



# EVEZICH SUBDIVISION AMENDMENT

## A RE-PLAT OF LOTS 3, 5, AND 6, EVEZICH MINOR SUBDIVISION

### BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 67 WEST, 6TH P.M. TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

#### LEGEND:

- SECTION LINE
- PROPERTY BOUNDARY LINE
- - - ADJACENT SUBDIVISION LINE
- LOT LINE
- - - STREET RIGHT-OF-WAY LINE
- - - ROADWAY EASEMENT LINE
- - - UTILITY EASEMENT LINE
- - - STREET CENTER LINE
- - - SEWER EASEMENT LINE
- - - GAS EASEMENT LINE
- - - DITCH EASEMENT LINE
- - - 200' SETBACK LINE OR TIE LINE
- ◆ FOUND: SECTION CONTROL CORNER
- FOUND: 5/8" REBAR W/YELLOW PLASTIC CAP, PLS 27936
- FOUND: MONUMENT, AS NOTED
- FOUND: 5/8" REBAR W/YELLOW PLASTIC CAP, PLS 27936

#### SURVEYING CERTIFICATE

I, KIM A. ALBERS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE AMENDED SUBDIVISION PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS AMENDED SUBDIVISION PLAT AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 12<sup>TH</sup> DAY OF MAY, 2011.

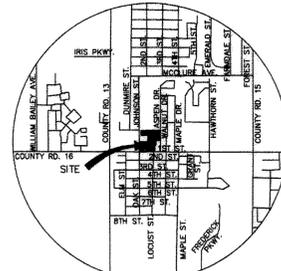
BY:

*Kim A. Albers*  
KIM A. ALBERS  
COLORADO REGISTERED PROFESSIONAL  
LAND SURVEYOR



LOT 1, BLOCK 6 OF WOLFF GARDENS & EVANS ADDITION RESUBDIVISION  
WELD COUNTY, COLORADO ZONING "A" (AGRICULTURAL)

FOUND 5/8" REBAR WITH  
YELLOW PLASTIC CAP MARKED:  
PLS 23500 (0.5' NORTH OF  
CORNER POSITION)



VICINITY MAP (N.T.S.)

#### CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT FIRST STREET FREDERICK, L.L.C., AND THE TOWN OF FREDERICK, COLORADO, A MUNICIPAL CORPORATION, BEING OWNERS OF CERTAIN LANDS IN FREDERICK, COLORADO, ALL AS DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE PLATTED INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF "EVEZICH SUBDIVISION AMENDMENT, A REPLAT OF LOTS 3, 5 AND 6", AND DO HEREBY DEDICATE TO THE PUBLIC SUCH PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND SUCH OTHER PLACES DESIGNED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN, INCLUDING THAT TEN FOOT (10') RIGHT-OF-WAY EASEMENT ALONG THE NORTH SIDE OF FIRST STREET DEPICTED HERE AND ON THE EVEZICH MINOR SUBDIVISION PLAT, RECORDED SEPTEMBER 26, 2005 AS RECEPTION NO. 3325848, TO BE DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, AS UNENCUMBERED PUBLIC RIGHT-OF-WAY. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS.

THIS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 7.249 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 16<sup>TH</sup> DAY OF MAY, 2011.

*Anita Sanborn*  
ANITA SANBORN (MANAGER)

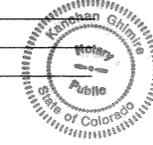
STATE OF COLORADO }  
COUNTY OF WELD } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY ANITA SANBORN, ACTING IN HER CAPACITY AS MANAGER OF FIRST STREET FREDERICK, L.L.C. THIS 16<sup>TH</sup> DAY OF MAY, 2011.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES 10/15/2012

NOTARY PUBLIC *Karen J. Jiricek*



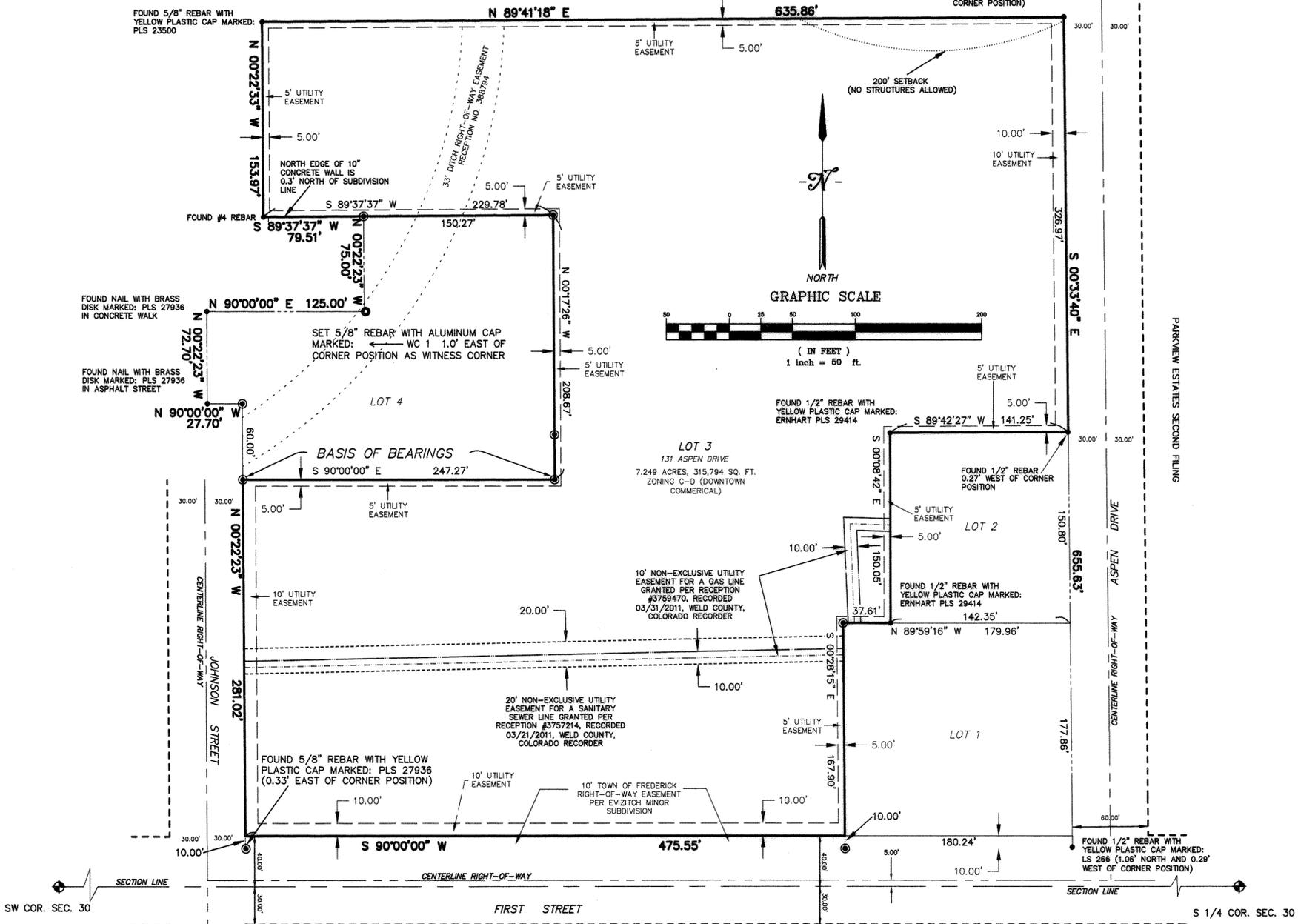
#### STAFF CERTIFICATE OF APPROVAL

THIS SUBDIVISION AMENDMENT PLAT BEING EVEZICH SUBDIVISION AMENDMENT APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 13<sup>TH</sup> DAY OF MAY, 2011 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

PLANNING DIRECTOR

#### NOTES

- ORIGINAL EASEMENT INFORMATION FOR THIS PLAT WAS TAKEN FROM THE EVEZICH MINOR SUBDIVISION PLAT, RECORDED SEPTEMBER 26, 2005 AS RECEPTION NO. 3325848 OF THE RECORDS OF WELD COUNTY, COLORADO AND A PROPERTY INFORMATION BINDER DOCUMENT PREPARED BY LAND TITLE GUARANTEE COMPANY AS REPORT 25093552-1, DATED 12/21/09.
- BEARINGS HEREON SHOWN ARE BASED UPON THE SOUTH LINE OF LOT 4 OF THE EVEZICH MINOR SUBDIVISION RECORDED SEPTEMBER 26, 2005 AS RECEPTION NO. 3325848 OF THE RECORDS OF WELD COUNTY, COLORADO AS BEARING S90°00'00"W AS MONUMENTED AND SHOWN.
- ALL POINTS OF ENTRY SHALL CONFORM TO TOWN REQUIREMENTS. WHERE POSSIBLE AND AS APPLICABLE, THESE POINTS OF ENTRY AND EXIT SHALL BE RELOCATED OR COMBINED FOR PUBLIC SAFETY, INCLUDING, BUT NOT LIMITED TO COMBINING THE SITE ACCESS AS THE SITE DEVELOPS.
- DEVELOPMENT SHALL OCCUR IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN FOR THE TOWN OF FREDERICK AND IS SUBJECT TO THE REQUIREMENTS OF THE LAND USE CODE, INCLUDING, BUT NOT LIMITED TO THE SITE PLAN PROCESS, ROAD RIGHTS-OF-WAY REQUIREMENTS, PARKS AND OPEN SPACE DEDICATIONS AND LANDSCAPING REQUIREMENTS. DEDICATIONS AS NOTED IN SECTION 2.7 "ROADS" AND IN SECTION 2.11 "PARKS AND OPEN SPACE" OF THE LAND USE CODE SHALL BE SATISFIED PRIOR TO RECORDING APPROVAL OF ANY FUTURE DEVELOPMENT.
- ALL LANDSCAPING REQUIRED AND APPROVED AS PART OF THE DEVELOPMENT SHALL BE MAINTAINED IN GOOD HEALTH BY THE OWNER OF THE PROPERTY. SITE MAINTENANCE SHALL EXTEND TO THE EDGE OF THE ROAD/BACK OF CURB IN ACCORDANCE WITH THE PROVISIONS OF THE LAND USE CODE.
- AN AGREEMENT (MOAPI) MAY BE REQUIRED TO ADDRESS APPLICABLE PUBLIC IMPROVEMENTS PRIOR TO APPROVAL OF ANY FUTURE DEVELOPMENT WITHIN LOT 3.
- A SIDEWALK WILL BE REQUIRED ALONG FIRST STREET PRIOR TO OCCUPANCY OR FINAL INSPECTION FOR ANY NEW DEVELOPMENT WITHIN LOT 3. SIDEWALKS MAY ALSO BE REQUIRED ALONG JOHNSON STREET AND ASPEN DRIVE, AS APPLICABLE. A TREE LAWN MAY BE REQUIRED ALONG FIRST STREET AND ASPEN DRIVE WITH FUTURE DEVELOPMENT.
- MINERAL INTERESTS RESERVED PER DEEDS RECORDED MARCH 4, 1908, IN BOOK 278 AT PAGE 10 (TO THE EVANS COAL AND LAND COMPANY), JUNE 17, 1910 IN BOOK 327 AT PAGE 503 (TO THE EVANS COAL AND LAND COMPANY) AND JANUARY 18, 1924 IN BOOK 740 AT PAGE 54 (TO JOHN WOLFF) ARE NOT SUBJECT TO THE PROVISIONS OF THIS PLAT.
- THE BOUNDARY AND LOT CLOSURES ON THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARD OF CARE AS DETERMINED BY THE PROFESSION FOR ACCURACY STANDARDS AS REQUIRED BY THE STATE OF COLORADO BOARD OF LICENSURE.
- THE MAINTENANCE OF LANDSCAPING OF THE LANDS WITHIN THE BOUNDARY OF THIS PLAT WILL BE THE RESPONSIBILITY OF THE LANDOWNER.
- THE COMPREHENSIVE PLAN FOR THE TOWN OF FREDERICK, COLORADO INDICATED THAT SUBSURFACE MINING ACTIVITY MAY REQUIRE POTENTIAL CONSTRAINTS ON THE DEVELOPMENT OF THE PROPERTY WITHIN THE BOUNDARY SHOWN ON THIS PLAT, INCLUDING, BUT NOT LIMITED TO, GEOTECHNICAL SUBSIDENCE AND SOIL STUDIES, ENGINEERED FOUNDATIONS AND OTHER REMEDIES NEEDED TO MITIGATE THE MINING ACTIVITIES IN THE AREA.



SW COR. SEC. 30

S 1/4 COR. SEC. 30

**True Position** LAND SURVEYING  
951 East 8th Ave., Broomfield, CO, 80020  
Phone: (720) 566-0466 trueposition@tdsl.com

DATE: 2/23/2011	DRAWN BY: CLA	JOB NO.: FEC 0103
SCALE: 1" = 50'	CHECKED BY: KAA	DRAWING NO.: 1
REVISIONS - DATE BY:	REVISIONS - DATE BY:	REVISIONS - DATE BY: