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B 1336 REC 02288392 05/18/92 16:28 \$10.00 1/001
F 1426 MARY ANN FEUERSTEIN CLERK & RECORDER WELD CO, CO

INDIAN PEAKS P.U.D. THIRD FILING

A REPLAT OF OUTLOT "A" OF INDIAN PEAKS P.U.D. SECOND FILING,
LOCATED IN THE SOUTHEAST ONE-QUARTER OF SEC. 22,
T2N, R68W, 6TH. P.M.,
TOWN OF FREDERICK, WELD CO., COLORADO
CONTAINING 46.892 ACRES

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ERNEST A. ROWE AND SHIRLEY M. ROWE ARE OWNERS OF, AND THE COMMUNITY FIRST NATIONAL BANK AS HOLDERS OF DEEDS OF TRUST ON A TRACT OF LAND BEING ALL OF OUTLOT A OF INDIAN PEAKS P.U.D. SECOND FILING AS RECORDED AT RECEPTION NUMBER 2259370 OF WELD COUNTY RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, WELD COUNTY, COLORADO.

HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS INDIAN PEAKS P.U.D., THIRD 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 14th DAY OF MAY, 1992.

COMMUNITY FIRST NATIONAL BANK

ERNEST A. ROWE
SHIRLEY M. ROWE
MARK A. WALKER, VICE PRESIDENT

NOTARIAL CERTIFICATE:

STATE OF COLORADO)
COUNTY OF WELD) SS.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ERNEST A. ROWE AND SHIRLEY M. ROWE THIS 14th DAY OF MAY, 1992.

MY COMMISSION EXPIRES: 7-5-93
NOTARY PUBLIC

STATE OF COLORADO)
COUNTY OF DENVER) SS.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARK A. WALKER, VICE PRESIDENT OF THE COMMUNITY FIRST NATIONAL BANK THIS 14th DAY OF MAY, 1992.

MY COMMISSION EXPIRES: 7-5-93
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

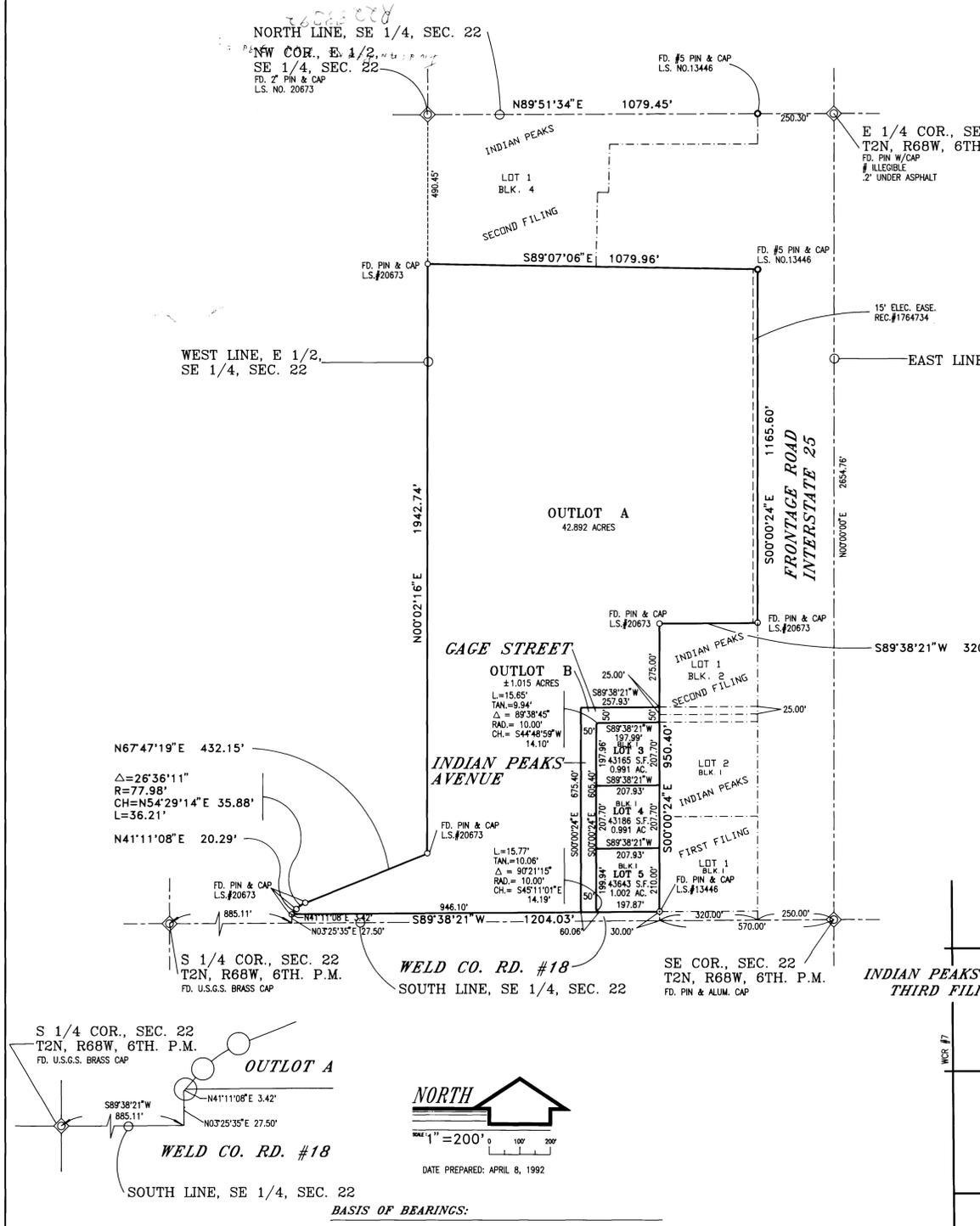
I CERTIFY THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

Peter A. Bryant
ROCKY MOUNTAIN CONSULTANTS, INC.
BY: PETER A. BRYANT, COLORADO
REGISTERED PROFESSIONAL LAND
SURVEYOR, NO. 20673

APPROVED BY THE TOWN BOARD THIS 14th DAY OF MAY, A.D. 1992
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: MAY 17, 1992

Edward J. Taghente
MAYOR
Jacqueline K. Barnett
Town Clerk



NOTES:

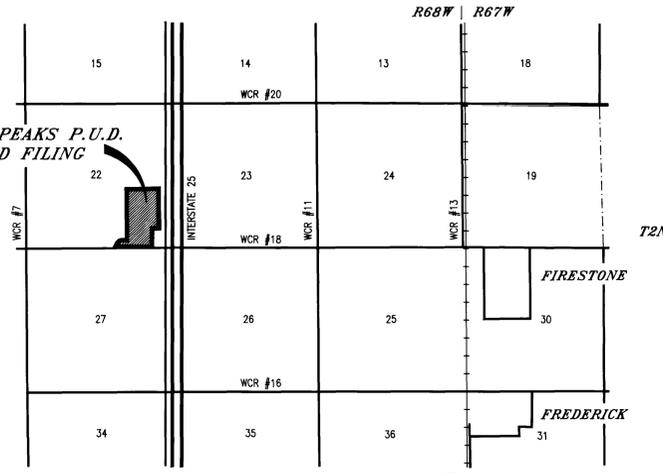
- 1) EASEMENTS DESCRIBED AT RECEPTION NUMBERS 1683606, 1685773 & 1814574 DO NOT AFFECT SUBJECT PROPERTY SHOWN HEREON.
- 2) THERE MAY BE EXISTING UNDERGROUND PIPELINES ON SUBJECT PROPERTY NOT SPECIFICALLY LOCATED IN A DESCRIBED EASEMENT (BLANKET OIL AND GAS LEASE). GAS AND OIL UTILITY COMPANIES SHOULD BE CONTACTED PRIOR TO EXCAVATION.

NOTE:

- OUTLOT A - RESERVED FOR FUTURE DEVELOPMENT BY OWNER
- OUTLOT B - STREET RIGHT-OF-WAY

LEGEND:

- - FOUND MONUMENT AS NOTED
- ◇ - FOUND SECTION CORNER AS NOTED



VICINITY MAP

SCALE: NONE

ACAD FILE: \\1201\003\PREPLAT

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700 FLORIDA AVENUE, FIFTH FLOOR
LONGMONT, COLORADO 80501
PHONE: 772-5282 FAX: 772-5283
JOB NO. 42-1201.003.00