405

ENV 5566-5567

2727905 10/21/1999 09:13A JA Suki Tsukamoto
1 of 3 R 30.00 D 0.00 Weld County CO

EAGLE VALLEY REPLAT A FINAL PLAT

A REPLAT OF PORTIONS OF EAGLE VALLEY 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 58.723 ACRES MORE OR LESS

STREET RIGHT-OF-WAY CENTERLINE CURVE TABLE

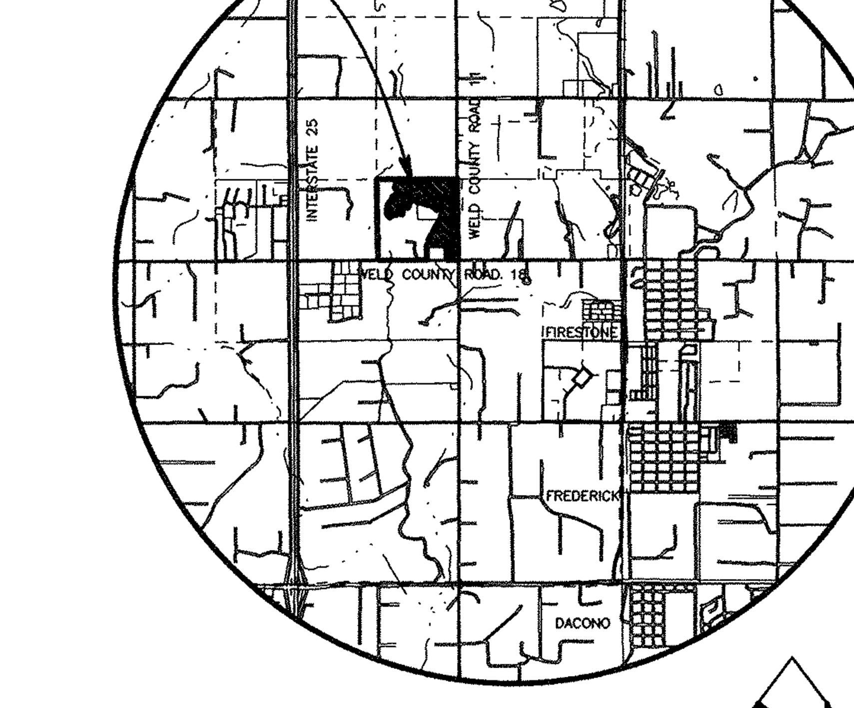
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C1	200.00ft	58°32'44"	S61°16'22"E	195.59ft	204.36ft
C2	400.00ft	14°19'28"	S39°09'44"E	99.74ft	100.00ft
C3	215.00ft	25°53'46"	N59°16'21"W	96.35ft	97.17ft
C4	205.00ft	88°27'48"	S63°32'52"W	286.00ft	316.52ft
C5	315.00ft	9°39'06"	S24°08'31"W	53.00ft	53.06ft
C6	200.00ft	46°02'11"	N66°41'38"E	156.41ft	160.70ft
C7	800.00ft	26°22'24"	S12°38'28"W	365.00ft	368.24ft
C8	275.00ft	17°06'20"	N17°16'30"E	81.80ft	82.10ft
C9	1000.00ft	3°30'14"	N19°31'53"E	61.14ft	61.15ft
C10	225.00ft	30°46'48"	N5°53'36"E	119.42ft	120.87ft
C11	300.00ft	20°00'17"	N0°30'20"E	104.21ft	104.75ft
C12	247.00ft	6°36'57"	N13°48'57"E	28.50ft	28.52ft
C13	100.00ft	39°59'42"	N89°19'07"E	68.40ft	69.80ft
C14	125.00ft	69°36'33"	N55°29'01"W	142.69ft	151.86ft
C15	120.00ft	72°08'14"	N82°53'57"E	141.30ft	151.08ft
C16	225.00ft	28°29'53"	N61°04'46"E	110.76ft	111.91ft
C17	150.00ft	70°36'19"	N40°01'33"E	173.37ft	184.84ft
C18	220.00ft	24°07'57"	S74°32'28"E	91.98ft	92.66ft
C19	225.00ft	5°19'46"	S83°56'33"E	20.92ft	20.93ft
C20	225.00ft	34°40'07"	S63°56'36"E	134.08ft	136.14ft
C21	220.00ft	43°56'11"	S68°34'38"E	164.60ft	168.70ft
C22	130.00ft	32°27'23"	S15°40'58"W	72.66ft	73.64ft
C23	150.00ft	32°10'13"	S15°49'33"W	83.12ft	84.22ft

OUTLOT CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C200	45.00ft	73°32'51"	N41°49'31"W	53.88ft	57.76ft
C201	145.00ft	21°20'53"	N57°30'16"E	53.71ft	54.03ft
C202	200.00ft	28°29'53"	N61°04'46"E	98.45ft	99.48ft
C203	175.00ft	32°13'51"	N59°12'47"E	97.15ft	98.44ft
C204	45.00ft	84°34'00"	S7°31'12"W	60.55ft	66.42ft
C205	1025.00ft	3°30'14"	N19°31'53"E	62.67ft	62.68ft
C206	200.00ft	30°46'48"	N5°53'36"E	106.16ft	107.44ft
C207	325.00ft	17°15'01"	N0°52'18"W	97.48ft	97.85ft
C208	232.00ft	15°16'41"	S39°38'20"E	61.68ft	61.86ft
C209	45.00ft	46°00'56"	N15°59'32"W	35.18ft	36.14ft
C210	245.00ft	17°34'49"	N55°23'57"W	74.88ft	75.17ft
C211	200.00ft	39°59'53"	N66°36'29"W	136.80ft	139.62ft
C212	245.00ft	15°29'05"	N78°51'54"W	66.01ft	66.21ft
C213	175.00ft	21°15'34"	N10°22'13"E	64.56ft	64.93ft

LOT CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C20	45.00ft	52°10'09"	N33°06'00"E	39.57ft	40.97ft
C21	45.00ft	75°26'09"	S83°05'51"E	55.06ft	59.25ft
C22	45.00ft	25°37'12"	S32°34'10"E	19.95ft	20.12ft
C23	175.00ft	2°52'43"	N88°16'22"E	8.79ft	8.79ft
C24	175.00ft	37°08'43"	S68°15'38"W	111.48ft	113.45ft
C25	175.00ft	6°00'45"	S46°40'54"W	18.36ft	18.36ft
C26	45.00ft	51°17'17"	S64°38'39"E	38.95ft	40.28ft
C27	225.00ft	10°58'22"	N84°13'32"E	43.02ft	43.09ft
C28	225.00ft	17°16'24"	N70°06'09"E	67.58ft	67.83ft
C29	225.00ft	17°47'25"	N52°34'14"E	69.58ft	69.86ft
C30	168.00ft	58°32'44"	N61°16'22"W	164.29ft	171.66ft
C31	432.00ft	11°12'22"	S37°36'11"E	84.36ft	84.49ft
C32	247.00ft	16°36'27"	S63°55'01"E	71.34ft	71.59ft
C33	237.00ft	7°28'04"	S75°57'16"E	30.87ft	30.89ft
C34	237.00ft	15°02'52"	S87°12'44"E	62.06ft	62.24ft
C35	237.00ft	15°02'52"	N77°44'25"E	62.06ft	62.24ft
C36	237.00ft	15°02'52"	N62°41'33"E	62.06ft	62.24ft
C37	237.00ft	15°02'52"	N47°38'42"E	62.06ft	62.24ft
C38	237.00ft	15°23'46"	N32°25'23"E	63.49ft	63.68ft
C39	237.00ft	5°24'32"	N22°01'14"E	22.37ft	22.37ft
C40	283.00ft	6°29'33"	S22°33'45"W	32.05ft	32.07ft
C41	283.00ft	3°09'33"	N27°23'18"E	15.60ft	15.60ft
C42	432.00ft	12°57'31"	S17°10'53"W	97.50ft	97.71ft
C43	232.00ft	15°42'33"	N73°22'16"W	63.41ft	63.61ft
C44	232.00ft	18°14'19"	N56°23'50"W	73.54ft	73.85ft
C45	368.00ft	14°19'28"	S39°09'44"E	91.76ft	92.00ft
C46	183.00ft	11°39'40"	S52°09'18"E	37.18ft	37.24ft
C47	183.00ft	14°14'06"	S65°06'11"E	45.35ft	45.47ft
C48	173.00ft	7°33'23"	S75°59'56"E	22.80ft	22.82ft
C49	173.00ft	79°34'55"	N60°25'55"E	221.44ft	240.29ft
C50	173.00ft	1°19'30"	S19°58'43"W	4.00ft	4.00ft
C51	347.00ft	9°39'06"	N24°08'31"E	58.38ft	58.45ft
C52	125.00ft	39°59'42"	N89°19'07"E	85.49ft	87.26ft
C53	45.00ft	42°32'30"	N48°03'01"E	32.65ft	33.41ft
C54	45.00ft	31°49'52"	N10°51'50"E	24.68ft	25.00ft
C55	75.00ft	39°59'42"	N89°19'07"E	51.30ft	52.35ft
C56	45.00ft	102°36'31"	S50°05'48"W	70.24ft	80.59ft
C57	45.00ft	65°45'43"	N82°41'04"E	48.86ft	51.65ft
C58	373.00ft	13°10'47"	N33°59'42"E	85.61ft	85.80ft
C59	373.00ft	19°14'31"	N17°47'03"E	124.68ft	125.27ft
C60	373.00ft	3°26'24"	N6°26'35"E	22.39ft	22.40ft
C61	150.00ft	7°37'54"	S24°29'41"E	19.96ft	19.98ft
C62	150.00ft	20°41'42"	S38°39'29"E	53.89ft	54.18ft
C63	150.00ft	20°41'42"	S59°21'11"E	53.89ft	54.18ft
C64	150.00ft	20°35'15"	S79°59'39"E	53.61ft	53.90ft
C65	45.00ft	48°11'23"	S66°11'36"E	36.74ft	37.85ft
C66	100.00ft	69°36'33"	S55°29'01"E	114.16ft	121.49ft
C67	45.00ft	88°18'23"	S85°40'32"W	62.69ft	69.36ft
C68	975.00ft	1°18'00"	N18°25'46"E	22.12ft	22.12ft
C69	975.00ft	2°12'14"	N20°10'53"E	37.50ft	37.50ft
C70	250.00ft	12°14'52"	N15°09'34"E	53.34ft	53.44ft
C71	250.00ft	18°31'56"	N0°13'50"W	80.51ft	80.86ft
C72	275.00ft	20°00'17"	N0°30'20"E	95.53ft	96.02ft
C73	222.00ft	6°36'57"	N13°48'57"E	25.62ft	25.63ft
C74	325.00ft	2°45'17"	N9°07'51"E	15.62ft	15.63ft
C75	272.00ft	6°36'57"	N13°48'57"E	31.39ft	31.41ft
C76	230.00ft	7°59'32"	N68°52'48"W	32.06ft	32.08ft
C77	230.00ft	21°04'50"	N54°20'37"W	84.15ft	84.62ft
C78	230.00ft	19°58'06"	N33°49'09"W	79.75ft	80.16ft
C79	775.00ft	2°34'51"	N0°44'42"E	34.91ft	34.91ft
C80	775.00ft	5°57'33"	N5°00'54"E	80.57ft	80.61ft
C81	775.00ft	6°15'24"	N11°07'22"E	84.59ft	84.63ft
C82	775.00ft	6°00'42"	N17°15'26"E	81.28ft	81.32ft
C83	775.00ft	5°33'53"	N23°02'43"E	75.24ft	75.27ft
C84	300.00ft	12°10'17"	N19°44'32"E	63.61ft	63.73ft
C85	825.00ft	2°43'58"	S0°49'15"W	39.35ft	39.35ft
C86	825.00ft	4°37'56"	S4°30'12"W	66.68ft	66.70ft
C87	825.00ft	4°37'56"	S9°08'08"W	66.68ft	66.70ft
C88	825.00ft	4°37'56"	S13°46'04"W	66.68ft	66.70ft
C89	825.00ft	4°27'30"	S18°18'47"W	64.18ft	64.19ft
C90	825.00ft	4°52'08"	S22°58'36"W	70.09ft	70.11ft
C91	45.00ft	63°37'36"	S32°21'32"E	47.44ft	49.97ft
C92	45.00ft	108°32'57"	S53°43'44"W	73.06ft	85.25ft
C93	45.00ft	72°20'47"	N35°49'24"W	53.12ft	56.82ft
C94	250.00ft	10°48'59"	N20°25'11"E	47.12ft	47.19ft
C95	195.00ft	19°35'56"	S72°16'27"E	66.38ft	66.70ft
C96	245.00ft	8°38'52"	N66°47'55"W	36.94ft	36.98ft
C97	250.00ft	15°24'39"	N64°34'53"W	67.04ft	67.24ft
C98	250.00ft	10°16'01"	N51°44'33"W	44.74ft	44.80ft
C99	195.00ft	7°57'53"	N50°35'29"W	27.09ft	27.11ft
C100	195.00ft	33°35'06"	N71°21'59"W	112.67ft	114.30ft
C101	195.00ft	2°23'12"	N89°21'08"W	8.12ft	8.12ft
C102	245.00ft	18°36'17"	S73°29'30"E	79.21ft	79.55ft
C103	105.00ft	32°27'23"	S15°40'58"W	58.69ft	59.48ft
C104	175.00ft	10°54'39"	S26°27'20"W	33.27ft	33.33ft
C105	155.00ft	11°32'35"	N5°13'33"E	31.17ft	31.23ft
C106	155.00ft	20°54'48"	S21°27'15"W	56.26ft	56.58ft
C107	125.00ft	5°02'54"	S29°23'12"W	11.01ft	11.01ft
C108	125.00ft	27°07'19"	S13°18'05"W	58.62ft	59.17ft
C109	45.00ft	89°43'53"	S19°54'57"E	63.49ft	70.47ft
C110	45.00ft	44°18'34"	S47°06'17"W	33.94ft	34.80ft
C111	45.00ft	110°28'52"	N55°30'00"W	73.94ft	86.77ft
C112	145.00ft	16°58'04"	S69°30'58"E	42.78ft	42.94ft
C113	145.00ft	33°49'17"	N85°05'21"E	84.36ft	85.59ft
C114	175.00ft	20°01'55"	N33°04'53"E	60.87ft	61.18ft
C115	175.00ft	18°20'33"	N13°53'39"E	55.78ft	56.02ft
C116	95.00ft	72°08'14"	N82°53'57"E	111.86ft	119.61ft
C117	250.00ft	11°09'29"	N52°24'34"E	48.61ft	48.69ft
C118	250.00ft	17°20'24"	N66°39'30"E	75.37ft	75.66ft
C119	125.00ft	61°02'56"	N44°48'14"E	126.98ft	133.19ft
C120	125.00ft	9°33'23"	N9°30'05"E	20.82ft	20.85ft

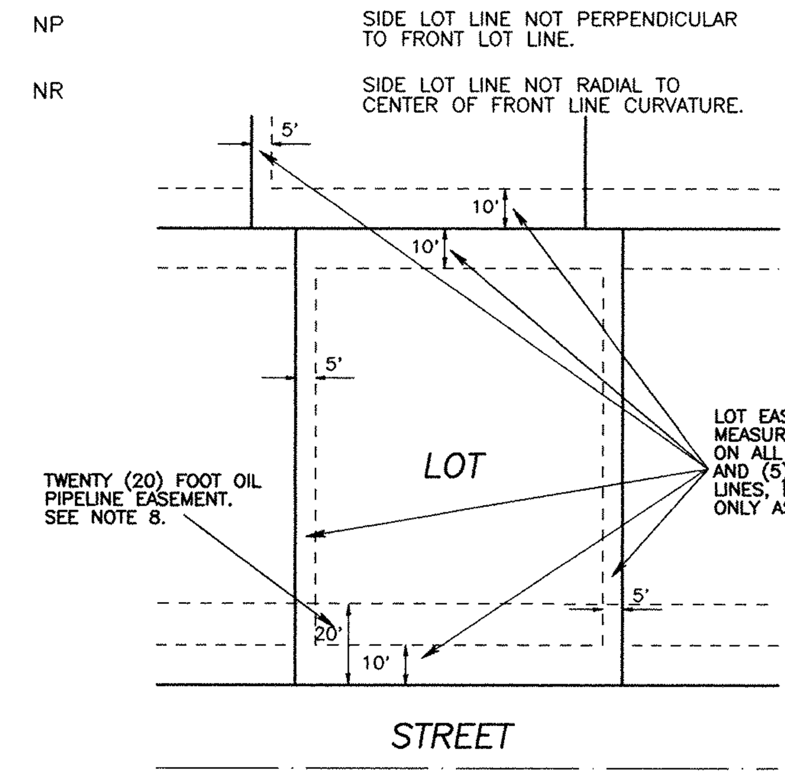


VICINITY MAP

NOT TO SCALE

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
- DENOTES END OF A CURVE OR LINE
- NP — SIDE LOT LINE NOT PERPENDICULAR TO FRONT LOT LINE.
- NR — SIDE LOT LINE NOT RADIAL TO CENTER OF FRONT LINE CURVATURE.



TYPICAL LOT EASEMENT LAYOUT

NOT TO SCALE

NOTES:

1. ALL OUTLOTS ARE ENCUMBERED BY DRAINAGE AND UTILITY EASEMENTS.
2. OUTLOTS K, L, M AND N ARE HEREBY RESERVED FOR DEDICATION TO THE TOWN OF FREDERICK AND ARE TO BE USED FOR UTILITIES, DRAINAGE, PUBLIC ACCESS AND OPEN SPACE. THESE OUTLOTS ARE ALSO RESERVED FOR OIL/GAS PRODUCTION AND ASSOCIATED APPURTENANCES UNTIL SUCH TIME AS PRODUCTION CEASES AND THE RELATED LEASE EXPIRES.
3. OUTLOTS A THROUGH J HAVE BEEN PREVIOUSLY DESIGNATED BY THE EAGLE VALLEY PLAT. OUTLOT NAMING FOR THIS REPLAT DOES NOT REUSE OR DUPLICATE THAT LETTERING SCHEME FOR CLARITY.
4. 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.
5. 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.
6. 10' EASEMENTS ARE HEREBY DEDICATED FOR THE USE OF UTILITIES, DRAINAGE AND POSTAL FACILITIES.
7. 5' EASEMENTS ARE HEREBY DEDICATED FOR THE USE OF UTILITIES.
8. 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.
9. RIGHTS-OF-WAYS AS PREVIOUSLY DEDICATED ON THE EAGLE VALLEY PLAT, AS ENCUMBERED WITHIN THE BOUNDARY OF THIS REPLAT A, ARE TO BE VACATED BY SEPARATE DOCUMENT AND RECONFIGURED AND REDEDICATED AS SHOWN HEREON.
10. OUTLOT I AS PROPOSED FOR DEDICATION TO THE HOA AS SHOWN ON THE EAGLE VALLEY PLAT IS HEREBY RESERVED FOR DEDICATION TO THE TOWN OF FREDERICK AS SUPERCEEDED BY THIS REPLAT.

OWNERS:

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

TOWN OF FREDERICK
FREDERICK CO

LOTS

TOTAL NUMBER OF LOTS = 129

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.

SURVEYOR'S CERTIFICATE:

I, PETER A. BRYANT, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO 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 ____________

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT MELODY HOMES, INC. AND THE TOWN OF FREDERICK, BEING OWNERS OF A PORTION OF EAGLE VALLEY AS RECORDED AT RECEPTION NO. 2671678, ENV. 5170 AND 5171, OF THE WELD CO. RECORDS, LOCATED IN 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:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 23; WHENCE THE SOUTHEAST CORNER OF SAID SECTION 23 BEARS SOUTH 00°32'44" EAST A DISTANCE OF 2,646.00 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE SOUTH 89°42'43" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER OF SECTION 23, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°32'44" EAST A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF LOT 9, BLOCK 1 OF SAID EAGLE VALLEY AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE AFOREMENTIONED LOTS AND BLOCKS THE FOLLOWING 66 COURSES; SOUTH 00°32'44" EAST 518.45'; THENCE SOUTH 44°27'16" WEST 28.28 FEET; THENCE SOUTH 00°32'44" EAST 65.00 FEET; THENCE SOUTH 44°27'16" WEST 21.21 FEET; THENCE SOUTH 00°32'44" EAST 64.00 FEET; THENCE SOUTH 45°32'44" EAST 21.21 FEET; THENCE SOUTH 00°32'44" EAST 65.00 FEET; THENCE SOUTH 45°32'44" EAST 28.28 FEET; THENCE SOUTH 00°32'44" EAST 1,047.00 FEET; THENCE SOUTH 44°27'16" WEST 28.28 FEET; THENCE SOUTH 00°32'44" EAST 65.00 FEET; THENCE SOUTH 44°27'16" WEST 21.21 FEET; THENCE SOUTH 00°32'44" EAST 50.00 FEET; THENCE SOUTH 45°32'44" EAST 49.50 FEET; THENCE SOUTH 00°32'44" EAST 491.50 FEET; THENCE SOUTH 44°35'51" WEST 42.32 FEET; THENCE SOUTH 89°44'26" WEST 207.60 FEET; THENCE NORTH 00°15'34" WEST 320.00 FEET; THENCE SOUTH 89°44'26" WEST 530.25 FEET; THENCE NORTH 00°15'34" WEST 202.60 FEET; THENCE NORTH 27°31'31" EAST 307.34 FEET; THENCE NORTH 62°28'29" WEST 2.43 FEET; THENCE THENCE NORTH 27°31'31" EAST 487.78 FEET; THENCE NORTH 13°55'07" EAST 175.62 FEET; THENCE NORTH 00°55'22" WEST 97.48 FEET; THENCE NORTH 13°54'35" WEST 62.38 FEET; THENCE SOUTH 66°09'54" WEST 171.93 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 49°02'28", AND A CHORD THAT BEARS NORTH 48°21'20" WEST 190.91 FEET) A DISTANCE OF 196.86 FEET TO A POINT OF TANGENCY; THENCE NORTH 72°52'34" WEST 115.52 FEET; THENCE NORTH 27°52'34" WEST 21.21 FEET; THENCE NORTH 72°52'34" WEST 50.00 FEET; THENCE SOUTH 62°07'26" WEST 21.21 FEET; THENCE NORTH 72°52'34" WEST 240.07 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 290.00 FEET, A CENTRAL ANGLE OF 11°50'38", AND A CHORD THAT BEARS NORTH 66°57'15" WEST 59.84 FEET)A DISTANCE OF 59.95 FEET TO A POINT OF TANGENCY; THENCE NORTH 61°01'56" WEST 75.16 FEET; THENCE NORTH 16°01'56" WEST 21.21 FEET; THENCE NORTH 61°01'56" WEST 64.00 FEET; THENCE SOUTH 28°58'04" WEST 154.00 FEET; THENCE SOUTH 73°58'04" WEST 21.21 FEET; THENCE SOUTH 28°08'18" WEST 50.01 FEET; THENCE SOUTH 18°11'23" EAST 22.00 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING RADIUS OF 432.00 FEET, A CENTRAL ANGLE OF 12°57'31", AND A CHORD THAT BEARS SOUTH 17°10'53" WEST 97.50 FEET)A DISTANCE OF 97.71 FEET; THENCE NORTH 79°17'52" WEST 153.18 FEET; THENCE SOUTH 04°43'23" WEST 245.02 FEET; THENCE NORTH 85°16'37" WEST 200.00 FEET; THENCE SOUTH 04°43'23" WEST 37.20 FEET; THENCE NORTH 85°16'37" WEST 150.00 FEET; THENCE SOUTH 04°43'23" WEST 98.21 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 81°47'12", AND A CHORD THAT BEARS NORTH 36°10'13" WEST 229.13 FEET)A DISTANCE OF 249.80 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°43'23 EAST 168.03 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 373.00 FEET, A CENTRAL ANGLE OF 44°08'04", AND A CHORD THAT BEARS NORTH 26°47'25" EAST 280.27 FEET)A DISTANCE OF 287.32 FEET TO A POINT OF TANGENCY; THENCE NORTH 48°51'27" EAST 48.32 FEET; THENCE NORTH 41°08'33" WEST 50.00 FEET; THENCE NORTH 48°51'27" EAST 127.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 253.00 FEET, A CENTRAL ANGLE OF 20°27'49", AND A CHORD THAT BEARS NORTH 59°05'21" EAST 89.88 FEET)A DISTANCE OF 90.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 69°19'16" EAST 29.00 FEET; THENCE NORTH 20°40'44" WEST 140.00 FEET; THENCE NORTH 46°12'00" WEST 86.92 FEET; THENCE NORTH 25°00'00" EAST 103.94 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 139°53'00", AND A CHORD THAT BEARS NORTH 19°46'13" EAST 84.54 FEET)A DISTANCE OF 109.86 FEET; THENCE NORTH 00°17'17" WEST 111.75 FEET; THENCE NORTH 89°42'43" EAST 255.25 FEET; THENCE NORTH 89°37'34" EAST 267.17 FEET; THENCE NORTH 89°42'43" EAST 838.52 FEET; THENCE NORTH 86°14'49" EAST 129.88 FEET; THENCE NORTH 89°42'43" EAST 266.48 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 58.723 ACRES, HAVE BY THESE PRESENTS LAID OUT, AND PLATTED UNDER THE NAME AND STYLE OF EAGLE VALLEY REPLAT A, AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN FOR PUBLIC USE FOREVER HEREAFTER THE STREETS, PUBLIC WALKWAYS, AND PERPETUAL EASEMENTS FOR THE INSTALLATION AN MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AS LAID OUT AND DESIGNATED ON THIS PLAT.

WITNESS OUR HANDS AND SEALS THIS 16th DAY OF September A.D., 1999.

MELODY HOMES, INC., A DELAWARE CORPORATION

BY: TIMOTHY J KRATZ
V.P., LAND DEVELOPMENT

STATE OF COLORADO)
SS
COUNTY OF Jefferson)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF September 19,99 BY TIMOTHY J KRATZ, AS V.P., LAND DEVELOPMENT.

MY COMMISSION EXPIRES: 2-10-2002

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

NOTARY PUBLIC — LINDA FALKA — STATE OF COLORADO

TRUSTEES CERTIFICATE:

APPROVED BY THE BOARD OF TRUSTEES THIS__________DAY OF__________________________A.D., 1999. 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

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: SEPT. 7, 1999

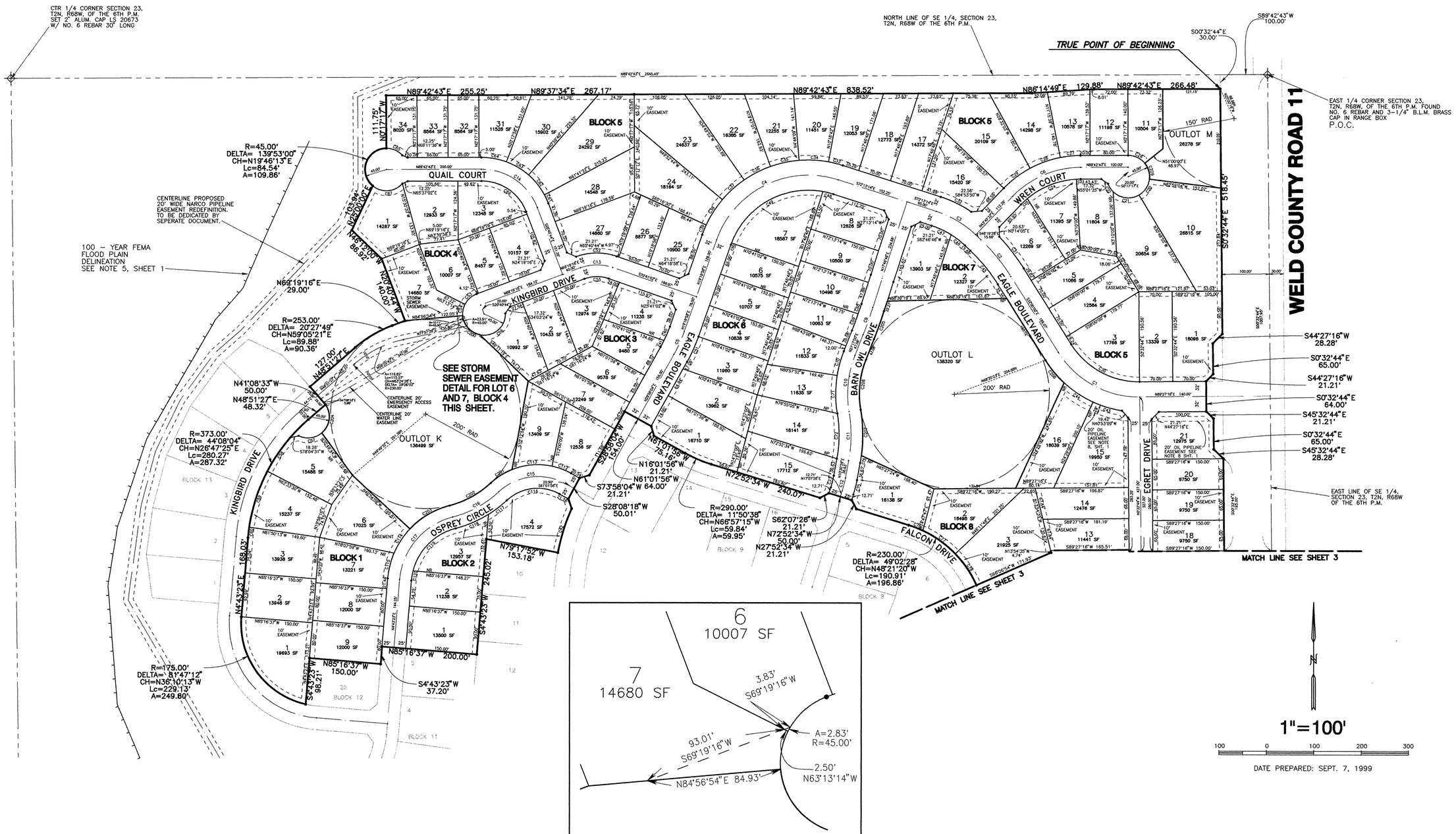
EAGLE VALLEY
FOR: MELODY HOMES, INC. JOB NO. 80-0068.029.09

PLOTTED: Tue Sep 14 08:32:04 1999 R:\0068_029.RAP\PLANNING\FINPLAT\FINAL PLAT REPLAT A SUMMER 99\Eagle Valley Replat A Final Plat.pro

2727905 10/21/1999 09:13A JA Suki Tsukamoto
2 of 3 R 30.00 D 0.00 Weld County CO

EAGLE VALLEY REPLAT A FINAL PLAT

A PARCEL 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, WELD COUNTY, COLORADO



STORM SEWER EASEMENT DETAIL
LOT 6 AND 7, BLOCK 4
1"=30'

ROCKY MOUNTAIN CONSULTANTS INC.
825 DELAWARE AVE., SUITE 500, LONGMONT, CO 80501
(303)772-5282 METRO:(303)665-5283 FAX:(303)665-6969

EAGLE VALLEY
REPLAT A
FOR: MELODY HOMES, INC. JOB NO. 80-0068.029.09

PLOTTED: Tue Sep 14 08:36:56 1999 R:\0068.029 RAP\PLANNING\FINPLAT\FINAL PLAT REPLAT A SUMMER 99\Eagle Valley Replat A Final Plat.pro

2727905 10/21/1999 09:13A JA Suki Tsukamoto
3 of 3 R 30.00 D 0.00 Weld County CO

EAGLE VALLEY REPLAT A FINAL PLAT

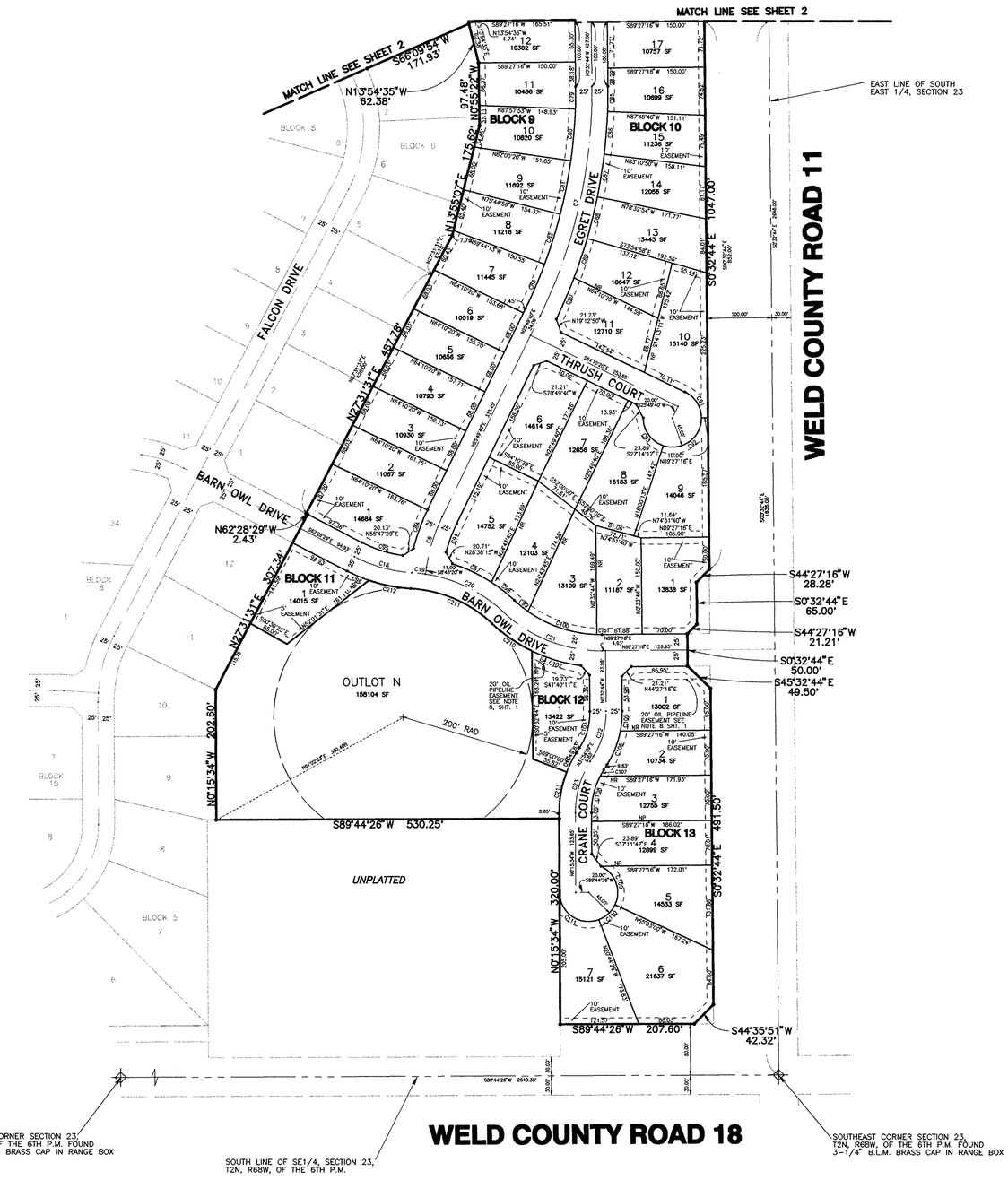
A PARCEL OF LAND SITUATED IN THE SOUTHEAST ONE – QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, WELD COUNTY, COLORADO

N

1"=100'

100 0 100 200 300

DATE PREPARED: SEPT. 7, 1999



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

EAGLE VALLEY
REPLAT A
FOR: MELODY HOMES, INC. JOB NO. 80-0068.029.09

PLOTTED: Tue Sep 14 08:40:51 1999 R:\0068_029.RAP\PLANNING\FINPLAT\FINAL PLAT REPLAT A SUMMER 99\Eagle Valley Replat A Final Plat.pro