

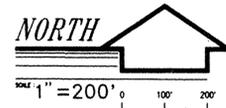
INDIAN PEAKS P.U.D. SIXTH FILING

A REPLAT OF OUTLOT "A" AND OUTLOT "B" OF INDIAN PEAKS P.U.D. FIFTH FILING,
 LOCATED IN THE SOUTHEAST ONE-QUARTER OF SEC. 22,
 T2N, R68W, 6TH. P.M.,
 TOWN OF FREDERICK, WELD CO., COLORADO
 CONTAINING 35.176 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

SET 1 1/2" I.P., 30"
 LONG, W/2" ALUM. CAP.
 W.C. 20.00'

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



DATE PREPARED: MAY 23, 1994
 REVISED: JULY 5, 1994

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.
- OUTLOT A - RESERVED FOR FUTURE DEVELOPMENT BY OWNER
- OUTLOT B - RESERVED FOR SIGN
- THIS PLAT OF THE INDIAN PEAKS P.U.D. SIXTH FILING WAS PREPARED USING THE INDIAN PEAKS FIFTH FILING PLAT PREPARED BY ROCKY MOUNTAIN CONSULTANTS, APPROVED ON JAN 7, 1994.

LEGEND:

- - FOUND MONUMENT AS NOTED
- ◊ - FOUND SECTION CORNER AS NOTED
- - SET #5 PIN W/ PLASTIC CAP L.S.#13446

LEGAL DESCRIPTION:

OUTLOT "A" AND OUTLOT "B" OF INDIAN PEAKS P.U.D. FIFTH FILING, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, T2N, R68W, 6TH. P.M., TOWN OF FREDERICK, WELD COUNTY, COLORADO, CONTAINING 35.176 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., SIXTH 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 21ST DAY OF July A.D., 1994.

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

COMMUNITY FIRST NATIONAL BANK

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

Shirley M. Rowe
 SHIRLEY M. ROWE, VICE PRESIDENT

NOTARIAL CERTIFICATE:

STATE OF COLORADO)
 COUNTY OF ADAMS) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ERNEST A. ROWE, PRESIDENT AND SHIRLEY M. ROWE, VICE-PRESIDENT OF INDIAN PEAKS RANCH, INC. THIS 21ST DAY OF July, 1994.

MY COMMISSION EXPIRES: July 17, 1996.

Rose R. Williams
 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 21ST DAY OF July, 1994.

MY COMMISSION EXPIRES: July 17, 1996.

Rose R. Williams
 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.

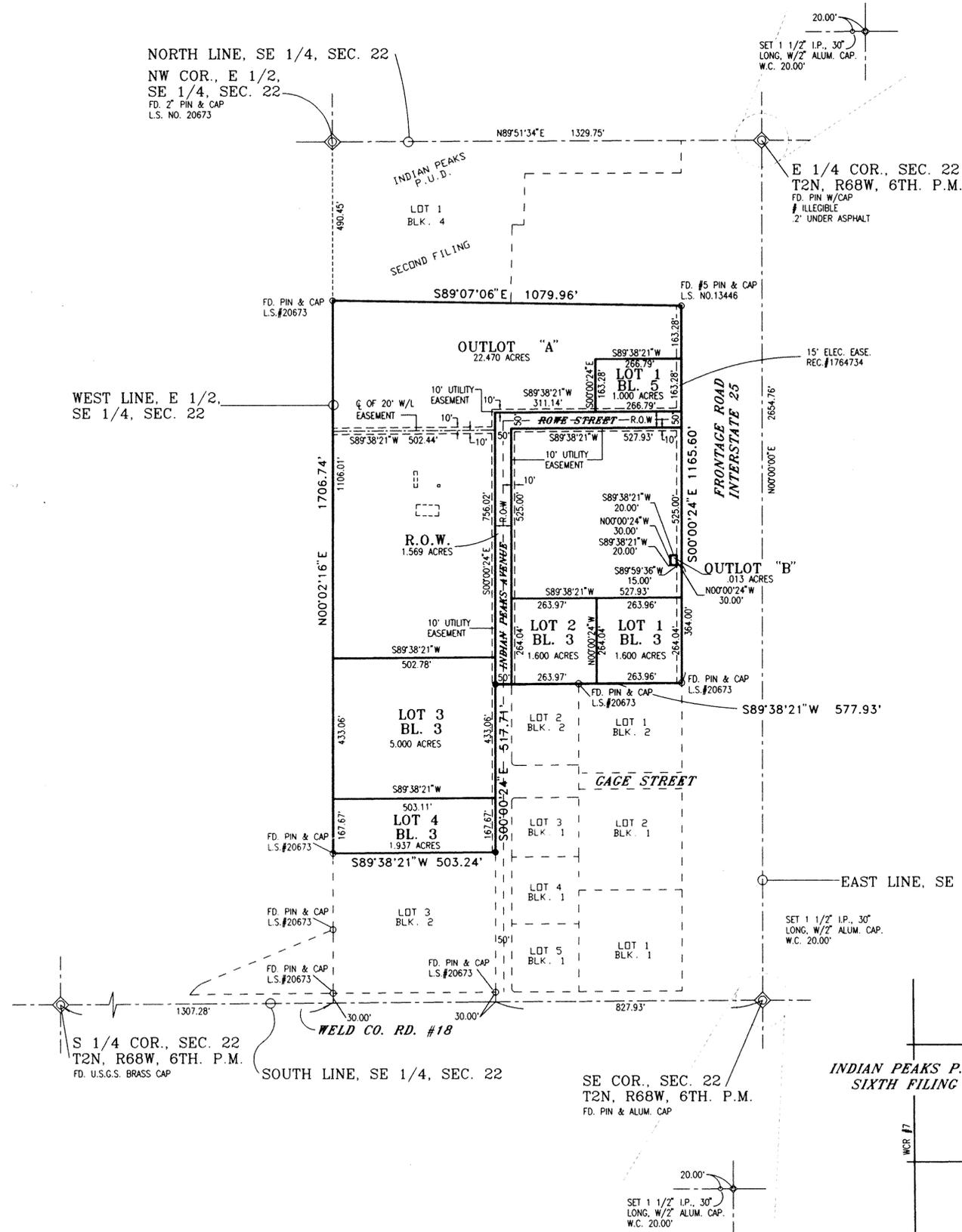
Ronald W. Adams
 BY: RONALD W. ADAMS, COLORADO
 REGISTERED PROFESSIONAL LAND
 SURVEYOR, NO. 13446

APPROVED BY THE TOWN BOARD THIS 21ST DAY OF July, 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.

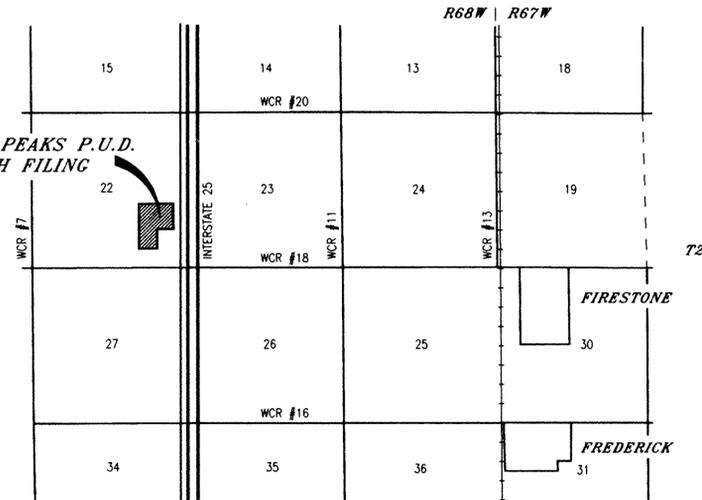
DATE: July 21, 1994

Edward J. Taghente
 MAYOR
Maia Sieman
 Deputy Clerk

E. WAYNE WENTWORTH, P.E.
 CIVIL ENGINEERING DESIGN
 1155 SOUTH MAIN STREET
 LONGMONT, COLORADO 80501
 PHONE: (303)772-1177



INDIAN PEAKS P.U.D.
SIXTH FILING



VICINITY MAP
 SCALE: NONE

A: 6TH THU JUL 21 06:37:04 1994 KARYL-485