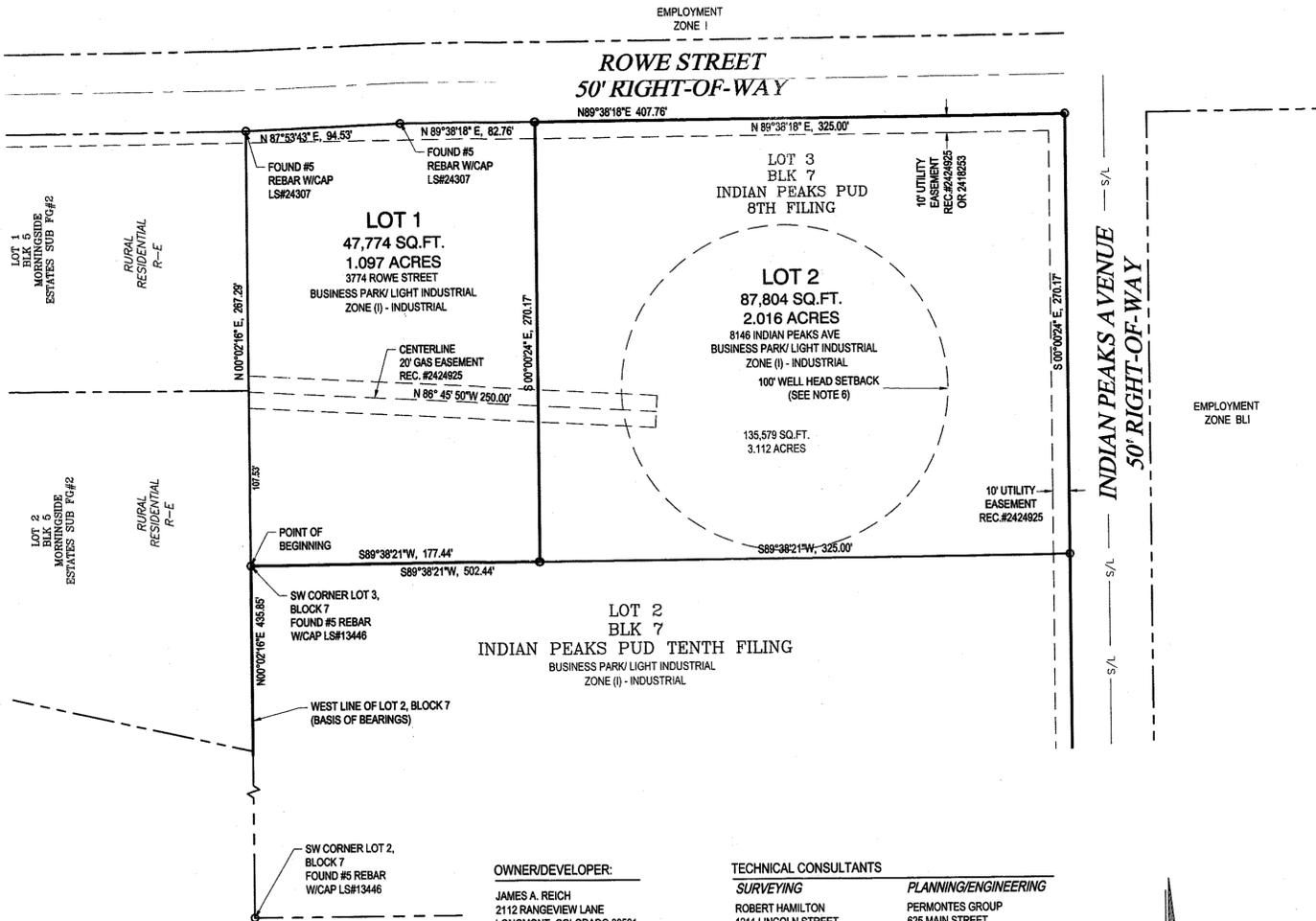


Plot Date: 4/25/2017 3:47 PM, By: Stephen Williams, CTB: PG\_2015\_Mono-Color.ctb

# INDIAN PEAKS P.U.D. 11TH FILING

## BEING A REPLAT OF LOT 3, BLOCK 7, INDIAN PEAKS P.U.D. 8TH FILING

A PART OF THE SE 1/4 OF SECTION 22, T 2 N, R 68 W OF THE 6TH P.M.  
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO



**OWNER/DEVELOPER:**  
 JAMES A. REICH  
 2112 RANGEVIEW LANE  
 LONGMONT, COLORADO 80501  
 PHONE: 303-257-3733  
 CONTACT: JAMES A. REICH  
 vaicraft@aol.com

**TECHNICAL CONSULTANTS**

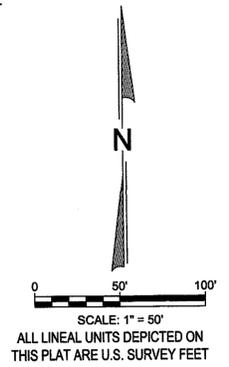
<b>SURVEYING</b> ROBERT HAMILTON 1211 LINCOLN STREET LONGMONT, CO. 80501 PHONE: (303) 776-1178 crestsurveying@gmail.com	<b>PLANNING/ENGINEERING</b> PERMONTES GROUP 625 MAIN STREET LONGMONT, CO 80501 PHONE: (720) 884-4981 CONTACT: MICKEY LEYBA mleyba@permontesgroup.com
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**LAND USE**

LOT	USE	AREA (SQ. FT.)	AREA (AC)
1	BUSINESS PARK/ LIGHT INDUSTRIAL	47,774	1.097
2	BUSINESS PARK/ LIGHT INDUSTRIAL	87,804	2.016
2 LOTS		135,578	3.113

**ZONING:**  
 LOT 1 ZONE I (INDUSTRIAL DISTRICT)  
 LOT 2 ZONE I (INDUSTRIAL DISTRICT)

**LEGEND:**  
 FOUND #5 REBAR WITH 1-1/2" PLASTIC  
 OR ALUMINUM CAP STAMPED "LS 13446", EXCEPT AS NOTED.



**CERTIFICATE OF OWNERSHIP:**

KNOW ALL MEN BY THESE PRESENTS THAT JAMES A. REICH, BEING THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 3, BLOCK 7, INDIAN PEAKS P.U.D. EIGHT FILING, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE ALONG THE WEST LINE OF SAID LOT 3 NORTH 00°02'16" EAST 267.29 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF ROWE STREET; THENCE ALONG SAID SOUTH LINE NORTH 87°53'43" EAST 94.53 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 89°38'18" EAST 407.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE EAST LINE OF SAID LOT 3 SOUTH 00°02'24" EAST 270.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 89° 38'21" WEST 502.44 FEET TO THE POINT OF BEGINNING.

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF INDIAN PEAKS P.U.D. 11TH FILING, THUS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS CONTAINING 3.11 ACRES MORE OR LESS. TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 27<sup>th</sup> DAY OF April, 2017.

*James A. Reich*  
 OWNER: JAMES A. REICH

**NOTARY CERTIFICATE:**

STATE OF COLORADO )  
 Boulder ) SS  
 COUNTY OF WELD )

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY JAMES A. REICH, ACTING IN HIS CAPACITY AS OWNER, THIS 27<sup>th</sup> DAY OF April, 2017.

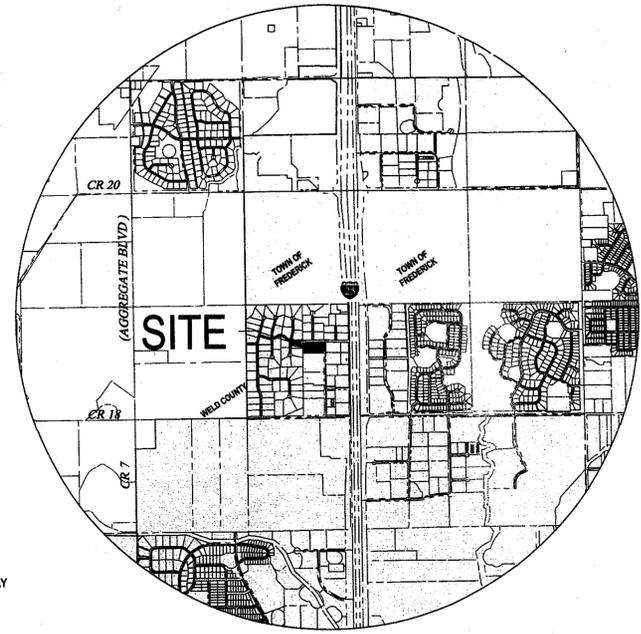
WITNESS MY HAND AND SEAL  
 MY COMMISSION EXPIRES March 16, 2019  
*Michelle T. Miller*  
 NOTARY PUBLIC



**NOTES:**

- TITLE COMMITMENT NO 830671 (S-CO-CP-KC), ISSUED BY STEWART TITLE GUARANTY COMPANY, DATED OCTOBER 27, 2016 WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: THE WEST LINE OF LOT 2, BLOCK 7, INDIAN PEAKS P.U.D. TENTH FILING AS BEARING NORTH 00°02'16" EAST (PLAT) AND BEING MONUMENTED AS SHOWN HEREON.
- ALL IMPROVEMENTS MADE TO THE PARCELS ON THIS PLAT SHALL BE IN COMPLIANCE WITH ALL APPLICABLE DEVELOPMENT CODE REQUIREMENTS.
- THIS SITE IS LOCATED IN ZONE "X" PER THE FEMA FLOOD INSURANCE RATE MAP NUMBER 08123C2080E FOR WELD COUNTY, COLORADO AND INCORPORATED AREAS PANEL 2080 OF 2250, EFFECTIVE DATE JANUARY 20, 2016.
- LOT 3, BLOCK 7, INDIAN PEAKS PUD 8TH FILING, WAS UNDER CONTRACT FOR SALE IN FEBRUARY 1998. AT THAT TIME, THE TOWN OF FREDERICK'S ORDINANCE REQUIRED A SETBACK OF 100 FEET FROM AN OIL OR GAS WELL. IN APRIL OF 1998, THE CITY ADOPTED ORDINANCE 495 WHICH CHANGED THE SETBACK TO 150 FEET. ORDINANCE #506 AS RECORDED IN WELD COUNTY AT RECEPTION # 2637650 DATED SEPTEMBER 2, 1998 APPROVED A VARIANCE REQUEST FROM THE TOWN OF FREDERICK'S ORDINANCE #495. THE APPROVED VARIANCE REQUEST "APPLIES A MINIMUM SETBACK REQUIREMENT OF ONE HUNDRED FEET (100') TO THE SUBJECT PROPERTY FOR THE CONSTRUCTION OF NEW BUILDINGS IN RELATION TO AN EXISTING WELL; AND THIS VARIANCE WILL BE PERMANENT."
- PROPERTY ADDRESS:  
 LOT 1, FILING 11 - 3774 ROWE STREET  
 LOT 2, FILING 11 - 8146 INDIAN PEAKS AVENUE
- PROJECT BENCHMARK: N.G.S. STATION DESIGNATION "CHEVY"

A STANDARD NGS CAP (PUNCH HOLE TOP CENTER IN A STEEL ROD IN A GREASED SLEEVE ENCASED IN A PVC PIPE WITH A LOGO CAP SET IN A CONCRETE POST FLUSH WITH THE GROUND) AT THE NORTHWEST QUADRANT OF THE INTERSECTION OF THE SOUTHBOUND EXIT RAMP FROM INTERSTATE 25 WITH HIGHWAY 52 (MINERAL ROAD) IN FREDERICK, COLORADO.  
 PUBLISHED NAVD88 ELEVATION = 4997.693 FEET



**VICINITY MAP**  
 1" = 2000'

**SURVEYING CERTIFICATE:**

I, ROBERT HAMILTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE PLAN MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SITE PLAN MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 27<sup>th</sup> DAY OF April, 2017.

BY:  
 ROBERT P. HAMILTON  
 COLORADO PLS #18982



**STAFF CERTIFICATE OF APPROVAL:**

THIS SUBDIVISION AMENDMENT PLAT OF THE INDIAN PEAKS P.U.D. 11TH FILING, THAT PORTION OF LOT 3, BLOCK 7, INDIAN PEAKS P.U.D. EIGHT FILING, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE ALONG THE WEST LINE OF SAID LOT 3 NORTH 00°02'16" EAST 267.29 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF ROWE STREET; THENCE ALONG SAID SOUTH LINE NORTH 87°53'43" EAST 94.53 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 89°38'18" EAST 407.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE EAST LINE OF SAID LOT 3 SOUTH 00°02'24" EAST 270.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 89° 38'21" WEST 502.44 FEET TO THE POINT OF BEGINNING.

IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 1<sup>st</sup> DAY OF May, 2017 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

*James*  
 PLANNING DIRECTOR

REV.	DATE	DESCRIPTION
1	01/01/17	TOWN SUBDIVISION AMENDMENT REVIEW - 1ST SUBMITTAL
2	04/13/17	TOWN SUBDIVISION AMENDMENT REVIEW - 2ND SUBMITTAL
3	04/20/17	TOWN PLAN REVIEW

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 www.permontesgroup.com

OWNER  
 INDIAN PEAKS PUD 11 FILING  
 BEING A REPLAT OF LOT 3, BLOCK 7  
 INDIAN PEAKS PUD 8TH FILING

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
PROJECT NO.:	217.001
DATE:	12/06/2016
SCALE:	1" = 50'
SHEET NO.	1
SHEET 1 OF 1	