

# MINERS' PARK TOWN CENTRE FILING TWO SUBDIVISION AMENDMENT

## CERTIFICATE OF OWNERSHIP

Know all men by these presents that the Town of Frederick and Miners' Park Town Centre LLC, being the Owners, Mortgagee or Lienholders of certain lands in Frederick, Colorado, described as follows:

Block 1, West Tract One of Miners' Park Town Centre as recorded November 21, 2012 at Reception No. 3890351 and that Parcel described in the Quit Claim deed recorded July 25, 2008 at Reception No. 3568616, 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 Miners' Park Town Centre Filing Two Subdivision Amendment, This described Subdivision Amendment Plat contains 14.493 acres more or less, together with and subject to all easements and rights-of-way existing now and/or of public record.

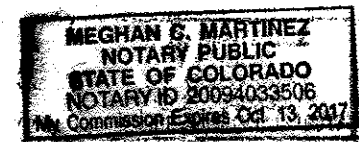
Executed this 16<sup>th</sup> day of September, 2014.

Tony Carey  
Owner-Town of Frederick-Tony Carey-Mayor

John R. Haley  
Owner-John R. Haley-Manager of Miners' Park Town Centre, LLC

The foregoing certificate of ownership and maintenance was acknowledged before me

by Tony Carey acting in his capacity as Mayor of Town of Frederick, this 16<sup>th</sup> day of September, 2014.



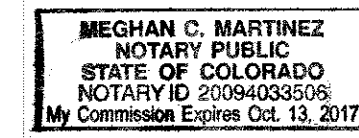
Witness My Hand and Seal

My Commission Expires 10/13/17

Meghan C. Martinez  
Notary Public

The foregoing certificate of ownership and maintenance was acknowledged before me

by John R. Haley acting in his capacity as Manager of Miners' Park Town Centre, this 16<sup>th</sup> day of September, 2014.



Witness My Hand and Seal

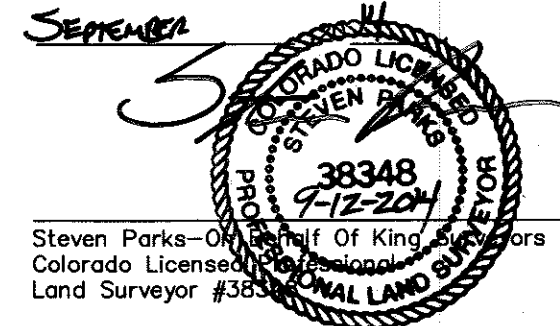
My Commission Expires 10/13/17

Meghan C. Martinez  
Notary Public

## SURVEYING CERTIFICATE

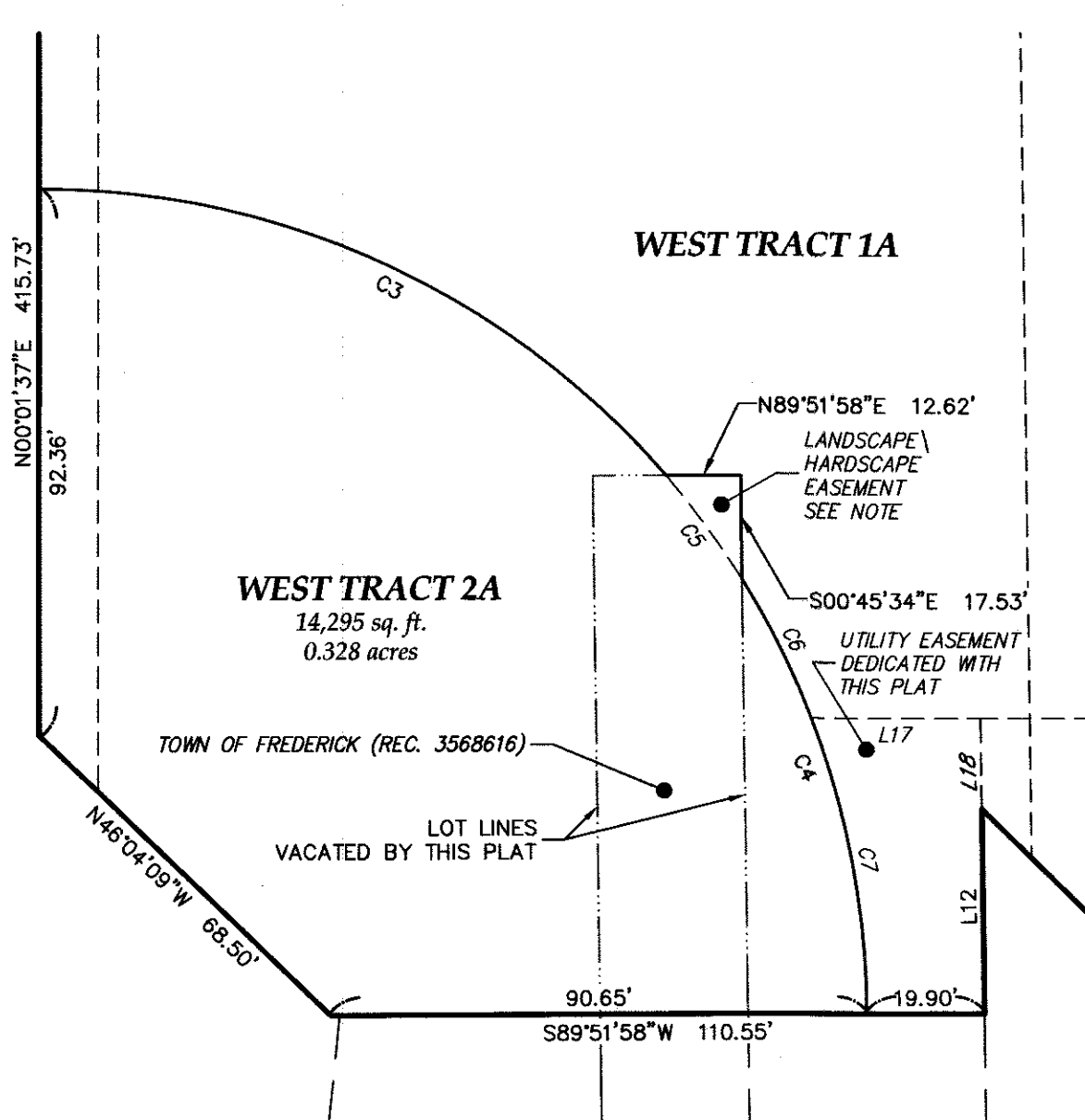
I, Steven Parks, a Licensed Professional Land Surveyor in the State of Colorado, do hereby state that the Final Plat Map shown hereon is correct delineation of the above described parcel of land.

I further certify that this Final Plat Map and legal description were prepared under my personal supervision and in accord with applicable State of Colorado requirements on this 17<sup>th</sup> day of September.

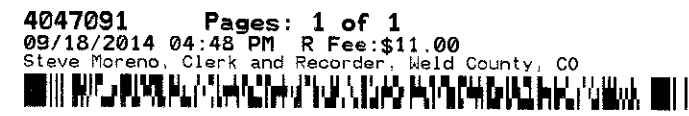


Steven Parks-Professional Land Surveyor  
Colorado License #38348  
Land Surveyor #38348

DETAIL 'A'  
SCALE 1"=30'



Being a Replat of Block 1, West Tract One, Miners' Park Town Centre & Reception No. 3568616  
Part of the Southwest Quarter of Section 31, Township 2 North, Range 67 West of the 6th P.M.,  
Town of Frederick, County of Weld, State of Colorado



## TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number 6599070, dated July 1, 2014 as prepared by Unified Title Company of Northern Colorado to delineate the aforesaid information.

## BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Southwest Quarter of Section 31, T.2N., R.67W., as bearing North 89°44'44" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2455.52 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

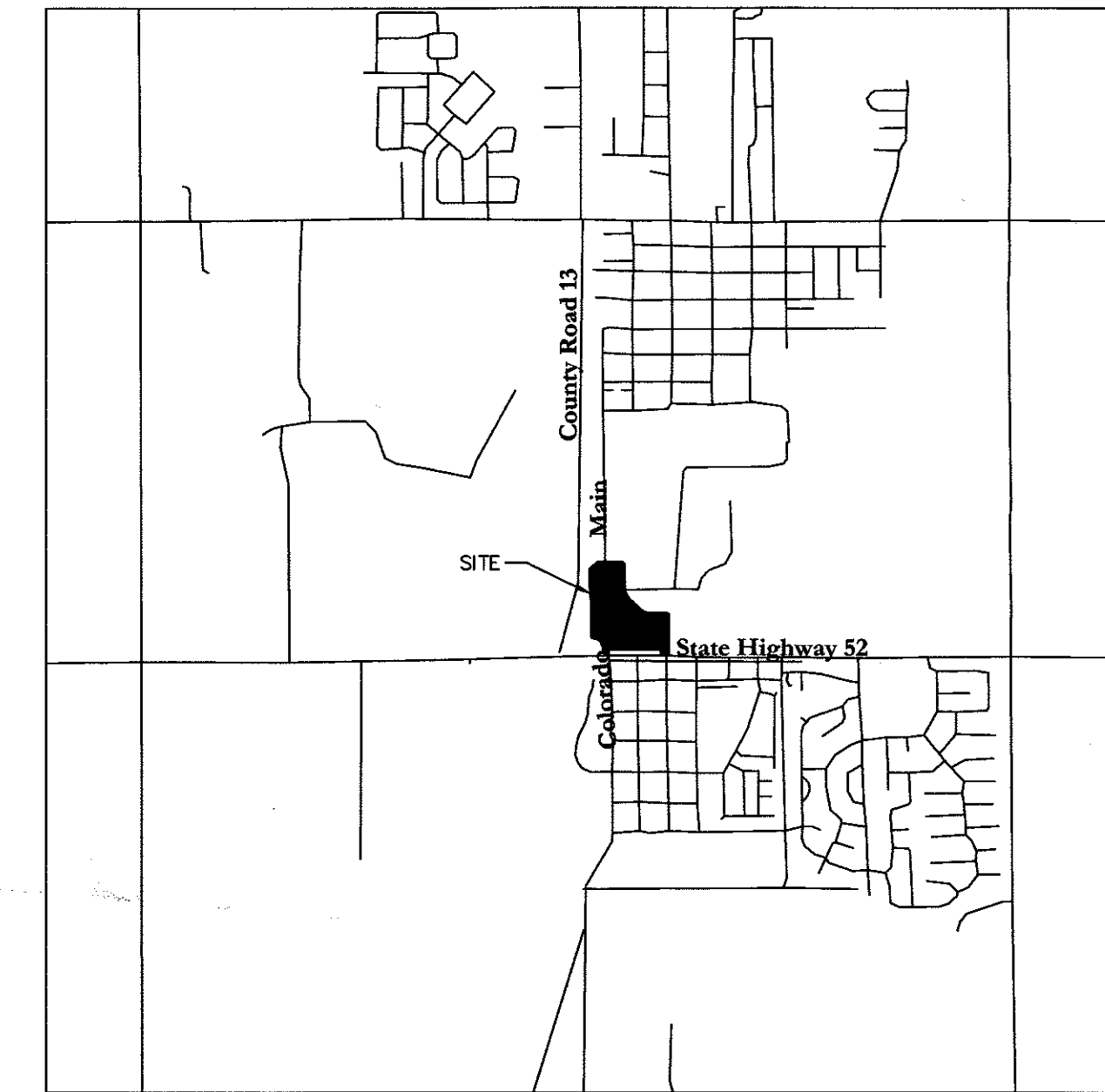
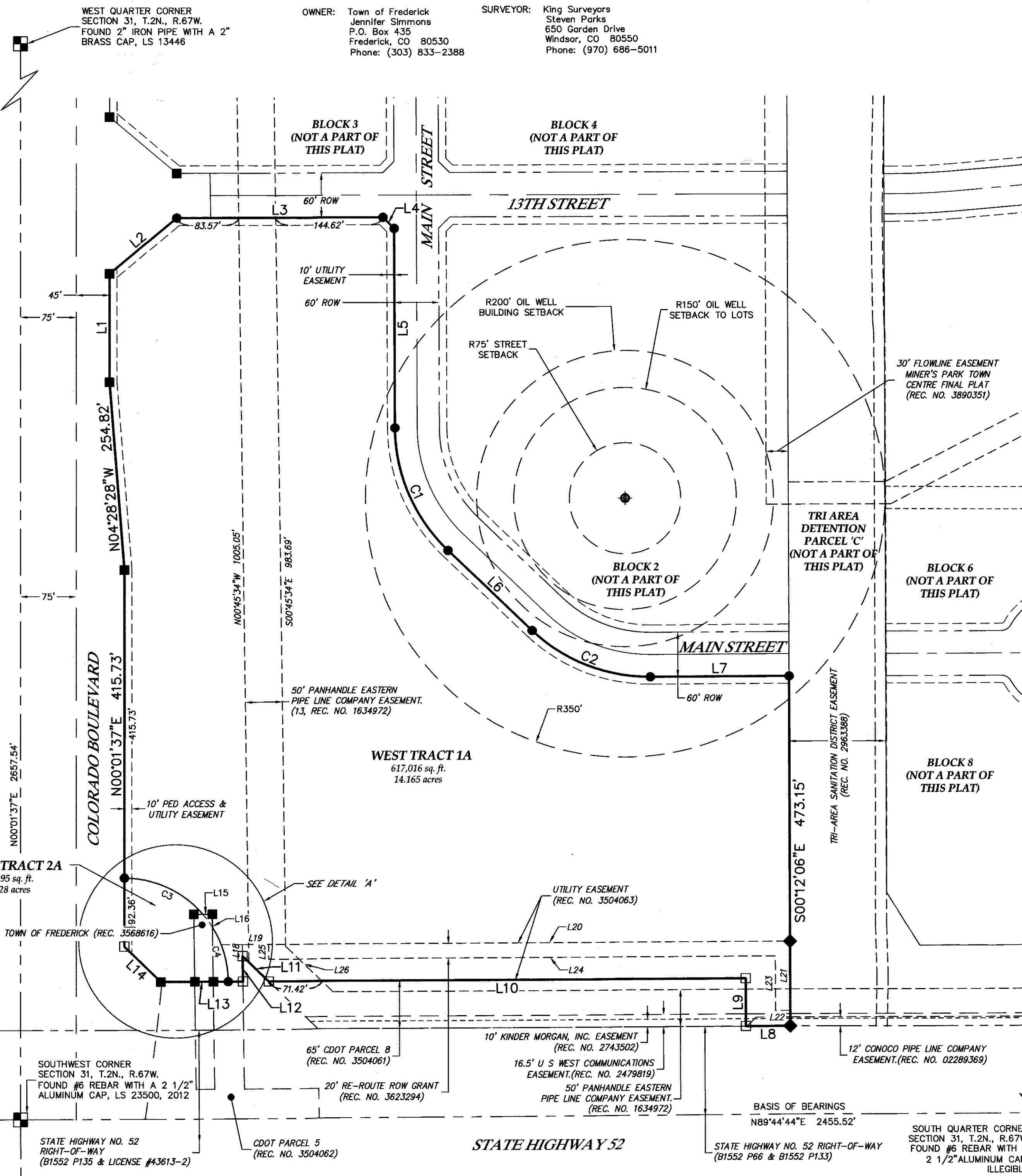
## STAFF CERTIFICATE OF APPROVAL

This Subdivision Amended Plat of the Miners' Park Town Centre Filing Two Subdivision Amendment is approved and accepted by the Town of Frederick Planning Department this 16<sup>th</sup> day of September, 2014 in accordance with Section 4.11.2 of the Land Use Code for Subdivision Amendments.

John J. [Signature]  
Planning Director

## LANDSCAPE/HARDSCAPE EASEMENT NOTE

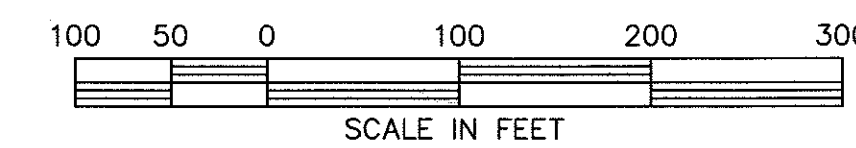
It is the intent of this easement to allow non-permanent structures and use of this area by the owners and guests of West Tract 1A.



VICINITY MAP  
(NOT TO SCALE)

## LEGEND

- EASEMENT
- SECTION LINE
- RIGHT-OF-WAY
- BOUNDARY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND STANDARD CDOT MONUMENT WITH 3.25" AC STAMPED LS 27936
- FOUND #4 REBAR WITH AN ORANGE PLASTIC CAP STAMPED KS, LS 23500
- ◆ FOUND #4 REBAR WITH A RED PLASTIC CAP STAMPED KS, LS 34995
- SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KS, LS 38348



LINE	BEARING	LENGTH
L1	N00°01'37"E	146.41'
L2	N50°10'26"E	117.90'
L3	S89°58'22"E	278.19'
L4	S45°05'10"E	21.26'
L5	S00°11'58"E	269.72'
L6	S46°24'48"E	156.52'
L7	N89°50'29"E	187.16'
L8	S89°51'58"W	59.98'
L9	N00°12'22"W	65.00'
L10	S89°51'58"W	643.03'
L11	N45°41'39"W	49.35'
L12	S00°45'34"E	34.55'
L13	S89°51'58"W	110.55'
L14	N46°04'09"W	68.50'
L15	N89°51'58"E	12.62'
L16	S00°45'34"E	17.53'
L17	N89°51'58"E	28.59'
L18	N00°45'34"W	15.45'
L19	N89°51'58"E	35.65'
L20	N89°51'58"E	702.71'

LINE	BEARING	LENGTH
L21	S00°12'06"E	94.04'
L22	S89°51'58"W	20.00'
L23	N00°12'06"W	74.04'
L24	S89°51'58"W	682.73'
L25	N00°08'02"W	20.00'
L26	S45°41'39"E	67.87'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	185.51'	230.00'	46°12'46"	180.52'	S23°18'21"E
C2	175.60'	230.00'	43°44'39"	171.37'	S68°17'07"E
C3	120.30'	140.00'	49°13'59"	116.63'	N65°21'23"W
C4	77.48'	140.00'	31°42'39"	76.50'	N15°59'21"W
C5	21.73'	140.00'	8°53'39"	21.71'	N36°17'30"W
C6	26.36'	140.00'	10°47'14"	26.32'	N26°27'04"W
C7	51.13'	140.00'	20°55'25"	50.84'	N10°35'44"W

DATE: 06/13/2014  
FILE NAME: 2013056SUB  
SCALE: 1"=100'  
DRAWN BY: RE  
CHECKED BY: SIP

KING SURVEYORS  
650 E. Garden Drive | Windsor, Colorado 80550  
phone: (970) 686-5011 | email: info@KingSurveyors.com



DATE: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_

MINERS' PARK TOWN CENTRE FILING TWO  
FOR  
TOWN OF FREDERICK  
P.O. BOX 435  
FREDERICK, CO 80530

PROJECT #:  
2013056

1  
SHEET 1 OF 1