171

ENV 5946 5392

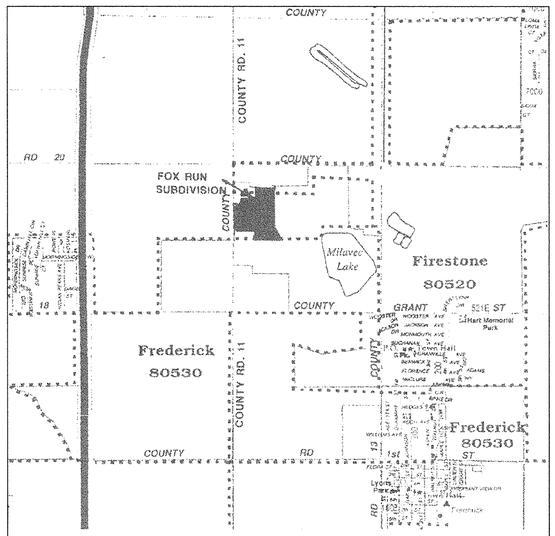
2691171 05/03/1999 03:39P Weld County CO
1 of 3 R 31.00 D 0.00 JA Suki Tsukamoto

FINAL PLAT
FOX RUN SUBDIVISION

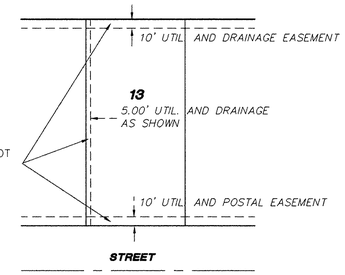
THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

128 LOTS - 8 TRACTS - 47.57 ACRES

SHEET 1 OF 3



VICINITY MAP
(NO SCALE)



10' DRAINAGE AND UTILITY EASEMENTS ON ALL REAR LOT LINES AND FRONT LOT LINES AND 5' UTILITY EASEMENTS ON SIDE LOT LINES WHERE SHOWN.

LOT EASEMENTS (TYP.)
(NO SCALE)

LEGEND:

- DENOTES FOUND MONUMENTS AS NOTED.
- DENOTES SET #5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "LS 28657" UNLESS OTHERWISE NOTED.
- DENOTES FOUND #4 REBAR STAMPED "LS 14083", UNLESS OTHERWISE NOTED
- N/R — DENOTES NO-RADIAL
- DENOTES OIL/GAS OPERATIONS SETBACK LINE
- DENOTES NON-BUILDING ZONE FOR OIL/AND OR GAS PRODUCTION

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE CENTER CORNER AND THE WEST QUARTER CORNER OF SECTION 24 BY 3 1/4" ALUMINUM CAPS STAMPED L.S. 14070 WITH THE BEARING BETWEEN ASSUMMED TO BE NORTH 89°41'49" WEST.

NOTES:

1.) ALL OUTLOTS ARE ENCUMBERED BY DRAINAGE AND UTILITY EASEMENTS.

2.) OUTLOTS A, B, C, D AND G 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 E, F AND H ARE TO BE OWNED AND MAINTAINED BY THE FOX RUN HOMEOWNERS ASSOCIATION AND ARE ENCUMBERED BY UTILITY AND DRAINAGE EASEMENTS.

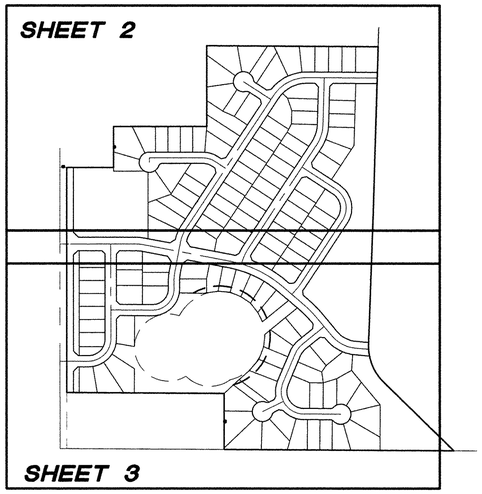
4.) REAR LOT EASEMENTS SHALL MEASURE TEN (10') AND ARE FOR UTILITIES AND DRAINAGE. FRONT LOT EASEMENTS SHALL MEASURE TEN (10') AND ARE FOR UTILITIES AND AND POSTAL FACILITIES. FIVE (5') SIDE LOT EASEMENTS, AS DEPICTED HEREON ARE FOR UTILITIES AND DRAINAGE .

5.) OUTLOT D IS ENCUMBERED BY OIL AND/OR GAS PRODUCTION FACILITIES. DWELLING STRUCTURES MUST CONFORM TO THE SETBACKS SHOWN HEREON.

6.) EASEMENTS FOR EXISTING AND/OR FUTURE OIL AND/OR GAS PRODUCT FLOWLINES ARE HEREBY DEDICATED OVER AND ACROSS OUTLOTS B,D,H & F IN THEIR ENTIRETY.

7.) THE EAST 15 FEET OF LOTS 22 AND 23 OF BLOCK 7 ARE ENCUMBERED BY A IRRIGATION PIPELINE EASEMENT. TREE PLANTINGS ARE PROHIBITED WITHIN THIS 15 FEET.

8.) THE SOUTH 20 FEET OF LOTS 21,22,24,25,26,27 AND 28 OF BLOCK 7 ARE ENCUMBERED BY A IRRIGATION PIPELINE EASEMENT. TREE PLANTINGS ARE PROHIBITED WITHIN 5 FEET OF EITHER SIDE OF THE IRRIGATION PIPELINE.



SHEET INDEX MAP
(NO SCALE)

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT MELODY HOMES, INC. BEING THE OWNERS OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 24 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 24 BEARS NORTH 89°41'49" WEST A DISTANCE OF 727.00 FEET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 3 KELLOGG SUBDIVISION; THENCE NORTH 00°01'20" WEST ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 250.00 FEET; THENCE NORTH 89°41'49" WEST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 697.00 FEET TO THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 11; THENCE NORTH 00°01'20" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1003.91 FEET TO THE SOUTHWEST CORNER OF A PARCEL, AS DESCRIBED IN BOOK 1640 AT PAGE 287, WELD COUNTY RECORDS; THENCE ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID PARCEL THE FOLLOWING (2) TWO COURSES: (1) NORTH 89°58'40" EAST A DISTANCE OF 208.00 FEET; (2) THENCE NORTH 00°01'20" WEST A DISTANCE OF 183.00 FEET TO THE SOUTHERLY LINE OF LOT 2 KELLOG SUBDIVISION; THENCE NORTH 89°58'40" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 412.77 FEET; THENCE NORTH 00°01'20" WEST ALONG THE EASTERLY LINE OF LOTS 1 AND 2 KELLOG SUBDIVISION A DISTANCE OF 360.56 FEET; THENCE SOUTH 89°42'53" EAST ALONG SAID PARCEL, RECORDED AT RECEPTION NO. 2368771, WELD COUNTY RECORDS, A DISTANCE OF 759.79 FEET TO THE CENTER OF A (6') SIX WIDE CONCRETE CHANNEL; THENCE ALONG SAID CHANNEL THE FOLLOWING (4) COURSES: (1) SOUTH 01°41'34" WEST A DISTANCE OF 733.78 FEET; (2) THENCE SOUTH 02°02'36" WEST A DISTANCE OF 594.05 FEET; (3) THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 46°00'43", A RADIUS OF 230.00 FEET, A DISTANCE OF 184.70 FEET, THE CHORD OF WHICH BEARS SOUTH 20°57'45" EAST A DISTANCE OF 179.78 FEET; (4) THENCE SOUTH 45°28'05" EAST A DISTANCE OF 439.15 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 24; THENCE LEAVING THE CONCRETE CHANNEL NORTH 89°41'49" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1017.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 47.57 ACRES (2,071,998 SQUARE FEET), MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, AND PLATTED UNDER THE NAME AND STYLE OF FOX RUN SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN OF FREDERICK FOR PUBLIC USE FOREVER AND HEREAFTER THE STREETS AND PUBLIC WALKWAYS, AS LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AS LAID OUT AND DESIGNATED ON THIS PLAT AND DO FURTHER RESERVE FOR FUTURE CONVEYANCE AND DEDICATION BY SEPARATE DOCUMENT OUTLOTS A, B, C, D AND G FOR PUBLIC USE.

WITNESS OUR HANDS AND SEALS THIS 26th DAY OF February A.D., 1999

MELODY HOMES, INC., A DELAWARE CORPORATION

BY: James E. Ferraro
JAMES E. FERRARO
VICE PRESIDENT, FORWARD PLANNING

STATE OF COLORADO)
)SS
COUNTY OF Jefferson)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF February 1999,, BY JAMES E. FERRARO, AS VICE PRESIDENT, FORWARD PLANNING OF MELODY HOMES, INC., A DELAWARE CORPORATION.

MY COMMISSION EXPIRES: 2-10-2002
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

NOTARY PUBLIC LINDA PRILIKA STATE OF COLORADO

TRUSTEES CERTIFICATE:

APPROVED BY THE BOARD OF TRUSTEES THIS 11th DAY OF February 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

TOWN OF FREDERICK INCORPORATED 1907

SURVEYOR'S CERTIFICATE:

I, THOMAS W. NICHOLAS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

THOMAS W. NICHOLAS
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 28657
FOR AND ON BEHALF OF NOLTE ASSOCIATES, INC.

COLORADO REGISTERED THOMAS W. NICHOLAS 28657 PROFESSIONAL LAND SURVEYOR

2/22/99

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF CERTIFICATION SHOWN HEREON.

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., 1999., AND IS RECORDED IN PLAT BOOK NO. _____ , FILM NO. _____.
RECEPTION NO. _____

DEPUTY _____ RECORDER _____ FEES _____

NOLTE and ASSOCIATES Engineers / Planners / Surveyors 7000 S. YOSEMITE ST., SUITE 200, ENGLEWOOD, CO. 80112 (303) 220-1001	DEVELOPER MELODY HOMES 11031 SHERIDAN BOULEVARD WESTMINSTER, COLORADO 80020 (719) 227 - 1022	DATE:	12-02-98
		SCALE:	N/A
		SHEET 1 OF 3	

TITLE: FOX RUN SUBDIVISION
DATE: 02/24/99 TIME: 14:34 T H: 6.19
SCALE: N/A SERVER: NONE SERVICE: N.T.S.
PATH: N:\5692\SHEETS\ DRAWING NAME: FDFRSI1DWG
PLOTTING VIEW: NONE DESIGNER: MHG PROJ. MGR.
SHEET 1 OF 3 SHEETS JOB NO. F02058

2691171 05/03/1999 03:39P Weld County CO
2 of 3 R 31.00 D 0.00 JR Suki Tsukamoto

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TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

SEE SHEET 3 OF 3

NOLTE and ASSOCIATES
Engineers / Planners / Surveyors
7000 S. YOSEMITE ST., SUITE 200, ENGLEWOOD, CO. 80112
(303) 220-1001

DEVELOPER
MELODY HOMES
11031 SHERIDAN BOULEVARD
WESTMINSTER, COLORADO 80020
(719) 227 - 1022

DATE:	12-02-98
SCALE:	SCALE 1"=50'
SHEET 2 OF 3	

TITLE: FINAL PLAT FOX RUN
DATE: 04/03/99 TIME: 11:21 T.H.: 1:06
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SHEET 2 OF 3 SHEETS JOB NO. F60288

2691171 05/03/1999 03:39P Weld County CO
3 of 3 R 31.00 D 0.00 JA Suki Tsukamoto

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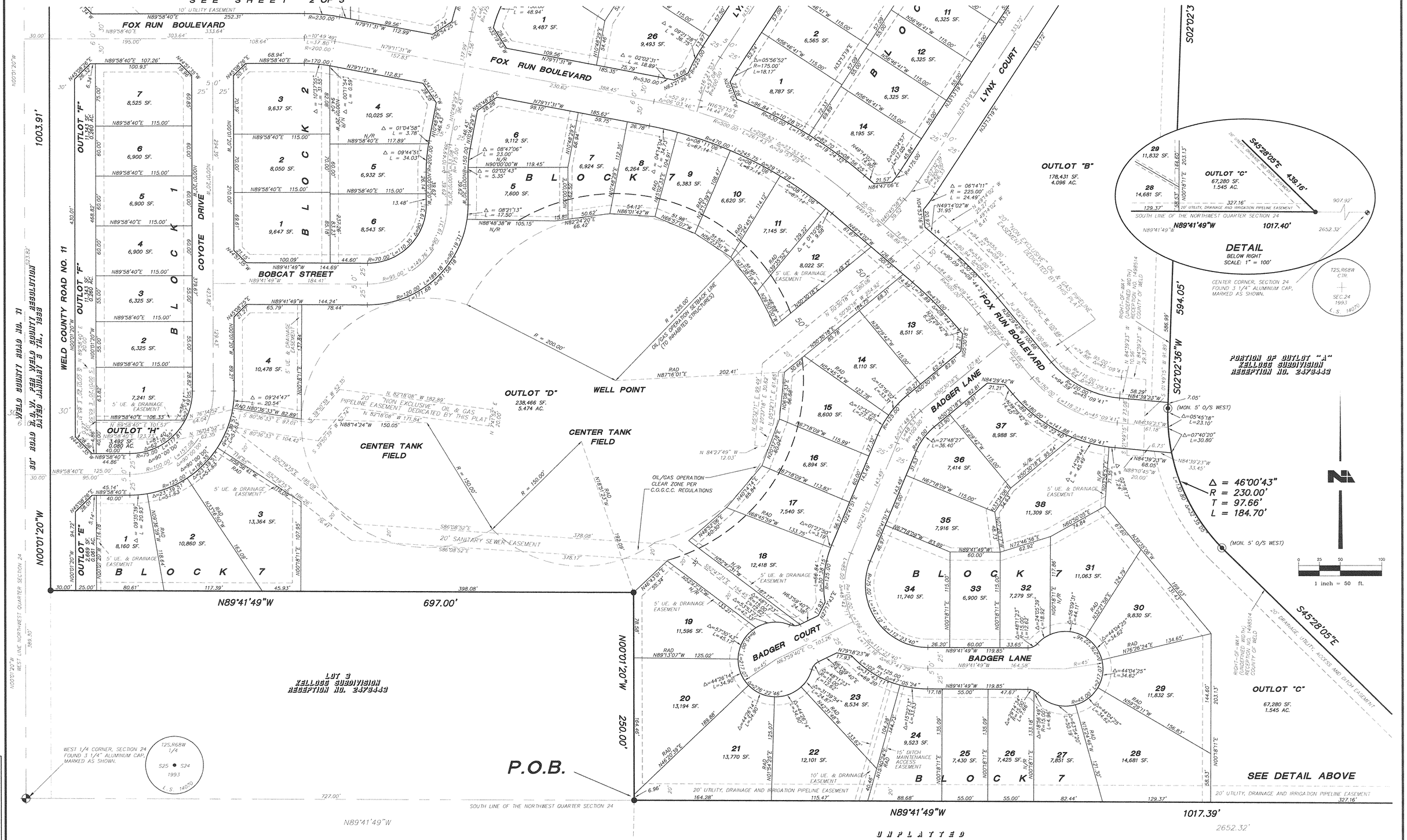

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PLOTTING VIEW: NONE DESIGNER: MHG PROJ MGR	
SHEET 3 OF 3 SHEETS JOB NO. F20258	

NOLTE and ASSOCIATES
Engineers / Planners / Surveyors
7000 S. YOSEMITE ST., SUITE 200, ENGLEWOOD, CO. 80112
(303) 220-1001

DEVELOPER
MELODY HOMES
11031 SHERIDAN BOULEVARD
WESTMINSTER, COLORADO 80020
(719) 227 - 1022

DATE:	12-02-98
SCALE:	SCALE 1"=50'
SHEET 3 OF 3	