607

3621607 05/08/2009 02:02P Weld County, CO
1 of 8 R 81.00 D 0.00 Steve Moreno Clerk & Recorder

FINAL PLAT

NELSON LAKES

A TRACT OF LAND LOCATED IN PORTIONS OF SECTION 20 AND SECTION 29 AND THE SE1/4 OF THE NE1/4 OF SECTION 30, T2N, R68W OF THE 6TH P.M. TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO AREA = 358.494 ACRES, MORE OR LESS.

DEDICATION AND OWNERS' STATEMENT:

Know all men by these presents that Williams Family Farm, LLC, a Colorado Limited Liability Company, being the Owner(s), Mortgagee or Lienholder of certain lands in Frederick, Colorado, described herein, has caused said land to be final platted in to lots, tracts, blocks streets and easements as shown hereon under the name of NELSON LAKES, 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 portions of Section 20 and Section 29 and the SE1/4 of the NE1/4 of Section 30, T2N, R68W of the 6th P.M. Town of Frederick, County of Weld, State of Colorado, being more particularly described as follows:

BEGINNING at the E1/4 Corner of said Section 30 from which the Southwest Corner of the SE1/4 of the NE1/4 of said Section 30 bears, S87°50'36"W, (Basis of Bearing);

Thence S87°50'36"W, 1324.88 feet along the South Line of the SE1/4 of the NE1/4 of said Section 30 to the Southwest Corner of the SE1/4 of the NE1/4 of said Section 30;

Thence N00°15'25"W, 1314.44 feet along the West Line of the SE1/4 of the NE1/4 of said Section 30 to the Northwest Corner of the SE1/4 of the NE1/4 of said Section 30;

Thence N88°14'30"E, 1328.59 feet along the North Line of the SE1/4 of the NE1/4 of said Section 30 to the Northeast Corner of the SE1/4 of the NE1/4 of said Section 30;

Thence N00°03'10"W, 1305.28 feet along the East Line of the NE1/4 of the NE1/4 of said Section 30 to the Northwest Corner of said Section 29;

Thence N00°00'46"E, 1336.95 feet along the West Line of the SW1/4 of the SW1/4 of said Section 20 to the Northwest Corner of the SW1/4 of the SW1/4 of said Section 20;

Thence N89°02'56"E, 1329.68 feet along the North Line of the SW1/4 of the SW1/4 of said Section 20 to the Northeast Corner of the SW1/4 of the SW1/4 of said Section 20;

Thence N00°04'57"E, 290.10 feet along the West Line of the NE1/4 of the SW1/4 of said Section 20 to the centerline of the Gooding, Dailey & Plum Ditch;

Thence the following (32) thirty-two courses and distances along the centerline on the Gooding, Dailey & Plum Ditch;

1.) Thence N 37°50'14"E, 23.81 feet to a point of curve to the right;

2.) Thence 85.29 feet along the arc of said curve to a point tangent, said arc having a radius of 296.00 feet, a central angle of 16°30'31", and being subtended by a chord that bears N46°05'30"E, 84.99 feet;

3.) Thence N54°20'46"E, 206.32 feet to a point of curve to the left;

4.) Thence 88.69 feet along the arc of said curve to a point tangent, said arc having a radius of 334.00 feet, a central angle of 15°12'49", and being subtended by a chord that bears N46°44'21"E, 88.43 feet;

5.) Thence N39°07'57"E, 127.71 feet

6.) Thence N49°15'03"E, 105.92 feet

7.) Thence N52°27'48"E, 67.16 feet

8.) Thence N43°08'32"E, 71.83 feet to a point of curve to the left;

9.) Thence 92.79 feet along the arc of said curve to a point tangent, said arc having a radius of 209.00 feet, a central angle of 25°26'13", and being subtended by a chord that bears N30°25'26"E, 92.03 feet;

10.) Thence N17°42'19"E, 85.03 feet;

11.) Thence N 27°23'22"E, 52.30 feet to a point of curve to the left;

12.) Thence 59.56 feet along the arc of said curve to a point tangent, said arc having a radius of 141.00 feet, a central angle of 24°12'08", and being subtended by a chord that bears N15°17'18"E, 59.12 feet;

13.) Thence N03°11'14"E, 94.20 feet to a point of curve to the right;

14.) Thence 57.35 feet along the arc of said curve to a point tangent, said arc having a radius of 186.00 feet, a central angle of 17°39'59", and being subtended by a chord that bears N12°01'14"E, 57.12 feet;

15.) Thence N20°51'13"E, 248.76 feet to a point of curve to the left;

16.) Thence 124.21 feet along the arc of said curve to a point tangent, said arc having a radius of 409.00 feet, a central angle of 17°23'59", and being subtended by a chord that bears N12°09'14"E, 123.73 feet;

17.) Thence N03°27'15"E, 178.80 feet to a point of curve to the right;

18.) Thence 77.96 feet along the arc of said curve to a point tangent, said arc having a radius of 63.00 feet, a central angle of 70°53'52", and being subtended by a chord that bears N38°54'10"E, 73.08 feet;

19.) Thence N74°21'06"E, 35.44 feet to a point of curve to the left;

20.) Thence 103.68 feet along the arc of said curve to a point tangent, said arc having a radius of 84.00 feet, a central angle of 70°43'06", and being subtended by a chord that bears N38°59'33"E, 97.22 feet;

21.) Thence N03°38'00"E, 64.23 feet to a point of curve to the right;

22.) Thence 75.05 feet along the arc of said curve to a point tangent, said arc having a radius of 131.00 feet, a central angle of 32°49'26", and being subtended by a chord that bears N20°02'43"E, 74.03 feet;

23.) Thence N36°27'26"E, 41.39 feet to a point of curve to the left;

24.) Thence 57.10 feet along the arc of said curve to a point tangent, said arc having a radius of 134.00 feet, a central angle of 24°24'59", and being subtended by a chord that bears N24°14'56"E, 56.67 feet;

25.) Thence N12°02'27"E, 92.10 feet;

26.) Thence N21°49'45"E, 87.15 feet to a point of curve to the right;

27.) Thence 179.92 feet along the arc of said curve to a point tangent, said arc having a radius of 241.00 feet, a central angle of 42°46'27", and being subtended by a chord that bears N43°12'59"E, 175.77 feet;

28.) Thence N64°36'12"E, 89.98 feet;

29.) Thence N68°42'06"E, 167.37 feet;

30.) Thence N64°06'13"E, 152.92 feet to a point of curve to the left;

31.) Thence 103.42 feet along the arc of said curve to a point tangent, said arc having a radius of 209.00 feet, a central angle of 28°21'04", and being subtended by a chord that bears N49°55'41"E, 102.37 feet;

32.) Thence N35°45'09"E, 9.34 feet to the North Line of the SW1/4 of the NE1/4 said Section 20;

Thence N89°56'33"E, 988.49' feet along the North Line of the SW1/4 of the NE1/4 of said Section 20 to the Northeast Corner of the SW1/4 of the NE1/4 of said Section 20;

Thence S00°00'13"E, 1330.44 feet along the East Line of the SW1/4 of the NE1/4 of said Section 20 to the Southeast Corner of the SW1/4 of the NE1/4 of said Section 20;

Thence S00°36'20"W, 1299.94 feet along the Easterly Line of that Deed granted to Martha A. Williams and Leslie J. Williams recorded January 4, 1984 in Book 1017, File 0816 as Reception Number 01951925 of the records of Weld County, Colorado to a Southeast Corner thereof;

Thence N88°49'29"W, 422.66 feet to the Northwest Corner of that Excepted Parcel in said Book 1017, File 0816, as Reception Number 01951925;

Thence the following (17) seventeen courses and distances along the Westerly Line of said Excepted Parcel in said Book 1017, File 0816, as Reception Number 01951925;

1.) Thence S20°16'08"W, 551.61 feet;

2.) Thence S37°47'46"W, 659.11 feet;

3.) Thence S44°02'08"W, 164.90 feet;

4.) Thence S30°00'53"W, 539.52 feet;

5.) Thence N57°46'40"W, 1.00 feet;

6.) Thence S32°08'26"W, 671.24 feet;

7.) Thence S06°58'25"W, 350.28 feet;

8.) Thence S35°18'59"W, 316.17 feet;

9.) Thence S52°45'39"W, 159.02 feet;

10.) Thence S65°43'53"W, 364.20 feet;

11.) Thence S46°16'32"W, 32.05 feet;

12.) Thence S71°57'13"W, 342.86 feet

13.) Thence S69°53'48"W, 203.66 feet;

14.) Thence S59°01'10"W, 241.36 feet;

15.) Thence S47°57'27"W, 79.08 feet;

16.) Thence S39°07'24"W, 310.81 feet;

17.) Thence S44°42'13"W, 483.25 feet to the South Line of the NW1/4 of said Section 29;

Thence S89°48'50"W, 190.68 feet along the South Line of the NW1/4 of said Section 29 to the E1/4 Corner of said Section 30 and the POINT OF BEGINNING.

Area = 358.494 acres, more or less.

Executed this 2ND day of September, A.D. 2008.

IN WITNESS WHEREOF Williams Family Farm, LLC has caused its name to be hereunto subscribed this 2ND day of September, 2008.

Leslie J. Williams
Leslie J. Williams- Manager
Williams Family Farm, LLC

STATE OF Colorado }
COUNTY OF Boulder } SS

The foregoing was acknowledged before me this 2nd day of September, 2008, BY Leslie J. Williams

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 10-14-08

CYNTHIA EINSPAHR

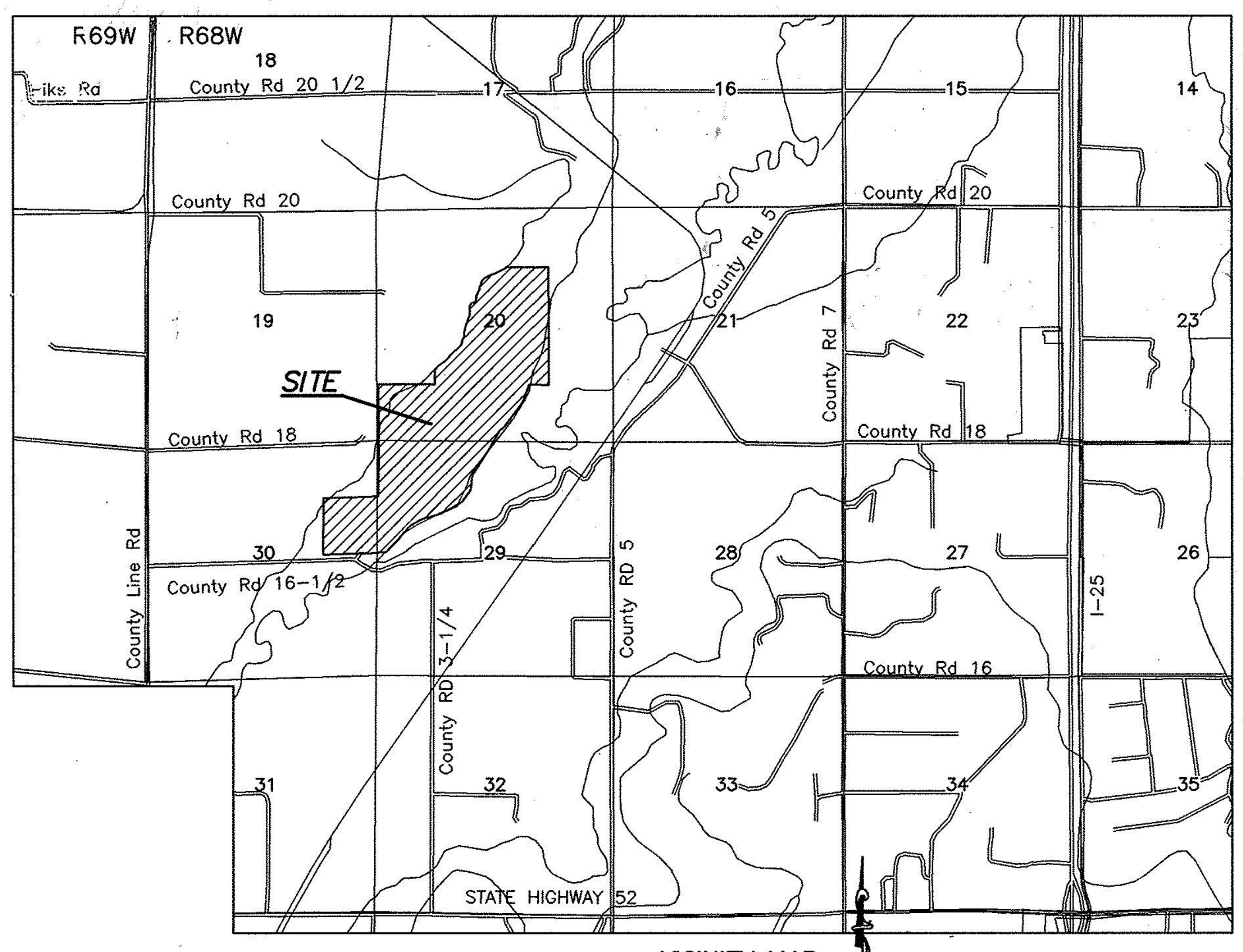
Cynthia Einspahr
NOTARY PUBLIC

My Commission Expires____

LAND USE TABLE:

USE	ACREAGE	PERCENT
16 SINGLE FAMILY LOTS	39.936 ACRES	11.14%
PARCEL 1, PARCEL 2, OUTLOT A & OUTLOT B	318.109 ACRES	88.73%
DEDICATED ROW	0.449 ACRES	0.13%
OPEN SPACE	* 0.00 ACRES	0.00%
TOTAL	358.494 ACRES	100.00%

* The open space is provided for in Outlot A through dedication of a conservation easement and trail corridor to the Town.



VICINITY MAP
1"=3000'

SURVEY & PLAT NOTES:

1.) Bearings are based on the assumption that the South Line of the SE1/4 of the NE1/4 of Section 30, T2N, R68W of the 6th P.M. bears S87°50'36"W, as monumented and shown hereon.

2.) Set 18" long #5 rebar with 2" outside diameter aluminum cap marked "Kervin Inc. PLS 34592" at all exterior boundary corners unless otherwise noted.

3.) The exterior boundary, recorded easements and rights-of-way, if any, are shown on the accompanying Final Plat as disclosed in the United Title Company, commitment number U0029916, dated October 11, 2007 at 8:00 a.m. Lands shown hereon may also be subject to the exceptions in said commitment number. Other interests or easements may exist. Per the request of the owner or owners agent, no additional research was completed by Kervin Inc.

4.) The parcel is subject to the following Schedule B Exceptions:

a.) Right-of-ways for Hanck Ditch, Hanck Ditch No. 2, Gooding, Dailey and plumb Ditches and right-of-way for boulder Creek. (Exception 11)

b.) An undivided 1/4 interest in all oil, gas and other minerals conveyed by instrument, recorded January 9, 1979 in Book 856 at Reception Number 1778124, and any and all assignments thereof or interest therein. (Exception 16)

c.) An easement for right-of-way and incidental purposes granted to Union Rural Electric Association Inc., by the instrument recorded August 5, 1981 in Book 943 at Reception Number 1865498. This easement is in Section 29, lying East and South of the centerline of Boulder Creek. (Exception 17)

d.) An easement for right-of-way and incidental purposes granted to Union Rural Electric Association Inc., by the instrument recorded August 5, 1981 in Book 943 at Reception Number 1865497. (Exception 18)

e.) An undivided 1/2 interest in all gravel lying in, on or under subject property conveyed by instrument, recorded January 4, 1984 in Book 1017 at Reception Number 1951925, and any and all assignments therof or interest therein. (Exception 20)

f.) All sand and gravel and associated topsoil lying in, on or under subject property as conveyed in instrument recorded January 3, 1985 in Book 1054 at Reception No. 1993965. (Exception 21)

g.) An easement for right-of-way and incidental purposes granted to Vessels Oil and Gas Co., by the instrument recorded March 8, 1985 in Book 1060 at Reception Number 2001264. (Exception 22)

h.) Terms, conditions, provisions, agreements and obligations contained in the Agreement with Water Users Association District No. 6 recorded August 12, 1985 in Book 1080 at Reception No. 2020350. (Exception 23)

i.) All sand and gravel lying in, on or under subject property as conveyed in instrument recorded March 4, 1992 in Book 1327 at Reception No. 2280017. (Exception 25)

j.) All sand and gravel lymg in, on or under subject property as conveyed in instrument recorded March 4, 1992 in Book 1327 at Reception No. 2280018. (Exception 26)

k.) All sand and gravel lying in, on or under subject property as conveyed in instrument recorded March 4, 1992 in Book 1327 at Reception No. 2280019. (Exception 27)

j.) Terms, conditions, provisions, agreements and obligations contained in the Easement and Surface Owners Agreement recorded July 20, 1998 at Reception No. 2627085. (Exception 28)

k.) An easement for right-of-way and incidental purposes granted to Duke Energy Field Services Inc., by the instrument recorded August 28, 1998 at Reception Number 2636415. The north arrow or point of commencement may be in error. (Exception 29)

l.) An easement for right-of-way and incidental purposes granted to United Power Inc., by the right-of-way grant recorded March 18, 2002 at Reception Number 2934136. See sheet 5. (Exception 34)

5.) The parcel is subject to right-of-ways for County roads 30 feet on either side of Section and Township Lines, as established by the Board of County Commissioners for Weld County, recorded October 14, 1889 in Book 86 at Page 273.

6.) According to the Federal Emergency Management Flood Insurance Rate Map No. 080266-0850C, dated September 28, 1982; portions of this property lies within Flood Zones A (area of 100-year flood) and C (areas of minimal flooding). Flood plain elevations depicted here on were provided by JLB Engineering Consultants in a Drainage Report, dated April 7, 2008. The floodplain modeling was completed using the historic input data from the Colorado Water Conservation Board with datum adjusted to NAVD 88 using USACE HEC-RAS version 3.1.3

7.) The parcel may be subject to rights, interests, agreements, obligations, rights-of-way or easements in favor of any person or entity burdening the subject property which exist or are claimed to exist with respect to: (a) any irrigation ditch and/or lateral; (b) reservoir and/or reservoir rights; (c) springs and/or spring rights; (d) well and/or well rights; and (e) the water and/or water rights associated with the foregoing which may be located upon the land or associated with the land.

SURVEY & PLAT NOTES:

8.) According to the title commitment numerous, ore, oil, gas, mineral, sand, gravel, topsoil, water rights and agreements exist for the subject property. For the purpose of this plat those rights and agreements are not researched or addressed hereon.

9.) The parcel is subject to the following surface agreements:
a.) Kerr-McGee Oil Onshore LP recorded 3582255
b.) K.P. Kauffman Company, Inc. recorded 3586230

10.) Fieldwork was completed in August 2008 by Michael S. Kervin, PLS and Gordon S. Page, PLS. Horizontal and vertical measurements were obtained by using a Leica TCRA 1103 and a Trimble 5700 GPS system, a combination of conventional and GPS measurements were utilized.

11.) Sixteen (16) residential lots, Zoned E2, having a Gross Density of 0.10 utits/acre is being created with this plat.

12.) All buildings must be placed inside the building envelope.

13.) All buildings must be placed outside of the wetlands.

14.) Parcel 1 and the northerly portion of Outlot A is subject to that Deed of Conservation Easement recorded November 19, 2007 as Reception Number 3518230 of the records of Weld County, Colorado. Total Area = 11.963 acres, more or less.

15.) Parcel 2 shall be Open Space that is owned and maintained by the Homeowner's Association.

16.) Engineered septic systems will be required in accordance with Weld County Public Health and maintained per the approved covenants, codes and restrictions.

17.) All roadway improvements shall be privately owned and maintained.

18.) All storm drainage improvements shall be privately owned and maintained.

19.) The SW1/16th Corner of Section 20 is 16.1' North and 1.7' West of the section line split. Mr. Schlagel and Mr. Williams both agreed that the 1-1/2"ø steel pipe was set by a surveyor in the nineteen seventies and has always represented the SW1/16th Corner. The position is accepted by this survey.
The SE1/16th Corner of Section 20 is 30.2' North and 14.0' West of the section line split. A discrepancy was found between the found monuments that matched the deeded calls for that deed granted to Martha A. Williams and Leslie J. Williams recorded January 4, 1984 in Book 1017, File 0816 as Reception Number 01951925 of the records of Weld County, Colorado and the SE1/16th Corner of said Section 20. According to Peter Bryant of Tetra Tech RMC, Ron Adams performed a boundary survey in the early nineteen eighty's and set #5 rebars for the Williams parcel. This boundary survey was never recorded with Weld County, Colorado. The position is accepted as the SE Corner of said Reception Number 01951925 but NOT accepted as the SE1/16th Corner.
Peter said he accepted both corners and used the math of previous surveys and deeds while performing a Zoning Amendment recorded July 02, 2007 as Reception Number 3487432, knowing that these Corners did not match the section line split.

20.) Approval of this plan may create a vested property right pursuant to Article 68 of Title 24, C.R.S., as amended, per Town of Frederick Ordinance 973 approved September 9, 2008.

21.) Conservation easement on these lots and other lands within this subdivision have been contemplated under the IGA with Boulder County.

22.) The Landscape Plan developed by Peaceful Valley Studios and dated 6-17-08 shall be implemented as detailed in the MOAPI, and approved by the Board of Trustees as part of the final plat documents. The approved and required landscaping shall be maintained by the HOA. Landscaping and maintenance shall extend to the edge road / back of curb in accordance with Town Codes.

23.) The previously dedicated 21.967 acre Conservation Easement, Reception number 3016832, meet the requirements for parks and open space dedication as defined in the Land Use Code.

24.) An engineered foundation may be required per Geotechnical recommendations which may include spread footings for foundations at elevations a minimum of 3 feet above the seasonal high water elevation and subdrain systems for all below-grade structures that are not a minimum of 3 feet above the seasonal high groundwater elevation. A qualified geotechnical engineer will be required to examine all foundation excavations prior to placement of concrete.

PLANNING COMMISSION CERTIFICATE:

Approved by the Frederick Planning Commission this 19th day of August, 2008 A.D. with Planning Commission Resolution 08- 018C.

~~Tim Williams~~; Jeffrey S. Roehrig
Planning Commission Chairman

Kathy Larson
Kathy Larson,
Planning Commission Secretary

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

This Final Plat map of the NELSON LAKES is approved and accepted by Ordinance No. 973, passed and adopted at the regular (special) meeting of the Board of Trustees of Frederick, Colorado, held on Sept 9 ____, 2008, and recorded on ____, as Reception No. ____, of 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 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.

Mayor

Attest: Town Clerk

TOWN OF FREDERICK INCORPORATED 1907

CLERK AND RECORDERS CERTIFICATE:

This plat was filed for record in the office of the County Clerk and Recorder of Weld County at the time of ____m. on the ____ day of the month of ____ A.D. 2008, in the Book numbered ____, Page ____, Map____, as Reception Number ____.

FEES ____

RECORDER

BY: ____
DEPUTY

NOTICE:

According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered 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.

SURVEYOR'S CERTIFICATE:

I, Michael Sean Kervin, do hereby certify that I am a duly licensed professional land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of NELSON LAKES as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my direct responsibility, supervision and checking and correctly shows the location and dimensions of the tracts staked upon the ground in compliance with Articles 50-53 of Tile 38, Colorado Revised Statutes governing the subdivision of land.

In witness whereof, I have set my hand and seal this 27 day of August, 2008 A.D.

8-27-08

KERVIN INC.
MICHAEL SEAN KERVIN
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 34592

LEGEND

- SECTION CORNER
- EXTERIOR BOUNDARY CORNER
- FLOOD PLAIN
- --- CENTERLINE
- ---- RIGHT-OF-WAY LINE

OWNER/DEVELOPER:

WILLIAMS FAMILY FARM, LLC.
8876 ROGERS ROAD
LONGMONT, CO 80303
303-772-4545

ENGINEER:

JLB CIVIL ENGINEERS
743 PEAR COURT
LOUSIVILLE, CO 80027
303-604-1634

SURVEYOR:

KERVIN INC.
8790 WEST COLFAX AVE, SUITE 20
LAKEWOOD, CO 80215
303-462-1063

DATE PREPARED:

AUGUST 27, 2008

KERVIN INC SURVEYING

P.O. BOX 1079
FRASER, CO
970-531-8499

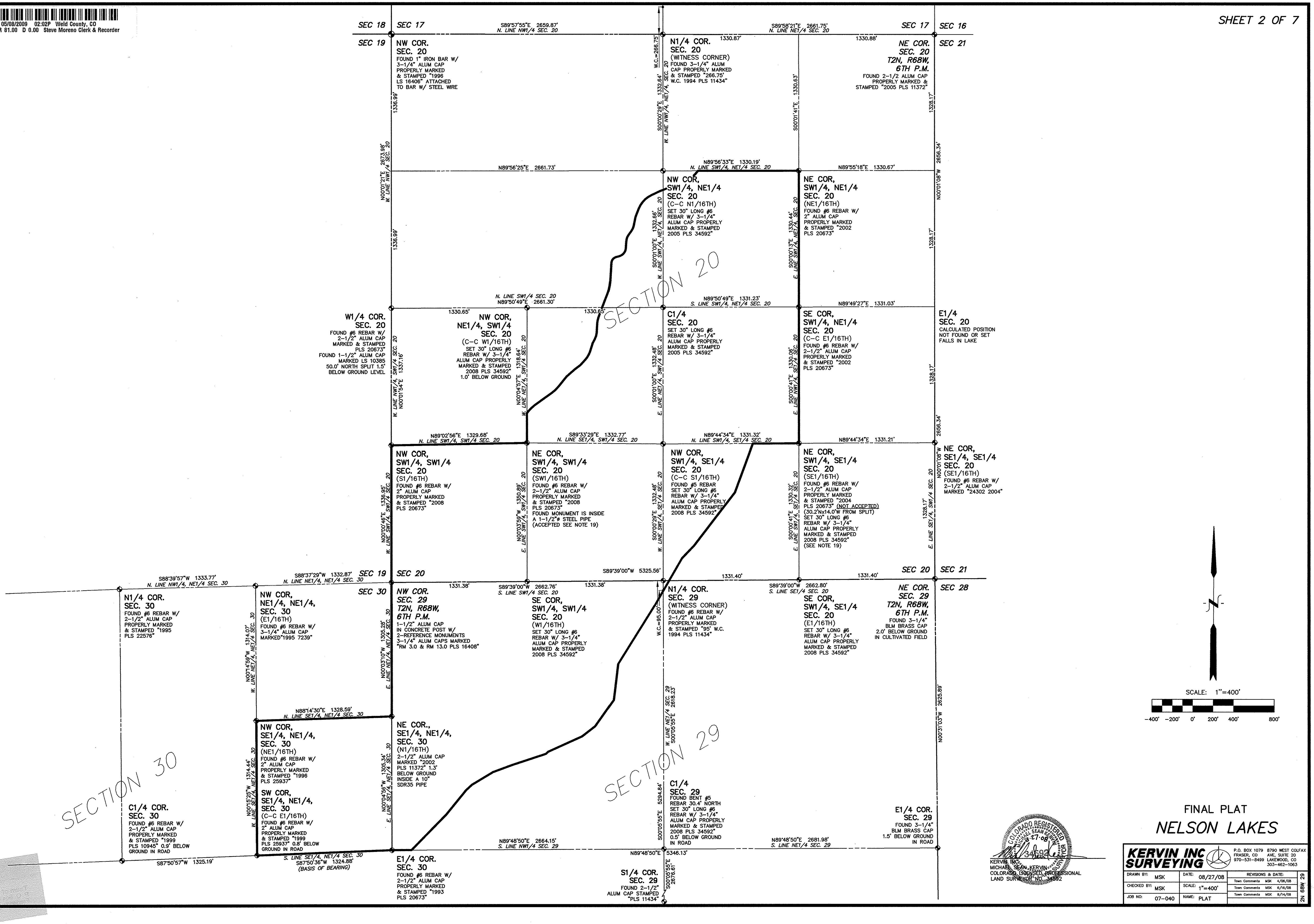
8790 WEST COLFAX
AVE, SUITE 20
LAKEWOOD, CO
303-462-1063

				REVISIONS & DATE:		
DRAWN BY:	MSK	DATE:	08/27/08	Town Comments	MSK	4/06/08
CHECKED BY:	MSK	SCALE:	N/A	Town Comments	MSK	6/16/08
JOB NO:	07-040	NAME:	PLAT	Town Comments	MSK	8/14/08

2N 68W 29

3621607 05/08/2009 02:02P Weld County, CO
2 of 8 R 81.00 D 0.00 Steve Moreno Clerk & Recorder

SHEET 2 OF 7



8-27-08

KERVIN INC.
MICHAEL SEAN KERVIN
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 34592

FINAL PLAT
NELSON LAKES

KERVIN INC SURVEYING

P.O. BOX 1079
FRASER, CO
970-531-8499

8790 WEST COLFAX
AVE, SUITE 20
LAKEWOOD, CO
303-462-1063

DRAWN BY:	MSK	DATE:	08/27/08	REVISIONS & DATE:	2N 68W 29
				Town Comments MSK 4/06/08	
CHECKED BY:	MSK	SCALE:	1"=400'	Town Comments MSK 6/16/08	
JOB NO:	07-040	NAME:	PLAT	Town Comments MSK 8/14/08	

8-27-08
Michael Sean Kervin
KERVIN INC.
MICHAEL SEAN KERVIN
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 34592

FINAL PLAT
NELSON LAKES

KERVIN INC SURVEYING

P.O. BOX 1079
FRASER, CO
970-531-8499

8790 WEST COLFAX
AVE, SUITE 20
LAKEWOOD, CO
303-462-1063

DRAWN BY:	MSK	DATE:	08/27/08	REVISIONS & DATE:
CHECKED BY:	MSK	SCALE:	1"=100'	Town Comments MSK 4/06/08 Town Comments MSK 6/16/08 Town Comments MSK 8/14/08
JOB NO:	07-040	NAME:	PLAT	

2N 68W 29

3621607 05/08/2009 02:02P Weld County, CO
4 of 8 R 81.00 D 0.00 Steve Moreno Clerk & Recorder

SHEET 4 OF 7

FINAL PLAT

NELSON LAKES

KERVIN INC
MICHAEL SEAN KERVIN
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 34592

8-27-08

KERVIN INC SURVEYING

P.O. BOX 1079
FRASER, CO
970-531-8499

8790 WEST COLFAX
AVE, SUITE 20
LAKEWOOD, CO
303-462-1063

				REVISIONS & DATE:		
DRAWN BY:	MSK	DATE:	08/27/08	Town Comments	MSK	4/06/08
CHECKED BY:	MSK	SCALE:	1"=100'	Town Comments	MSK	6/16/08
JOB NO:	07-040	NAME:	PLAT	Town Comments	MSK	8/14/08

2N 68W 29

LOT – CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	C DIST
CL1	117.41'	300.00'	22°25'23"	S28°30'07"W	116.66'
CL2	189.45'	350.00'	31°00'50"	N24°12'24"E	187.15'
CL3	161.60'	350.00'	26°27'18"	S21°55'38"W	160.17'
CL4	63.76'	350.00'	10°26'13"	S40°22'23"W	63.67'
CL5	181.95'	350.00'	29°47'08"	S60°29'03"W	179.91'
CL6	46.12'	305.00'	8°39'48"	N71°02'43"E	46.07'
CL7	60.27'	305.00'	11°19'22"	N61°03'08"E	60.18'
CL8	12.53'	305.00'	2°21'15"	N54°12'49"E	12.53'
CL9	90.53'	305.00'	17°00'21"	N44°32'01"E	90.19'
CL10	88.80'	305.00'	16°40'56"	N27°41'23"E	88.49'
CL11	72.40'	305.00'	13°36'00"	N12°32'55"E	72.23'

GOODING, DAILEY & PLUM DITCH – CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	C DIST
CD50	38.25	124.00'	17°40'34"	N22°21'22"E	38.10'
CD51	42.55	159.00'	15°20'01"	N05°51'05"E	42.43'
CD52	77.24	145.00'	30°31'15"	S13°26'42"W	76.33'
CD53	51.45	56.00'	52°38'25"	S55°01'32"W	49.66'
CD54	16.50	49.00'	19°17'20"	N71°42'04"E	16.42'
CD55	79.25	109.00'	41°39'26"	N41°13'41"E	77.52'
CD56	125.43	249.00'	28°51'45"	N05°58'06"E	124.11'
CD57	146.98	169.00'	49°49'50"	S23°24'19"W	142.39'
CD58	139.39	341.00'	23°25'16"	S60°01'52"W	138.42'
CD59	170.05	621.00'	15°41'22"	S75°27'13"W	169.52'
CD60	160.84	173.00'	53°16'08"	N56°39'50"E	155.11'

25' GAS LINE EASEMENT – CURVE TABLE

LINE	LENGTH	BEARING
LG1	29.98	N29°39'32"E
LG2	30.10	N39°42'49"E
LG3	78.75	N08°34'13"W
LG4	75.30	N01°02'21"E
LG5	40.18	N18°11'18"E
LG6	119.69	N41°45'12"E
LG7	112.47	N65°02'05"E
LG8	88.00	N73°27'04"E
LG9	26.09	N56°41'41"E
LG10	102.22	N38°39'10"E
LG11	79.17	N63°58'17"E
LG12	96.51	N89°07'06"E
LG13	20.80	N62°16'19"E

NW COR, SW1/4, SW1/4 SEC. 20 (S1/16TH)
UNPLATTED WELD COUNTY AGRICUTURAL ZONE
HERMAN AND BETTY LOUISE SCHLAGEL WARRANTY DEED REC #01707081
N. LINE SW1/4, SW1/4 SEC. 20
N89°02'56"E 1329.68'
N89°02'56"E 1135.54'
10' POWER ESMT.
NE COR, SW1/4, SW1/4 SEC. 20 (SW1/16TH)
N00°04'57"E 290.10'
N37°50'14"E 23.81'
PARCEL 2 24.957 ACRES
OIL AND GAS OPERATIONS EASEMENT 2.946 ACRES
LOT 7 84,563 SQFT 1.941 ACRES
BUILDING ENVELOPE
N86°56'46"W 468.08'
CONSERVATION ESMT. COUNTY OF BOULDER REC #3518230 (AMENDED REC #3556198)
PARCEL 1 258.332 ACRES
40' ACCESS, DRAINAGE & PP LINE ESMT.
PP=PETROLEUM PRODUCTS
N88°41'37"W 407.56'
N87°36'48"W 490.51'
N87°36'48"W 346.67'
LOT 5 81,716 SQFT 1.876 ACRES
LOT 6 158,360 SQFT 3.635 ACRES
NW COR, SW1/4, SE1/4 SEC. 20 (C-C S1/16TH)
N88°43'08"W 646.52'
S88°43'08"E 251.44'
GOODING, DAILEY & PLUM DITCH (60' ROW)
CONSERVATION ESMT. COUNTY OF BOULDER REC #3556198
10' RIGHT-OF-WAY GRANT UNITED POWER, INC. REC #2934136
60' ACCESS, DRAINAGE & NON-EXCLUSIVE UTILITY ESMT.
25' PP LINE ESMT.
LOT 4 113,872 SQFT 2.614 ACRES
LOT 3 126,408 SQFT 2.902 ACRES
N69°10'04"W 590.67'
N69°10'04"W 650.55'
OUTLOT B 38,928 SQFT 0.894 ACRES
60' ACCESS & DRAINAGE ESMT.
N69°10'04"W 644.99'
N44°56'39"E 506.63'
SEE NOTE 6 (TYP)
W. LINE SW1/4, SW1/4 SEC. 20
N00°00'46"E 1336.95'
OUTLOT A
OUTLOT A 33.947 ACRES
LOT 2 82,046 SQFT 1.884 ACRES
N68°12'42"W 474.98'
N63°51'55"W 351.83'
N53°30'38"E 251.17'
S89°40'35"E 10.40'
CONSERVATION ESMT. 11.962 ACRES COUNTY OF BOULDER REC #3526239 (AMENDED REC #3556198)
SE COR, SW1/4, SW1/4 SEC. 20 (W1/16TH)
S04°30'02"E 607.75'
S90°00'00"E 652.45'
N52°24'41"E 433.50'
N41°22'50"E 372.49'
N13°24'34"E 315.10'
N01°16'52"E 285.07'
FLOOD PLAIN
PARCEL 1 258.332 ACRES
BOULDER CREEK
S37°47'46"W 659.11'
S44°02'08"W 164.90'
S30°00'53"W 539.52'
FOUND #5 REBAR W/ NO CAP
N1/4 COR. SEC. 29
SET 18" LONG #5 REBAR W/ 2"ø ALUM CAP MARKED "PLS 34592" (TYP. SEE NOTE 2)
N57°46'40"W 1.00'
SCALE: 1"=100'
-100' -50' 0' 50' 100' 200'

8-27-08

Michael Sean Kervin

KERVIN INC.
MICHAEL SEAN KERVIN
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 34592

FINAL PLAT
NELSON LAKES

KERVIN INC SURVEYING

P.O. BOX 1079
FRASER, CO
970-531-8499

8790 WEST COLFAX
AVE, SUITE 20
LAKEWOOD, CO
303-462-1063

				REVISIONS & DATE:
DRAWN BY:	MSK	DATE:	08/27/08	Town Comments MSK 4/06/08
CHECKED BY:	MSK	SCALE:	1"=100'	Town Comments MSK 6/16/08
JOB NO:	07-040	NAME:	PLAT	Town Comments MSK 8/14/08

2N 68W 29

3621607 05/08/2009 02:02P Weld County, CO
6 of 8 R 81.00 D 0.00 Steve Moreno Clerk & Recorder

SHEET 6 OF 7

LOT – CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	C DIST
CL6	46.12'	305.00'	8°39'48"	N71°02'43"E	46.07'
CL7	60.27'	305.00'	11°19'22"	N61°03'08"E	60.18'
CL8	12.53'	305.00'	2°21'15"	N54°12'49"E	12.53'
CL9	90.53'	305.00'	17°00'21"	N44°32'01"E	90.19'
CL10	88.80'	305.00'	16°40'56"	N27°41'23"E	88.49'
CL11	72.40'	305.00'	13°36'00"	N12°32'55"E	72.23'
CL12	161.66'	400.00'	23°09'21"	S17°19'36"W	160.56'
CL13	118.52'	400.00'	16°58'35"	S37°23'34"W	118.08'
CL14	265.80'	500.00'	30°27'30"	N30°39'06"E	262.68'

FINAL PLAT
NELSON LAKES

3-27-08
34592

KERVIN INC.
MICHAEL SEAN KERVIN
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 34592

KERVIN INC SURVEYING

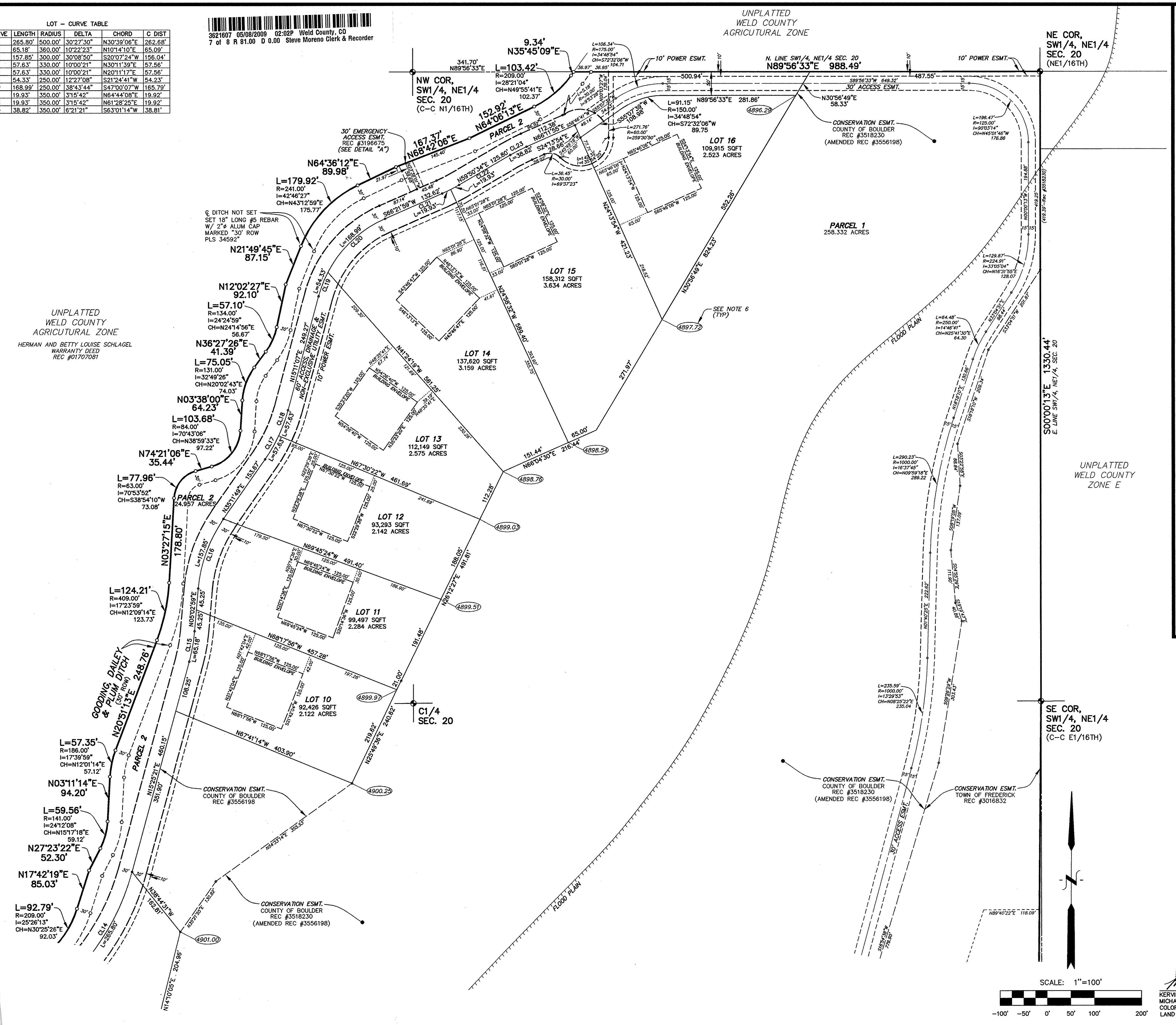
P.O. BOX 1079
FRASER, CO
970-531-8499

8790 WEST COLFAX
AVE, SUITE 20
LAKEWOOD, CO
303-462-1063

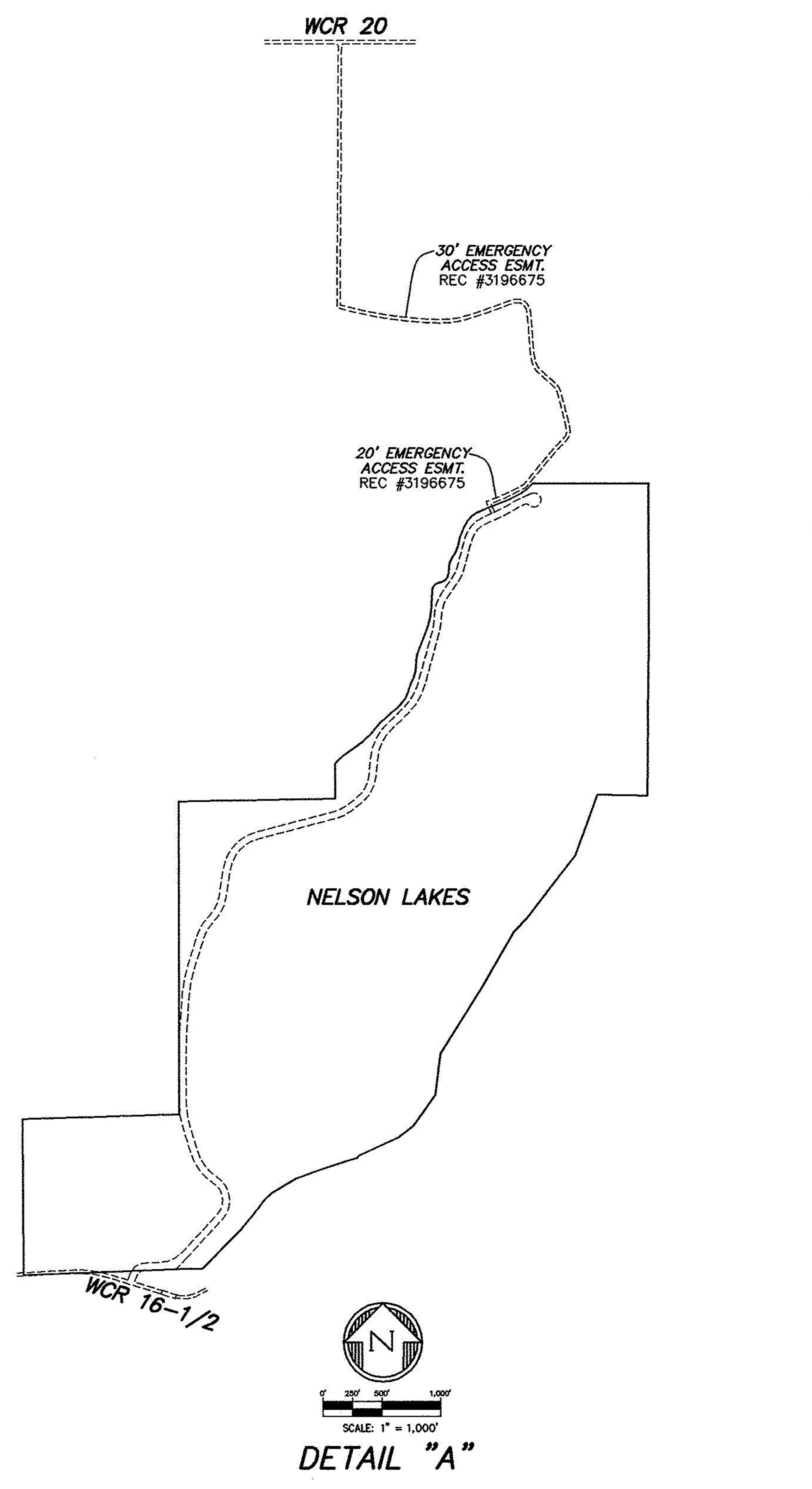
DRAWN BY: MSK	DATE: 08/27/08	REVISIONS & DATE:		2N 68W 29
		Town Comments MSK 4/06/08		
CHECKED BY: MSK	SCALE: 1"=100'	Town Comments MSK 6/16/08		
JOB NO: 07-040	NAME: PLAT	Town Comments MSK 8/14/08		

LOT – CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	C DIST
CL14	265.80'	500.00'	30°27'30"	N30°39'06"E	262.68'
CL15	65.18'	360.00'	10°22'23"	N10°14'10"E	65.09'
CL16	157.85'	300.00'	30°08'50"	S20°07'24"W	156.04'
CL17	57.63'	330.00'	10°00'21"	N30°11'39"E	57.56'
CL18	57.63'	330.00'	10°00'21"	N20°11'17"E	57.56'
CL19	54.33'	250.00'	12°27'08"	S21°24'41"W	54.23'
CL20	168.99'	250.00'	38°43'44"	S47°00'07"W	165.79'
CL21	19.93'	350.00'	3°15'42"	N64°44'08"E	19.92'
CL22	19.93'	350.00'	3°15'42"	N61°28'25"E	19.92'
CL23	38.82'	350.00'	6°21'21"	S63°01'14"W	38.81'



SHEET 7 OF 7



DETAIL "A"

Michael Sean Kervin
8-27-08
34592

KERVIN INC.
MICHAEL SEAN KERVIN
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 34592

FINAL PLAT
NELSON LAKES

KERVIN INC SURVEYING

P.O. BOX 1079
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8790 WEST COLFAX
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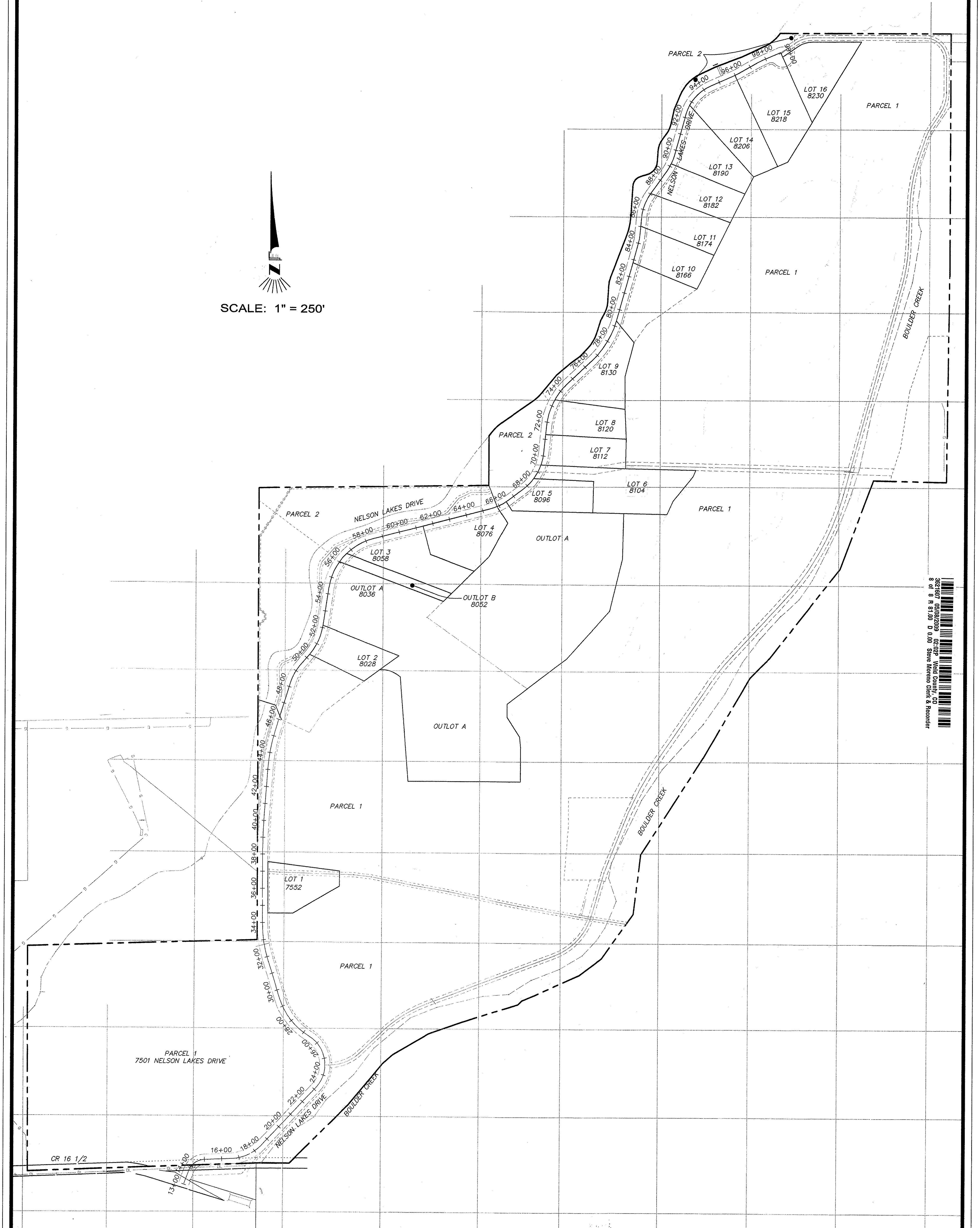
303–462–1063

				REVISIONS & DATE:		
DRAWN BY:	MSK	DATE:	08/27/08	Town Comments	MSK	4/06/08
CHECKED BY:	MSK	SCALE:	1"=100'	Town Comments	MSK	6/16/08
JOB NO:	07–040	NAME:	PLAT	Town Comments	MSK	8/14/08

2N 68W 29

NELSON LAKES
ADDRESS PLAT

A TRACT OF LAND LOCATED IN PORTIONS OF SECTION 20 AND SECTION 29
AND THE SE1/4 OF THE NE1/4 OF SECTION 30, T2N, R68W OF THE 6TH
P.M. TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
AREA = 358.493 ACRES, MORE OR LESS.



SCALE: 1" = 250'

NELSON LAKES
FREDERICK, CO

NOVEMBER 3, 2008
SHEET 1 OF 1

JLB ENGINEERING CONSULTANTS