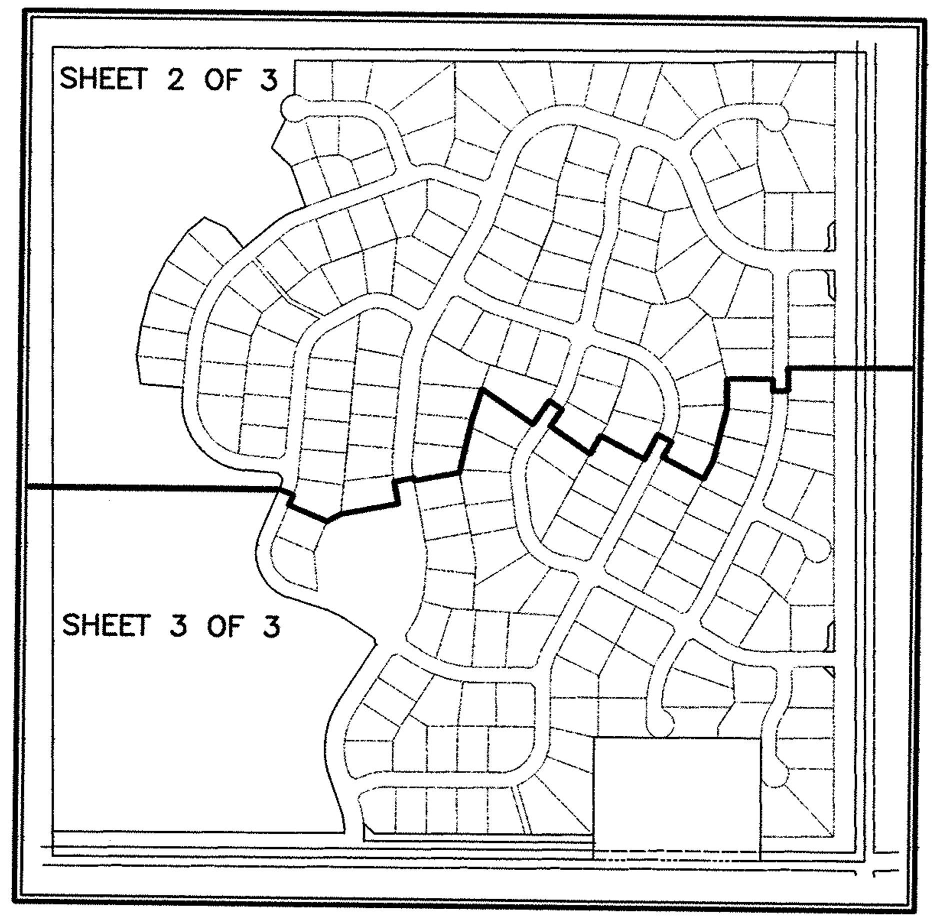
2671678 02/05/1999 01:52P Weld County CO
1 of 3 R 31.00 D 0.00 JA Suki Tsukamoto

ENV 5170-5171 678

# EAGLE VALLEY

A TRACT OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO CONTAINING 155.505 ACRES MORE OR LESS

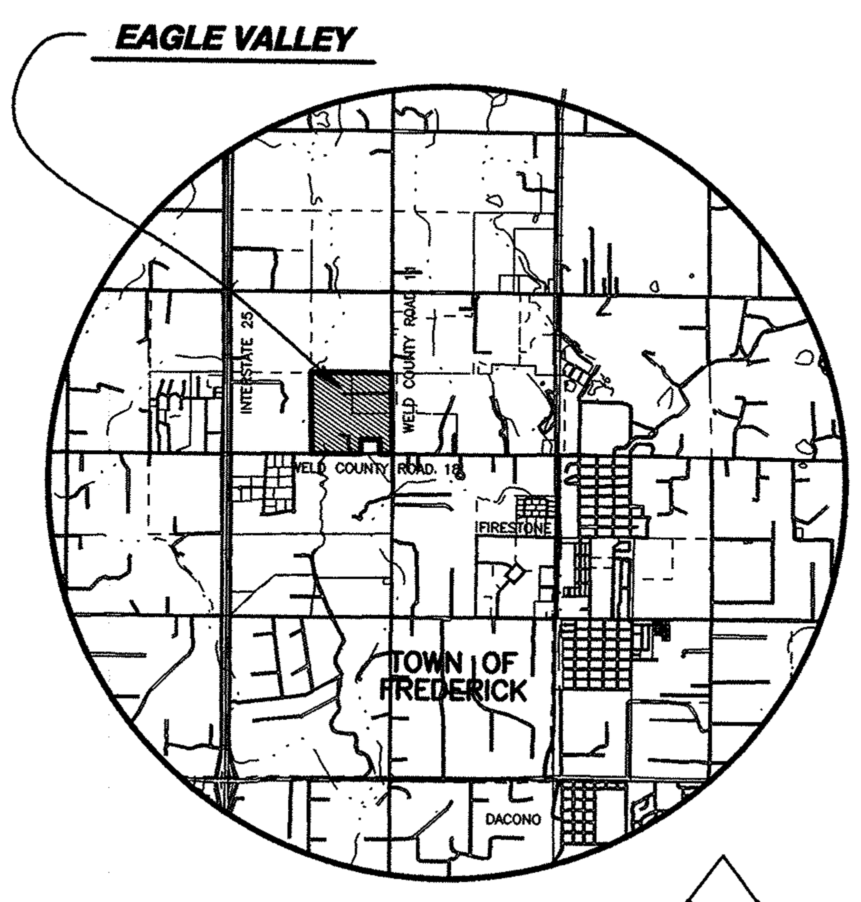



## KEY MAP

0 250 500 1000

## STREET RIGHT-OF-WAY CENTERLINE CURVE TABLE

| CURVE | RADIUS | DELTA | CHORD BEARING | CHORD | ARC |
|---|---|---|---|---|---|
| C1 | 250.00' | 68°06'42" | S56°29'23"E | 280.00' | 297.19' |
| C2 | 215.00' | 23°53'26" | S34°22'45"E | 89.00' | 89.65' |
| C3 | 215.00' | 25°53'46" | S59°16'21"E | 96.35' | 97.17' |
| C4 | 205.00' | 88°27'48" | N63°32'52"E | 286.00' | 316.52' |
| C5 | 315.00' | 09°39'06" | N24°08'31"E | 53.00' | 53.06' |
| C6 | 400.00' | 24°14'41" | N16°50'44"E | 168.00' | 169.26' |
| C7 | 300.00' | 15°46'03" | N03°09'38"W | 82.30' | 82.56' |
| C8 | 182.00' | 16°31'42" | N02°46'49"W | 52.32' | 52.50' |
| C9 | 260.00' | 27°12'20" | N19°05'12"E | 122.30' | 123.45' |
| C10 | 260.00' | 53°07'23" | N06°07'41"E | 232.52' | 241.06' |
| C11 | 250.00' | 20°10'27" | N10°20'47"W | 87.57' | 88.03' |
| C12 | 152.00' | 20°10'27" | N79°39'13"E | 53.24' | 53.52' |
| C13 | 135.00' | 90°00'00" | N44°44'26"E | 190.92' | 212.06' |
| C14 | 220.00' | 03°42'02" | N01°35'27"E | 14.21' | 14.21' |
| C15 | 220.00' | 24°05'03" | N15°29'00"E | 91.80' | 92.48' |
| C16 | 205.00' | 100°24'05" | N22°40'31"W | 315.00' | 359.23' |
| C17 | 315.00' | 11°50'38" | N66°57'15"W | 65.00' | 65.12' |
| C18 | 200.00' | 46°02'11" | N66°41'38"E | 156.41' | 160.70' |
| C19 | 125.00' | 69°36'33" | N55°29'01"W | 142.69' | 151.86' |
| C20 | 100.00' | 39°59'42" | S89°19'07"W | 68.40' | 69.80' |
| C21 | 228.00' | 20°27'49" | S59°05'21"W | 81.00' | 81.43' |
| C22 | 398.00' | 44°08'04" | S26°47'25"W | 299.05' | 306.58' |
| C23 | 200.00' | 90°00'00" | S40°16'37"E | 282.84' | 314.16' |
| C24 | 120.00' | 58°58'04" | N89°29'02"E | 118.12' | 123.50' |
| C25 | 152.00' | 55°16'37" | N32°21'41"E | 141.02' | 146.64' |
| C26 | 200.00' | 17°40'15" | N13°33'30"E | 61.44' | 61.68' |
| C27 | 130.00' | 94°44'17" | N24°58'30"W | 191.29' | 214.95' |
| C28 | 240.00' | 15°02'01" | N64°49'38"W | 62.79' | 62.97' |
| C29 | 368.00' | 32°56'56" | N73°47'06"W | 208.72' | 211.62' |
| C30 | 225.00' | 03°42'02" | N88°24'33"W | 14.53' | 14.53' |
| C31 | 130.00' | 15°28'22" | N10°02'35"E | 35.00' | 35.11' |
| C32 | 140.00' | 15°36'00" | N10°06'24"E | 38.00' | 38.12' |
| C33 | 260.00' | 07°23'55" | N14°12'27"E | 33.55' | 33.57' |
| C34 | 247.00' | 06°36'57" | N13°48'57"E | 28.50' | 28.52' |
| C35 | 300.00' | 16°52'03" | N25°33'27"E | 88.00' | 88.32' |
| C36 | 175.00' | 41°57'54" | N13°00'32"E | 125.33' | 128.17' |
| C37 | 157.00' | 74°15'39" | N45°06'15"W | 189.54' | 203.49' |
| C38 | 200.00' | 19°45'35" | N72°21'17"W | 68.63' | 68.97' |
| C39 | 300.00' | 03°58'21" | N60°29'18"W | 20.80' | 20.80' |
| C40 | 250.00' | 32°02'36" | N74°31'26"W | 138.00' | 139.82' |
| C41 | 130.00' | 32°27'23" | N15°40'58"E | 72.66' | 73.64' |
| C42 | 150.00' | 32°10'13" | N15°49'33"E | 83.12' | 84.22' |
| C43 | 300.00' | 31°45'26" | N15°37'09"E | 164.16' | 166.28' |
| C44 | 304.00' | 05°40'12" | N28°39'46"E | 30.07' | 30.08' |
| C45 | 800.00' | 26°22'24" | N12°38'28"E | 365.00' | 368.24' |




VICINITY MAP
NOT TO SCALE

## LOT CURVE TABLE

| CURVE | RADIUS | DELTA | CHORD BEARING | CHORD | ARC |
|---|---|---|---|---|---|
| C50 | 218.00' | 10°02'23" | N85°31'33"W | 38.15' | 38.20' |
| C51 | 218.00' | 56°00'21" | N52°30'11"W | 204.71' | 213.09' |
| C52 | 218.00' | 02°03'58" | N23°28'01"W | 7.86' | 7.86' |
| C53 | 247.00' | 14°36'07" | N29°44'05"W | 62.78' | 62.95' |
| C54 | 175.00' | 11°33'04" | N49°27'04"E | 35.22' | 35.28' |
| C55 | 175.00' | 34°29'07" | N72°28'10"E | 103.75' | 105.33' |
| C56 | 45.00' | 96°14'53" | N67°53'00"W | 67.01' | 75.59' |
| C57 | 45.00' | 56°58'38" | N35°30'15"E | 42.93' | 44.75' |
| C58 | 45.00' | 72°06'33" | N29°02'21"W | 52.97' | 56.63' |
| C59 | 45.00' | 25°11'40" | N77°41'27"W | 19.63' | 19.79' |
| C60 | 225.00' | 15°53'11" | S81°46'08"W | 62.19' | 62.39' |
| C61 | 225.00' | 24°03'12" | S61°47'56"W | 93.77' | 94.46' |
| C62 | 225.00' | 06°05'48" | S46°43'26"W | 23.93' | 23.94' |
| C63 | 247.00' | 16°36'27" | N63°55'01"W | 71.34' | 71.59' |
| C64 | 237.00' | 04°57'46" | N74°42'07"W | 20.52' | 20.53' |
| C65 | 237.00' | 22°03'48" | N88°12'54"W | 90.70' | 91.26' |
| C66 | 237.00' | 22°03'48" | S69°43'18"W | 90.70' | 91.26' |
| C67 | 237.00' | 20°03'02" | S48°39'53"W | 82.52' | 82.94' |
| C68 | 237.00' | 19°19'24" | S28°58'40"W | 79.55' | 79.93' |
| C69 | 825.00' | 02°06'52" | N00°30'42"E | 30.44' | 30.45' |
| C70 | 825.00' | 06°27'34" | N04°47'55"E | 92.96' | 93.01' |
| C71 | 825.00' | 07°17'10" | N11°40'17"E | 104.84' | 104.91' |
| C72 | 825.00' | 10°05'48" | N20°21'46"E | 145.19' | 145.38' |
| C73 | 45.00' | 63°37'36" | N32°21'32"W | 47.44' | 49.97' |
| C74 | 45.00' | 143°41'38" | N71°18'05"E | 85.52' | 112.86' |
| C75 | 45.00' | 37°12'06" | N18°15'03"W | 28.71' | 29.22' |
| C76 | 329.00' | 05°40'12" | N28°39'46"E | 32.54' | 32.56' |
| C77 | 225.00' | 12°19'56" | N64°40'06"W | 48.34' | 48.43' |
| C78 | 225.00' | 19°42'40" | N80°41'24"W | 77.02' | 77.41' |
| C79 | 155.00' | 24°51'07" | N11°52'49"E | 66.70' | 67.23' |
| C80 | 155.00' | 07°36'16" | N28°06'31"E | 20.56' | 20.57' |
| C81 | 125.00' | 32°10'13" | N15°49'33"E | 69.27' | 70.18' |
| C82 | 45.00' | 42°50'36" | S43°21'35"E | 32.87' | 33.65' |
| C83 | 45.00' | 68°27'55" | N12°17'40"E | 50.63' | 53.77' |
| C84 | 45.00' | 133°12'49" | S66°51'58"E | 82.60' | 104.63' |
| C85 | 105.00' | 27°43'44" | S13°19'08"W | 50.32' | 50.82' |
| C86 | 105.00' | 04°43'39" | N29°32'50"E | 8.66' | 8.66' |
| C87 | 175.00' | 32°10'13" | N15°49'33"E | 96.97' | 98.26' |
| C88 | 45.00' | 160°31'29" | N09°28'42"E | 88.70' | 126.08' |
| C89 | 275.00' | 26°25'13" | N12°57'02"E | 125.69' | 126.81' |
| C90 | 275.00' | 05°20'13" | S28°49'45"W | 25.61' | 25.62' |
| C91 | 275.00' | 12°58'55" | N64°59'36"W | 62.18' | 62.31' |
| C92 | 275.00' | 19°03'41" | S81°00'53"E | 91.07' | 91.49' |
| C93 | 282.00' | 15°19'37" | N12°46'12"W | 75.21' | 75.44' |
| C94 | 127.00' | 20°10'27" | N79°39'13"E | 44.49' | 44.72' |
| C95 | 160.00' | 13°09'26" | N83°09'43"E | 36.66' | 36.74' |
| C96 | 160.00' | 23°44'46" | N57°32'37"E | 65.84' | 66.31' |
| C97 | 160.00' | 25°30'46" | N32°54'51"E | 70.66' | 71.24' |
| C98 | 160.00' | 20°25'02" | N09°56'57"E | 56.71' | 57.02' |
| C99 | 195.00' | 26°05'08" | N12°47'00"E | 88.01' | 88.78' |
| C100 | 195.00' | 01°41'57" | N26°40'32"E | 5.78' | 5.78' |
| C101 | 275.00' | 03°58'21" | N60°29'18"W | 19.06' | 19.07' |
| C102 | 325.00' | 09°24'59" | N26°47'23"E | 53.35' | 53.41' |
| C103 | 325.00' | 18°35'38" | N12°47'04"E | 105.01' | 105.47' |
| C104 | 325.00' | 03°44'49" | S01°36'51"W | 21.25' | 21.25' |
| C105 | 45.00' | 90°00'00" | S45°15'34"E | 63.64' | 70.69' |
| C106 | 230.00' | 09°09'09" | N22°56'57"E | 36.70' | 36.74' |
| C107 | 230.00' | 21°06'14" | N07°49'15"E | 84.24' | 84.72' |
| C108 | 230.00' | 21°06'14" | S13°16'59"E | 84.24' | 84.72' |
| C109 | 230.00' | 21°09'54" | S34°25'03"E | 84.48' | 84.96' |
| C110 | 230.00' | 19°53'02" | N54°56'31"W | 79.42' | 79.82' |
| C111 | 230.00' | 07°59'32" | N68°52'48"W | 32.06' | 32.08' |
| C112 | 272.00' | 06°36'57" | N13°48'57"E | 31.39' | 31.41' |
| C113 | 235.00' | 07°23'55" | S14°12'27"W | 30.32' | 30.35' |
| C114 | 165.00' | 10°57'30" | N12°25'39"E | 31.51' | 31.56' |
| C115 | 165.00' | 04°38'30" | N04°37'39"E | 13.36' | 13.37' |
| C116 | 105.00' | 15°28'22" | N10°02'35"E | 28.27' | 28.36' |
| C117 | 183.00' | 19°08'22" | S62°39'03"E | 60.85' | 61.13' |
| C118 | 183.00' | 30°38'50" | S37°45'27"E | 96.72' | 97.89' |
| C119 | 282.00' | 14°40'54" | S29°46'29"E | 72.06' | 72.26' |
| C120 | 282.00' | 15°50'00" | S45°01'56"E | 77.68' | 77.93' |
| C121 | 282.00' | 17°03'04" | S61°28'28"E | 83.61' | 83.92' |
| C122 | 282.00' | 15°27'57" | N77°43'58"W | 75.89' | 76.12' |
| C123 | 775.00' | 05°24'51" | S02°09'42"W | 73.21' | 73.23' |
| C124 | 775.00' | 08°03'02" | S08°53'38"W | 108.80' | 108.89' |
| C125 | 775.00' | 08°03'02" | S16°56'40"W | 108.80' | 108.89' |
| C126 | 775.00' | 04°51'29" | S23°23'56"W | 65.69' | 65.71' |
| C127 | 279.00' | 05°40'12" | S28°39'46"W | 27.60' | 27.61' |
| C128 | 325.00' | 03°58'21" | N60°29'18"W | 22.53' | 22.53' |
| C129 | 290.00' | 11°50'38" | N66°57'15"W | 59.84' | 59.95' |
| C130 | 347.00' | 05°53'11" | N26°01'29"E | 35.63' | 35.65' |
| C131 | 347.00' | 03°45'55" | N21°11'56"E | 22.80' | 22.80' |
| C132 | 173.00' | 80°54'25" | N59°46'10"E | 224.50' | 244.29' |
| C133 | 173.00' | 07°33'23" | S75°59'56"E | 22.80' | 22.82' |
| C134 | 155.00' | 15°28'22" | S10°02'35"W | 41.73' | 41.86' |
| C135 | 115.00' | 15°36'00" | S10°06'24"W | 31.21' | 31.31' |
| C136 | 285.00' | 02°00'56" | S16°53'56"W | 10.03' | 10.03' |
| C137 | 285.00' | 05°22'59" | S13°11'58"W | 26.77' | 26.78' |
| C138 | 222.00' | 06°36'57" | S13°48'57"W | 25.62' | 25.63' |
| C139 | 132.00' | 32°34'04" | N24°15'27"W | 74.02' | 75.03' |
| C140 | 150.00' | 38°49'00" | N11°26'05"E | 99.69' | 101.62' |
| C141 | 150.00' | 03°08'54" | S32°25'02"W | 8.24' | 8.24' |
| C142 | 325.00' | 05°22'12" | N31°18'23"E | 30.45' | 30.46' |
| C143 | 325.00' | 11°29'51" | N22°52'21"E | 65.11' | 65.22' |
| C144 | 180.00' | 04°26'14" | S70°39'27"E | 13.94' | 13.94' |
| C145 | 180.00' | 83°08'20" | S26°52'10"E | 238.87' | 261.19' |
| C146 | 180.00' | 12°49'31" | S21°06'46"W | 40.21' | 40.29' |
| C147 | 225.00' | 15°56'24" | N74°15'52"W | 62.39' | 62.60' |
| C148 | 132.00' | 41°41'35" | N61°23'17"W | 93.95' | 96.05' |
| C149 | 245.00' | 15°14'03" | S19°54'29"W | 64.95' | 65.14' |
| C150 | 250.00' | 03°42'02" | N88°24'33"W | 16.14' | 16.15' |
| C151 | 343.00' | 02°58'56" | N88°46'06"W | 17.85' | 17.85' |
| C152 | 343.00' | 20°06'09" | N77°13'33"W | 119.73' | 120.34' |
| C153 | 343.00' | 09°51'51" | N62°14'33"W | 58.98' | 59.05' |
| C154 | 292.00' | 19°16'37" | N23°03'03"E | 97.78' | 98.24' |
| C155 | 292.00' | 07°55'43" | N09°26'53"E | 40.37' | 40.41' |
| C156 | 214.00' | 16°31'42" | N02°46'49"W | 61.52' | 61.73' |
| C157 | 268.00' | 15°46'03" | N03°09'38"W | 73.52' | 73.75' |
| C158 | 368.00' | 20°20'58" | N14°53'52"E | 130.01' | 130.70' |
| C159 | 368.00' | 03°53'43" | N27°01'12"E | 25.01' | 25.02' |
| C160 | 340.00' | 03°20'44" | S62°42'18"E | 19.85' | 19.85' |
| C161 | 340.00' | 08°29'54" | S68°37'37"E | 50.38' | 50.43' |
| C162 | 275.00' | 05°12'57" | S19°43'55"W | 25.03' | 25.03' |
| C163 | 275.00' | 11°39'06" | S28°09'56"W | 55.83' | 55.92' |
| C164 | 200.00' | 09°07'48" | S29°25'35"W | 31.84' | 31.87' |
| C165 | 200.00' | 22°27'20" | S13°38'02"W | 77.88' | 78.38' |
| C166 | 200.00' | 10°22'47" | S02°47'02"E | 36.18' | 36.23' |
| C167 | 182.00' | 03°46'43" | S09°51'46"E | 12.00' | 12.00' |
| C168 | 182.00' | 29°53'41" | N26°41'58"W | 93.89' | 94.96' |
| C169 | 182.00' | 27°23'53" | S55°20'45"E | 86.20' | 87.03' |
| C170 | 182.00' | 13°11'23" | S75°38'23"E | 41.80' | 41.90' |
| C171 | 175.00' | 14°50'55" | S74°48'37"E | 45.23' | 45.35' |
| C172 | 177.00' | 20°10'27" | S79°39'13"W | 62.00' | 62.32' |
| C173 | 228.00' | 26°15'05" | N07°18'28"W | 103.55' | 104.46' |
| C174 | 228.00' | 26°52'18" | N19°15'13"E | 105.95' | 106.93' |
| C175 | 393.00' | 12°21'13" | S63°29'14"E | 84.57' | 84.73' |
| C176 | 393.00' | 13°57'05" | S76°38'23"E | 95.46' | 95.69' |
| C177 | 393.00' | 06°38'38" | N86°56'15"W | 45.55' | 45.57' |
| C178 | 200.00' | 03°42'02" | S88°24'33"E | 12.92' | 12.92' |
| C179 | 110.00' | 90°00'00" | S44°44'26"W | 155.56' | 172.79' |
| C180 | 105.00' | 94°44'17" | N24°58'30"W | 154.50' | 173.62' |
| C181 | 225.00' | 14°28'03" | S15°09'36"W | 56.66' | 56.81' |
| C182 | 225.00' | 03°12'12" | S06°19'29"W | 12.58' | 12.58' |
| C183 | 127.00' | 05°30'39" | S07°28'43"W | 12.21' | 12.22' |
| C184 | 127.00' | 49°45'58" | N35°07'01"E | 106.87' | 110.31' |
| C185 | 95.00' | 58°58'04" | N89°29'02"E | 93.51' | 97.77' |
| C186 | 432.00' | 12°57'31" | S17°10'53"W | 97.50' | 97.71' |
| C187 | 432.00' | 05°58'45" | S07°42'45"W | 45.06' | 45.08' |
| C188 | 332.00' | 12°05'23" | N01°19'18"W | 69.92' | 70.05' |
| C189 | 332.00' | 03°40'40" | N09°12'20"W | 21.31' | 21.31' |

## LOT CURVE TABLE
CONTINUED

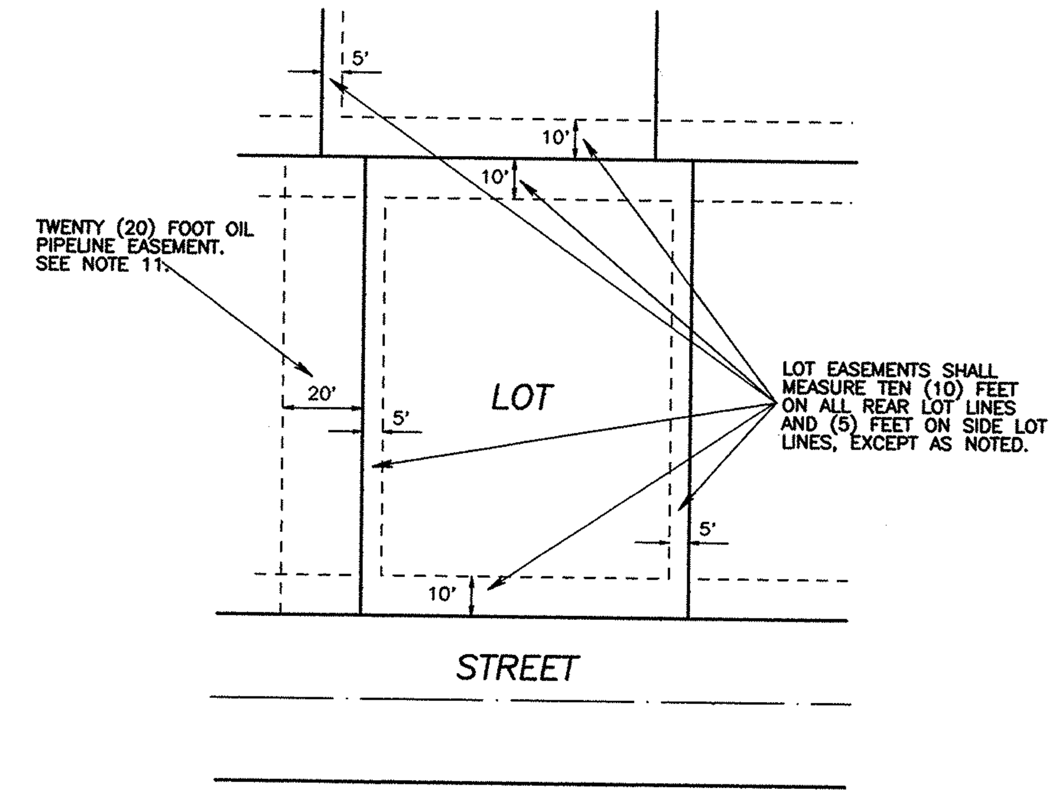
| CURVE | RADIUS | DELTA | CHORD BEARING | CHORD | ARC |
|---|---|---|---|---|---|
| C190 | 175.00' | 81°47'12" | N36°10'13"W | 229.13' | 249.80' |
| C191 | 373.00' | 12°15'59" | N10°51'22"E | 79.70' | 79.86' |
| C192 | 373.00' | 21°00'32" | N27°29'38"E | 136.00' | 136.77' |
| C193 | 373.00' | 10°51'33" | N43°25'40"E | 70.59' | 70.69' |
| C194 | 203.00' | 20°27'49" | N59°05'21"E | 72.12' | 72.50' |
| C195 | 75.00' | 13°33'44" | N76°06'08"E | 17.71' | 17.75' |
| C196 | 75.00' | 26°25'58" | S83°54'01"E | 34.29' | 34.60' |
| C197 | 283.00' | 09°39'06" | S24°08'31"W | 47.62' | 47.67' |
| C198 | 145.00' | 11°13'38" | S66°38'45"E | 28.37' | 28.41' |
| C199 | 145.00' | 30°24'50" | N87°27'59"W | 76.07' | 76.97' |
| C200 | 145.00' | 17°19'36" | S68°39'48"W | 43.68' | 43.85' |
| C201 | 177.00' | 33°46'49" | S40°07'37"W | 102.85' | 104.36' |
| C202 | 177.00' | 18°30'50" | S13°58'48"W | 56.95' | 57.19' |
| C203 | 175.00' | 08°12'48" | N81°10'13"W | 25.06' | 25.09' |
| C204 | 423.00' | 04°33'59" | N07°00'22"E | 33.70' | 33.71' |
| C205 | 423.00' | 11°23'46" | S14°59'15"W | 84.00' | 84.13' |
| C206 | 423.00' | 11°23'46" | S26°23'00"W | 84.00' | 84.13' |
| C207 | 423.00' | 11°23'46" | S37°46'46"W | 84.00' | 84.13' |
| C208 | 423.00' | 05°22'48" | S46°10'03"W | 39.70' | 39.72' |
| C209 | 100.00' | 69°36'33" | S55°29'01"E | 114.16' | 121.49' |
| C210 | 45.00' | 88°18'23" | N85°40'32"E | 62.69' | 69.36' |
| C211 | 125.00' | 39°59'42" | S89°19'07"W | 85.49' | 87.26' |
| C212 | 150.00' | 27°32'48" | N34°27'08"W | 71.42' | 72.12' |
| C213 | 150.00' | 30°58'05" | N63°42'34"W | 80.09' | 81.07' |
| C214 | 150.00' | 11°05'40" | S84°44'27"E | 29.00' | 29.05' |
| C215 | 45.00' | 48°11'23" | N66°11'36"W | 36.74' | 37.85' |

## OUTLOT CURVE TABLE

| CURVE | RADIUS | DELTA | CHORD BEARING | CHORD | ARC |
|---|---|---|---|---|---|
| C250 | 45.00' | 139°53'00" | S19°46'13"W | 84.54' | 109.86' |
| C251 | 253.00' | 20°27'49" | N59°05'21"E | 89.88' | 90.36' |
| C252 | 225.00' | 90°00'00" | S40°16'37"E | 318.20' | 353.43' |
| C253 | 175.00' | 11°30'03" | S16°38'37"W | 35.07' | 35.13' |
| C254 | 155.00' | 94°44'17" | S24°58'30"E | 228.08' | 256.29' |
| C255 | 215.00' | 15°02'01" | S64°49'38"E | 56.25' | 56.41' |
| C256 | 292.00' | 53°07'23" | S06°07'41"W | 261.14' | 270.73' |
| C257 | 218.00' | 20°10'27" | S10°20'47"E | 76.36' | 76.76' |
| C258 | 282.00' | 04°50'50" | N02°40'59"W | 23.85' | 23.86' |
| C259 | 177.00' | 02°58'58" | S58°30'31"W | 9.21' | 9.21' |
| C260 | 160.00' | 07°10'00" | N73°00'00"E | 20.00' | 20.01' |
| C261 | 150.00' | 16°31'42" | S02°46'49"E | 43.12' | 43.27' |
| C262 | 228.00' | 27°12'20" | S19°05'12"W | 107.25' | 108.26' |
| C263 | 265.00' | 15°02'01" | N64°49'38"W | 69.33' | 69.53' |

## LEGEND:

- 100 YEAR FLOOD PLAIN LIMITS
- SECTION LINE
- CENTER LINE
- NO BUILDING ZONE ARC FOR OIL AND/OR GAS PRODUCTION
- EASEMENT LINE
- BOUNDARY LINE
- LOT LINE
- SECTION CORNER FOUND OR SET AS NOTED
- SET NO. 5 PIN WITH PLASTIC CAP LS NO. 20673
- FOUND PIN
- NP — SIDE LOT LINE NOT PERPENDICULAR TO FRONT LOT LINE.
- NR — SIDE LOT LINE NOT RADIAL TO CENTER OF FRONT LINE CURVATURE.
- DENOTES END OF A CURVE OR LINE




## TYPICAL LOT EASEMENT LAYOUT
NOT TO SCALE

## NOTES:

1. ALL OUTLOTS ARE ENCUMBERED BY DRAINAGE AND UTILITY EASEMENTS.
2. OUTLOT A AND OUTLOT B ARE HEREBY RESERVED FOR DEDICATION TO THE TOWN OF FREDERICK AND ARE TO BE USED FOR UTILITIES, DRAINAGE, PUBLIC ACCESS AND OPEN SPACE.
3. OUTLOTS C, D, E, F AND H ARE TO BE OWNED AND MAINTAINED BY THE EAGLE VALLEY HOMEOWNERS ASSOCIATION FOR PROJECT ENTRY FEATURES.
4. LOT 9, BLOCK 1; LOTS 3, 4, 5, BLOCK 4; LOTS 14, 15, BLOCK 5; LOTS 11, 12, 13, 16, 17, BLOCK 6; AND LOTS 6, 7, 8, 16, 17, BLOCK 12, ARE HEREBY RESTRICTED FROM HOME CONSTRUCTION AND PERMITTING UNTIL SUCH TIME AS OIL AND/OR GAS PRODUCTION OPERATIONS CEASE WITHIN 150 FEET OF THE PROPOSED HOME CONSTRUCTION.
5. THE 150 FOOT RADIUS NO BUILDING ZONE A IS TO BE DEDICATED TO THE TOWN OF FREDERICK AND SET ASIDE WITHIN OUTLOT A AS A SETBACK FOR FUTURE OIL AND/OR GAS PRODUCTION.
6. EGRET COURT RIGHT-OF-WAY IS DEDICATED BY THIS PLAT BUT WILL NOT BE IMPROVED UNTIL THE OIL AND/OR GAS PRODUCTION CEASES ADJACENT TO THAT RIGHT-OF-WAY.
7. OUTLOT G IS A PEDESTRIAN ACCESS AND UTILITY EASEMENT AND IS TO BE OWNED AND MAINTAINED BY THE EAGLE VALLEY HOMEOWNERS ASSOCIATION.
8. OUTLOT I IS A DRAINAGE AND UTILITY EASEMENT AND IS TO BE OWNED AND MAINTAINED BY THE EAGLE VALLEY HOMEOWNERS ASSOCIATION.
9. OUTLOT J IS A LANDSCAPING, DRAINAGE AND UTLIITY EASEMENT AND IS TO BE OWNED AND MAINTAINED BY THE EAGLE VALLEY HOMEOWNERS ASSOCIATION.
10. THE SHADED PORTION OF THE 20' NORTH AMERICAN RESOURCES COMPANY EASEMENT, BOOK 1438, RECEPTION NO. 2384853 IS TO BE VACATED AND REDEFINED BY SEPARATE DOCUMENT.
11. 20 FOOT NON-EXCLUSIVE OIL PIPELINE EASEMENTS AS SHOWN HEREON ARE FOR THE USE OF OIL GATHERING PIPELINES FOR THE OIL AND/OR GAS PRODUCTION OPERATIONS LOCATED ON THIS PROPERTY. USE OF THESE EASEMENTS FOR OIL PIPELINES SHALL CEASE WHEN OIL AND/OR GAS PRODUCTION OPERATIONS CEASE.
12. EXISTING EASEMENT LAYOUTS AND OWNERSHIP PREPARED FROM TITLE REPORT INFORMATION, COMMITMENT NUMBER F922094, DATED APRIL 24, 1998, PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, 1002 17TH AVENUE, LONGMONT, COLORADO, 80501.
13. THE 100 YEAR FLOOD PLAIN AS SHOWN HEREON WAS INTERPOLATED FROM FEMA FLOOD INSURANCE RATE MAP NUMBERS 080266 0850 C, 080266 0861 C AND 080266 063 C DATED SEPTEMBER 28, 1982. NO PLATTED RESIDENTIAL LOTS ARE LOCATED WITHIN THAT 100 YEAR FLOOD PLAIN.
14. 10' EASEMENTS ARE HEREBY DEDICATED FOR THE USE OF UTILITIES, DRAINAGE AND POSTAL FACILITIES.
15. NO FENCES ARE ALLOWED TO BE CONSTRUCTED ACROSS ANY PORTION OF THE CENTRAL WELD COUNTY WATER DISTRICT WATER LINE EASEMENT.

## OWNERS:

MELODY HOMES, INC.
11031 SHERIDAN BLVD.
WESTMINSTER, CO.
80020

## LOTS

TOTAL NUMBER OF LOTS = 199

## BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M. AS BEARING SOUTH 00°32'44" EAST (ASSUMED) AND BEING MONUMENTED AS SHOWN.

## CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT MELODY HOMES, INC., BEING OWNERS OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE EAST ONE-QUARTER CORNER OF SECTION 23; THENCE SOUTH 00°32'44" EAST 2,646.00 FEET TO THE SOUTHEAST CORNER OF SECTION 23; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, SOUTH 89°44'26" WEST 338.00 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED RECORDED APRIL 13, 1988 IN BOOK 1192 AS RECEPTION NO. 2137768 OF WELD COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID TRACT OF LAND THE FOLLOWING THREE COURSES;

THENCE NORTH 00°15'34" WEST 400.00 FEET; THENCE SOUTH 89°44'26" WEST 544.00 FEET; THENCE SOUTH 00°15'34" EAST 400.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH 89°44'26" WEST 1,758.38 FEET TO THE SOUTH ONE-QUARTER CORNER OF SECTION 23; THENCE NORTH 00°39'23" WEST 2,644.71 FEET TO THE CENTER ONE-QUARTER CORNER OF SECTION 23; THENCE NORTH 89°42'43" EAST 2,645.49 FEET TO THE EAST ONE-QUARTER CORNER OF SECTION 23 AND THE POINT OF BEGINNING, CONTAINING 155.505 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND PLATTED UNDER THE NAME AND STYLE OF EAGLE VALLEY, AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN FOR PUBLIC USE FOREVER HEREAFTER THE STREETS, PUBLIC WALKWAYS, AND PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AS LAID OUT AND DESIGNATED ON THIS PLAT AND DO ALSO RESERVE FOR DEDICATION BY SEPARATE DOCUMENT TO THE TOWN OF FREDERICK OUTLOT A AND OUTLOT B.

WITNESS OUR HANDS AND SEALS THIS 18th DAY OF January A.D., 1998.

MELODY HOMES, INC., A DELAWARE CORPORATION

James E. Ferraro
BY: JAMES E. FERRARO
V.P., FORWARD PLANNING

STATE OF COLORADO)
SS
COUNTY OF )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January 19 99 BY JAMES E. FERRARO, AS V.P., FORWARD PLANNING.

MY COMMISSION EXPIRES: 6/28/2002

WITNESS MY HAND AND OFFICIAL SEAL.

Marcia Lieman
NOTARY PUBLIC

## TRUSTEES CERTIFICATE:

APPROVED BY THE BOARD OF TRUSTEES THIS 22nd DAY OF June A.D., 1998. ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE TOWN FOR CONSTRUCTION OF ANY STREETS, HIGHWAYS, ALLEYS, BRIDGES, RIGHTS-OF-WAY OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

Edward J Tagliente, MAYOR
BOARD OF TRUSTEES

TOWN OF FREDERICK LOGIC INCORPORATED

## SURVEYOR'S CERTIFICATE:

I, PETER A. BRYANT, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

Peter A. Bryant
ROCKY MOUNTAIN CONSULTANTS, INC.
BY: PETER A. BRYANT
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 20673

## CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
)SS
COUNTY OF WELD)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ________ O'CLOCK ____.M., THIS________ DAY OF________________ A.D., 19_____. AND IS RECORDED IN PLAT BOOK NO.________________, FILM NO.________________. RECEPTION NO.________________.

DEPUTY ________________ RECORDER ________________

FEES ________

ROCKY MOUNTAIN CONSULTANTS INC.
825 DELAWARE AVE., SUITE 500, LONGMONT, CO 80501
(303)772-5282 METRO:(303)665-6283 FAX:(303)665-6959

DATE PREPARED: DECEMBER 21, 1998

EAGLE VALLEY
FOR: MELODY HOMES, INC.

JOB NO. 80-0068.029.05

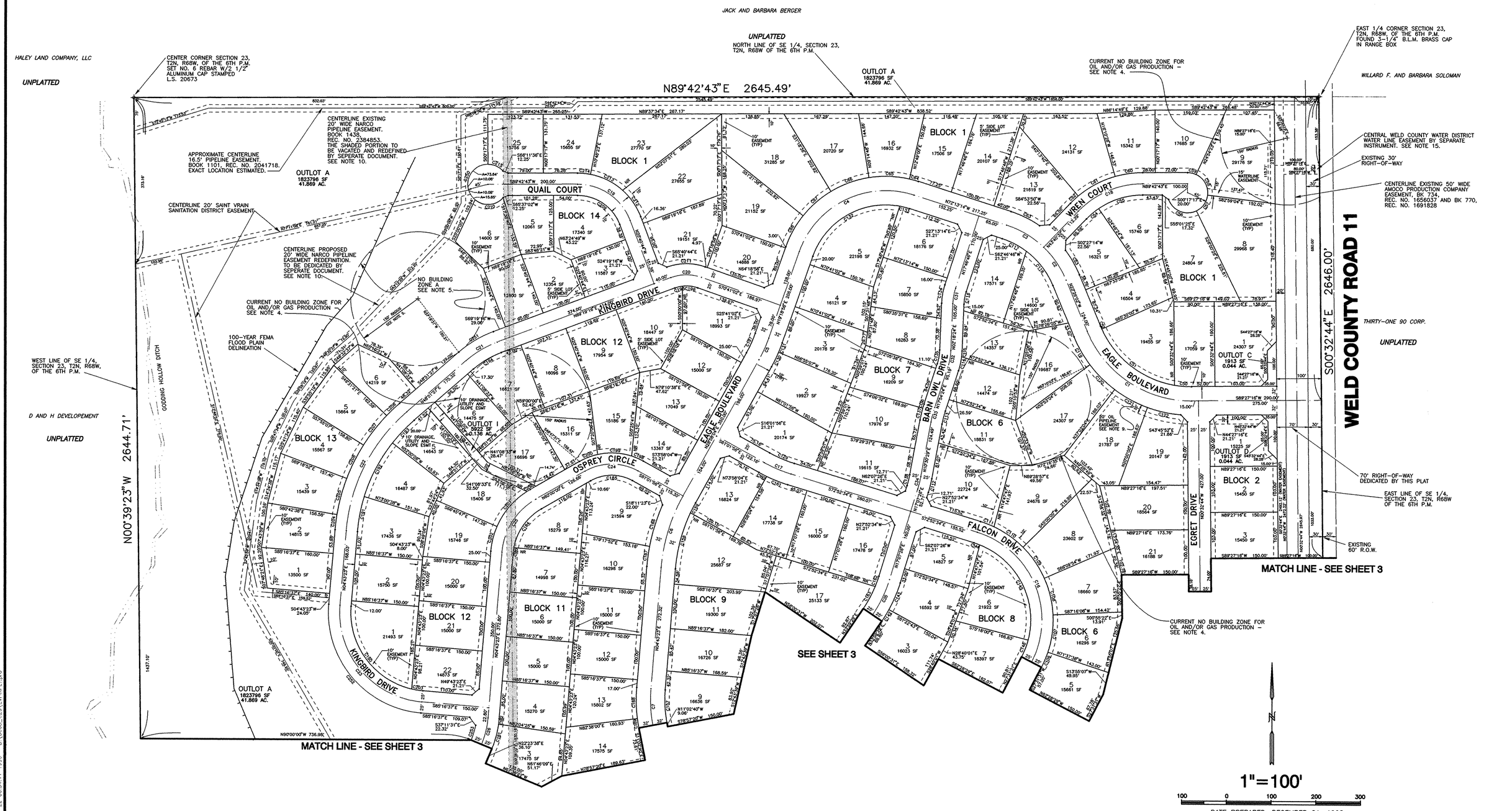


PLOTTED: Mon Dec 21 16:03:56 1998 D:\0068_029\EVFINPLT.pro

2671678 02/05/1999 01:52P Weld County CO
2 of 3 R 31.00 D 0.00 JA Suki Tsukamoto

# EAGLE VALLEY

A TRACT OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO CONTAINING 155.505 ACRES MORE OR LESS




DATE PREPARED: DECEMBER 21, 1998

ROCKY MOUNTAIN CONSULTANTS INC.
825 DELAWARE AVE., SUITE 500, LONGMONT, CO 80501
(303)772-5282 METRO:(303)665-6233 FAX:(303)665-6959

EAGLE VALLEY
FOR: MELODY HOMES, INC. JOB NO. 80-0068.029.05



PLOTTED: Tue Dec 22 06:54:11 1998 D:\0068_029\EVFINPLT.pro

2671678 02/05/1999 01:52P Weld County CO
3 of 3 R 31.00 D 0.00 JA Suki Tsukamoto

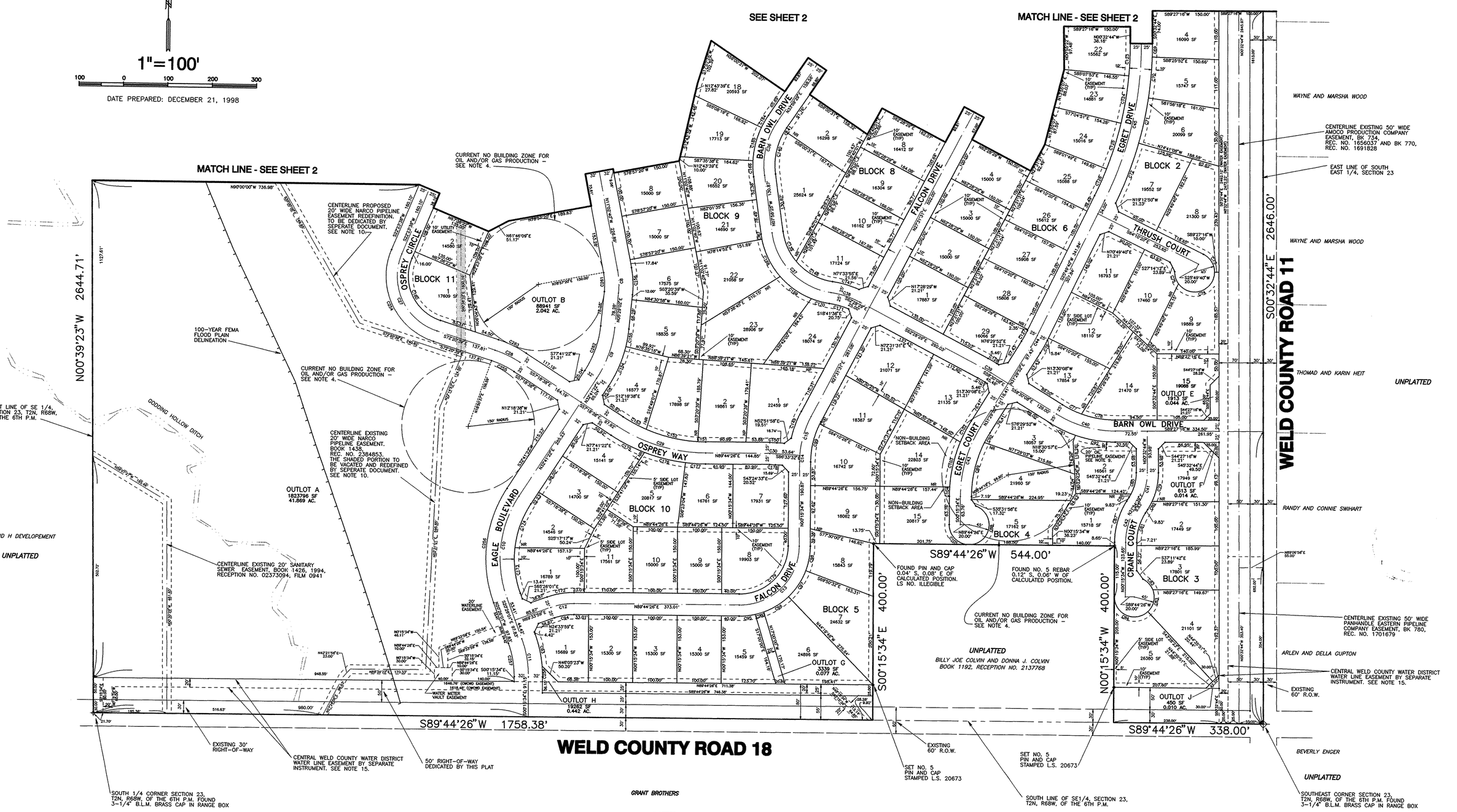
# EAGLE VALLEY

A TRACT OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO CONTAINING 155.505 ACRES MORE OR LESS

1"=100'

100 0 100 200 300

DATE PREPARED: DECEMBER 21, 1998




RMC ROCKY MOUNTAIN CONSULTANTS INC.
826 DELAWARE AVE., SUITE 500, LONGMONT, CO 80501
(303)772-5282 METRO:(303)665-6283 FAX:(303)665-6959

EAGLE VALLEY
FOR: MELODY HOMES, INC. JOB NO. 80-0068.029.05



PLOTTED: Tue Dec 22 18:11:37 1998 R:\0068_029\MAP\PLANNING\FINPLT\EV\FINPLT.PRO