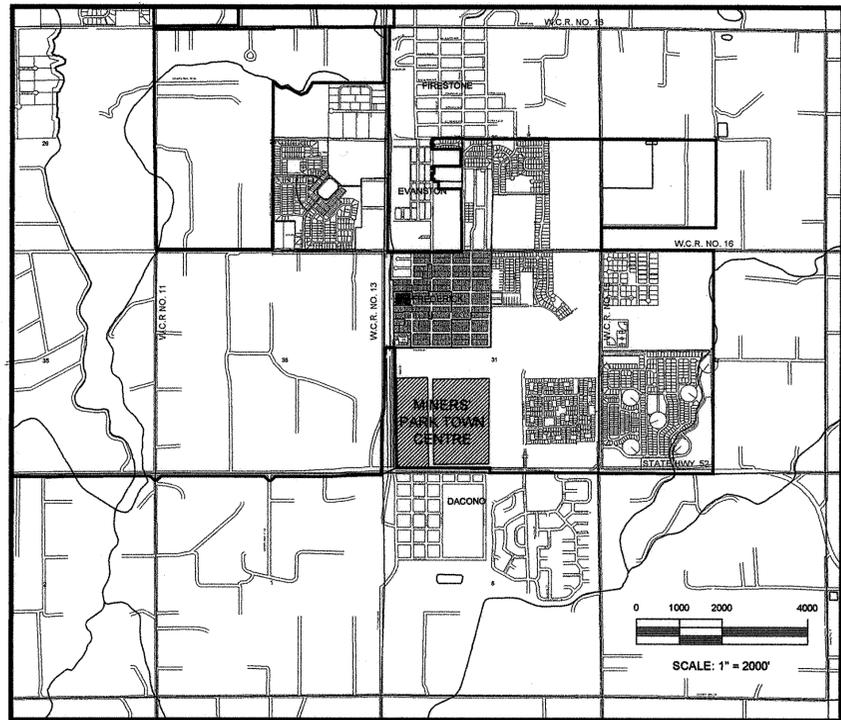




VICINITY MAP



LEGEND:

MONUMENTS AS DESCRIBED

- NO. 5 REBAR/PLASTIC CAP SET LS 23500
- NON-MONUMENTED BREAK IN ALIGNMENT
- 1" SHINER SET LS 23500
- ⊕ PROPOSED GAS WELL
- ⊙ EXISTING OIL/GAS WELL
- ▲ KERR MCGEE MARKER POST
- ◆ KP KAUFMAN MARKER POST
- BLOCK CORNERS TO BE SET UPON INDIVIDUAL BLOCK'S SALE
- 3-1/4" ALUM RIGHT-OF-WAY MARKER LS 27936

NOTES:

1. At the time of development of Block 4, local street right-of-way shall be platted along the north edge of the block adjacent to Miners' Park. The right-of-way may terminate in a cul-de-sac.
2. At the time of development of Block 5, local street right-of-way shall be platted along the north edge of the block adjacent to Miners' Park. The right-of-way should be configured to turn south within the block to directly or indirectly connect to Thirteenth Street.
3. Final Construction Plans for the improvements required by proposed development on any of the blocks contained in this plat must be approved by the Town of Frederick's Engineering Department prior to any development.
4. Final landscape plans will be required with each additional development application and will be required to meet the intent of the preliminary landscape plan.
5. This final plat does not create new lots or blocks of record for the purposes of development and is intended only to facilitate conveyance or sale of the subject property. At the time of submitting plans to develop any block, the owner of the subject block(s) shall submit a plot amendment or replat including fully engineered plans for all lot divisions, utility/other easements, public/private improvements, and landscaping. In addition, at the time of development of each block, the owner of the blocks may need to grant additional right-of-way to the Town of Frederick at street intersections to accommodate turn lanes or other required road improvements.
6. Where bridges are needed to cross the drainage channel, the land owner may be required to grant additional right-of-way to the Town of Frederick to accommodate the bridge improvements.
7. At the time of development, the Town of Frederick's access standards will be followed when determining the location of access points into each block.
8. Final design of a pedestrian trail to run parallel to the drainage channel shall be completed at the time of development of the adjacent blocks. The location of this trail may be within the drainage channel or it may fall within the adjacent blocks. If needed, the owners of the adjacent blocks may be required to grant a pedestrian access easement to accommodate the pedestrian trail. In addition, construction of the trail will be the responsibility of the developer(s) of the adjacent blocks.
9. Twenty-five percent (25%) of the required parking in the Commercial District (now known as Miners' Park Town Centre) to be shared parking for public transit located in the general vicinity of 13th Street and the Tri-Area Drainage Channel.
10. There are geologic limitations to development on the Miners' Park Town Centre property including undermining, possible soil conditions including collapsible soils and expansive clays which could affect foundation and pavement performance, and seasonally shallow groundwater. Basement construction may not be feasible in all areas. Prior to any development on the site, further site specific geologic, geotechnical, and subsidence investigations may be necessary to evaluate potential design considerations.
11. Future homes developed on the Miners' Park Town Centre property will not be eligible for subsidence coverage through the State's Mine Subsidence Protection Program in the event of a subsidence event occurring.
12. Developers of properties adjacent to bridges are responsible for bridge building and will be eligible for reimbursement from subsequent development.

FLOODPLAIN:

The Federal Emergency Management Agency's Flood Insurance Rate Map for this property (Panel Number 080265 0863 C, dated September 28, 1982) was revised per a LOMR approved January 12, 2005 (Case Number 04-0-04109). The floodplain as depicted on this Final Plat is consistent with the approved LOMR.

FINAL PLAT

MINERS' PARK TOWN CENTRE
PARCELS OF LAND LOCATED IN SECTION THIRTY-ONE, TOWNSHIP TWO NORTH,
RANGE SIXTY-SEVEN WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD,
STATE OF COLORADO.

(SHEET ONE OF THREE)

WEST TRACT ONE = 43.130 ACRES AND EAST TRACT TWO = 60.003 ACRES
TOTAL SUBDIVISION AREA = 103.133 ACRES

Certificate of Dedication:

Know all men by these presents that SUSAN J. TROUDT, JOHN R. HALEY, GWS ENTERPRISES, LLC, a Colorado limited liability company (by BILL SHEEDER, principal) and THE TOWN OF FREDERICK (by ERIC DOERING, Mayor of the Town of Frederick), being the Owner(s) of certain lands in Frederick, Colorado, described herein, have caused said land to be final platted into lots, tracts, blocks, streets, and easements as shown hereon under the name of MINERS' PARK TOWN CENTRE, and do hereby dedicate to the public forever such public streets, rights-of-way, easements and Outlot A designated or described as 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 or for the installation, maintenance and replacement of utility lines and related facilities. The public street, 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 or corporate approvals have been obtained.

Legal Description:

THE SOUTHWEST QUARTER OF SECTION THIRTY-ONE, TOWNSHIP TWO NORTH, RANGE SIXTY-SEVEN WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, EXCEPT THOSE PARCELS CONVEYED BY THE FOLLOWING INSTRUMENTS OF RECORD:

BOOK 713 AT PAGE 333, BOOK 779 AT PAGE 107, BOOK 833 AT PAGE 321, BOOK 1066 AT PAGE 495, BOOK 1552 AT PAGE 66, BOOK 1552 AT PAGE 133, BOOK 1552 AT PAGE 135, AND RECEPTION NOS. 1473843, 1491028, 2872350, 2872351.

SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WEST TRACT ONE:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION THIRTY-ONE, TOWNSHIP TWO NORTH, RANGE SIXTY-SEVEN WEST OF THE SIXTH PRINCIPAL MERIDIAN, FROM WHENCE THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION THIRTY-ONE, AS MONUMENTED AND SHOWN HEREON, BEARS N89°44'44"E, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION THIRTY-ONE, N00°01'37"E, 234.72 FEET; THENCE N89°45'53"E, 140.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE NEW NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 52 ACCORDING TO THE RIGHT-OF-WAY PLANS PROJECT NUMBER: STA 052A-027, THE FOLLOWING COURSES AND DISTANCES;

S48°04'09"E A DISTANCE OF 68.50 FEET; THENCE N89°51'58"E A DISTANCE OF 45.55 FEET; THENCE N00°45'34"W A DISTANCE OF 91.12 FEET; THENCE N89°51'58"E A DISTANCE OF 25.00 FEET; THENCE S00°45'34"E A DISTANCE OF 91.12 FEET; THENCE N89°51'58"E A DISTANCE OF 40.00 FEET; THENCE N00°45'34"W A DISTANCE OF 34.55 FEET; THENCE S45°41'39"E A DISTANCE OF 49.35 FEET; THENCE N89°51'58"E A DISTANCE OF 643.03 FEET; THENCE S00°12'22"E A DISTANCE OF 65.00 FEET; THENCE N89°51'58"E A DISTANCE OF 59.98 FEET MORE OR LESS TO THE WEST LINE OF THE TOWN OF FREDERICK'S TRI AREA DETENTION PARCEL "C" AS RECORDED REC. NO. 2872350, 08/07/2001;

THENCE ALONG SAID WEST LINE, N00°12'06"W A DISTANCE OF 2154.79 FEET TO THE SOUTH LINE OF THE TOWN OF FREDERICK'S TRI AREA DETENTION PARCEL "A" AS RECORDED REC. NO. 2872350, 08/07/2001; THENCE ALONG SAID SOUTH LINE AND THE PROLONGATION THEREOF, S89°37'36"W A DISTANCE OF 909.46 FEET TO THE PROLONGATION OF THE NEW EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 13 A.K.A. COLORADO BOULEVARD ACCORDING TO THE SAME AFOREMENTIONED RIGHT-OF-WAY PLANS PROJECT NUMBER: STA 052A-027, THE FOLLOWING COURSES AND DISTANCES;

THENCE S00°01'37"W A DISTANCE OF 918.65 FEET; THENCE S50°07'10"E A DISTANCE OF 117.90 FEET; THENCE S89°58'22"E A DISTANCE OF 44.83 FEET; THENCE S00°55'07"E A DISTANCE OF 60.01 FEET; THENCE N89°58'22"W A DISTANCE OF 45.82 FEET; THENCE S50°10'26"W A DISTANCE OF 117.90 FEET; THENCE S00°01'37"W A DISTANCE OF 146.41 FEET; THENCE S04°28'28"E A DISTANCE OF 254.82 FEET; THENCE S00°01'37"W A DISTANCE OF 508.09 FEET TO THE POINT OF BEGINNING.

THIS DESCRIBED TRACT OF LAND CONTAINS 43.130 ACRES MORE OR LESS.

EAST TRACT TWO:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION THIRTY-ONE, TOWNSHIP TWO NORTH, RANGE SIXTY-SEVEN WEST OF THE SIXTH PRINCIPAL MERIDIAN, FROM WHENCE THE SOUTHWEST CORNER OF SAID SECTION THIRTY-ONE, AS MONUMENTED AND SHOWN HEREON, BEARS S89°44'44"W, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION THIRTY-ONE, N00°29'25"E, 225.33 FEET TO A POINT ON THE NORTH LINE OF THE TOWN OF FREDERICK'S TRI AREA DETENTION PARCEL "C" AS RECORDED REC. NO. 2872350, 08/07/2001; SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID PARCEL "C", S89°51'34"W A DISTANCE OF 1245.16 FEET; THENCE N32°10'56"W A DISTANCE OF 84.12 FEET; THENCE N00°12'06"W A DISTANCE OF 1935.01 FEET TO THE SOUTH LINE OF THE TOWN OF FREDERICK'S TRI AREA DETENTION PARCEL "A" AS RECORDED REC. NO. 2872350, 08/07/2001; THENCE ALONG SAID SOUTH LINE, N89°37'56"E A DISTANCE OF 1314.02 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION THIRTY-ONE; THENCE ALONG SAID EAST LINE, S00°29'25"W A DISTANCE OF 2011.65 FEET TO THE POINT OF BEGINNING.

THIS DESCRIBED TRACT OF LAND CONTAINS 60.003 ACRES MORE OR LESS.

TOTAL TRACTS ONE AND TWO 103.133 ACRES MORE OR LESS.

In witness whereof, we have hereunto set our hands and seals this 14th day of November, A.D., 2012.

Susan J. Troutt
SUSAN J. TROUDT (Owner)

John R. Haley
JOHN R. HALEY (Owner)

State of Colorado
JSS
County of Boulder

The foregoing certificate of ownership and maintenance was acknowledged before me by SUSAN J. TROUDT (Owner) this 14th day of November, 2012.

Witness My Hand and Seal
My commission expires 5-24-2016
M. Marlene Shannon
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 5-24-2016

GWS ENTERPRISES, LLC, a Colorado limited liability company,
(by BILL SHEEDER, principal) (Owner)

TOWN OF FREDERICK (Owner) by ERIC DOERING, (Mayor) (LARE)

State of Colorado
JSS
County of Boulder

The foregoing certificate of ownership and maintenance was acknowledged before me by GWS ENTERPRISES, LLC, a Colorado limited liability company, (by BILL SHEEDER, principal) (Owner), this 14th day of November, 2012.

Witness My Hand and Seal
My commission expires 5-24-2016
M. Marlene Shannon
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 5-24-2016

State of Colorado
JSS
County of Boulder

The foregoing certificate of ownership and maintenance was acknowledged before me by JOHN R. HALEY (Owner) this 14th day of November, 2012.

Witness My Hand and Seal
My commission expires 5-24-2016
M. Marlene Shannon
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 5-24-2016

State of Colorado
JSS
County of Weld

The foregoing certificate of ownership and maintenance was acknowledged before me by THE TOWN OF FREDERICK (by ERIC DOERING, Mayor of the Town of Frederick) this 14th day of November, 2012.

Witness My Hand and Seal
My commission expires 10/13/13
Meghan C. Martinez, MS
NOTARY PUBLIC - STATE OF COLORADO

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION THIRTY-ONE, TOWNSHIP TWO NORTH, RANGE SIXTY-SEVEN WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED AND SHOWN HEREON IS ASSUMED TO BEAR N89°44'44"E.

NOTICES:

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.

STEWART TITLE GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE ORDER NO: 200700354-C-5, EFFECTIVE DATE: MAY 31, 2011, 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 AND DESCRIBED HEREON INCLUDES ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

Surveyor's Certificate:

I, A. MICHAEL HASCALL, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the final plat shown hereon is a correct delineation of the hereon described parcel of land. I further certify that this Final Plat Map and legal description were prepared under my personal supervision and in accordance with applicable State of Colorado requirements on this 14th day of November, 2012.

By: A. Michael Hascall (Seal)
(A. MICHAEL HASCALL, PLS 23500)

Planning Commission Candidate of Approval:

Approved by the Frederick Planning Commission with Planning Commission Resolution 1612-09 this 9th day of January, 2012.

Opinion: Kathy Larson
Planning Commission Secretary

Certificate of Approval by the Board of Trustees:

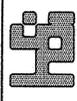
The Final Plat Map of the MINERS' PARK TOWN CENTRE is approved and accepted by Ordinance No. 1612-09, passed and adopted at the regular meeting of the Board of Trustees of Frederick, Colorado, held on January 14, 2012. The dedications of public streets, public rights-of-way, public easements and other 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 on 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 separate 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.

Witness My Hand and Seal
Attest: John R. Haley
Town Clerk

1052 SIXTH STREET COURT
BERTHOLD CO 80515
(303) 709 - 0047



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ArgoScan



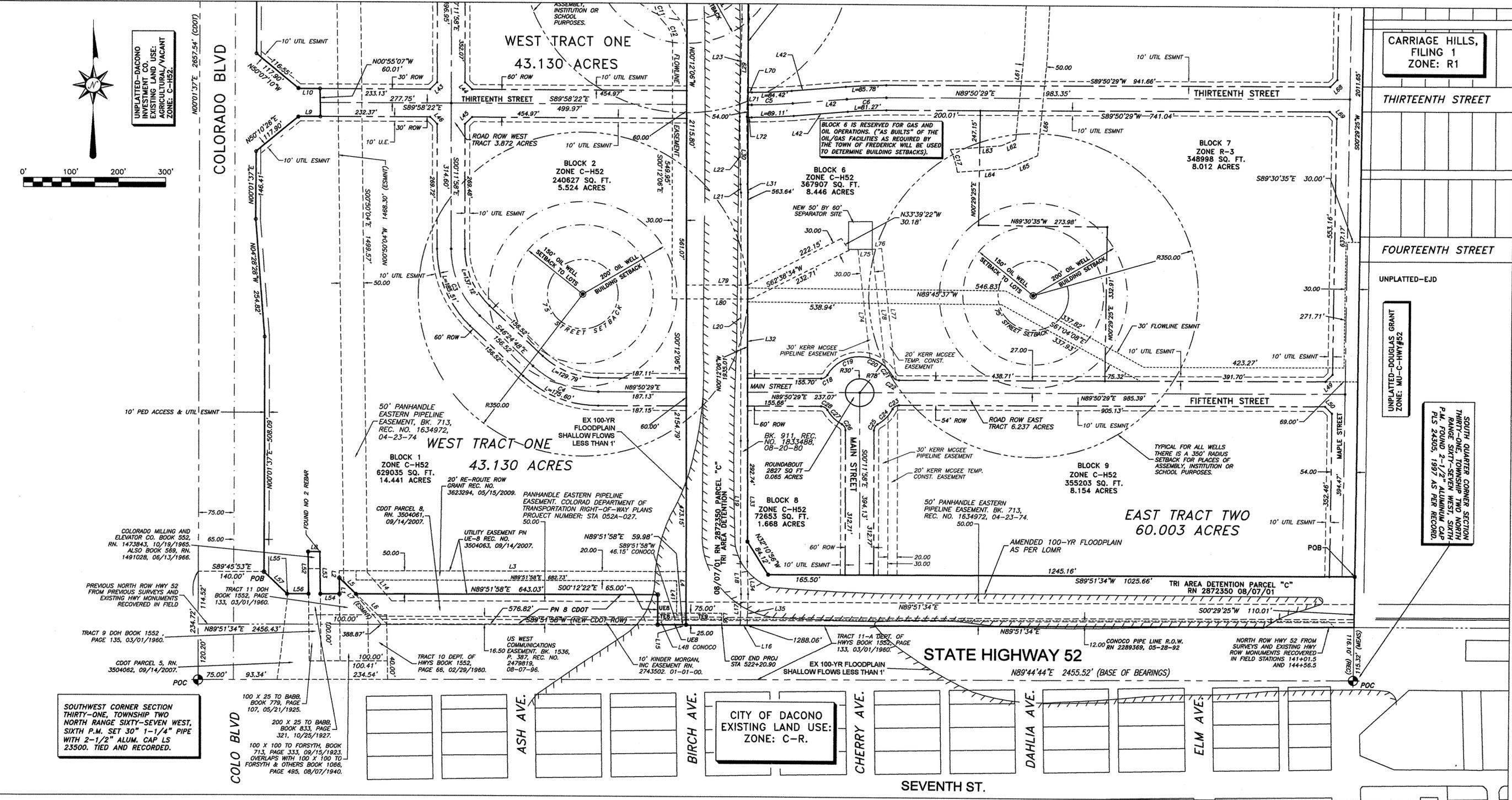
DATE: 11/06/12
REVISIONS:
REVISIONS:

SCALE: 1" = 100'
DRAWN: AMH/JCH
SHEET: 1 OF 3
JOB NO: D74-A1C(FINPLT)

MINERS' PARK TOWN CENTRE FINAL PLAT (SHEET TWO OF THREE)

PARCELS OF LAND LOCATED IN SECTION THIRTY-ONE, TOWNSHIP TWO NORTH, RANGE SIXTY-SEVEN WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE												
L1	N00°45'34"W	34.55'	L18	N01°42'06"W	70.32'	L35	S01°05'29"W	67.80'	L52	N00°45'34"W	91.12'	L69	S44°50'03"E	21.09'	C1	300.00'	210.38'	206.09'	S20°50'41"E	40°10'44"	C18	15.00'	15.99'	15.24'	S59°18'38"W	61°03'41"
L2	N00°45'34"W	15.45'	L19	N00°03'27"W	261.17'	L36	S00°12'22"E	25.00'	L53	S00°45'34"E	91.12'	L70	N89°58'22"W	7.86'	C2	200.00'	142.19'	139.22'	S20°34'01"E	40°44'05"	C19	78.00'	104.87'	97.15'	N67°17'51"E	77°02'07"
L3	S89°51'58"W	738.36'	L20	N00°12'12"W	536.31'	L37	N00°29'38"E	265.29'	L54	N89°51'58"E	40.00'	L71	N89°58'22"W	7.84'	C3	200.00'	161.32'	156.98'	S23°18'23"E	46°12'50"	C20	78.00'	104.87'	97.15'	S60°25'11"E	27°31'48"
L4	N00°12'06"W	115.00'	L21	N04°21'03"W	18.02'	L38	S89°30'22"E	20.00'	L55	N89°51'58"E	1.54'	L72	N89°58'22"W	1.54'	C4	200.00'	152.70'	149.02'	S68°17'10"E	43°44'43"	C21	78.00'	26.75'	26.62'	S36°49'49"E	19°38'56"
L5	S45°41'39"E	49.35'	L22	N00°54'49"W	146.09'	L39	N00°29'38"E	264.96'	L56	N89°51'58"E	44.01'	L73	S45°20'13"W	20.80'	C5	1000.00'	83.57'	86.74'	S87°32'29"W	04°58'17"	C22	15.00'	16.53'	15.71'	N58°34'56"W	63°09'10"
L6	S45°41'39"E	92.84'	L23	N00°55'31"E	211.20'	L40	S00°30'01"W	50.00'	L57	S46°04'09"E	68.50'	L74	N06°29'50"W	236.11'	C6	1000.00'	83.57'	86.74'	S87°26'55"W	04°47'08"	C23	15.00'	16.53'	15.71'	N58°15'54"E	63°09'10"
L7	S40°34'04"E	123.16'	L24	N00°18'29"W	1454.35'	L41	S00°12'06"E	74.05'	L58	S00°45'34"E	41.52'	L75	N89°47'54"E	30.18'	C7	347.00'	185.28'	163.73'	S61°47'02"E	27°17'28"	C24	78.00'	46.52'	45.84'	S43°46'31"W	34°10'24"
L8	N89°51'58"E	111.08'	L25	N02°17'31"E	111.08'	L42	N85°03'21"E	114.36'	L59	N50°10'26"E	1.20'	L76	N83°30'10"E	20.00'	C8	293.00'	214.88'	210.10'	S69°08'54"E	42°01'14"	C25	15.00'	15.99'	15.24'	N30°19'53"E	61°03'41"
L9	S89°58'22"E	45.82'	L26	S87°42'29"E	15.00'	L43	N44°54'50"E	21.17'	L60	N50°07'10"W	1.35'	L77	S06°29'50"E	285.37'	C9	70.00'	54.08'	52.75'	N21°55'56"E	44°18'05"	C26	15.00'	15.99'	15.24'	S30°43'49"E	61°03'41"
L10	N89°58'22"E	44.83'	L27	S02°17'31"W	110.73'	L44	S45°05'10"E	21.26'	L61	S05°01'36"W	182.26'	L78	S06°29'50"E	254.66'	C10	70.00'	54.08'	52.75'	N21°55'56"E	44°18'05"	C27	78.00'	43.79'	43.21'	N45°10'45"W	32°09'50"
L11	S89°58'22"E	31.70'	L28	S00°18'29"E	1454.17'	L45	S44°54'50"W	21.17'	L62	S66°29'26"W	33.29'	L79	N89°48'24"E	130.16'	C11	70.00'	54.08'	52.75'	N22°20'08"W	44°16'05"	C28	15.00'	15.99'	15.24'	S59°37'40"E	61°03'41"
L12	N00°04'21"W	50.00'	L29	S00°55'31"W	211.12'	L46	N45°05'10"W	21.26'	L63	S85°16'55"W	108.41'	L80	S89°48'23"W	167.40'	C12	70.00'	54.08'	52.75'	N22°20'08"W	44°16'05"						
L13	N89°58'22"E	81.04'	L30	S00°54'49"E	145.40'	L47	S00°12'06"E	39.85'	L64	N85°16'55"E	105.89'					C13	4134.83'	435.29'	435.09'	S02°38'00"W	06°01'54"					
L14	S40°34'04"E	80.79'	L31	S04°21'03"E	18.11'	L48	S44°43'58"W	16.93'	L65	N66°29'26"E	71.29'					C14	327.00'	102.06'	101.65'	N07°49'29"W	14°08'20"					
L15	S00°12'06"E	0.86'	L32	S00°12'12"E	536.87'	L49	N45°09'57"E	21.33'	L66	N05°01'36"E	213.25'					C15	327.00'	102.06'	101.65'	N23°50'08"W	17°52'58"					
L16	S89°51'34"W	15.00'	L33	S00°03'27"E	260.97'	L50	S44°50'03"E	21.09'	L67	S44°50'03"E	21.09'					C16	327.00'	46.56'	46.52'	N36°51'20"W	08°09'27"					
L17	N01°05'29"E	67.55'	L34	S01°42'06"E	70.47'	L51	N45°09'57"E	21.33'	L68	S45°09'57"W	21.33'					C17	200.00'	51.29'	51.15'	N16°54'03"W	14°41'39"					



1052 SIXTH STREET COURT
 BERTHOUD CO 80813
 (303) 709-0047

ArgoScan L L C

DATE: 11/06/12
 REVISIONS:
 REVISIONS:
 REVISIONS:

SCALE: 1" = 100'
 DRAWN: AMH/JCM
 SHEET: 2 OF 3
 JOB NO. D74_A11(FINPLT)

MINERS' PARK TOWN CENTRE FINAL PLAT (SHEET THREE OF THREE)

PARCELS OF LAND LOCATED IN SECTION THIRTY-ONE, TOWNSHIP TWO NORTH, RANGE SIXTY-SEVEN WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

LAND USE TABLE:

LAND USE	ACREAGE	PERCENTAGE
MEDIUM DENSITY RESIDENTIAL (BLOCK 5)	24.580 ACRES	23.8%
HIGH DENSITY RESIDENTIAL (BLOCK 7)	8.012 ACRES	07.8%
COMMUNITY COMMERCIAL (BLOCKS 3 & 4)	19.294 ACRES	18.7%
MIXED-USE HIGHWAY 52 COMMERCIAL (BLOCKS 1, 2, 6, 8, & 9)	38.233 ACRES	37.1%
ROAD RIGHT-OF-WAY	10.173 ACRES	09.9%
PARKS AND OPEN LANDS (OUTLOT A)	2.841 ACRES	2.7%
PUBLIC/SEMI-PUBLIC PARKS AND OPEN SPACE	0.0 ACRES*	0.0%*
TOTAL	103.133	100%

UNITS BY BLOCK:

THE FOLLOWING TABLE LISTS THE APPROXIMATE NUMBER OF RESIDENTIAL UNITS TO BE BUILT IN EACH BLOCK. THE NUMBER OF RESIDENTIAL UNITS IN EACH BLOCK MAY BE MODIFIED, BUT THE TOTAL NUMBER OF RESIDENTIAL UNITS DEVELOPED IN MINERS' PARK TOWN CENTRE WILL NOT EXCEED 400.

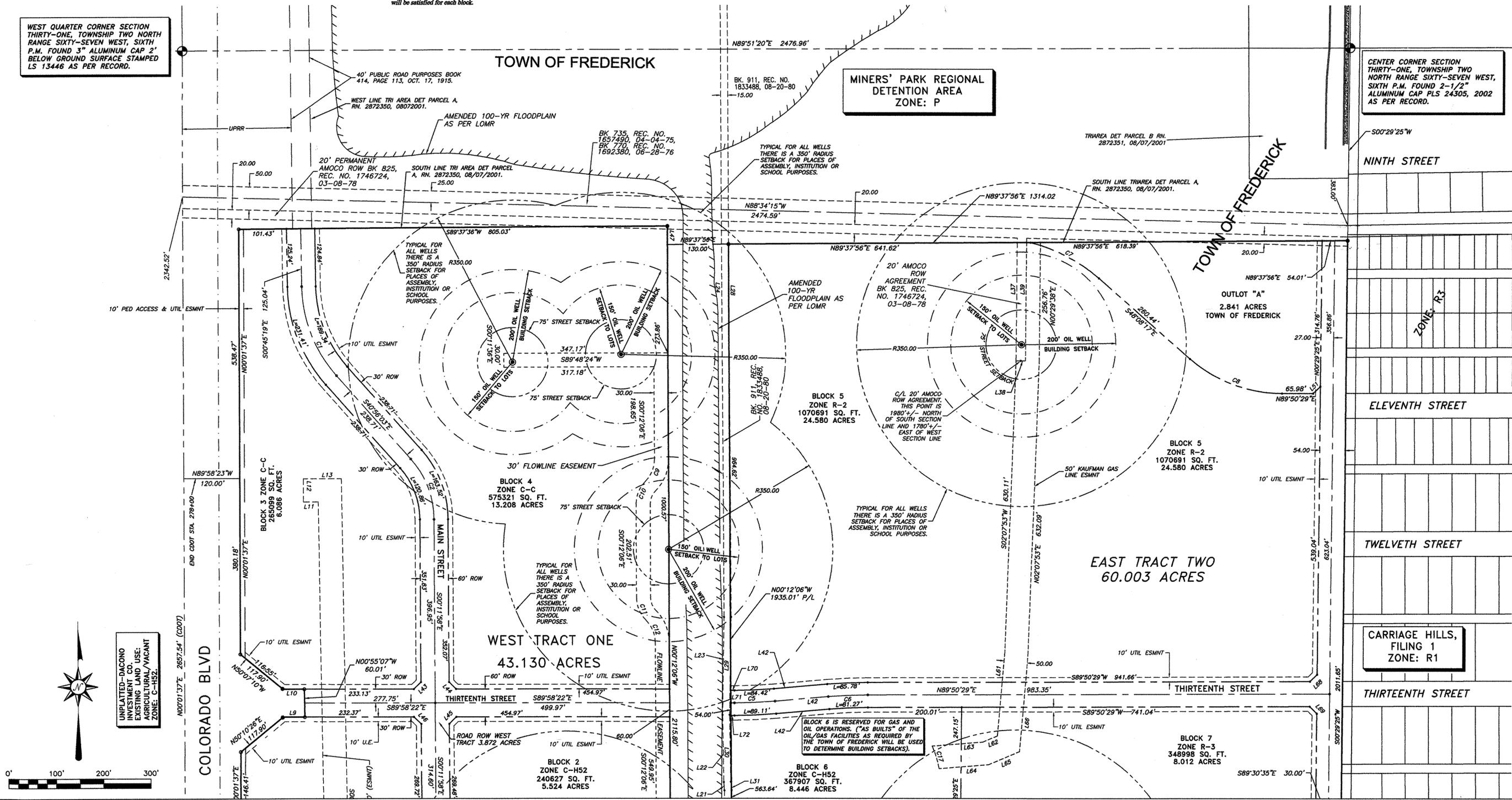
BLOCK	NUMBER OF RESIDENTIAL UNITS
1	15±
2	5±
3	10±
4	20±
5	200±
6	10±
7	140±
8	0
9	0
TOTAL	400

* The twelve (12) percent public/semi-public parks and open space dedication requirement for Miners' Park Town Centre has already been satisfied as outlined in a staff communication to the Board of Trustees dated January 23, 2003. The Johnson Sisters, former owners of Miners' Park Town Centre, conveyed to the Town in a combination of donation (17.43 acres) and sale (28.38 acres) the land for Miners' Park and the major drainage way that traverses the property. They also donated a historic house on the property for use as a museum. Unfortunately, the house was lost to arson following its donation.

Prior to the development of any block on this plat, each block will be responsible for demonstrating how the private open space requirements, as outlined in Section 2.11 of the Frederick Land Use Code, will be satisfied for each block.

WEST QUARTER CORNER SECTION THIRTY-ONE, TOWNSHIP TWO NORTH RANGE SIXTY-SEVEN WEST, SIXTH P.M. FOUND 3" ALUMINUM CAP 2' BELOW GROUND SURFACE STAMPED LS 13446 AS PER RECORD.

CENTER CORNER SECTION THIRTY-ONE, TOWNSHIP TWO NORTH RANGE SIXTY-SEVEN WEST, SIXTH P.M. FOUND 2-1/2" ALUMINUM CAP PLS 24305, 2002 AS PER RECORD.



1052 SIXTH STREET COURT
 BERTHOUD CO 80513
 (303) 709-0047



Argoscan L L C



DATE: 11/06/12
 REVISED:
 REVISED:

SCALE: 1" = 100'
 DRAWN: AMH/JCM
 SHEET: 3 OF 3
 JOB NO. D74_A1(C)FNPLT)