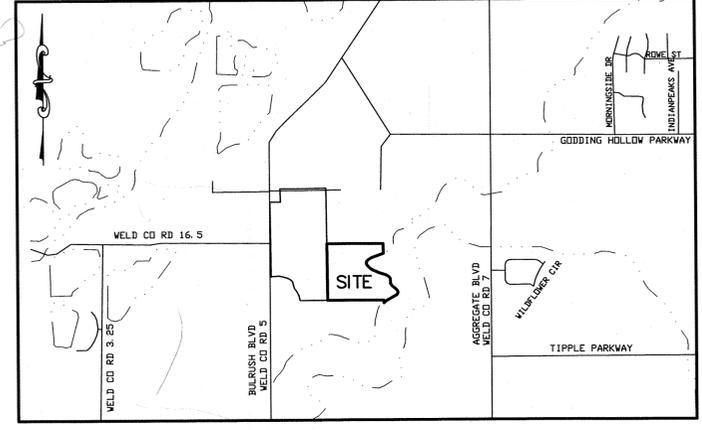


# FOX CHASE SUBDIVISION FILING NO. 2

A RESUBDIVISION OF LOT 3, FOX CHASE SUBDIVISION AMENDMENT NO. 1, A LOT LOCATED IN THE SOUTH ONE-HALF OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO  
 AREA = 40.900 ACRES, MORE OR LESS  
 SHEET 1 OF 2

## VICINITY MAP

SCALE: 1"=2000'



LOT/OUTLOT	USE	ACRES
A	DIL/GAS SETBACK AREA	1.6±
B	OPEN SPACE (INCLUDES EMERGENCY ACCESS)	8.4±
C	ACCESS TO LOTS AS PRIVATE DRIVE INGRESS & EGRESS TO LOTS/OUTLOTS	1.3±
DEDICATION FOR WCR 16.5		2.3±
LOT 1	RESIDENTIAL	16.8±
LOT 2	RESIDENTIAL	1.1±
LOT 3	RESIDENTIAL	1.1±
LOT 4	RESIDENTIAL	1.1±
LOT 5	RESIDENTIAL	1.9±
LOT 6	RESIDENTIAL	1.9±
LOT 7	RESIDENTIAL	1.9±
LOT 8	RESIDENTIAL	1.5±
TOTAL		40.9±

8 RESIDENTIAL LOTS  
 TOTAL OPEN SPACE - OUTLOT B - 7.8± ACRES PER CITY REQUIREMENTS  
 THE LOT ACREAGES SHOWN HEREIN EXCLUDES THE AREA(S) FOR OUTLOT A, B, C AND THE 75' DEDICATED FOR WCR 16.5. LOT ACREAGE INCLUDES ANY EASEMENTS THAT MAY RUN THRU THE LOT.

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT FOX CHASE, INC. AND LEAD FUNDING II, LLC, BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN HEREIN UNDER THE NAME OF FOX CHASE SUBDIVISION FILING NO. 2, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS-OF-WAY, EASEMENTS 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 WATER DISTRIBUTION SYSTEM 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.

BEGINNING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 28, A FOUND 2" ALUMINUM CAP STAMPED P.L.S. #23500; THENCE SOUTH 00°26'20" EAST ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28, A DISTANCE OF 233.62 FEET TO THE CENTERLINE OF THE BOULDER AND WELD COUNTY DITCH; THENCE ALONG SAID CENTER LINE OF THE BOULDER AND WELD COUNTY DITCH AS DESCRIBED ON THE AMENDED RECORDED EXEMPTION SURVEY NO. 1313-28-3 AMRE-2274 THE FOLLOWING (12) TWELVE COURSES:

- 1) SOUTH 69°20'42" WEST, 315.17 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 218.90 FEET, AN ARC LENGTH OF 120.60 FEET, A CENTRAL ANGLE OF 31°33'55" AND A CHORD WHICH BEARS SOUTH 52°17'52" WEST, 119.08 FEET TO A POINT OF CURVE;
- 3) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 88.73 FEET, AN ARC LENGTH OF 102.05 FEET, A CENTRAL ANGLE OF 65°53'59" AND A CHORD WHICH BEARS SOUTH 02°38'31" EAST, 96.52 FEET TO A POINT OF CURVE;
- 4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 540.79 FEET, AN ARC LENGTH OF 184.55 FEET, A CENTRAL ANGLE OF 19°33'09" AND A CHORD WHICH BEARS SOUTH 48°36'43" EAST, 183.65 FEET TO A POINT OF CURVE;
- 5) ALONG THE ARC OF CURVE TO THE LEFT HAVING A RADIUS OF 1421.32 FEET, AN ARC LENGTH OF 313.62 FEET, A CENTRAL ANGLE OF 12°38'33" AND A CHORD WHICH BEARS SOUTH 69°53'47" EAST, 312.98 FEET TO A POINT OF CURVE;
- 6) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 178.30 FEET, AN ARC LENGTH OF 153.73 FEET, A CENTRAL ANGLE OF 49°24'05" AND A CHORD WHICH BEARS SOUTH 55°11'33" EAST 149.01 FEET TO A POINT OF CURVE;
- 7) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 412.21 FEET, AN ARC LENGTH OF 121.49 FEET, A CENTRAL ANGLE OF 16°53'14" AND A CHORD WHICH BEARS SOUTH 02°26'14" EAST, 121.05 FEET TO A POINT OF CURVE;
- 8) ALONG THE ARC OF CURVE TO THE LEFT HAVING A RADIUS OF 135.92 FEET, AN ARC LENGTH OF 92.31 FEET, A CENTRAL ANGLE OF 38°54'46" AND A CHORD WHICH BEARS SOUTH 37°41'25" EAST, 90.55 FEET;
- 9) THENCE SOUTH 50°08'10" EAST, 107.91 FEET TO A POINT OF CURVE;
- 10) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 82.86 FEET, AN ARC LENGTH OF 142.62 FEET, A CENTRAL ANGLE OF 98°37'05" AND A CHORD WHICH BEARS SOUTH 06°31'38" EAST, 125.66 FEET;
- 11) SOUTH 61°16'06" WEST, 280.95 FEET;
- 12) SOUTH 49°03'16" WEST, 90.76 FEET TO THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28;

THENCE NORTH 00°26'20" WEST DEPARTING THE CENTERLINE OF THE BOULDER AND WELD COUNTY DITCH AND ALONG SAID EAST LINE, A DISTANCE OF 85.26 FEET TO THE CENTER-SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 28, A FOUND 2" ALUMINUM CAP STAMPED P.L.S. 37929; THENCE NORTH 89°57'44" WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28, A DISTANCE OF 1322.65 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28;

THENCE NORTH 00°27'34" WEST ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28, A DISTANCE OF 1347.36 FEET TO THE CENTER-WEST ONE-SIXTEENTH CORNER OF SAID SECTION 28;

THENCE NORTH 89°59'59" EAST ON ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28, A DISTANCE OF 1323.32 FEET TO THE POINT OF BEGINNING, CONTAINING 40.900 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 13 DAY OF November, A.D., 2018.

FOX CHASE, INC.  
*Bethany Cooner*  
 BETHANY COONER, PRESIDENT

STATE OF COLORADO  
 COUNTY OF Boulder  
 THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGE BEFORE ME BY BETHANY COONER, PRESIDENT, FOX CHASE, INC. THIS 13th DAY OF November, 2018.  
 WITNESS MY HAND AND SEAL  
 MY COMMISSION EXPIRES: Jan 9, 2022

ALYSSA FICKEN  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20184001468  
 MY COMMISSION EXPIRES JAN. 9, 2022

**LIENHOLDER CERTIFICATE:**

KNOW ALL MEN BY THESE PRESENTS THAT LEAD FUNDING II, LLC, BEING A LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, AND BLOCKS AS SHOWN HEREON UNDER THE NAME OF FOX CHASE SUBDIVISION FILING NO. 2. 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.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 9th DAY OF November, A.D., 2018.

*Victor Mitchell*  
 VICTOR MITCHELL, MANAGER, LEAD FUNDING II, LLC  
 STATE OF COLORADO  
 COUNTY OF Douglas

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY VICTOR MITCHELL, ACTING IN HIS CAPACITY AS MANAGER OF LEAD FUNDING II, LLC, THIS 9th DAY OF November, 2018.  
 WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: 4/31/19

JASON RICHARDS  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 19894001710  
 My Commission Expires January 31, 2019

NOTARY PUBLIC

**SURVEY NOTES:**

- 1) BASIS FOR BEARINGS: THE EAST LINE (THE CENTER CORNER OF SAID SECTION 28 IS A 2" ALUMINUM CAP, P.L.S. 23500 AND THE C-S 1/16 CORNER IS 2.5" ALUMINUM CAP STAMPED P.L.S. 37929) OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M. BEARS SOUTH 00°6'20" EAST A DISTANCE OF 1348.23 FEET, FROM THE RECORDED PLAT OF FOX CHASE SUBDIVISION AMENDMENT NO. 1, RECEPTION NO. 3876797, WELD COUNTY RECORDS. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO. ALL MONUMENTS EXIST AS SHOWN HEREON.
- 2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
- 3) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT. ACCESSORY OR LEGAL LAND BOUNDARY MONUMENT COMMITS A CLASS TWO MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 4) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC., TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, ENCUMBRANCES OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, ENCUMBRANCES, RIGHTS-OF-WAY, AND TITLE OF RECORD, R.W. BAYER & ASSOCIATES, INC. RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 515-F0588494-171-MSK, AMENDMENT NO. 2, EFFECTIVE DATE: SEPTEMBER 21, 2017 AT 7:00 A.M.
- 5) BASED ON A GRAPHICAL REPRESENTATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 08123C2060E WITH AN EFFECTIVE DATE OF JANUARY 20, 2016, THE SUBJECT PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
- 6) DATE OF FIELD WORK: JANUARY, 2018.
- 7) THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- 8) BENCHMARK: THE CENTER CORNER OF SECTION 28, T.2N., R.68W. OF THE 6TH P.M., A FOUND 2" ALUMINUM CAP (AT GROUND LEVEL), SET IN 1993. ELEVATION 4956.87 FEET.

**PLAT NOTES:**

- 1) THE CIRCLES AROUND THE WELLS INDICATE SETBACKS IN ACCORDANCE WITH THE TOWN OF FREDRICK. THEY ARE AS FOLLOWS:  
 A '150' RADIUS - SET BACK FOR WELLS  
 B '200' RADIUS - SET BACK FOR BUILDINGS AND TANK BATTERY
- 2) THE PROPERTY OWNER ACKNOWLEDGES THAT MINERAL OWNERS AND LESSEES HAVE REAL PROPERTY INTERESTS THAT ENTITILE THEM TO SURFACE USE IN ACCORDANCE WITH COLORADO STATE STATUTES AND APPLICABLE COLORADO OIL AND GAS CONSERVATION COMMISSION REGULATIONS.
- 3) ALL PROPOSED STRUCTURES WILL MEET THE MINIMUM SETBACK AND OFFSET REQUIREMENTS FOR THE ZONE DISTRICT IN WHICH THE PROPERTY IS LOCATED. PURSUANT TO THE DEFINITION OF SETBACK IN THE TOWN OF FREDERICK MUNICIPAL CODE. \* NO BUILDING OR STRUCTURE WILL BE CONSTRUCTED WITHIN A 200 FEET RADIUS OF ANY TANK BATTERY OR WELL HEAD. ANY CONSTRUCTION WITHIN A 200 FOOT RADIUS OF ANY TANK BATTERY OR WELL HEAD SHALL REQUIRE A VARIANCE FROM THE TERMS OF THE TOWN OF FREDERICK MUNICIPAL CODE.

OWNER/DEVELOPER: BETHANY COONER, PRESIDENT  
 FOX CHASE, INC.  
 3879 E. 120TH AVENUE  
 THORNTON, CO 80233  
 (651) 253-8403  
 bcooner.steone@gmail.com

ENGINEER: LINDA ROHLSING  
 CS ENGINEERING  
 1716 MAIN STREET SUITE 145  
 LONGMONT, CO 80501  
 (903) 523-5435  
 lrohlsing@ccmcast.net

SURVEYOR: RAYMOND W. BAYER, P.L.S. NO. 6973  
 R.W. BAYER & ASSOCIATES, INC.  
 2080 EAST 104TH AVENUE, SUITE 200  
 THORNTON, COLORADO 80233-4316  
 (303) 452-4433 rwb@surveying@hotmail.com  
 CAD FILE: C17151/017151.dwg  
 REV: 08-27-2018

**PLAT NOTES CONTINUED:**

- 4) THE 75 FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT AS DEPICTED ON THIS PLAT MAP IS DEDICATED AND DEEDED TO THE TOWN OF FREDERICK FOR ROAD RIGHT-OF-WAY FOR WCR 16.5.
- 5) THE LOTS AND OUTLOTS IN THIS PLAT ARE LOCATED WITHIN THE CARBON VALLEY PARK AND RECREATION DISTRICT AS RECORDED IN RECEPTION NUMBER 3142015, DATED JANUARY 7, 2004 AND RECEPTION NUMBER 3803183, DATED JANUARY 23, 2009.
- 6) THE SURFACE USE AGREEMENTS AND AMENDMENT FOR THIS PARCEL MAY BE FOUND AT THE FOLLOWING RECEPTION NUMBERS RECORDED WITH THE WELD COUNTY CLERK AND RECORDER: REC. NO. 2320816 IN BOOK 1369; REC. NO. 2807473; REC. NO. 2807500; REC. NO. 3031555; REC. NO. 3221875; REC. NO. 3227924.
- 7) SUBJECT TO THE TOWN LAND USE CODE, A STRATEGY FOR IRRIGATION AND MAINTENANCE OF THE TREE BUFFER AND OTHER COMMON LANDSCAPED AREAS WILL BE REQUIRED PRIOR TO APPROVAL OF FUTURE SUBDIVISION REQUESTS.
- 8) ALL OTHER REQUIREMENTS OF THE TOWN LAND USE CODE RELATED TO OPEN SPACE AND LANDSCAPING SHALL APPLY.
- 9) THERE IS A CONSERVATION EASEMENT OVER A PORTION OF THE LOTS AND OUTLOTS. THE CONSERVATION EASEMENT COVERS 1,183,589 SQUARE FEET OR 27.171 ACRES, MORE OR LESS, OF THIS FILING NO. 2 AS SHOWN HEREON.
- 10) EXISTING ZONING IS R-E, ESTATE DISTRICT (RURAL SUBDIVISION)
- 11) OUTLOT A SHALL BE OWNED AND MAINTAINED BY THE FOX CHASE, INC.. AS A 150 FOOT WELL SETBACK PER THE TOWN OF FREDERICK.
- 12) OUTLOT B SHALL BE OWNED AND MAINTAINED BY THE HOA AS OPEN SPACE WITH A 29 FOOT WIDE INGRESS AND EGRESS, EMERGENCY VEHICLE ACCESS AND 20' WIDE WALK, RIDE AND GENERAL ACCESS EASEMENT AS SHOWN ON THIS PLAT. AN ADDITIONAL 25 FEET ACCESS EASEMENT IS SHOWN ON LOT 2, FOX CHASE SUBDIVISION AMENDMENT NO. 1.
- 13) OUTLOT C SHALL BE OWNED AND MAINTAINED BY THE HOA AS INGRESS AND EGRESS (PRIVATE ROAD - APPLE COURT AND APPLE STREET) AND IS ALSO A UTILITY EASEMENT.
- 14) THE ROAD AND WATER LINE CONSTRUCTION PLANS ARE SEPARATE AND WILL DETAIL THE ROADS AND WATER LINE. INDIVIDUAL LOTS WILL USE SEPTIC SYSTEMS AND SHALL MEET OR EXCEED MINIMUM WELD COUNTY HEALTH DEPARTMENT STANDARDS.
- 15) THE 10' UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF FREDERICK.
- 16) MINERAL INTEREST OWNER: MAX SERAFINI 'B' WELL #1" KAUFFMAN OIL, PROSPECT CO. PO BOX 1100 EDMUND, OK 73083
- 17) THE 15' ACCESS & MAINTENANCE EASEMENT IS GRANTED TO THE BOULDER & WELD COUNTY DITCH COMPANY, THEIR SUCCESSORS AND ASSIGNS.

**SURVEYORS CERTIFICATE:**

I, RAYMOND W. BAYER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL MINOR SUBDIVISION PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.  
 I FURTHER CERTIFY THAT THIS FINAL MINOR SUBDIVISION PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 8th DAY OF November, 2018.



RAYMOND W. BAYER,  
 REG P.L.S. NO. 6973

**PLANNING COMMISSION CERTIFICATE OF APPROVAL:**

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 2018 - 15C THIS 21 DAY OF August, 2018.

*John*  
 CHAIRMAN

PLANNING COMMISSION SECRETARY

**CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:**

THE FINAL MINOR SUBDIVISION PLAT MAP OF THE FOX CHASE SUBDIVISION FILING NO. 2 IS APPROVED AND ACCEPTED BY ORDINANCE NO. 1290 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON October 8th, 2018. 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 AS SHOWN HEREIN THIS PLAT OR AS OTHERWISE 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.

*Carol*  
 MAYOR

ATTEST:  
*Melanie*  
 TOWN CLERK



FOX CHASE SUBDIVISION FILING NO. 2	
COVER SHEET	
NAME OF APPLICATION:	FOX CHASE SUB. FILING NO. 2
TYPE OF SUBMITTAL:	SUBDIVISION AMENDMENT
FILING NUMBER:	
PREPARATION DATE:	OCTOBER 19, 2017
REVISION DATE:	JANUARY 19, 2018 - COMMENTS
REVISION DATE:	AUGUST 28, 2018 - COMMENTS
REVISION DATE:	

# FOX CHASE SUBDIVISION FILING NO. 2

A RESUBDIVISION OF LOT 3, FOX CHASE SUBDIVISION AMENDMENT NO. 1, A LOT LOCATED IN THE SOUTH ONE-HALF OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO  
 AREA = 40.900 ACRES, MORE OR LESS  
 SHEET 2 OF 2

Prepared By:  
**R. W. BAYER & ASSOCIATES, INC.**  
 2090 EAST 104TH AVENUE, SUITE 200  
 THORNTON, COLORADO 80233-4316  
 (303) 452-4433 rwb@surveyingphoto.com  
 CAD FILE: C17181/C17181A.dwg

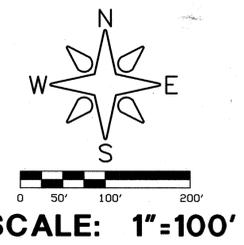
STEVEN KLOEPPER  
 FREDERICK - "R-E"  
 ESTATE DISTRICT  
 PARCEL NO. 131328001001  
 REC. NO. 4303075 05/17/2017

LOT 1, FOX CHASE SUBDIVISION  
 AMENDMENT NO. 1  
 RECORDED AT REC. NO. 3876797,  
 WELD COUNTY RECORDS

25' IRRIGATION  
 EASEMENT REC.  
 NO. 3368730

EAST LINE S.W. 1/4  
 N.W. 1/4 SEC. 28  
 C-W1/16TH CORNER SEC. 28,  
 T. 2N., R. 68W., 6TH P.M.  
 (FOUND NO. 6 REBAR & 2.5"  
 ALUMINUM CAP, P. L. S. 37929)

SE1/4 NW1/4 SEC. 28  
 T. 2N., R. 68W., 6TH P.M.



- ### LEGEND
- DENOTES: FOUND PUBLIC LAND SURVEY SYSTEM MONUMENT AS DESCRIBED HEREON
  - DENOTES: FOUND YELLOW PLASTIC CAP, P. L. S. 37929 - 25' WITNESS CORNER
  - DENOTES: FOUND YELLOW PLASTIC CAP, P. L. S. 36070 - 25' WITNESS CORNER
  - DENOTES: FOUND YELLOW PLASTIC CAP, P. L. S. 37929
  - 'PER PLAT' DENOTES: FROM THE PLAT OF FOX CHASE SUBDIVISION AMENDMENT NO. 1
  - DENOTES: PERIMETER OF PLATTED LAND
  - DENOTES: NEW LOT LINE
  - - - DENOTES: EASEMENT LINE
  - - - DENOTES: OIL/GAS SETBACK LINE

WELD COUNTY ROAD 5

W. LINE SW1/4 SEC. 28, T. 2N., R. 68W., 6TH P.M.

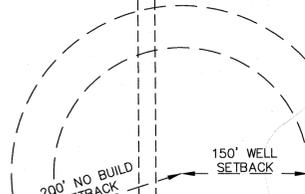
1001.03'

W. 1/4 CORNER SEC. 28,  
 T. 2N., R. 68W., 6TH P.M.  
 (FOUND 3" BRASS CAP)

ACCESS EASEMENT FROM LOT 3 TO WCR 5

W. 1/4 CORNER SEC. 28,  
 T. 2N., R. 68W., 6TH P.M.  
 FOUND 3" BRASS CAP

20' AMCOO  
 EASEMENT AND  
 RIGHT OF WAY,  
 BOOK 848 REC.  
 NO. 1769645



LOT 2, FOX CHASE SUBDIVISION  
 AMENDMENT NO. 1  
 RECORDED AT REC. NO. 3876797,  
 WELD COUNTY RECORDS

NW1/4 SW1/4 SEC. 28  
 T. 2N., R. 68W., 6TH P.M.

N. LINE CONSERVATION  
 EASEMENT RECORDED AT REC.  
 NO. 'S 3144666, 3876795 &  
 3876796

SEE PLAT NOTES FOR  
 DESCRIPTION OF OUTLOTS

RUTH TRAUPE  
 FREDERICK - "R-E"  
 ESTATE DISTRICT  
 PARCEL NO. 13132801002  
 REC. NO. 4145640 09/28/2015

WEST LINE N.E. 1/4 S.W. 1/4  
 SEC. 28, T. 2N., R. 68W., 6TH P.M.

150' SETBACK WELL  
 ABANDONMENT,  
 DOCUMENT NUMBER  
 401541533, DATED  
 02-09-2018 AND  
 SURFACE USE  
 AGREEMENT REC #  
 3221875, 09-24-04

S. LINE CONSERVATION  
 EASEMENT  
 50' PANHANDLE EASTERN  
 EASEMENT AND RIGHT OF WAY  
 BOOK 817, REC. NO. 1738905

S.E. CORNER N.W. 1/4 S.W. 1/4  
 SEC. 28, T. 2N., R. 68W., 6TH P.M.  
 (FOUND NO. 6 REBAR & 2.5"  
 ALUMINUM CAP, P. L. S. 37929)

OUTLOT C (APPLE STREET)

OUTLOT B

OUTLOT A

OUTLOT B

OUTLOT B