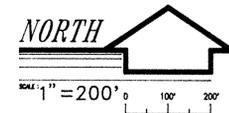
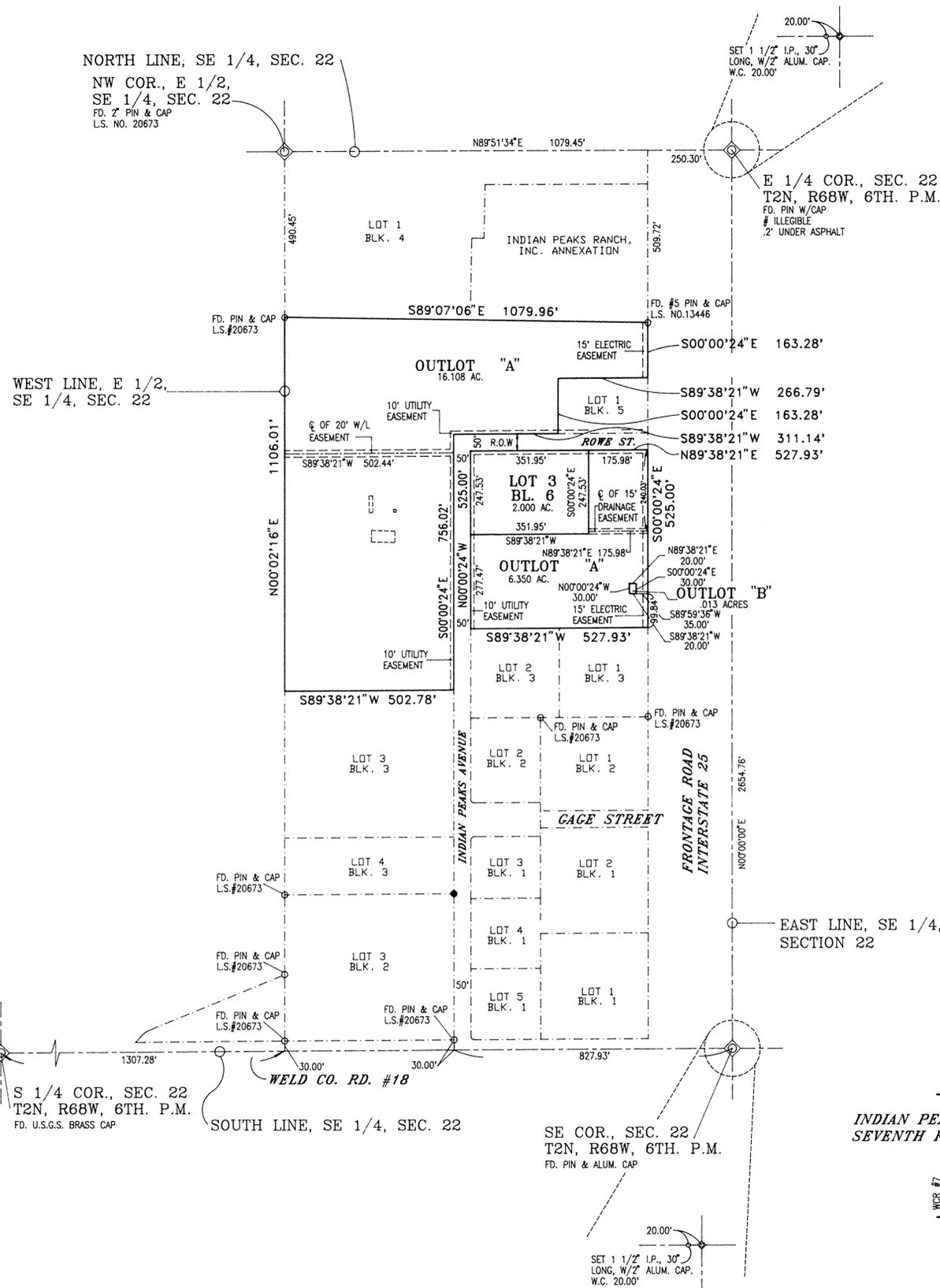


INDIAN PEAKS P.U.D. SEVENTH FILING

**A REPLAT OF OUTLOT "A" AND OUTLOT "B" OF INDIAN PEAKS P.U.D. SIXTH FILING,
 LOCATED IN THE SOUTHEAST ONE-QUARTER OF SEC. 22, T2N, R68W, 6TH. P.M.,
 TOWN OF FREDERICK, WELD COUNTY, COLORADO
 CONTAINING 22.471 ACRES ±**



DATE PREPARED: OCTOBER 13, 1994
 DATE REVISED: NOVEMBER 30, 1994

BASIS OF BEARINGS:

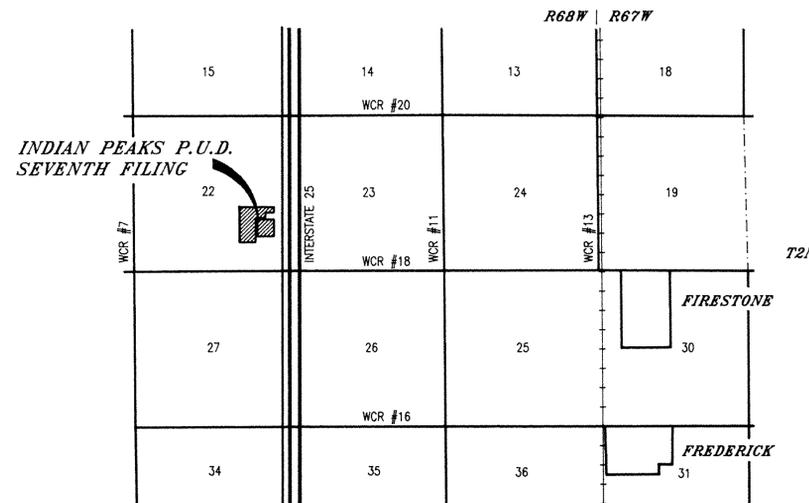
THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SEC. 22, T2N, R68W, 6TH. P.M. ASSUMED AS BEARING SOUTH 89°38'21" WEST AND BEING MONUMENTED AS SHOWN.

NOTES:

- 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.
- 3) OUTLOT A - RESERVED FOR FUTURE DEVELOPMENT BY OWNER
- 4) OUTLOT B - RESERVED FOR SIGN

LEGEND:

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



VICINITY MAP
SCALE: NONE

LEGAL DESCRIPTION:

OUTLOT "A" AND OUTLOT "B" OF INDIAN PEAKS P.U.D. SIXTH FILING, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH. PRINCIPAL MERIDIAN, TOWN OF FREDERICK, WELD COUNTY, COLORADO, CONTAINING 22.471 ACRES ±.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT INDIAN PEAKS RANCH, INC. IS OWNER OF, AND THE VALLEY BANK OF BRIGHTON ARE HOLDERS OF DEED OF TRUST ON, A TRACT OF LAND BEING ALL OF OUTLOTS "A" AND "B" OF INDIAN PEAKS P.U.D. SIXTH FILING, RECORDED AT RECEPTION NUMBER 2398891 OF WELD COUNTY RECORDS, SITUATED IN THE SOUTHEAST ONE-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. SEVENTH 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 2nd DAY OF December A.D., 1994.

VALLEY BANK OF BRIGHTON

Roger Muchow
ROGER MUCHOW, VICE PRESIDENT

INDIAN PEAKS RANCH, INC.

Ernest A. Rowe
ERNEST A. ROWE, PRESIDENT

Shirley M. Rowe
SHIRLEY M. ROWE, VICE PRESIDENT

NOTARIAL CERTIFICATE:

STATE OF COLORADO)
) 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 2nd DAY OF December, 1994.

MY COMMISSION EXPIRES: 11-13-98

Acquiline K. Barnett
NOTARY PUBLIC

STATE OF COLORADO)
) SS.
COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROGER MUCHOW, VICE PRESIDENT OF THE VALLEY BANK OF BRIGHTON THIS 2nd DAY OF December, 1994.

MY COMMISSION EXPIRES: 6-8-95

Sharon L. Jaeger
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 STATUTES AND COLORADO REQUIREMENTS.

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

APPROVED BY THE TOWN BOARD THIS 30 DAY OF NOVEMBER 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: 11-30-94

Edward J. Tajchert
MAYOR

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