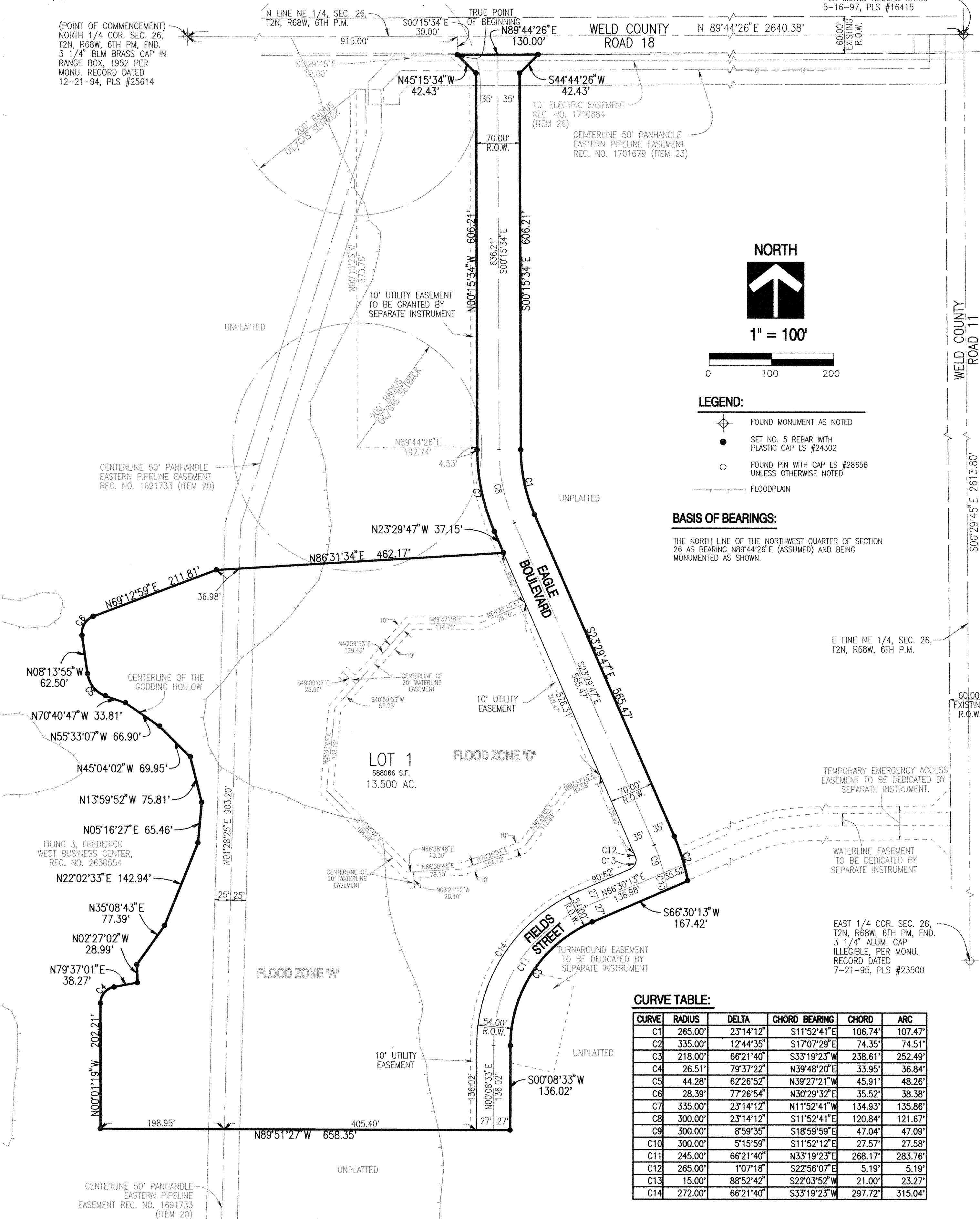


3190074 06/17/2004 12:15P Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

(POINT OF COMMENCEMENT)
NORTH 1/4 COR. SEC. 26,
T2N, R68W, 6TH PM, FND.
3 1/4" BLM BRASS CAP IN
RANGE BOX, 1952 PER
MONU. RECORD DATED
12-21-94, PLS #25614

NORTHEAST COR. SEC. 26,
T2N, R68W, 6TH PM, FND.
3 1/4" BLM BRASS CAP IN
RANGE BOX, PLS 16415, 1952
PER MONU. RECORD DATED
5-16-97, PLS #16415



FLOODPLAIN INFORMATION:

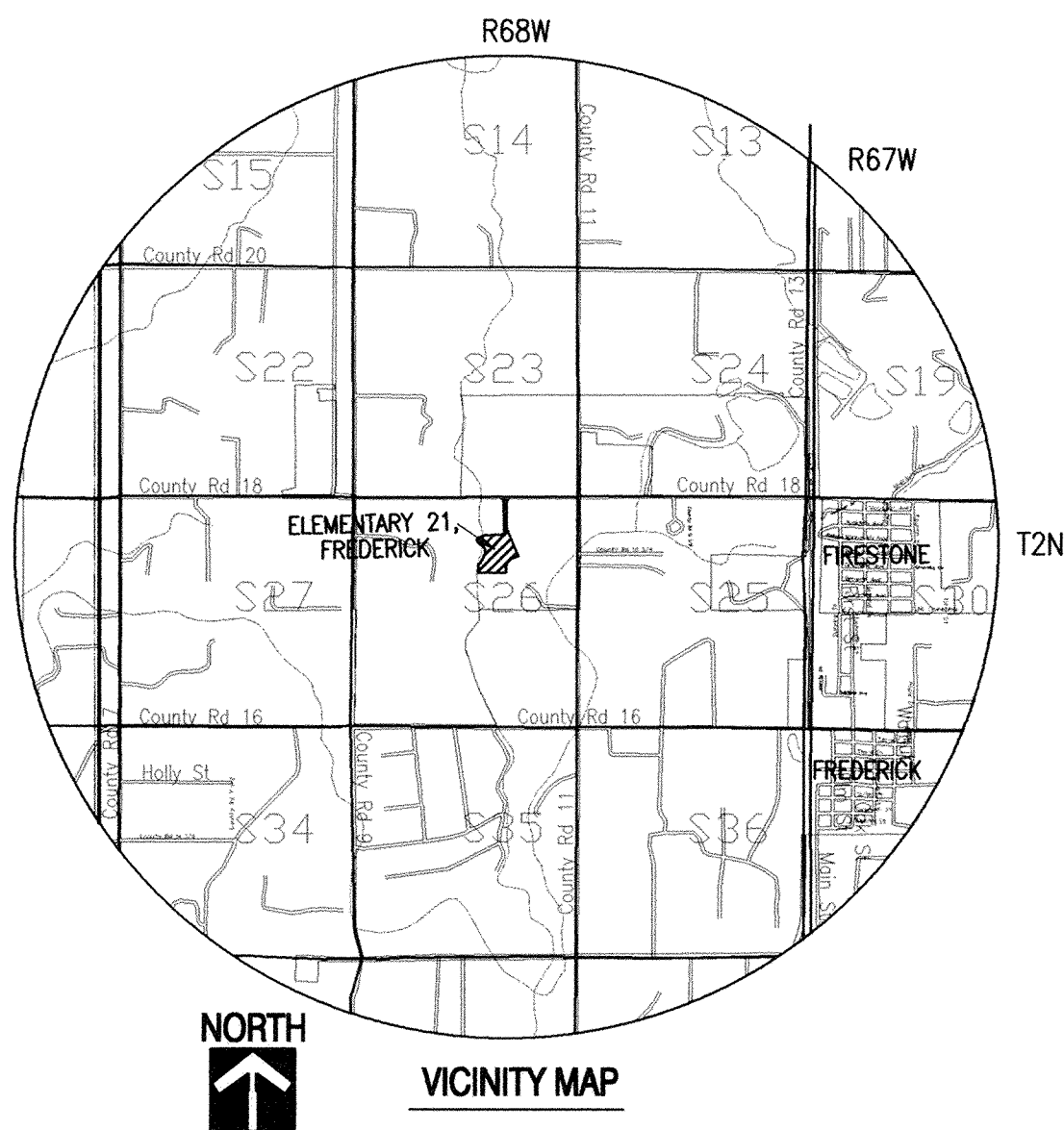
THIS SITE LIES WITHIN FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD, BASE FLOOD ELEVATIONS, A FLOOD HAZARD FACTORS NOT DETERMINED) AND FLOOD ZONE "C" AREAS OF MINIMAL FLOODING ACCORDING TO FLOOD INSURANCE RATE MAP NO. 080266C0863 C, DATED SEPTEMBER 28, 1982, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTES:

- 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.
- NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DESTROYS ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS 3 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- EASEMENTS REQUIRED FOR THE RELOCATION OF GAS FLOW LINES ACROSS THIS PROPERTY SHALL BE GRANTED BY SEPARATE DOCUMENT.
- OFFSITE UTILITY EASEMENTS TO BE GRANTED BY SEPARATE INSTRUMENTS

TITLE COMMITMENT NOTES:

- TITLE COMMITMENT, DEED AND EASEMENT RESEARCH PROVIDED BY LAND TITLE GUARANTEE COMPANY ORDER NO. FC25027623-4, DATED JUNE 27, 2003.
- THIS PROPERTY IS SUBJECT TO THE FOLLOWING SCHEDULE B EXCEPTIONS:
 - RIGHTS OF WAY FOR COUNTY ROADS 30 FEET ON EITHER SIDE OF SECTION AND TOWNSHIP LINES, AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS FOR WELD COUNTY, COLORADO, RECORDED OCTOBER 14, 1889 IN BOOK 86 AT PAGE 273.
 - THE RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT OR REMOVE HIS ORE SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES THEREBY GRANTED AS RESERVED IN UNITED STATES PATENT RECORDED DECEMBER 23, 1885 IN BOOK 51 AT PAGE 33; AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN. (NE1/4 SEC. 26, T2N, R68W)
 - AN UNDIVIDED FULL INTEREST IN ALL OIL, GAS AND OTHER MINERALS CONVEYED TO FRED STRUBBY BY MINERAL DEED, RECORDED MARCH 10, 1908 IN BOOK 278 AT PAGE 47, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (W1/2 NE1/4, E1/2 NE1/4, ALL IN SEC. 26, T2N, R68W)
 - AN OIL AND GAS LEASE, FROM HELEN M. GRANT, FERN M. WIKSTRAND AND VICTOR E. WIKSTRAND, TO MARTIN J. FREEDMAN, RECORDED SEPTEMBER 14, 1970 IN BOOK 633 AT RECEPTION NO. 1554542, AND ANY RIGHTS OR INTERESTS CLAIMED BY, THRU OR UNDER SAID LEASE AND/OR ANY ASSIGNMENTS THEREOF. SAID LEASE EXTENDED BY AFFIDAVIT RECORDED AUGUST 5, 1975 ON BOOK 744 AT RECEPTION NO. 1866390 AND AS RE-RECORDED SEPTEMBER 10, 1975 IN BOOK 747 AT RECEPTION NO. 1866438 (N1/2 SEC. 26, T2N, R68W) SURFACE OWNER'S AGREEMENT RECORDED JANUARY 17, 1977 IN BOOK 787, RECEPTION NO. 1708875.
 - AN OIL AND GAS LEASE, FROM THE ROCKY MOUNTAIN FUEL COMPANY, A CORPORATION (DELAWARE) TO THOMAS H. CONNOLLY RECORDED FEBRUARY 18, 1971 IN BOOK 640 AT RECEPTION NO. 1562474, AND ANY RIGHTS OR INTERESTS CLAIMED BY, THRU OR UNDER SAID LEASE AND/OR ANY ASSIGNMENTS THEREOF. SAID LEASE EXTENDED BY AFFIDAVIT RECORDED MARCH 12, 1976 IN BOOK 761 AT RECEPTION NO. 1683336, AND AMENDED AFFIDAVIT RECORDED MAY 28, 1976 IN BOOK 768 AS RECEPTION NO. 1689782. (N1/2 SEC. 26, T2N, R68W)
 - AN UNDIVIDED 18% INTEREST IN ALL OIL, GAS AND OTHER MINERALS CONVEYED TO THOMAS H. CONNOLLY BY MINERAL DEED, RECORDED NOVEMBER 16, 1973 IN BOOK 703 AT RECEPTION NO. 1624930, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (ALL COAL EXCEPTED) (W1/2 NE1/4, E1/2 E1/2 NE1/4, ALL IN SEC. 26, T2N, R68W)
 - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE ANNEXATION - DEVELOPMENT AGREEMENT BY AND BETWEEN THE TOWN OF FREDERICK AND GRANT BROTHERS RECORDED FEBRUARY 15, 1989 IN BOOK 1228 AT RECEPTION NO. 2170876 AND AUGUST 19, 1991 AT RECEPTION NO. 2259958. (N1/2 SEC. 26, T2N, R68W)
 - NOTICE CONCERNING UNDERGROUND FACILITIES OF UNITED POWER, INC., FORMERLY UNION RURAL ELECTRIC ASSOCIATION, INC., RECORDED JANUARY 24, 1991 IN BOOK 1288 AT RECEPTION NO. 2232926. (SEC. 26, T2N, R68W)



CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WALLACE H. GRANT AND DOUGLAS GRANT AND MICHAEL C. WOOD AND WILLIAM J. MCCARREN AND GODDING INVESTMENT GROUP, LLC, BEING THE OWNERS, MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LANDS TO BE PLATTED IN FINAL LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF MINOR SUBDIVISION PLAT ELEMENTARY 21, FREDERICK, 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 ARE 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.

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 26, WHENCE THE NORTHEAST ONE-QUARTER CORNER OF SAID SECTION 26 BEARS NORTH 89°44'26" EAST, A DISTANCE OF 2640.38 FEET, SAID LINE FORMING THE BASIS OF BEARINGS IN THIS DESCRIPTION; THENCE ALONG SAID LINE NORTH 89°44'26" EAST, A DISTANCE OF 915.00 FEET; THENCE SOUTH 00°15'34" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 18 AND THE TRUE POINT OF BEGINNING.

THENCE NORTH 89°44'26" EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 44°44'28" WEST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 00°15'34" EAST, A DISTANCE OF 606.21 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 23°14'12" AND A CHORD WHICH BEARS SOUTH 11°52'41" EAST, 106.74 FEET) A DISTANCE OF 107.47 FEET; THENCE SOUTH 23°29'47" EAST, A DISTANCE OF 565.47 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 12°44'35" AND A CHORD WHICH BEARS SOUTH 17°07'29" EAST, 74.35 FEET) A DISTANCE OF 74.51 FEET; THENCE SOUTH 66°30'13" WEST, A DISTANCE OF 167.42 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 218.00 FEET, A CENTRAL ANGLE OF 66°21'40" AND A CHORD WHICH BEARS SOUTH 33°19'23" WEST, 238.61 FEET) A DISTANCE OF 252.49 FEET; THENCE SOUTH 00°08'33" WEST, A DISTANCE OF 136.02 FEET; THENCE NORTH 89°51'27" WEST, A DISTANCE OF 658.35 FEET TO A POINT ON CENTERLINE OF THE GODDING HOLLOW AND THE EASTERLY BOUNDARY LINE OF FILING 3 FINAL PLAT FREDERICK WEST BUSINESS CENTER AS RECORDED AT RECEPTION NO. 2630854 IN THE WELD COUNTY RECORD; THENCE ALONG THE EASTERLY BOUNDARY OF FILING 3 AND SAID CENTERLINE THE FOLLOWING 15 COURSES: 1) THENCE NORTH 00°01'19" WEST, A DISTANCE OF 202.21 FEET; 2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 26.51 FEET, A CENTRAL ANGLE OF 79°37'22" AND A CHORD WHICH BEARS NORTH 39°48'20" EAST, 33.95 FEET) A DISTANCE OF 36.84 FEET; 3) THENCE NORTH 79°37'22" WEST, A DISTANCE OF 38.27 FEET; 4) THENCE NORTH 02°27'02" WEST, A DISTANCE OF 28.99 FEET; 5) THENCE NORTH 35°08'43" EAST, A DISTANCE OF 77.39 FEET; 6) THENCE NORTH 22°02'33" EAST, A DISTANCE OF 142.94 FEET; 7) THENCE NORTH 05°15'34" WEST, A DISTANCE OF 606.21 FEET; 8) THENCE NORTH 13°59'52" WEST, A DISTANCE OF 75.81 FEET; 9) THENCE NORTH 45°04'02" WEST, A DISTANCE OF 69.95 FEET; 10) THENCE NORTH 55°33'07" WEST, A DISTANCE OF 66.80 FEET; 11) THENCE NORTH 70°40'47" WEST, A DISTANCE OF 33.81 FEET; 12) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 44.28 FEET, A CENTRAL ANGLE OF 62°26'52" AND A CHORD WHICH BEARS NORTH 39°27'21" WEST, 45.91 FEET) A DISTANCE OF 48.26 FEET; 13) THENCE NORTH 08°13'55" WEST, A DISTANCE OF 62.50 FEET; 14) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 28.39 FEET, A CENTRAL ANGLE OF 77°26'54" AND A CHORD WHICH BEARS NORTH 30°29'32" EAST, 35.52 FEET) A DISTANCE OF 38.38 FEET; 15) THENCE NORTH 09°12'59" EAST, A DISTANCE OF 211.81 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 86°31'34" EAST, A DISTANCE OF 462.17 FEET; THENCE NORTH 23°29'47" WEST, A DISTANCE OF 37.15 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 00°15'34" EAST, A DISTANCE OF 60.21 FEET; THENCE NORTH 11°52'41" WEST, 134.93 FEET) A DISTANCE OF 135.86 FEET; THENCE NORTH 00°15'34" WEST, A DISTANCE OF 606.21 FEET; THENCE NORTH 45°15'34" WEST, A DISTANCE OF 42.43 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 16.414 ACRES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 13th DAY OF AUGUST, 2003.

WALLACE H. GRANT
DOUGLAS GRANT
MICHAEL C. WOOD
WILLIAM J. MCCARREN
GODDING INVESTMENT GROUP, LLC
RANDY ZILLY
SUPERINTENDENT OF SCHOOLS
ST. VRAIN VALLEY SCHOOL DISTRICT

STATE OF COLORADO } SS
COUNTY OF BOULDER }

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY WALLACE H. GRANT, DOUGLAS GRANT, MICHAEL C. WOOD, WILLIAM J. MCCARREN AND GODDING INVESTMENT GROUP, LLC THIS 13th DAY OF AUGUST, 2003.

MY COMMISSION EXPIRES 11/01/2005
WITNESS MY HAND AND SEAL
NOTARY PUBLIC

STATE OF COLORADO } SS
COUNTY OF BOULDER }

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY RANDY ZILLY THIS 13th DAY OF AUGUST, 2003.

MY COMMISSION EXPIRES 11/01/2005
WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MINOR SUBDIVISION PLAT ELEMENTARY 21, FREDERICK

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO. CONTAINING 16.414 ACRES MORE OR LESS.

SURVEYING CERTIFICATE

I, A. JOHN BURL, 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 DAY OF , 20 .

TETRA TECH RMC
BY: A. JOHN BURL
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 24302

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS DAY OF , 20 .

CHAIRMAN

PLANNING COMMISSION SECRETARY

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

THIS FINAL PLAT MAP OF THE MINOR SUBDIVISION PLAT ELEMENTARY 21, FREDERICK IS APPROVED AND ACCEPTED BY ORDINANCE NO. PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON , 20 , AND RECORDED ON , 20 , 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, SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN, AND THE ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION, ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS.

THE RESPONSIBILITY FOR ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR 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 IS SET FORTH IN THE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS AND THE INTEGRATED SUBORDINATE 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.

Town of Frederick
P.O. Box 435
Frederick, CO 80530

DESIGNED BY: GF
PREPARED BY: BEB
CHECKED BY: XXX
JOB NO: 80-0195.116.00
TETRA TECH RMC
1900 S. SUNSET ST., SUITE 1-F, LONGMONT, CO 80501
TEL. 303.772.5282 METRO 303.665.6283 FAX 303.665.6999
MINOR SUBDIVISION PLAT
ELEMENTARY 21, FREDERICK
1 OF 1