

RINN VALLEY RANCH, SECOND 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

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, BEING THE TRUE POINT OF BEGINNING, THENCE N00°04'55"W, ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER, 1130.00 FEET; THENCE N89°52'15"E, 209.00 FEET; THENCE N00°04'55"W, 209.00 FEET; THENCE S89°52'15"W, 209.00 FEET TO A POINT ON THE SAID WEST LINE; THENCE N00°04'55"W, ALONG SAID WEST LINE, 245.52 FEET; THENCE N89°55'05"E, 179.94 FEET; THENCE N88°49'41"E, 218.90 FEET TO A POINT OF TANGENCY ON A CURVE TO THE RIGHT HAVING A DEFLECTION ANGLE OF 08°25'15" AND A RADIUS OF 134.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT 19.69 FEET TO A POINT OF TANGENCY ON A CURVE TO THE RIGHT HAVING A DEFLECTION ANGLE OF 36°59'31" AND A RADIUS OF 845.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT 545.56 FEET TO A POINT OF TANGENCY ON A CURVE TO THE LEFT HAVING A DEFLECTION ANGLE OF 44°30'19" AND A RADIUS OF 405.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT 314.59 FEET; THENCE N89°44'07"E, 1469.33 FEET TO A POINT ON THE EAST LINE OF AFORESAID SOUTHWEST ONE-QUARTER; THENCE S00°08'51"E, ALONG SAID EAST LINE, 256.76 FEET; THENCE N80°32'00"W, 134.67 FEET; THENCE S58°11'00"W, 37.80 FEET; THENCE S05°15'00"E, 407.00 FEET; THENCE S18°51'00"W, 110.80 FEET; THENCE S41°55'00"W, 54.80 FEET; THENCE S62°46'00"W, 157.50 FEET; THENCE S49°33'00"W, 254.90 FEET; THENCE S81°50'00"W, 85.80 FEET; THENCE N00°10'00"W, 9.60 FEET; THENCE N88°07'00"W, 165.00 FEET; THENCE S73°23'00"W, 54.40 FEET; THENCE S02°33'00"W, 190.75 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID SOUTHWEST ONE-QUARTER; THENCE N80°00'00"W, ALONG SAID SOUTH LINE, 1812.74 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 73.294 ACRES, MORE OR LESS.

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

78 LOTS

FLOOD PLAIN

ACCORDING TO 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.

GENERAL NOTES

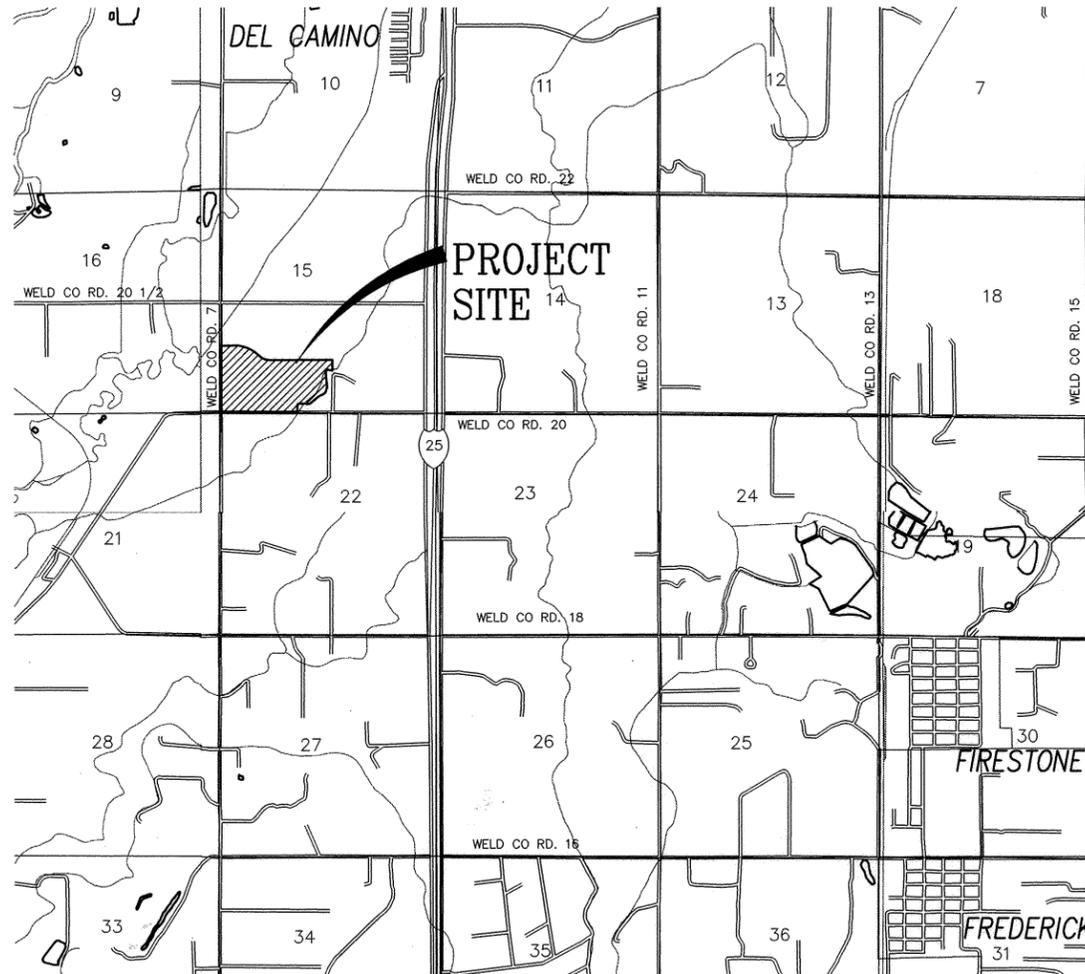
- ALL DRIVEWAY CULVERTS SHALL BE ELLIPTICAL IN SHAPE, EQUIVALENT TO 18" IN DIAMETER, AND SHALL HAVE RIP RAP PROTECTION ON BOTH ENDS, IN LIEU OF FLARED END SECTIONS.
- ALL DIMENSIONS SHOWN HEREON ARE IN FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREE-MINUTES-SECONDS.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND SURVEY BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- ENGINEERED SITE PLANS SHALL BE REQUIRED FOR EACH LOT SHOWING FOUNDATION ELEVATIONS, DRIVEWAY CULVERTS, FINISHED GRADES AND DRAINAGE PATTERNS. I.L.C./GRADING CERTIFICATES WILL BE REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- MAINTENANCE OF ALL ROADSIDE DITCHES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION.

OUT LOT DEDICATION

TOWN OF FREDERICK OPENS SPACE	AC.
OUT LOT E	5.398
OUT LOT F	0.831
OUT LOT G	4.991
OUT LOT J	3.047
TOTAL	14.267

HOME OWNERS ASSOCIATION OWNED AND MAINTAINED	AC.
OUT LOT H	1.623
OUT LOT L3	0.562
OUT LOT L4	0.678
TOTAL	2.863

OUT LOT DEDICATION NOTE
ALTHOUGH OUT LOTS E, F AND J ARE BEING DEDICATED TO THE TOWN OF FREDERICK FOR OPEN SPACE, MAINTENANCE OF THESE OUT LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.



VICINITY MAP
SCALE: 1"=2000'

EASEMENT APPROVAL CERTIFICATES

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED:

Bill Meek
UNITED POWER

[Signature]
KN ENERGY

APPROVAL OF THIS PLAN MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S., AS AMENDED.

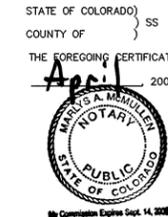
CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ST. VRAIN DEVELOPMENT, L.L.C., AND VALLEY BANK & TRUST, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE FINAL PLATTED UNDER THE NAME OF RINN VALLEY RANCH, SECOND FILING, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS-OF-WAY, EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED AS FOR PUBLIC USES AS SHOWN HEREON; ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 1 DAY OF April, 2003.

ST. VRAIN DEVELOPMENT, L.L.C.

Wayne Barcewski
BY: WAYNE BARCEWSKI



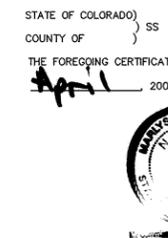
STATE OF COLORADO) SS
COUNTY OF)
THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF April, 2003.

WITNESS MY HAND AND SEAL Wayne Barcewski
MY COMMISSION EXPIRES 9/14/05
Wayne Barcewski
NOTARY PUBLIC

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 1 DAY OF April, 2003.

VALLEY BANK & TRUST

[Signature]
BY:



STATE OF COLORADO) SS
COUNTY OF)
THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF April, 2003.

WITNESS MY HAND AND SEAL Frank Ross
MY COMMISSION EXPIRES 9/14/05
Frank Ross
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL 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
REGISTERED LAND SURVEYOR, NO. 13446
STATE OF COLORADO

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE FINAL PLAT OF THE ABOVE DESCRIBED PROPERTY WAS APPROVED BY THE TOWN OF FREDERICK AND THAT THE MAYOR AND THE TOWN OF FREDERICK ACCEPTS ALL PUBLIC STREETS, EASEMENTS AND RIGHTS-OF-WAY AND OTHER PLACES DESIGNATED AS FOR PUBLIC USE FOR ALL PURPOSES INDICATED HEREON.

Richard O. Gatz
MAYOR

ATTEST:
Jacqueline McConnell
TOWN CLERK



CLERK AND RECORDER CERTIFICATE

THIS FINAL PLAT MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT _____ O'CLOCK, _____ M., ON THE _____ DAY OF _____ A.D., 2003, IN BOOK _____ PAGE _____, MAP _____, RECEPTION NO. _____

WELD COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

MOAPI CERTIFICATE

THE FINAL STREET PLANS AND PROFILES AND DRAINAGE PLANS HAVE BEEN APPROVED AND ARE SUBSTANTIATED BY AN EXECUTED MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS FOR RINN VALLEY RANCH, SECOND FILING.

Jacqueline McConnell
TOWN CLERK

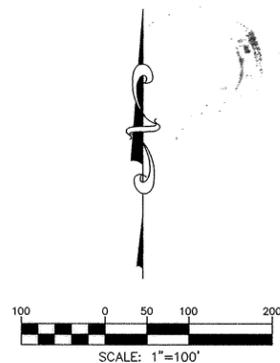
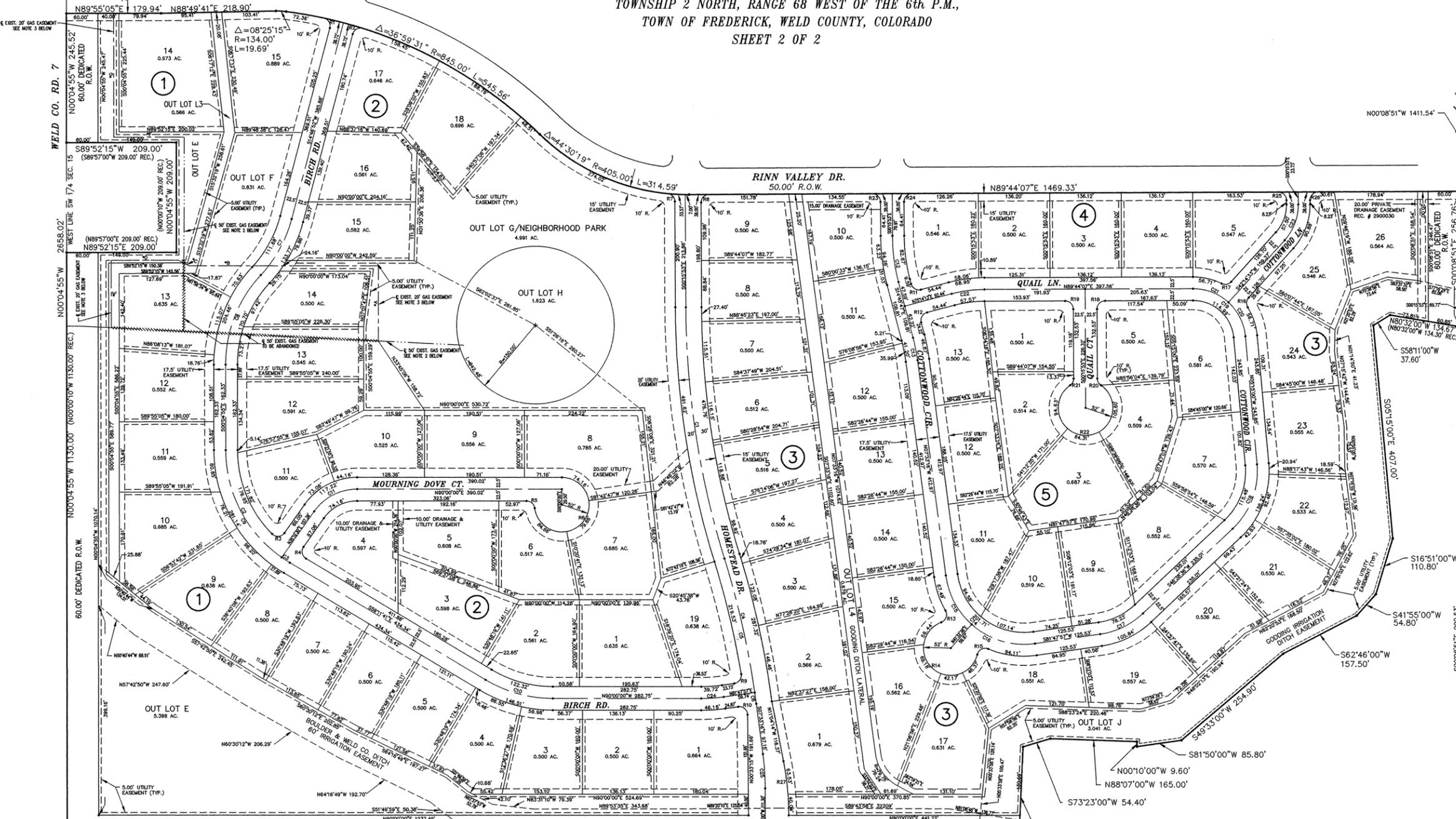
RINN VALLEY RANCH, SECOND FILING FINAL PLAT

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

W 1/4 COR., SEC. 15
FND. 2" ALUM. CAP
W/ MONUMENT BOX
L.S. NO. 13446

3066222 05/27/2003 02:01P Weld County, CO
2 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

CENTER 1/4 COR., SEC. 15
FND. 2" ALUM. CAP ON # 6
REBAR, L.S. NO. 13446



T.P.O.B.
SW COR. SEC. 15
2 1/2" ALUM. CAP
W/ MONUMENT BOX
L.S. NO. 24667

S 1/4 COR., SEC. 15
2 1/2" ALUM. CAP
W/ MONUMENT BOX
L.S. NO. 18255

GAS LINE EASEMENT NOTES

1. THE RIGHT-OF-WAY EASEMENT GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED AUGUST 21, 1974, UNDER RECEPTION NUMBER 1643198 IN BOOK 721, IS A NONSPECIFIC EASEMENT THAT DOES NOT SPECIFY THE LINE LOCATION. THE BENEFICIARIES OF THE AGREEMENT ARE THE PANHANDLE EASTERN PIPE LINE COMPANY AND THEIR HEIRS AND ASSIGNS, AND ST. VRAIN DEVELOPMENT, LLC AND THEIR HEIRS AND ASSIGNS.
2. THE CENTERLINE OF THE RIGHT-OF-WAY EASEMENT GRANTED TO VESSELS OIL AND GAS IN INSTRUMENT RECORDED NOVEMBER 21, 1985, UNDER RECEPTION NUMBER 2033040 IN BOOK 10902, THE BENEFICIARIES OF THE AGREEMENT ARE NORTH AMERICAN RESOURCES COMPANY AND THEIR HEIRS AND ASSIGNS, AND ST. VRAIN DEVELOPMENT, LLC AND THEIR HEIRS AND ASSIGNS.
3. THE CENTERLINE OF THE RIGHT-OF-WAY EASEMENT CREATED BY THE RELOCATION AGREEMENT RECORDED SEPTEMBER 1, 2001, UNDER RECEPTION NUMBER 2883392 AND AMENDED AND RECORDED SEPTEMBER 13, 2001 UNDER RECEPTION NUMBER 2883391. THE BENEFICIARIES OF THE AGREEMENT ARE NORTH AMERICAN RESOURCES COMPANY AND THEIR HEIRS AND ASSIGNS, AND ST. VRAIN DEVELOPMENT, LLC AND THEIR HEIRS AND ASSIGNS.
4. THE RIGHT-OF-WAY EASEMENT GRANTED IN INSTRUMENT RECORDED SEPTEMBER 11, 2001, UNDER RECEPTION NUMBER 2882597 AND RECORDED SEPTEMBER 25, 2001 AT RECEPTION NUMBER 2886137 BENEFITS THIS PROPERTY, BUT IS NOT ACTUALLY ON THIS PROPERTY. THE BENEFICIARIES OF THE AGREEMENT ARE WILLIAM EDWARD KOBABEL AND MARGARET KOBABEL AND THEIR HEIRS AND ASSIGNS, AND ST. VRAIN, LLC AND THEIR HEIRS AND ASSIGNS.

**EXIST. GAS LINE EASEMENT
Q LINE TABULATION**

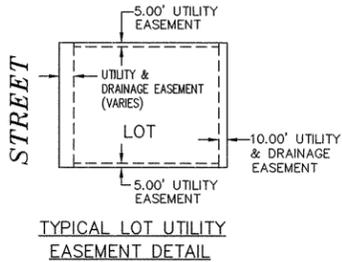
LINE	BEARING	DISTANCE
*A	N 00°00'00" E	143.03'
*B	N 90°00'00" W	360.78'
*C	N 61°56'34" W	22.28'
*D	S 89°52'15" W	122.78'
*E	S 00°45'55" E	128.11'
*F	S 89°52'15" W	134.25'
*G	N 00°45'55" W	235.45'

CENTER LINE CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1634.00'	485.67'	483.89'	S 08°46'47" E	17°01'48"
C2	250.00'	239.40'	230.36'	N 27°30'55" W	54°52'00"
C3	250.00'	18.53'	18.52'	N 57°34'18" W	54°49'30"
C4	1663.00'	282.71'	282.37'	N 12°25'29" W	09°44'25"
C5	1663.00'	261.10'	260.83'	N 12°47'49" W	08°59'45"
C6	1663.00'	21.61'	21.61'	S 07°55'36" E	09°44'40"
*D	250.00'	122.73'	121.50'	S 28°50'40" W	28°07'37"
C8	250.00'	197.58'	183.21'	S 21°24'47" W	42°59'23"
C9	250.00'	257.93'	246.64'	N 29°38'18" W	59°06'46"
C10	250.00'	134.41'	132.80'	N 74°35'50" W	30°48'19"
C11	100.00'	95.69'	92.08'	N 62°35'15" E	54°49'30"
C12	350.00'	98.57'	88.33'	N 07°30'50" W	14°29'54"
C13	350.00'	44.04'	44.01'	N 11°09'32" W	07°12'31"
C14	150.00'	237.31'	213.33'	S 52°52'39" E	90°38'47"
C15	150.00'	107.08'	104.82'	N 28°00'19" W	40°54'06"
C16	150.00'	130.23'	126.18'	S 73°14'42" E	49°44'41"
C17	150.00'	92.04'	90.60'	S 64°13'17" W	35°09'21"
C18	150.00'	135.86'	131.26'	N 20°41'48" E	51°53'36"
C19	100.00'	148.38'	135.14'	N 47°45'27" W	85°00'53"
C20	100.00'	74.19'	72.50'	S 28°30'13" E	42°30'27"
C21	100.00'	74.19'	72.50'	N 69°00'40" W	42°30'27"
C22	250.00'	63.26'	63.09'	N 82°29'10" E	14°29'54"
C23	100.00'	74.19'	72.50'	N 20°59'20" E	42°30'27"
C24	300.00'	142.84'	142.90'	S 85°31'59" W	08°12'03"
C25	495.00'	65.27'	65.22'	S 03°46'58" E	07°33'16"

R.O.W. CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
R1	15.50'	25.06'	22.42'	S 31°31'55" E	92°37'32"
R2	15.50'	25.06'	22.42'	N 61°05'38" E	92°37'32"
R3	15.50'	27.10'	23.78'	S 65°15'53" W	100°01'30"
R4	15.50'	25.53'	21.92'	S 30°30'36" E	84°22'11"
R5	15.50'	22.39'	20.49'	S 48°37'02" E	82°45'57"
R6	52.00'	238.48'	78.03'	S 41°22'58" W	262°45'57"
R7	15.50'	22.06'	20.12'	S 42°23'43" W	84°15'39"
R8	15.50'	20.02'	11.21'	N 44°44'07" E	90°00'00"
R9	15.50'	24.74'	22.19'	S 36°04'48" W	91°26'18"
R10	15.50'	26.42'	23.33'	S 49°22'39" E	97°38'48"
R11	15.50'	24.35'	21.92'	S 45°15'53" W	90°00'00"
R12	15.50'	24.35'	21.92'	S 30°14'13" W	90°00'00"
R13	15.50'	26.92'	23.66'	S 19°46'46" W	99°30'01"
R14	52.00'	214.16'	91.84'	N 48°27'22" W	235°58'15"
R15	15.50'	26.92'	23.66'	S 63°13'43" W	99°30'01"
R16	15.50'	26.92'	23.66'	S 30°14'13" W	90°00'00"
R17	15.50'	20.02'	18.66'	N 79°15'03" E	74°00'59"
R18	15.50'	24.35'	21.92'	S 44°44'07" E	90°00'00"
R19	15.50'	24.35'	21.92'	S 45°15'53" W	90°00'00"
R20	15.50'	15.08'	14.49'	S 44°44'07" W	90°00'00"
R21	15.50'	15.08'	14.49'	S 27°36'17" W	55°44'21"
R22	52.00'	264.54'	58.55'	N 89°44'07" E	291°28'41"
R23	15.50'	24.35'	21.92'	S 45°15'53" E	90°00'00"
R24	15.50'	24.35'	21.92'	S 44°44'07" W	90°00'00"
R25	15.50'	24.35'	21.92'	S 45°15'53" E	90°00'00"
R26	15.50'	24.35'	21.92'	S 44°44'07" W	90°00'00"
R27	540.00'	103.56'	103.41'	N 05°34'35" W	105°9'19"



GENERAL NOTE
ALL DRIVEWAY CULVERTS SHALL BE ELLIPTICAL IN SHAPE, EQUIVALENT TO 18" IN DIAMETER, AND SHALL HAVE RIP RAP PROTECTION ON BOTH ENDS, IN LIEU OF FLARED END SECTIONS.

APPROVAL OF THIS PLAN MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S., AS AMENDED.