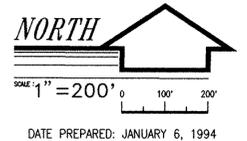
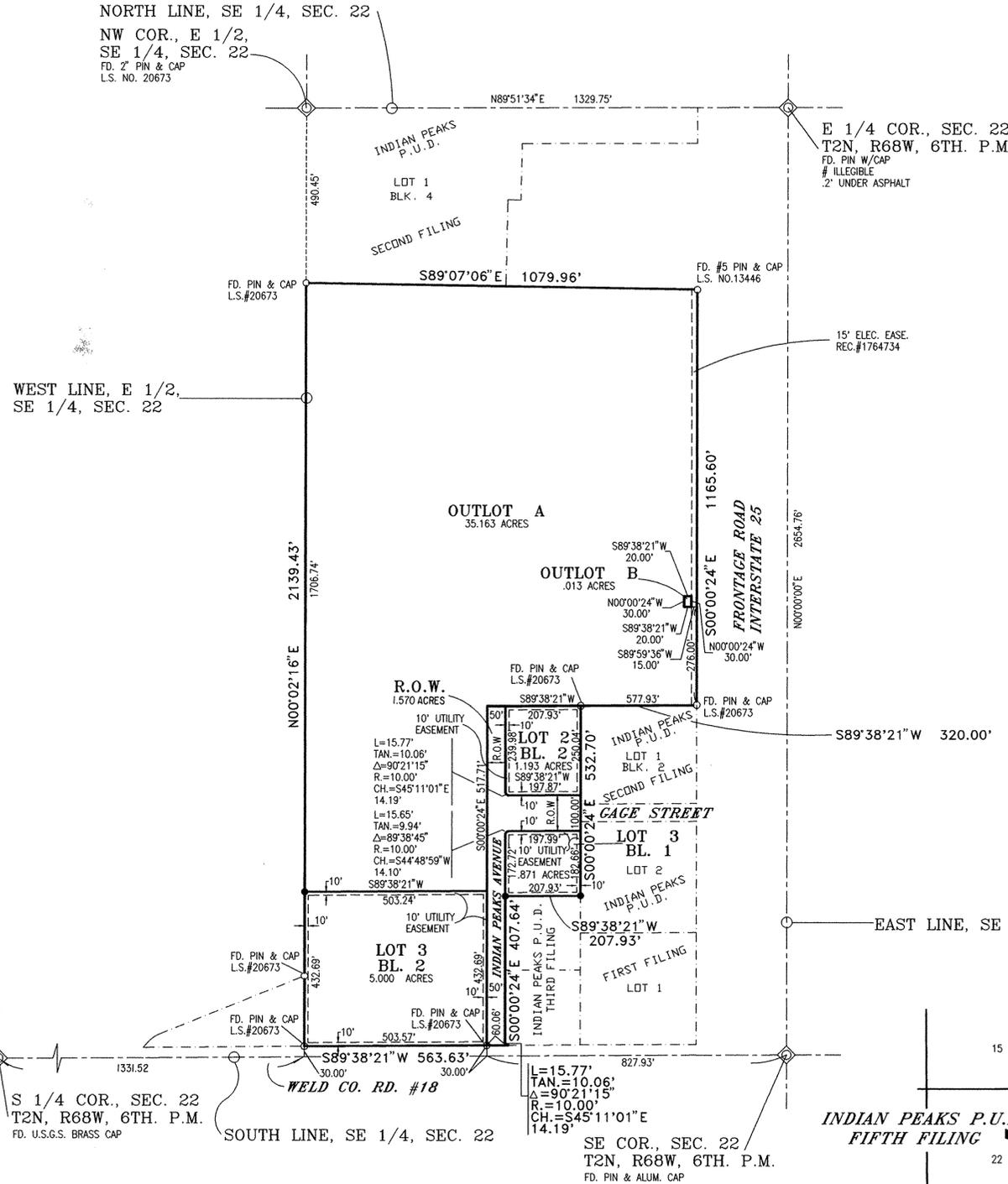


INDIAN PEAKS P.U.D. FIFTH FILING

**A REPLAT OF OUTLOT "A" OF INDIAN PEAKS P.U.D. FOURTH FILING,
 AND LOT 3, BLOCK 1 AND OUTLOT B 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 43.811 ACRES**

AR2368542

ENV 3556



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

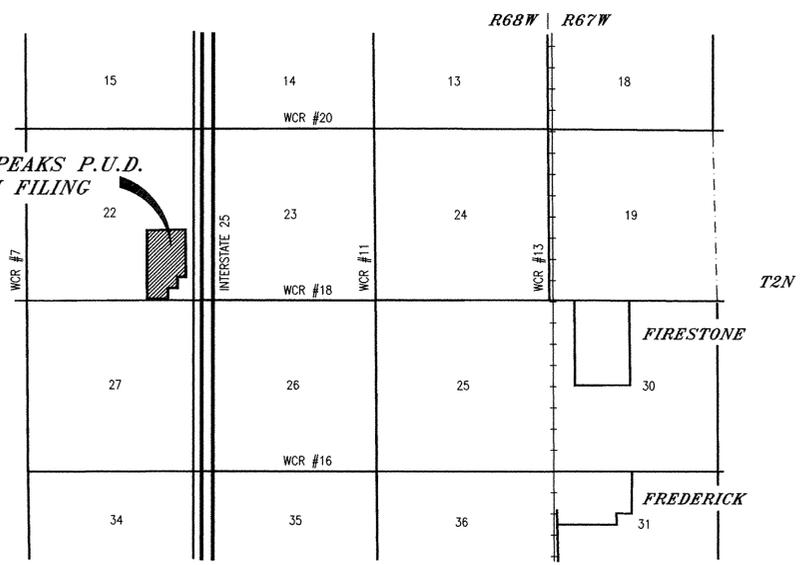
NOTES:

- EASEMENTS DESCRIBED AT RECEPTION NUMBERS 1683606, 1685773 & 1814574 DO NOT AFFECT SUBJECT PROPERTY SHOWN HEREON.
- 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 - RESERVED FOR SIGN

LEGEND:

- - FOUND MONUMENT AS NOTED
- ◇ - FOUND SECTION CORNER AS NOTED
- - SET #5 PIN & CAP L.S.#20673



VICINITY MAP
 SCALE: NONE

LEGAL DESCRIPTION:
 OUTLOT "A" OF INDIAN PEAKS P.U.D. FOURTH FILING, LOT 3 BLOCK 1 AND OUTLOT B 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 43.811 ACRES

DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS THAT INDIAN PEAKS RANCH, INC. IS OWNER OF, AND THE COMMUNITY FIRST NATIONAL BANK ARE HOLDERS OF DEED OF TRUST ON A TRACT OF LAND BEING ALL OF OUTLOT A OF INDIAN PEAKS P.U.D. FOURTH FILING, LOT 3 BLOCK 1 AND OUTLOT B OF INDIAN PEAKS P.U.D. THIRD FILING, RECORDED AT RECEPTION NUMBERS 2288392 AND 2365053 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., FIFTH 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 7TH DAY OF JAN, A.D., 1994.

INDIAN PEAKS RANCH, INC.
Ernest A. Rowe
 ERNEST A. ROWE, PRESIDENT

COMMUNITY FIRST NATIONAL BANK
Mark A. Walker, VP
 MARK A. WALKER, VICE PRESIDENT

Shirley M. Rowe
 SHIRLEY M. ROWE, VICE PRESIDENT

NOTARIAL CERTIFICATE:
 STATE OF COLORADO)
 COUNTY OF ADAMS) SS.
 COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ERNEST A. ROWE, PRESIDENT AND SHIRLEY M. ROWE, VICE-PRESIDENT OF INDIAN PEAKS RANCH, INC. THIS 7TH DAY OF JAN, 1994.

MY COMMISSION EXPIRES: 7-5-97
Anna Bickler
 ANNA V. BICKLER, NOTARY PUBLIC, STATE OF COLORADO

STATE OF COLORADO)
 COUNTY OF ADAMS) SS.
 COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARK A. WALKER, VICE PRESIDENT OF THE COMMUNITY FIRST NATIONAL BANK THIS 7TH DAY OF JAN, 1994.

MY COMMISSION EXPIRES: 7-5-97
Anna Bickler
 ANNA V. BICKLER, NOTARY PUBLIC, STATE OF COLORADO

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 7 DAY OF JAN, A.D. 1994
 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: 1-7-94
Edward J. Taglienta
 MAYOR

Jacqueline K. Barnett
 CLERK