

THE VILLAGE AT FREDERICK

IN THE TOWN OF FREDERICK

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION THIRTY, TOWNSHIP TWO NORTH, RANGE SIXTY-SEVEN WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

LEGAL DESCRIPTION:

(FROM SECURITY TITLE GUARANTY COMPANY'S COMMITMENT NO. U018293A99-3, AUGUST 10, 1999 REVISED TO ELIMINATE SOME REDUNDANT LANGUAGE)

BLOCK 1, WOLFF GARDENS IN THE WEST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION THIRTY, TOWNSHIP TWO NORTH, RANGE SIXTY-SEVEN WEST OF THE SIXTH PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 75 (SEVENTY-FIVE) FEET THEREOF.

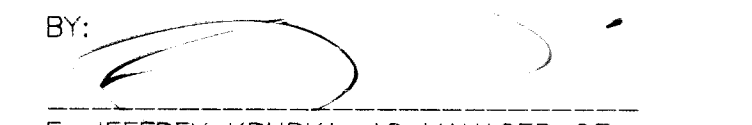
THE WEST 37.29 FEET OF LOT 83, THE WEST 37.17 FEET OF LOT 84 AND THE WEST 37.40 FEET OF LOT 82, BLOCK G EVANS ADDITION, AND LOT 1 AND THE WEST 11.38 FEET OF LOT 2, BLOCK C, EVANS ADDITION.

ALL IN THE COUNTY OF WELD, TOWN OF FREDERICK, STATE OF COLORADO.

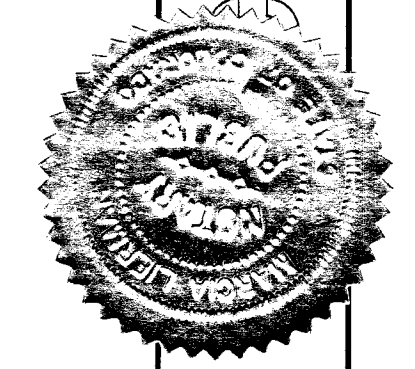
DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT PLATINUM FINANCIAL FUND, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREON HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF THE "VILLAGE AT FREDERICK", AND DO HEREBY DEDICATE TO THE PUBLIC ALL WAYS AND OTHER PUBLIC RIGHTS-OF-WAY AND UTILITY EASEMENTS FOR THE PURPOSES SHOWN HEREON.

BY: KRUPKA AND ASSOCIATES, LLC,  
A COLORADO LIMITED LIABILITY COMPANY,  
AS MANAGER.

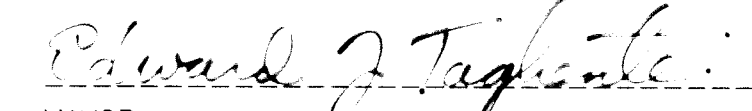
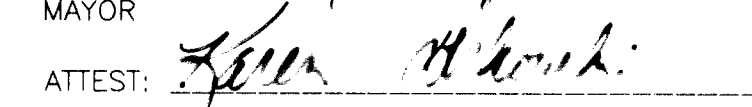
BY:   
F. JEFFREY KRUPKA, AS MANAGER OF  
KRUPKA AND ASSOCIATES, LLC, A COLORADO  
LIMITED LIABILITY COMPANY, WHICH IS THE  
SOLE MANAGER OF PLATINUM FINANCIAL FUND,  
LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARIAL CERTIFICATE:

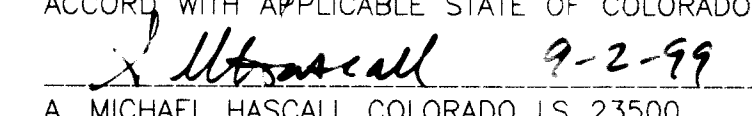
STATE OF COLORADO )  
                                  ) SS  
COUNTY OF WELD )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
2nd DAY OF September, 1999, BY F. JEFFREY KRUPKA.  
MY COMMISSION EXPIRES: 6/22/2002  
WITNESS MY HAND AND OFFICIAL SEAL.  
  
Notary Public

BOARD OF TRUSTEES APPROVAL:

APPROVED BY THE BOARD OF TRUSTEES THIS THE 26th DAY OF August 1999. ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE TOWN OF CONSTRUCTION OF ANY STREETS, HIGHWAYS, BRIDGES, RIGHTS-OF-WAY OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

  
MAYOR  
ATTEST: 

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME AND OR UNDER MY DIRECT SUPERVISION AND DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.  
  
A. MICHAEL HASCALL COLORADO LS 23500

BASIS OR BEARINGS (ASSUMED):

THE CENTERLINE OF JOHNSON STREET AS SHOWN AND MONUMENTED HEREON IS ASSUMED TO BEAR N00°13'57"W.

TOWN OF FIRESTONE

3.874 ACRES  
168762 SQ. FT.

WEST 1/4 CORNER SECTION 30, T2N, R67W OF 6th. P.M. FOUND 3-1/4" ALUM CAP PER RECORD.

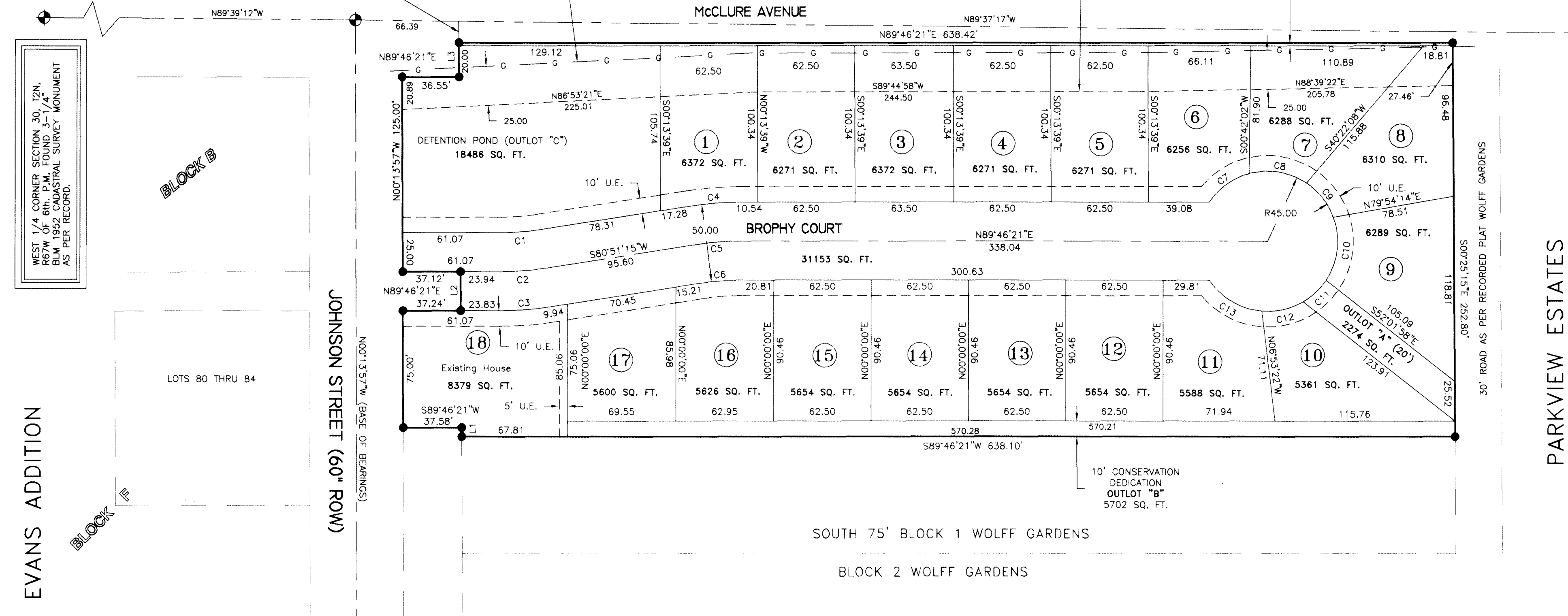
FOUND NO. 5 REBAR - 1" BELOW ASPHALT. PLACED MONUMENT BOX IN CONCRETE AROUND MONUMENT.

EXISTING 12" GAS LINE BOOK 780 RN. 1701670 OCTOBER 19, 1974. NO SPECIFIC ROW WIDTH OR LOCATION DEFINED.

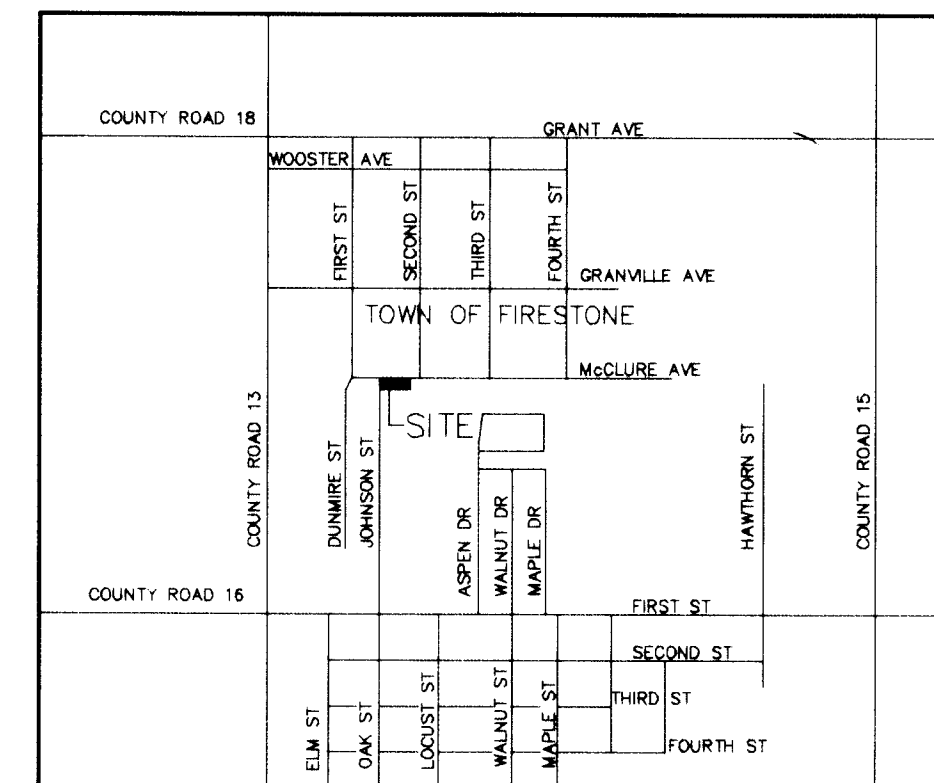
NO BUILDING RESERVATION LINE FROM BOOK 780 RN. 1701670, OCTOBER 19, 1974.

2' STREET DEDICATION 1277 SQ. FT.

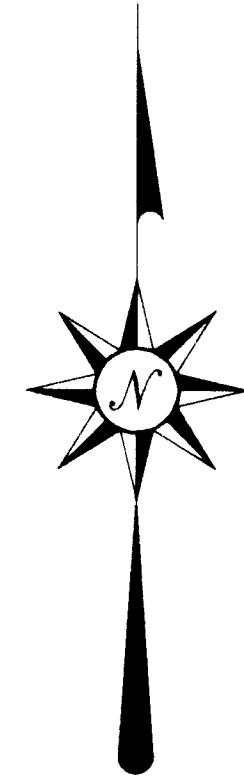
CENTER SECTION 30, T2N, R67W OF 6th. P.M. FOUND 1-1/2" ALUM CAP LS 9657.



LINE #	BEARING	DISTANCE
L1	N00°29'43"W	5.80'
L2	N00°29'43"W	25.00'
L3	N00°29'43"W	22.00'



VICINITY MAP (NOT TO SCALE)



LEGEND

- ♦ MONUMENTS AS DESCRIBED
- FOUND NO. 5 REBAR/CAP LS 23500

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LEN
C1	175.00	08°55'06"	27.24	N85°18'48"E	27.21
C2	200.00	08°55'06"	31.13	N85°18'48"E	31.10
C3	225.00	08°55'06"	35.02	N85°18'48"E	34.99
C4	225.00	08°55'06"	35.02	N85°18'48"E	34.99
C5	200.00	08°55'06"	31.13	N85°18'48"E	31.10
C6	175.00	08°55'06"	27.24	N85°18'48"E	27.21
C7	45.00	41°09'11"	32.32	N54°05'52"E	31.63
C8	45.00	48°59'20"	38.48	S80°49'52"E	37.31
C9	45.00	36°05'13"	28.34	S38°17'36"E	27.88
C10	45.00	53°42'51"	42.19	N06°36'26"E	40.66
C11	45.00	25°58'05"	20.40	N46°26'54"E	20.22
C12	45.00	35°18'21"	27.73	N77°05'07"E	27.29
C13	45.00	51°17'07"	40.28	S59°37'09"E	38.95

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 the certification shown hereon.

NOTE:  
SECURITY TITLE GUARANTY COMPANY'S COMMITMENT NO. U018293A99-3, EFFECTIVE DATE: AUGUST 10, 1999 AT 8:00 A.M. WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

1152 NORTH MAIN ST  
LONGMONT CO 80501  
\*\* (303) 678-8324 \*\*

HALL SURVEYS INC

H

DATE: 09/02/99  
REVISOR: L.L.L.L.L.  
REVISOR: L.L.L.L.L.  
REVISOR: L.L.L.L.L.

SCALE: 1" = 50'  
DRAWN: L.F.C.  
CHECKED: J.B.F.  
JOB NO: G98F IN