

104  
ENV  
5583

2731104 11/05/1999 11:32A JA Suki Tsukamoto  
1 of 2 R 20.00 D 0.00 Weld County CO

# MAPLE RIDGE SUBDIVISION FINAL PLAT

A PART OF THE SOUTHWEST QUARTER OF THE  
SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2  
NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF  
FREDERICK, COUNTY OF WELD, STATE OF COLORADO

### SURVEYOR'S CERTIFICATE:

FOR AND ON BEHALF OF HURST AND ASSOCIATES, INC.,  
I, JOHN C. BARICKMAN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE  
STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT MAPLE RIDGE  
SUBDIVISION CORRECTLY REPRESENTS THE RESULTS OF A SURVEY  
MADE UNDER MY SUPERVISION AND THAT THE SAME WAS PERFORMED IN ACCORDANCE  
WITH COLORADO STATE LAW.  
*John C. Barickman* 6-23-99  
JOHN C. BARICKMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
PLS NO. 28258

NOTICE: 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.

### TOWN BOARD APPROVAL:

APPROVED BY THE TOWN BOARD THIS 27<sup>th</sup> DAY OF May, A.D., 1999  
ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES  
NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITIES BY THE TOWN FOR CONSTRUCTION  
OF ANY STREETS, HIGHWAYS, ALLEYS, BRIDGES, RIGHT-OF-WAY OR OTHER IMPROVEMENTS  
DESIGNATED ON THIS PLAT.

*Jacqueline K. McConnell*  
ATTEST  
*Edward J. Tagliente*  
MAYOR



### CLERK AND RECORDER'S CERTIFICATE:

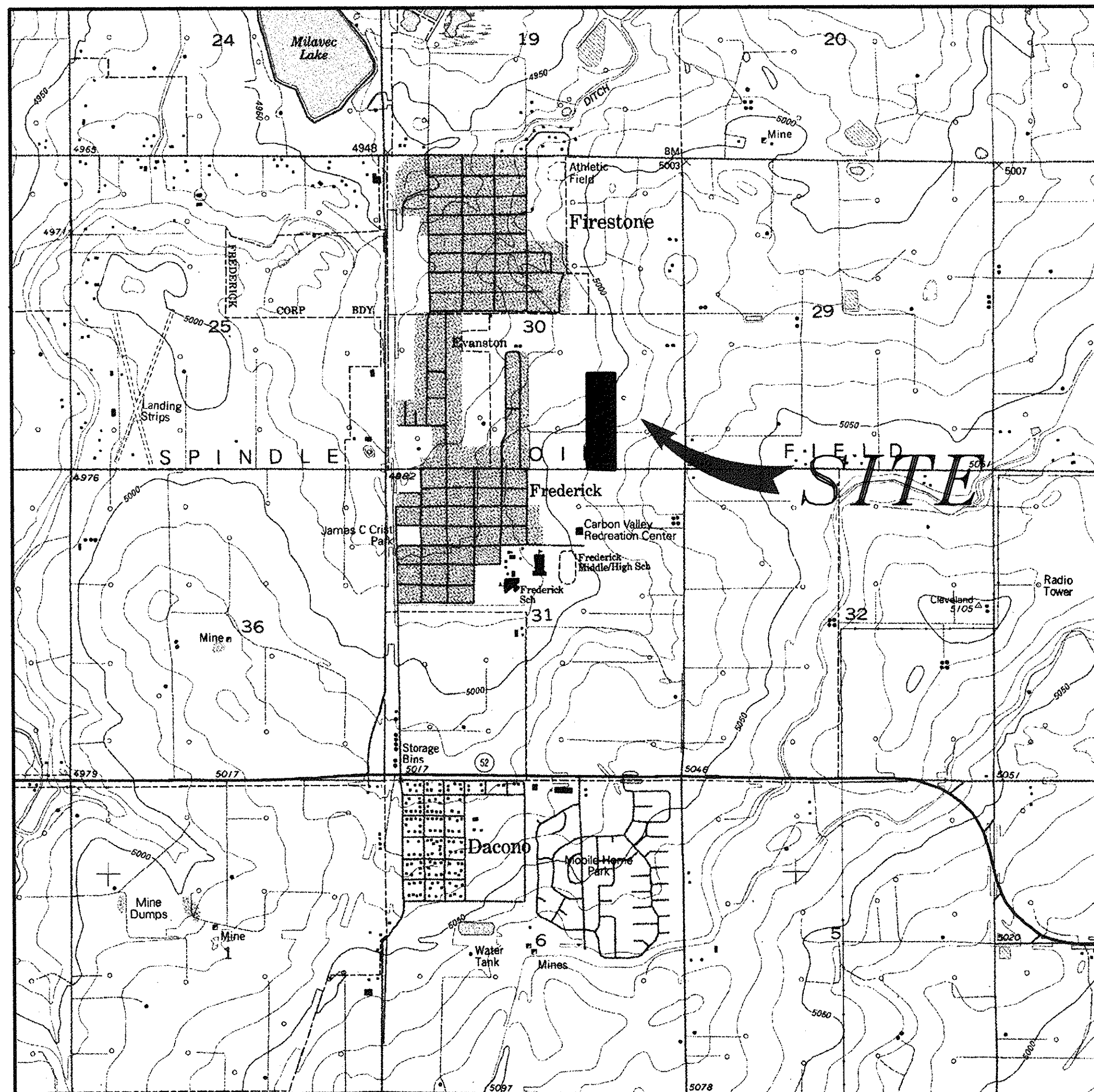
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND  
RECORDER AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., \_\_\_\_\_ 19\_\_\_\_  
AND IS DULY RECORDED IN BOOK \_\_\_\_\_ AT PAGE NO. \_\_\_\_\_

CLERK AND RECORDER  
COUNTY OF WELD  
STATE OF COLORADO

BY \_\_\_\_\_  
DEPUTY

### NOTES:

- BOUNDARY CORNERS MONUMENTED WITH 1/2" RE-BAR AND ALUMINUM  
CAP PLS 28258, HURST & ASSOC. EXCEPT WHERE NOTED.
- BASIS OF BEARING IS ASSUMED N 89°28'01" E ALONG THE SOUTH LINE OF THE  
SOUTHEAST 1/4 OF SEC. 30, T2N, R67W, 6TH P.M. WITH  
MONUMENTS DESCRIBED ON PLAT.
- OUTLOT A IS DEDICATED TO THE TOWN AND COVERED BY BLANKET  
DRAINAGE AND UTILITY EASEMENT.



VICINITY MAP  
Scale: 1" = 2000'

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HEPP INVESTORS, LLC, BEING  
THE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS  
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION  
30, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL  
MERIDIAN, TOWN OF FREDERICK, WELD COUNTY, COLORADO, AND BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER  
OF THE SOUTHEAST QUARTER OF SAID SECTION 30 FROM WHENCE  
THE SOUTHEAST SECTION CORNER BEARS N 89°28'01" E 1316.92 FEET;

THENCE N 00°38'08" W 30.00 FEET ALONG THE EASTERLY LINE OF SAID  
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE NORTHERLY  
RIGHT-OF-WAY LINE OF FIRST STREET, THE POINT OF BEGINNING;

THENCE S 89°28'01" W, 350.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY;

THENCE N 00°38'08" W, 640.88 FEET;

THENCE N 89°22'11" E, 50.00 FEET;

THENCE N 04°13'16" E, 235.84 FEET;

THENCE N 00°37'52" W, 420.46 FEET TO THE SOUTHERLY LINE OF "COALRIDGE  
ESTATES" (RECEPTION NO. 2631631);

THENCE N 89°34'57" E, 280.00 FEET ALONG SAID SOUTHERLY LINE TO THE EASTERLY  
LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE S 00°38'08" E, 1295.87 FEET ALONG SAID EASTERLY LINE TO THE POINT  
OF BEGINNING, CONTAINING 9.42 ACRES.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME  
INTO LOTS AS SHOWN HEREON AND DESIGNATE THE SAME AS THE  
MAPLE RIDGE SUBDIVISION IN THE TOWN OF FREDERICK, COUNTY OF WELD,  
COLORADO; AND DO HEREBY GRANT TO THE TOWN OF FREDERICK,  
COUNTY OF WELD, COLORADO, FOR PUBLIC USE THE STREETS SHOWN  
HEREON, INCLUDING STREETS, CIRCLES, DRIVES, PLACES AND POINTS,  
THE PUBLIC LANDS SHOWN HEREON INCLUDING OUTLOT A FOR  
THEIR INDICATED PUBLIC USE AND THE UTILITY AND DRAINAGE  
EASEMENTS SHOWN HEREON FOR UTILITY AND DRAINAGE PURPOSES  
ONLY; AND SO FURTHER STATE THAT THIS SUBDIVISION SHALL BE SUBJECT  
TO THE PROTECTIVE COVENANTS FILED AND RECORDED THIS SUBDIVISION  
IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY,  
COLORADO AS DOCUMENT

NO. \_\_\_\_\_  
EXECUTED THIS 27<sup>th</sup> DAY OF May, A.D. 1999.

HEPP INVESTORS, LLC,

*Charles Hepp*  
By: CHARLES HEPP, MANAGER

### NOTARIAL CERTIFICATE:

ACKNOWLEDGMENT

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss

The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

Witness my hand and official seal.

My commission expires \_\_\_\_\_

Notary Public

MAPLE RIDGE SUBDIVISION  
FINAL PLAT  
FREDERICK, COLORADO

SCALE: HOR. N/A  
VERT. N/A  
DESIGN/APPR. TRJ  
DRAWN BY JAF  
DATE 06/28/99  
FILE G:\21845\845-FPCV.DWG

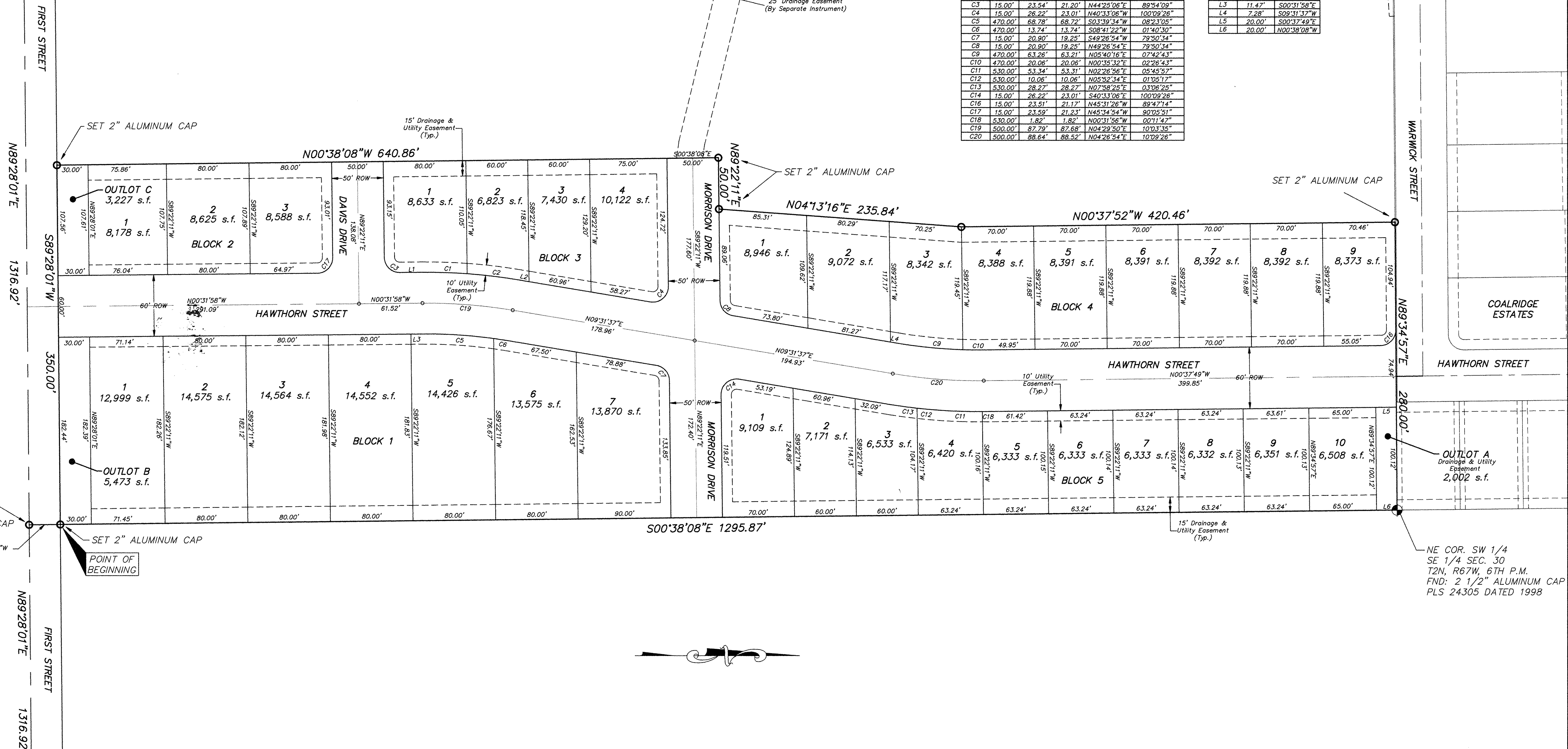
HURST & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
4999 Pearl East Circle, Suite 108  
Boulder, Colorado 80501 (303) 449-9105

S 1/4 COR. SEC. 30  
T2N, R67W, 6TH P.M.  
FND: 3 1/4" BLM BRASS  
CAP IN RANGE BOX

2731104 11/05/1999 11:33 JA Suki Tsukamoto  
2 of 2 R 20.00 D 0.00 Weld County CO

CURVE DATA					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	530.00'	43.48'	43.46'	S01°49'02"W	04°42'00"
C2	530.00'	49.58'	49.56'	S06°50'50"W	05°21'36"
C3	15.00'	23.54'	21.20'	N44°25'06"E	89°54'09"
C4	15.00'	26.22'	23.01'	N40°33'06"W	100°09'26"
C5	470.00'	68.78'	68.72'	S03°39'34"W	00°23'08"
C6	470.00'	13.74'	13.74'	S08°41'22"W	01°40'30"
C7	15.00'	20.90'	19.25'	S49°26'54"W	79°50'34"
C8	15.00'	20.90'	19.25'	N49°26'54"E	79°50'34"
C9	470.00'	63.26'	63.21'	N05°40'16"E	07°42'43"
C10	470.00'	20.06'	20.06'	N00°35'32"E	02°26'43"
C11	530.00'	53.34'	53.31'	N02°26'56"E	05°45'57"
C12	530.00'	10.06'	10.06'	N05°32'34"E	01°08'17"
C13	530.00'	28.27'	28.27'	N07°58'25"E	03°08'26"
C14	15.00'	26.22'	23.01'	S40°33'06"E	100°09'26"
C16	15.00'	23.51'	21.17'	N45°31'26"W	89°47'14"
C17	15.00'	23.59'	21.23'	N45°34'54"W	90°05'51"
C18	530.00'	1.82'	1.82'	N00°31'56"W	00°11'47"
C19	500.00'	87.79'	87.88'	N04°28'50"E	10°33'33"
C20	500.00'	88.64'	88.52'	N04°28'54"E	10°09'26"

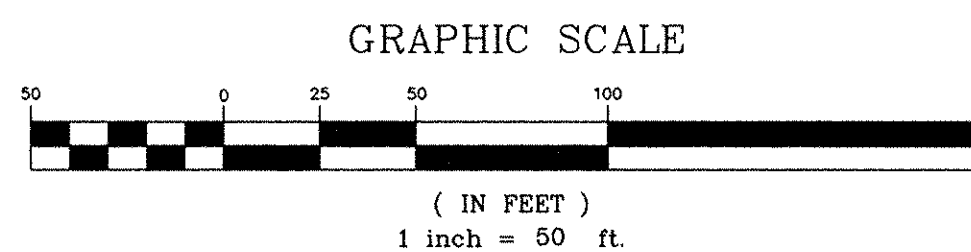
LINE DATA		
LINE	LENGTH	BEARING
L1	21.60'	S00°31'58"E
L2	11.03'	S09°31'37"W
L3	11.47'	S00°31'58"E
L4	7.28'	S09°31'37"W
L5	20.00'	S00°37'49"E
L6	20.00'	N00°38'08"W



SE COR. SW 1/4  
SE 1/4 SEC. 30  
T2N, R67W, 6TH P.M.  
FND: 2 1/2" ALUMINUM CAP  
PLS 24305 DATED 1998

NE COR. SW 1/4  
SE 1/4 SEC. 30  
T2N, R67W, 6TH P.M.  
FND: 2 1/2" ALUMINUM CAP  
PLS 24305 DATED 1998

SE COR. SEC. 30  
T2N, R67W, 6TH P.M.  
3 1/4" BLM BRASS CAP  
DATED 1952



MAPLE RIDGE SUBDIVISION  
FINAL PLAT  
FREDERICK, COLORADO

SCALE HOR. 1" = 50'  
VERT. N/A  
DESIGN/APPR. OCH  
DRAWN JAF  
DATE 06/28/99  
FILE NAME G:\21845\845-FP

HURST & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
4999 Pearl East Circle, Suite 106  
Boulder, Colorado 80501 (303) 440-8105

SHEET 2 OF 2