

# INDIAN PEAKS P.U.D. FOURTH FILING

A REPLAT OF OUTLOT "A" OF INDIAN PEAKS P.U.D. THIRD FILING,  
LOCATED IN THE SOUTHEAST ONE-QUARTER OF SEC. 22,  
T2N, R68W, 6TH. P.M.,  
TOWN OF FREDERICK, WELD CO., COLORADO  
CONTAINING 42.892 ACRES

NORTH LINE, SE 1/4, SEC. 22  
NW COR., E 1/2,  
SE 1/4, SEC. 22  
FD. 2" PIN & CAP  
L.S. NO. 20673

E 1/4 COR., SEC. 22  
T2N, R68W, 6TH. P.M.  
FD. PIN W/CAP  
# ILLEGIBLE  
.2' UNDER ASPHALT



DATE PREPARED: NOVEMBER 8, 1993

### LEGAL DESCRIPTION:

OUTLOT "A" OF INDIAN PEAKS P.U.D. THIRD FILING, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22,  
T2N, R68W, 6TH. P.M., TOWN OF FREDERICK, WELD COUNTY, COLORADO, CONTAINING 42.892 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. THIRD FILING AS RECORDED AT RECEPTION NUMBER 2288392 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., FOURTH 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 17TH DAY OF DEC 1993.

COMMUNITY FIRST NATIONAL BANK

*Ernest A. Rowe*  
ERNEST A. ROWE

*Mark A. Walker*  
MARK A. WALKER, VICE PRESIDENT

*Shirley M. Rowe*  
SHIRLEY M. ROWE

### 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 17TH DAY OF DEC 1993.

MY COMMISSION EXPIRES: 7-5-97

*Anna Bickler*  
NOTARY PUBLIC



STATE OF COLORADO )  
COUNTY OF WELLS ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARK A. WALKER, VICE PRESIDENT OF THE COMMUNITY FIRST NATIONAL BANK THIS 17TH DAY OF DEC 1993.

MY COMMISSION EXPIRES: 7-5-97

*Anna Bickler*  
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.

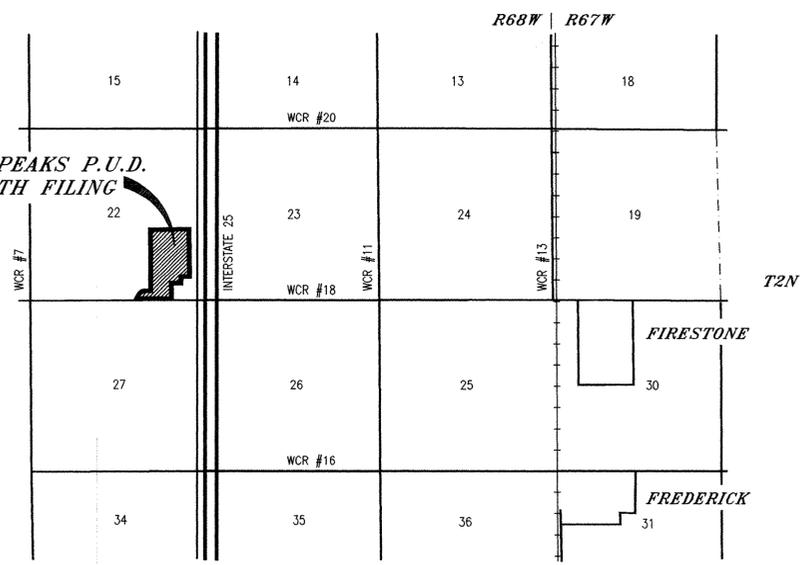
*Peter A. Bryant*  
ROCKY MOUNTAIN CONSULTANTS, INC.  
BY: PETER A. BRYANT, COLORADO  
REGISTERED PROFESSIONAL LAND  
SURVEYOR, NO. 20673



APPROVED BY THE TOWN BOARD THIS 17TH DAY OF DEC A.D. 1993  
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: 12-17-93

*Edward J. Taghesta*  
MAYOR  
*Jacqueline K. Barnett*, Clerk



### VICINITY MAP

SCALE: NONE

