741 ENV 5842 5850

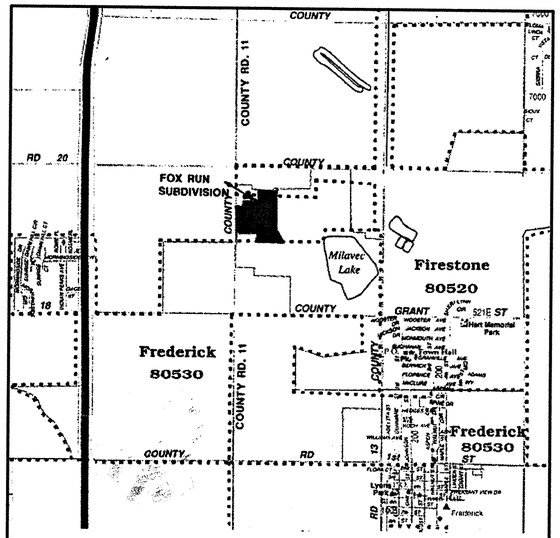
2767741 03/27/2000 12:31P JA Suki Tsukamoto
1 of 5 R 50.00 D 0.00 Weld County CO

FINAL PLAT
FOX RUN 2 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.

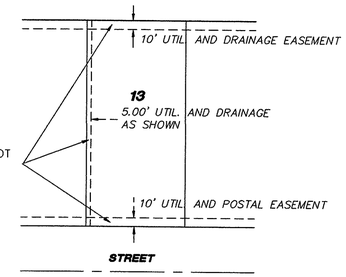
160 LOTS – 5 TRACTS – 54.769 ACRES

SHEET 1 OF 5



VICINITY MAP
(NO SCALE)

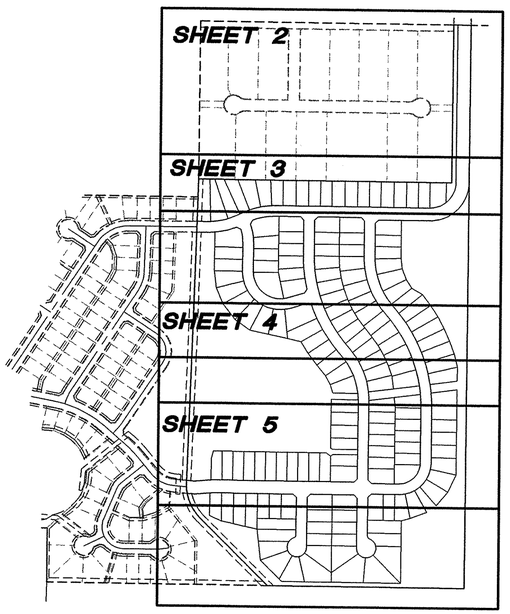
10' DRAINAGE AND UTILITY EASEMENTS ON ALL REAR LOT LINES AND FRONT LOT LINES AND 5' UTILITY EASEMENTS ON SIDE LOT LINES WHERE SHOWN.



LOT EASEMENTS (TYP.)
(NO SCALE)

LEGEND:

- DENOTES FOUND #5 REBAR W/1 1/2" ALUM. CAP, STAMPED "LS 28657" (5' OFFSET WEST)
- DENOTES FOUND #5 REBAR WITH NO CAP, UNLESS OTHERWISE NOTED.
- DENOTES FD. #4 REBAR STAMPED "LS 14083", UNLESS OTHERWISE NOTED.
- N/R — DENOTES NON–RADIAL
- DENOTES OIL/GAS OPERATIONS SETBACK LINE
- DENOTES NON–BUILDING ZONE FOR OIL/AND OR GAS PRODUCTION



SHEET INDEX MAP
(NO SCALE)

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 ONE–QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 24 BY 3 1/4" ALUMINUM CAPS STAMPED L.S. 14070 WITH THE BEARING BETWEEN ASSUMED TO BE NORTH 89°41'49" WEST.

NOTES:

1) ALL TRACTS ARE ENCUMBERED IN THEIR ENTIRETY BY DRAINAGE AND UTILITY EASEMENTS.

2) TRACTS A, B, C, D AND E ARE HEREBY RESERVED FOR DEDICATION TO THE TOWN OF FREDERICK AND ARE TO BE USED FOR UTILITIES, SUBSURFACE DRAINS, DRAINAGE, PUBLIC ACCESS AND OPEN SPACE.

3) 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 .

4) TRACT C IS ENCUMBERED BY OIL AND/OR GAS PRODUCTION FACILITIES. DWELLING STRUCTURES MUST CONFORM TO THE SETBACKS SHOWN HEREON.

5) EASEMENTS FOR EXISTING AND/OR FUTURE OIL AND/OR GAS PRODUCT FLOWLINES ARE HEREBY DEDICATED OVER AND ACROSS TRACTS B AND C IN THEIR ENTIRETY.

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 THE CENTER ONE–QUARTER CORNER OF SAID SECTION 24, THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 24 NORTH 89°41'49" WEST A DISTANCE OF 907.93 FEET TO THE SOUTHEAST CORNER OF THE FINAL PLAT OF FOX RUN SUBDIVISION, RECORDED AT RECEPTION NO. 2691171, WELD COUNTY RECORDS; THENCE LEAVING SAID SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 24 AND ALONG THE EASTERLY BOUNDARY LINES OF SAID FOX RUN SUBDIVISION THE FOLLOWING FOUR (4) COURSES: (1) NORTH 45°28'05" WEST A DISTANCE OF 439.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 230.00 FEET; (2) THENCE NORTHWESTERLY AND NORTHERLY A DISTANCE OF 184.70 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°00'43"; (3) THENCE TANGENT TO SAID CURVE NORTH 02°02'36" EAST A DISTANCE OF 594.05 FEET; (4) THENCE NORTH 01°41'34" EAST A DISTANCE OF 733.78 FEET TO THE NORTHEAST CORNER OF SAID FOX RUN SUBDIVISION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED AT RECEPTION NO. 2368771, WELD COUNTY RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID TRACT OF LAND NORTH 01°37'50" EAST A DISTANCE OF 84.71 FEET TO THE SOUTHWEST CORNER OF THE DEL REY SUBDIVISION, RECORDED AT RECEPTION NO. 2667494, WELD COUNTY RECORDS; THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY LINE OF SAID DEL REY SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°42'53" EAST A DISTANCE OF 1167.74 FEET; (2) THENCE NORTH 00°14'03" EAST A DISTANCE OF 732.91 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF WELD COUNTY ROAD NO. 20, BEING A POINT 30 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 24; THENCE ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE AND PARALLEL TO SAID NORTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 24 SOUTH 89°42'53" EAST A DISTANCE OF 80.00 FEET TO EASTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 24; THENCE ALONG SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 24 SOUTH 00°14'03" WEST A DISTANCE OF 2619.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 54.769 ACRES (2,385,740 SQUARE FEET), MORE OR LESS;

HAVE BY THESE PRESENTS LAID OUT, AND PLATTED UNDER THE NAME AND STYLE OF FOX RUN 2 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, TRACTS A, B, C, D AND E FOR PUBLIC USE.

WITNESS OUR HANDS AND SEALS THIS 24th DAY OF February A.D., 2000

MELODY HOMES, INC., A DELAWARE CORPORATION

BY: TIMOTHY J. KRATZ
VICE PRESIDENT, LAND DEVELOPMENT

STATE OF COLORADO)
)SS
COUNTY OF Jefferson)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF February 2000 BY TIMOTHY J. KRATZ, AS VICE PRESIDENT, LAND DEVELOPMENT OF MELODY HOMES, INC., A DELAWARE CORPORATION.

MY COMMISSION EXPIRES: 05/07/01
WITNESS MY HAND AND OFFICIAL SEAL.
Dana Jaynes-Cummins
NOTARY PUBLIC

TRUSTEES CERTIFICATE:

APPROVED BY THE BOARD OF TRUSTEES THIS 7th DAY OF March A.D., 2000
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

SURVEYOR'S CERTIFICATE:

I, MARK A. MILLER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLAT WERE MADE UNDER MY RESPONSIBLE CHARGE AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

FOR AND ON BEHALF OF NOLTE ASSOCIATES, INC.

COLORADO REGISTERED MARK A. MILLER 28656 PROFESSIONAL LAND SURVEYOR
2/28/00

MARK A. MILLER
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 28656

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., 20___, AND IS RECORDED IN PLAT BOOK NO._____ , FILM NO._____ .
RECEPTION NO. _____

DEPUTY _____ RECORDER _____ FEES _____

TITLE: FOX RUN 2 SUBDIVISION
DATE 02/23/00 TWP. 13S T. N. 8.34
SCALE N/A SERVER NONE SERVICE N.T.S.
PATH J:\NS2000\NS0A200\ DRAWING NAME EFFERSSLDWG
PLOTTING VIEW NONE DESIGNER MHG PROJ. MGR.
SHEET 1 OF 3 SHEETS JOB NO. F20058

REV. 02-09-00
REV. 10-20-99

NOLTE BEYOND ENGINEERING
2000 S. VOSEPHITE ST., SUITE 200 ENGLEWOOD, CO. 80112
303.706.1900 TEL 303.220.9001 FAX WWW.NOLTE.COM

DEVELOPER/OWNER
MELODY HOMES
11031 SHERIDAN BOULEVARD
WESTMINSTER, COLORADO 80020
(303) 466 - 1831

DATE:	09-29-99
SCALE:	N/A
SHEET 1 OF 5	

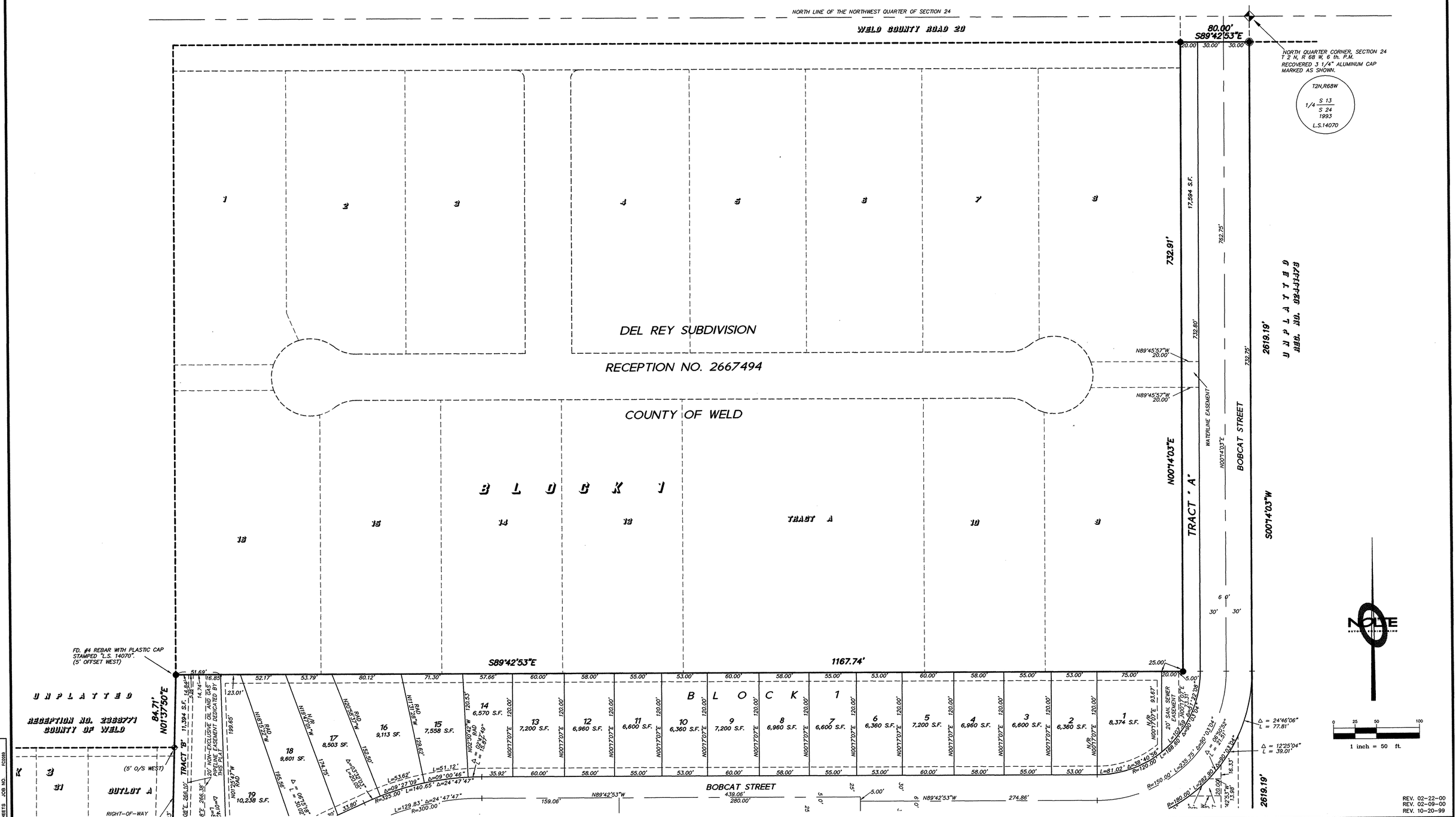
2757741 03/27/2000 12:31P JA Suki Tsukamoto
2 of 5 R 50.00 D 0.00 Weld County CO

FINAL PLAT
FOX RUN 2 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.

160 LOTS – 5 TRACTS – 54.769 ACRES

SHEET 2 OF 5



1 inch = 50 ft.

REV. 02-22-00
REV. 02-09-00
REV. 10-20-99

NOLTE BEYOND ENGINEERING
7000 S. YOSEMITE ST., SUITE 200 ENGLEWOOD, CO. 80112
303.220.1001 TEL 303.220.9001 FAX WWW.NOLTE.COM

DEVELOPER/OWNER
MELODY HOMES
11031 SHERIDAN BOULEVARD
WESTMINSTER, COLORADO 80020
(303) 466 - 1831

DATE:	09-29-99
SCALE:	1" = 50'
SHEET 2 OF 5	

TITLE: FINAL PLAT
FOX RUN 2 SUBDIV.
DATE 02/24/00 TIME 07:30 T. No. 2.78
SCALE: HORIZ. 1" = 50' VERTICAL NONE SURVEY: M.T.S.
DRAWN: M.R.D. DESIGN: D.J.W. DESIGNER: EF5F8282.DWG
PLOTTING VIEW: NONE DESIGNER: MHS PROJ. MGR.
SHEET 2 OF 5 SHEETS JOB NO. FO099

2757741 03/27/2000 12:31P JA Suki Tsukamoto
3 of 5 R 50.00 D 0.00 Weld County CO

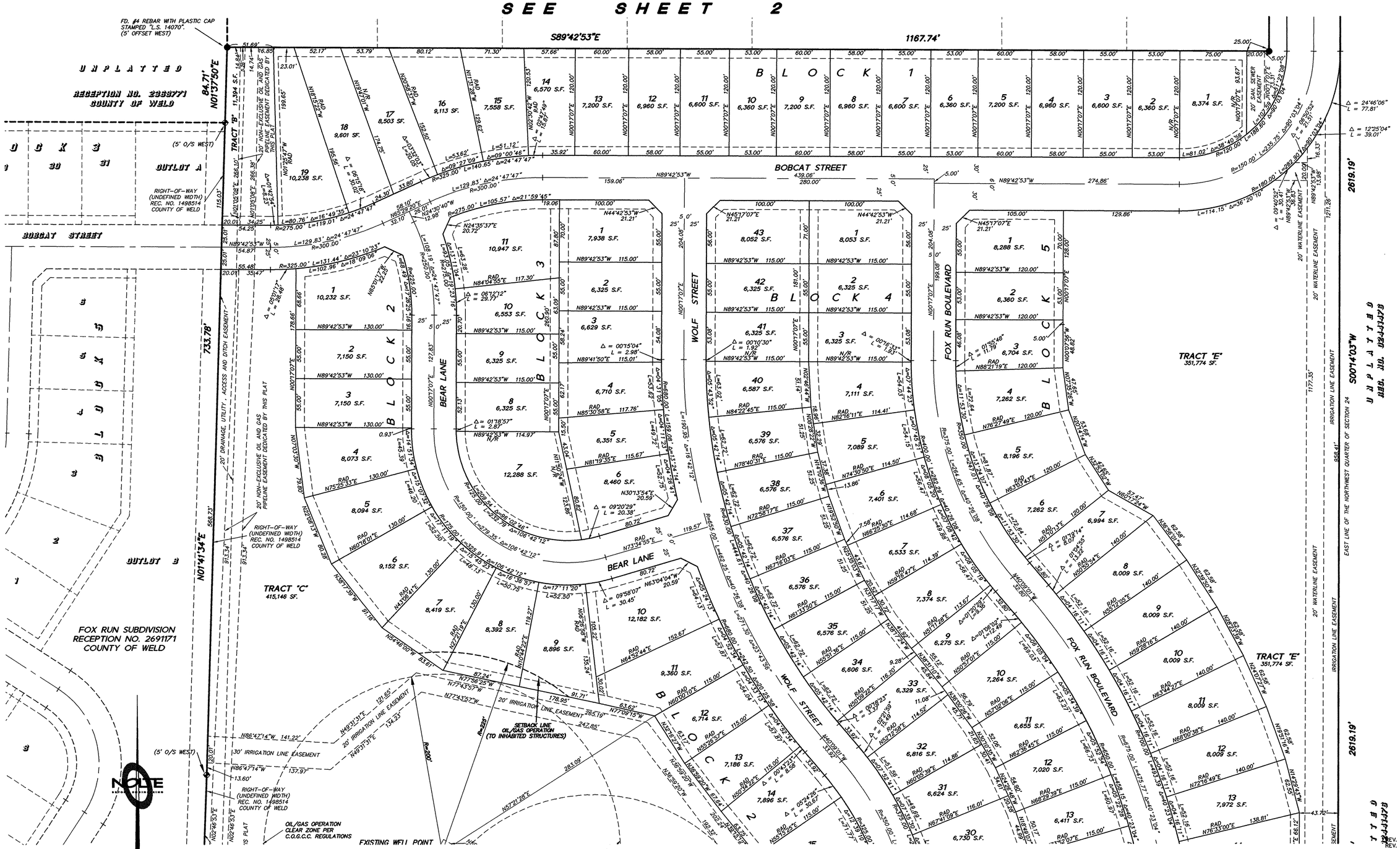
FINAL PLAT
FOX RUN 2 SUBDIVISION

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.

160 LOTS – 5 TRACTS – 54.769 ACRES

SHEET 3 OF 5

SEE SHEET 2



SEE SHEET 4

TITLE: FINAL PLAT FOX RUN 2 SUBDIV.	
DATE: 02/24/00 TIME: 07:15 T. No. 1.65	
SCALE: 1" = 50' SERVER: NONE SERVER: N.T.S.	
PATH: JN:\2000\JN\CADD\ DRAWING NAME: FFFFS3\2\W\G	
PLOTTING VIEW: 3DSET PLOTTED BY: PROJ. MGR.	
SHEET 3 OF 5 SHEETS JOB NO. 00099	

NOLTE BEYOND ENGINEERING
7000 S. YOSEMITE ST., SUITE 200 ENGLEWOOD, CO. 80112
303.220.1001 TEL 303.220.9001 FAX WWW.NOLTE.COM

DEVELOPER/OWNER
MELODY HOMES
11031 SHERIDAN BOULEVARD
WESTMINSTER, COLORADO 80020
(303) 466 - 1831

DATE:	09-29-99
SCALE:	1" = 50'
SHEET 3 OF 5	

REV. 02-22-00
REV. 02-09-00
REV. 10-20-99

2757741 03/27/2000 12:31P JA Suki Tsukamoto
4 of 5 R 50.00 D 0.00 Weld County CO

FINAL PLAT
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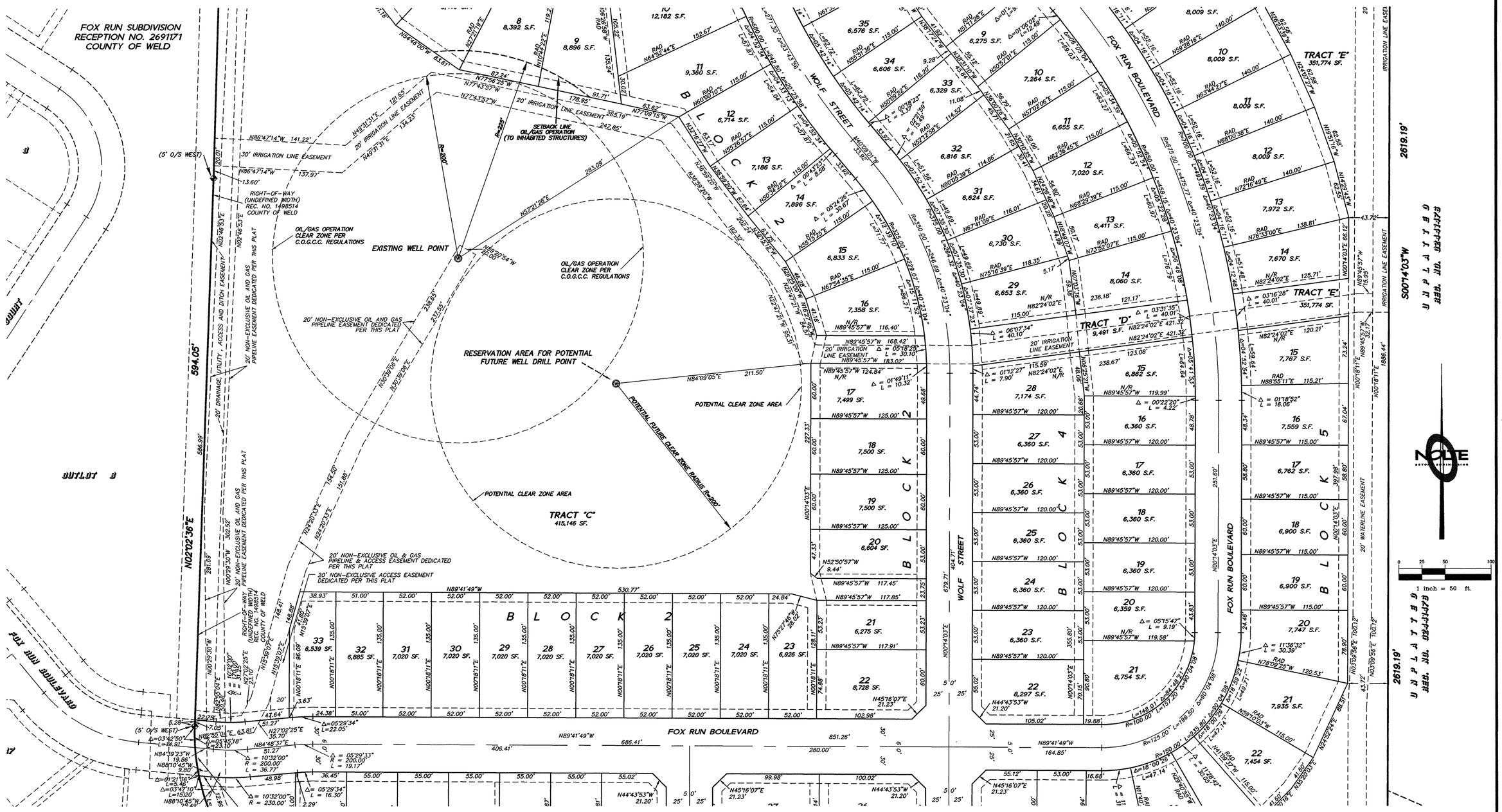
160 LOTS – 5 TRACTS – 54.769 ACRES

SHEET 4 OF 5

SEE SHEET 3



SEE SHEET 5

TITLE: FINAL PLAT FOX RUN 2 SUBDIV.	
DATE: 02/24/00 TWP: 02.08 T. H: 0.44	
SCALE: 1" = 50' SERVER: NONE SERVICE: N.T.S.	
PATH: M:\DGN\DGN\DGN, DRAWING NAME: FRPRE8.DWG	
DRAWING VIEW: NONE LAYOUT: FRPLAT.DWG	
SHEET 5 OF 5 SHEETS JOB NO. 25089	

NOLTE BEYOND ENGINEERING 7600 S. YOSEMITE ST., SUITE 200 ENGLEWOOD, CO. 80112 303.220.1550 TEL 303.220.9001 FAX WWW.NOLTE.COM	DEVELOPER/OWNER MELODY HOMES 11031 SHERIDAN BOULEVARD WESTMINSTER, COLORADO 80020 (303) 466 - 1831	DATE: 09-29-99
		SCALE: 1" = 50'
		SHEET 4 OF 5

REV. 02-22-00
REV. 02-09-00
REV. 10-20-99

2757741 03/27/2000 12:31P JA Suki Tsukamoto
5 of 5 R 50.00 D 0.00 Weld County CO

FINAL PLAT
FOX RUN 2 SUBDIVISION

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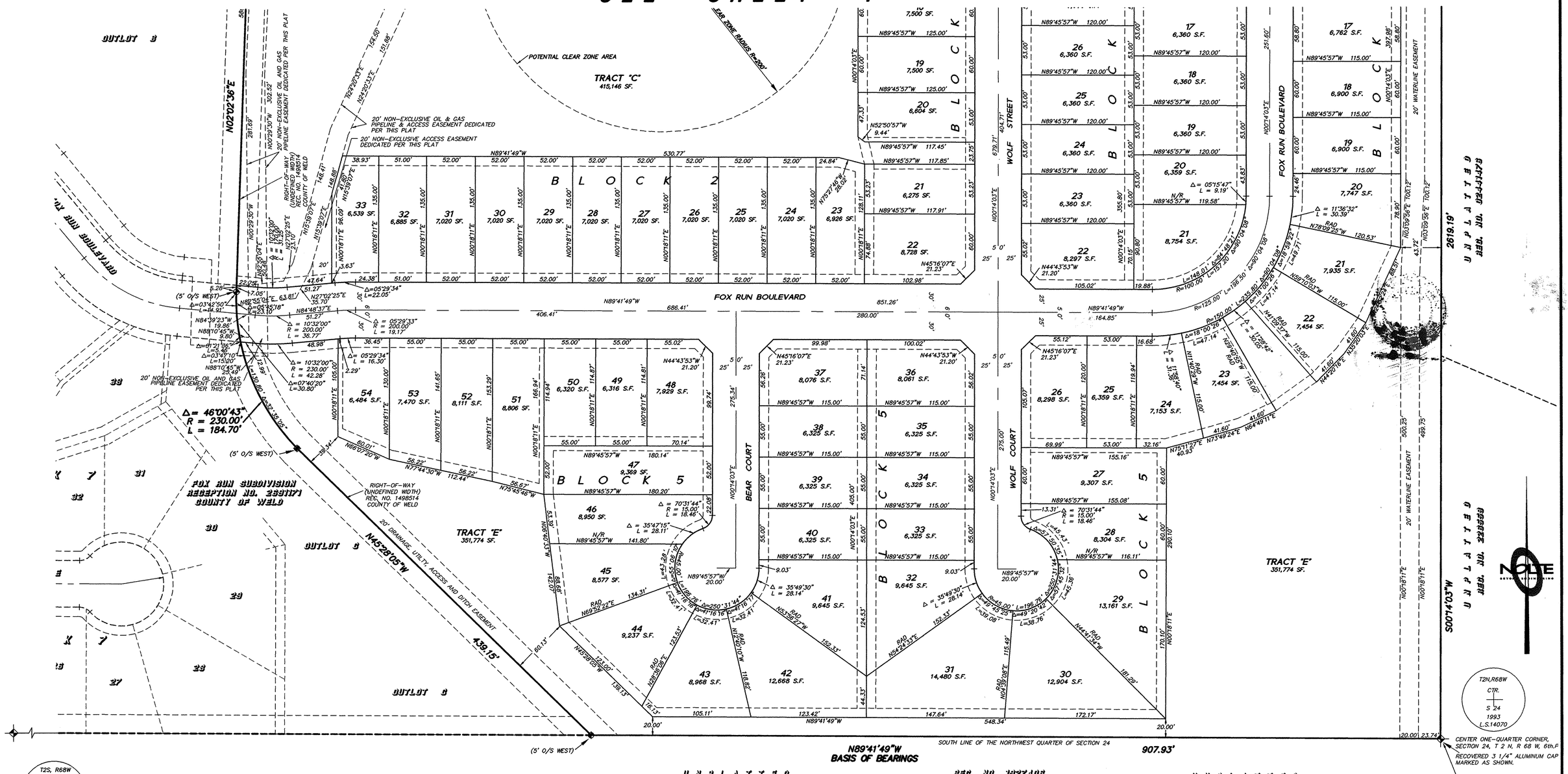
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

160 LOTS – 5 TRACTS – 54.769 ACRES

SHEET 5 OF 5

S E E S H E E T 4



REV. 02-22-00
REV. 02-09-00
REV. 10-20-99

NOLTE BEYOND ENGINEERING 7000 S. YOSEMITE ST., SUITE 200 ENGLEWOOD, CO. 80112 303.220.1001 TEL 303.220.9051 FAX WWW.NOLTE.COM	DEVELOPER/OWNER MELODY HOMES 11031 SHERIDAN BOULEVARD WESTMINSTER, COLORADO 80020 (303) 466 - 1831	DATE: 09-29-99 SCALE: 1" = 50' SHEET 5 OF 5

TITLE: FINAL PLAT FOX RUN 2 SUBDIV.
DATE: 02/24/00 TIME: 08:53 T. H: 2.17
SCALE: 1" = 50' SERVER: NONE SERVICE: N.T.S.
PATH: JAUSCOBB3:\SUCASH\ DRAWING NAME: FFER2BS2.DWG
PLOTTING VIEW: NONE DESIGNER: MEG PROJ. MGR.
SHEET 5 OF 5 SHEETS JOB NO. F20089

FOX RUN 2 SUBDIVISION
FINAL PLAT