

10TH FILING DRAINAGE NOTES:

ALL EASEMENTS BETWEEN LOTS ARE 15' FEET WIDE (7.5 FEET EACH SIDE OF THE PROPERTY LINE) AND ARE DESIGNATED AS DRAINAGE EASEMENTS.

# INDIAN PEAKS P.U.D. TENTH FILING

A REPLAT OF OUTLOT "A" OF THE INDIAN PEAKS P.U.D. NINTH FILING, ALL OF LOT 1, BLOCK 4 OF THE INDIAN PEAKS PUD SECOND FILING AND ALL OF THE INDIAN PEAKS RANCH, INC. ANNEXATION, ALL LOCATED IN THE SOUTHEAST ONE-QUARTER OF SEC. 22, T2N, R68W OF THE 6TH. P.M., TOWN OF FREDERICK, WELD COUNTY, COLORADO CONTAINING 24.777 ACRES ±



SCALE: 1" = 200'  
DATE PREPARED: APRIL 27, 1995

LEGAL DESCRIPTION:

A REPLAT OF OUTLOT "A" OF THE INDIAN PEAKS P.U.D. NINTH FILING, ALL OF LOT 1, BLOCK 4 OF THE INDIAN PEAKS P.U.D. SECOND FILING AND ALL OF THE INDIAN PEAKS RANCH, INC ANNEXATION, ALL BEING LOCATED IN THE SOUTHEAST ONE-QUARTER OF SEC. 22, T2N, R68W OF THE 6TH. P.M., TOWN OF FREDERICK, WELD COUNTY, COLORADO, CONTAINING 24.777 ACRES, MORE OR LESS.

DEDICATION NO. 2:

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 P.U.D. NINTH FILING, RECORDED AT RECEPTION NUMBER 2434580 OF WELD COUNTY RECORDS, AND ALL OF THE INDIAN PEAKS RANCH, INC. ANNEXATION, RECORDED AT RECEPTION NO. 2411505 OF WELD COUNTY RECORDS, ALL 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. TENTH 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 15th DAY OF May, A.D., 1995.

INDIAN PEAKS RANCH, INC.

*Ernest A. Rowe*  
ERNEST A. ROWE, PRESIDENT

VALLEY BANK OF BRIGHTON

*Roger A. Muchow*  
ROGER A. MUCHOW, VICE PRESIDENT

*Shirley M. Rowe*  
SHIRLEY M. ROWE, 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 15th DAY OF May, 1995.

MY COMMISSION EXPIRES: 11-13-98

*Jaqueline K. 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 15th DAY OF May, 1995.

SHARON L. JAEGER  
30 NORTH 4th AVE.  
LONGMONT, CO 80501  
MY COMMISSION EXPIRES 6-8-98

*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.

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

APPROVED BY THE TOWN BOARD THIS 27 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: 5-15-95

*Edward J. Tagliente*  
MAYOR  
*Jaqueline K. Barnett*

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

DEDICATION NO. 1:

KNOW ALL MEN BY THESE PRESENTS THAT ERNEST A. ROWE AND SHIRLEY M. ROWE ARE THE OWNERS OF LOT 1, BLOCK 4 OF THE INDIAN PEAKS P.U.D. SECOND FILING, RECORDED AT RECEPTION NO. 2259370 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. TENTH 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 15th DAY OF May, A.D., 1995.

*Ernest A. Rowe*  
ERNEST A. ROWE

*Shirley M. Rowe*  
SHIRLEY M. ROWE

NOTARIAL CERTIFICATE:

STATE OF COLORADO )  
COUNTY OF WELD ) SS.

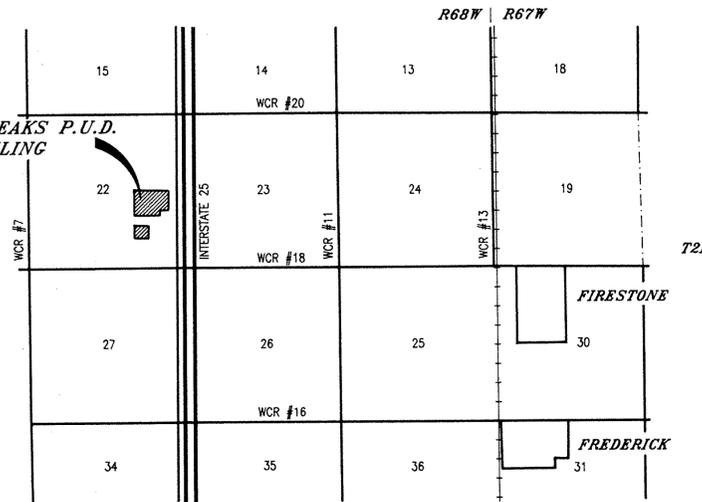
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ERNEST A. ROWE AND SHIRLEY M. ROWE.

THIS 15th DAY OF May, 1995.

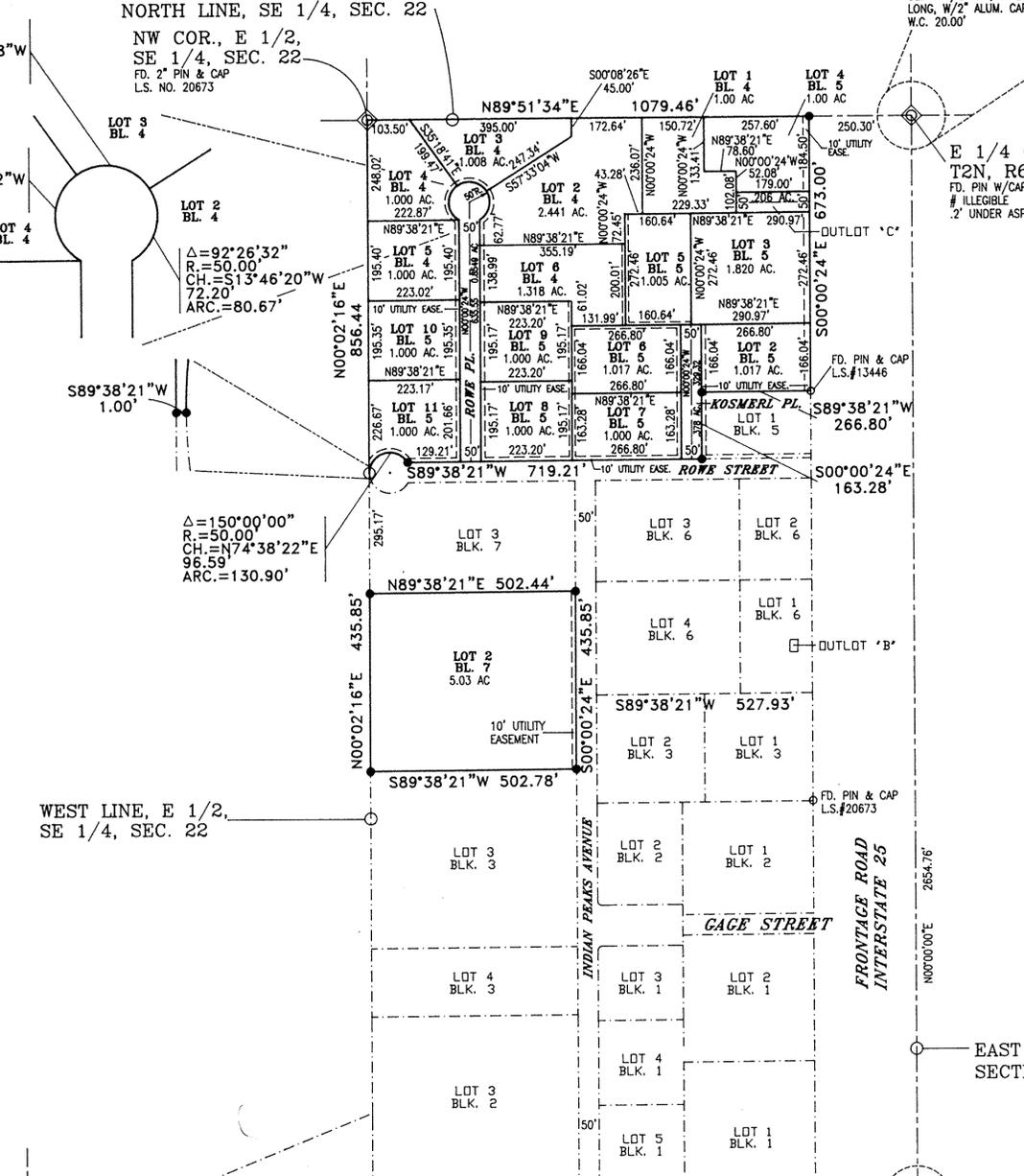
MY COMMISSION EXPIRES: 11-13-98

*Jaqueline K. Barnett*  
NOTARY PUBLIC

INDIAN PEAKS P.U.D. TENTH FILING



VICINITY MAP  
SCALE: NONE



**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 1683806, 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 C - RESERVED FOR ACCESS AND UTILITIES

- LEGEND:**
- - FOUND MONUMENT AS NOTED
  - ◇ - FOUND SECTION CORNER AS NOTED
  - - SET #5 PIN W/ PLASTIC CAP L.S.#13446

