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 3575507 08/29/2008 02:24P Weld County, CO
 1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

HIGHWAY OASIS MINOR SUBDIVISION I FINAL PLAT
 TO THE TOWN OF FREDERICK, COLORADO
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68
 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, WELD COUNTY,
 COLORADO

NORTH LINE NORTHEAST QUARTER SECTION 3, T.1 N., R. 68 W BASIS OF BEARINGS.
 S89°36'07"W 2661.99'

COLORADO STATE HIGHWAY NO. 52
 RIGHT-OF-WAY WIDTH VARIES

NE CORNER SECTION 3 T.1N., R.68W
 FD 3-1/4" ALUM CAP ON ALUMINUM PIPE
 BY PLS 23524 PER EXISTING MONUMENT
 RECORDS

NW CORNER NORTHEAST QUARTER SECTION 3
 T.1N., R.68W.
 FD 3-1/4" ALUM CAP BY PLS 7242 PER
 EXISTING MONUMENT RECORDS

CERTIFICATE OF DEDICATION
 Know all men by these presents that Elmore, Elmore & Spelts Properties LLC, a Colorado Limited Liability Company and Home State Bank being the owner(s), Mortgagee or Lienholder of certain lands in Frederick, Colorado, described herein, have caused said land to be final platted into lots, tracts, blocks, streets and easements as shown hereon under the name of Highway Oasis Minor Subdivision 1 and do hereby dedicate to the public such public streets, public rights-of-way, public easements and other places designated or described by public uses as shown hereon and other such easements shown hereon for the purposes shown, the entities named on 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 for 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 sewer 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.

LEGAL DESCRIPTION
 A portion of the Northeast Quarter of Section 3, Township 1 North, Range 68 West of the Sixth Principal Meridian, Town of Frederick, County of Weld, State of Colorado, more particularly described as follows:
 Considering the North line of said Northeast Quarter as bearing South 89°36'07" West between the monuments shown and described hereon, with all bearings contained herein relative thereto;
 Commencing at the Northeast corner of the Northeast Quarter of said Section 3;
 thence South 00°23'53" East, a distance of 674.69 feet;
 thence South 18°38'09" East, a distance of 136.82 feet to the POINT OF BEGINNING;
 thence South 28°7'87.2" East, a distance of 474.42 feet;
 thence North 85°43'40" West, along the South line of Parcel 2 of said Highway Oasis Annexation, a distance of 317.20 feet;
 thence North 04°14'43" East, along the West line of Parcel 2 of said Highway Oasis Annexation, a distance of 435.61 feet, to a point on the Southerly right-of-way line of Colorado State Highway Number 52 as described in Reception number 2877872;
 thence South 86°19'52" East, along said Southerly right-of-way line, a distance of 132.74 feet to the POINT OF BEGINNING.
 Containing 98,219.51 square feet or 2.2548 acres, more or less.

In witness whereof, I/We have hereunto set my/our hand(s) and seal(s) this 14th day of July, 2008.

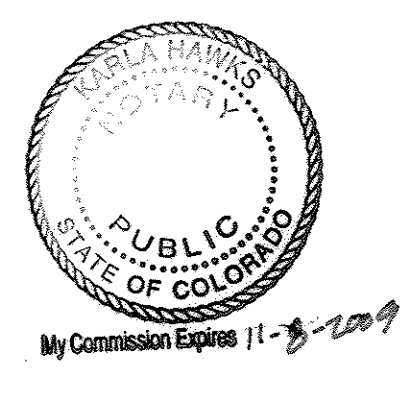
Mark Elmore Manager Elmore, Elmore & Spelts Properties LLC
 Name Title Company

State of Colorado)
) SS
 County of Larimer)

The foregoing dedication was acknowledged before me this 14 day of July, 2008, by Mark Elmore as MANAGER of Elmore, Elmore & Spelts Properties LLC

Notary Public: Kalott
 Witness my hand and seal

My commission expires 11-8-2009



DEED OF TRUST HOLDER'S ACKNOWLEDGMENT
 The interest of the undersigned lien holder in the property Platted hereby are subordinated to such fee simple dedications and grants of easements to the City of Frederick as are depicted or referenced hereon.

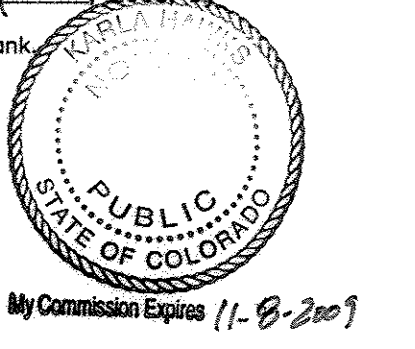
David D. Marney as Vice President of Home State Bank
 Name Title Organization

State of Colorado)
) SS
 County of Larimer)

The foregoing dedication was acknowledged before me this 14 day of July, 2008, by David D. Marney as Vice President of Home State Bank

Notary Public: Kalott
 Witness my hand and seal

My commission expires 11-8-2009



PLANNING COMMISSION CERTIFICATE OF APPROVAL
 Approved by the Frederick Planning Commission this 15th day of July, 2008 with Planning Commission Resolution PCR 2008-12A

Jeffrey S. Roehrig Planning Commission Chairman
Kathy Larson Planning Commission Secretary

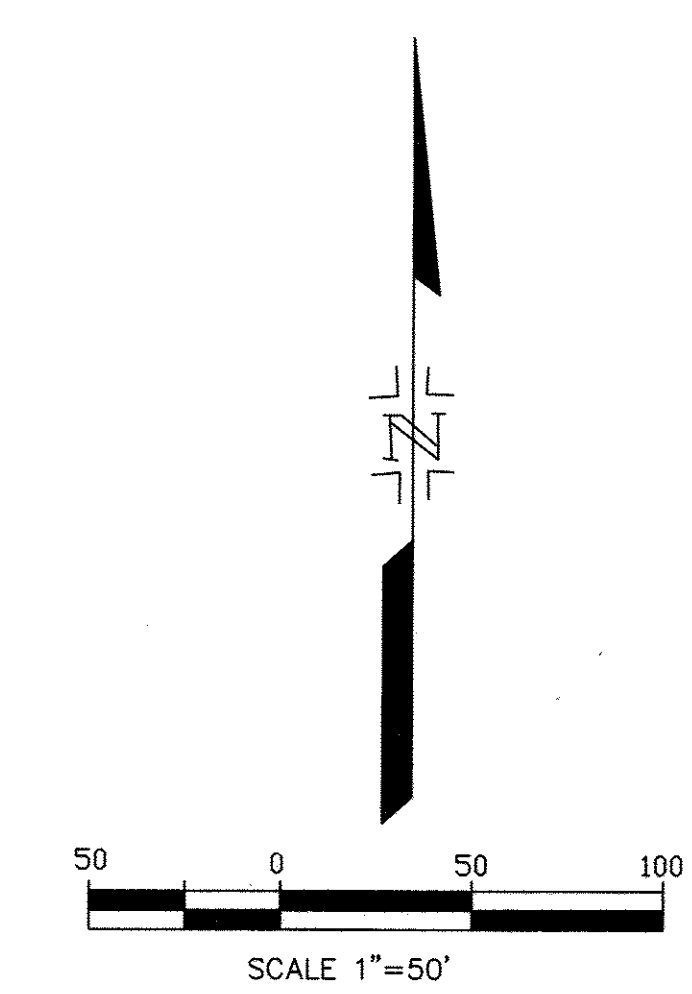
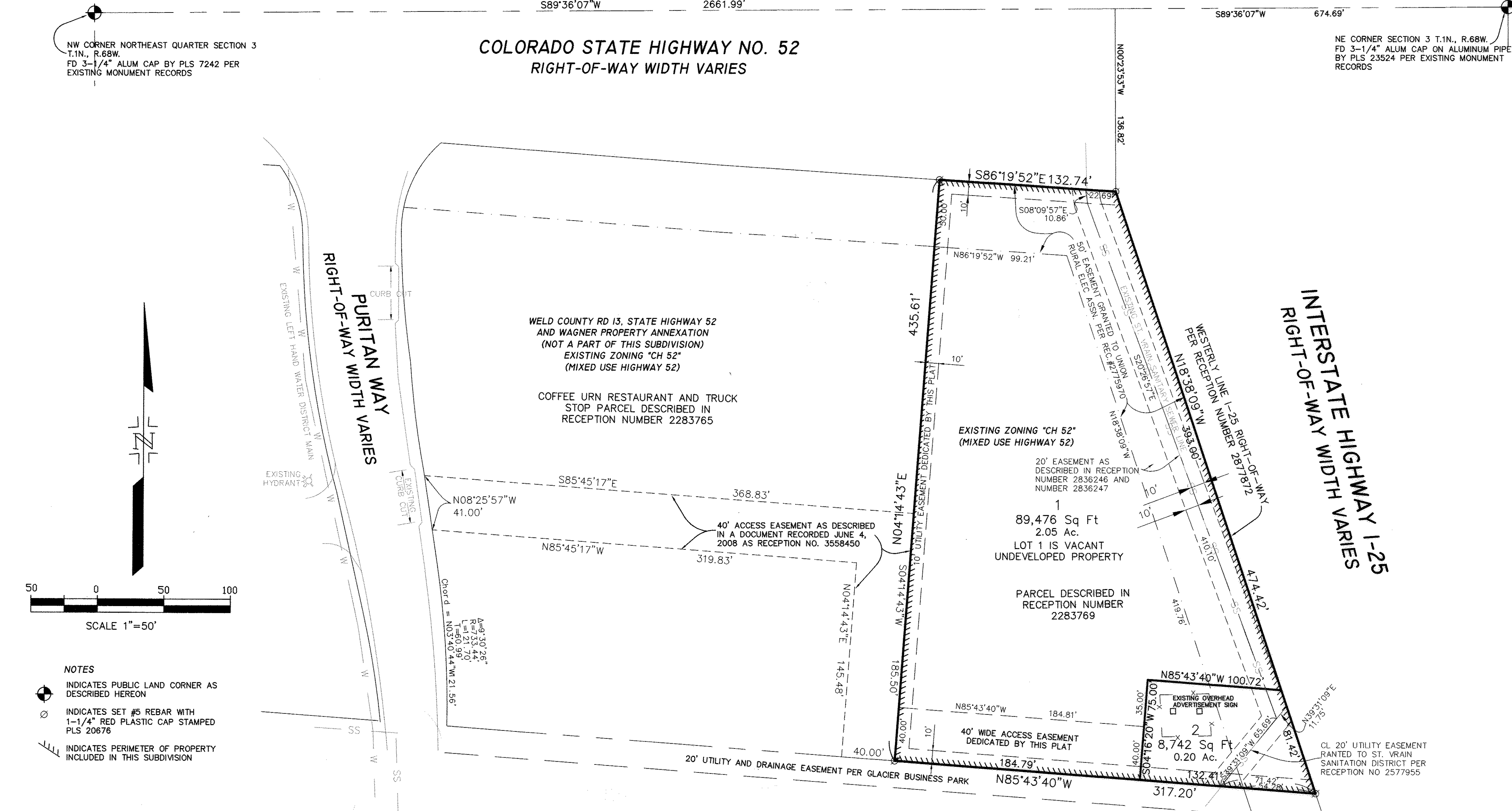
BOARD OF TRUSTEES CERTIFICATE OF APPROVAL
 This final plat map of the Highway Oasis Minor Subdivision 1 is approved and accepted by Ordinance No. 11-08-001 passed and adopted at the regular meeting of the Board of Trustees of Frederick, Colorado, held on 11-8-2008, the dedications of public streets, 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 subdivision shall be the responsibility of the owner(s) and not the town. The construction of improvements benefiting 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 all conditions, subsurface conditions, groundwater conditions or flooding conditions of any lot shown hereon are suitable for the building permit to be issued for that lot.

Erick E. Doering Mayor

Attest:
Nanette S. Forshoff
 Town Clerk



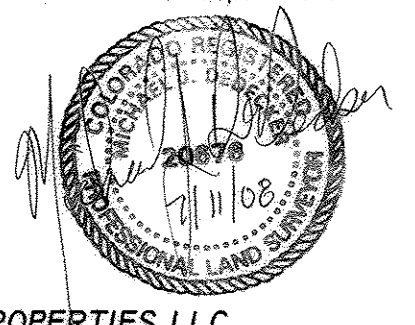
- NOTES**
- INDICATES PUBLIC LAND CORNER AS DESCRIBED HEREON
 - INDICATES SET #5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED PLS 20676
 - INDICATES PERIMETER OF PROPERTY INCLUDED IN THIS SUBDIVISION

- NOTES**
- Bearings are based on the North Line of the Northeast One-quarter of Section 3, Township 1 North Range 68 West as bearing S89°36'07"W between the monuments shown and described hereon.
 - Recorded easements, rights-of-way and legal description are shown according to record information.
 - Subject property is not located within a 100 year flood plain as shown on a LOMR with effective date of January 12, 2005, Case Number 04--08-D410P filed at the Town of Frederick.
 - Set 5/8" rebar with plastic cap marked PLS 20676 at exterior boundary corners unless otherwise noted.
 - NOTICE: According to Colorado law, you MUST commence any legal action based on 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.
 - This site has been undermined and subsidence has occurred on surrounding parcels. Future Development shall reader a subsidence investigation and may require an engineered foundation.

SURVEYORS CERTIFICATE
 I, Michael J. DeDecker, 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 Parcel of Land described hereon. 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 11th day of JULY, 2008.

Michael J. DeDecker
 Michael J. DeDecker PLS 20676
 for and on behalf of
 CDS Engineering Corp.

OWNER: ELMORE, ELMORE AND SPELTS PROPERTIES LLC
 P.O. BOX 7359
 LOVELAND, CO. 80537.
CONSULTANT: CDS ENGINEERING CORPORATION
 164 2ND ST SW
 LOVELAND, CO. 80537



DATE	REV.	RECORD OF ISSUE	BY	CK.	APP.	DESIGNED:
7/11/08		Final Issue				MJD
						CHECKED:
						APPROVED:
						DATE: MARCH 26, 2008
						FIELD BOOK:
						SCALE: 1" = 50'

CDS Engineering Corporation
 165 2ND ST SW
 LOVELAND, COLORADO 80537
 (970) 667-8010

CLIENT: MARK ELMORE

CDS ENGINEERING CORPORATION
 "Consulting Engineers and Professional Construction Managers"
 CIVIL / STRUCTURAL ENGINEERING, GEOTECHNICAL AND FOUNDATION ENGINEERS,
 DAMS AND RESERVOIRS, LAND AND MUNICIPAL PLANNING, LAND AND CONSTRUCTION SURVEYS,
 SOILS / CONCRETE / ASPHALT TESTING AND FIELD INSPECTION

PROJECT TITLE:	PROJECT NO.
PARCEL 2 HIGHWAY OASIS ANNEXATION	P07-4510
SHEET TITLE:	DRAWING NO.
MINOR SUBDIVISION FINAL PLAT MAP	4150 ELMORE
	REVISION NO.
	SHEET
	1 of 1