

3346815 12/13/2005 09:24A Weld County, CO
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

MAPLE RIDGE II SUBDIVISION FINAL PLAT

INDEX OF PLANS

1. COVER SHEET
2. FINAL PLAT

CERTIFICATE OF DEDICATION

Know all men by these presents that Frederick 29, LLC and Flatirons Bank, N.A. being the Owner(s), Mortgagee or Lienholder of certain lands in Frederick, Colorado, described herein, has caused said land to be final plotted in to lots, tracts, blocks streets and easements as shown hereon under the name of Maple Ridge II, and do hereby dedicate to the public such public streets, public rights-of-way, public easements and other places designated or described for public uses as shown hereon and such other easements shown hereon for the purposes shown. The entities named on the easement, or responsible for the services and/or utilities for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for the purposes named on the easement or for the installation, maintenance and replacement of utility lines and related facilities. The public streets, public rights-of-way, public easements, other places designated or described for public uses shown hereon and the electric and water distribution systems to be installed in the subdivision are dedicated and conveyed to the Town of Frederick, Colorado, in fee simple absolute, with marketable title, for public use and purposes. All conditions, terms and specifications designated or described herein shall be binding on the owner, its heirs, successors and assigns. The signature of any representative of any partnership or corporate entity indicates that all required partnership or corporate approvals have been obtained.

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30;

THENCE N00°37'49"W, 30.00 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE N00°37'49"W 1,298.53 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30;

THENCE N89°34'57"E, 1,036.80 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE NORTHWESTERLY CORNER OF MAPLE RIDGE SUBDIVISION;

THENCE ALONG THE WESTERN BOUNDARY OF SAID MAPLE RIDGE SUBDIVISION THE FOLLOWING FOUR COURSES:

1. S00°37'52"E, 420.46 FEET;
2. S04°13'16"W, 235.84 FEET;
3. S89°22'11"W, 50.00 FEET;
4. S00°38'08"E, 640.86 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FIRST STREET;

THENCE S89°28'01"W, 966.92 FEET ALONG SAID RIGHT-OF-WAY LINE, BEING 30.00 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30 TO THE POINT OF BEGINNING, CONTAINING 1,298,070 SQUARE FEET (29.80 ACRES).

In witness whereof, I/we have hereunto set my/our hand(s) and seal(s) this 4th day of November, 2005.

Owner: Frederick 29, LLC

John Hepp, Manager
By John Hepp, Manager

State of Colorado)
County of) ss

The foregoing certificate of dedication was acknowledged before me by John Hepp this 4th day of November, 2005.

Witness My Hand and Seal

Karen White
Notary Public

My commission expires: 7-26-2009

Mortgagee: First Bank of Longmont, N.A.

David Wright
By

State of Colorado)
County of Boulder) ss

The foregoing certificate of dedication was acknowledged before me by DAVID WRIGHT this 4th day of November, 2005.

Witness My Hand and Seal

David Wright
Notary Public

My commission expires: 3/11/2006

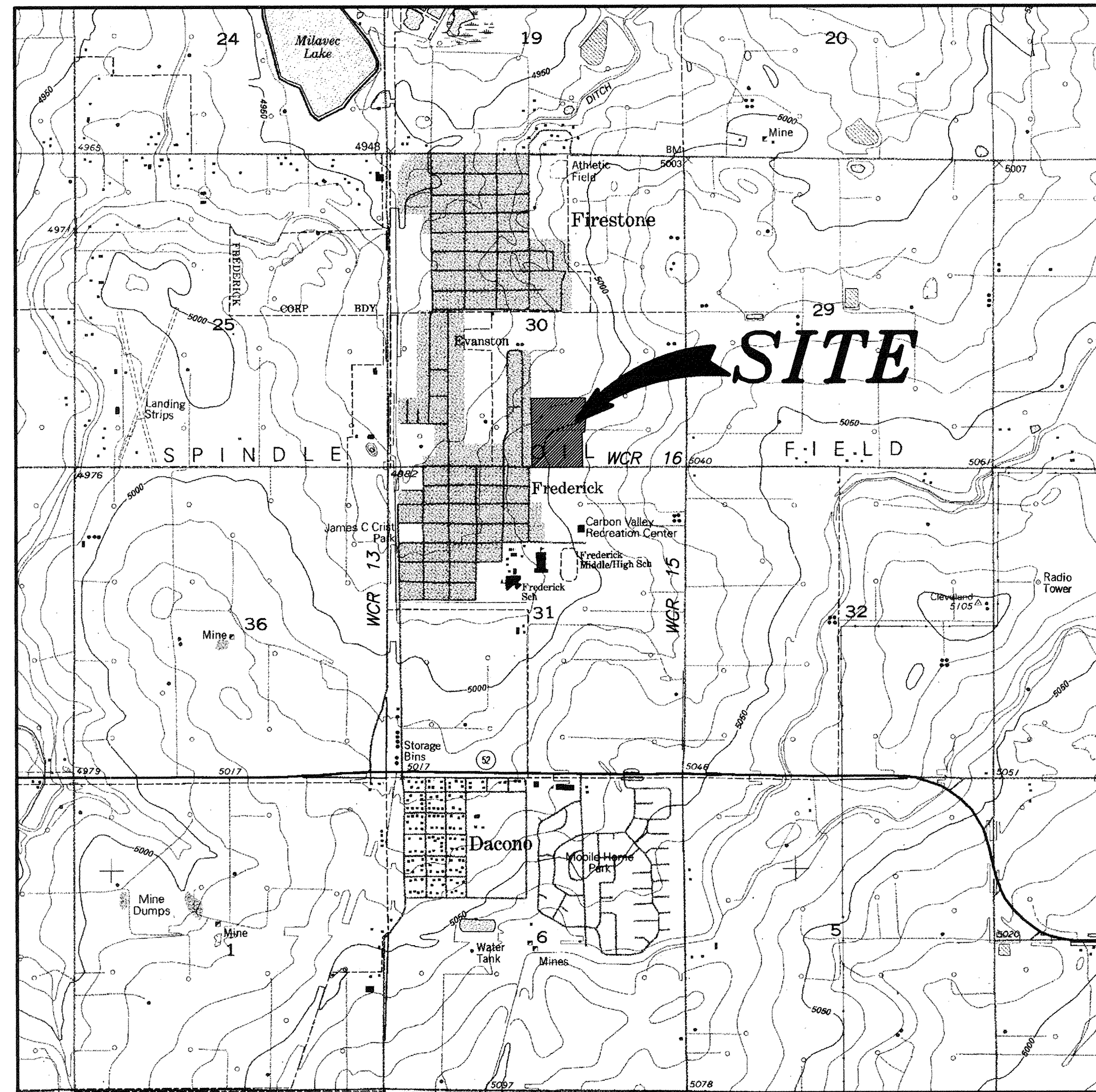
CLERK & RECORDER'S CERTIFICATE:

This Final Plat was filed for record in the Office of the County Clerk and Recorder at _____ o'clock _____m., on the _____ day of _____ A.D., 20____, and is duly recorded in Book _____, at Page No. _____, Reception No. _____.

County Clerk and Recorder

By _____
Deputy

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



VICINITY MAP

SCALE: 1" = 2,000'

BOARD OF TRUSTEES CERTIFICATE APPROVAL

This Final Plat map of the Maple Ridge II Subdivision is approved and accepted by Ordinance No. 183, passed and adopted at the regular (special) meeting of the Board of Trustees of Frederick, Colorado, held on March 15, 2005, and recorded on _____ as Reception No. _____. The dedications of public streets, public rights-of-way, public easements and other places designated or described for public uses as shown hereon, such other easements shown hereon for the purposes shown, and the electric and water distribution systems to be installed in the subdivision, are hereby accepted. All conditions, terms and specifications designated or described herein shall be binding on the owner, its heirs, successors and assigns.

All expenses incurred with respect to improvements for all utility services, paving of streets, grading, landscaping, curbs, gutters, sidewalks and walkways, road lighting, road signs, flood protection devices, drainage structures and other improvements that may be required to service the subdivision shall be the responsibility of the owner(s) and not the Town. The construction of improvements benefiting the subdivision and the assumption of maintenance responsibility for said improvements by the Town or other entities shall be subject to a separate Memorandum of Agreement for Public Improvements.

This acceptance of the Final Plat does not guarantee that the soil conditions, subsurface geology, groundwater conditions or flooding conditions of any lot shown hereon are such that a building permit will be issued for that lot.

Attest:
Town Clerk

Mayor

SURVEYING CERTIFICATE

For and on behalf of Hurst & Associates, Inc., Robert Orthman, a licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the Final Plat Map shown hereon is a correct delineation of the above described parcel of land.

I further certify that this Final Plat Map and legal description were prepared under my personal supervision and in accord with applicable State of Colorado requirements on this 11 day of November, 2005.

By Robert Orthman (SEAL)
Robert Orthman
Licensed Professional Land Surveyor
P.L.S. No. 15315

PLANNING COMMISSION CERTIFICATE OF APPROVAL

Approved by the Frederick Planning Commission this 3rd day of March, 2005.

Ruth Larson
Chairman
Planning Commission Secretary

NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW, ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY MUST COMMENCE WITHIN THREE YEARS AFTER SUCH DEFECT IS FIRST DISCOVERED. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. PORTIONS OF THE SITE ARE INFLUENCED BY THE WARWICK MINE AND ARE SUBJECT TO SUBSIDENCE RELATED RECOMMENDATIONS.
3. EXISTING 25' DRAINAGE EASEMENT & DETENTION POND EASEMENT TO BE VACATED CONCURRENTLY WITH FINAL PLAT APPROVAL.

OUTLOT NOTES:

OUTLOT SUMMARY				
OUTLOT	AREA Ac.	OWNERSHIP	MAINTENANCE	INTENDED USE
A	0.26	H.O.A.	H.O.A.	OPEN SPACE, LANDSCAPING, PEDESTRIAN TRAIL
B	0.14	TOWN OF FREDERICK	H.O.A.	OPEN SPACE, PEDESTRIAN TRAIL
C	0.16	TOWN OF FREDERICK	H.O.A.	OPEN SPACE, PEDESTRIAN TRAIL
D	0.19	TOWN OF FREDERICK	H.O.A.	OPEN SPACE, PEDESTRIAN TRAIL
E	0.51	H.O.A.	H.O.A.	OPEN SPACE, PARK, PEDESTRIAN TRAIL
F	0.34	H.O.A.	H.O.A.	OPEN SPACE, LANDSCAPING
G	0.28	H.O.A.	H.O.A.	OPEN SPACE, LANDSCAPING
H	5.79	H.O.A.	H.O.A.	OPEN SPACE, PARK, DETENTION POND, UTILITIES
I	0.09	H.O.A.	H.O.A.	MINE SHAFT, LANDSCAPING

ZONING

THE EXISTING ZONING IS R-1 RESIDENTIAL DISTRICT, SINGLE FAMILY.

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 30, T. 2N, R. 67W, ASSUMED TO BEAR NORTH 89 DEGREES 23 MINUTES 01 SECONDS EAST.

LOTS:

TOTAL NUMBER OF LOTS = 89
TOTAL NUMBER OF OUTLOTS = 9

FLOODPLAIN:

THIS PROPERTY IS NOT WITHIN AN IDENTIFIED FLOODPLAIN - FIRM MAP NO. 080244 0001B, DATED JULY 13, 1982.

OWNER / APPLICANT

FREDERICK 29, LLC
7167 REFLECTION DRIVE
ERIE, CO 80516
(720) 635-6835

ENGINEER / SURVEYOR

HURST & ASSOCIATES, INC.
4999 PEARL EAST CIRCLE
SUITE 106
BOULDER, CO 80301
(303) 449-9105

FREDERICK CASE NO. FP04-005

MAPLE RIDGE II
SUBDIVISION
FINAL PLAT
COVER SHEET

SCALE: HOR. N/A VERT. N/A	HURST & ASSOCIATES, INC.
DESIGN/APPR.: OCH	CONSULTING ENGINEERS
DRAWN BY: ROC	4999 Pearl East Circle, Suite 106 Boulder, Colorado 80501 (303) 449-9105
DATE: 03/07/05	
FILE: G:\22853\SURVEY\953-FPCV	SHEET 1 OF 2

