

MAPLE RIDGE II SUBDIVISION AMENDMENT 1

A REPLAT OF: LOTS 10-16 OF BLOCK 8, LOTS 1-7 OF BLOCK 9, OUTLOT E AND ALLEYS 1 & 2 OF "MAPLE RIDGE II SUBDIVISION"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30,
 TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 3.49 ACRES-14 LOTS, 1 OUTLOT

CERTIFICATE OF VACATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE STREETS AND RIGHTS-OF-WAY OF SANTIAGO STREET AND WAKE STREET SOUTH OF DAVIS DRIVE DEDICATED TO THE TOWN OF FREDERICK, COLORADO BY "MAPLE RIDGE II SUBDIVISION" FINAL PLAT DATED MARCH 07, 2005 AND RECORDED DECEMBER 13, 2005 AT RECEPTION NO. 3346815, HAVING NEVER BEEN DEVELOPED, IN ACCORDANCE WITH C.R.S. 43-2-302(a), HAS CAUSED SAID STREETS AND RIGHTS-OF-WAY TO BE VACATED TO THE OWNER, ALLIANCE DEVELOPMENT MAPLE RIDGE II, BY THIS REPLAT OF THE SUBDIVISION.

Tony Carey
 TONY CAREY, MAYOR



ATTEST:

Meghan C. Martinez
 MEGHAN C. MARTINEZ, CMC, TOWN CLERK

ACKNOWLEDGMENT:

STATE OF COLORADO }
 COUNTY OF Weld } SS

THE FOREGOING CERTIFICATE OF VACATION WAS ACKNOWLEDGED BEFORE ME BY TONY CAREY AS MAYOR AND MEGHAN C. MARTINEZ, CMC AS TOWN CLERK OF THE TOWN OF FREDERICK, THIS 16th DAY OF February, 2017.

WITNESS MY HAND AND SEAL:

LORI MICHELLE TREJO
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20154041174
 My Commission Expires Oct. 18, 2019

Lori M. Trejo
 NOTARY PUBLIC
 MY COMMISSION EXPIRES Oct 18, 2019

STATEMENT OF OWNERSHIP AND CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ALLIANCE DEVELOPMENT MAPLE RIDGE II, BEING THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF "MAPLE RIDGE II SUBDIVISION AMENDMENT 1" AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS OF WAY, AND EASEMENTS DESIGNATED OR DESCRIBED AS FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN. THE ENTITIES NAMED ON THE EASEMENT, OR 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 STREET, 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.

LOTS 10 THROUGH 16, BLOCK 8,
 LOTS 1 THROUGH 7, BLOCK 9,
 ALLEYS 1 AND 2
 OUTLOT E
 VACATED SANTIAGO STREET RIGHT-OF-WAY SOUTH OF DAVIS DRIVE
 VACATED WAKE STREET RIGHT-OF-WAY SOUTH OF DAVIS DRIVE
 "MAPLE RIDGE II SUBDIVISION"
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO;
 EXECUTED THIS 15th DAY OF February, 2017.

ALLIANCE DEVELOPMENT MAPLE RIDGE II
Tatum Jablonski
 BY: TATUM JABLONSKI
 AS: AGENT

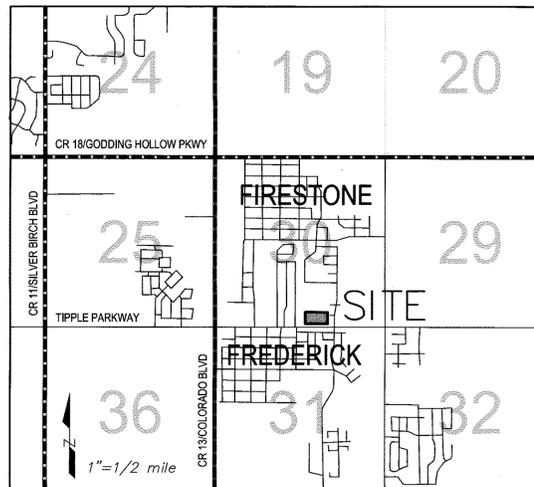
ACKNOWLEDGMENT:
 STATE OF COLORADO }
 COUNTY OF Weld } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY TATUM JABLONSKI AS AGENT OF ALLIANCE DEVELOPMENT MAPLE RIDGE II, THIS 15th DAY OF February, 2017.

WITNESS MY HAND AND SEAL:

KATHLEEN L. LARSON
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20004031701
 My Commission Expires Nov. 21, 2020

Kathleen L. Larson
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 11/21/2020



VICINITY MAP

NOTES:

- NOTICE: ACCORDING TO COLORADO LAW, ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY MUST COMMENCE WITHIN THREE YEARS AFTER SUCH DEFECT IS FIRST DISCOVERED. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 30, BEARING N89°23'01"E, 2,266.84 FEET BETWEEN THE SOUTH QUARTER CORNER AND THE CENTER QUARTER CORNER (BOTH BEING 3.25" BRASS CAPS, BLM 1952 PER THE MAPLE RIDGE II SUBDIVISION PLAT).
- THE "MAPLE RIDGE II" SUBDIVISION PLAT WAS RECORDED 12/13/2005 AT RECEPTION NO. 3346815.
- SUBDIVISION CORNERS SHALL BE MONUMENTED WITH 1" PLASTIC CAPS MARKED PLS 37990 OR NAIL/SHINERS MARKED LS 37990 IN WALK SUBSEQUENT TO GRADING AND CONSTRUCTION ACTIVITIES.
- PROPERTY IS CURRENTLY ZONED "R-1" (LOW DENSITY RESIDENTIAL).
- OUTLOT E OF ORIGINAL "MAPLE RIDGE II SUBDIVISION" IS BEING INCLUDED IN THIS REPLAT, BEING RESIZED AND RENAMED TO OUTLOT A.
- PER ORIGINAL "MAPLE RIDGE II SUBDIVISION" PLAT, PORTIONS OF THE SITE ARE INFLUENCED BY THE WARWICK MINE AND ARE SUBJECT TO SUBSIDENCE RELATED RECOMMENDATIONS. SEE SHEET 2 FOR APPROXIMATE MINE INFLUENCE AREA.
- ALL LINEAR DISTANCES ARE IN U.S. SURVEY FEET.

OUTLOT SUMMARY				
OUTLOT	AREA	USE	OWNERSHIP	MAINTENANCE
A	0.51 Ac.	OPEN SPACE, PARK, PEDESTRIAN TRAIL	H.O.A.	H.O.A.

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 2017-016 THIS 3RD DAY OF JANUARY, 2017.

Amor
 CHAIRMAN
Kathy Larson
 PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE FINAL PLAT MAP OF "MAPLE RIDGE II SUBDIVISION AMENDMENT 1" IS APPROVED AND ACCEPTED BY ORDINANCE NO. 1245 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON JANUARY 24, 2017. 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.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL 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 SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THE TOWN. THE CONSTRUCTION OF IMPROVEMENTS BENEFITTING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A SEPARATE 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.

Tony Carey
 TONY CAREY, MAYOR
 ATTEST:
Meghan C. Martinez
 MEGHAN C. MARTINEZ, CMC, TOWN CLERK



SURVEYOR'S CERTIFICATE:

I, BO BAIZE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT 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 02ND DAY OF JANUARY, 2017.



FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.,
 BO BAIZE, COLORADO PLS NO. 37990

ADDRESSES:

OWNER/APPLICANT: ALLIANCE DEVELOPMENT, 4910 CLUBHOUSE COURT, BOULDER, CO 80301
 ENGINEER/SURVEYOR: HURST & ASSOCIATES, INC., 2500 BROADWAY, SUITE B, BOULDER, COLORADO 80304

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	BY	DATE
1	Original Submitted	Bo	11/02/16
1	Edits per town comments	Bo	12/04/16
2	Update Cert Title	Bo	01/02/17

HURST & ASSOCIATES, INC.
 2500 Broadway, Suite B
 Boulder, CO 80304
 303.449.9105

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

MAPLE RIDGE II SUBDIVISION
 AMENDMENT 1 PLAT
 FREDERICK, COLORADO

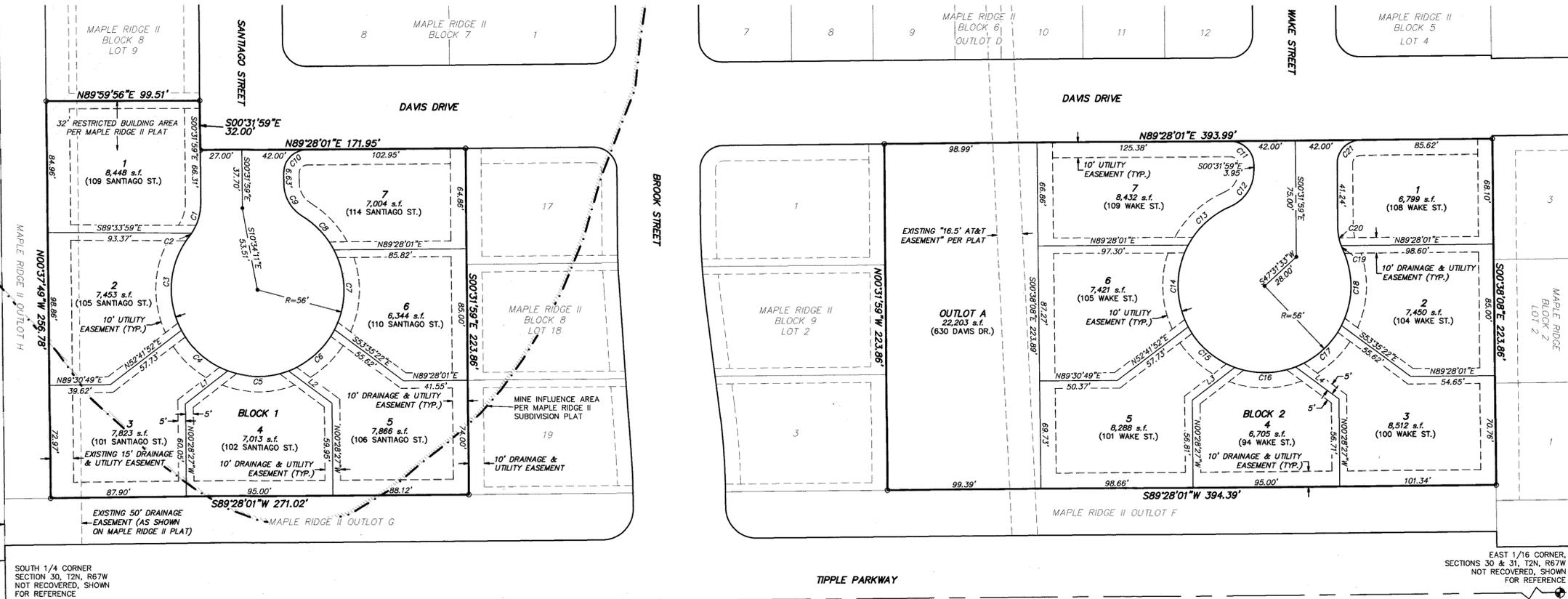
DATE BY: BO	REVISION BY:	APPROVED BY:
JOB NUMBER: 2526-02		
DATE: 01/02/17		
SCALE: N/A		
SHEET NO: 1 OF 2		



MAPLE RIDGE II SUBDIVISION AMENDMENT 1

SHEET 2 OF 2

SCALE VERIFICATION
 BAR IS ONE INCH
 ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY



LINE TABLE

LINE	BEARING	LENGTH
L1	N52°26'04"E	34.73'
L2	N53°35'30"W	34.93'
L3	N52°26'04"E	34.73'
L4	N53°35'30"W	34.93'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	20.53'	34.00'	34°32'20"	20.22'	N18°43'21"E
C2	2.39'	34.00'	4°01'23"	2.39'	N18°24'03"E
C3	64.65'	56.00'	66°08'57"	61.12'	S05°00'17"W
C4	40.91'	56.00'	41°51'14"	40.00'	S48°59'49"E
C5	40.22'	56.00'	41°08'46"	39.36'	N89°30'11"E
C6	40.90'	56.00'	41°50'59"	40.00'	N48°00'18"E
C7	53.60'	56.00'	54°50'07"	51.57'	N02°20'15"W
C8	30.28'	56.00'	30°59'08"	29.97'	N43°14'51"W
C9	25.40'	25.00'	58°12'25"	24.39'	S29°38'11"E
C10	23.56'	15.00'	90°00'00"	21.21'	S44°28'01"W
C11	23.56'	15.00'	90°00'00"	21.21'	N45°31'59"W
C12	29.39'	25.00'	67°21'56"	27.73'	N33°09'00"E
C13	37.83'	56.00'	38°42'17"	37.11'	S47°28'49"W
C14	54.93'	56.00'	58°11'52"	52.75'	S00°01'44"W
C15	40.91'	56.00'	41°51'14"	40.00'	S48°59'49"E
C16	40.22'	56.00'	41°08'46"	39.36'	N89°30'11"E
C17	40.90'	56.00'	41°50'59"	40.00'	N48°00'18"E
C18	51.49'	56.00'	52°33'09"	49.29'	N02°58'14"E
C19	2.49'	34.00'	4°11'44"	2.49'	S23°02'29"E
C20	12.11'	34.00'	20°24'38"	12.05'	S10°44'18"E
C21	23.56'	15.00'	90°00'00"	21.21'	S44°28'01"W



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HURST
 CIVIL ENGINEERING
 PLANNING
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MAPLE RIDGE II SUBDIVISION
 AMENDMENT 1 PLAT
 FREDERICK, COLORADO

DRAWN BY: BO
 DESIGNED BY: BO
 APPROVED BY: BO
 JOB NUMBER: 2526-02
 DATE: 01/02/17
 SCALE: 1"=40'
 SHEET NO: 2 OF 2

