

FINAL PLAT

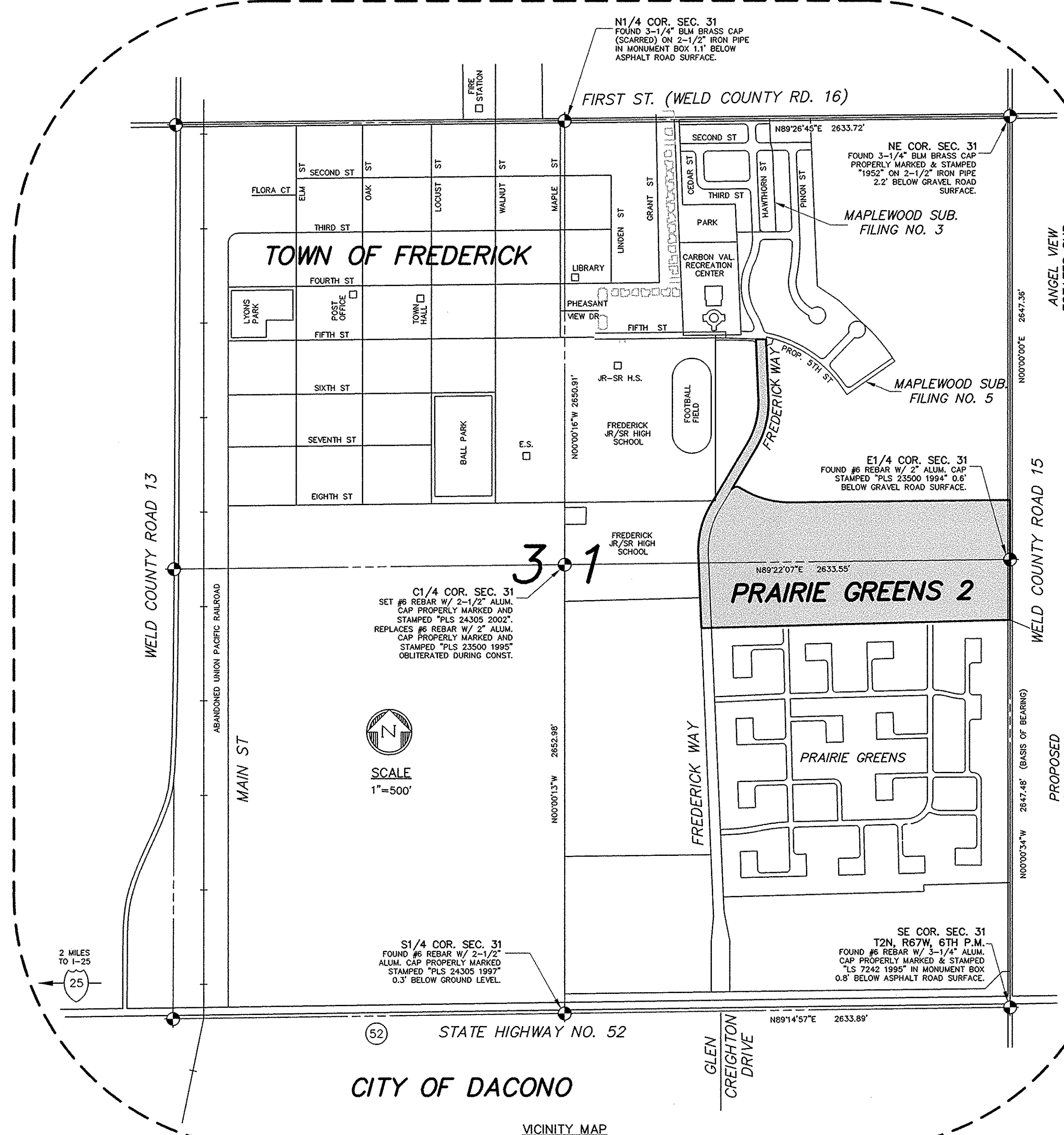
PRAIRIE GREENS 2

A SUBDIVISION OF A PART OF THE E1/2 OF SECTION 31, T2N, R67W OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

AREA = 32.188 ACRES, MORE OR LESS.

NOTES

- 1. BEARINGS SHOWN ON THE ACCOMPANYING PLAT ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE SE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M., BEARS N00°00'34"W AS MONUMENTED AND SHOWN HEREON.
2. SET #6 REBAR WITH 2-1/2 INCH ALUMINUM CAP MARKED "PLS 24305" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED OR AS INDICATED IN MONUMENT KEY. SET #5 REBAR W/ 2" ALUM. CAP MARKED "PLS 24305" WHERE NOTED "SET". FOUND #5 REBAR W/ 2" ALUM. CAP MARKED "PLS 24305" WHERE NOTED "FND".
3. RECORDED EASEMENTS AND RIGHTS-OF-WAY, ARE SHOWN ON THE ACCOMPANYING PLAT AS DISCLOSED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. F2923537 EFFECTIVE DATE DECEMBER 19, 2001, AND OTHER INFORMATION KNOWN BY THIS OFFICE. NO ADDITIONAL RESEARCH WAS COMPLETED.
4. THE POSITION OF THE EASTERLY LINE OF THAT 16.5 FOOT WIDE COMMUNICATION EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH CO. AS DESCRIBED IN INSTRUMENT RECORDED NOVEMBER 8, 1940, IN BOOK 1070 AT PAGE 144 AND THE POSITION OF THE WESTERLY LINE OF THAT 5 FOOT WIDE COMMUNICATION EASEMENT GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 17, 1982, IN BOOK 978 AS RECEPTION NO. 1904133, WERE ESTABLISHED ALONG THE WESTERLY LINE OF THAT 5 FOOT WIDE COMMUNICATION EASEMENT GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AS MATHEMATICALLY DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 30, 1970, IN BOOK 633 AS RECEPTION NO. 1555441.
5. THE POSITION OF THAT 20 FOOT WIDE GAS PIPE LINE EASEMENT GRANTED TO CONTINENTAL PIPE LINE COMPANY AS DESCRIBED IN INSTRUMENT RECORDED JULY 7, 1977, IN BOOK 802 AS RECEPTION NO. 1723829 OF THE RECORDS OF WELD COUNTY, COLORADO, IS SHOWN ACCORDING TO THE DIMENSIONS SHOWN ON THE "PLAT" ON PAGE 4-3 OF SAID INSTRUMENT.
6. THAT COMMUNICATION EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH CO. AS DESCRIBED IN INSTRUMENT RECORDED JUNE 23, 1945, IN BOOK 1156 AT PAGE 552, IS NOT MATHEMATICALLY DESCRIBED AND THEREFORE IS NOT SHOWN ON THIS MAP. EXCEPT ALONG WELD COUNTY ROAD NO. 15, THERE ARE NO OVERHEAD LINES CROSSING THE PARCEL.
7. SURFACE IMPROVEMENTS ARE PERMITTED OVER ALL EASEMENTS AND RIGHTS-OF-WAY DESCRIBED HEREON, EXCEPT THOSE EASEMENTS OR RIGHTS-OF-WAY WHERE SAID SURFACE IMPROVEMENTS ARE SPECIFICALLY PROHIBITED. SUCH SURFACE IMPROVEMENTS MAY INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, ASPHALT PAVING, CONCRETE PAVING, LANDSCAPE AND RECREATIONAL FACILITIES, CURB AND GUTTER, DRAINAGE FACILITIES, FENCE, AND MONUMENTATION. NO STRUCTURES SHALL BE PLACED OR ERECTED OVER SAID EASEMENTS, FENCES MAY CROSS AT SUBSTANTIALLY RIGHT ANGLES. PRIVATE UNDERGROUND UTILITIES MAY CROSS AT SUBSTANTIALLY RIGHT ANGLES OR RUN PARALLEL TO, OR WITHIN, SAID EASEMENTS.
8. THE PARCEL DESCRIBED AS OUTLOT "A" ON THIS PLAT CONTAINS 12.581 ACRES. 1.800 ACRES OF OUTLOT "A" ARE DESIGNATED AS FUNCTIONAL OPEN SPACE RELATING TO THE FINAL SITE PLAN FOR PRAIRIE GREENS, DATED JUNE 3, 1999, AND RECORDED OCTOBER 21, 1999, AS RECEPTION NO. 2727906 OF THE RECORDS OF WELD COUNTY, COLORADO (PG-1 SITE PLAN), AND UPON THE RECORDING OF THIS PLAT SHALL RELEASE THE FUNCTIONAL OPEN SPACE SITES PURSUANT TO THE TERMS OF THE PG-1 SITE PLAN. THE BALANCE OF OUTLOT "A", CONSISTING OF 10.781 ACRES (E.O. OPEN SPACE), IS DESIGNATED AS OPEN SPACE FOR THE USE AND BENEFIT OF ANY OTHER ADJACENT PARCEL OWNED BY E.J.D. L.L.C. (E.O.D.). AS OF THE DATE OF THIS PLAT, OUTLOT "A" IS OWNED BY THE TOWN OF FREDERICK. E.J.D. IS THE OWNER OF CERTAIN PROPERTY LOCATED NORTH OF AND ADJACENT TO THE NORTHERLY BOUNDARY OF OUTLOT "A". IT IS ANTICIPATED THAT THE E.J.D. OPEN SPACE WILL BE USED IN THE PLANNING AND DEVELOPMENT OF SUCH PROPERTY AND THE PLANNING AND SITE PLANNING OF OUTLOT "A" SHALL NOT IN ANY WAY LIMIT E.J.D.'S SUCCESSORS AND ASSIGNS, FROM USING THE E.J.D. OPEN SPACE FOR SUCH PLANNING AND DEVELOPMENT. OUTLOT "A" IS HEREBY DEDICATED TO THE TOWN OF FREDERICK, IN FEE, FOR PUBLIC PURPOSES. THE TOWN OF FREDERICK SHALL BE RESPONSIBLE FOR MAINTENANCE.
9. ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 80244 0001 B, MAP REVISED JULY 13, 1982, FREDERICK, COLORADO, WELD COUNTY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE C, AREAS OF MINIMAL FLOODING, AND IS NOT LOCATED IN A 100-YEAR FLOOD ZONE.
10. ACCORDING TO TOWN OF FREDERICK LAND USE CODE ARTICLE 9, SECTION 9.8, WHEN WELLS ARE EXISTING: (4a) BUILDINGS NOT NECESSARY TO THE OPERATION OF THE WELL SHALL NOT BE CONSTRUCTED WITHIN 200 FEET OF ANY SUCH WELL. (4b) ANY BUILDINGS TO BE USED AS A PLACE OF ASSEMBLY, INSTITUTION OR SCHOOL SHALL NOT BE CONSTRUCTED WITHIN 350 FEET OF ANY WELL. (5a) LOTS SHALL NOT BE PLATTED WITHIN 150 FEET OF AN EXISTING OIL OR GAS WELL OR ITS PRODUCTION FACILITIES. (5b) LOTS INTENDED TO BE USED AS A PLACE OF ASSEMBLY, INSTITUTION OR SCHOOL SHALL NOT BE PLATTED TO ALLOW A BUILDING SITE WITHIN 350 FEET OF AN EXISTING OIL OR GAS WELL OR ITS PRODUCTION FACILITIES. (5c) STREETS SHALL NOT BE PLATTED WITHIN 75 FEET OF AN EXISTING OIL OR GAS WELL OR ITS PRODUCTION FACILITIES, PROVIDED HOWEVER, THAT STREETS MAY CROSS COLLECTION FLOWLINES AT RIGHT ANGLES. (5d) LOTS AND STREETS MAY BE PLATTED OVER WELL AND PRODUCTION SITES THAT HAVE BEEN ABANDONED AND RECLAIMED IN ACCORDANCE WITH SECTION 9.12 OF THIS ARTICLE. SUCH PLATTING SHALL ONLY OCCUR AFTER THE COMPLETION OF THE ABANDONMENT AND RECLAMATION PROCESS.
11. LEGAL DESCRIPTION PREPARED BY FRANK N. DREXEL, 1860 INDUSTRIAL CIRCLE, SUITE D, LONGMONT, COLORADO, 80501 (CRS 38-5-106.5).



CITY OF DAcono

VICINITY MAP

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT E.J.D. L.L.C., A COLORADO LIMITED LIABILITY COMPANY, ST. VRAIN VALLEY SCHOOL DISTRICT RE-1J, A COLORADO QUASI-MUNICIPAL CORPORATION, AND THE TOWN OF FREDERICK, A COLORADO MUNICIPAL CORPORATION, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED UNDER THE NAME OF "PRAIRIE GREENS 2", AND HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS-OF-WAY, OUTLOT "A", EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED AS FOR PUBLIC USES AS SHOWN HEREON; DO HEREBY DEDICATE AND CONVEY TO THE TOWN AND ALL UTILITY COMPANIES PROVIDING SERVICES TO THE SUBDIVISION, THE EASEMENTS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF THEIR RESPECTIVE UTILITIES, AND APPURTENANCES, AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN AND ALL UTILITY COMPANIES PROVIDING SERVICES TO THE SUBDIVISION, NON-EXCLUSIVE UTILITY EASEMENTS AS DESIGNATED ON THE PLAT TOGETHER WITH SUCH OTHER EASEMENTS AS DEEMED NECESSARY BY THE TOWN FOR MASTER WATER METERS, FIRE HYDRANTS, STREET LIGHTS AND THEIR RESPECTIVE APPURTENANCES, SAID NON-EXCLUSIVE EASEMENTS SHALL BE DEFINED AS EXTENDING FIVE (5) FEET IN ALL DIRECTIONS FROM THE CENTERLINE OF THE DESCRIBED UTILITY, TOGETHER WITH THE PERPETUAL RIGHT OF INGRESS AND EGRESS FOR THE INSTALLATION, CHANGES, ALTERATIONS, MAINTENANCE, AND REPLACEMENT OF SUCH UTILITY(S) AND ITS/(THEIR) APPURTENANCE(S) AND SERVICE LATERAL(S); DO HEREBY DEDICATE AND CONVEY TO THE TOWN THE ELECTRIC DISTRIBUTION SYSTEM INCLUDING TRANSFORMERS, SERVICE LINES AND METERS; DO HEREBY DEDICATE AND CONVEY TO THE TOWN THE WATER DISTRIBUTION SYSTEM INCLUDING MAINS, WATER METERS, FIRE HYDRANTS AND THEIR APPURTENANCES; DO HEREBY DEDICATE AND CONVEY TO THE WELD COUNTY TRI-AREA SANITATION DISTRICT THE SEWER COLLECTION SYSTEM; AND HEREBY DEDICATE AND CONVEY TO THE TOWN OF FREDERICK BLANKET EASEMENTS FOR PUBLIC USE FOREVER HEREAFTER FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES AND SERVICES TOGETHER WITH INGRESS AND EGRESS FOR UTILITY VEHICLES AND SERVICES, ALL OVER AND ACROSS ALL PRIVATELY OWNED AND MAINTAINED STREETS, ALLEYS, WALKS, AND DRIVES; ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_.

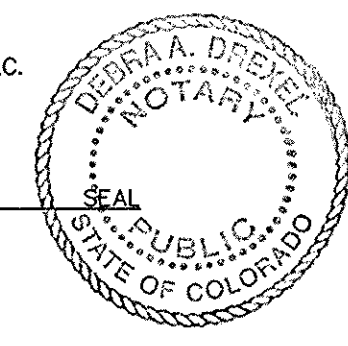
Signature of Douglas M. Grant, Manager, E.J.D. L.L.C.
Signature of Robert M. Drexel, Notary Public.
Signature of Kenneth J. Kirkland, Mayor of St. Vrain Valley School District RE-1J.

Signature of Richard P. Wyatt, Mayor of Town of Frederick.

STATE OF COLORADO }
COUNTY OF } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF August 2002 BY DOUGLAS M. GRANT, MANAGER, E.J.D. L.L.C.

Signature of Notary Public, My Commission Expires 01/23/2004.



STATE OF COLORADO }
COUNTY OF } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF August 2002 BY ROBERT M. DREXEL FOR ST. VRAIN VALLEY SCHOOL DISTRICT RE-1J.

Signature of Notary Public, My Commission Expires 3-5-05.

STATE OF COLORADO }
COUNTY OF } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_ BY RICHARD P. WYATT, AS MAYOR OF THE TOWN OF FREDERICK.

Signature of Notary Public, My Commission Expires \_\_\_\_\_.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE E1/2 OF SECTION 31, T2N, R67W OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 31, FROM WHICH THE E1/4 CORNER OF SAID SECTION 31 BEARS N00°00'34"W, 2647.48 FEET (BASIS OF BEARING), THENCE N00°00'34"W, 2289.37 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 31 TO THE NORTHEAST CORNER OF PRAIRIE GREENS, A SUBDIVISION LOCATED IN THE SE1/4 OF SAID SECTION 31 IN THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF, AND THE TRUE POINT OF BEGINNING;
THENCE S88°30'07"W, 1825.86 FEET ALONG THE NORTH LINE OF SAID PRAIRIE GREENS TO THE NORTHWEST CORNER THEREOF;
THENCE N02°25'47"W, 385.90 FEET ALONG THE EAST LINE OF THAT 16.5 FOOT WIDE COMMUNICATION AND ROAD EASEMENT GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 17, 1982, IN BOOK 978 AS RECEPTION NO. 1904133 OF THE RECORDS OF WELD COUNTY, COLORADO, SAID LINE BEING 11.50 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES FROM AND PARALLEL WITH, THE EAST LINE OF THAT 5 FOOT WIDE COMMUNICATION EASEMENT GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN INSTRUMENT RECORDED SEPTEMBER 30, 1970, IN BOOK 633, AS RECEPTION NO. 1555441 OF THE RECORDS OF WELD COUNTY, COLORADO, TO THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 31;
THENCE CONTINUING N02°25'47"W, 52.57 FEET ALONG THE EAST LINE OF THAT 16.5 FOOT WIDE COMMUNICATION AND ROAD EASEMENT AS DESCRIBED IN SAID BOOK 978 AS RECEPTION NO. 1904133, SAID LINE BEING 11.50 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES FROM AND PARALLEL WITH, THE EAST LINE OF THAT 5 FOOT WIDE COMMUNICATION EASEMENT AS DESCRIBED IN SAID BOOK 633, AS RECEPTION NO. 1555441, TO A POINT OF CURVE TO THE RIGHT;

LEGAL DESCRIPTION

THENCE NORTHEASTERLY, 308.77 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 33°22'48", AND BEING SUBTENDED BY A CHORD THAT BEARS N141°53'37", 304.43 FEET;
THENCE N30°57'01"E, 417.40 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE NORTHERLY, 273.85 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT HERINAFTER REFERRED TO AS POINT "A", SAID ARC HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 33°23'03", AND BEING SUBTENDED BY A CHORD THAT BEARS N141°53'30", 270.00 FEET;
THENCE N02°26'02"W, 354.32 FEET, ALONG A LINE HERINAFTER REFERRED TO AS LINE "A", TO THE SOUTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO HEPP INVESTORS AS DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 16, 1994, IN BOOK 1472 AS RECEPTION NO. 2419288 OF THE RECORDS OF WELD COUNTY, COLORADO;
THENCE S87°45'32"E, 60.20 FEET ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 1472 AS RECEPTION NO. 2419288 TO A POINT ON A LINE THAT IS 60.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES FROM AND PARALLEL WITH, SAID LINE "A";
THENCE S02°26'02"E, 349.41 FEET ALONG A LINE THAT IS 60.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES FROM AND PARALLEL WITH, SAID LINE "A" TO A POINT ON A LINE FROM WHICH SAID POINT "A" BEARS S87°33'58"W, 60.00 FEET AND A POINT OF CURVE TO THE RIGHT;
THENCE SOUTHWESTERLY, 308.81 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 33°23'03", AND BEING

LEGAL DESCRIPTION

SUBTENDED BY A CHORD THAT BEARS S141°53'30"W, 304.46 FEET;
THENCE S30°57'01"W, 280.16 FEET;
THENCE EASTERLY, 54.98 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND BEING SUBTENDED BY A CHORD THAT BEARS N75°57'01"E, 49.50 FEET;
THENCE S59°02'58"E, 19.11 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE SOUTHEASTERLY, 303.16 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 31°34'54", AND BEING SUBTENDED BY A CHORD THAT BEARS S74°50'26"E, 299.34 FEET;
THENCE N89°22'07"E, 1293.48 FEET PARALLEL WITH THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 31 TO THE EAST LINE OF THE NE1/4 OF SAID SECTION 31;
THENCE S00°00'00"W, 352.28 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 31 TO THE E1/4 CORNER OF SAID SECTION 31;
THENCE S00°00'34"E, 358.11 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 31 TO THE NORTHEAST CORNER OF SAID PRAIRIE GREENS AND THE TRUE POINT OF BEGINNING.
AREA = 32.188 ACRES, MORE OR LESS.

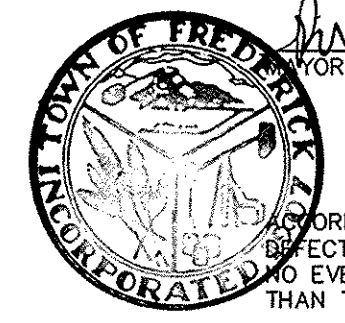
CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS FINAL PLAT MAP OF PRAIRIE GREENS 2 SUBDIVISION IS APPROVED AND ACCEPTED BY ORDINANCE 535, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON AUGUST 12, 1999, 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 DEDICATION OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, ELECTRICAL DISTRIBUTION SYSTEM, WATER DISTRIBUTION SYSTEM (MAINS, METERS, FIRE HYDRANTS AND APPURTENANCES) AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN 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.

THE 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.



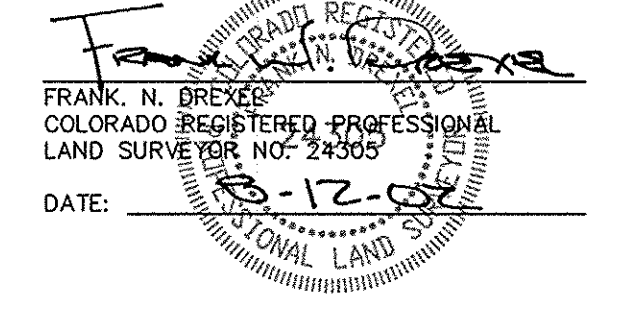
Signature of Richard P. Wyatt, Mayor.
Signature of Jacquelyn A. McConnell, Attest Town Clerk.

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN 90 DAYS 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 HEREBY CERTIFY THIS FINAL PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.



Signature of Frank N. Drexel, Surveyor.
Date: 8-12-02

FINAL PLAT

PRAIRIE GREENS 2

A SUBDIVISION OF A PART OF THE E1/2 OF SECTION 31, T2N, R67W OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO. AREA = 32.188 ACRES, MORE OR LESS.

UNPLATTED E.J.D. LLC

UNPLATTED TOWN OF FREDERICK

SEE SHEET 3

200' WELL SETBACK SECTION 9.8 (4 & 5) FREDERICK MUNICIPAL CODE (SEE NOTE 10)

30' WIDE WATER LINE EASEMENT TOWN OF FREDERICK BK. 639, REC. 1760959

30' SEWER EASEMENT PRAIRIE GREENS, LLC REC. 2744496

30' SEWER EASEMENT PRAIRIE GREENS, LLC REC. 2744496

30' WIDE GAS PIPELINE ESMT. CONTINENTAL PIPE LINE CO. BK. 802, REC. 1723829

50' WIDE GAS PIPELINE ESMT. AMOCO PRODUCTION COMPANY BK. 776, REC. 1697783

E1/4 COR. SEC. 31 FOUND #6 REBAR W/ 2" ALUM. CAP STAMPED "PLS 23500 1994" 0.8' BELOW GRAVEL ROAD SURFACE.

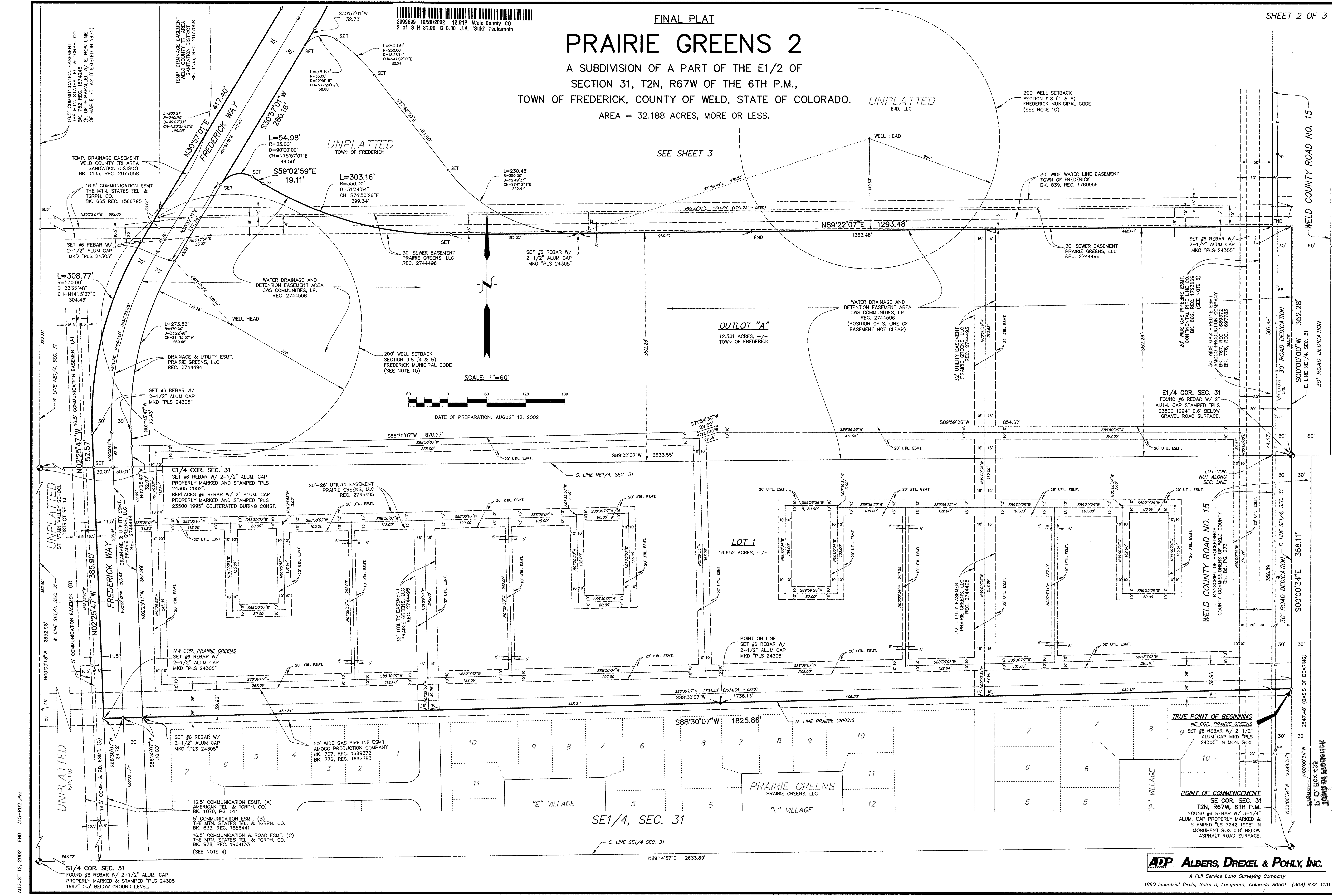
OUTLOT "A" 12.581 ACRES, +/- TOWN OF FREDERICK

WATER DRAINAGE AND DETENTION EASEMENT AREA CWS COMMUNITIES, LP. REC. 2744506 (POSITION OF S. LINE OF EASEMENT NOT CLEAR)

WATER DRAINAGE AND DETENTION EASEMENT AREA CWS COMMUNITIES, LP. REC. 2744506

SCALE: 1"=60'

DATE OF PREPARATION: AUGUST 12, 2002



AUGUST 12, 2002 FND 315-PD2.DWG

SE1/4, SEC. 31

S. LINE SE1/4 SEC. 31

ADP ALBERS, DREXEL & POHLY, INC. A Full Service Land Surveying Company

1860 Industrial Circle, Suite D, Longmont, Colorado 80501 (303) 682-1131

