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3689723 04/28/2010 03:49P Weld County, CO
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

MINER'S VILLAGE FILING NO. 1
SUBDIVISION AMENDMENT PLAT

LOCATED IN SECTION 36, T2N, R68W OF THE 6TH P.M., TOWN OF FREDERICK,
COUNTY OF WELD, STATE OF COLORADO
2 LOTS, 1 TRACT – 545.29 ACRES

SHEET 1 OF 2

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT DACONO INVESTMENT CO, BEING THE OWNER, MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS;

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 36 FROM WHENCE THE NORTH QUARTER CORNER LIES S89°44'15"W, 2,625.18 FEET (BASIS OF BEARINGS);

THENCE S00°07'13"E, 2,656.28 FEET ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 36 TO THE EAST QUARTER CORNER;

THENCE S00°07'17"E, 1,108.18 FEET ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 36;

THENCE ALONG THE WESTERLY LINE OF A PARCEL OF LAND RECORDED 04/17/1980 AT RECEPTION NO. 1822483 THE FOLLOWING FOUR COURSES:

1) 458.55 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,869.86 FEET, A CENTRAL ANGLE OF 14°03'03", AND A CHORD BEARING S12°56'32"W, 457.40 FEET;
2) S19°58'04"W, 129.86 FEET;
3) 684.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,949.86 FEET, A CENTRAL ANGLE OF 20°07'10", AND A CHORD BEARING S09°54'29"W, 681.18 FEET;
4) S00°09'06"E, 126.82 FEET;

THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 52 THE FOLLOWING SEVEN COURSES:

1) 513.72 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 6,091.50 FEET, A CENTRAL ANGLE OF 04°49'55", AND A CHORD BEARING S86°11'57"W, 513.57 FEET;
2) S83°46'59"W, 190.28 FEET;
3) 433.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 5,908.50 FEET, A CENTRAL ANGLE OF 04°12'30", AND A CHORD BEARING S85°53'14"W, 433.88 FEET;
4) S87°59'29"W, 762.68 FEET;
5) S89°52'40"W, 2,998.20 FEET;
6) N45°11'20"W, 138.19 FEET;
7) N89°50'39"W, 30.00 FEET;

THENCE N00°09'21"E, 2,480.18 FEET ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 36 TO THE WEST QUARTER CORNER OF SECTION 36;

THENCE N89°50'10"E, 1,325.25 FEET ALONG THE SOUTHERLY LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36 TO THE WEST SIXTEENTH CORNER OF SECTION 36;

THENCE N00°12'15"E, 2,652.23 FEET ALONG THE EASTERLY LINE OF THE SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36 TO THE WEST SIXTEENTH CORNER OF SECTIONS 25 AND 36;

THENCE N89°51'14"E, 1,311.95 FEET ALONG THE NORTHERLY LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36 TO THE NORTH QUARTER CORNER OF SECTION 36;

THENCE N89°44'15"E, 2,625.18 FEET ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 36 TO THE POINT OF BEGINNING.

HAS LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF "MINER'S VILLAGE FILING NO. 1", THUS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 545.29 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

BY ITS EXECUTION OF THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND, DACONO INVESTMENT CO. LLLP SHALL NOT BE DEEMED TO BE A DEVELOPER OF SUCH LAND AND SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR THE INSTALLATION OF ANY PUBLIC OR PRIVATE IMPROVEMENTS, EITHER ON-SITE OR OFF-SITE, RELATED TO DEVELOPMENT OF SUCH LAND.

EXECUTED THIS 28 DAY OF April, 2010

DACONO INVESTMENT CO. LLLP,
A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

BY: STREAR INVESTMENT LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: _____
ITS: MANAGER

ACKNOWLEDGMENT:

STATE OF COLORADO)
) SS
COUNTY OF Denver)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY Michael Strear AS MANAGER OF DACONO INVESTMENT CO, LLLP THIS 28 DAY OF April, 2010

WITNESS MY HAND AND SEAL:

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/18/2010

AND

BY: DACONO FAMILY LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: _____
ITS: MANAGER

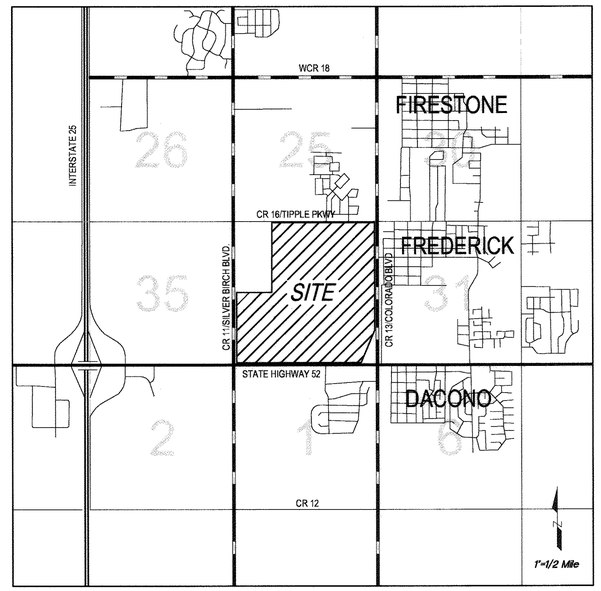
ACKNOWLEDGMENT:

STATE OF COLORADO)
) SS
COUNTY OF Denver)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY Ed Pluss AS MANAGER OF DACONO FAMILY LLC, THIS 28 DAY OF April, 2010.

WITNESS MY HAND AND SEAL:

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/18/2010



VICINITY MAP

NOTES:

1. 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.

2. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, ASSUMED N89°44'15"E BETWEEN THE NORTHEAST CORNER BEING A 2.5" ALUMINUM CAP MARKED LS 24305 2001 AND THE NORTH QUARTER CORNER BEING A 3.25" BRASS CAP MARKED BLM 1952..

3. THIS PROPERTY IS LOCATED IN FLOOD ZONE C (AREAS OF MINIMAL FLOODING) PER FIRM COMMUNITY-PANEL NUMBER 080266 0863 C WITH A REVISION DATE OF 09/28/1982.

4. THIS PROPERTY IS CURRENTLY ZONED R-1 (RESIDENTIAL LOW DENSITY), P (PUBLIC), C-D (DOWNTOWN COMMERCIAL) AND C-H52 (MIXED USE HIGHWAY 52). SEE "MINER'S VILLAGE SUBDIVISION ZONING MAP" RECORDED 08/29/2008 AT RECEPTION NO. 3575521 FOR ZONING BOUNDARIES. ZONING INFORMATION FOR ADJACENT PROPERTIES ARE FROM THE TOWN OF FREDERICK ZONING MAP DATED 04/01/2008, CITY OF DACONO ZONING MAP DATED APRIL, 2007 AND THE WELD COUNTY WEBSITE ACCESSED 01/07/2010.

5. TITLE COMMITMENT NO. FCC25073386-6, PREPARED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF 04/27/2009 WAS RELIED UPON FOR EASEMENT INFORMATION. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH OR EASEMENT RESEARCH BY HURST & ASSOCIATES. RATHER, ALL INFORMATION REGARDING TITLE AND EASEMENT MATTERS SHOULD BE OBTAINED FROM THE TITLE COMMITMENT.

6. NO NEW RIGHTS OF WAY OR EASEMENTS ARE CREATED BY THIS PLAT.

7. CURRENT MINERAL OWNERSHIP IS BY THE STATE OF COLORADO.

8. AN ENVIRONMENTAL ASSESSMENT REPORT MAKES THE FOLLOWING FINDINGS AND RECOMMENDATIONS IN THE DEVELOPMENT OF THIS PROPERTY:

A) ARSENIC COULD CONCEIVABLY BE PRESENT AT CONCENTRATIONS ABOVE THE ARSENIC SSL IN THE SPOILS AT THE PROPERTY. THEREFORE, THE SPOIL PILES SHOULD EITHER BE COVERED WITH INERT MATERIALS OR REMOVED AND DISPOSED IN A SOLID WASTE LANDFILL IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS PRIOR TO DEVELOPMENT OF THE PROPERTY.

B) SOLID WASTE CONSISTING OF CANS, BOTTLES, OIL FILTERS, CONCRETE, TIRES, METAL, WOOD, SHINGLES, AND HOUSEHOLD APPLIANCES IS LOCATED ON THE GROUND SURFACE IN THE VICINITY OF THE SPOIL PILES. THE SOLID WASTE SHOULD BE REMOVED AND DISPOSED IN A SOLID WASTE LANDFILL IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS PRIOR TO DEVELOPMENT OF THE PROPERTY.

C) PRIOR TO GROUTING THE HOIST SHAFT AND PRIOR TO DEVELOPMENT AT THE PROPERTY, THE SOLID WASTE SHOULD BE REMOVED AND DISPOSED IN A SOLID WASTE LANDFILL IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

9. A MOAPI MAY BE REQUIRED TO ADDRESS THE APPLICABLE PUBLIC IMPROVEMENTS PRIOR TO FUTURE DEVELOPMENT, AND ISSUANCE OF ANY PERMITS FOR THESE PROPERTIES.

10. THE SURFACE USE AGREEMENTS AND AMENDMENTS FOR THESE PARCELS MAY BE FOUND AT THE FOLLOWING RECEPTION NUMBERS RECORDED WITH THE WELD COUNTY CLERK AND RECORDER: 3519644, 3569691 AND 3585076.

11. UNLESS OTHERWISE NOTED, ALL SUBDIVISION CORNERS SET WITH 2" ALUMINUM CAPS SET ON REBAR, PLS 37990.

STAFF CERTIFICATE OF APPROVAL:

THIS SUBDIVISION AMENDMENT PLAT OF "MINER'S VILLAGE FILING NO. 1" IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 28th DAY OF April, 2010 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

_____
PLANNING DIRECTOR

SURVEY 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 MINOR SUBDIVISION PLAT AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 20th DAY OF APRIL, 2010

COLORADO LICENSED
BO BAIZE
37990
PROFESSIONAL LAND SURVEYOR

_____
BO BAIZE, PLS 37990, FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.

LAND USE TABLE

LOTS 1 & 2: SCHOOL (62.69 ACRES)

TRACT A: TO BE DETERMINED BY FUTURE PLATTING (207.25 ACRES)

OWNER:	DACONO INVESTMENT CO., LLLP
DEVELOPER:	MINERS VILLAGE DEVELOPMENT COMPANY, INC.
ENGINEER/SURVEYOR:	HURST & ASSOCIATES, INC.

MINER'S VILLAGE FILING NO. 1
SUBDIVISION
AMENDMENT PLAT
FREDERICK, COLORADO

SCALE	HOR. N/A VERT. N/A
DESIGN/APPR.	BO
DRAWN BY	BO
DATE	04/20/10

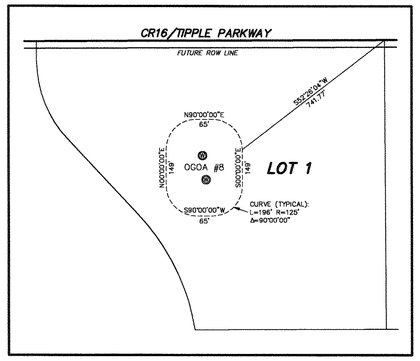
HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 106
Boulder, Colorado 80301 (303) 449-9105

FILE G:\202047\SURVEY\047-F1 PLAT SHEET 1 OF 2

MINER'S VILLAGE FILING NO. 1
SUBDIVISION AMENDMENT PLAT

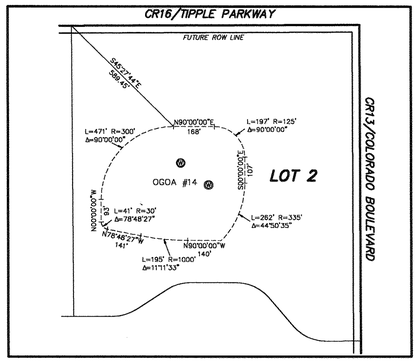
SHEET 2 OF 2

3689723 04/28/2010 03:49P Weld County, CO
2 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder



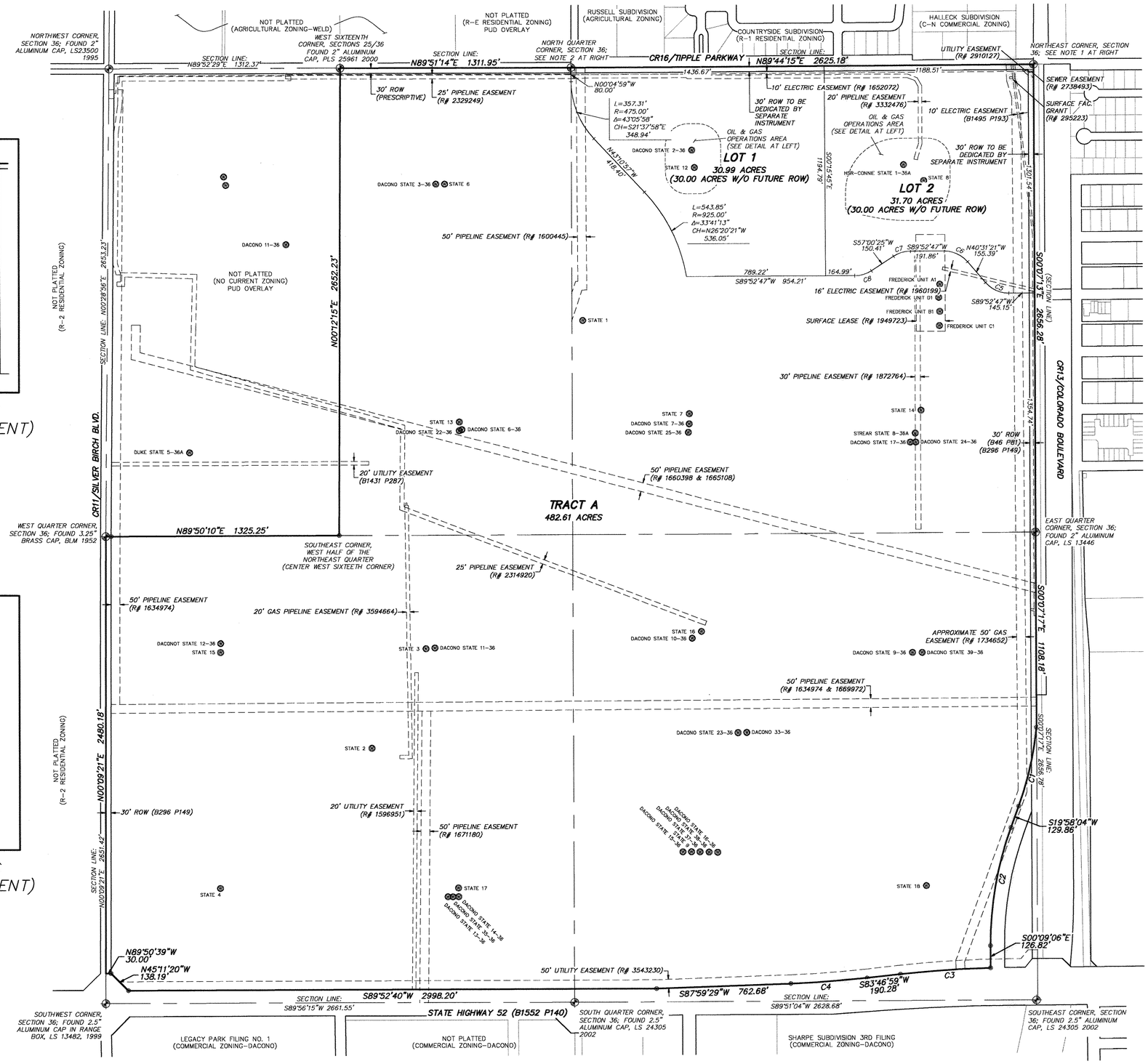
LOT 1 OIL & GAS OPERATIONS AREA (PER SURFACE USE AGREEMENT)

NOTE: OIL & GAS OPERATIONS AREA SUBJECT TO FUTURE AGREEMENTS, RELOCATIONS AND VACATIONS.



LOT 2 OIL & GAS OPERATIONS AREA (PER SURFACE USE AGREEMENT)

NOTE: OIL & GAS OPERATIONS AREA SUBJECT TO FUTURE AGREEMENTS, RELOCATIONS AND VACATIONS.



NOTES:

1. AT TIME OF ORIGINAL FIELD COLLECTION (FEBRUARY 2007), THE NORTHEAST SECTION CORNER WAS MONUMENTED WITH A 2.5" ALUMINUM CAP MARKED LS 24305, 2001. SINCE THEN, CR 13/COLORADO BOULEVARD HAS BEEN RECONSTRUCTED AND THE CORNER HAS BEEN RESET IN A RANGE BOX. IT IS NOW (AS OF JUNE 2009) A 3.25" ALUMINUM CAP MARKED 37945, 2007 LOCATED N45°56'53"E 0.13' FROM COLLECTED LOCATION OF THE 2001 MONUMENT.

2. ALSO, THE NORTH QUARTER CORNER HAD BEEN MONUMENTED WITH A 3.25" BRASS CAP MARKED BUREAU OF LAND MNGMT, 1952. IT IS NOW MONUMENTED WITH A 3.25" ALUMINUM CAP SET IN A RANGE BOX MARKED LS 14086, 2008 LOCATED N32°48'41"E 0.09' FROM COLLECTED LOCATION OF THE BLM MONUMENT.

3. BEARINGS AND DISTANCES ARE TO ORIGINAL MONUMENTS

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	458.55'	1869.86'	14°03'03"	457.40'	N12°56'32"E
C2	684.69'	1949.86'	20°07'10"	681.18'	S09°54'29"W
C3	513.72'	6091.50'	4°49'55"	513.57'	S86°11'57"W
C4	433.98'	5908.50'	4°12'30"	433.88'	S85°53'14"W
C5	151.49'	175.00'	49°35'52"	146.80'	S65°19'17"E
C6	151.49'	175.00'	49°35'52"	146.80'	N65°19'17"W
C7	100.40'	175.00'	32°52'22"	99.03'	S73°26'36"W
C8	100.40'	175.00'	32°52'22"	99.03'	N73°26'36"E

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

MINER'S VILLAGE FILING NO. 1
SUBDIVISION
AMENDMENT PLAT
FREDERICK, COLORADO

SCALE	HOR. 1"=300' VERT. N/A
DESIGN/APPR.	BO
DRAWN BY	BO
DATE	04/20/10
FILE G:\202047\SURVEY\047-F1 PLAT	SHEET 2 OF 2

HURST & ASSOCIATES, INC.
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