

VICTORY VALLEY SUBDIVISION AMENDMENT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
 TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 80.07 ACRES-3 LOTS, 3 TRACTS

STATEMENT OF OWNERSHIP AND CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WELD COUNTY LAND COMPANY, LLC, BEING THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

THE EAST HALF AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO;

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF "VICTORY VALLEY SUBDIVISION AMENDMENT", THIS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 80.07 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD

EXECUTED THIS 22nd DAY OF December, 2017

OWNERSHIP SIGNATURE:

TET FAMILY, LLC, A COLORADO LIMITED LIABILITY COMPANY

Todd E. Thomas
 BY Todd E. Thomas
 AS: MANAGER

ACKNOWLEDGMENT:

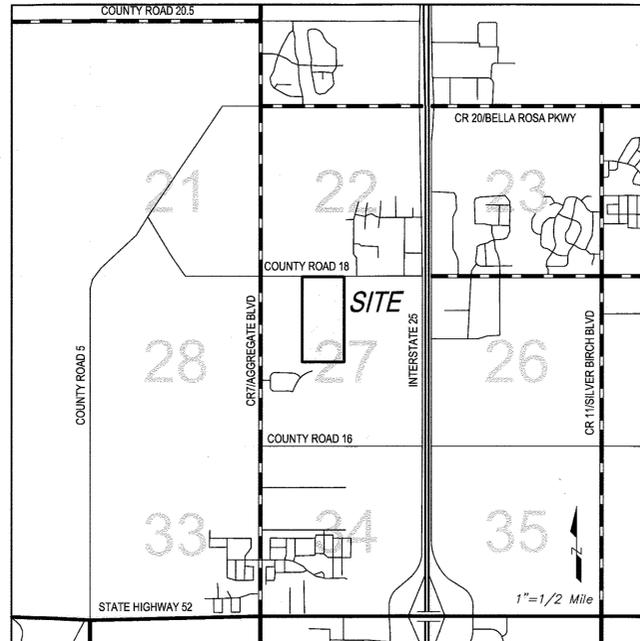
STATE OF COLORADO }
 COUNTY OF Adams } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY Todd E. Thomas AS Manager OF TET FAMILY, LLC, THIS 22nd DAY OF December, 2017.

WITNESS MY HAND AND SEAL:

ALEX R. THOMAS
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 0114400000
 MY COMMISSION EXPIRES JANUARY 2, 2022

Alex R. Thomas
 NOTARY PUBLIC
 MY COMMISSION EXPIRES January 2, 2022.



VICINITY MAP

STAFF CERTIFICATE OF APPROVAL:

THIS SUBDIVISION AMENDMENT PLAT OF "VICTORY VALLEY SUBDIVISION AMENDMENT" IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 24th DAY OF January, 2018 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

[Signature]
 PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE:

I, BO BAIZE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SUBDIVISION AMENDMENT PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SUBDIVISION AMENDMENT PLAT AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 21st DAY OF December, 2017.



FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.
 BO BAIZE, COLORADO PLS NO. 37990

GENERAL NOTES:

- 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.
- BEARINGS ARE BASED ON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 27, T2N, R68W OF THE 6TH P.M., BEING N00°17'11"W 2663.80' BETWEEN THE CENTER QUARTER CORNER (2.5" ALUMINUM CAP, PLS 29415, 2013) AND THE NORTH QUARTER CORNER (3.25" ALUMINUM CAP, PLS 18482, 1997)
- PROPERTY IS LOCATED IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 08123C2080E WITH AN EFFECTIVE DATE OF 01/20/2016.
- TITLE COMMITMENT NO. 451-H0449640-054-PR9, AMENDMENT NO. 2 WITH AN EFFECTIVE DATE OF 01/07/2016 PREPARED BY HERITAGE TITLE COMPANY WAS RELIED UPON FOR EASEMENT AND RIGHT OF WAY INFORMATION AFFECTING PROPERTY.
- TWENTY PERCENT OF PROPERTY (16.01 ACRES) SHALL BE DEDICATED FOR PARKS AND OPEN SPACE TO MEET LAND USE CODE. SEE OPEN SPACE CHART FOR AREAS.
- ACTIVITY OR USE ON THE SURFACE OF THE GROUND OVER ANY PART OF THE OWNS MUST BE RESTRICTED TO THAT WHICH SHALL ALLOW THE SYSTEM TO FUNCTION AS DESIGNED AND WHICH SHALL NOT CONTRIBUTE TO COMPACTION OF THE SOIL OR TO STRUCTURAL LOADING DETRIMENTAL TO THE STRUCTURAL INTEGRITY OR CAPABILITY OF THE COMPONENT TO FUNCTION AS DESIGNED.
- GEODETIC COORDINATES BASED ON NAD 83 (1992). STATE PLANE COORDINATES BASED ON NAD 83 (HARN) COLORADO NORTH ZONE (0501).
- PERMANENT ACCESS TO OUTLOT A MAY NOT BE TAKEN DIRECTLY FROM GODDING HOLLOW PARKWAY.
- DUE TO LENGTH OF CUL-DE-SAC, SPRINKLERS SHALL BE REQUIRED FOR ALL RESIDENCES IN LOTS CREATED BY THIS PLAT.
- ALL LINEAR DISTANCES ARE U.S. SURVEY FEET.

OPEN SPACE CHART			
OUTLOT	TOTAL AREA	USE	AREA FOR O/S
A	2.30 Ac.	OPEN SPACE	2.30 Ac.
TRACT B	63.34 Ac.	FUTURE DEVELOPMENT, OPEN SPACE, PARK	13.71 Ac.*

* - SPECIFIC AREA AND LOCATION TO BE DETERMINED AT TIME OF FUTURE PLATTING
 TOTAL OPEN SPACE REQUIRED: 16.01 ACRES (20% OF TOTAL AREA)

LAND USE TABLE		
	AREA	USE
LOT 1	4.33 Ac.	RESIDENCE
LOT 2	4.02 Ac.	RESIDENCE
LOT 3	4.01 Ac.	RESIDENCE
OUTLOT A	2.30 Ac.	OPEN SPACE
TRACT A	2.09 Ac.	PRIVATE ROAD
TRACT B	83.34 Ac.	FUTURE DEVELOPMENT

ADDRESSES:

OWNER/APPLICANT:
 TET FAMILY, LLC
 7907 ZENOBIA STREET
 WESTMINSTER CO 80030
 303-

ENGINEER/SURVEYOR:
 HURST & ASSOCIATES, INC.
 2500 BROADWAY, SUITE B
 BOULDER, COLORADO 80304
 303-449-9105

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	DATE	BY
1	Original submitted	09/29/17	Ba
2	Update per comments	07/16/17	Ba
3	Add Victory Drive street name	09/07/17	Ba
4	Change tract B to Outlot B	12/07/17	Ba

REVISIONS

HURST & ASSOCIATES, INC.
 1265 S Public Road, Suite B
 Lafayette, CO 80026
 303.449.9105

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

VICTORY VALLEY
 SUBDIVISION AMENDMENT
 FREDERICK, COLORADO

DRAWN BY: BO
 DESIGNED BY:
 APPROVED BY:
 JOB NUMBER: 2542-01
 DATE: 12/07/17
 SCALE: N/A
 SHEET NO: 1 OF 2
 FILE LOCATION: G:\2542\SURVEY\VICTORY VALLEY FL1 FINAL PLAT

