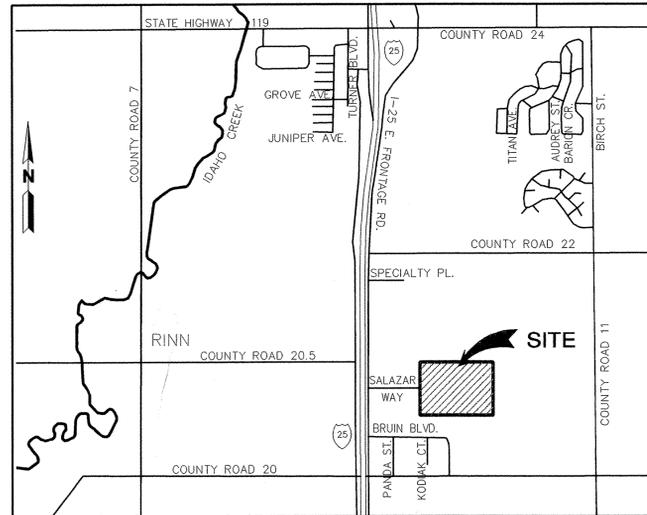


# DEL CAMINO SOUTH REPLAT OF OUTLOT A FINAL PLAT

## NORTH HALF OF THE SOUTHWEST QUARTER SECTION 14, TOWNSHIP 2 NORTH RANGE 68 WEST OF THE 6TH P.M. TOWN OF FREDERICK, COUNTY OF WELD STATE OF COLORADO

49.29 ACRES  
1 OF 2



VICINITY MAP  
N.T.S.

**CERTIFICATE OF DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT HIRSCHFELD FAMILY PARTNERSHIP, LTD., A COLORADO LIMITED LIABILITY COMPANY, 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 EASEMENT AS SHOWN UNDER THE NAME OF DEL CAMINO SOUTH REPLAT OF OUTLOT A, 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 OF 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 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 AND CORPORATE APPROVALS HAVE BEEN OBTAINED.

OUTLOT A, DEL CAMINO SOUTH, AND A PORTION THEREOF OF EXISTING SALAZAR WAY RIGHT-OF-WAY RECORDED AT RECEPTION NUMBER 2619998 MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF OUTLOT A OF DEL CAMINO SOUTH RECORDED AT RECEPTION NUMBER 2619998; THENCE ALONG THE WEST LINE OF SAID OUTLOT A S02°04'15"E A DISTANCE OF 635.39 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SALAZAR WAY; THENCE DEPARTING THE WEST LINE OF SAID OUTLOT A ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SALAZAR WAY N89°56'32"E A DISTANCE OF 448.64 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING; THENCE N89°56'32"E A DISTANCE OF 373.03 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE 314.17 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00' A CENTRAL ANGLE OF 300°00'34", A CHORD WHICH BEARS S00°03'28"E, A DISTANCE OF 59.99 FEET TO A NON-TANGENT POINT; THENCE S89°56'32"W A DISTANCE OF 373.03 FEET; THENCE N00°03'28"W A DISTANCE OF 59.99 FEET TO THE TRUE POINT OF BEGINNING.

TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING A NET AREA OF 2,147,176 SQUARE FEET, OR 49.29 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, I/W HAVE HEREUNTO SET MY/OUR HAND(S) AND SEAL(S) THIS

23rd DAY OF January, 2006.

OWNER: HIRSCHFELD FAMILY PARTNERSHIP, LTD, A COLORADO LIMITED LIABILITY COMPANY

*Lawrence F. Hirschfeld* General Partner  
OWNER: Lawrence F. Hirschfeld

STATE OF COLORADO )  
                                  ) ss.  
COUNTY OF WELD )

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY: Lawrence F. Hirschfeld  
THIS 23rd DAY OF January, 2006.

WITNESS MY HAND AND OFFICIAL SEAL Miriam Hirschfeld  
NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug. 2, 2006

*[Signature]*  
MAYOR, TOWN OF FREDERICK

ATTEST:  
*[Signature]*  
TOWN CLERK

STATE OF COLORADO )  
                                  ) ss.  
COUNTY OF WELD )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY: Eric Downing MAYOR  
OF TOWN OF FREDERICK, AND Nancy Fornat TOWN CLERK OF FREDERICK.

THIS 6th DAY OF February, 2006

WITNESS MY HAND AND OFFICIAL SEAL

*[Signature]*  
NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE:**

I, JOHN B. GUYTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE BOUNDARY ON THE FINAL PLAT MAP SHOWN HEREON IS AN ACCURATE DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THE BOUNDARY INFORMATION SHOWN ON THIS FINAL PLAT MAP AND LEGAL DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION (ALTA/ACSM LAND TITLE SURVEY - FLATIRONS, INC, PROJECT NO. 05-49,093) AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 24 DAY OF January, 2006.

*[Signature]*  
JOHN B. GUYTON, PROFESSIONAL LAND SURVEYOR P.L.S. # 16406

**BASIS OF BEARINGS:**

BASIS OF BEARINGS: ASSUMED N00°23'12"W ALONG THE WEST LINE OF THE SW 1/4 SECTION 14 BETWEEN FOUND MONUMENTS AS DESCRIBED AND SHOWN HEREON.

**NOTES:**

- LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER FCC 25055389-3, DATED JULY 14, 2005 AT 5:00 PM WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS PLAT. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE COMMITMENT AND DO NOT APPEAR TO AFFECT THE SUBJECT PROPERTY. THE FOLLOWING LIST CONTAINS THE TITLE COMMITMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.  
14. OCT 19, 1976 BOOK 780 REC NO. 1701672 RIGHT-OF-WAY EASEMENT
- TITLE COMMITMENT EXCEPTION NO. 15 DESCRIBES THE RIGHT TO TRANSPORT WASTE WATER FROM THE SOUTHEAST CORNER TO THE SUBJECT PROPERTY TO THE FLUME WHICH DRAINS FROM THE CENTER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14. SAID DOCUMENT AFFECTS SUBJECT PROPERTY, BUT IS NOT SHOWN HEREON AS IT LIES ENTIRELY OUTSIDE THE SUBJECT BOUNDARY.
- BENCHMARK INFORMATION: SET SITE BENCHMARK ON FOUND #5 REBAR WITH A 1 1/2" ALUMINUM CAP, LS #5112. ELEVATION = 4894.95' NAVD 88, BASED ON S-410 (NGS) PID LL1070 (SEE NGS DATA SHEET).
- FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING, EXCEPT THE EASTERN PORTION (SHOWN HEREON) WHICH IS LOCATED IN ZONE A, AREAS OF 100-YEAR FLOOD ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 080266-0850 C, DATED SEPTEMBER 28, 1982. FLOOD INFORMATION IS SUBJECT TO CHANGE.
- A FINAL STREET LIGHTING PLAN SHALL BE PREPARED IN CONJUNCTION WITH UNITED POWER AND THE TOWN OF FREDERICK SPECIFYING THE NUMBER, KIND, AND LOCATION OF STREET LIGHTING PRIOR TO APPROVAL OF THIS FINAL PLAT.
- TRACT B IS HEREBY DEDICATED TO THE TOWN OF FREDERICK TO BE OWNED FOR THE PURPOSES OF OPEN SPACE AND DRAINAGE AND UTILITY EASEMENTS. TRACT B WILL BE MAINTAINED BY HIRSCHFELD FAMILY PARTNERSHIP, LTD. THE TOWN ACCEPTS THIS DEDICATION AS FULFILLMENT OF THE REQUIREMENTS SET FORTH IN SECTION 2.13(D)(3)(F)(1) OF THE TOWN OF FREDERICK MUNICIPAL CODE.
- THE DRAINAGE SWALE WITHIN LOT 4 IS TO BE KEPT AND MAINTAINED BY THE OWNER OF LOT 4 UNTIL DEVELOPMENT WITHIN LOT 4 OCCURS. THE DRAINAGE SWALE ON THE NORTH SIDE OF LOTS 4, 6, AND 8, IS TO BE KEPT AND MAINTAINED BY OWNERS OF SAID LOTS.
- THE "NATURAL STATE" OF THE CAMBIUM OPEN SPACE (TRACT B) IS AS FOLLOWS: THE OPEN SPACE PRIMARILY CONSISTS OF PAST OVERLOT GRADING. THE OVERLOT GRADING HAS LEFT THE OPEN SPACE FLAT, GENTLY SLOPING TO THE EAST LOW POINT. VEGETATION ON THE SITE ALSO REFLECTS THE OVERLOT GRADING. THE PRIMARY PLANT SPECIES ON THE SITE CONSISTS OF THISTLE AND KNAWEED. THERE ARE SOME REMNANTS OF GRASS (WHEATGRASS, GRAMA, AND BROME) BUT VERY SPARSE. THERE ARE NO TREES OR SHRUBS ON THIS PARCEL.

**PLANNING COMMISSION CERTIFICATE OF APPROVAL:**

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 15th DAY OF December, 2006

*[Signature]*  
CHAIRMAN  
*[Signature]*  
PLANNING COMMISSION SECRETARY

**BOARD OF TRUSTEES CERTIFICATE OF APPROVAL:**

THE FINAL PLAT MAP OF DEL CAMINO SOUTH REPLAT OF OUTLOT A IS APPROVED BY ORDINANCE NO. 150, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON January 10, 2006, AND RECORDED ON AS RECEPTION NO. 2619998, 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 OF 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.

*[Signature]*  
MAYOR  
*[Signature]*  
ATTEST: TOWN CLERK

**UTILITY PROVIDER APPROVAL:**

*[Signature]* 1/23/06  
ST. VRAIN SANITATION DISTRICT  
*[Signature]* 1-24-06  
UNITED POWER

**CONTACTS:**

**SURVEYOR:**  
FLATIRONS, INC.  
3825 IRIS AVENUE, SUITE 100  
BOULDER, COLORADO 80301  
(303) 443-7001 (T)  
(303) 443-9830 (F)  
CONTACT: JOHN B GUYTON, PLS

**LAND OWNER:**  
HIRSCHFELD FAMILY PARTNERSHIP, LTD.  
9201 BRUIN BLVD.  
LONGMONT, COLORADO 80504  
(303) 776-2080 (T)  
(303) 776-3655 (F)  
CONTACT: LARRY HIRSCHFELD

**DEVELOPER:**  
OPUS NORTHWEST, LLC  
1855 BLAKE STREET  
SUITE 200  
DENVER, COLORADO 80202  
(303) 297-3700 (T)  
(303) 297-3300 (F)  
CONTACT: H McNEISH

**ENGINEER:**  
MARTIN/MARTIN CONSULTING ENG.  
12499 WEST COLFAX AVE  
LAKEWOOD, COLORADO 80215  
(303) 431-6100 (T)  
(303) 431-4028 (F)  
CONTACT: DAVID A LOVATO, P.E.

**MARTIN / MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVE.  
P.O. Box 151500  
LAKEWOOD, CO 80215  
303.431.6100  
FAX 303.431.4028

JANUARY 23, 2006  
DECEMBER 9, 2005  
DECEMBER 1, 2005  
OCTOBER 24, 2005  
AUGUST 15, 2005

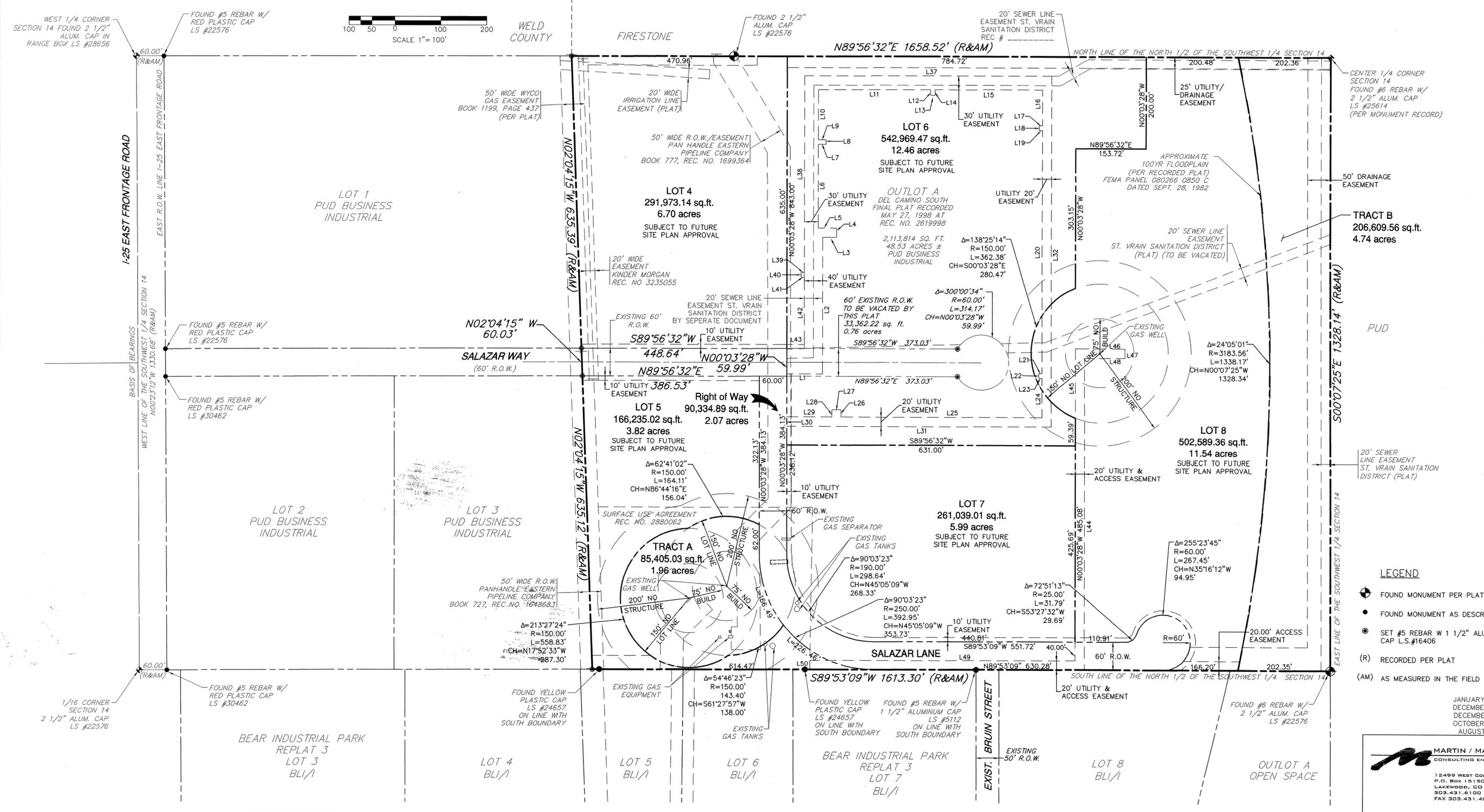
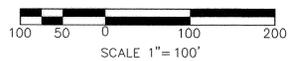
Job Number: 18046.C.01  
 Sheet Number: 1 OF 2  
 Location: G:\Tuttle\Cambium\PLAT1  
 Drawn By: JAH  
 Project Manager: R. TUTTLE  
 Designed By: RT  
 X References:  
 Plot Date:  
 Job Name: PLAT-1  
 Model Space  
 Plan view(s):  
 Other View:  
 Dwg. Name: F-PLAT1-SHT1.dwg

LINE TABLE FOR PROPOSED EASEMENT

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	N89°56'32"E	78.00'	L19	N89°56'32"E	7.00'	L41	N89°56'32"E	7.00'
L2	N00°03'28"W	294.99'	L20	S00°03'28"E	526.92'	L42	S00°03'28"E	145.66'
L3	N89°56'32"E	30.20'	L21	S89°56'32"W	7.00'	L43	S89°56'09"W	38.00'
L4	N00°03'28"W	10.00'	L22	S00°03'28"E	10.00'	L44	N00°03'28"W	675.32'
L5	S89°56'32"W	40.20'	L23	N89°56'32"E	7.00'	L45	N00°03'28"W	150.29'
L6	N00°03'28"W	182.63'	L24	S00°03'28"E	84.83'	L46	N90°00'00"E	108.25'
L7	N89°56'32"E	17.00'	L25	S89°56'32"W	439.63'	L47	S00°00'00"W	20.00'
L8	N00°03'28"W	10.00'	L26	N00°03'28"W	15.00'	L48	S90°00'00"W	88.23'
L9	S89°56'32"W	17.00'	L27	S89°56'32"W	20.00'	L49	S89°53'09"W	580.26'
L10	N00°03'28"W	109.38'	L28	S00°03'28"E	15.00'	L50	S00°06'51"E	20.00'
L11	N89°56'32"E	245.00'	L29	S89°56'32"W	98.37'			
L12	S00°03'28"E	12.00'	L30	S00°03'28"E	20.00'			
L13	N89°56'32"E	10.00'	L31	N89°56'32"E	578.00'			
L14	N00°03'28"W	12.00'	L32	N00°03'28"W	759.50'			
L15	N89°56'32"E	235.00'	L37	S89°56'32"W	540.00'			
L16	S00°03'28"E	77.75'	L38	S00°03'28"E	427.50'			
L17	S89°56'32"W	7.00'	L39	S89°56'32"W	7.00'			
L18	S00°03'28"E	10.00'	L40	S00°03'28"E	10.00'			

# DEL CAMINO SOUTH REPLAT OF OUTLOT A FINAL PLAT

NORTH HALF OF THE SOUTHWEST QUARTER SECTION 14, TOWNSHIP 2 NORTH  
 RANGE 68 WEST OF THE 6TH P.M.  
 TOWN OF FREDERICK, COUNTY OF WELD  
 STATE OF COLORADO  
 49.29 ACRES  
 2 OF 2



- LEGEND**
- FOUND MONUMENT PER PLAT
  - FOUND MONUMENT AS DESCRIBED
  - ⊙ SET #5 REBAR W 1 1/2" ALUM CAP L.S.#16406
  - (R) RECORDED PER PLAT
  - (AM) AS MEASURED IN THE FIELD

JANUARY 23, 2006  
 DECEMBER 9, 2005  
 DECEMBER 1, 2005  
 OCTOBER 24, 2005  
 AUGUST 15, 2005

**MARTIN / MARTIN**  
 CONSULTING ENGINEERS

12499 WEST GOLFAX AVE.  
 P.O. BOX 151500  
 LAKEWOOD, CO 80215  
 303.431.6100  
 FAX 303.431.4028

Job Number: 18046.C01 1 OF 2  
 Location: G:\Tuttle\Cambium\PLAT1  
 Project Manager: R. TUTTLE  
 Drawn By: JAH  
 X References:  
 Plot Date:  
 Tab Name: SH1-2  
 Model Space  
 Paper Space  
 Plot view: Other View: Profile View(s):  
 Dwg. Name: F-PLAT-SHT2.dwg  
 CAD INFORMATION