

FINAL PLAT

CREATIVE YEARS SUBDIVISION

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 = 4.042 ACRES, MORE OR LESS.

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3044660 03/25/2003 11:28A Weld County, CO 1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

CERTIFICATE OF DEDICATION

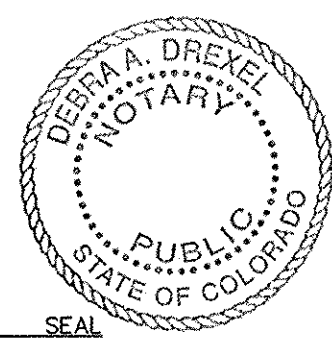
KNOW ALL MEN BY THESE PRESENTS THAT EJD, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF "CREATIVE YEARS SUBDIVISION", 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 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 HAVE HEREUNTO SET MY/OUR HAND(S) AND SEAL(S) THIS 7th DAY OF March, 2003.

Signature of Douglas M. Grant, Manager, EJD, LLC

ACKNOWLEDGMENT

STATE OF COLORADO COUNTY OF Boulder ss THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF March, 2003, BY DOUGLAS M. GRANT, MANAGER, EJD, LLC.



Notary signature and commission expiration date: My Commission Expires 1-29-2004

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 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, 2289.37 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 31 TO THE SOUTHEAST 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; THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID PRAIRIE GREENS 2: THENCE S88°30'07"W, 1825.86 FEET TO THE SOUTHWEST CORNER OF SAID PRAIRIE GREENS 2; THENCE N02°25'47"W, 385.90 FEET TO THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 31; THENCE CONTINUING N02°25'47"W, 52.57 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHERLY, 308.77 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°22'48", AND BEING SUBTENDED BY A CHORD THAT BEARS N14°15'37"E, 304.43 FEET; THENCE N30°57'01"E, 53.08 FEET TO THE EASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO ST. VRAN VALLEY SCHOOL DISTRICT NO. REU1 AS DESCRIBED IN WARRANTY DEED RECORDED FEBRUARY 1, 1971, IN BOOK 639 AS RECEPTION NO. 1561477 OF THE RECORDS OF WELD COUNTY, COLORADO, AND THE TRUE POINT OF BEGINNING;

THENCE LEAVING THE WESTERLY LINE OF SAID PRAIRIE GREENS 2, N00°00'16"W, 921.86 FEET ALONG THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 639 AS RECEPTION NO. 1561477 TO A POINT ON A LINE FROM WHICH A SOUTHWESTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO ST. VRAN VALLEY SCHOOL DISTRICT NO. REU1 AS DESCRIBED IN WARRANTY DEED RECORDED MARCH 16, 2001, AS RECEPTION NO. 2833015 OF THE RECORDS OF WELD COUNTY, COLORADO, BEARS S89°47'17"E;

THENCE S89°47'17"E, 153.43 FEET TO THE SOUTHWESTERLY CORNER OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2833015 AND A POINT OF CURVE TO THE RIGHT;

THENCE EASTERLY, 86.24 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2833015 TO THE WESTERLY LINE OF SAID PRAIRIE GREENS 2, SAID ARC HAVING A RADIUS OF 692.00 FEET, A CENTRAL ANGLE OF 07°08'24", AND BEING SUBTENDED BY A CHORD THAT BEARS S86°13'05"E, 86.18 FEET;

THENCE S02°26'02"E, 341.79 FEET ALONG THE WESTERLY LINE OF SAID PRAIRIE GREENS 2 TO A POINT OF CURVE TO THE RIGHT;

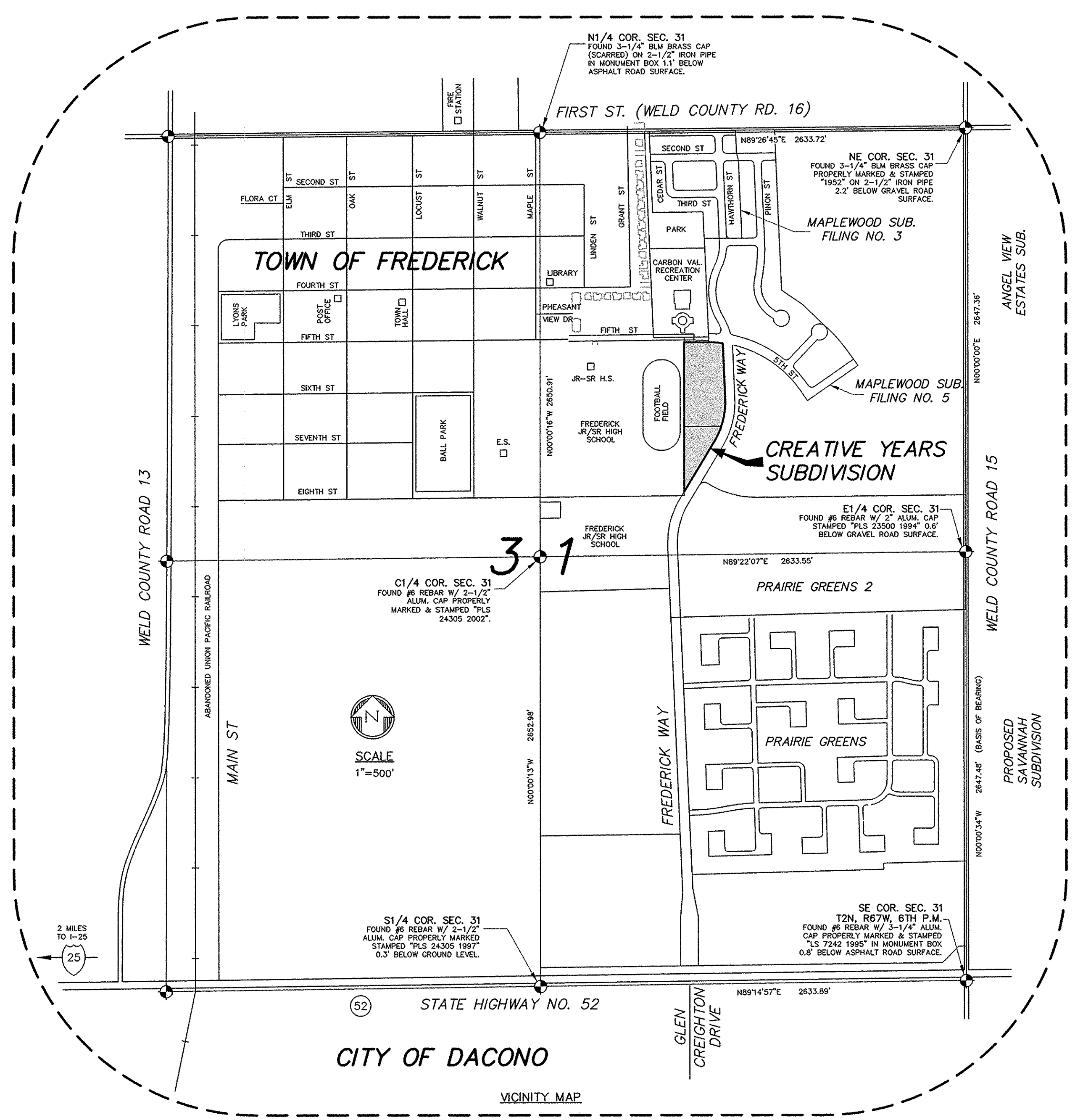
THENCE SOUTHERLY, 273.85 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY LINE OF SAID PRAIRIE GREENS 2 TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 33°23'03", AND BEING SUBTENDED BY A CHORD THAT BEARS S14°15'30"W, 270.00 FEET;

THENCE S30°57'01"W, 364.32 FEET ALONG THE WESTERLY LINE OF SAID PRAIRIE GREENS 2 TO THE TRUE POINT OF BEGINNING.

AREA = 4.042 ACRES, MORE OR LESS.

DATE OF PREPARATION

FEBRUARY 10, 2003



CITY OF DACONO VICINITY MAP

SCALE 1"=500'

NOTES

- 1. BEARINGS SHOWN ON THE ACCOMPANYING PLAT 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.
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, ARE SHOWN ON THE ACCOMPANYING PLAT AS DISCLOSED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. F935036, EFFECTIVE DATE DECEMBER 20, 2002. 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. A SHARED/CROSS ACCESS AND EMERGENCY ACCESS EASEMENT IS HEREBY ESTABLISHED BETWEEN AND FOR THE BENEFIT OF LOTS 1 AND 2. SAID SHARED/CROSS ACCESS AND EMERGENCY ACCESS EASEMENT SHALL PROVIDE FOR PEDESTRIAN AND VEHICULAR TRAFFIC AT THE COMMON LOT LINE OVER, ACROSS, AND THROUGH LOTS 1 AND 2 AT A LOCATION TO BE DETERMINED. LOTS 1 AND 2 DO HEREBY COVENANT AND AGREE TO ALLOW, PERMIT, AND PROVIDE FOR THE MOVEMENT OF PEDESTRIANS AND VEHICLES FROM ONE LOT TO THE OTHER IN PERPETUITY AS MAY BE REQUIRED BY THE TOWN UNLESS OTHERWISE AGREED BY THE TOWN AND MUTUAL WRITTEN CONSENT. SHARED MAINTENANCE OF THE SHARED/CROSS ACCESS AND EMERGENCY ACCESS EASEMENT SHALL BE DETERMINED WITH THE SITE PLAN FOR LOT 2 AND AS MAY BE AGREED TO BY LOT 1.
6. STORM SEWER COVENANT. LOT 1 DOES HEREBY COVENANT AND AGREE TO PROVIDE AND MAINTAIN A STORM SEWER SYSTEM FOR ITSELF AND FOR THE BENEFIT OF LOT 2. LOT 2 SHALL HAVE ACCESS TO SAID LOT 1 STORM SEWER SYSTEM VIA PIPES STUBBED OUT FROM LOT 1 ONTO LOT 2 AT THE GENERAL LOCATIONS AND AT FLOW RATES AS SHALL BE APPROVED BY THE TOWN OF FREDERICK.
7. LEGAL DESCRIPTION PREPARED BY FRANK N. DREXEL, 1860 LEFTHAND CIRCLE, SUITE A, LONGMONT, COLORADO, 80501 (CRS 38-35-106.5).

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

THIS FINAL PLAT OF "CREATIVE YEARS SUBDIVISION" IS APPROVED AND ACCEPTED BY ORDINANCE NO. 675 PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON February 21, 2003, 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 DEDICATION OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, ELECTRICAL DISTRIBUTION SYSTEM, WATER DISTRIBUTION SYSTEM (MANS, 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.

Signatures of Mayor and Town Clerk.

PLANNING COMMISSION CERTIFICATE OF APPROVAL

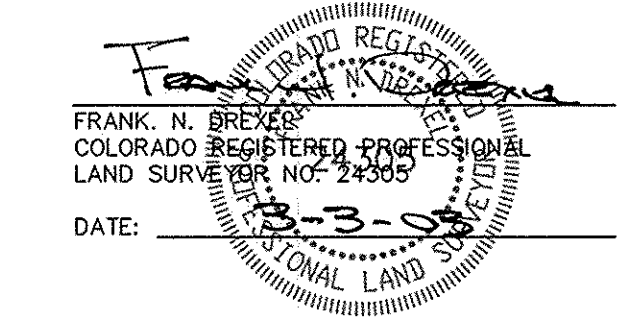
APPROVED BY THE FREDERICK PLANNING COMMISSION THIS DAY OF 20, CHAIRMAN, PLANNING COMMISSION SECRETARY

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.

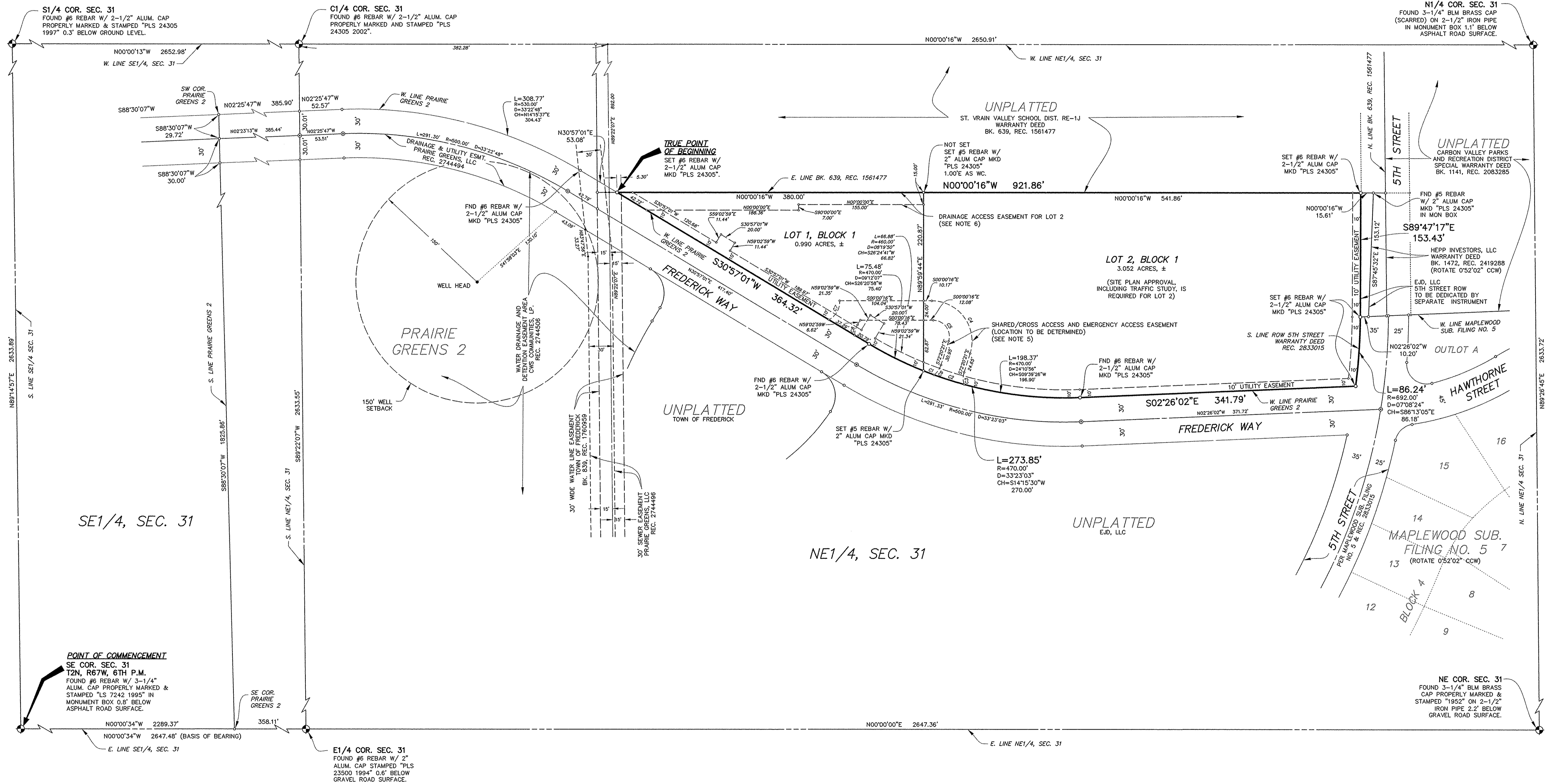


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**POINT OF COMMENCEMENT**  
 SE COR. SEC. 31  
 T2N, R67W, 6TH P.M.  
 FOUND #6 REBAR W/ 3-1/4" ALUM. CAP PROPERLY MARKED & STAMPED "LS 7242 1995" IN MONUMENT BOX 0.8' BELOW ASPHALT ROAD SURFACE.

SHARED/CROSS ACCESS EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	470.00'	14.00'	01°42'23"	N20°53'43"E, 14.00'
C2	470.00'	39.07'	04°45'44"	N17°39'39"E, 39.05'
C3	25.00'	15.28'	33°01'27"	S85°51'05"E, 15.05'
C4	50.00'	93.96'	107°39'55"	S53°49'42"W, 90.72'
C5	20.00'	37.58'	107°39'55"	S53°49'42"W, 32.29'
C6	25.00'	15.28'	33°01'27"	S54°49'37"E, 15.05'
C7	25.00'	28.57'	65°28'04"	S60°27'05"E, 27.04'
C8	25.00'	13.67'	31°20'00"	S74°42'59"E, 13.50'

