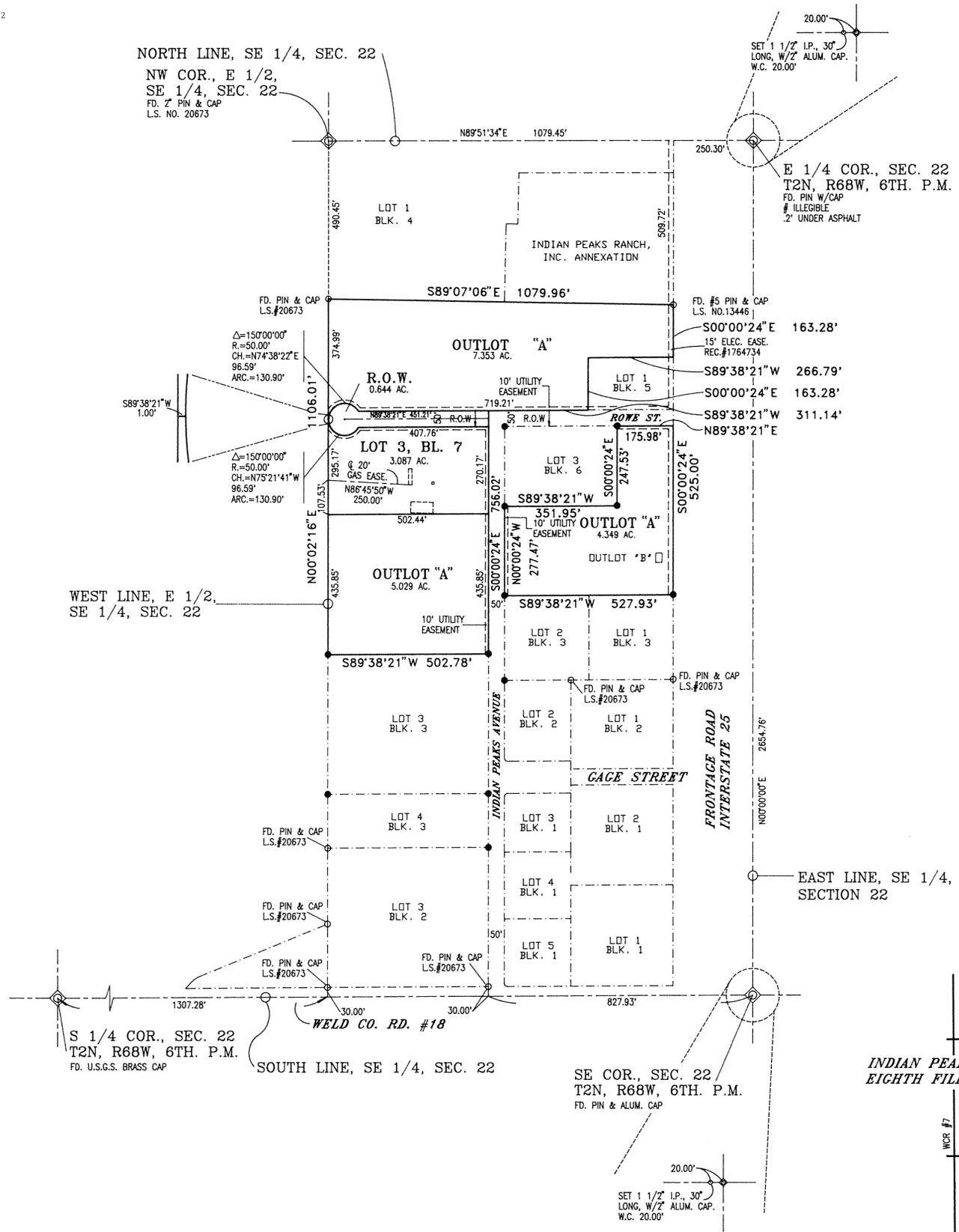


# INDIAN PEAKS P.U.D. EIGHTH FILING

A REPLAT OF OUTLOT "A" OF INDIAN PEAKS P.U.D. SEVENTH FILING,  
LOCATED IN THE SOUTHEAST ONE-QUARTER OF SEC. 22,  
T2N, R68W, 6TH. P.M.,  
TOWN OF FREDERICK, WELD COUNTY, COLORADO  
CONTAINING 20.462 ACRES ±



DATE PREPARED: NOVEMBER 30, 1994  
DATE REVISED: DECEMBER 31, 1994

**BASIS OF BEARINGS:**

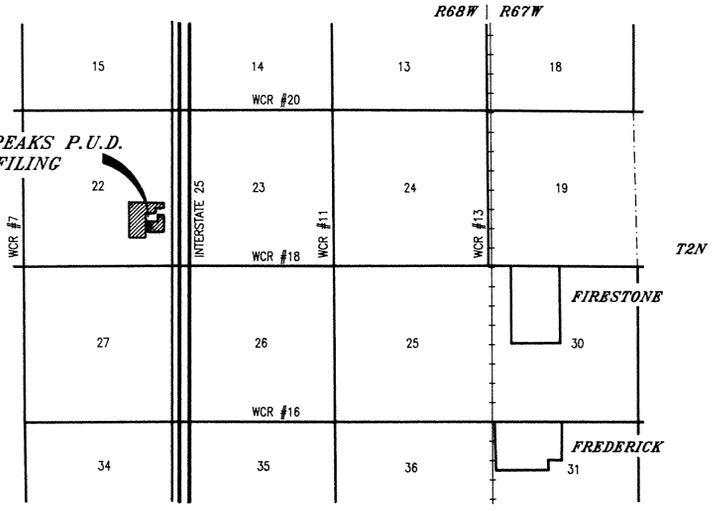
THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SEC. 22,  
T2N, R68W, 6TH. P.M. ASSUMED AS BEARING  
SOUTH 89°38'21" WEST AND BEING MONUMENTED AS  
SHOWN.

**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

**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" OF INDIAN PEAKS P.U.D. SEVENTH FILING, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, T2N, R68W, 6TH. P.M., TOWN OF FREDERICK, WELD COUNTY, COLORADO, CONTAINING 20.458 ACRES, MORE OR LESS.

**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 OUTLOT "A" OF INDIAN PEAKS PUD SEVENTH FILING, RECORDED AT RECEPTION NUMBER 2418253 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. EIGHT 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 30<sup>th</sup> DAY OF JANUARY, A.D., 1995.

INDIAN PEAKS RANCH, INC.

*Ernest A. Rowe*  
ERNEST A. ROWE, PRESIDENT  
*Shirley M. Rowe*  
SHIRLEY M. ROWE, VICE PRESIDENT

VALLEY BANK OF BRIGHTON

*Roger P. Muchow*  
ROGER P. MUCHOW, 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 30<sup>th</sup> DAY OF JANUARY, 1995.

MY COMMISSION EXPIRES: 11-13-98

*Jacqueline 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 30<sup>th</sup> DAY OF JANUARY, 1995.

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 STATE OF COLORADO REQUIREMENTS.

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

APPROVED BY THE TOWN BOARD THIS 12<sup>TH</sup> DAY OF JAN, A.D. 1995  
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: 1-30-95

*Edward J. Taghente*  
MAYOR

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