

MOORE FARM SUBDIVISION

FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, T.2N., R.68W. OF THE 6th PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 4

KNOW ALL MEN BY THESE PRESENTS THAT MOORE FARM PROPERTIES, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF MOORE FARM SUBDIVISION, AND DO HEREBY DEDICATE TO THE PUBLIC SUCH PUBLIC STREETS, PUBLIC RIGHT-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 ARE 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 OR 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.

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 24;
THENCE N90°00'00"E ALONG THE NORTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1215.35 FEET TO THE NORTHWESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 1138 AT RECEPTION NO. 2080889 OF THE WELD COUNTY RECORDS;
THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARIES OF SAID TRACT DESCRIBED IN BOOK 1138 AT RECEPTION NO. 2080889 THE FOLLOWING TWO (2) COURSES:

1. S00°03'15"W A DISTANCE OF 438.28 FEET;
2. N90°00'00"E A DISTANCE OF 116.00 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24;

THENCE S00°03'15"W ALONG SAID EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, A DISTANCE OF 1908.12 FEET TO THE NORTHEASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 841 AT RECEPTION NO. 1762622 OF THE WELD COUNTY RECORDS;
THENCE S89°57'13"W ALONG THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND DESCRIBED IN BOOK 841 AT RECEPTION NO. 1762622, A DISTANCE OF 894.61 FEET TO THE NORTHEASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED BOOK 1313 AT RECEPTION NO. 2265599 OF THE WELD COUNTY RECORDS;
THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND DESCRIBED IN BOOK 1313 AT RECEPTION NO. 2265599 THE FOLLOWING TWO COURSES:

1. S39°43'54"W A DISTANCE OF 72.41 FEET;
2. N66°46'10"W A DISTANCE OF 419.60 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 24;

THENCE N00°04'05"W ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 24, A DISTANCE OF 2237.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 70.217 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS
18 DAY OF September, 2002.

MOORE FARM PROPERTIES, L.L.C.,
A COLORADO LIMITED LIABILITY COMPANY
BY: MARCUS PALKOWITSH

STATE OF COLORADO)
)SS
COUNTY OF WELD)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS
18 DAY OF September, A.D., 2002.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES June 18, 2006
NOTARY PUBLIC

TRUSTEES OF THE ROBERT AND LEONA MOORE LIVING TRUST
DATED MAY 30, 1995
BY: L. LEONA MOORE

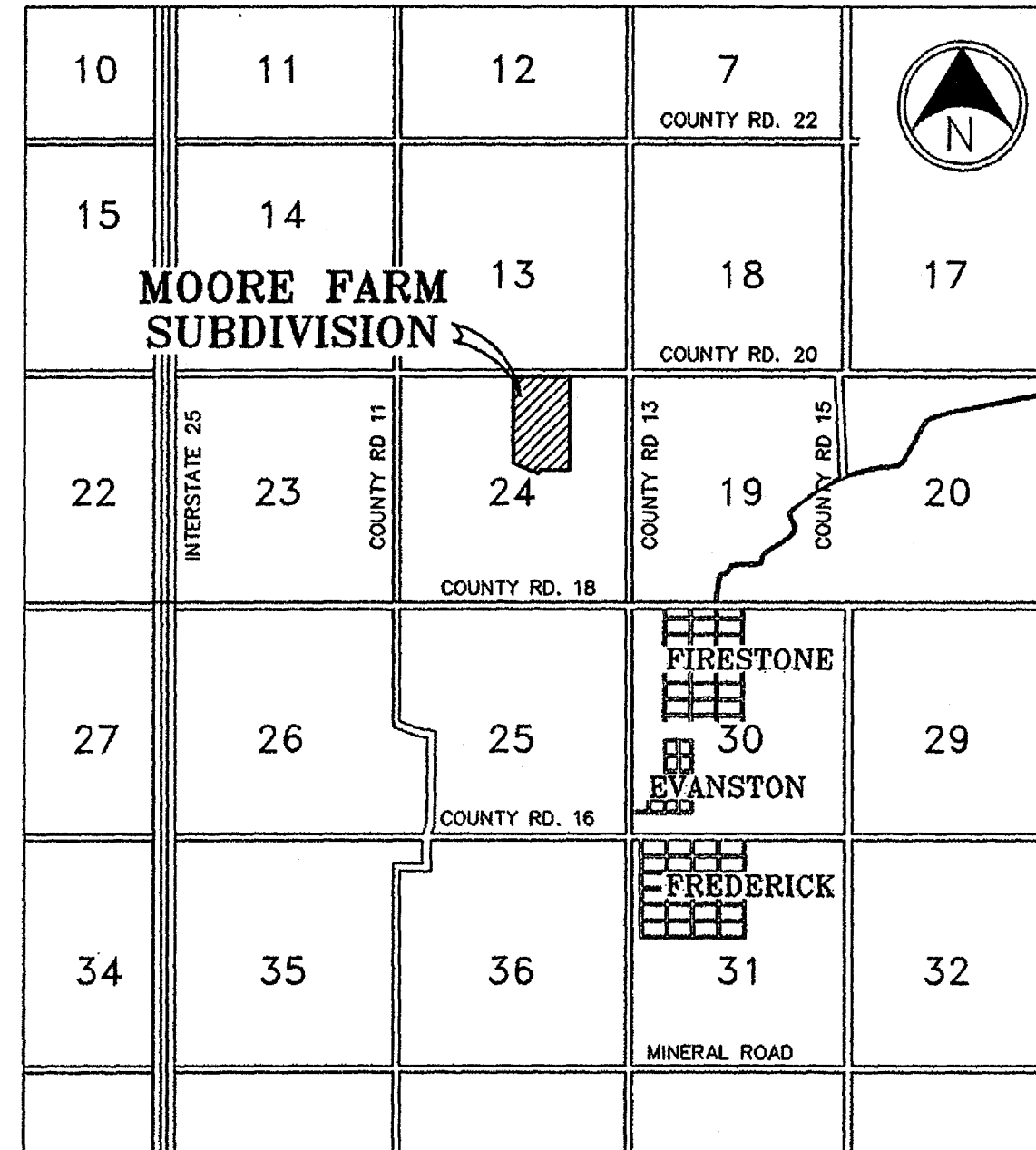
STATE OF COLORADO)
)SS
COUNTY OF WELD)

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DAY OF A.D., 2002.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES

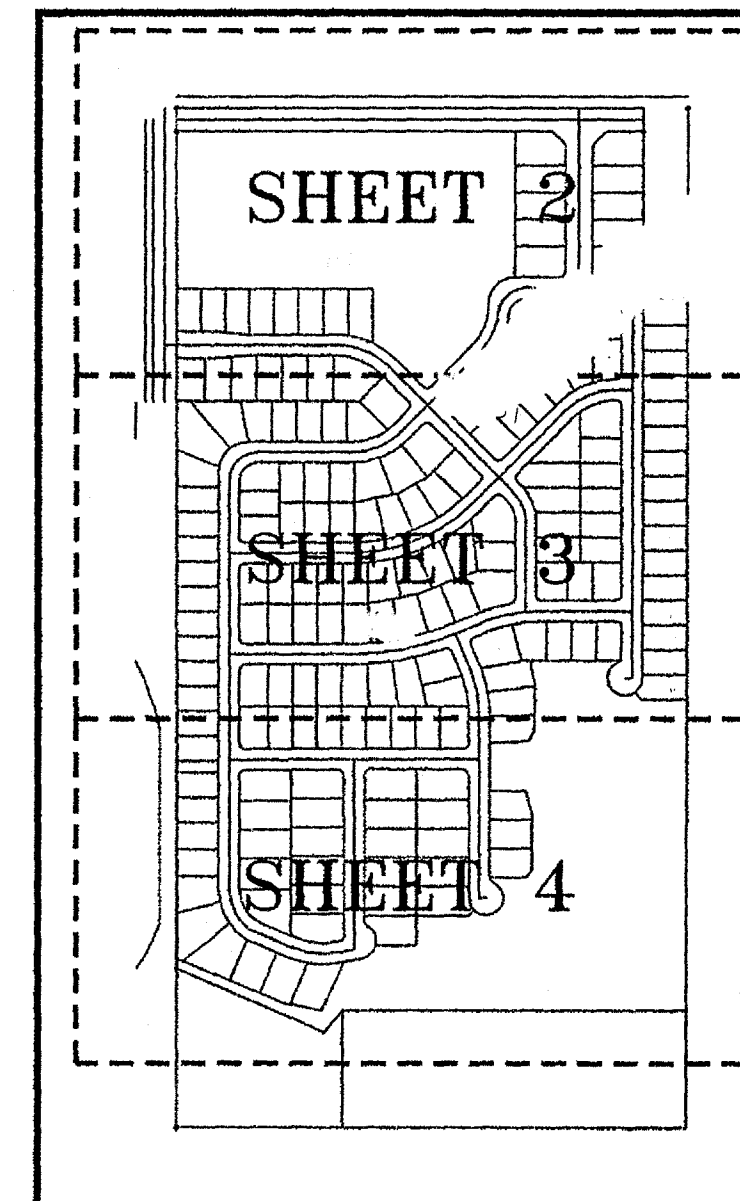
NOTARY PUBLIC



VICINITY MAP
N.T.S.

PLAT NOTES

1. THE BASIS OF BEARINGS FOR THIS PLAT IS THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N00°04'05"W, AND BEING MONUMENTED AS SHOWN HEREON.
2. DATE OF PLAT PREPARATION IS MARCH 1, 2001.
3. ALL TRACTS ARE ENCUMBERED IN THEIR ENTIRETY BY DRAINAGE AND UTILITY EASEMENTS. THE DRAINAGE EASEMENTS IN TRACT "B" AS SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. TRACTS "B" AND "C" ARE HEREBY RESERVED FOR DEDICATION TO THE TOWN OF FREDERICK AND ARE TO BE USED FOR UTILITIES, SUBSURFACE DRAINS, DRAINAGE, PUBLIC ACCESS AND OPEN SPACE.
5. REAR AND FRONT LOT EASEMENTS ARE 10' NON-EXCLUSIVE, FOR THE USE OF UTILITIES AND DRAINAGE, INCLUDING, BUT NOT LIMITED TO GAS, TELEPHONE, CABLE TV AND ELECTRIC SERVICES.
6. SIDE LOT EASEMENTS ARE 5' NON-EXCLUSIVE EACH SIDE OF THE LOT LINE, FOR THE USE OF UTILITIES AND DRAINAGE, INCLUDING, BUT NOT LIMITED TO GAS, TELEPHONE, CABLE TV AND ELECTRIC SERVICES.
7. TRACT A IS ENCUMBERED BY OIL AND/OR GAS PRODUCTION FACILITIES. DWELLING STRUCTURES MUST CONFORM TO THE SETBACKS SHOWN HEREON.
8. MOORE FARMS SUBDIVISION PLAT IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING) PER FLOOD INSURANCE RATE MAP, PANEL 861 OF 1075, COMMUNITY PANEL NUMBER 080266-0861 C DATED SEPTEMBER 28, 1982.
9. BURIED UTILITIES AND/OR PIPELINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE AND/OR AS-BUILT DRAWINGS OF THE CONSTRUCTED UTILITY LINES. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING THE UTILITIES. DAVID EVANS AND ASSOCIATES, INC. THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
10. DUE TO INSUFFICIENT DATA, LOCATION OF RIGHT OF WAY GRANTED TO 'KN GAS GATHERING INC.' AUGUST 23, 1999 (REC. NO. 2715776) IS APPROXIMATE.
11. RIGHT OF WAY GRANTED TO 'PANHANDLE EASTERN PIPELINE COMPANY' OF JUNE 3, 1974 (BK. 716, RECEPTION NO. 1637790) IS BLANKET IN NATURE AND ENCUMBERS THE ENTIRE SUBJECT PROPERTY.



SHEET INDEX

TITLE COMMITMENT NOTE

THIS FINAL PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY DAVID EVANS AND ASSOCIATES, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, DAVID EVANS AND ASSOCIATES, INC. RELIED UPON TITLE COMMITMENT NO. U016752A02, PREPARED BY SECURITY TITLE GUARANTY COMPANY, DATED JANUARY 18, 2002 AT 8:00 A.M.

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS DAY OF , 20.

CHAIRMAN

PLANNING COMMISSION SECRETARY

BOARD OF TRUSTEES APPROVAL

THIS FINAL PLAT MAP OF THE MOORE FARM SUBDIVISION IS APPROVED AND ACCEPTED BY ORDINANCE NO. , PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO HELD ON , 20, AND RECORDED ON , AS RECEPTION NO. , IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF FREDERICK, COLORADO. 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.

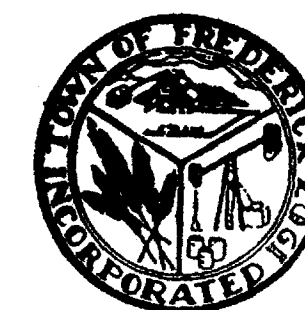
ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS MAY BE REQUIRED TO SERVICE THE SUBDIVISION SHALL 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.

MAYOR
DATE 9-26-02

ATTEST:

TOWN CLERK
DATE 9-26-02



LEGEND:

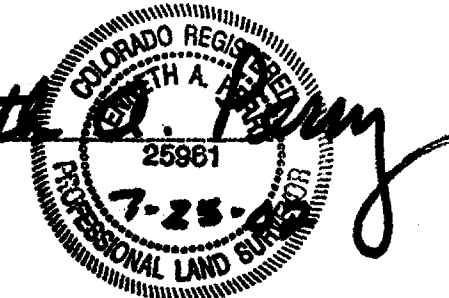
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED P.L.S. 29039

SURVEYOR'S CERTIFICATE

I, KENNETH A. PERRY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THE FINAL PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

IF FURTHER CERTIFY THAT THIS FINAL PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY SUPERVISION AND IN ACCORD WITH THE APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS DAY OF , 20.

BY: KENNETH A. PERRY
COLORADO PLS 25961
FOR AND ON BEHALF OF
DAVID EVANS AND ASSOCIATES, INC.



LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENCE OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

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.



DAVID EVANS
AND ASSOCIATES INC.

1331 - 17th Street Suite 900
Denver Colorado 80202
Phone: 720.946.0969

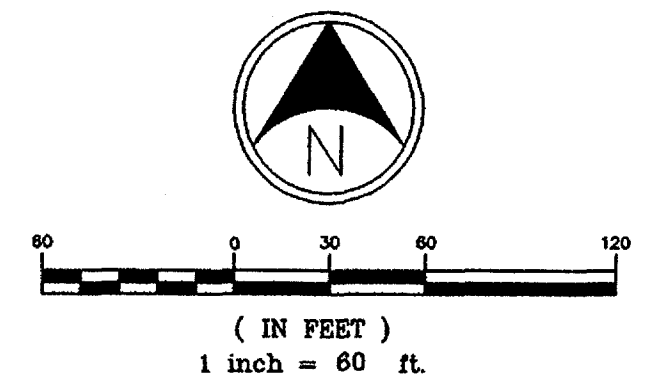
2903778 10/07/2002 11:37A Weld County, CO
2 of 4 R 41.00 D 0.00 J.A. "Suki" Tsukamoto

MOORE FARM SUBDIVISION

FINAL PLAT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, T.2N., R.68W. OF THE 6th PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

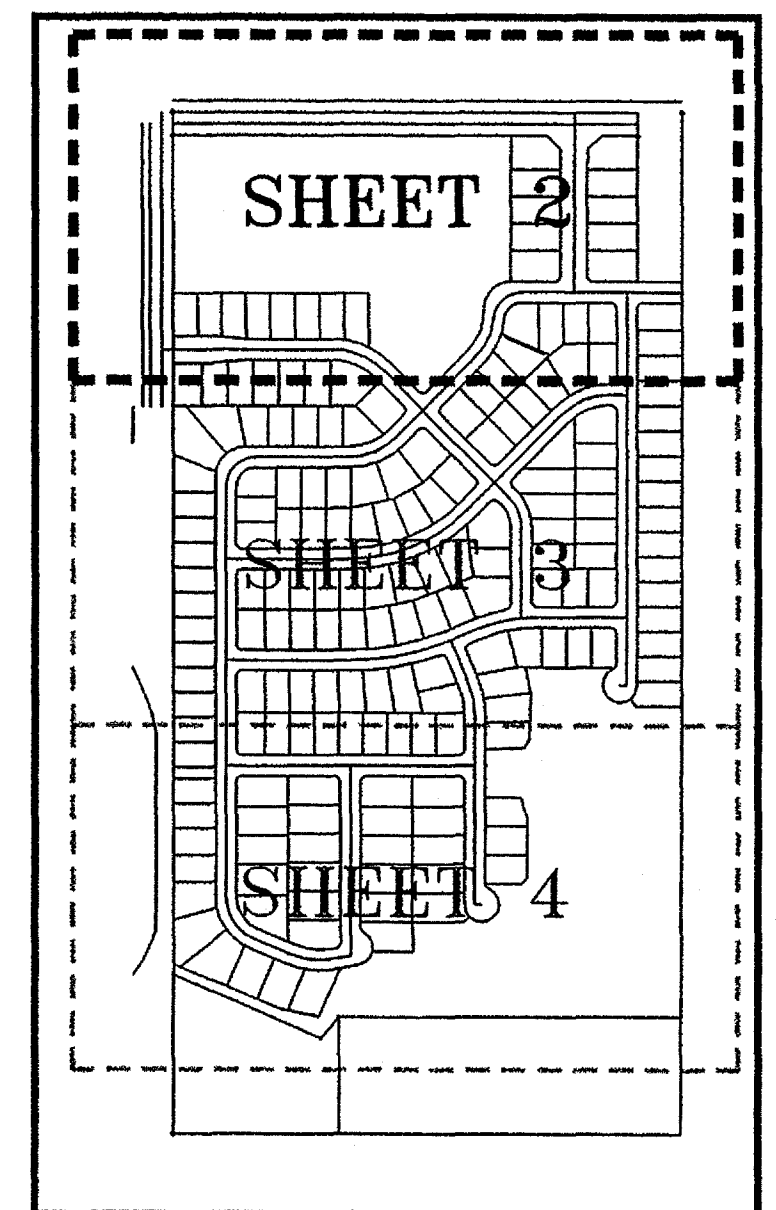
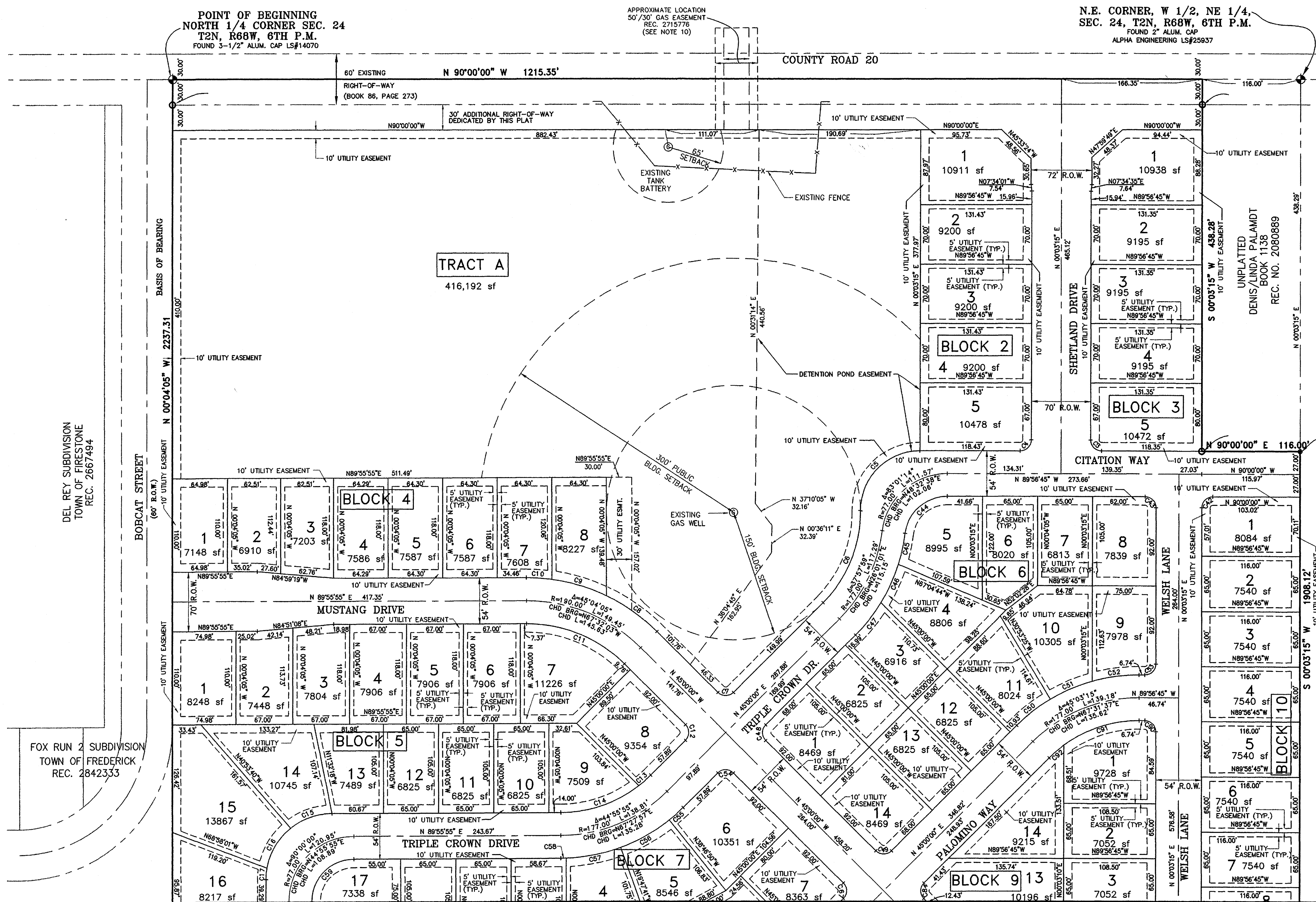
SHEET 2 OF 4



POINT OF BEGINNING
NORTH 1/4 CORNER SEC. 24
T2N, R68W, 6TH P.M.
FOUND 3-1/2" ALUM. CAP LS#14070

APPROXIMATE LOCATION
50' 30" GAS EASEMENT
REC. 2715778
(SEE NOTE 10)

N.E. CORNER, W 1/2, NE 1/4,
SEC. 24, T2N, R68W, 6TH P.M.
FOUND 2" ALUM. CAP
ALPHA ENGINEERING LS#25937



SHEET INDEX

UNPLATTED
FINLEY PROPERTY
BOOK 1494, PAGE 10
REC. NO. 2440333

LEGEND:

- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- ⊙ SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED P.L.S. 29039

NOTE:

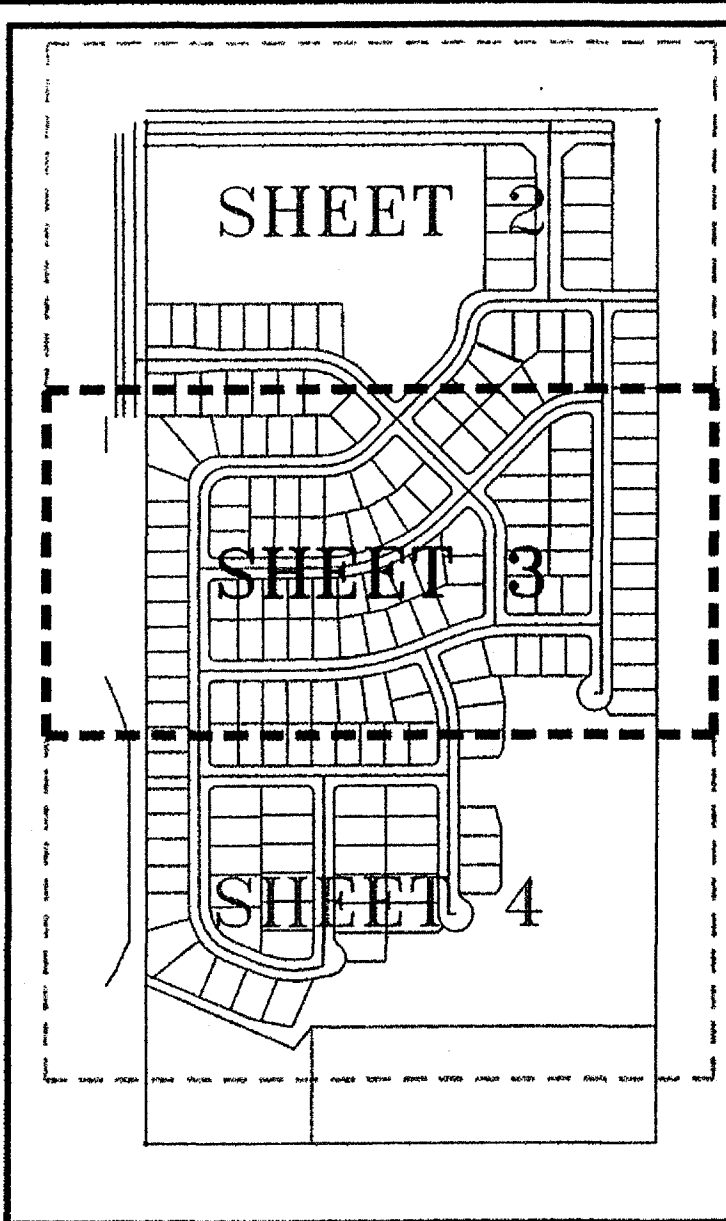
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SEE SHEET 3 OF 4



DAVID EVANS
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2993778 10/07/2002 11:37A Weld County, CO
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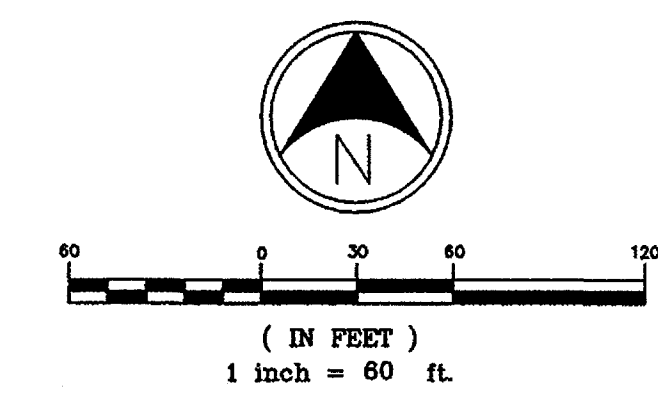
SHEET 3 OF 4

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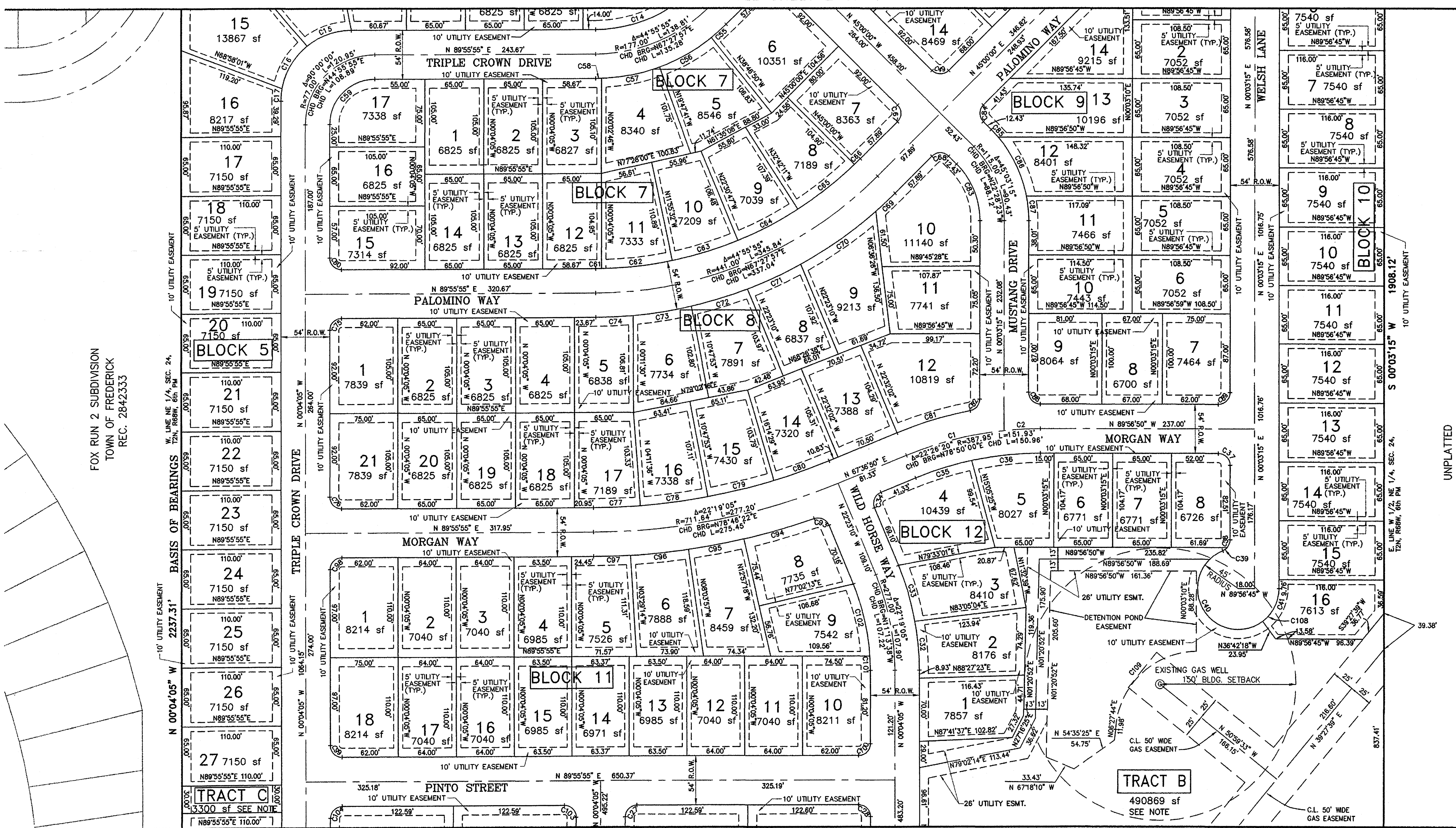
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CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD DIST
C1	18°31'14"	387.95'	111.86'	N75°52'27"E 111.47'
C2	5°55'08"	387.95'	40.07'	N87°05'37"E 40.05'
C3	90°00'00"	13.00'	20.42'	N44°56'45"W 18.38'
C4	90°00'00"	13.00'	20.42'	N45°03'15"E 18.38'
C5	90°48'39"	70.02'	110.98'	N44°38'56"E 99.72'
C6	45°45'24"	150.00'	119.79'	N22°07'18"E 116.63'
C7	90°00'00"	13.00'	20.42'	S80°00'00"W 18.38'
C8	19°21'28"	217.00'	23.31'	N54°40'44"E 22.87'
C9	17°48'23"	217.00'	23.31'	N73°15'39"E 22.87'
C10	7°54'14"	217.00'	23.31'	N88°06'58"W 22.87'
C11	45°04'05"	163.00'	128.21'	N67°32'03"W 124.93'
C12	90°00'00"	13.00'	20.42'	N00°00'00"W 18.38'
C13	7°07'34"	150.00'	18.66'	N48°33'47"E 18.64'
C14	37°48'21"	150.00'	98.98'	N71°01'45"E 97.19'
C15	38°51'36"	78.00'	52.90'	N70°30'07"E 51.89'
C16	41°02'55"	78.00'	55.88'	N30°32'51"E 54.69'
C17	10°05'28"	78.00'	13.74'	N04°58'39"E 13.72'
C18	12°08'59"	150.00'	31.81'	N08°08'35"W 31.75'
C19	23°42'34"	150.00'	62.07'	N24°04'21"W 61.63'
C20	23°35'08"	150.00'	61.75'	N47°43'12"W 61.31'
C21	7°59'19"	150.00'	20.91'	N63°30'28"W 20.90'
C22	12°34'28"	250.00'	54.87'	N73°47'20"W 54.76'
C23	21°27'23"	250.00'	93.62'	N89°11'45"E 93.08'
C24	65°44'00"	45.00'	51.63'	N45°36'03"E 48.84'
C25	74°58'25"	45.00'	58.84'	N24°43'39"W 54.74'
C26	62°07'17"	13.00'	14.69'	N31°07'43"W 13.41'
C27	90°00'00"	13.00'	20.42'	N44°56'45"W 18.38'
C28	90°00'00"	13.00'	20.42'	N45°04'05"W 18.38'
C29	45°00'00"	45.00'	35.34'	N22°34'05"W 34.44'
C30	20°42'33"	45.00'	159.21'	N33°34'39"E 88.24'
C31	67°42'33"	13.00'	15.36'	N33°58'21"W 14.48'
C32	10°12'50"	304.00'	54.19'	N05°10'30"W 54.12'
C33	12°06'15"	304.00'	64.22'	N16°20'02"W 64.10'
C34	90°00'00"	13.00'	20.42'	N22°36'50"E 18.38'
C35	10°16'59"	360.00'	64.78'	N72°45'20"E 64.89'
C36	12°08'21"	360.00'	76.58'	N85°08'30"E 76.44'
C37	90°00'00"	13.00'	20.42'	N44°56'45"W 18.38'
C38	41°48'17"	13.00'	8.49'	N20°57'23"E 8.28'
C39	25°54'16"	13.00'	5.88'	N54°48'40"E 5.83'
C40	19°42'08"	45.00'	152.73'	N28°28'15"W 89.28'
C41	53°14'27"	45.00'	41.82'	N26°40'28"E 40.33'
C42	89°56'45"	13.00'	20.41'	N45°01'37"E 18.38'
C43	90°00'00"	13.00'	20.42'	N44°56'45"W 18.38'
C44	83°01'14"	50.00'	72.45'	N48°32'38"E 66.28'
C45	10°28'08"	404.00'	37.16'	N12°15'05"E 37.10'
C46	13°55'10"	204.00'	49.56'	N24°29'44"E 49.44'
C47	13°38'41"	204.00'	48.48'	N38°11'39"E 48.35'
C48	90°00'00"	13.00'	20.42'	N00°00'00"E 18.38'
C49	90°00'00"	13.00'	20.42'	N80°00'00"W 18.38'
C50	14°08'35"	204.00'	50.24'	N52°03'18"E 50.11'
C51	15°13'42"	204.00'	54.22'	N66°43'28"E 54.06'
C52	15°42'58"	204.00'	55.86'	N82°11'46"E 55.78'
C53	90°00'00"	13.00'	20.42'	N45°03'15"E 18.38'
C54	90°00'00"	13.00'	20.42'	N90°00'00"E 18.38'
C55	8°13'01"	204.00'	22.14'	N02°00'00"E 22.14'
C56	18°30'57"	204.00'	65.92'	N69°28'39"E 65.64'
C57	18°24'29"	204.00'	65.84'	N78°56'22"E 65.26'
C58	1°47'19"	204.00'	6.37'	N89°02'16"E 6.37'
C59	90°00'00"	50.00'	78.64'	N44°55'55"E 70.71'
C60	90°00'00"	13.00'	20.42'	N45°04'05"W 18.38'
C61	0°52'32"	414.00'	6.33'	N89°28'39"E 6.33'
C62	10°53'10"	414.00'	78.66'	N83°36'48"E 78.54'
C63	10°30'31"	414.00'	75.83'	N72°54'57"E 75.82'
C64	10°21'53"	414.00'	74.89'	N82°28'45"E 74.78'
C65	11°02'10"	414.00'	78.74'	N51°46'44"E 79.62'
C66	11°55'39"	414.00'	9.11'	N45°37'50"E 9.11'
C67	90°00'00"	13.00'	20.42'	N00°00'00"E 18.38'
C68	90°00'00"	13.00'	20.42'	N90°00'00"E 18.38'
C69	33°47'47"	468.00'	28.97'	N46°46'24"E 28.96'
C70	12°25'52"	468.00'	101.54'	N54°45'43"E 101.34'
C71	7°58'22"	468.00'	65.12'	N84°51'50"E 65.07'
C72	7°58'24"	468.00'	65.15'	N72°56'18"E 65.10'
C73	7°58'04"	468.00'	65.08'	N80°54'37"E 65.03'
C74	5°02'16"	468.00'	41.15'	N87°24'47"E 41.14'
C75	90°00'00"	13.00'	20.42'	N44°55'55"E 18.38'
C76	90°00'00"	13.00'	20.42'	N45°04'05"W 18.38'
C77	4°18'46"	684.64'	51.54'	N87°46'32"E 51.52'
C78	6°18'53"	684.64'	75.46'	N82°27'42"E 75.42'
C79	6°17'04"	684.64'	75.10'	N76°09'44"E 75.06'
C80	52°42'22"	684.64'	84.80'	N70°19'01"E 84.57'
C81	11°38'53"	414.00'	84.48'	N72°28'47"E 84.33'
C82	7°21'28"	13.00'	17.98'	N39°39'59"E 16.58'
C83	45°03'15"	88.00'	69.20'	N22°28'23"W 67.43'
C84	90°00'00"	13.00'	20.42'	N00°00'00"E 18.38'
C85	4°40'36"	142.00'	11.99'	N42°39'42"W 11.95'
C86	28°25'12"	142.00'	72.91'	N25°36'48"W 72.12'
C87	10°57'27"	142.00'	27.16'	N05°28'28"W 27.12'
C88	90°00'00"	13.00'	20.42'	N44°56'45"W 18.38'
C89	89°58'55"	13.00'	20.42'	N45°03'12"E 18.38'
C90	90°00'00"	13.00'	20.42'	N44°56'45"W 18.38'
C91	36°18'44"	150.00'	84.98'	N71°54'53"E 93.40'
C92	6°46'31"	150.00'	22.97'	N49°23'15"E 22.95'
C93	86°58'58"	13.00'	19.73'	N65°51'39"W 17.89'
C94	6°17'22"	738.64'	81.08'	N73°48'33"E 81.04'
C95	4°50'33"	738.64'	82.43'	N78°22'30"E 82.41'
C96	4°59'36"	738.64'	64.37'	N84°17'35"E 64.35'
C97	3°08'32"	738.64'	40.51'	N88°21'39"E 40.50'
C98	90°00'00"	13.00'	20.42'	N44°55'55"E 18.38'
C99	90°00'00"	13.00'	20.42'	N45°04'05"W 18.38'
C100	90°00'00"	13.00'	20.42'	N44°55'55"E 18.38'
C101	3°37'28"	250.00'	15.81'	N01°52'49"W 15.81'
C102	18°41'37"	250.00'	81.57'	N13°02'22"W 81.20'
C103	90°00'00"	13.00'	20.42'	N45°04'05"W 18.38'
C104	90°00'00"	13.00'	20.42'	N44°55'55"E 18.38'
C105	67°26'00"	96.00'	112.99'	N33°47'05"E 106.58'
C106	34°01'51"	196.00'	116.41'	N84°31'01"W 114.71'
C107	78°22'08"	13.00'	17.78'	N39°06'58"E 18.43'
C108	22°35'05"	45.00'	17.74'	N42°00'09"E 17.62'
C109	86°41'34"	50.51'	136.84'	S45°57'10"W 124.25'



SHEET INDEX

SEE SHEET 2 OF 4

SEE SHEET 4 OF 4

UNPLATTED
FINLEY PROPERTY
BOOK 1494, PAGE 10
REC. NO. 2440333

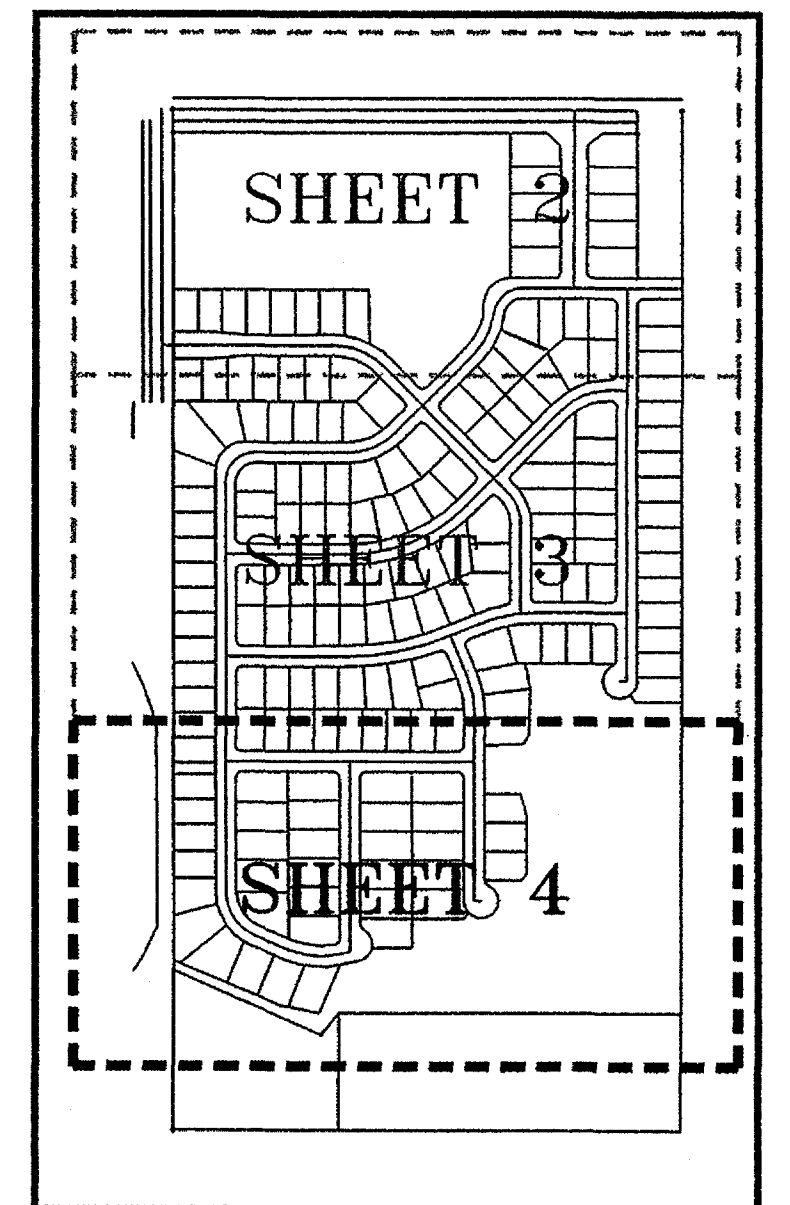
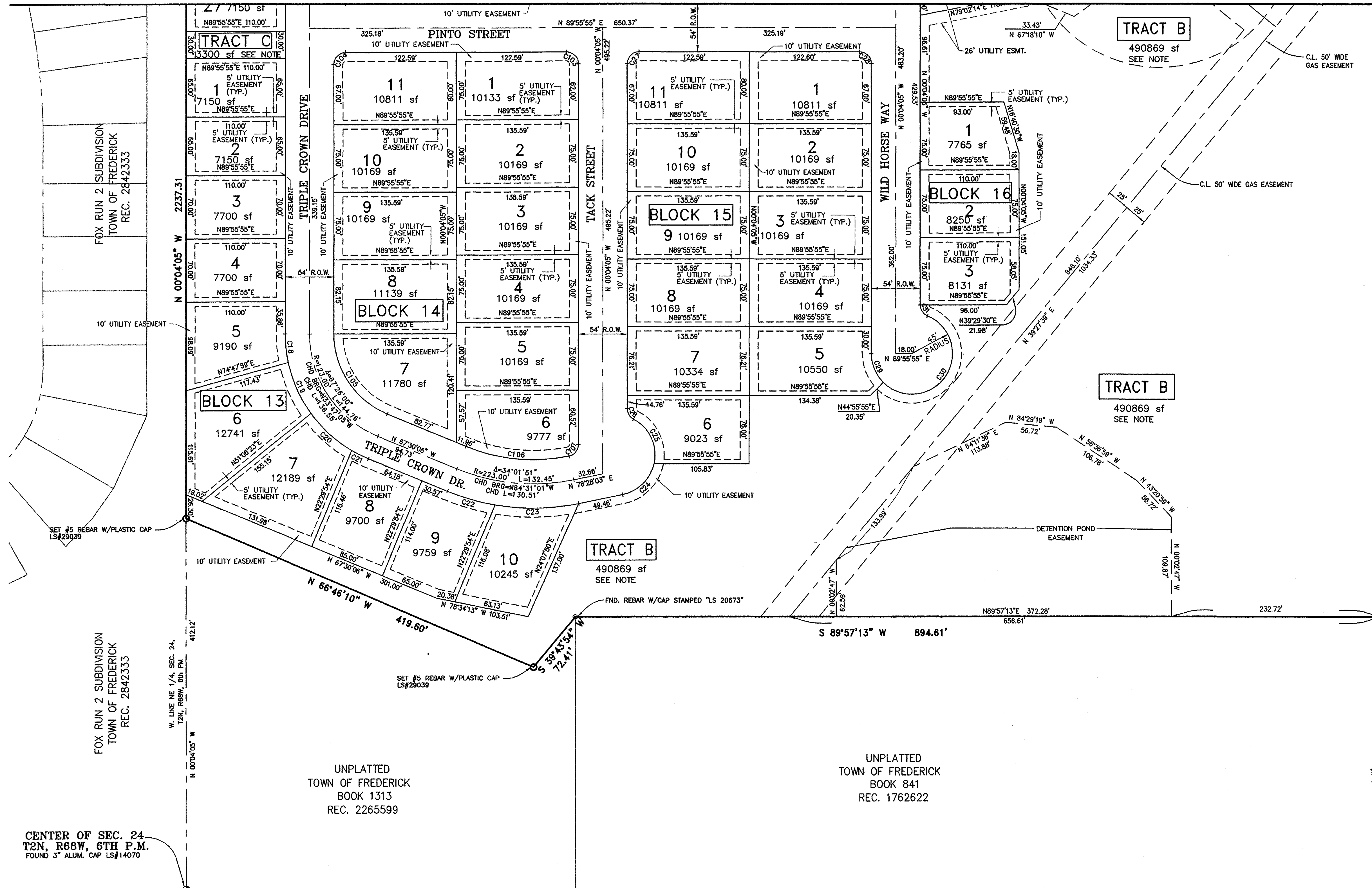
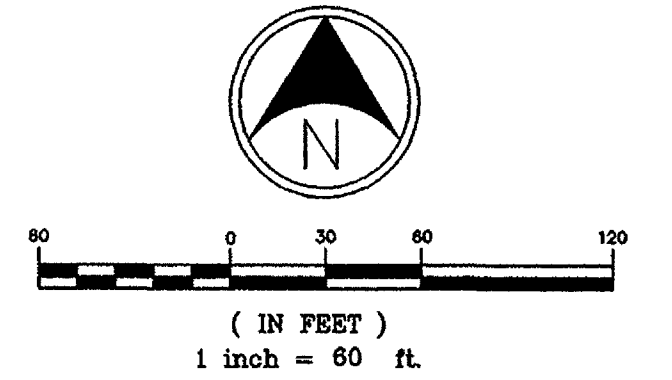
2993778 10/07/2002 11:37A Weld County, CO
4 of 4 R 41.00 D 0.00 J.A. "Suki" Tsukamoto

MOORE FARM SUBDIVISION FINAL PLAT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, T.2N., R.68W. OF THE 6th PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

SHEET 4 OF 4

SEE SHEET 3 OF 4



SHEET INDEX

UNPLATTED
FINLEY PROPERTY
BOOK 1494, PAGE 10
REC. NO. 2440333

LEGEND:

- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED P.L.S. 29039

NOTE:

TRACTS "B" AND "C" ARE HEREBY RESERVED FOR DEDICATION TO THE TOWN OF FREDERICK AND ARE TO BE USED FOR UTILITIES, SUBSURFACE DRAINS, DRAINAGE, PUBLIC ACCESS AND OPEN SPACE.

UNPLATTED
TOWN OF FREDERICK
BOOK 840
REC. 1762455

UNPLATTED
TOWN OF FREDERICK
BOOK 841
REC. 1762622

UNPLATTED
TOWN OF FREDERICK
BOOK 1313
REC. 2265599

CENTER OF SEC. 24
T2N, R68W, 6TH P.M.
FOUND 3" ALUM. CAP LS#14070

S. LINE, W 1/2, NE 1/4, SEC. 24, T2N, R68W, 6th PM



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