

SHEET NO. 11-54-59
DATE: 1/9/07 TIME: 11:54:59
DRAWING NAME: SAVANNAH SUBDIVISION REPLAT A
SERIES: DISBURSE
DESIGNER: MEYER, MRS. ELS
XREFS: MC, CORP, B

3450819 01/25/2007 10:32A Weld County, CO
1 of 6 R 61.00 Steve Moreno Clerk & Recorder

REPLAT SAVANNAH SUBDIVISION REPLAT A

A REPLAT OF TRACTS M, N, O, P, R OUTLOT C, AND LOTS 45 AND 46, BLOCK 11, SAVANNAH SUBDIVISION
LOCATED IN THE WEST ONE-HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

LEGAL DESCRIPTION

TRACTS M, N, O, P, R, OUTLOT C AND LOTS 45 AND 46, BLOCK 11 SAVANNAH SUBDIVISION RECORDED AT RECEPTION No. 2885062.

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: THAT MELODY HOMES, INC., A DELAWARE CORPORATION, d/b/a D.R. HORTON--MELODY SERIES, FREDAPART, LLC, A COLORADO LIMITED LIABILITY COMPANY, ACTS REAL ESTATE GROUP, LLC, AND THE FARMERS RESERVOIR & IRRIGATION COMPANY BEING THE OWNERS OF CERTAIN LANDS AND EASEMENT RIGHTS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAVE CAUSED SAID LANDS TO BE FINAL PLATTED INTO TRACTS AS SHOWN UNDER THE NAME OF SAVANNAH SUBDIVISION AMENDMENT NO. 1, 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 SET FORTH HEREON. THE ENTITIES NAMED ON THE EASEMENT ARE RESPONSIBLE FOR THE SERVICES AND/OR UTILITIES FOR WHICH THE EASEMENTS ARE ESTABLISHED AND 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 AND 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 OWNERS, THEIR 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.

IN WITNESS WHEREOF, I/WE HAVE HERETO SET MY/OUR HAND(S) AND SEAL(S) THIS 9th DAY OF JANUARY, 2007.

MELODY HOMES, INC. A DELAWARE CORPORATION, d/b/a D.R. HORTON--MELODY SERIES

BY: [Signature]
TITLE: Vice President

STATE OF Colorado)
COUNTY OF Jefferson) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF January, 2007.

MY COMMISSION EXPIRES: 12-15-09
WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC



IN WITNESS WHEREOF, I/WE HAVE HERETO SET MY/OUR HAND(S) AND SEAL(S) THIS 15th DAY OF JANUARY, 2007.

FREDAPART, LLC. A COLORADO LIMITED LIABILITY COMPANY

BY: [Signature]
TITLE: Manager

STATE OF Colorado)
COUNTY OF Boulder) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF January, 2007.

MY COMMISSION EXPIRES: 10-6-2010
WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC



IN WITNESS WHEREOF, I/WE HAVE HERETO SET MY/OUR HAND(S) AND SEAL(S) THIS 12th DAY OF JANUARY, 2007.

ACTS REAL ESTATE GROUP, LLC.

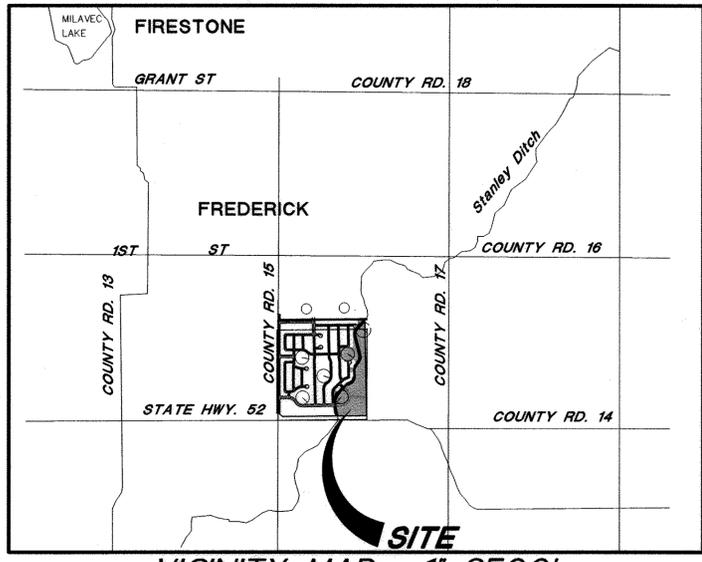
BY: [Signature]
TITLE: Manager

STATE OF Colorado)
COUNTY OF Boulder) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF January, 2007.

MY COMMISSION EXPIRES: 10-6-2010
WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC



VICINITY MAP 1"=2500'

NOTES:

- TRACTS 1, 2, 3, 6, AND 11 ARE HEREBY DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK FOR UTILITIES, SUBSURFACE DRAINS, DRAINAGE, PUBLIC ACCESS AND OPEN SPACE. THE TRACTS ARE ENCUMBERED IN THEIR ENTIRETY BY DRAINAGE AND UTILITY EASEMENTS.
- TRACTS 5, 7, 9 AND 10 (DITCH TRACTS) ARE HEREBY RESERVED FOR DEDICATION TO THE FARMERS RESERVOIR & IRRIGATION COMPANY. SAID TRACTS ARE TO BE OWNED AND MAINTAINED BY THE FARMERS RESERVOIR & IRRIGATION COMPANY WITH THE EXCEPTION OF MAINTENANCE ON THE ACCESS EASEMENT AS INDICATED IN NOTE 8) BELOW.
- AS AND WHEN REQUIRED BY THE TOWN OF FREDERICK, MELODY HOMES, INC. SHALL (a) DEDICATE TO THE TOWN OF FREDERICK ALL OR SUCH PORTION OF TRACT 8 AS MAY BE REQUIRED BY THE TOWN OF FREDERICK FOR THE DEVELOPMENT OF TRACT 4, AND (b) GRANT TO FREDAPART, LLC SUCH EASEMENTS ACROSS TRACT 8 FOR DRAINAGE, UTILITIES OR OTHER PURPOSES AS MAY BE REQUIRED BY THE TOWN OF FREDERICK FOR THE DEVELOPMENT OF TRACT 4. THE OBLIGATIONS OF MELODY HOMES, INC. DESCRIBED IN THIS NOTE ARE COVENANTS RUNNING WITH THE LAND AND EQUITABLE SERVITUDES. THEY BIND MELODY HOMES, INC. AND ITS SUCCESSORS AND ASSIGNS AS THE OWNER OF TRACT 8 AND INURE TO THE BENEFIT OF (i) FREDAPART, LLC AND ITS SUCCESSORS AND ASSIGNS AS THE OWNER OF TRACT 4, AND (ii) THE TOWN OF FREDERICK.
- SAVANNAH SUBDIVISION AMENDMENT NO. 1 CONSISTS OF 2 LOTS AND 11 TRACTS AND CONTAINS 37.991 ACRES.
- BASED ON REVIEW OF FLOOD INSURANCE RATE MAP OF THE TOWN OF FREDERICK, WELD COUNTY, COLORADO COMMUNITY PANEL NUMBER D80244 0001 B, REVISED DATE JULY 13, 1982, THIS PROPERTY LIES WITHIN ZONE C, AN AREA OF MINIMAL FLOODING.
- 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 18-4-50B, C.R.S.
- ALL OF TRACT 10, AND PORTIONS OF TRACTS 5, 7, AND 9 ARE SUBJECT TO A PERPETUAL NON-EXCLUSIVE PUBLIC ACCESS EASEMENT AS DEDICATED ON THIS PLAT AND BY SEPARATE AGREEMENT TO THE TOWN OF FREDERICK FOR ACCESS AND PUBLIC TRAIL USAGE.
- BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST, SAID LINE BEING MONUMENTED AT BOTH ENDS BY 2 1/2" ALLOY CAPS STAMPED "PLS 24305 1998", WITH THE LINE CONSIDERED TO BEAR S00°09'44"W.
- THAT PORTION OF THE TEN FOOT-WIDE REAR YARD UTILITY AND DRAINAGE EASEMENT WHICH IS EXCLUDED FROM LOTS 45A AND 46A OF THIS REPLAT AND WHICH WAS ORIGINALLY PLATTED ALONG THE EASTERLY LINE OF LOTS 45 AND 46, BLOCK 11 SAVANNAH SUBDIVISION, RECEPTION #2885062, IS HEREBY VACATED BY ORDINANCE NO. 863.
- DESIGNATIONS AND CONFIGURATIONS FOR TRACTS M, N, O, P, R AND OUTLOT C, SAVANNAH SUBDIVISION ARE HEREBY RECONFIGURED AND REDESIGNATED AS TRACTS 1-11, SAVANNAH SUBDIVISION REPLAT A.

SURVEYOR'S CERTIFICATE:

I, PAUL W. SMITH, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE REPLAT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND. I FURTHER CERTIFY THAT THIS REPLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 9th DAY OF January, 2007.



PAUL W. SMITH, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 29430
FOR AND ON BEHALF OF NOLTE ASSOCIATES, INC.
8000 S. CHESTER STREET
CENTENNIAL, COLORADO 80112

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 7th DAY OF September, 2006

[Signature]
CHAIRMAN
[Signature]
PLANNING COMMISSION SECRETARY

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL:

THIS REPLAT MAP OF SAVANNAH SUBDIVISION IS APPROVED AND ACCEPTED BY ORDINANCE NO. 862, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON SEPTEMBER 28th, 2006, AND RECORDED ON 12/21/06, AS RECEPTION NO. 2885062. 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 MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS.

THIS ACCEPTANCE OF THE REPLAT 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: [Signature] MAYOR
[Signature] TOWN CLERK



CLERK AND RECORDER'S CERTIFICATE:

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., 2007, AND IS RECORDED IN PLAT BOOK NO. _____, FILM NO. _____.
RECEPTION NO. _____
DEPUTY _____ RECORDER _____ FEES _____

REV: 01/08/2007
REV: 12/13/2007
REV: 08/31/2007
REV: 07/18/2007
REV: 02/28/2007
REV: 10/17/2005
REV: 10/27/2004



DEVELOPER/OWNER
D.R. HORTON / MELODY SERIES
11031 SHERIDAN BLVD.
WESTMINSTER, COLORADO 80020

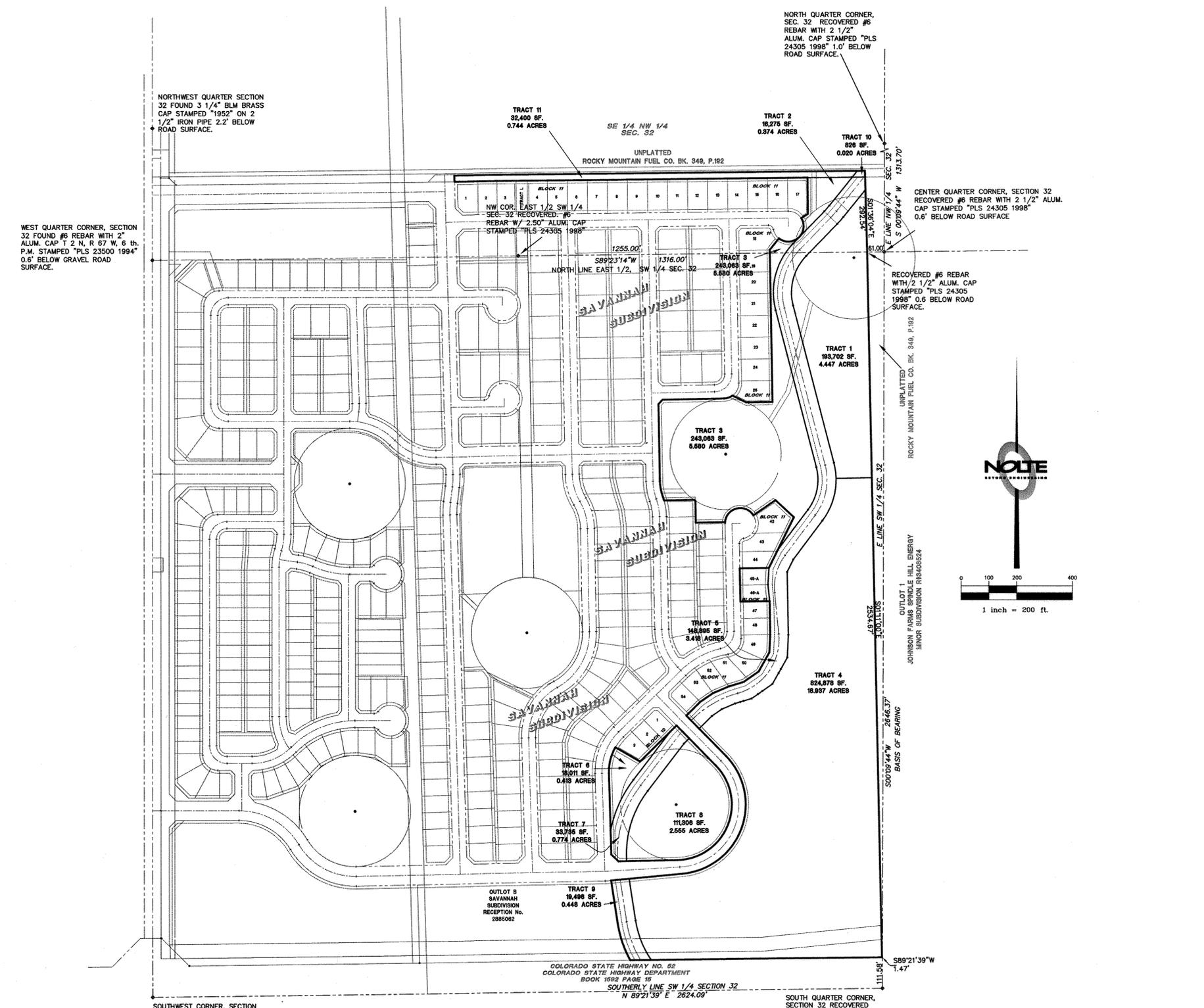
DATE:	10.24.2005
SCALE:	N/A
SHEET	1 OF 6

SHEET 2.DWG
 DATE: 1/9/07 TIME: 10:37:05 DRAWING NAME: SAVANNAH SUBDIVISION
 PLOTING NEW
 SERVER: D:\S1 SERVICE
 PARR: N:\ECONOMY\CAD\SAVANNAH SURVEY\REBAR\SAVANNAH_MDL_PRR_MRK_TJI

3450819 01/25/2007 10:32A Weld County, CO
 2 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

REPLAT SAVANNAH SUBDIVISION REPLAT A

A REPLAT OF TRACTS M, N, O, P, R OUTLOT C, AND LOTS 45 AND 46, BLOCK 11, SAVANNAH SUBDIVISION
 LOCATED IN THE WEST ONE-HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO



CONTACTS

Ownership Interests

Melody Homes, Inc., a Delaware Corporation
 (Tracts N, O, P, R, and Lots 45 and 46 of Block 11, Savannah Subdivision)
 d/b/a/D.R. Horton-Melody-Series
 11031 Sheridan Blvd.
 Westminster, CO. 80020 (APPLICANT)

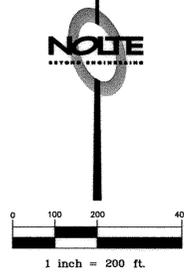
Fredapart, LLC.
 (Outlot C, Savannah Subdivision)
 825 Delaware Ave. #200
 Longmont, CO. 80501

Actis Real Estate Group, LLC.
 (Tract M, Savannah Subdivision)
 11797 N. 75th St.
 Hygiene, CO 80533

The Farmers Reservoir and Irrigation Company
 (Easement Holder for Bull Canal of Stanley Ditch, Savannah Subdivision)
 80 South 27th Ave.
 Brighton, CO. 80601

Engineers and Surveyors

Nolte Associates, Inc.
 8000 S. Chester St. #200
 Centennial, CO. 80112



TRACT SUMMARY

TRACT	AC.	LAND USE	NOMINAL FORMER TRACT
TRACT 1	4.45 AC	OPEN SPACE	N
TRACT 2	0.37 AC	OPEN SPACE	N
TRACT 3	5.58 AC	CURRENT O & G MACHII-ROSS	N
TRACT 4	18.94 AC	COMMERCIAL	OUTLOT C
TRACT 5	3.42 AC	DITCH	N
TRACT 6	0.41 AC	OPEN SPACE	O
TRACT 7	0.77 AC	DITCH	O
*TRACT 8	2.56 AC	CURRENT O & G MACHII-ROSS	R
TRACT 9	0.47 AC	DITCH	P
TRACT 10	0.02 AC	DITCH	M
TRACT 11	0.74 AC	OPEN SPACE	M

* AS PER NOTE 3 OF REPLAT A, MELODY HOMES, INC. SHALL DEDICATE ALL OR A PORTION OF TRACT 8 AS REQUIRED BY THE TOWN OF FREDERICK FOR DEVELOPMENT OF TRACT 4 AND ALSO WILL GRANT EASEMENTS ACROSS TRACT 8 TO FREDAPART LLC. AS REQUIRED BY THE TOWN.

NOLTE BEYOND ENGINEERING 8000 S. CHESTER ST., SUITE 200, CENTENNIAL, CO. 80112 303.225.4400 TEL. 303.225.9001 FAX. WWW.NOLTE.COM	DEVELOPER/OWNER D.R. HORTON / MELODY SERIES 11031 SHERIDAN BLVD. WESTMINSTER, COLORADO 80020	DATE: 10.24.2005
	SCALE: 1"=200'	SHEET 2 OF 6

XREFS: D07P17

DATE: 1/9/07 TIME: 10:37:23 DRAWING NAME: SHEET/DWG
 OPER: DASI SERVICES: ESTATE VIEW
 PATH: N:\PROJECTS\CADD\SURVEY\REBAR\SAV_MEO_PLOT_A.ecs

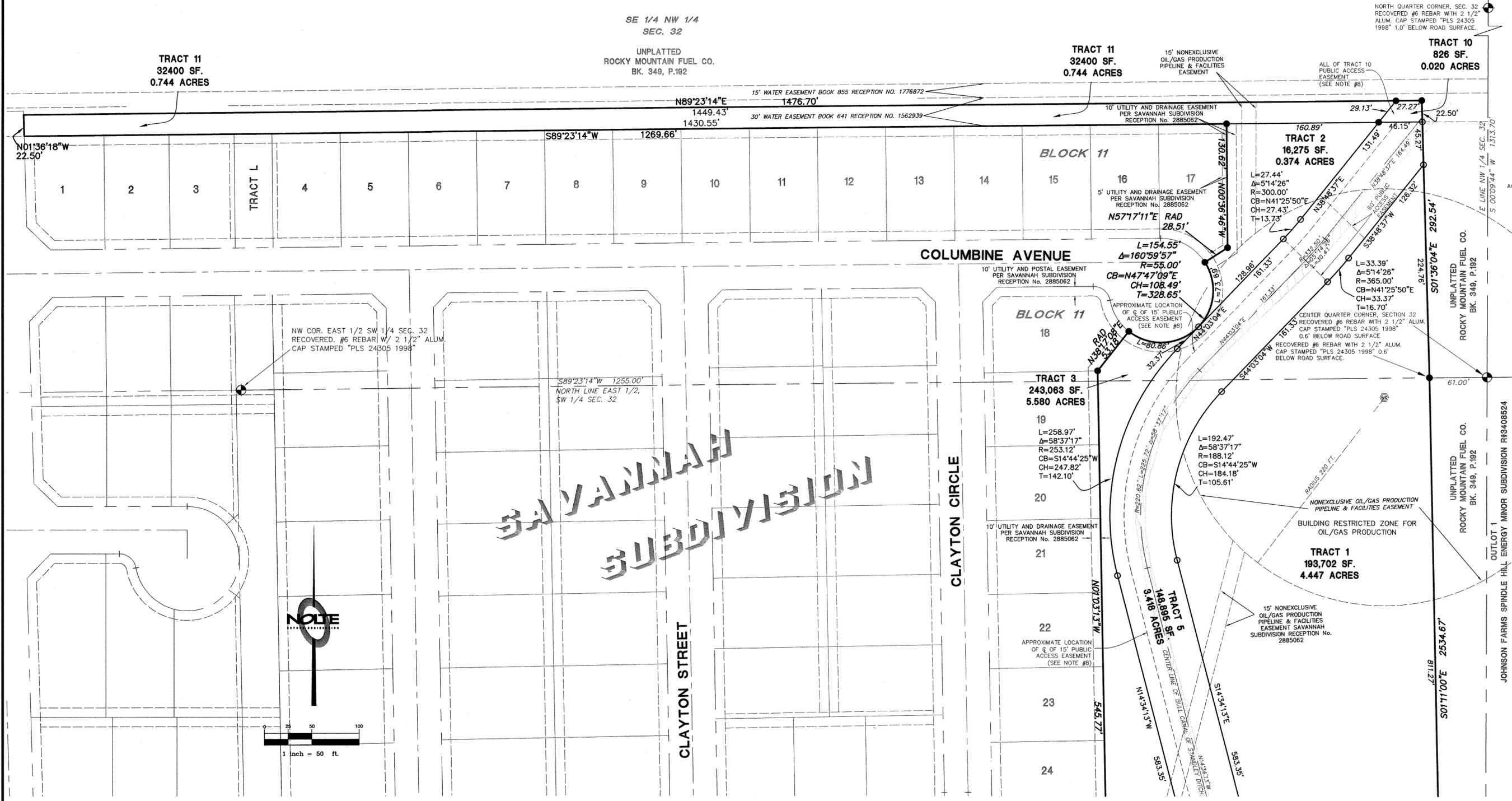
3450819 01/25/2007 10:32A Weld County, CO
 3 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

REPLAT SAVANNAH SUBDIVISION REPLAT A

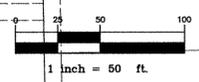
A REPLAT OF TRACTS M, N, O, P, R OUTLOT C, AND LOTS 45 AND 46, BLOCK 11, SAVANNAH SUBDIVISION
 LOCATED IN THE WEST ONE-HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

SE 1/4 NW 1/4
 SEC. 32

UNPLATTED
 ROCKY MOUNTAIN FUEL CO.
 BK. 349, P.192



NW COR. EAST 1/2 SW 1/4 SEC. 32
 RECOVERED #6 REBAR W/ 2 1/2" ALUM.
 CAP STAMPED "PLS 24305 1998"



LEGEND

- FOUND #5 REBAR WITH YELLOW PLASTIC CAP "LS 15606",
- SET #5 REBAR WITH YELLOW PLASTIC CAP "LS 29430",

 <small>8000 S. CHESTNUT ST., SUITE 200 CENTENNIAL, CO. 80112 303.224.6600 TX 303.220.9661 FAX WWW.NOLTE.COM</small>	DEVELOPER/OWNER D.R. HORTON / MELODY SERIES 11031 SHERIDAN BLVD. WESTMINSTER, COLORADO 80020	DATE: 10.24.2005
	SCALE: 1" = 50'	
SHEET 3 OF 6		

XREFS: Bull Ditch, OFFP/B

