

FINAL PLAT
VILLAGE EAST COMMUNITY
LOCATED IN A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF
SECTION 30, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
80.07 ACRES TOTAL 198 SINGLE FAMILY DWELLING UNITS
COVER SHEET - 1 OF 7

CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT VILLAGE EAST COMMUNITY, LLC BEING THE OWNER 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 HEREON UNDER THE NAME OF VILLAGE EAST COMMUNITY AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS-OF-WAY, 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 SYSTEMS TO BE INSTALLED IN THE SUBDIVISION ARE DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK, COLORADO, AND WATER DISTRIBUTION SYSTEMS ARE DEDICATED TO THE TOWN OF FREDERICK, AND SANITARY SEWER SYSTEMS ARE DEDICATED TO ST. VRAIN SANITATION DISTRICT 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.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING THE EAST ONE-HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, ADDITIONALLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30, FROM WHICH THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 30 BEARS S89°26'45"W 1316.86 FEET (BASIS OF BEARING), THENCE S89°26'45"W, 1316.86 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 30 TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 30;
THENCE N00°39'18"W, 1325.82 FEET ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 30 TO THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 30;
THENCE N00°39'18"W, 1325.82 FEET ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 30 TO THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 30;
THENCE N89°40'43"E, 1316.53 FEET ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 30 TO THE EAST QUARTER CORNER OF SAID SECTION 30;
THENCE S00°39'45"E, 1323.15 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 30 TO THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 30;
THENCE S00°39'45"E, 1323.15 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 30 TO THE SOUTHEAST CORNER OF SAID SECTION 30 AND THE POINT OF BEGINNING,
SUBJECT TO RIGHTS-OF-WAY FOR TIPPLE PARKWAY (WELD COUNTY ROAD 16) & RIDGEWAY BOULEVARD (WELD COUNTY ROAD 15).
AREA= 80.07 ACRES, MORE OR LESS, (77.361 ACRES +/- EXCLUDING RIGHTS-OF-WAY FOR TIPPLE PARKWAY & RIDGEWAY BOULEVARD).
HAVE LAID OUT THIS FINAL PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF VILLAGE EAST COMMUNITY, SHOWING THE PROPOSED LOTS, BLOCKS, TRACTS, STREETS, ALLEYS, PARKS, OPEN SPACE AND UTILITY EASEMENTS ON THE PROPERTY.

THIS DESCRIBED TRACT CONTAINS 80.07 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD, DO HEREBY AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF FREDERICK, WELD COUNTY, COLORADO AS DEPICTED HEREON, SUBJECT TO APPROVAL BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

EXECUTED THIS 13th DAY OF September, 2017.

Harvey E. Deutsch
OWNER - VILLAGE EAST COMMUNITY, LLC
MANAGER

TC
LIEN HOLDER - BRELF, II, LLC
MANAGING PARTNER

STATE OF COLORADO)
COUNTY OF Denver) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY Harvey Deutsch
ACTING IN HIS CAPACITY AS Manager OF Village East Community, LLC
THIS 13th DAY OF September, 2017.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES 10-25-2019

Cheryl Bradley
NOTARY PUBLIC

STATE OF COLORADO)
COUNTY OF Denver) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY Tom Gunnison
ACTING IN HIS CAPACITY AS Managing Partner OF BRELF, II, LLC
THIS 13th DAY OF September, 2017.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES 10-25-2019

Cheryl Bradley
NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

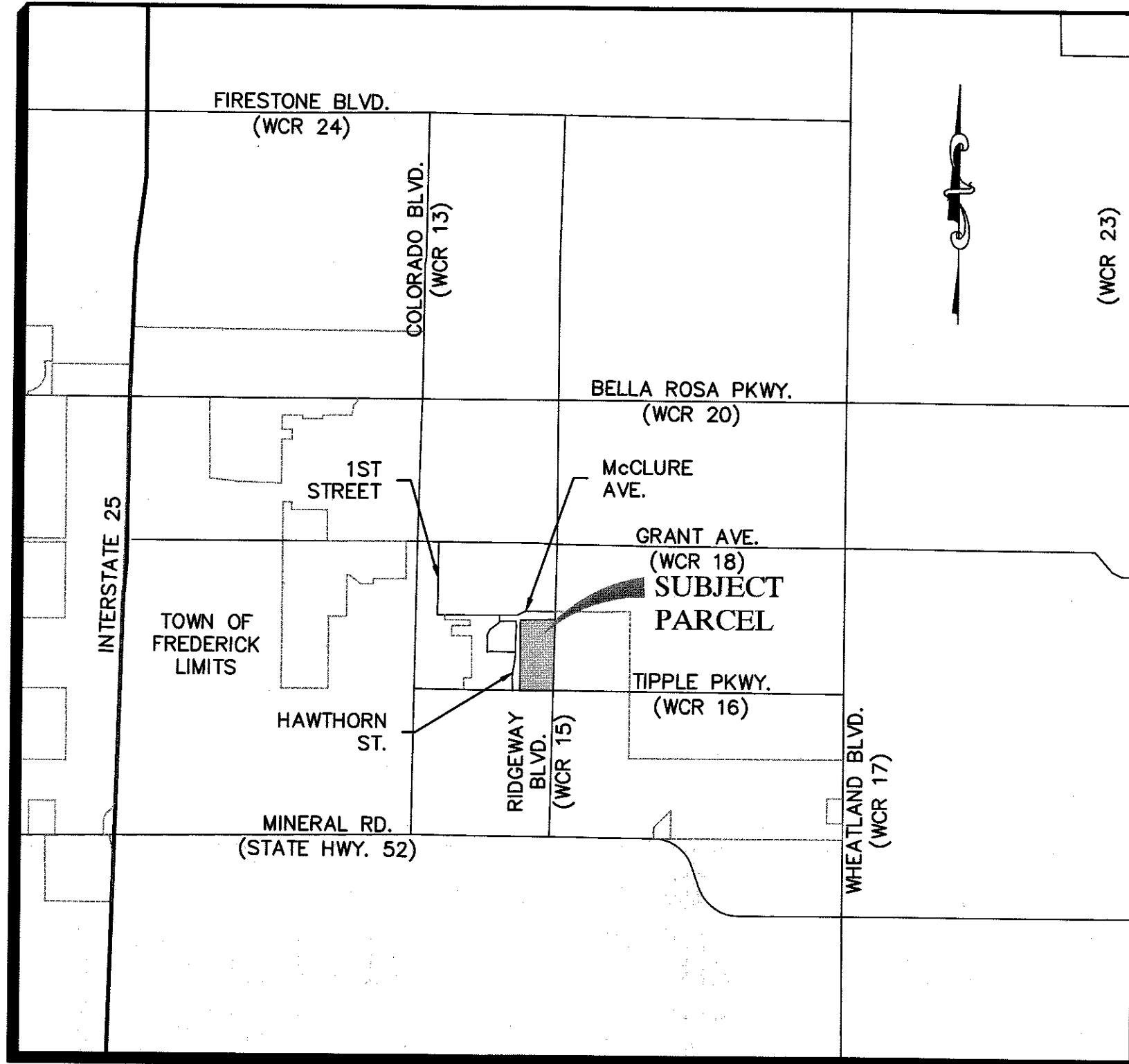
THIS FINAL PLAT MAP OF THE VILLAGE EAST COMMUNITY IS APPROVED AND ACCEPTED BY ORDINANCE NO. 1240, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON October 11, 2016.
THE DEDICATIONS OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES 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 OR ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.

Tony Carey
TONY CAREY, MAYOR

Meghan C. Martinez
MEGHAN C. MARTINEZ, TOWN CLERK



VICINITY MAP

1"=5000'

SHEET INDEX

1	COVER SHEET
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LAND USE TABLE

TRACT	AREA (ACRES)	USE	OWNERSHIP/ MAINTENANCE	OPEN SPACE CREDIT	PARK CREDIT
A	0.43	OPEN SPACE / GAS EASEMENT	H.O.A. and/or METRO DISTRICT	0.43	
B	1.73	OPEN SPACE / GAS EASEMENT	H.O.A. and/or METRO DISTRICT	1.73	
C	0.51	OPEN SPACE / UTILITY EASEMENT	H.O.A. and/or METRO DISTRICT	0.51	
D	1.06	PARK	H.O.A. and/or METRO DISTRICT		1.06
E	3.50	PARK	H.O.A. and/or METRO DISTRICT		3.50
F	4.15	OPEN SPACE / DETENTION	H.O.A. and/or METRO DISTRICT	4.15	
G	0.60	OPEN SPACE / GAS EASEMENT	H.O.A. and/or METRO DISTRICT	0.60	
H	4.56	OPEN SPACE / WELL SITE	H.O.A. and/or METRO DISTRICT	4.56	
I	0.33	OPEN SPACE / GAS EASEMENT	H.O.A. and/or METRO DISTRICT	0.33	
J	0.15	OPEN SPACE / GAS EASEMENT	H.O.A. and/or METRO DISTRICT	0.15	
K	1.59	OPEN SPACE / GAS EASEMENT / DETENTION	H.O.A. and/or METRO DISTRICT	1.59	
L	0.33	OPEN SPACE / DETENTION	H.O.A. and/or METRO DISTRICT	0.33	
M	2.42	WELL SETBACK / DETENTION	H.O.A. and/or METRO DISTRICT		
O	5.39	WELL SITE & SETBACK	H.O.A. and/or METRO DISTRICT		
OUTLOT *	1.00	* OPEN SPACE (PLANNING AREA 2)	H.O.A. and/or METRO DISTRICT	1.00	
TOTAL	27.75			15.38	4.56
			TOTAL	19.94	

* 1 ACRE OF PLANNING AREA 2 SHALL BE DEDICATED AS A RECREATIONAL AMENITY (PARK, PLAYGROUND, TRAILS OR OTHER COMPARABLE FACILITIES).

NOTE: 25% OF GROSS LAND AREA (20.02 ACRES) IS REQUIRED TO BE PARK & OPEN SPACE.

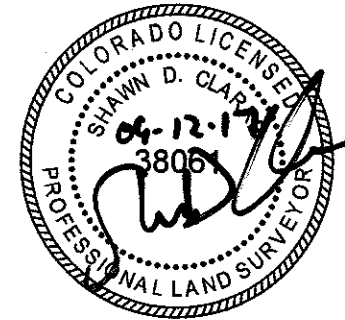
NOTES:

- UNLESS OTHERWISE NOTED, 10' UTILITY EASEMENTS ARE GRANTED AND LOCATED ALONG THE FRONT AND REAR LOT LINES FOR THE EXCLUSIVE USE OF TELEPHONE, ELECTRIC, GAS, AND CABLE TELEVISION. OTHER UTILITIES SHALL HAVE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES.
- THERE IS NO FLOODPLAIN THAT AFFECTS THIS SITE.
- BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 30. SAID LINE BEARING SOUTH 89°26'45" WEST RELATIVE TO THE TRUE LOCAL MERIDIAN AS DETERMINED BY GPS AND BEING MONUMENTED AS DESCRIBED HEREON.
- STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 01330-32969-AMENDED NO. C12, DATED SEPTEMBER 4, 2017 WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH TO DETERMINE OWNERSHIP, EASEMENT OR OTHER MATTERS OF PUBLIC RECORD BY ATWELL, LLC.
- PROPOSED UTILITY EASEMENTS SHOWN HEREON ARE GRANTED FOR THE EXCLUSIVE USE OF TELEPHONE, ELECTRIC, GAS, AND CABLE TELEVISION. OTHER UTILITIES SHALL HAVE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES.
- EXISTING ZONING FOR THIS PROPERTY IS R-1 WITH P.U.D. OVERLAY.
- BENCHMARK: ELEVATIONS ARE BASED UPON NGS STATION "CHEVY" (PID AE6474), BEING A STAINLESS STEEL ROD IN SLEEVE LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, T 1 N, R 68 W, AT STATE HIGHWAY 52 MILEPOST 10.9. ELEVATION: 4997.73 FEET (NAVD 88).
- AN UNDERDRAIN SYSTEM WILL BE INSTALLED WITHIN PUBLIC R.O.W., AS SHOWN ON THE APPROVED CONSTRUCTION PLANS FOR THIS SITE. MAINTENANCE OF THE UNDERDRAIN SYSTEM WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- TRACT P IS HEREBY RESERVED FOR FUTURE DEVELOPMENT LESS THE 1 ACRE SPECIFIED ON SHEET 3 TO BE DEDICATED AS A RECREATIONAL AMENITY TO INCLUDE A PARK, PLAYGROUND TRAILS OR OTHER COMPARABLE FACILITIES. ALL OTHER TRACTS ARE DEDICATED FOR USE, OWNERSHIP AND MAINTENANCE PER THE LAND USE TABLE AS DESIGNATED ON THIS SHEET 1 OF FINAL PLAT VILLAGE EAST COMMUNITY.

SURVEYOR'S CERTIFICATE:

I, SHAWN D. CLARKE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT 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 12th DAY OF September, 2017.



SHAWN D. CLARKE, PLS
COLORADO REG. NO. 38061
FOR AND ON BEHALF OF
ATWELL, LLC

OWNER / DEVELOPER:
VILLAGE EAST COMMUNITY, LLC
143 MONROE ST.
DENVER, CO 80206
(303) 667-1265

CONTACT: MICHAEL BLUMENTHAL

LIEN HOLDER:
BRELF, II, LLC
383 CORONA ST.
DENVER, CO 80218
(720) 515-1948

CONTACT: JEFFREY B. PYATT

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 2016 - 16C THIS 20th DAY OF September, 2016.

TRACY MOE, PLANNING COMMISSION CHAIRMAN

Kathy Larson
KATHY LARSON, PLANNING COMMISSION SECRETARY

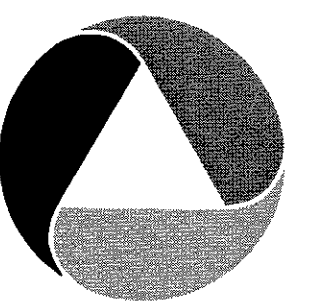
ENGINEER & SURVEYOR:
ATWELL, LLC
143 UNION BLVD, SUITE 700
LAKEWOOD, CO 80228
(303) 462-1100
(303) 825-7110 FAX

CONTACT: KEVIN ROHRBOUGH

LANDSCAPE ARCHITECT & PLANNER:
THE HENRY DESIGN GROUP
1501 WAZEE STREET, SUITE 1-C
DENVER, CO 80202
(303) 446-2368
(303) 446-0958 FAX

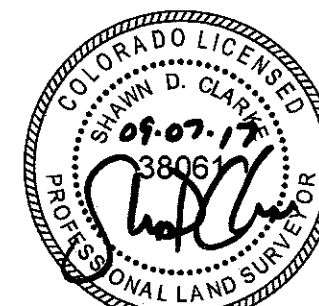
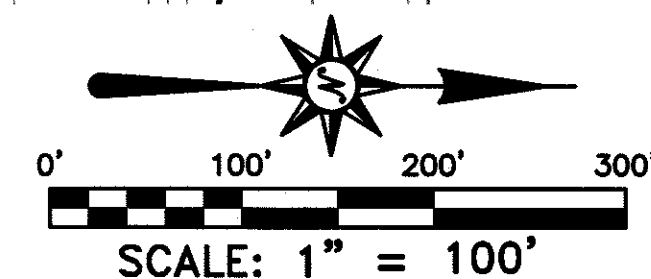
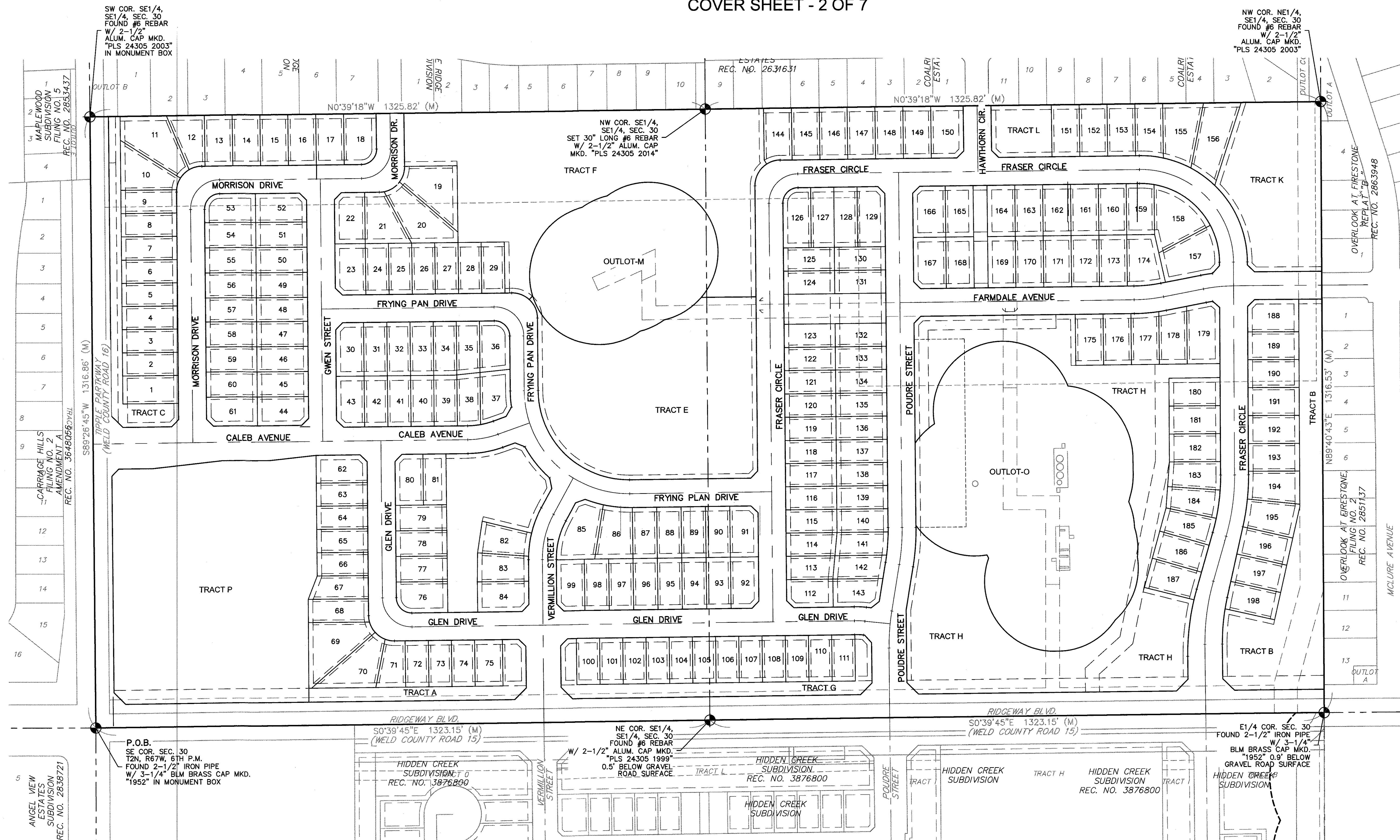
CONTACT: KAREN HENRY

PROJECT NO.: 14.74
DATE OF PREPARATION 9/16/16
REV. 09/11/2017

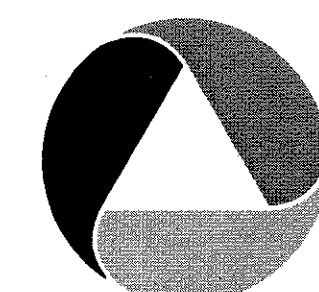


ATWELL
www.atwell-group.com
303.462.1100
CONTACT: KEVIN ROHRBOUGH
KROHRBOUGH@ATWELL-GROUP.COM

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80.07 ACRES TOTAL 198 SINGLE FAMILY DWELLING UNITS
COVER SHEET - 2 OF 7

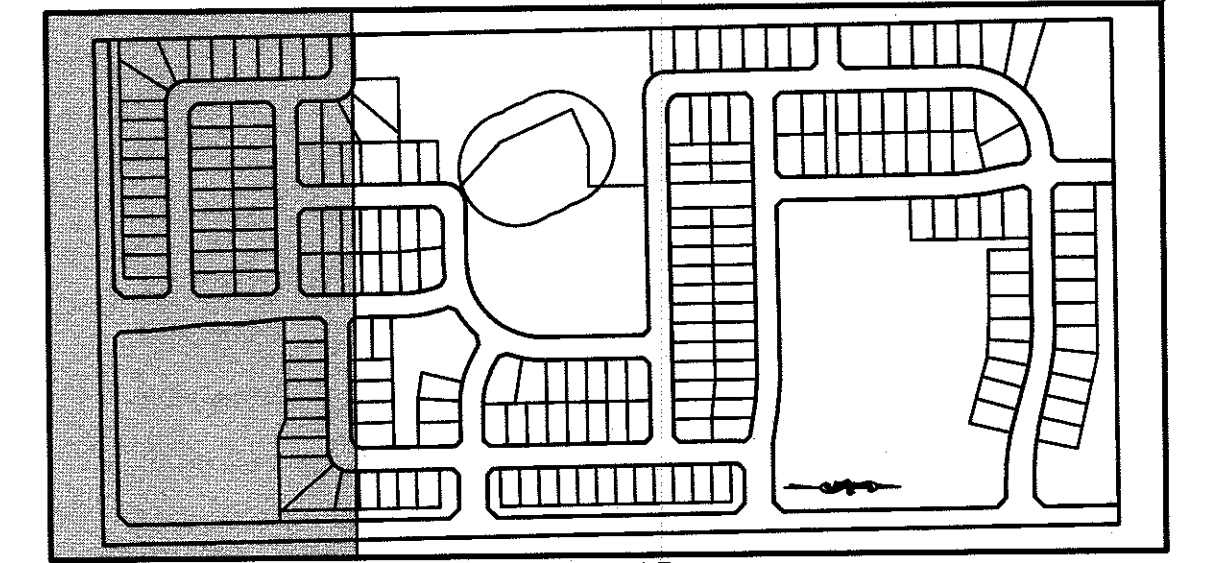


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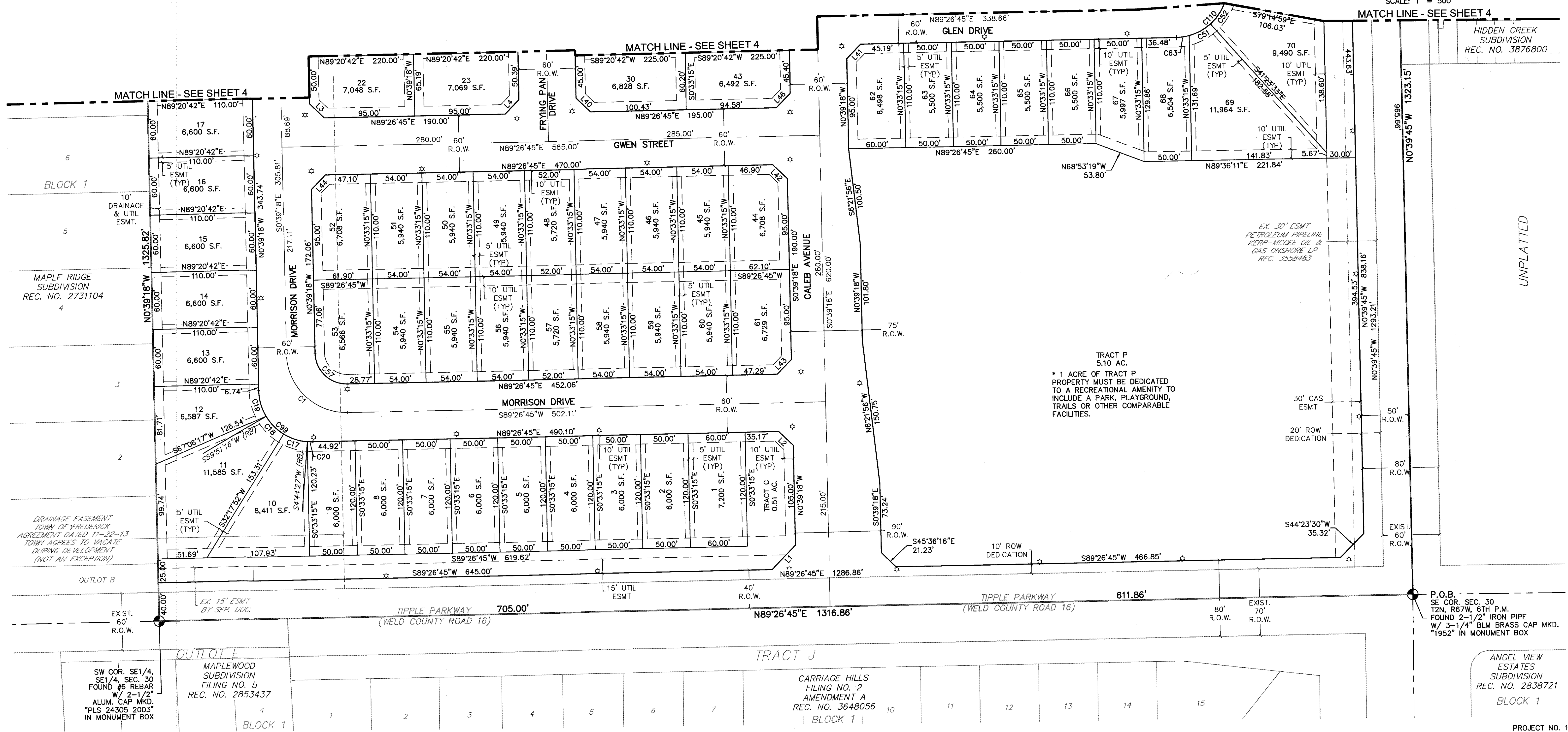
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COVER SHEET - 3 OF 7



KEYMAP
SCALE: 1" = 500'

MATCH LINE - SEE SHEET 4

HIDDEN CREEK
SUBDIVISION
REC. NO. 3876800



UNPLATTED

TRACT P
5.10 AC.
* 1 ACRE OF TRACT P
PROPERTY MUST BE DEDICATED
TO A RECREATIONAL AMENITY TO
INCLUDE A PARK, PLAYGROUND,
TRAILS OR OTHER COMPARABLE
FACILITIES.

P.O.B. -
SE COR. SEC. 30
T2N, R67W, 6TH P.M.
FOUND 2-1/2" IRON PIPE
W/ 3-1/4" BLM BRASS CAP MKD.
"1952" IN MONUMENT BOX

ANGEL VIEW
ESTATES
SUBDIVISION
REC. NO. 2838721
BLOCK 1

PROJECT NO. 14.74
DATE OF PREPARATION 9/16/16

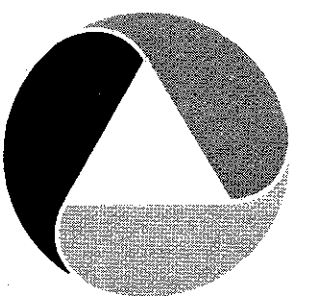
LEGEND

- SECTION LINE
- BOUNDARY
- RIGHT-OF-WAY
- CENTERLINE
- LOT LINE
- UTILITY EASEMENT
- EXISTING EASEMENT
- BLOCK NUMBER
- FOUND SECTION CORNER
- C1 CURVE DATA NUMBER
- R1 RADIAL BEARING DATA NUMBER
- (RB) RADIAL BEARING

NOTE:
CURVE AND LINE TABLE ON
SHEET 7 OF 7.

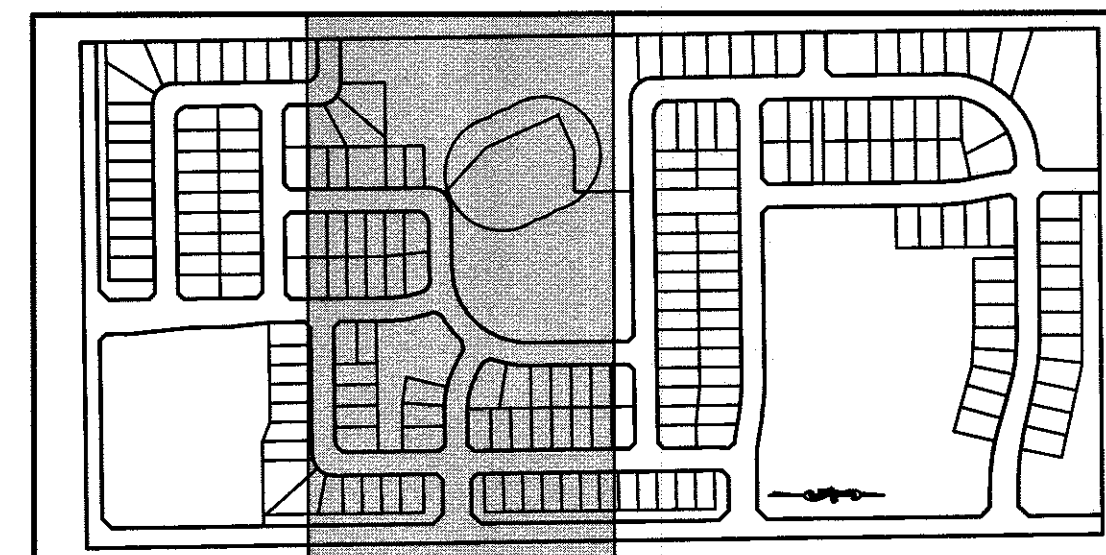


0' 50' 100' 150'
SCALE: 1" = 50'

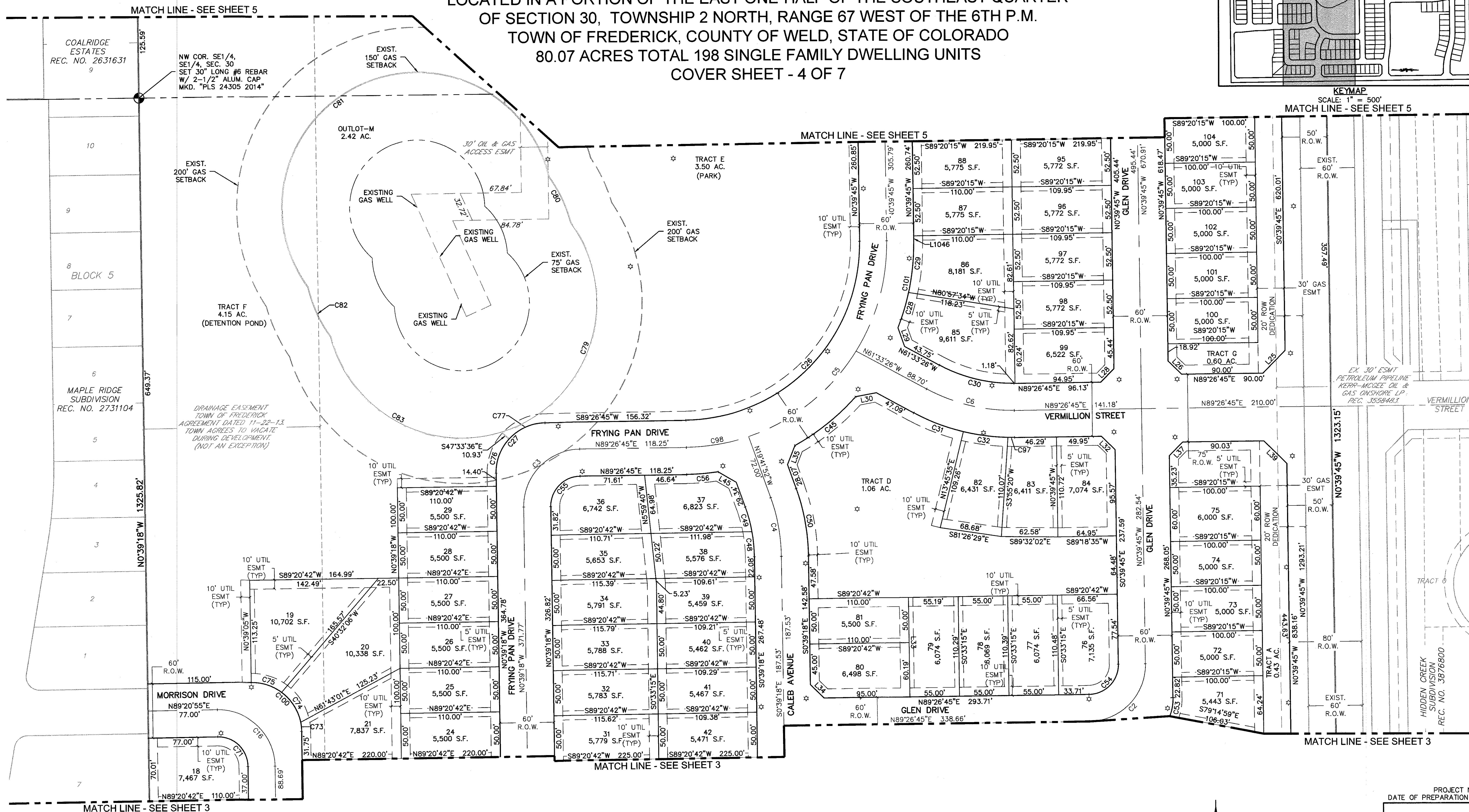


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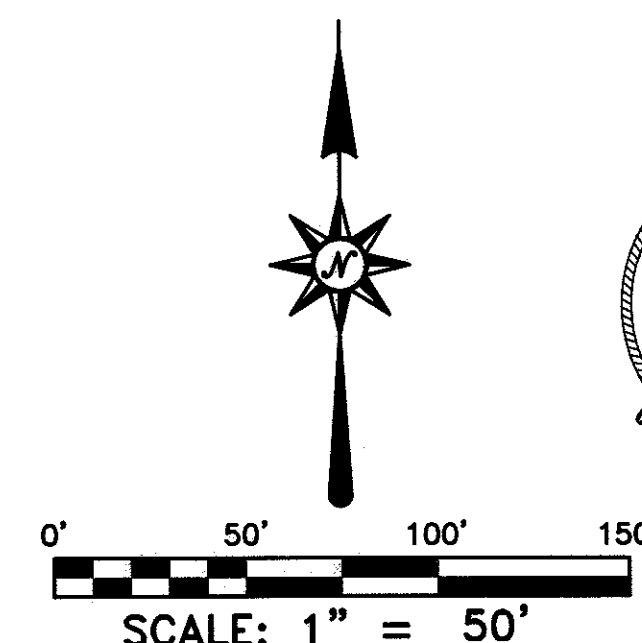


MATCH LINE - SEE SHEET 3

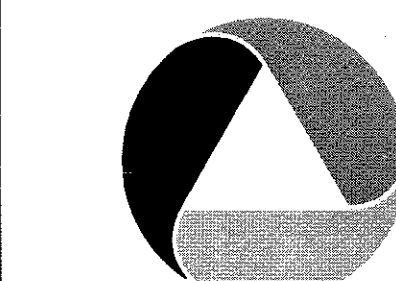
LEGEND

- | | |
|-----------------------|-------------------------------|
| --- SECTION LINE | ● FOUND SECTION CORNER |
| --- BOUNDARY | C1 CURVE DATA NUMBER |
| --- RIGHT-OF-WAY | R1 RADIAL BEARING DATA NUMBER |
| --- CENTERLINE | (RB) RADIAL BEARING |
| --- LOT LINE | |
| --- UTILITY EASEMENT | |
| --- EXISTING EASEMENT | |
| --- BLOCK NUMBER | |

NOTE:
CURVE AND LINE TABLE ON
SHEET 7 OF 7.

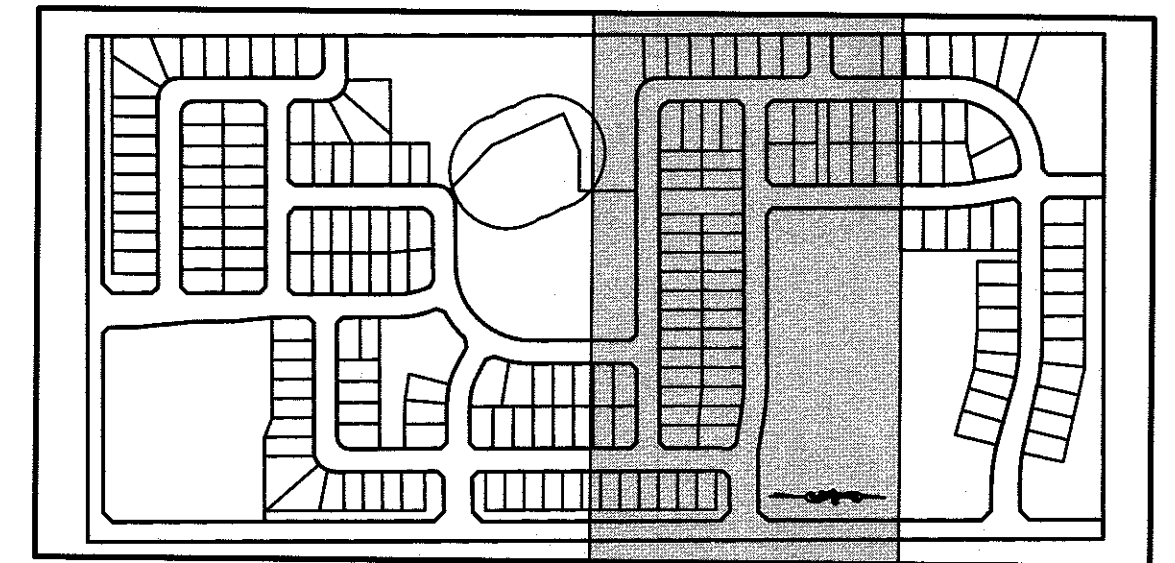


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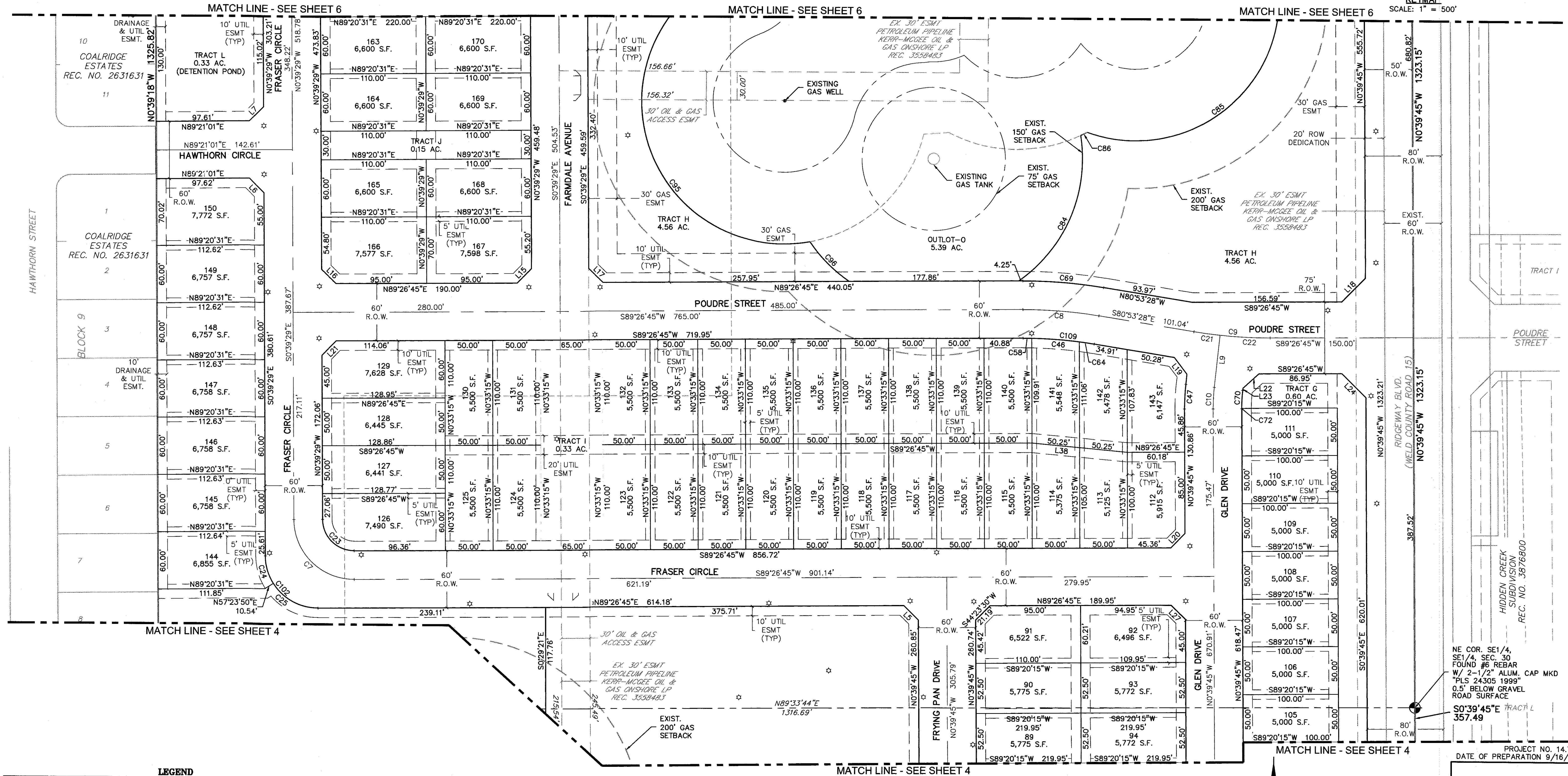


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KEYMAP
SCALE: 1" = 500'



LEGEND

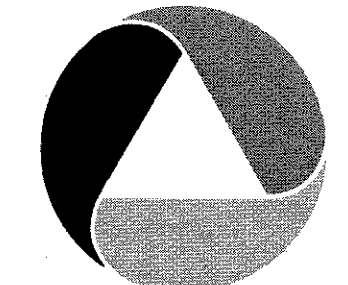
- SECTION LINE
- BOUNDARY
- RIGHT-OF-WAY
- CENTERLINE
- LOT LINE
- UTILITY EASEMENT
- EXISTING EASEMENT
- BLOCK NUMBER
- FOUND SECTION CORNER
- C1 CURVE DATA NUMBER
- R1 RADIAL BEARING DATA NUMBER
- (RB) RADIAL BEARING

NOTE:

CURVE AND LINE TABLE ON
SHEET 7 OF 7.



0' 50' 100' 150'
SCALE: 1" = 50'

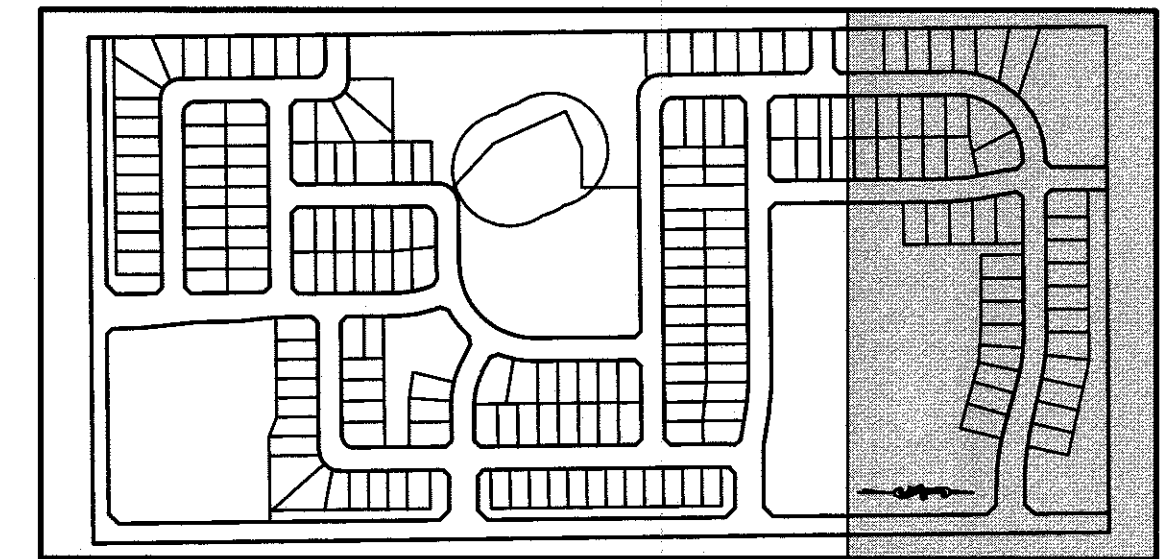


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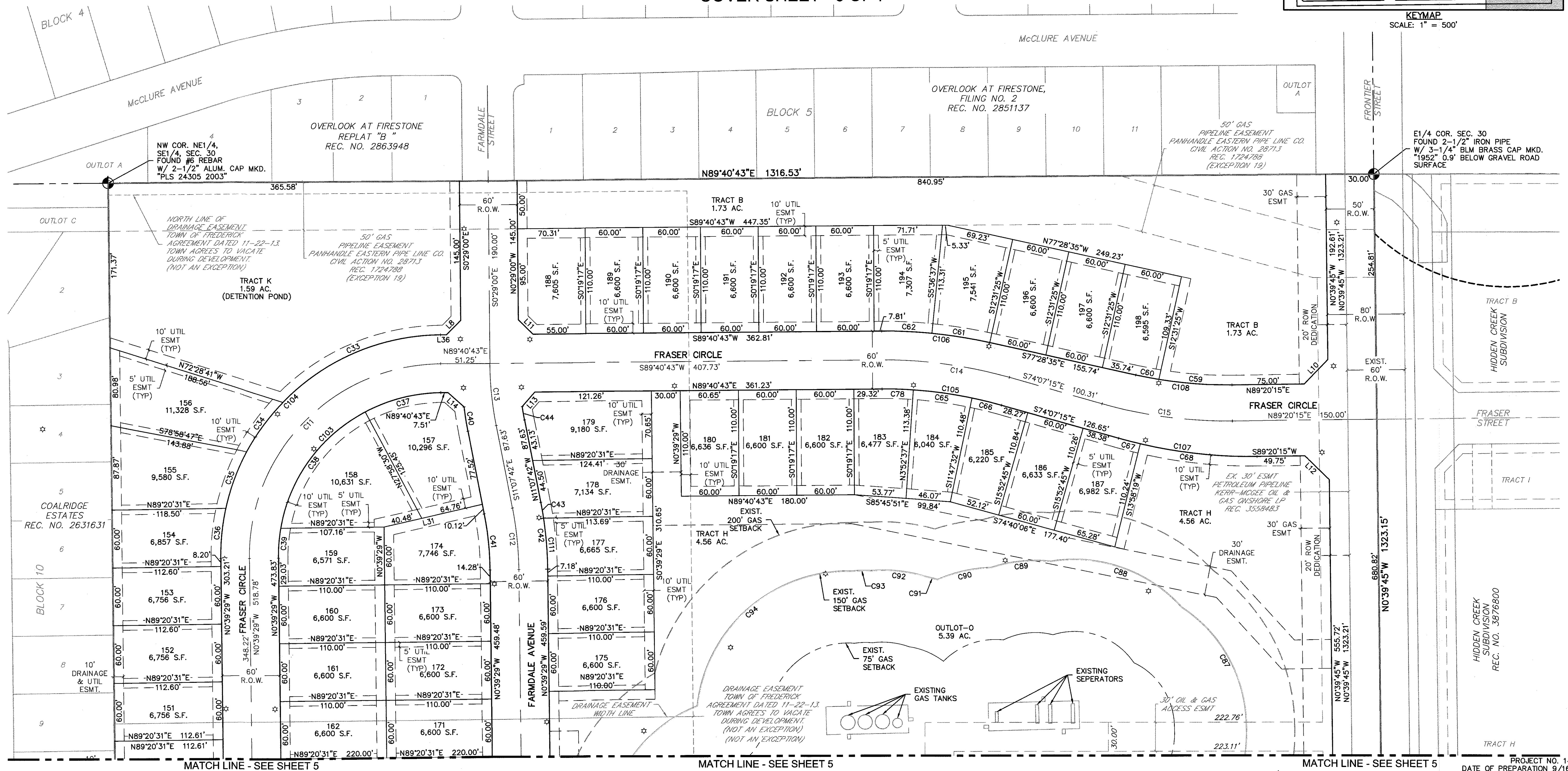
NE COR. SE1/4,
SE1/4, SEC. 30
FOUND #6 REBAR
W/ 2-1/2" ALUM. CAP MKD
PLS 24305 1999"
0.5' BELOW GRAVEL
ROAD SURFACE
TRACT L
357.49

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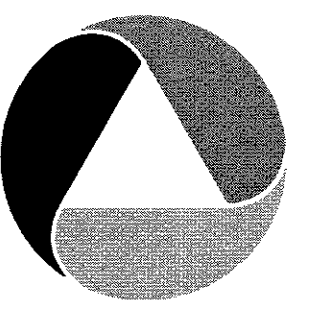
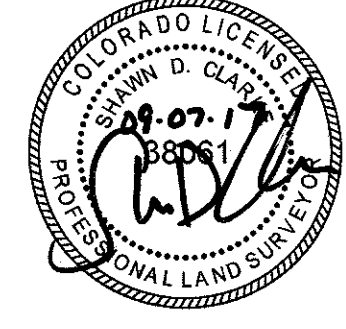
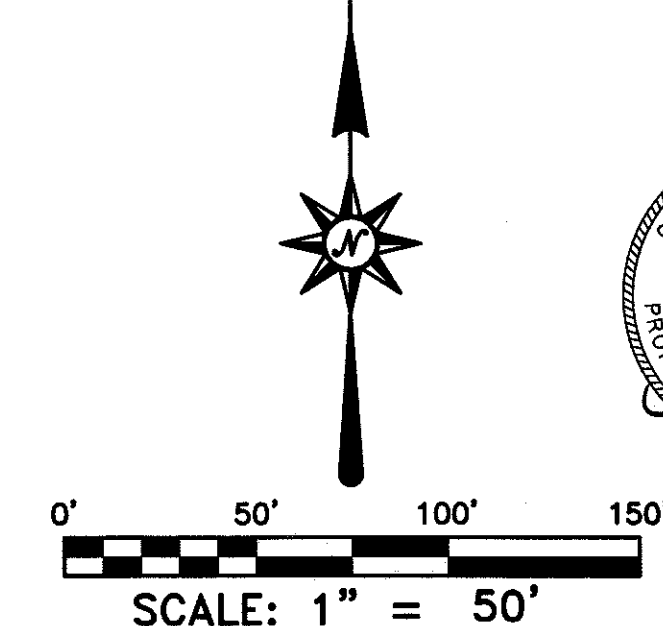
KEYMAP
SCALE: 1" = 500'



LEGEND

SECTION LINE	FOUND SECTION CORNER
BOUNDARY	C1 CURVE DATA NUMBER
RIGHT-OF-WAY	R1 RADIAL BEARING DATA NUMBER
CENTERLINE	(RB) RADIAL BEARING
LOT LINE	
UTILITY EASEMENT	
EXISTING EASEMENT	
BLOCK NUMBER	

NOTE:
CURVE AND LINE TABLE ON
SHEET 7 OF 7.



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PROJECT NO. 14.74
DATE OF PREPARATION 9/16/16

FINAL PLAT
VILLAGE EAST COMMUNITY
LOCATED IN A PORTION OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER
OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
80.07 ACRES TOTAL 198 SINGLE FAMILY DWELLING UNITS
COVER SHEET - 7 OF 7

CURVE DATA TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	98.85'	63.00'	89°53'57"	S45°36'16"E	89.02'
C2	99.08'	63.00'	90°06'30"	N44°23'30"E	89.18'
C3	99.07'	63.00'	90°06'03"	S44°23'44"W	89.17'
C4	66.47'	200.00'	19°02'34"	N10°10'35"W	66.17'
C5	353.85'	225.00'	90°06'30"	N44°23'30"E	318.50'
C6	101.22'	200.00'	28°59'49"	S76°03'21"E	100.14'
C7	98.85'	63.00'	89°53'46"	S45°36'22"E	89.01'
C8	80.11'	475.00'	9°39'47"	N85°43'21"W	80.02'
C9	80.11'	475.00'	9°39'47"	S85°43'21"E	80.02'
C10	22.56'	200.00'	6°27'42"	S2°34'06"W	22.54'
C11	315.33'	200.00'	90°20'12"	S44°30'37"W	283.67'
C12	63.96'	350.00'	10°28'13"	N5°53'35"W	63.87'
C13	65.03'	350.00'	10°38'42"	S5°48'21"E	64.93'
C14	134.31'	475.00'	16°12'02"	N82°13'16"W	133.86'
C15	137.14'	475.00'	16°32'30"	S82°23'30"E	136.66'
C16	98.96'	63.00'	89°59'47"	N45°39'11"W	89.09'
C17	26.45'	55.00'	27°33'25"	S71°28'51"E	26.20'
C18	26.45'	55.00'	27°33'25"	S43°55'26"E	26.20'
C19	28.31'	55.00'	29°29'26"	S15°24'01"E	28.00'
C20	5.08'	55.00'	5°17'42"	S87°54'24"E	5.08'

CURVE DATA TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C61	60.94'	505.00'	6°54'49"	N80°55'59"W	60.90'
C62	52.28'	505.00'	5°55'54"	N87°21'20"W	52.26'
C63	13.66'	55.00'	14°13'34"	N82°19'58"E	13.62'
C64	15.76'	445.00'	2°01'45"	N81°54'20"W	15.76'
C65	61.48'	445.00'	7°54'55"	N82°09'55"W	61.43'
C66	31.74'	445.00'	4°05'13"	N76°09'51"W	31.74'
C67	23.24'	505.00'	2°38'13"	S75°26'21"E	23.24'
C68	122.56'	505.00'	13°54'17"	S83°42'36"E	122.25'
C69	85.17'	505.00'	9°39'47"	N85°43'21"W	85.07'
C70	18.72'	170.00'	6°18'36"	S2°38'39"W	18.71'
C71	51.83'	33.00'	89°59'47"	N45°39'11"W	46.67'
C72	0.45'	170.00'	0°09'06"	S0°35'12"E	0.45'
C73	10.23'	55.00'	10°40'07"	N5°59'21"W	10.23'
C74	40.19'	55.00'	41°51'58"	N32°15'24"W	39.30'
C75	35.96'	55.00'	37°27'43"	N71°55'14"W	35.32'
C76	41.37'	55.00'	43°05'42"	S20°53'33"W	40.40'
C77	45.12'	55.00'	47°00'21"	S65°56'35"W	43.87'
C78	32.61'	445.00'	4°11'55"	N88°13'20"W	32.60'
C79	285.81'	150.00'	109°10'14"	N18°27'16"E	244.49'
C80	57.10'	150.00'	21°48'44"	N25°09'51"W	56.76'

CURVE DATA TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C21	27.44'	475.00'	3°18'35"	S82°32'45"E	27.44'
C22	52.67'	475.00'	6°21'12"	S87°22'39"E	52.64'
C23	51.15'	33.00'	88°48'11"	S45°02'56"E	46.18'
C24	30.33'	55.00'	31°35'32"	S16°27'16"E	29.94'
C25	55.97'	55.00'	58°18'13"	S61°24'08"E	53.58'
C26	306.67'	195.00'	90°06'30"	N44°23'30"E	276.03'
C27	45.12'	55.00'	47°00'21"	S65°56'35"W	43.87'
C28	40.73'	255.00'	9°09'02"	N16°54'47"E	40.68'
C29	57.86'	255.00'	13°00'01"	N5°50'15"E	57.73'
C30	86.04'	170.00'	28°59'49"	S76°03'21"E	85.12'
C31	58.94'	230.00'	14°40'59"	S68°53'56"E	58.78'
C32	49.98'	230.00'	12°27'04"	S82°27'57"E	49.88'
C33	183.14'	230.00'	45°37'17"	S66°52'04"W	178.34'
C34	64.18'	230.00'	15°59'17"	S36°03'47"W	63.97'
C35	63.07'	230.00'	15°42'39"	S20°12'49"W	62.87'
C36	52.25'	230.00'	13°00'59"	S5°51'00"W	52.14'
C37	82.05'	170.00'	27°39'13"	S75°51'06"W	81.26'
C38	154.84'	170.00'	52°11'12"	S35°55'53"W	149.54'
C39	31.14'	170.00'	10°29'46"	S4°35'24"W	31.10'
C40	25.65'	380.00'	3°52'02"	S9°11'41"E	25.64'

CURVE DATA TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C81	436.28'	150.00'	166°38'47"	S47°15'10"W	297.97'
C82	60.64'	150.00'	2°30'47"	S24°32'58"E	60.23'
C83	242.69'	150.00'	92°42'08"	S60°36'33"E	217.07'
C84	174.68'	156.00'	64°09'23"	N22°36'48"E	165.70'
C85	294.48'	150.00'	112°28'54"	N53°22'17"E	249.41'
C86	7.54'	150.00'	2°52'53"	N62°55'33"E	7.54'
C87	146.83'	150.00'	56°05'11"	N28°30'06"W	141.04'
C88	150.43'	150.00'	57°27'31"	N70°38'43"W	144.20'
C89	63.26'	150.00'	24°09'48"	S84°14'04"W	62.79'
C90	57.11'	150.00'	21°48'45"	S77°26'08"W	56.76'
C91	11.50'	155.00'	4°15'03"	N76°28'21"W	11.50'
C92	58.40'	157.50'	21°14'38"	N83°29'53"W	58.06'
C93	19.93'	157.50'	7°15'04"	S88°46'57"W	19.92'
C94	234.45'	157.50'	85°17'16"	S49°02'07"W	213.39'
C95	443.67'	150.00'	169°28'08"	S15°47'16"E	298.73'
C96	58.98'	156.00'	21°39'39"	S44°58'10"E	58.63'
C97	7.48'	230.00'	1°51'46"	S89°37'22"E	7.48'
C98	70.32'	225.00'	17°54'27"	N80°29'31"E	70.04'
C99	86.30'	55.00'	89°53'57"	S45°36'16"E	77.71'
C100	86.39'	55.00'	89°59'47"	N45°39'11"W	77.78'

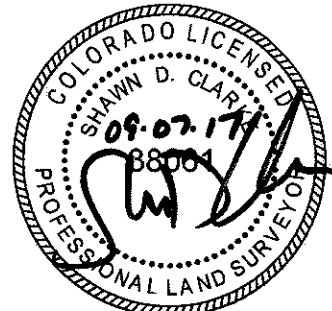
CURVE DATA TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C41	58.48'	320.00'	10°28'13"	N5°53'35"W	58.40'
C42	52.99'	380.00'	7°59'21"	N4°39'10"W	52.94'
C43	16.45'	380.00'	2°28'51"	N9°53'16"W	16.45'
C44	14.32'	320.00'	2°33'49"	S9°50'47"E	14.32'
C45	86.82'	255.00'	19°30'30"	N51°31'04"E	86.40'
C46	50.17'	445.00'	6°27'37"	N86°09'01"W	50.15'
C47	25.49'	226.01'	6°27'42"	S2°37'32"W	25.48'
C48	28.05'	170.00'	9°27'08"	N5°22'52"W	28.01'
C49	28.46'	170.00'	9°35'26"	N14°54'09"W	28.42'
C50	76.44'	230.00'	19°02'34"	N10°10'35"W	76.09'
C51	25.55'	55.00'	26°36'44"	N61°54'49"E	25.32'
C52	26.36'	55.00'	27°27'36"	N34°52'39"E	26.11'
C53	20.94'	55.00'	21°48'36"	N10°14'33"E	20.81'
C54	51.90'	33.00'	90°06'30"	N44°23'30"E	46.71'
C55	51.89'	33.00'	90°06'03"	S44°23'44"W	46.71'
C56	35.24'	223.95'	9°00'59"	N85°29'14"E	35.21'
C57	51.78'	33.00'	89°53'57"	S45°36'16"E	46.63'
C58	9.12'	445.00'	1°10'25"	N89°58'02"W	9.12'
C59	76.42'	437.50'	10°00'28"	S85°39'31"E	76.32'
C60	24.27'	437.50'	3°10'42"	S79°03'56"E	24.27'

CURVE DATA TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C101	98.58'	255.00'	22°09'03"	N10°24'47"E	97.97'
C102	85.66'	55.01'	89°13'22"	S45°16'20"E	77.26'
C103	268.03'	170.00'	90°20'12"	S44°30'37"W	241.12'
C104	362.63'	230.00'	90°20'12"	S44°30'37"W	326.22'
C105	125.83'	445.00'	16°12'02"	N82°13'16"W	125.41'
C106	113.22'	505.00'	12°50'43"	N83°53'56"W	112.98'
C107	145.80'	505.00'	16°32'30"	S82°23'30"E	145.29'
C108	100.69'	437.50'	13°11'10"	S84°04'10"E	100.47'
C109	75.05'	445.00'	9°39'47"	N85°43'21"W	74.96'
C110	86.50'	55.00'	90°06'30"	N44°23'30"E	77.86'

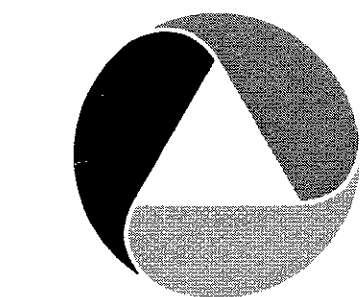
LINE DATA TABLE		
LINE	LENGTH	BEARING
L1	35.32'	S44°23'43"W
L2	21.23'	S45°36'16"E
L3	21.23'	S45°36'16"E
L4	21.19'	N44°23'44"E
L5	21.23'	N45°36'30"W
L6	21.21'	S45°39'14"E
L7	21.21'	S44°20'46"W
L8	21.18'	N44°35'51"E
L9	54.84'	S05°47'57"W
L10	35.36'	N44°20'15"E
L11	21.24'	S45°24'09"E
L12	35.36'	N45°39'45"W
L13	19.90'	N41°13'42"E
L14	22.26'	S48°13'33"E
L15	21.19'	S44°23'38"W
L16	21.23'	N45°36'22"W
L17	21.23'	S45°36'22"E
L18	35.32'	N44°23'30"E
L19	21.82'	N37°32'45"W
L20	21.19'	N44°23'30"E

LINE DATA TABLE		
LINE	LENGTH	BEARING
L21	21.19'	N44°23'38"E
L22	22.36'	S47°37'21"W
L23	2.51'	N05°47'57"E
L24	35.39'	N45°36'30"W
L25	35.32'	N44°23'30"E
L26	21.23'	S45°36'30"E
L27	21.23'	N45°36'30"W
L28	21.19'	N44°23'30"E
L29	22.17'	S19°11'30"E
L30	23.25'	N79°15'38"E
L31	105.24'	N77°03'51"E
L32	21.23'	N45°36'30"W
L33	110.19'	N00°39'18"W
L34	21.23'	S45°36'16"E
L35	22.62'	S21°26'10"W
L36	6.16'	S89°40'43"W
L37	21.17'	S44°20'15"W
L38	50.25'	S84°50'37"E
L39	35.39'	S45°36'30"E
L40	21.23'	S45°36'16"E

LINE DATA TABLE		
LINE	LENGTH	BEARING
L41	21.19'	N44°23'44"E
L42	21.23'	S45°36'16"E
L43	21.19'	S44°23'44"W
L44	21.19'	S44°23'44"W
L45	22.90'	S59°55'38"E
L46	21.19'	N44°23'44"E



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