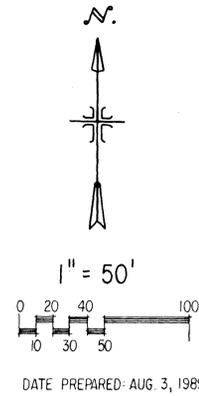
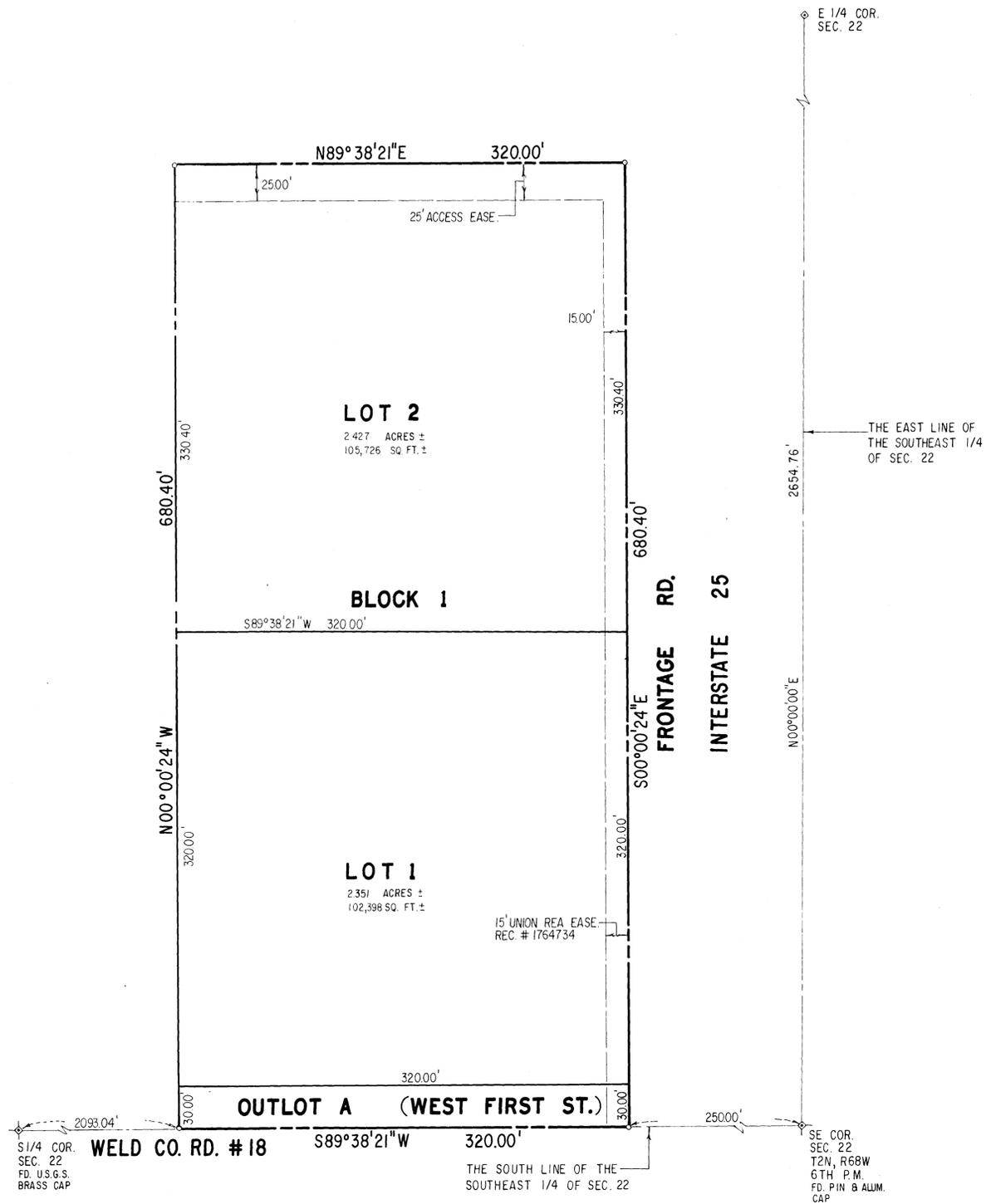


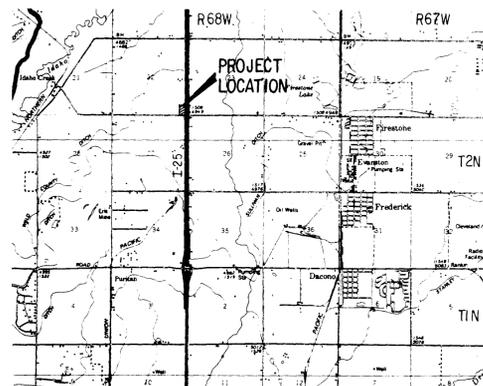
INDIAN PEAKS P.U.D. FIRST FILING

A TRACT OF LAND LOCATED IN THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER, SECTION 22, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO.



BASIS OF BEARINGS:
THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 22, T2N, R68W, 6TH P.M. ASSUMED AS BEARING SOUTH 89°38'21"W AND BEING MONUMENTED AS SHOWN.

LEGEND:
○ - SET NO. 5 PIN & CAP
L.S. NO. 13446



KNOW ALL MEN BY THESE PRESENT THAT ERNEST A. ROWE AND SHIRLEY M. ROWE, BEING OWNERS OF A TRACT OF LAND BEING A PORTION OF PARCEL B AS SHOWN ON THE RECORDED EXEMPTION SURVEY NO. 1313-22-4-RE 469A, AS RECORDED AT RECEPTION NO. 1845407, AND AMENDED AT RECEPTION NO. 1884986 OF WELD COUNTY RECORDS, SITUATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22 TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22 WHENCE THE SOUTHEAST SECTION CORNER THEREOF BEARS NORTH 89°38'21" EAST 250.00 FEET; THENCE ALONG SAID SOUTH LINE SOUTH 89°38'21" WEST 320.00 FEET; THENCE NORTH 00°00'24" WEST 682.26 FEET; THENCE NORTH 89°38'21" EAST 320.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 25; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°00'24" EAST 682.26 FEET TO THE POINT OF BEGINNING CONTAINING 4.998 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS INDIAN PEAKS P.U.D. FIRST FILING, AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN OF FREDERICK FOR PUBLIC USE FOREVER HEREAFTER THE STREETS, ALLEYS, PUBLIC WALKWAYS, PARKS AND OPEN SPACES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, WITNESS OUR HANDS AND SEALS THIS ____ DAY OF _____, A.D. 19__.

ERNEST A. ROWE

SHIRLEY M. ROWE

NOTARIAL CERTIFICATE:

STATE OF _____)

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ERNEST A. ROWE AND SHIRLEY M. ROWE THIS ____ DAY OF _____, 19__.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

ROCKY MOUNTAIN CONSULTANTS, INC., BY RONALD W. ADAMS, COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 13446

OWNERS
ERNEST A. ROWE AND SHIRLEY M. ROWE

TOTAL ACREAGE
4.998 ACRES

APPROVED BY THE TOWN BOARD THIS ____ DAY OF _____, A.D. 19__ 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.

DATE

MAYOR

