

CURVE	DELTA	LENGTH	RADIUS	CHORD LENGTH	CHORD LENGTH
1	05°25'21"	9.46'	100.00'	9.46'	9.46'
2	34°30'19"	60.22'	100.00'	59.32'	59.32'
3	32°20'02"	56.43'	100.00'	55.69'	55.69'
4	17°33'16"	30.64'	100.00'	30.52'	30.52'
5	89°48'58"	78.38'	50.00'	70.60'	70.60'
6	48°11'23"	12.62'	15.00'	12.25'	12.25'
7	57°39'51"	45.29'	45.00'	43.40'	43.40'
8	53°51'09"	42.30'	45.00'	40.76'	40.76'
9	88°22'50"	69.41'	45.00'	62.73'	62.73'
10	76°28'56"	60.07'	45.00'	55.71'	55.71'
11	48°11'23"	12.62'	15.00'	12.25'	12.25'
12	38°48'27"	33.87'	50.00'	33.22'	33.22'
13	38°48'27"	20.32'	30.00'	19.93'	19.93'
14	38°43'08"	33.79'	50.00'	33.15'	33.15'
15	38°43'08"	20.27'	30.00'	19.89'	19.89'
16	38°43'08"	60.82'	90.00'	59.67'	59.67'
17	38°43'08"	74.34'	110.00'	72.93'	72.93'
18	90°00'00"	15.71'	10.00'	14.14'	14.14'
19	90°00'00"	47.12'	30.00'	42.43'	42.43'

2661725 12/21/1998 18-21R Weld County CO
1 of 1 R 11.00 D 0.00 JA Suki Tsukanoto

MORNINGSIDE ESTATES

FILING NO. 3

PART OF THE WEST ONE-HALF OF THE SOUTHEAST QUARTER, SECTION 22, TOWNSHIP 2 NORTH, RANGE 68 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

OWNERS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT CHARLETTE G. WYATT, BEING OWNER OF A PART OF
The West half of the Southeast Quarter of Section 22, Township 2 North, Range 68 West of the Sixth Principal Meridian, Town of Frederick, County of Weld, State of Colorado, being more particularly described as follows:
Commencing at the South Quarter corner of said Section 22,
Thence North 00°04'33" East along the West line of the Southeast Quarter of Section 22 a distance of 30.00 feet to the North right-of-way line of Weld County Road 18;
Thence North 89°38'21" East along said right-of-way line a distance of 650.02 feet to the Southeast corner of Morningside Estates First Filing also being the POINT OF BEGINNING;
Thence along the East side of Morningside Estates First Filing the following six (6) courses and distances:
1. North 00°04'31" East a distance of 595.05 feet;
2. North 89°55'29" West a distance of 39.57 feet;
3. North 00°04'31" East a distance of 320.29 feet;
4. North 89°55'29" West a distance of 55.00 feet;
5. Northwest along a curve to the right, having a radius of 119.47 feet, a central angle of 19°46'42", an arc distance of 41.04 feet, the chord of said arc bears North 80°02'08" West a distance of 41.04 feet;
6. North 00°04'31" East a distance of 195.10 feet to the Southwest corner of Lot 3, Block 4, of Morningside Estates Second Filing;
Thence North 80°11'49" East along the South line of Morningside Estates Second Filing a distance of 303.14 feet;
Thence continuing along said South line South 89°57'44" East a distance of 517.41 feet to the Southeast corner of Morningside Estates Second Filing;
Thence South 00°02'16" West along the West line of Indian Peaks P.U.D. First Filing a distance of 987.97 feet;
Thence South 67°47'19" West a distance of 432.06 feet;
Thence Southwest along a curve to the left having a radius of 77.98 feet, a central angle of 26°39'19", and an arc length of 36.28 feet, the chord of said arc bears South 54°30'48" West a distance of 35.95 feet;
Thence South 42°08'29" West a distance of 20.59 feet to the North right-of-way line of Weld County Road 18;
Thence South 89°38'21" West along said right-of-way line a distance of 238.88 feet to the POINT OF BEGINNING.
The above parcel of land contains 786,995 square feet or 18.07 acres more or less; have by these presents laid out and surveyed Morningside Estates Subdivision Filing No. 3, and do hereby dedicate and convey to the Town 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 4th day of November, 1998.

Charlette G. Wyatt
CHARLETTE G. WYATT

The foregoing CERTIFICATION was acknowledged before me this 4th day of November, 1998, by Charlette G. Wyatt.

Witness my hand and Notary seal this 4th day of November, 1998.

My commission expires 6/28/2002

Maria Luman
Notary Public

SURVEYORS CERTIFICATION

I, Michael J. DeDecker, a registered Land Surveyor in the State of Colorado do hereby state that this Plat of "MORNINGSIDE ESTATES FILING NO. 3" was prepared by me or under my direct supervision and that the survey represented by this Plat is accurate to the best of my professional knowledge and belief.

Michael J. DeDecker
Michael J. DeDecker
PLS 20676
For and on behalf of C.D.S.
Engineering Corporation

BOARD OF TRUSTEES APPROVAL

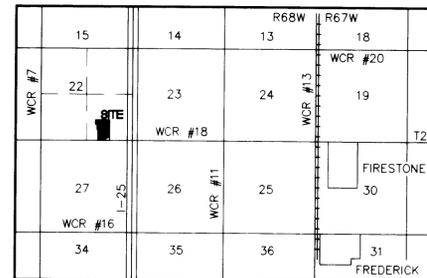
Approved by the Board of Trustees this 10th day of December, 1998.
All dedications are hereby accepted on behalf of the public. This approval does not constitute acceptance of responsibility by the Town of Construction of any streets, highways, alleys, bridges, right-of-way or other improvements designated on this plat.

Edward J. Taghente
Mayor

Sam Orndorff
Notary Public

NOTES:

- Bearings used in the preparation of this plat are based upon the South line of the Southwest Quarter of the Southeast Quarter of Section 22 (N89°38'21"E) according to the Final Plat of Wyatt Annexation to the Town of Frederick, between the monuments shown and described hereon.
- According to Colorado Law, you must commence any legal action based upon any defect on 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 certification shown hereon.



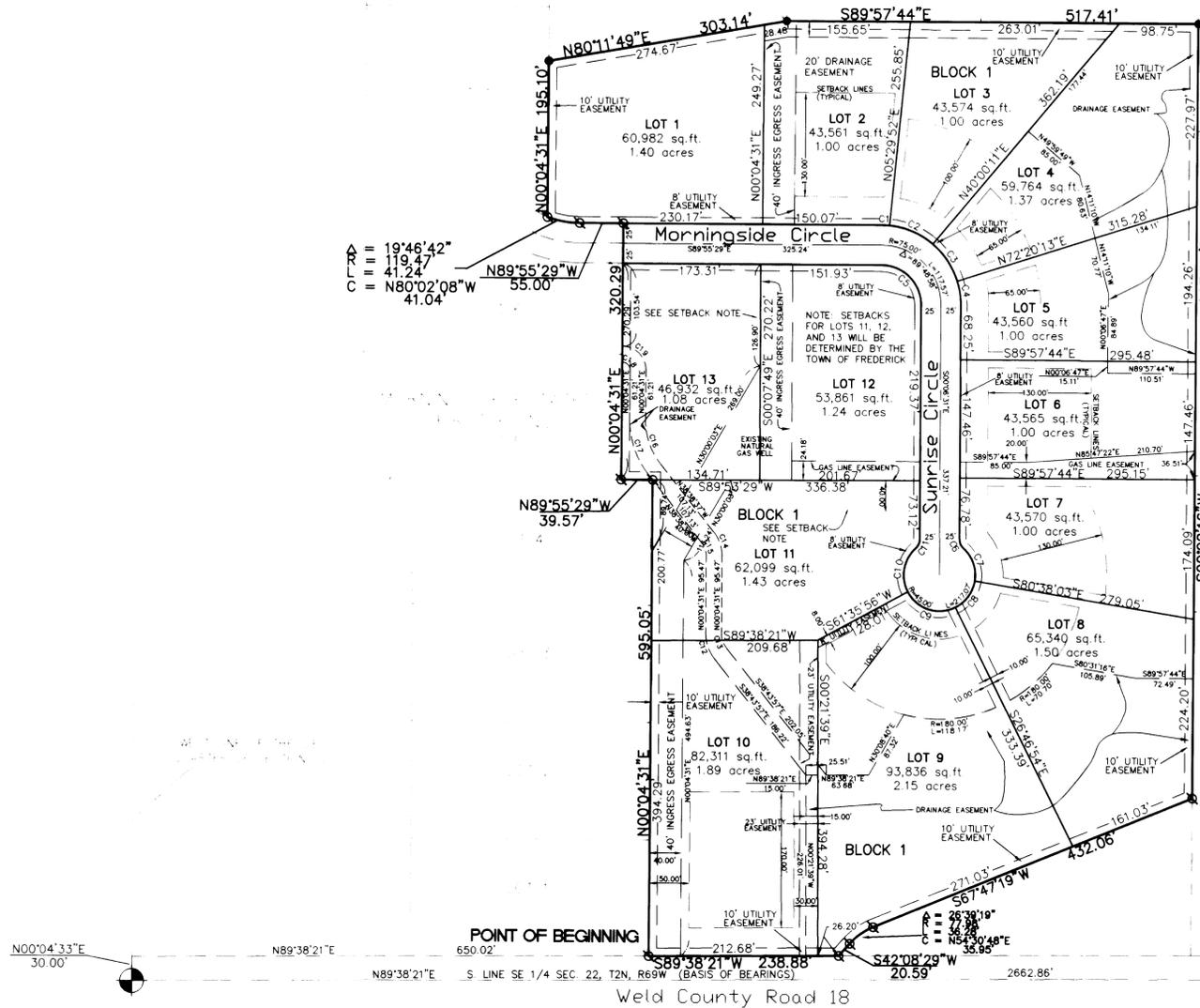
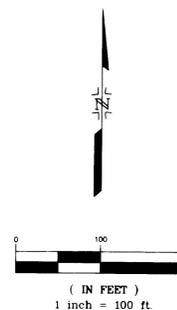
VICINITY MAP
NOT TO SCALE

- INDICATES CONTROL CORNER AS DESCRIBED HEREON
- INDICATES SET #5 REBAR WITH RED PLASTIC CAP PLS 20676
- INDICATES FOUND #5 REBAR WITH RED PLASTIC CAP PLS 20676

SETBACK REQUIREMENTS

FRONT SETBACK ON ALL LOTS WILL BE 35.00 FEET
MINIMUM SIDE SETBACK ON ALL LOTS WILL BE 10.00 FEET
REAR SETBACKS ARE DIMENSIONED ON THE PLAT DRAWING

NOTE: SETBACKS FOR LOTS 11, 12, AND 13 WILL BE DETERMINED BY THE TOWN OF FREDERICK.



SOUTH 1/4 CORNER
SECTION 22
T 2 N, R 69 W
Found 3-1/4" Brass Cap
Set By U.S.G.S.

NOTE: ACCESS TO LOT 10 IS TO BE THRU
40' INGRESS-EGRESS EASEMENT, NO OTHER
ACCESS TO ROAD 18 WILL BE GRANTED

SOUTHEAST CORNER
West 1/2 of South-East 1/4 of
Sec. 22 T 2 N, R 69 W
Found 2" Alum. Cap
PLS 20673

DATE	REV	RECORD OF ISSUE	BY	CK	APP	DESIGNED:
			SBV	MJD		DRAWN: SBV
						CHECKED: MJD
						APPROVED:
						DATE: MARCH 21, 1998
						FIELD BOOK:
						SCALE: 1" = 100'

CDS Engineering Corporation

165 SW 2nd STREET
LOVELAND, COLORADO 80537
(970) 667-8010

CLIENT: **DICK WAYTT**
CDS ENGINEERING CORPORATION
"Consulting Engineers and Professional Construction Managers"
CIVIL / STRUCTURAL ENGINEERING, GEOTECHNICAL AND FOUNDATION ENGINEERS,
DAMS AND RESERVOIRS, LAND AND MUNICIPAL PLANNING, LAND AND CONSTRUCTION SURVEYS
SOILS / CONCRETE / ASPHALT TESTING AND FIELD INSPECTION

PROJECT TITLE:
MORNING SIDE ESTATES FILING 3
SHEET TITLE:
FINAL PLAT

PROJECT NO:
P96-9361
DRAWING NO:
9361
REVISION NO:
SHEET
1 OF 1