

3631308 06/19/2009 10:13A Weld County, CO  
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

# WYSOCK FINAL PLAT

A Portion Of Lot 4, Wolff Gardens,  
Located In The Southwest Quarter Of Section 30, Township 2 North, Range 67 West Of The 6th P.M.,  
Town of Frederick, County Of Weld, State Of Colorado

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### CERTIFICATE OF OWNERSHIP

Know all men by these presents that Christopher S. Wysock and First National Bank, being the Owner(s), Mortgagee or Lienholder of certain lands in Frederick, Colorado, described as follows:

A parcel of land which is a portion of Lot 4, Wolff Gardens, located in the Southwest Quarter (SW1/4) of Section Thirty (30), Township Two North (T.2N.), Range Sixty-Seven West (R.67W.) of the 6th P.M., Town of Frederick, County of Weld, State of Colorado, being more particularly described as follows:

BEGINNING at the Northwest Corner of Lot 4, Wolff Gardens and assuming the North line of said Lot 4 as bearing North 89°37'13" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92 with all bearings contained herein relative thereto;

THENCE North 89°37'13" East along the North line of said Lot 4 a distance of 637.14 feet to the Northeast corner of said Lot 4;  
THENCE South 00°34'22" East a distance of 213.80 feet to a point from which point, the Southeast corner of said Lot 4 bears South 00°34'22" East a distance of 114.00 feet;  
THENCE South 89°37'13" West along the North line of the South 114 feet of said Lot 4 a distance of 533.44 feet;  
THENCE North 00°22'43" West a distance of 75.00 feet;  
THENCE North 00°37'46" West a distance of 100.00 feet;  
THENCE South 89°37'13" West a distance of 103.80 feet to the West line of said Lot 4;  
THENCE North 00°38'51" West along the West line of said Lot 4 a distance of 38.80 feet to the POINT OF BEGINNING.

Have laid out this Subdivision Amendment Plat of the above described land under the name and style of Wysock Final Plat.

Thus described Subdivision Amendment Plat contains 2.710 acres more or less, together with and subject to all easements and rights-of-way existing and/or of public record.

Executed this 18th day of June, 2009

*Christopher S. Wysock*  
Owner: Christopher S. Wysock

State of Colorado )  
County of Weld )

The foregoing certificate of ownership and maintenance was acknowledged before me by Christopher S. Wysock, acting in his capacity as in his individual capacity,  
this 18th day of June, 2009

Witness My Hand and Seal *the above*

My Commission Expires 11/21/2012

*Kathleen Larson*  
Notary Public



*Mitchell J. Bennett*  
Mortgagee: Mitchell J. Bennett, VP Credit Administration  
First National Bank

State of Colorado )  
County of Weld )

The foregoing certificate of ownership and maintenance was acknowledged before me by Mitchell J. Bennett, acting in his capacity as VP Credit Administration of First National Bank,  
this 16th day of June, 2009

Witness My Hand and Seal

My Commission Expires 10-18-2010

*Donda Blount*  
Notary Public



### STAFF CERTIFICATE OF APPROVAL

This Subdivision Amendment Plat of the Wysock Final Plat is approved and accepted by the Town of Frederick Planning Department this 16th day of June, 2009, in accordance with Section 4.11.2 of the Land Use Code for Subdivision Amendments.

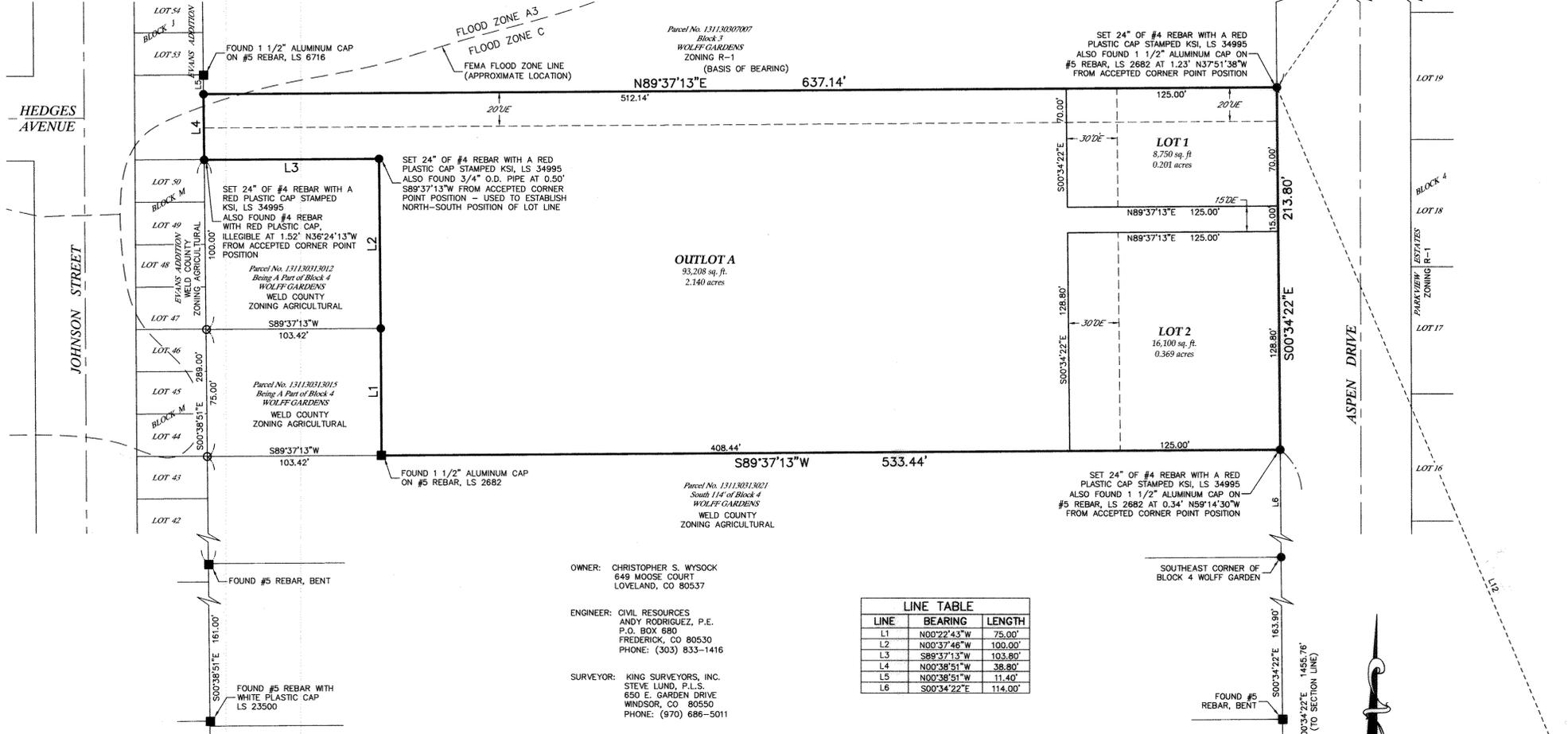
*John Smith*  
Planning Director

### NOTE

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 herein. (13-80-105 C.R.S.)

### 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 4914471C, dated April 23, 2008 at 8:00 a.m. as prepared by Unified Title Company of Northern Colorado, LLC to delineate the aforesaid information.



### FLOOD PLAIN NOTE

The property is in flood zone "C", "areas of minimal flooding", and flood zone "A3", "areas of 100-year flood", per FEMA flood map 090266 0863 C revised September 28, 1982.

### BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of Lot 4, Wolff Gardens, as bearing North 89°37'13" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92 with all bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

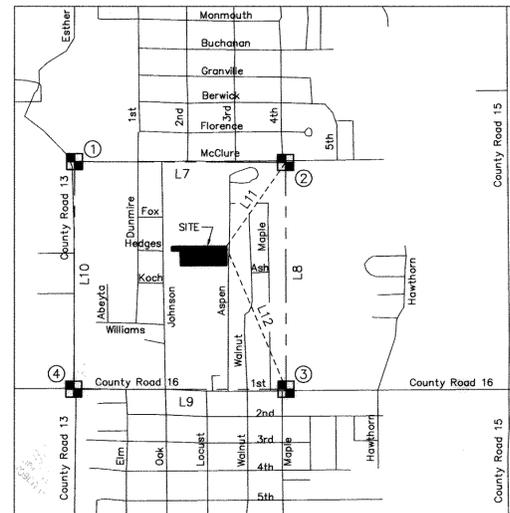
### SURVEYING CERTIFICATE

I, Steven A. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that the Subdivision Amendment Plat shown herein is correct delineation of the above described parcel of land.

I further state that this Subdivision Amendment Plat and legal description were prepared under my personal supervision and in accord with applicable State of Colorado requirements.



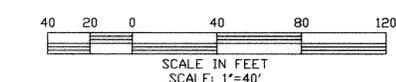
Steven A. Lund - On Behalf Of King Surveyors Inc.  
Colorado Registered Professional Land Surveyor License #34995



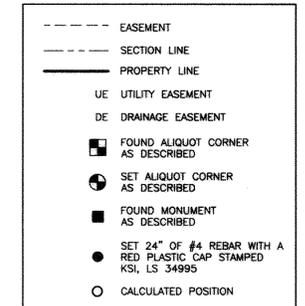
VICINITY MAP  
SCALE: 1"=1000'

- WEST QUARTER CORNER SECTION 30, T.2N., R.67W. FOUND 2 1/2" PIPE WITH 3 1/4" BRASS CAP STAMPED CADASTRAL SURVEY BLM, 1952 IN MONUMENT BOX
- CENTER QUARTER CORNER SECTION 30, T.2N., R.67W. FOUND 2 1/2" PIPE WITH 3 1/4" ALUMINUM CAP STAMPED LS 16415, 1996
- SOUTH QUARTER CORNER SECTION 30, T.2N., R.67W. FOUND 2 1/2" PIPE WITH 3 1/4" BRASS CAP STAMPED CADASTRAL SURVEY BLM IN MONUMENT BOX
- SOUTHWEST CORNER SECTION 30, T.2N., R.67W. FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP STAMPED LS 37946, 2007 IN MONUMENT BOX

LINE	BEARING	LENGTH
L7	S89°47'39"E	2488.84'
L8	S00°09'34"E	2657.01'
L9	S89°58'54"W	2504.81'
L10	S00°11'05"W	2866.76'
L11	N35°21'19"E	1211.09'
L12	S22°59'20"E	1813.27'



SCALE IN FEET  
SCALE: 1"=40'



DATE: 6/8/09  
FILE NAME: 2009178SUB  
SCALE: 1"=40'  
DRAWN BY: CSK  
CHECKED BY: SAL

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



REVISIONS:	DATE:	BY:
REVISED PER COMMENTS	6/11/09	CSK
ADDRESSED, FREDERICK COMMENTS	6/15/09	SL
CODD CHECK	6/15/09	PC

WYSOCK FINAL PLAT  
FOR  
CIVIL RESOURCES  
P.O. BOX 680  
FREDERICK, CO 80530

PROJECT #: 2009178

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SHEET 1 OF 1