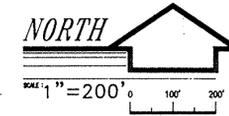
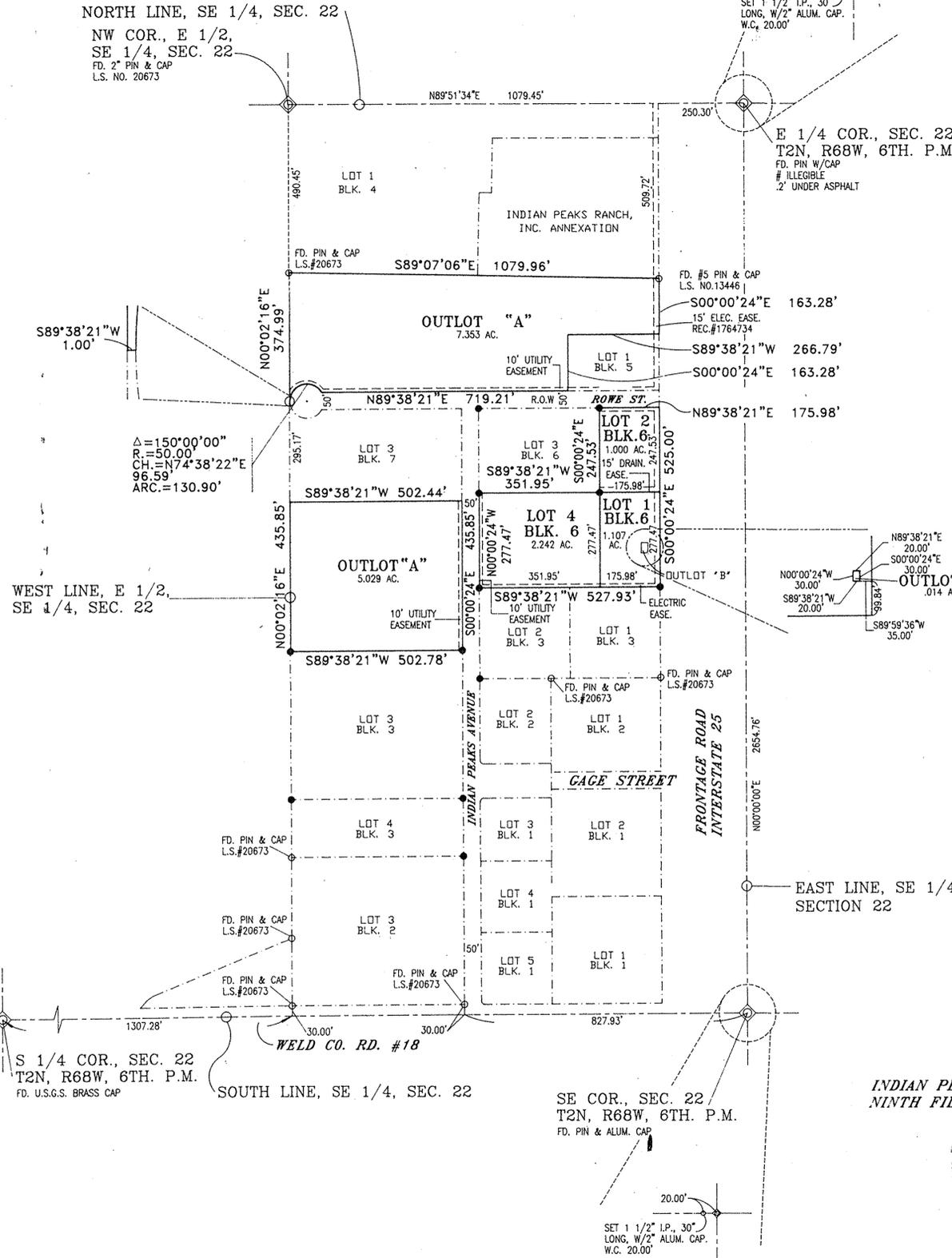


ENV 3898

INDIAN PEAKS P.U.D. NINTH FILING

A REPLAT OF A PART OF OUTLOT "A" OF INDIAN PEAKS P.U.D. EIGHTH FILING,
LOCATED IN THE SOUTHEAST ONE-QUARTER OF SEC. 22,
T2N, R68W, OF THE 6TH. P.M.,
TOWN OF FREDERICK, WELD COUNTY, COLORADO
CONTAINING 4.349 ACRES ±



DATE PREPARED: FEBRUARY 23, 1995
DATE REVISED: MARCH 9, 1995
DATE REVISED: APRIL 13, 1995

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

LEGAL DESCRIPTION:

A REPLAT OF A PART OF OUTLOT "A" OF INDIAN PEAKS P.U.D. EIGHTH FILING, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, T2N, R68W, OF THE 6TH. P.M., TOWN OF FREDERICK, WELD COUNTY, COLORADO, CONTAINING 4.349 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT INDIAN PEAKS P.U.D. 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 P.U.D. EIGHTH FILING, RECORDED AT RECEPTION NUMBER 2424925 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. NINTH 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 13th DAY OF April, 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 A. Muchow
ROGER A. MUCHOW, VICE PRESIDENT

NOTARIAL CERTIFICATE:

STATE OF COLORADO)
COUNTY OF WELD) 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 13th DAY OF April, 1995.

MY COMMISSION EXPIRES: Nov 13, 1998
Reguelia Barnett
REGUELIA BARNETT, NOTARY PUBLIC

STATE OF COLORADO)
COUNTY OF DENVER) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROGER MUCHOW, VICE PRESIDENT OF THE VALLEY BANK OF BRIGHTON THIS 13th DAY OF April, 1995.

MY COMMISSION EXPIRES: 12-19-97
D.M. Dege
D.M. DEGE, NOTARY PUBLIC

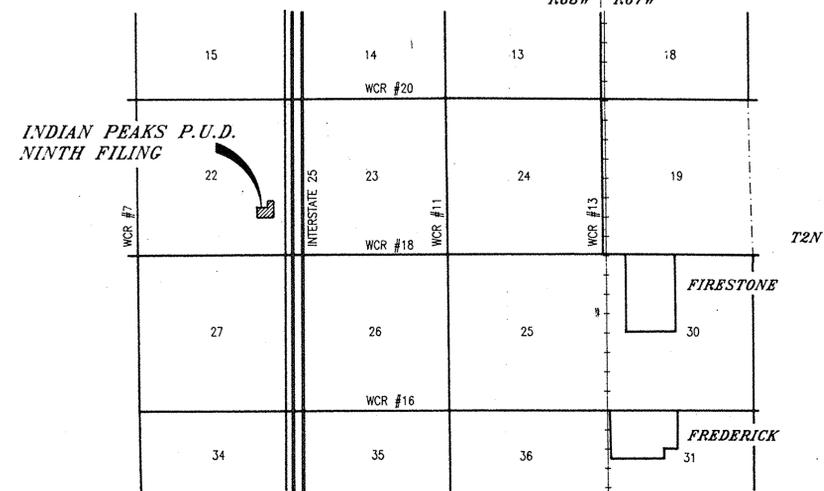
SURVEYOR'S CERTIFICATE

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.

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

APPROVED BY THE TOWN BOARD THIS 13th DAY OF April, 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: 4-13-95
Edward J. Tagliante
MAYOR



VICINITY MAP
SCALE: NONE

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