

ENV 7472

**BASIS OF BEARINGS:**

THE SOUTH LINE OF THE SW 1/4 OF SEC. 15, T. 2 N., R 68 W. OF THE 6th P.M., WELD COUNTY, COLORADO AS BEARING N 90°00'00" W AND MONUMENTED AS SHOWN.

**EXISTING ZONING:**

R-1

**LEGEND:**

- PINS SET
- ⊕ CONTROL CORNERS FOUND

**OWNER:**

ST. VRAIN DEVELOPMENT, L.L.C.  
2531 EAST 126TH WAY  
THORNTON, CO 80241  
(303) 255-9508

**NUMBER OF LOTS:**

70 LOTS

**FLOOD PLAIN**

ACCORDING FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080266 0850C MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, REVISED SEPTEMBER 28, 1982, THE SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

**SURVEYORS CERTIFICATE:**

I CERTIFY THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

*Ronald W. Adams*  
 RONALD W. ADAMS  
 COLORADO REGISTERED  
 PROFESSIONAL LAND SURVEYOR  
 NO. 13446

**OUTLOTS:**

DEDICATED TO THE TOWN OF FREDERICK AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION:

- OUTLOT A
- OUTLOT B
- OUTLOT C
- OUTLOT D

OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS IRRIGATION OUTLOTS:  
OUTLOT L1  
OUTLOT L2

**BOARD OF TRUSTEES APPROVAL:**

APPROVED BY THE BOARD OF TRUSTEES THIS 9 DAY OF August, 2001. A.D. 2001. ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE TOWN FOR CONSTRUCTION OF ANY STREETS, ALLEYS, BRIDGES, RIGHT-OF-WAYS OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

*Edward J. Tagliante*  
MAYOR  
April 9, 2002  
DATE

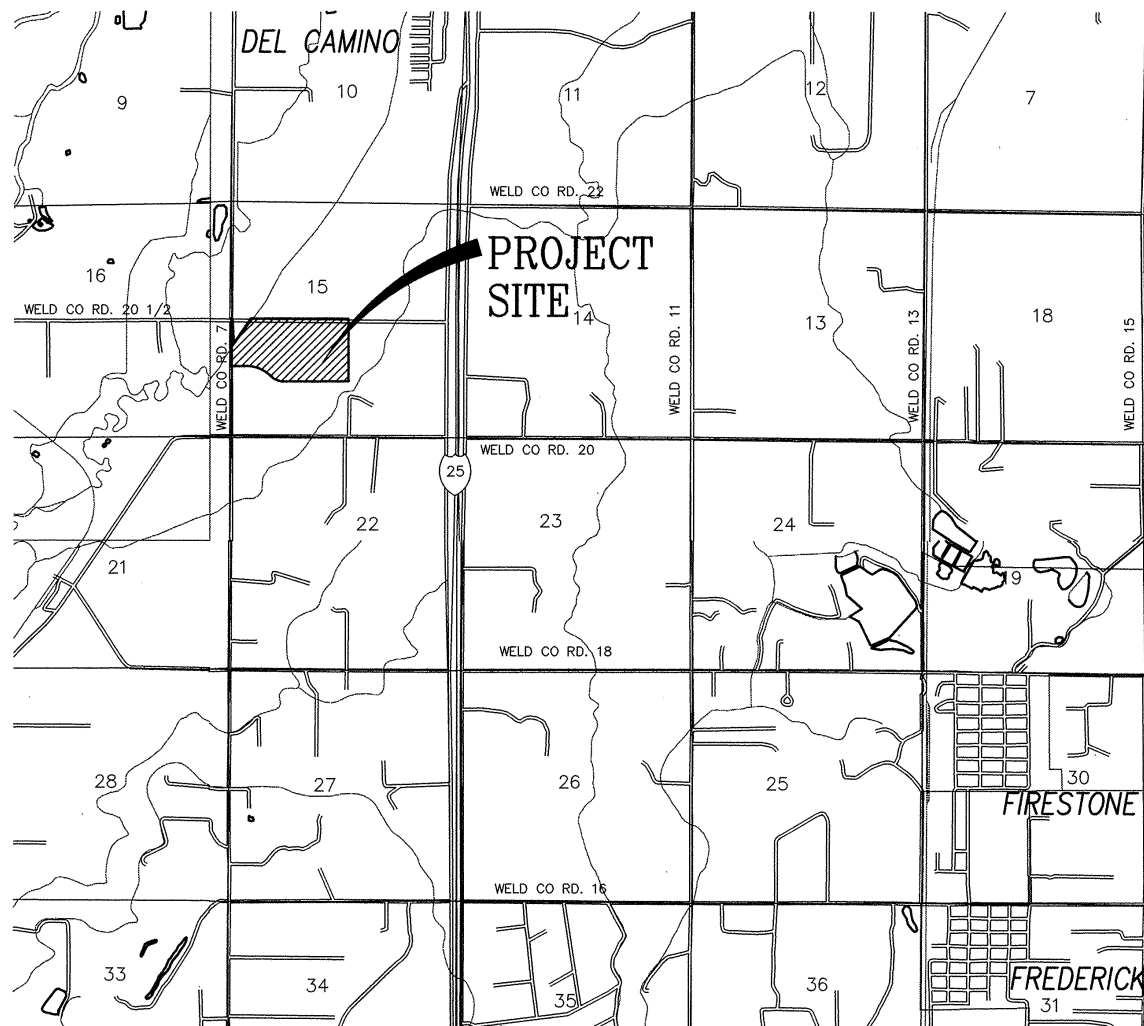
**ATTEST:**

*[Signature]*  
TOWN CLERK  
April 9, 2002  
DATE

# RINN VALLEY RANCH, FIRST FILING FINAL PLAT

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 15,  
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6th P.M.,  
TOWN OF FREDERICK, WELD COUNTY, COLORADO

SHEET 1 OF 2



**VICINITY MAP**  
SCALE: 1"=2000'

**CERTIFICATE OF OWNERSHIP:**

KNOW ALL MEN BY THESE PRESENTS THAT ST. VRAIN DEVELOPMENT, L.L.C., BEING THE OWNER OF THAT PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6th P.M., WELD COUNTY COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE N00°04'55"W, 1584.52 FEET ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 15 TO THE TRUE POINT OF BEGINNING.

THENCE N00°04'55"W, 1073.50 FEET ALONG SAID WEST LINE TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 15; THENCE N89°58'58"E, 27.00 FEET ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 15; THENCE S00°04'55"E, 607.00 FEET; THENCE N34°14'02"E, 734.35 FEET TO A POINT ON SAID NORTH LINE; THENCE N89°58'58"E, 2212.01 FEET ALONG SAID NORTH LINE TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 15; THENCE S00°08'51"E, 1411.54 FEET ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 15 TO A POINT FROM WHICH THE SOUTH ONE-QUARTER OF SAID SECTION 15 BEARS S00°08'51"E, 1247.28 FEET; THENCE S89°44'07"W, 1469.33 FEET TO A POINT OF TANGENCY ON A CURVE TO THE RIGHT HAVING A DEFLECTION ANGLE OF 44°30'19" AND A RADIUS OF 405.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT 314.59 FEET TO A POINT OF TANGENCY ON A CURVE TO THE LEFT HAVING A DEFLECTION ANGLE OF 36°59'31" AND A RADIUS OF 845.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT 545.56 FEET TO A POINT OF TANGENCY ON A CURVE TO THE LEFT HAVING A DEFLECTION ANGLE OF 08°25'15" AND A RADIUS OF 134.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT 19.69 FEET; THENCE S88°49'41"W, 218.90 FEET; THENCE S89°55'05"W, 179.94 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 76.91± ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS RINN VALLEY RANCH, FIRST FILING AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN FOR PUBLIC USE FOREVER HEREAFTER THE STREETS, PUBLIC WALKWAYS, PARKS, OUTLOTS A, B, C AND D.

WITNESS MY HAND AND SEAL THIS 2nd DAY OF August, 2001.

EXECUTED THIS 2nd DAY OF August, 2001.

ST. VRAIN DEVELOPMENT, L.L.C.

*Wayne Barcewski*  
BY: WAYNE BARCEWSKI

STATE OF COLORADO )  
COUNTY OF Adams ) SS.

THE FOREGOING FINAL PLAT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF August, 2001, BY *Wayne Barcewski*

MY COMMISSION EXPIRES: 6/27/04  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 OF COLORADO  
 My Commission Expires 08/22/04

*Morgan Sindley*  
NOTARY PUBLIC

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

JUNE H. LEHR LIVING TRUST

*Victor Lehr trustee*  
BY:

STATE OF Oklahoma )  
COUNTY OF Texas ) SS.

THE FOREGOING FINAL PLAT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF August, 2001, BY *Victor Lehr*

MY COMMISSION EXPIRES: 6-13-04  
WITNESS MY HAND AND OFFICIAL SEAL.

*Ruth Langway*  
NOTARY PUBLIC

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

RINN LAND AND LIVESTOCK L.L.C.

*Randy Bluh manager*  
BY:

STATE OF Oklahoma )  
COUNTY OF Texas ) SS.

THE FOREGOING FINAL PLAT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF August, 2001, BY *Randy Bluh*

MY COMMISSION EXPIRES: 6-13-04  
WITNESS MY HAND AND OFFICIAL SEAL.

*Ruth Langway*  
NOTARY PUBLIC

EXECUTED THIS 9 DAY OF August, 2001.

VALLEY BANK & TRUST

BY: *[Signature]*

STATE OF COLORADO )  
COUNTY OF Weld ) SS.

THE FOREGOING FINAL PLAT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF August, 2001, BY *Frank Ross*

MY COMMISSION EXPIRES: 8-31-02  
WITNESS MY HAND AND OFFICIAL SEAL.

*Quinn Baker*  
NOTARY PUBLIC



EXECUTED THIS 10th DAY OF Aug., 2001.

SHORELINE REALTY AND DEVELOPMENT

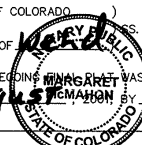
BY: *[Signature]*

STATE OF COLORADO )  
COUNTY OF Weld ) SS.

THE FOREGOING FINAL PLAT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF August, 2001, BY *Don LaFaver*

MY COMMISSION EXPIRES: FEBRUARY 4, 2004  
WITNESS MY HAND AND OFFICIAL SEAL.

*Margaret McHaddon*  
NOTARY PUBLIC



EXECUTED THIS 8th DAY OF Sept., 2001.

HEDGES & COMPANY

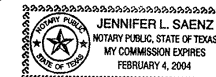
BY: *[Signature]*

STATE OF TEXAS )  
COUNTY OF BEXAR ) SS.

THE FOREGOING FINAL PLAT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF Sept., 2001, BY *David E. Hedges and Linda E. Hedges*

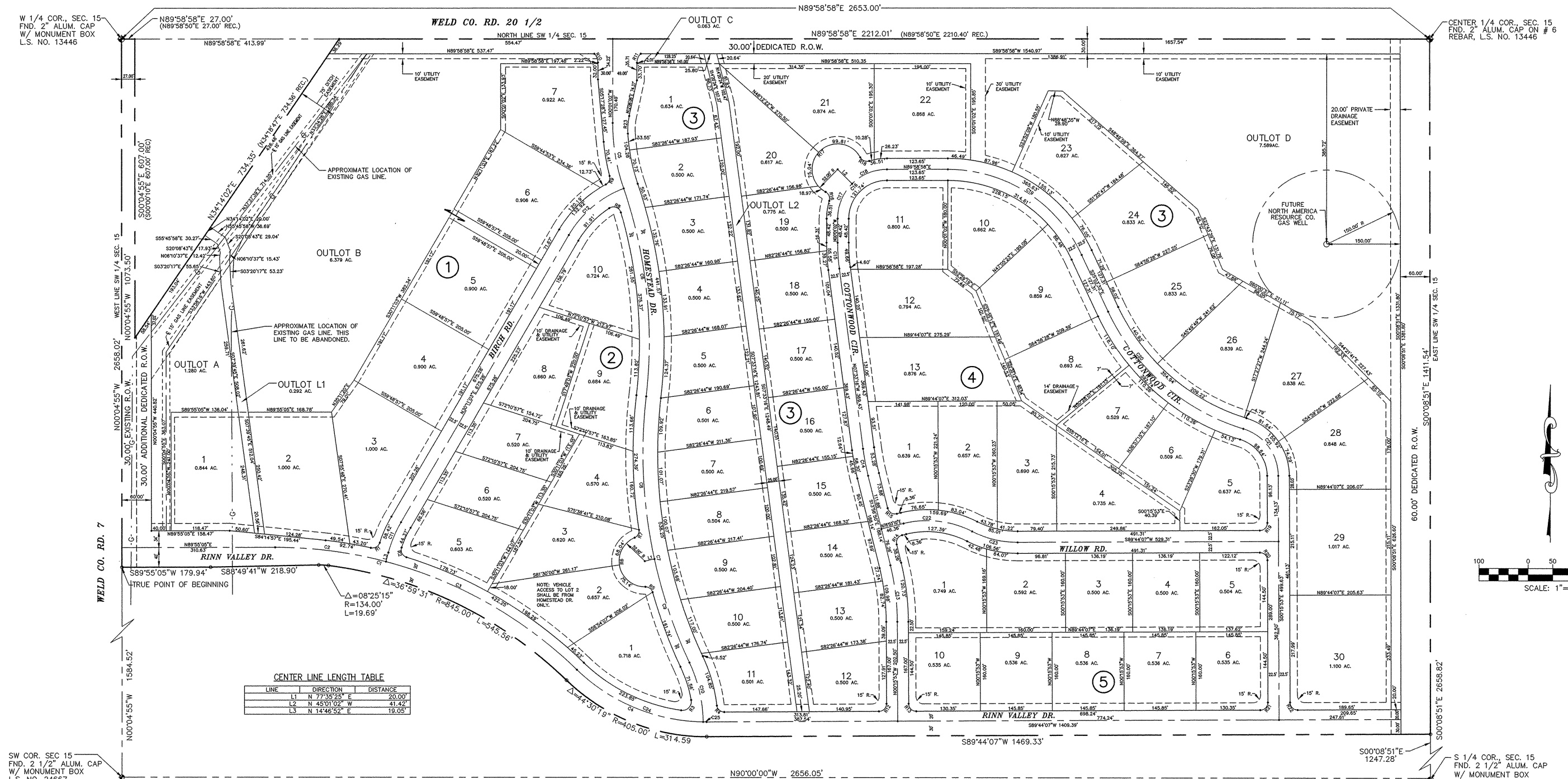
MY COMMISSION EXPIRES: 2/01/2004  
WITNESS MY HAND AND OFFICIAL SEAL.

*Jennifer L. Saenz*  
NOTARY PUBLIC



# RINN VALLEY RANCH, FIRST FILING FINAL PLAT

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 15,  
 TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6th P.M.,  
 TOWN OF FREDERICK, WELD COUNTY, COLORADO  
 SHEET 2 OF 2



**CENTER LINE LENGTH TABLE**

LINE	DIRECTION	DISTANCE
L1	N 77°35'25" E	20.00'
L2	N 45°01'02" W	41.42'
L3	N 14°46'52" E	19.05'

**CENTER LINE CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	875.00'	676.88'	660.13'	S 87°55'14" E	44°19'22"
C2	875.00'	226.98'	226.35'	N 82°39'02" W	14°51'47"
C3	875.00'	449.90'	444.96'	S 60°29'01" E	29°27'35"
C4	375.00'	291.29'	284.02'	N 88°00'43" W	44°30'19"
C5	411.30'	135.88'	135.26'	N 09°28'53" W	18°55'42"
C6	963.67'	428.23'	424.72'	S 06°12'54" E	25°27'39"
C7	1007.00'	554.78'	547.79'	N 09°16'03" W	31°33'56"
C8	1007.00'	332.62'	331.11'	N 02°56'50" W	18°55'31"
C9	1007.00'	222.16'	221.71'	S 18°43'48" E	12°38'26"
C10	300.00'	125.17'	124.26'	N 13°05'51" W	23°54'21"
C11	250.00'	67.21'	67.01'	S 72°32'17" E	15°24'11"
C12	218.45'	148.69'	145.84'	N 49°41'01" E	38°59'56"
C13	483.04'	115.35'	115.08'	N 07°06'22" W	13°40'57"
C14	500.00'	55.79'	55.78'	S 10°45'03" E	06°23'34"
C15	400.00'	52.52'	52.58'	S 03°47'09" E	07°35'14"
C16	100.00'	157.08'	141.42'	N 44°58'58" E	90°00'00"
C17	100.00'	78.54'	76.54'	N 22°28'58" E	45°00'00"
C18	100.00'	78.54'	76.54'	N 67°28'58" E	45°00'00"
C19	300.00'	340.12'	322.19'	S 57°32'17" E	64°57'29"
C20	445.00'	373.84'	362.94'	S 49°07'33" E	48°08'01"
C21	100.00'	127.28'	118.86'	S 36°44'43" E	72°55'40"
C22	200.00'	143.54'	140.48'	S 83°23'11" E	41°07'18"
C23	200.00'	95.78'	94.77'	S 16°32'42" E	27°28'21"
C24	375.00'	284.25'	277.49'	S 67°28'28" E	43°25'49"
C25	375.00'	7.04'	7.04'	S 89°43'38" E	01°04'30"

**R.O.W. CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
R1	15.50'	22.86'	20.85'	S 60°29'01" W	84°30'53"
R2	15.50'	24.83'	22.26'	S 26°53'25" E	91°48'02"
R3	15.50'	34.09'	29.22'	S 43°51'09" W	108°31'07"
R4	15.50'	21.94'	19.96'	S 48°33'19" E	83°25'08"
R5	15.50'	19.70'	18.32'	N 43°39'27" W	75°18'59"
R6	52.00'	143.18'	102.05'	S 12°24'35" E	157°45'23"
R7	15.50'	19.70'	18.32'	S 28°50'17" W	75°18'59"
R8	15.50'	28.96'	24.87'	S 69°36'30" E	106°39'57"
R9	15.50'	20.63'	19.14'	S 33°39'18" W	76°16'25"
R10	25.00'	19.78'	19.27'	S 22°40'48" E	45°19'33"
R11	25.00'	20.08'	19.55'	S 22°59'53" W	46°01'48"
R12	15.50'	24.35'	21.92'	S 44°44'07" W	90°00'00"
R13	15.50'	24.35'	21.92'	N 45°15'53" W	90°00'00"
R14	15.50'	24.35'	21.92'	N 31°03'10" E	90°00'00"
R15	15.50'	24.35'	21.92'	N 58°56'50" W	90°00'00"
R16	15.50'	21.33'	19.69'	N 22°21'11" W	78°51'27"
R17	52.00'	193.82'	99.57'	N 44°58'58" E	21°33'47"
R18	15.50'	21.33'	19.69'	N 67°39'52" W	78°51'27"
R19	15.50'	24.35'	21.92'	S 44°44'07" W	90°00'00"
R20	15.50'	24.35'	21.92'	N 45°15'53" W	90°00'00"
R21	15.50'	24.35'	21.92'	N 44°44'07" E	90°00'00"
R22	15.50'	24.35'	21.92'	S 45°15'53" E	90°00'00"
R23	134.00'	35.96'	35.86'	N 04°24'45" E	15°22'40"

