

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS THAT MELODY HOMES, INC., A DELAWARE CORPORATION, BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN UNDER THE NAME OF RASPBERRY HILL SUBDIVISION, 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 THAN 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.

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE SOUTHWEST CORNER BY A 2.50 INCH ALUMINUM SURVEY MONUMENT IN A RANGE BOX STAMPED "PLS 25614" AND AT THE SOUTH ONE-QUARTER CORNER BY 3.25 INCH B.L.M. BRASS SURVEY MONUMENT IN A RANGE BOX WITH A LINE BETWEEN CALCULATED TO BEAR S89°29'22"W WITH ALL BEARINGS HEREIN RELATIVE THERETO.

THENCE ALONG THE WEST LINE OF SAID WYCO PIPELINE EASEMENT THE FOLLOWING TWO (2) COURSES;

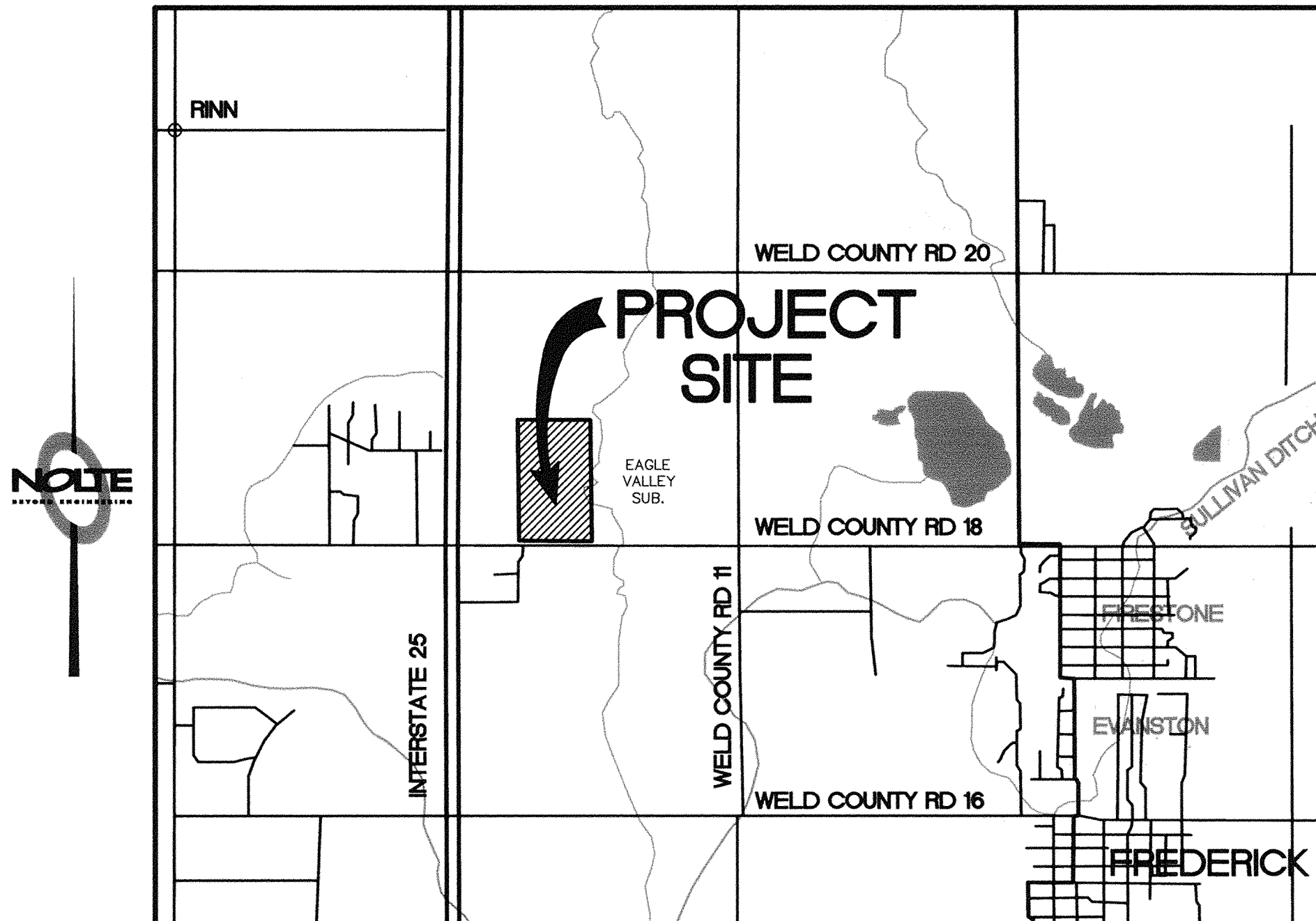
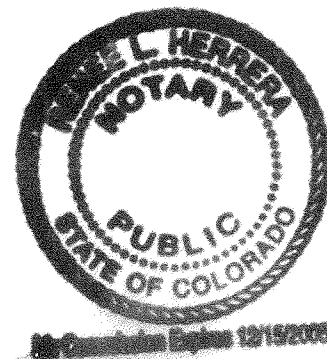
CONTAINING 3,992,985 S.F. OR 91.666 ACRES MORE OR LESS.

IN WITNESS WHEREOF, I/WE HAVE HERETO SET MY/OUR HAND(S) AND SEAL(S) THIS
 2nd DAY OF March, 2005.

BY: DARWIN HORAN
Sr. V.P. LAND DEVELOPMENT & ENTITLEMENTS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF March, 2005, BY DARWIN HORAN AS Sr. V.P. LAND DEVELOPMENT & ENTITLEMENTS OF MELODY HOMES, INC., A DELAWARE CORPORATION.

MY COMMISSION EXPIRES: 12-15-05
WITNESS MY HAND AND OFFICIAL SEAL.



BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE SOUTHWEST CORNER BY A 2.50 INCH ALUMINUM SURVEY MONUMENT IN A RANGE BOX STAMPED "PLS 25614" AND AT THE SOUTH ONE-QUARTER CORNER BY 3.25 INCH B.L.M. BRASS SURVEY MONUMENT IN A RANGE BOX WITH A LINE BETWEEN CALCULATED TO BEAR S89°29'22"W WITH ALL BEARINGS HEREIN RELATIVE THERETO.

- 1.) ALL TRACTS ARE ENCUMBERED IN THEIR ENTIRETY BY DRAINAGE AND UTILITY EASEMENTS.
- 2.) TRACTS A, F AND G ARE HEREBY RESERVED FOR DEDICATION TO THE TOWN OF FREDERICK AND ARE TO BE USED FOR DRAINAGE, PUBLIC ACCESS AND OPEN SPACE. TRACTS A, F AND G WILL BE OWNED BY THE TOWN OF FREDERICK BUT MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 3.) REAR LOT EASEMENTS SHALL MEASURE TEN (10') FEET AND ARE FOR UTILITIES AND DRAINAGE. FRONT LOT EASEMENTS SHALL MEASURE TEN (10') FEET AND ARE FOR UTILITIES AND DRAINAGE. FIVE (5') FEET SIDE LOT EASEMENTS, AS DEPICTED HEREON ARE FOR UTILITIES AND DRAINAGE. SEE LOT EASEMENT DETAIL IN THESE PLANS.
- 4.) TRACTS P AND Q ARE ENCUMBERED BY OIL AND/OR GAS PRODUCTION FACILITIES. ALL STRUCTURES MUST CONFORM TO THE SETBACKS SHOWN HEREON.
- 5.) TRACTS B, C, D, E, H, I, K, L, M, N, O AND R ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
- 6.) TRACT J IS HEREBY DEDICATED FOR A POCKET PARK TO THE HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. THE DEVELOPMENT OF THE PARK SHALL BE PERFORMED BY THE DEVELOPER.
- 7.) PORTIONS OF THIS SITE ARE WITHIN A SPECIAL FLOOD HAZARD AREA INUNDED BY 100-YEAR FLOOD, ZONE A, AS DETERMINED BY GRAPHIC INTERPRETATION. FLOODPLAIN INFORMATION WAS OBTAINED FROM LOMR CASE NO. 04-08-0029P, EFFECTIVE REVISION DATE JULY 21, 2004. NO RESIDENTIAL LOTS IN THIS PLATTED SUBDIVISION ARE LOCATED WITHIN THE FLOODPLAIN.
- 8.) THE POCKET PARK AND ALL TRAILS WITHIN THIS SITE SHALL BE ACCESSIBLE TO THE PUBLIC.

LAND USE
200 LOTS
12 BLOCKS
91.666 ACRES TOTAL
1.003 ACRES POCKET PARK
20.982 ACRES OPEN SPACE

SHEET	DESCRIPTION
1	TITLE SHEET
2	BOUNDARY ANALYSIS
3-5	FINAL PLAT

THE FINAL PLAT MAP OF THE RASPBERRY HILL SUBDIVISION IS APPROVED AND ACCEPTED BY ORDINANCE NO. 707, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON OCTOBER 27, 2003, 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. _____ DEDICATIONS OF PUBLIC STREETS, PUBLIC PLACES, 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 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:


North Attle
TOWN CLERK


MAYOR

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 7th DAY OF October, 2005.


CHAIRMAN


PLANNING COMMISSION SECRETARY

I, PAUL W. SMITH, A REGISTERED 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

25th DAY OF March, 2005.



PAUL W. SMITH, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 29430
FOR AND ON BEHALF OF NOLTE ASSOCIATES, INC.
7000 S. YOSEMITE STREET
ENGLEWOOD, COLORADO 80112

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 AFTER THE DATE OF CERTIFICATION SHOWN HEREON.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, ACCESSORY OR LEGAL LAND BOUNDARY MONUMENT COMMITS A CLASS TWO (2) MISDEMEANOR TO STATE STATUTE 18-4-508, C.R.S.

STATE OF COLORADO)
COUNTY OF WELD)SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, ____ M., THIS _____ DAY OF _____ A.D., 2005, AND IS RECORDED IN PLAT BOOK NO. _____, FILM NO. _____.

RECEPTION NO. _____

DEPUTY

RECORDED

FEES

REV. 03/24/05
REV. 04/16/04
REV. 09/05/03

NOLTE
BEYOND ENGINEERING
7009 S. YOSEMITE ST., SUITE 200 EMGLEWOOD, CO. 801
303.220.1001 TEL. 303.220.9001 FAX WWW.NOLTE.CO

DEVELOPER/OWNER
MELODY HOMES, INC.
11031 SHERIDAN BLVD. SUITE 200
WESTMINSTER, COLORADO 80020

DATE:	07-25-03
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SCALE:	N/A
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SHEET 1 OF 5

DATE: 03/25/05 TIME: 9:21 C.T. DRAWING NAME: OFFP-SH12.DWG
SERVER: NOLTE SERVICES: NONE PLOTTING VIEW: NONE
PATH: N:\D11423\CA001\Survey\Resubdiv\Plat\Plat.MXD NOLTE

3277610 04/14/2005 12:46P Weld County, CO
2 of 5 R 51.00 D 0.00 Steve Moreno Clerk & Recorder

FINAL PLAT RASPBERRY HILL SUBDIVISION

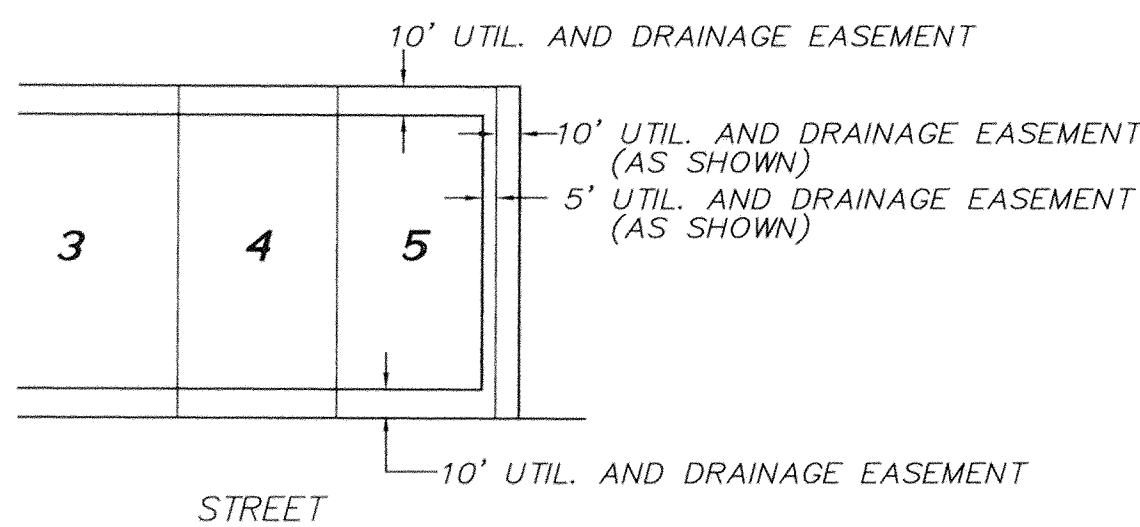
A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

NOLTE
BEYOND ENGINEERING

0 100 200 400
1 inch = 200 ft.

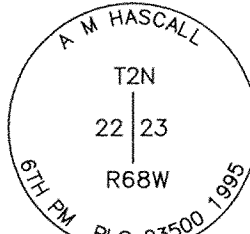
LEGEND

- DENOTES ALIQUOT CORNER AS NOTED
- DENOTES SET 24" LONG #5 REBAR WITH 2 1/2" ALUMINUM CAP, LS 29430
- DENOTES SET 30" LONG #6 REBAR WITH 3 1/4" ALUMINUM CAP, STAMPED "NOLTE ASSOC."



10' DRAINAGE AND UTILITY EASEMENTS ON ALL REAR LOT LINES AND FRONT LOT LINES AND 5' UTILITY EASEMENTS ON SIDE LOT LINES WHERE SHOWN.

LOT EASEMENTS (TYP.)
(NO SCALE)

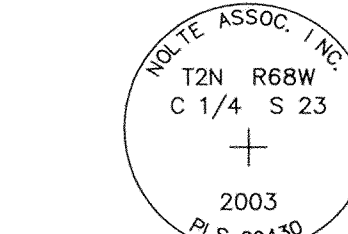


WEST 1/4 OF SECTION 23, T2N, R68W, 6th P.M.
RECOVERED 30" NO. 6 REBAR WITH 2" ALUMINUM CAP IN MONUMENT BOX, AS PER RECORD. STAMPED AS SHOWN

EXISTING COUNTY AGRICULTURE HALEY LAND CO.

CENTER WEST 1/16 OF SECTION 23, T2N, R68W, 6th P.M.

ROUTE OF PIPELINE EASEMENT TO MACHII-ROSS PETROLEUM CO. RECEPTION NO. 2041719



CENTER 1/4 OF SECTION 23, T2N, R68W, 6th P.M.
SET 30" NO. 6 REBAR WITH 3 1/4" ALUMINUM CAP. STAMPED AS SHOWN

STORM SEWER OUTFALL EASEMENT RECEPTION NO. 2613225

CHANCE DITCH

EAGLE VALLEY OUTLOT A

EASEMENTS RECORDED AT RECEPTION NO. 3147918

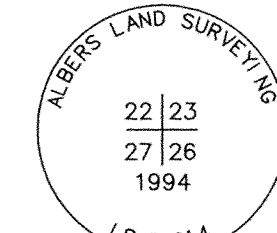
20' SANITARY SEWER EASEMENT RECEPTION NO. 02373093

CENTER SOUTH 1/16 OF SECTION 23, T2N, R68W, 6th P.M.

SANITARY SEWER EASEMENT, RECEPTION NO. 3254875

EASEMENTS RECORDED AT RECEPTION NO. 3147918

EAGLE VALLEY OUTLOT A

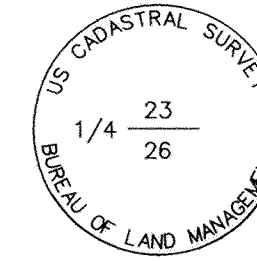


SOUTHWEST CORNER OF SECTION 23, T2N, R68W, 6th P.M.
RECOVERED 2 1/2" ALUMINUM CAP IN MONUMENT BOX, AS PER RECORD. STAMPED AS SHOWN

WEST 1/16 BETWEEN SECTION 23 AND SECTION 26, T2N, R68W, 6th P.M.

FREDERICK WEST BUSINESS CENTER

POINT OF BEGINNING SOUTH 1/4 OF SECTION 23, T2N, R68W, 6th P.M.
RECOVERED 3 1/4" B.L.M. BRASS DISK IN MONUMENT BOX, AS PER RECORD. STAMPED AS SHOWN



REV. 04/16/04
REV. 09/05/03

BOUNDARY ANALYSIS

NOLTE
BEYOND ENGINEERING
2000 S. YOSEMITE ST., SUITE 200, ENGLEWOOD, CO 80112
303.226.1001 FAX 303.226.0900 FAX WWW.NOLTE.COM

DEVELOPER/OWNER
MELODY HOMES
11031 SHERIDAN BOULEVARD
WESTMINSTER, COLORADO 80020

DATE: 07-25-03

SCALE: 1" = 200'

SHEET 2 OF 5

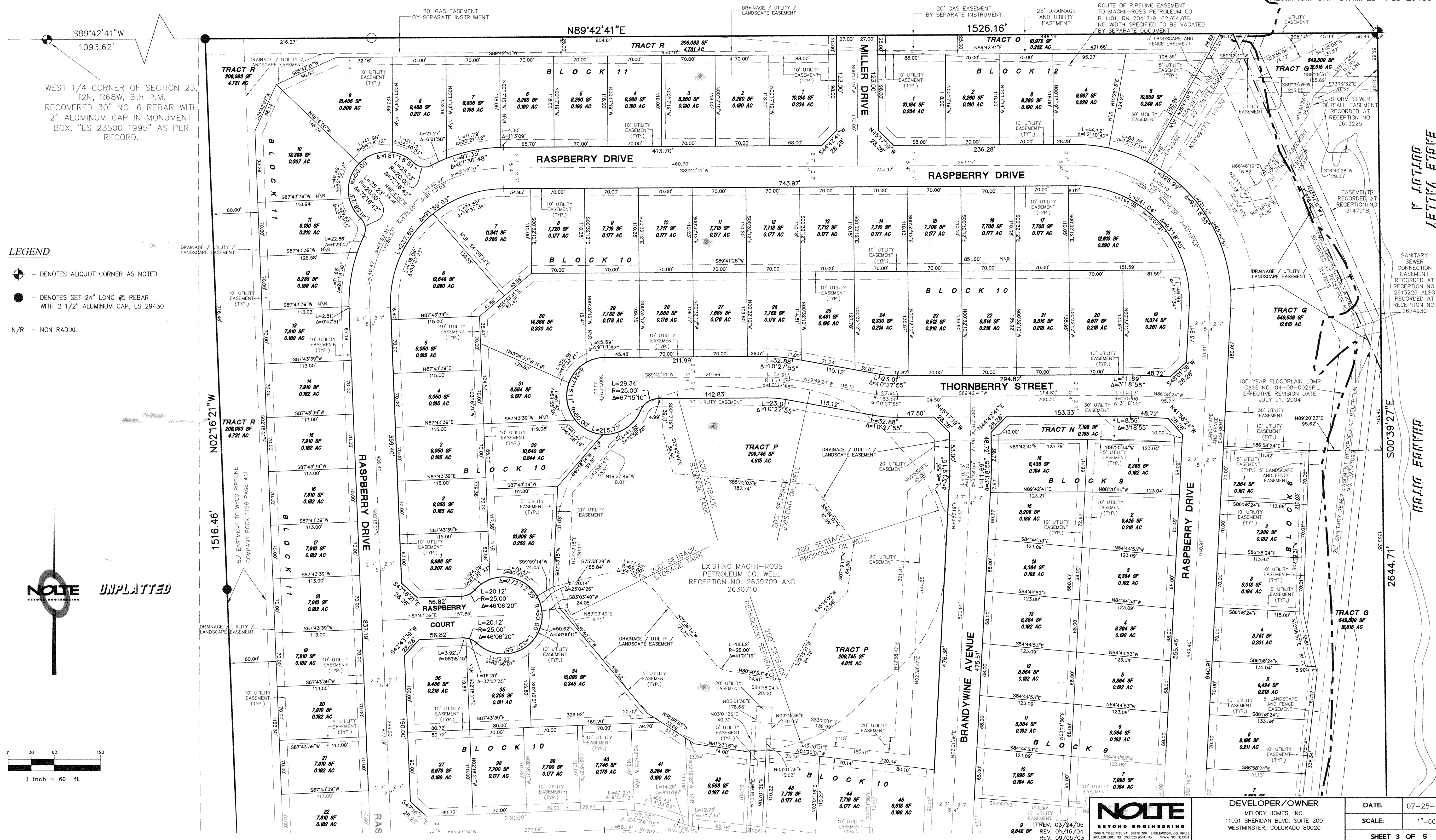
3277613 04/14/2005 12:46P Weld County, CO
3 of 5 R 51.00 D 0.00 Steve Moreno Clerk & Recorder

FINAL PLAT
RASPBERRY HILL SUBDIVISION

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

EXISTING COUNTY AGRICULTURE HALEY LAND CO.

CENTER 1/4 OF SECTION 23, T2N,
R68W, 6th P.M.
SET 30" NO. 6 REBAR WITH 3 1/4"
ALUMINUM CAP STAMPED "PLS 29430"



DATE: 03/25/05 TIME: 9:31 AM DRAWING NAME: OFFP-SH14.DWG
SERVER: NOLTE SERVICE: NONE PLOTTING VIEW: NONE
PATH: N:\01123\CADD\Survey\Resub\Plats\Plat05.plt

3277613 04/14/2005 12:40P Weld County, CO
4 of 5 R 51.00 D 0.00 Steve Moreno Clerk & Recorder

FINAL PLAT RASPBERRY HILL SUBDIVISION

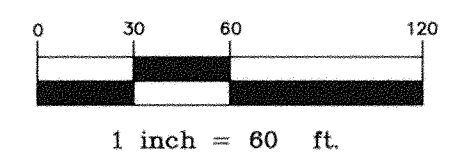
A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

SEE SHEET 3

SEE SHEET 3

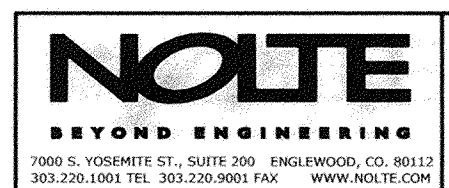
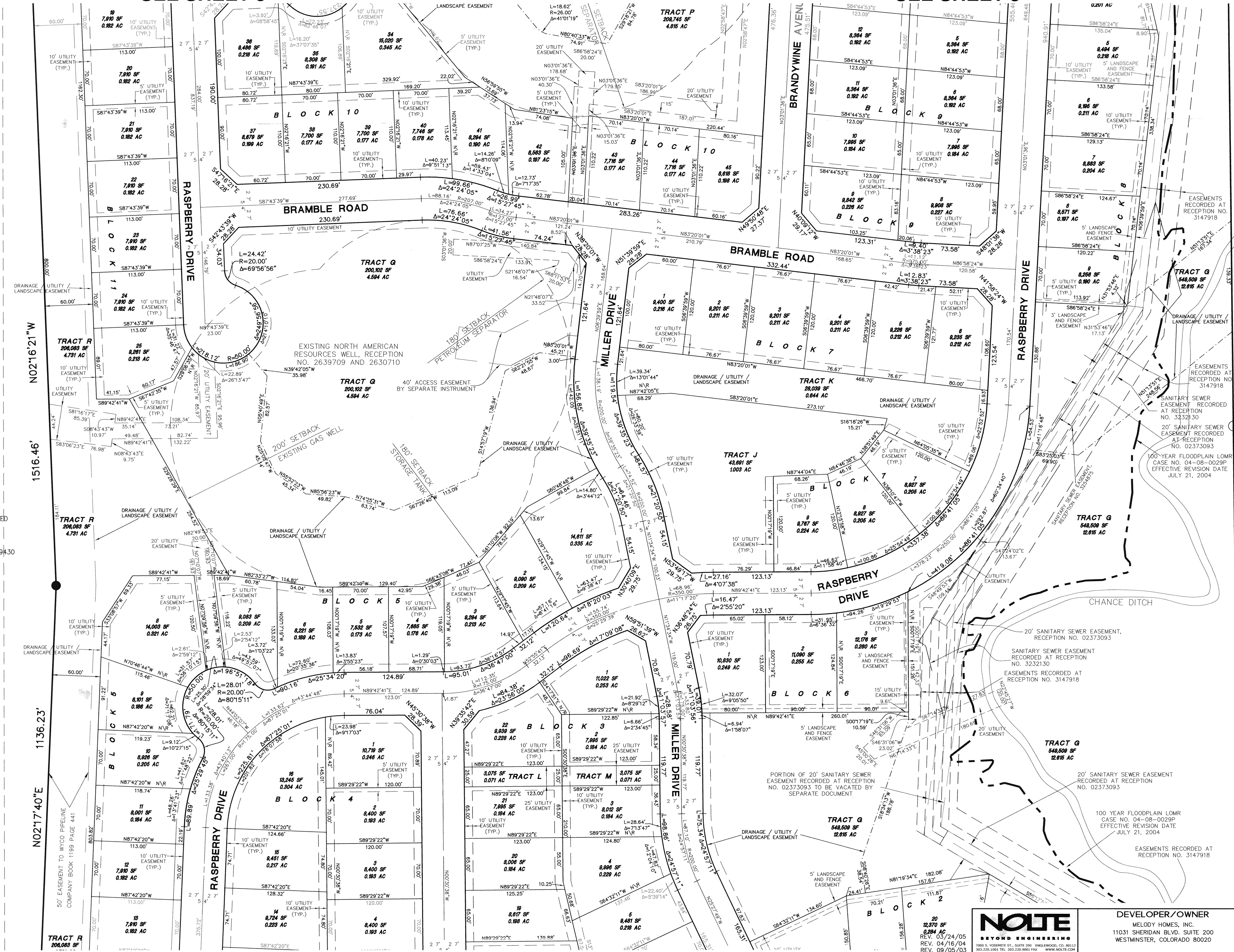


UNPLATTED



LEGEND

- DENOTES ALIQUOT CORNER AS NOTED
- DENOTES SET 24" LONG #5 REBAR WITH 2 1/2" ALUMINUM CAP, LS 29430
- N/R — NON RADIAL



DEVELOPER/OWNER
MELODY HOMES, INC.
11031 SHERIDAN BLVD, SUITE 200
WESTMINSTER, COLORADO 80020

DATE:	07-25-03
SCALE:	1"=60'
SHEET	4 OF 5

SEE SHEET 5

