

SUBDIVISION AMENDMENT
FREDERICK FIRESTONE FIRE PROTECTION DISTRICT STATION 4
A REPLAT OF LOTS A AND B, RECORDED EXEMPTION RE-4321
LOCATED IN THE NW 1/4 OF SECTION 10, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

3957271 Pages: 1 of 1
 88/16/2013 8:41 PM R Fee: \$11.00
 State Notary, Clerk and Recorder, Weld County, CO

LAND SURVEYOR:
 EHRHART LAND SURVEYING, LLC
 685 BRIGGS ST., P.O. BOX 930
 ERIE, CO 80516
 303-828-3340

OWNER:
 FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT
 31 WALNUT DR., P.O. BOX 129
 FREDERICK, CO 80530
 303-833-2742

ENGINEER:
 CRESTONE CONSULTANTS, LLC
 14145 WEST WARREN CIRCLE
 LAKEWOOD, CO 80228
 303-997-6113

CERTIFICATE OF OWNERSHIP AND DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS THAT FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT, BEING THE OWNERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

LOTS A AND B, RECORDED EXCEPTION NO. 1313-10-1 RE-4321, RECORDED AUGUST 18, 2006 AT RECEPTION NO. 3413186, SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT B, BEING ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE N89°49'4"E ALONG THE NORTH LINES OF SAID LOTS A AND B A DISTANCE OF 662.14 FEET TO THE NORTHEAST CORNER OF SAID LOT A; THENCE S00°19'48"W ALONG THE EAST LINE OF SAID LOT A A DISTANCE OF 207.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT A; THENCE S89°52'53"W ALONG THE SOUTH LINES OF SAID LOTS A AND B A DISTANCE OF 661.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT B, BEING ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE N00°14'51"E ALONG SAID WEST LINE A DISTANCE OF 206.92 FEET TO THE POINT OF BEGINNING;

CONTAINING 137,188 SQUARE FEET OR 3.149 ACRES, MORE OR LESS.

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF FIRESTONE FIRE PROTECTION DISTRICT STATION 4 THUS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 3.149 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY EXISTING AND/OR OF PUBLIC RECORD AND DOES HEREBY DEDICATE RIGHT OF WAY FOR WELD COUNTY ROAD 7 AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____ A.D., 20____.

Theodore Poszywak
 CHIEF: THEODORE POSZYWAK
 FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT

DALE ROBIN INGRAHAM
 NOTARY PUBLIC
 STATE OF COLORADO
 My Commission Expires 09/23/2016
 Certificate 20044034061

STATE OF COLORADO)
)ss
 COUNTY OF WELD)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED

BEFORE ME THIS 30th DAY OF July 2013.

WITNESS MY HAND AND SEAL *Dale Robin Ingraham*

MY COMMISSION EXPIRES 09/23/2016

NOTARY PUBLIC

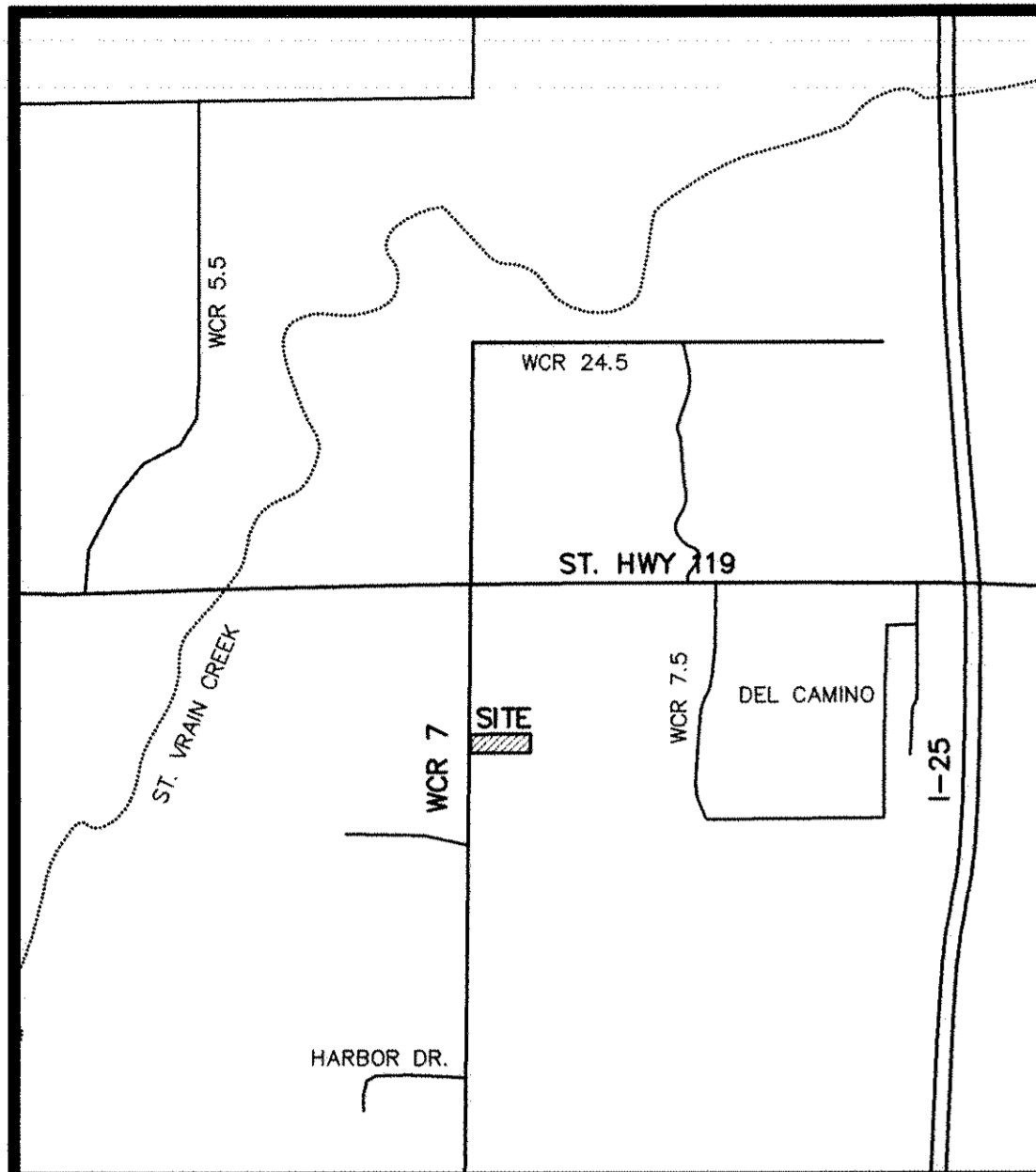
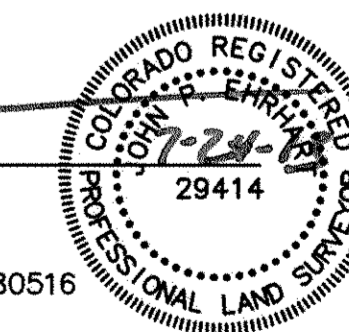
STAFF CERTIFICATE OF APPROVAL:
 THIS SUBDIVISION AMENDMENT PLAT OF THE FIRESTONE FIRE PROTECTION DISTRICT STATION 4 IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK STAFF

THIS 30th DAY OF July 2013

[Signature]
 STAFF PLANNER, PLANNING DIRECTOR, STAFF MANAGER

SURVEYOR'S STATEMENT:
 I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLIES WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND WELD COUNTY

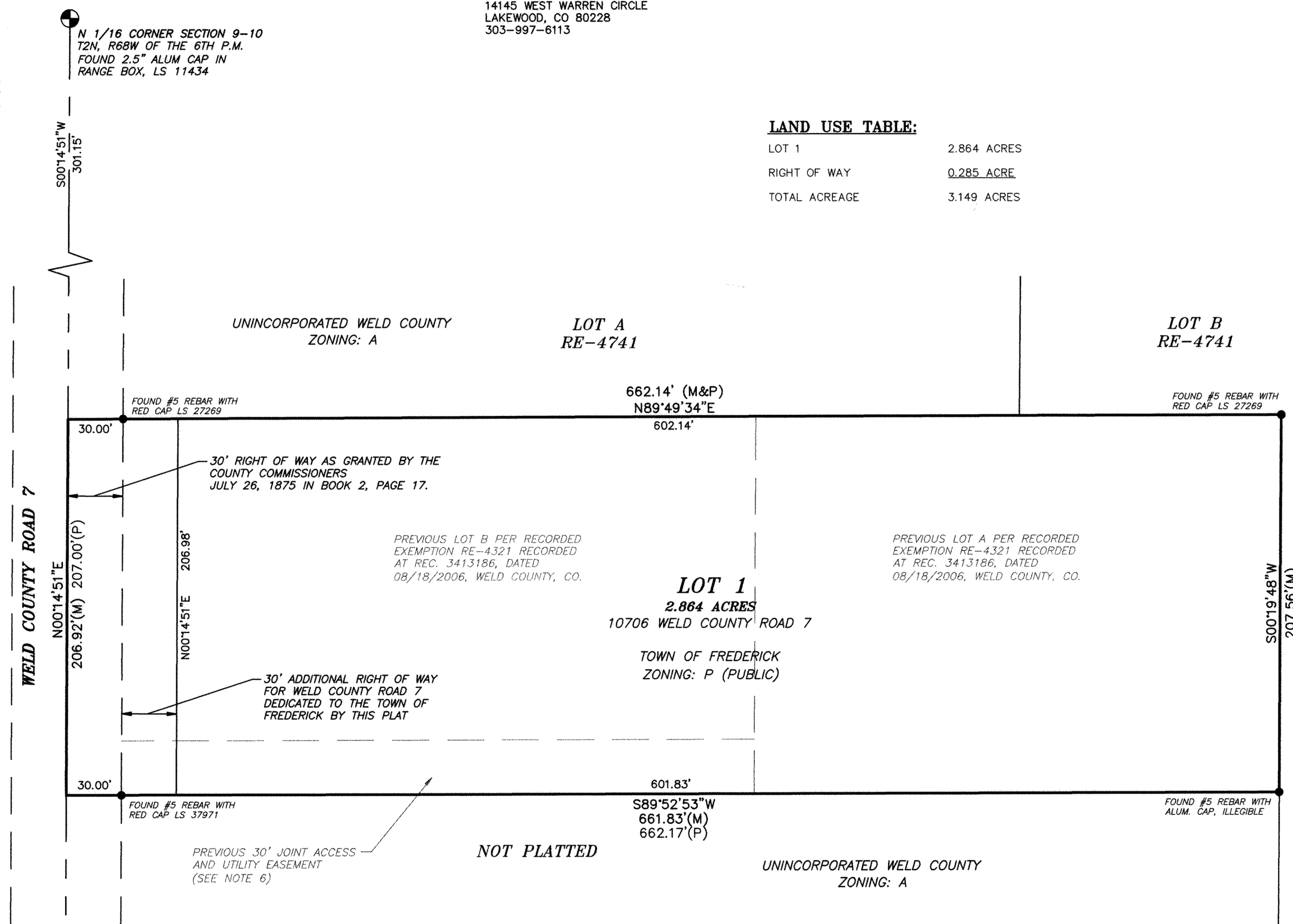
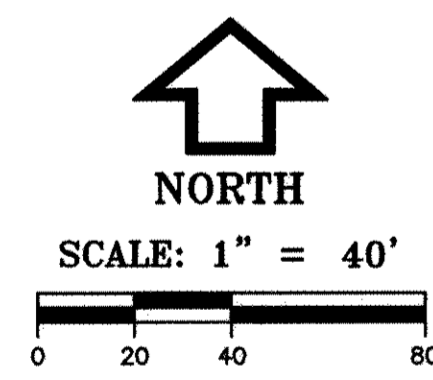
[Signature]
 JOHN P. EHRHART
 COLORADO P.L.S. #29414
 EHRHART LAND SURVEYING, LLC
 P.O. BOX 930, ERIE, COLORADO 80516
 (303) 828-3340



VICINITY MAP
 SCALE 1" = 2000'

LEGEND

- ⊙ - SECTION CORNER AS DESCRIBED
- - FOUND MONUMENT AS DESCRIBED
- (P) - PLATTED DISTANCE
- (M) - MEASURED DISTANCE



LAND USE TABLE:

LOT 1	2.864 ACRES
RIGHT OF WAY	0.285 ACRE
TOTAL ACREAGE	3.149 ACRES

NOTES:

- BASIS OF BEARINGS: N89°49'34"E (GPS) A DISTANCE OF 632.14 FEET ALONG THE NORTH LINE OF THE SUBJECT PROPERTY, MONUMENTED AS SHOWN HEREON.
- FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO F232770 DATED JULY 11, 2012 AT 7:30 AM, 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 IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE "A", AS SHOWN ON THE FIRM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 080266 0850 C DATED SEPTEMBER 28, 1982. ZONE A: AREA OF 100-YEAR FLOOD.
- 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 SURVEYOR'S STATEMENT SHOWN HEREON.
- DEVELOPMENT SUBJECT TO THE TERMS AND CONDITIONS DEFINED IN THE MOAPI.
- THE 30' JOINT ACCESS AND UTILITY EASEMENT ACROSS LOT B, RE-4321, AS SHOWN ON AND CREATED BY SAID RECORDED EXEMPTION, RECORDED AUGUST 18, 2006 AT RECEPTION NO. 3413186, DOES NOT PRESENTLY CONTAIN UTILITIES AND IS HEREBY VACATED.
- RECORDED EXEMPTION RE-4321 MAKES REFERENCE TO "40' FOR FUTURE RIGHT OF WAY FOR WELD COUNTY ROAD 7". THE RECORDED EXEMPTION DOES NOT APPEAR TO DEDICATE THIS RIGHT OF WAY AND THE TITLE COMMITMENT DOES NOT REVEAL EXCEPTIONS WHICH WOULD HAVE DEDICATED THIS RIGHT OF WAY SO IT IS NOT SHOWN HEREON. THIS PLAT DOES DEDICATE AN ADDITIONAL 30' OF RIGHT OF WAY FOR THE FUTURE WIDENING OF COUNTY ROAD 7 AS REQUIRED BY THE TOWN OF FREDERICK.

SCHEDULE B2 MINERAL RIGHTS EXCEPTIONS:

(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO F232770 DATED JULY 11, 2012 AT 7:30 AM)

- MINERAL DEED SET FORTH BELOW, PROVIDING SUBSTANTIALLY AS TO ALL OIL, GAS AND OTHER MINERALS, AND ANY AND ALL ASSIGNMENTS AND/OR MODIFICATIONS THEREOF OR INTERESTS THEREIN:

RECORDING DATE: NOVEMBER 9, 1993
 RECORDING NO.: BOOK 1411, RECEPTION NO. 235879

 EHRHART LAND SURVEYING P.O. Box 930 • Erie, Colorado 80516 (303) 828-3340 www.coloradolandsurveyors.com	SHEET:
	1 OF 1
	DATE: 7/9/13
	DRAWN BY: JPE
PROJECT: S135012	