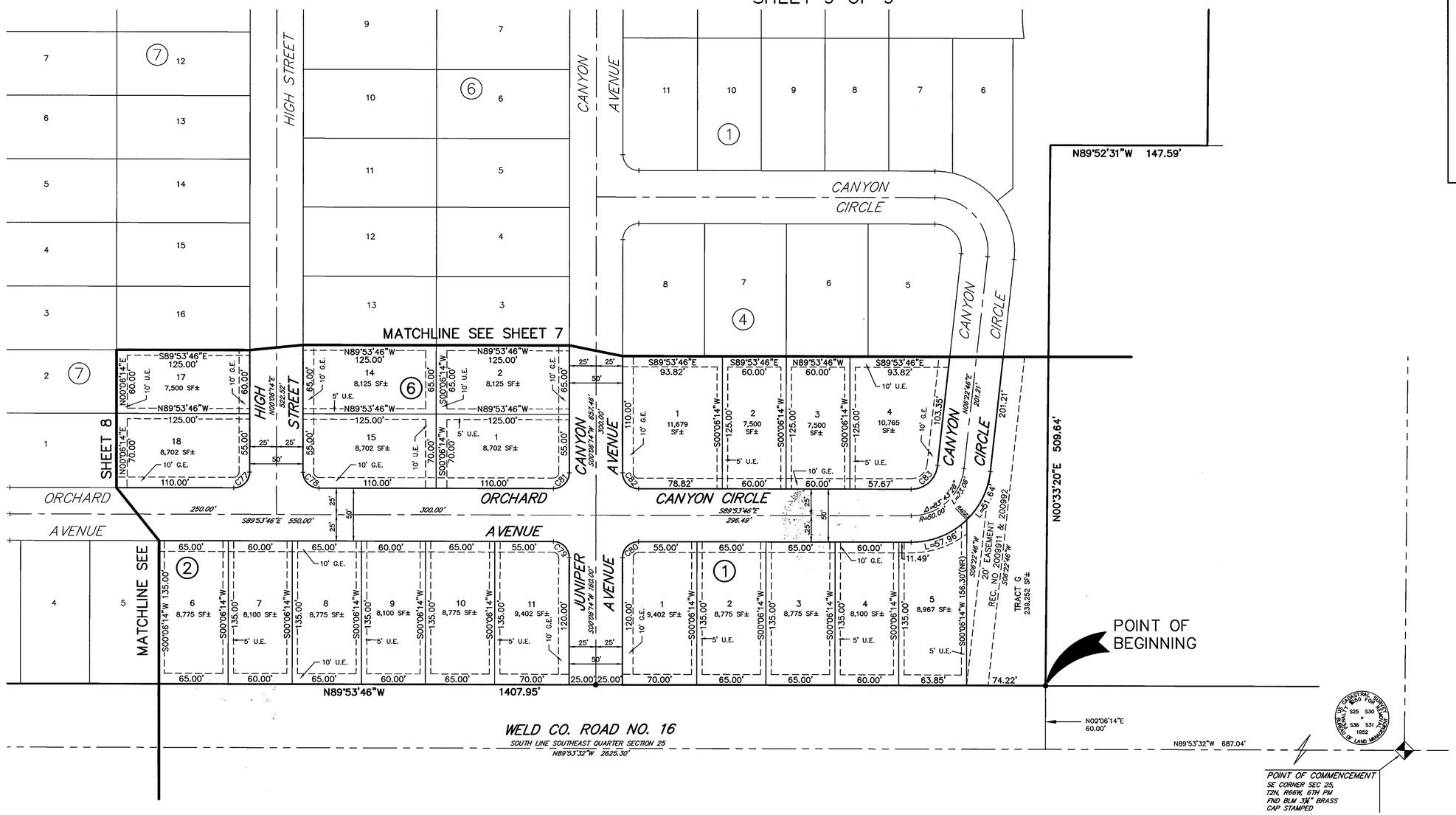
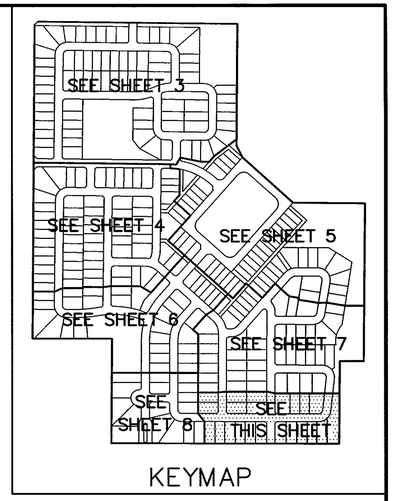
SHEET 9 OF 9





KEYMAP

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C77	90°00'00"	15.00	23.56	N45°06'14"E
C78	90°00'00"	15.00	23.56	S44°53'46"E
C79	90°00'00"	15.00	23.56	N44°53'46"W
C80	90°00'00"	15.00	23.56	S45°06'14"W
C81	90°00'00"	15.00	23.56	N45°06'14"E
C82	90°00'00"	15.00	23.56	S44°53'46"E
C83	83°43'28"	25.00	36.53	N48°14'30"E

RADIAL LINE TABLE	
LINE	BEARING
RAD23	N44°10'19"W

N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
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LEGEND

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SHEET 9 of 9 PREPARED: 7/17/00 REV. 6/12/01 JN: 2074