

ST. DIMITRIE SUBDIVISION AMENDMENT

A Re-plot of Lot 1, Puritan Subdivision,
Being Part Of The Southwest Quarter of Section 34, Township 2 North, Range 68 West Of The 6th P.M.,
Town Of Frederick, County Of Weld, State Of Colorado

DATE: 4/22/09
FILE NAME: 2008418SUB
SCALE: 1"=50'
DRAWN BY: CSK
CHECKED BY: SAL

CERTIFICATE OF DEDICATION

Know all men by these presents that Nicolae Todolica being the Owner, Mortgagee or Lienholder of certain lands in Frederick, Colorado, described as follows:
Lot One (1), Puritan Subdivision, recorded July 1, 1947 as Reception No. 1009475 of the Records of Weld County, together with the Easterly Twenty (20) feet and Southerly 405.19 feet of the Puritan Lane, all being located in the Southwest Quarter (SW1/4) of Section Thirty-four (34), Township Two North (T.2N.), Range Sixty-Eight West (R.68W.) of the 6th P.M., County of Weld, State of Colorado.
Have laid out this Subdivision Amendment Plat of the above described land under the name and style of St. Dimitrie Subdivision Amendment.
Thus described Subdivision Amendment Plat contains 4.803 Acres, more or less (±), together with and subject to all easements and rights-of-way existing and/or of public record.
Executed this 17th day of February, 2010

OWNER:
By: Nicolae Todolica
Nicolae Todolica
State of Colorado)
County of Weld)

The foregoing certificate of ownership was acknowledged before me this 17th day of February, 2010

Witness My Hand and Seal by Nicolae Todolica
My Commission Expires 3-15-2013

Notary Public Demarie Ingraham
DEMARIE INGRAHAM
Notary Public
State of Colorado

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Southwest Quarter of Section 34, Township 2 North, Range 68 West as bearing South 89°36'20" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2655.22 feet with all other bearings contained herein relative thereto.
The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors Inc. relied upon Title Commitment Number 826-H0219342-042-MS2, Amendment No. 2, dated January 5, 2009 at 8:00 A.M., as prepared by First American Heritage Title Company was relied upon to delineate the aforesaid information.

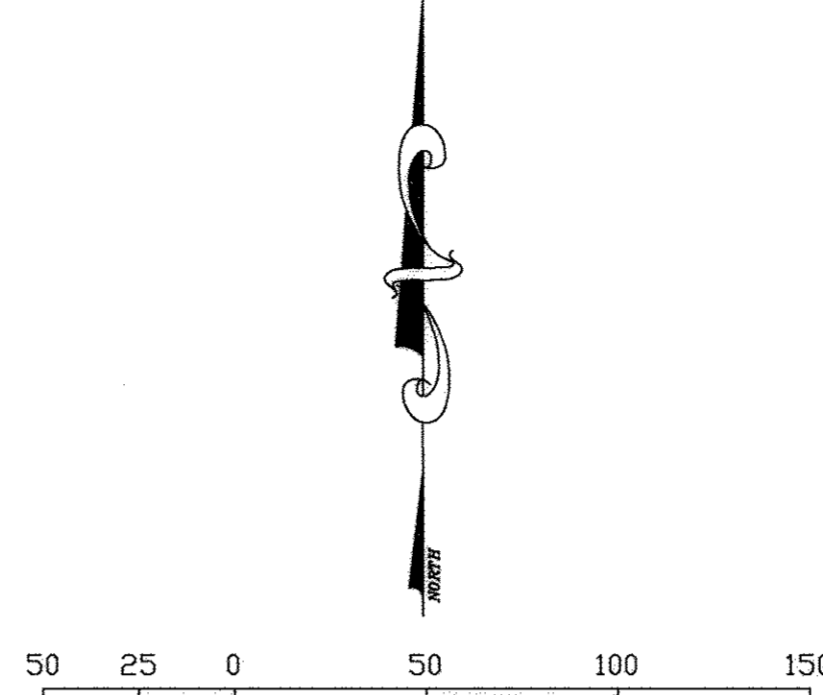
SURVEYING CERTIFICATE

I, Steven A. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that the Subdivision Amendment shown hereon is a correct delineation of the above described parcel of land.
I further state that this Subdivision Amendment and legal description was prepared under my personal supervision and in accord with applicable State of Colorado requirements.



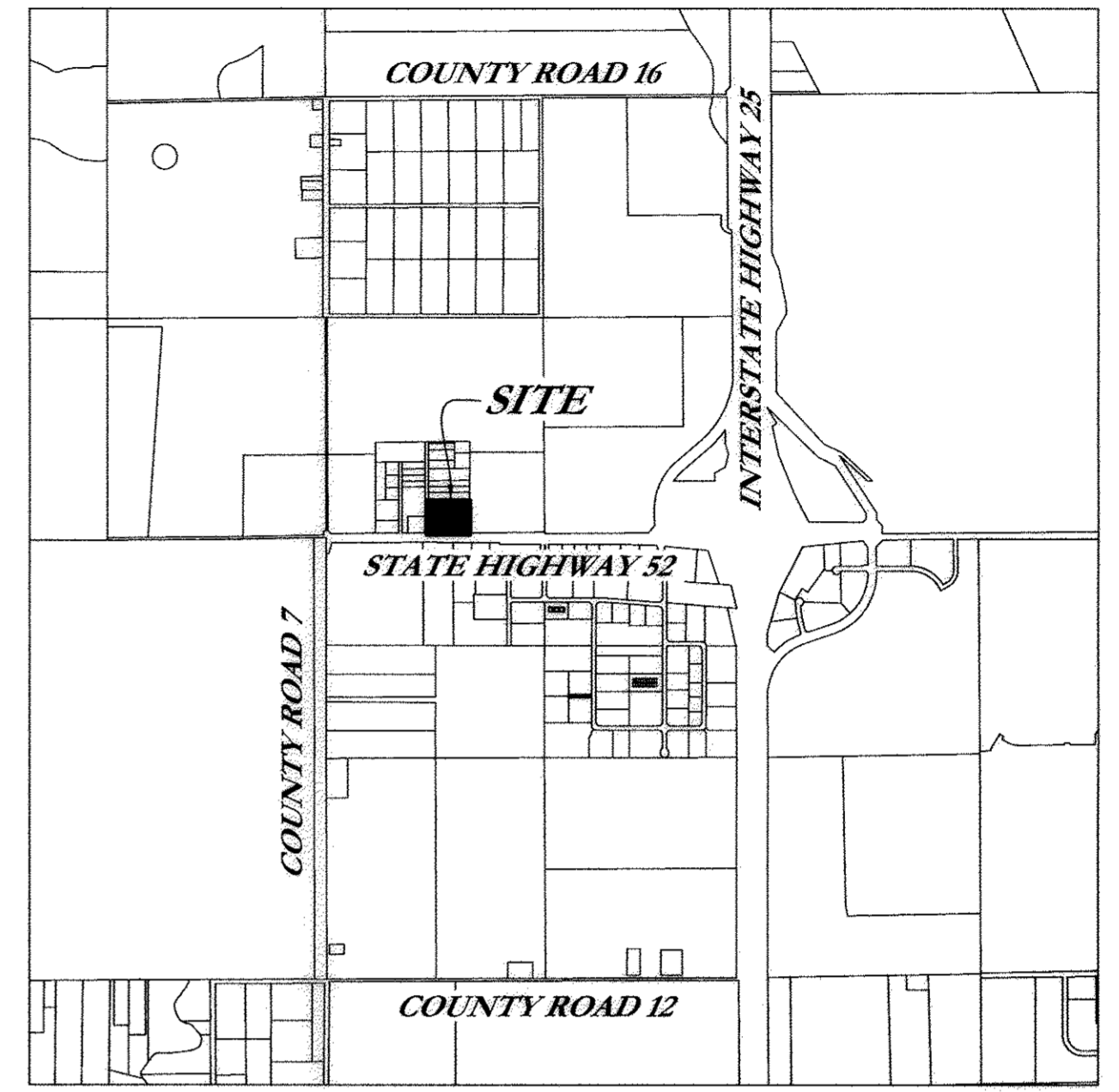
NOTES

1. According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you 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 the certificate shown hereon. (15-80-105 C.R.S.)
2. The Floodplain of the entire property is in flood zone "C", "areas of minimal flooding" per FEMA flood map 080266 0850 C revised September 28, 1982.
3. The site is in proximity to an underground coal mine and may be undermined. Future development may require subsidence investigations and an engineered foundation.
4. The Master MOAPI shall be amended to address public improvements related to the proposed construction within lots 1 and 2 for required public infrastructure, including but not limited to turn lane tapers, storm water conveyance, sidewalks, trails, landscaping, and utility improvements.



LEGEND

- EASEMENT
- - - SECTION LINE
- - - RIGHT-OF-WAY
- PROPERTY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- SET ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KSI, LS 34995
- CALCULATED POSITION



STAFF CERTIFICATE OF APPROVAL

This Subdivision Amendment Plat of the St. Dimitrie Subdivision Amendment is approved and accepted by the Town of Frederick Staff this 25th day of March, 2010 in accordance with section 4.11.2 of the Land Use Code of Subdivision amendments.
Kimmy
Planning Director, Town Administrator

0% STRAIN LINE NOTE

Any development within the 0% strain line will require additional subsidence-related investigations, and possible mitigation, such as the strain isolation trenches, limited building sizes, flexible utilities connections, etc. Any development in proximity to the strain line will require additional subsidence investigation.

Location as shown was provided by CES Consultants, LLC and is approximate only, from a scanned drawing of the Mine Subsidence Assessment Lot 1, Block 2, Puritan Town Site, SW1/4 of Section 34, Township 2 North, Range 68 West, Frederick, Colorado, prepared by Western Environment and Ecology, Inc., Project No. 526-001-01, dated April 27, 2009.

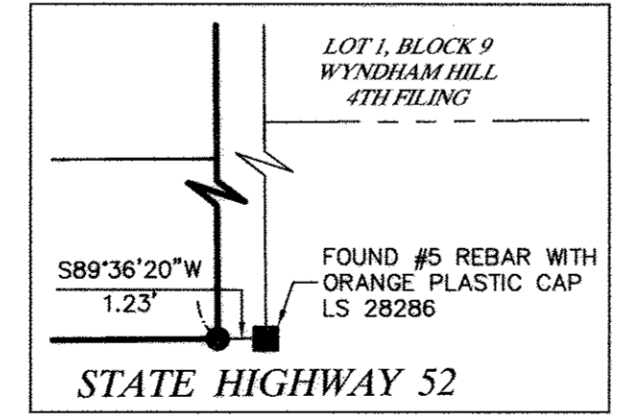
LAND USE TABLE

LOTS 1 AND 2	4.005 Acres	83%
RIGHT OF WAY (FREDERICK)	0.265 Acres	6%
RIGHT OF WAY (CDD)	0.533 Acres	11%
TOTAL	4.803 Acres	100%

OWNER	ENGINEER	SURVEYOR
NICOLAE TODOLICA 7705 CRESTVIEW DRIVE LONGMONT, CO 80504 PHONE: (303) 652-9002	CES CONSULTANTS, LLC ATTN: CARRIE DE SILVA, E.I.T. 112 E. SOUTH 1ST STREET JOHNSTOWN, CO 80534 PHONE: (970) 373-4480	KING SURVEYORS, INC. ATTN: STEVE LUND 650 E. GARDEN DRIVE WINDSOR, CO 80550 PHONE: (970) 686-5011

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°25'24"E	26.00'
L2	S89°34'36"W	12.83'
L3	N00°25'24"W	10.00'
L4	N89°34'36"E	12.83'
L5	S00°24'43"E	7.30'
L6	N89°35'17"E	10.00'
L7	N00°24'43"W	7.30'



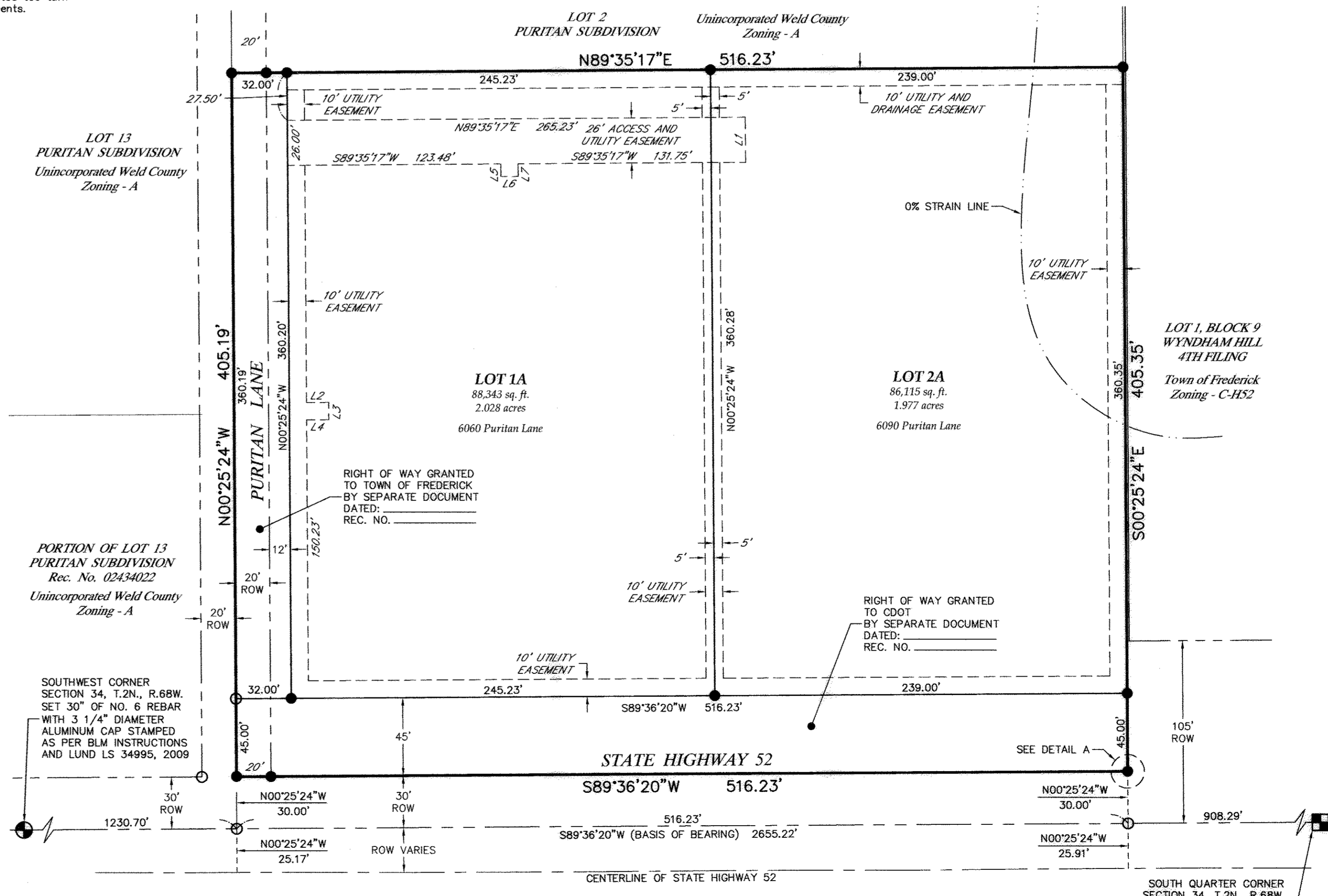
DETAIL A
(NOT TO SCALE)

LOT 1 - PHASE 2 LAND USE TABLE

TOTAL LOT AREA:	88,343 S.F.	2.028 ACRES	100%
REQUIRED LANDSCAPE AREA:	17,889 S.F.	(20% OF TOTAL LOT AREA ABOVE)	
BUILDING AREA:	11,080 S.F.	.25 ACRES	12.5%
MISC. OPEN SPACES:	47,898 S.F.	1.10 ACRES	54.2%
LANDSCAPE:	25,500 S.F.	(28.8% OF TOTAL LOT AREA)	
WALKS:	2,876 S.F.	(NOT IN PUBLIC OPEN SPACE)	
DETENTION POND AREA:	7,587 S.F.	(NOT IN LANDSCAPE AREA)	
PUBLIC OPEN SPACE:	11,965 S.F.	(WALKS, GARDENS, PLAZA, ETC.)	
PARKING & DRIVES:	29,365 S.F.	.678 ACRES	33.3%

PUBLIC OPEN SPACE CALCULATIONS

LOT 1 AREA:	88,343 S.F.	2.028 ACRES
LOT 2 AREA:	86,115 S.F.	1.977 ACRES
TOTAL AREA:	174,458 S.F.	4.005 ACRES
REQUIRED OPEN SPACE:	20,935 S.F.	(12% OF TOTAL)
OPEN SPACE PROVIDED:	21,020 S.F.	
LOT 1 OPEN SPACE:	13,020 S.F.	
40% OF DETENTION AREA:	3,550 S.F.	
PLAZA & GARDENS:	9,470 S.F.	
LOT 2 OPEN SPACE:	8,000 S.F.	
40% OF DRAINAGE CHANNEL AREA:	3,000 S.F.	
OPEN SPACE AT HISTORIC TREE:	4,400 S.F.	



NOTE: The Lot 1 - Phase 2 Land Use Table and Public Open Space Calculations table was provided by Moore & Bishton Architects, P.C. phone: 303-772-2533.

KING SURVEYORS, INC.
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821



REVISIONS:	DATE:
REVISED PER COMMENTS	CSK 7/23/09
CSGO CHECKED	CSK 1/18/2010

ST. DIMITRIE SUBDIVISION
FOR
NICOLAE TODOLICA
7705 CRESTVIEW DRIVE
LONGMONT, CO 80504

PROJECT #:
2008418

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