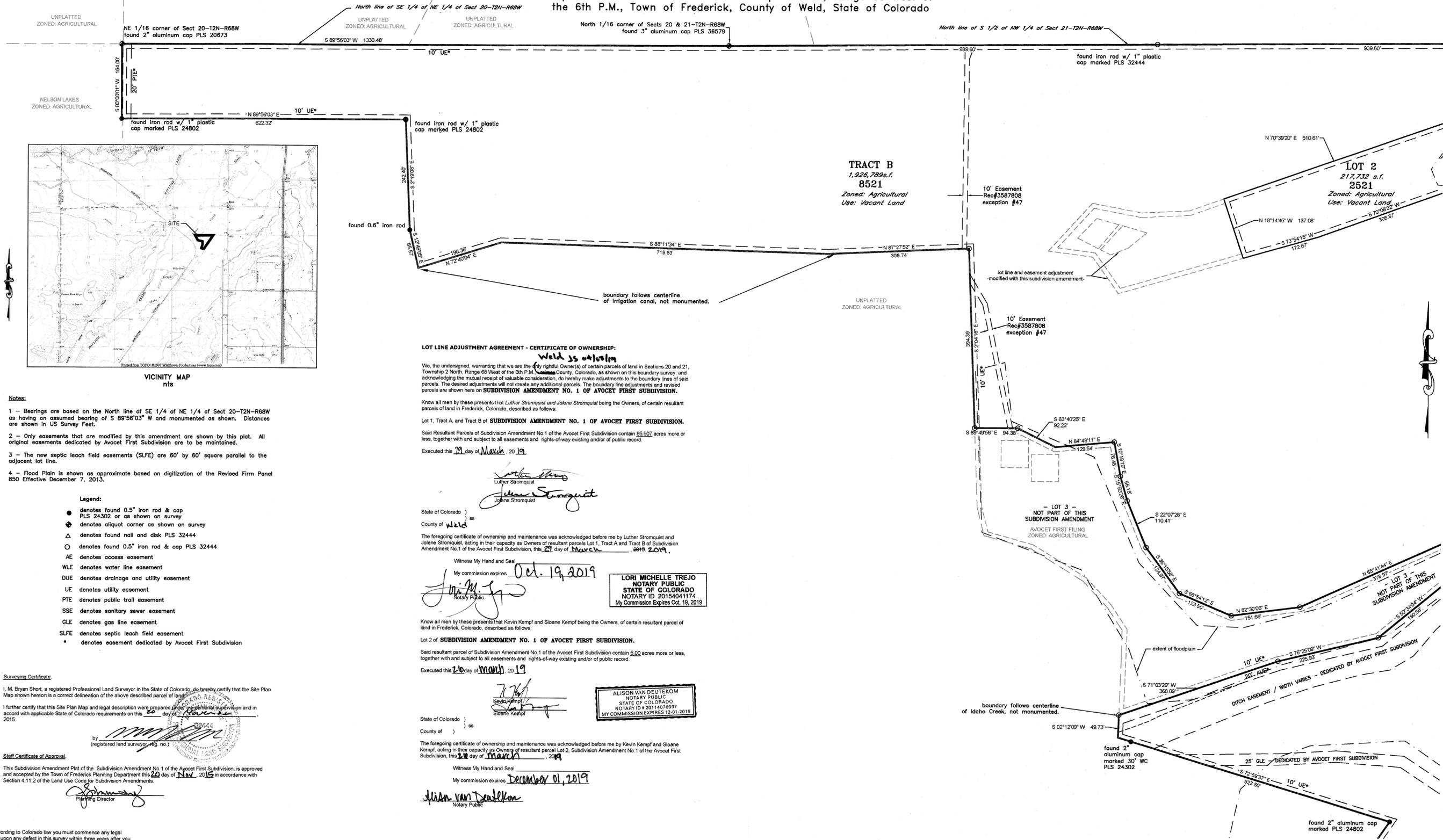


SUBDIVISION AMENDMENT NO. 1 OF AVOCET FIRST SUBDIVISION

AN ADJUSTMENT OF LOT LINES BETWEEN LOT 1, LOT 2, TRACT A AND TRACT B OF THE AVOCET FIRST SUBDIVISION

A portion of Sections 20 & 21 Township 2 North, Range 68 West of the 6th P.M., Town of Frederick, County of Weld, State of Colorado



- Notes:**
- Bearings are based on the North line of SE 1/4 of NE 1/4 of Sect 20-T2N-R68W as having an assumed bearing of S 89°56'03" W and monumented as shown. Distances are shown in US Survey Feet.
 - Only easements that are modified by this amendment are shown by this plat. All original easements dedicated by Avocet First Subdivision are to be maintained.
 - The new septic leach field easements (SLFE) are 60' by 60' square parallel to the adjacent lot line.
 - Flood Plain is shown as approximate based on digitization of the Revised Firm Panel 850 Effective December 7, 2013.

- Legend:**
- denotes found 0.5" iron rod & cap PLS 24302 or as shown on survey
 - △ denotes aliquot corner as shown on survey
 - ▲ denotes found nail and disk PLS 32444
 - denotes found 0.5" iron rod & cap PLS 32444
 - AE denotes access easement
 - WLE denotes water line easement
 - DUE denotes drainage and utility easement
 - UE denotes utility easement
 - PTE denotes public trail easement
 - SSE denotes sanitary sewer easement
 - GLE denotes gas line easement
 - SLFE denotes septic leach field easement
 - * denotes easement dedicated by Avocet First Subdivision

Surveying Certificate:
 I, M. Bryan Short, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the Site Plan Map shown hereon is a correct delineation of the above described parcel of land.
 I further certify that this Site Plan Map and legal description were prepared under my personal supervision and in accordance with applicable State of Colorado requirements on this 20 day of November, 2015.
 by [Signature]
 (registered land surveyor, reg. no. 10000)

Staff Certificate of Approval:
 This Subdivision Amendment Plat of the Subdivision Amendment No. 1 of the Avocet First Subdivision, is approved and accepted by the Town of Frederick Planning Department this 20 day of Nov, 2015 in accordance with Section 4.11.2 of the Land Use Code for Subdivision Amendments.
 by [Signature]
 Planning Director

LOT LINE ADJUSTMENT AGREEMENT - CERTIFICATE OF OWNERSHIP:
 We, the undersigned, warranting that we are the only rightful Owner(s) of certain parcels of land in Sections 20 and 21, Township 2 North, Range 68 West of the 6th P.M., Weld County, Colorado, as shown on this boundary survey, and acknowledging the mutual receipt of valuable consideration, do hereby make adjustments to the boundary lines of said parcels. The desired adjustments will not create any additional parcels. The boundary line adjustments and revised parcels are shown here on **SUBDIVISION AMENDMENT NO. 1 OF AVOCET FIRST SUBDIVISION**.

Know all men by these presents that Luther Stromquist and Jolene Stromquist being the Owners, of certain resultant parcels of land in Frederick, Colorado, described as follows:
 Lot 1, Tract A, and Tract B of **SUBDIVISION AMENDMENT NO. 1 OF AVOCET FIRST SUBDIVISION**.
 Said Resultant Parcels of Subdivision Amendment No. 1 of the Avocet First Subdivision contain 85,507 acres more or less, together with and subject to all easements and rights-of-way existing and/or of public record.
 Executed this 29 day of March, 2019.
 Luther Stromquist
 Jolene Stromquist

Witness My Hand and Seal
 My commission expires Oct. 19, 2019
 Lori Michelle Trejo
 Notary Public
 State of Colorado }
 County of Weld } ss

The foregoing certificate of ownership and maintenance was acknowledged before me by Luther Stromquist and Jolene Stromquist, acting in their capacity as Owners of resultant parcels Lot 1, Tract A and Tract B of Subdivision Amendment No. 1 of the Avocet First Subdivision, this 29 day of March, 2019.

Know all men by these presents that Kevin Kempf and Sloane Kempf being the Owners, of certain resultant parcel of land in Frederick, Colorado, described as follows:
 Lot 2 of **SUBDIVISION AMENDMENT NO. 1 OF AVOCET FIRST SUBDIVISION**.
 Said resultant parcel of Subdivision Amendment No. 1 of the Avocet First Subdivision contain 5.00 acres more or less, together with and subject to all easements and rights-of-way existing and/or of public record.
 Executed this 20 day of March, 2019.
 Kevin Kempf
 Sloane Kempf

Witness My Hand and Seal
 My commission expires December 01, 2019
 Liam Van Dellen
 Notary Public
 State of Colorado }
 County of Weld } ss

The foregoing certificate of ownership and maintenance was acknowledged before me by Kevin Kempf and Sloane Kempf, acting in their capacity as Owners of resultant parcel Lot 2, Subdivision Amendment No. 1 of the Avocet First Subdivision, this 20 day of March, 2019.

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.

REVISIONS Date _____ By _____ Description _____ Date _____ By _____ Description _____ Date _____ By _____ Description _____		Field Date <u>NA</u> ST <u>N/S</u> Party Chief <u>KEB</u> PM <u>CLT</u> Scale <u>1"=100'</u> PLS <u>MBS</u>	CLIENT Richard Kempf PLS Group 6843 North Franklin Avenue, Loveland, Colorado 80538 Phone: 970.669.2100 Fax: 970.669.3652	TITLE Subdivision Amendment No. 1 of Avocet First Subdivision Sections 20 and 21, Township 2 North, Range 68 West, 6th P.M., Weld County, Colorado	PROJECT NO. 15065.001	SHEET NO. 1	NO. OF SHEETS 2
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