

GRIGSBY/FIELING SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 33,
 T2N, R68W OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT GUY W. GRIGSBY AND AMY J. FIELING, BEING THE OWNERS, MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS AS SHOWN HEREON UNDER THE NAME OF GRIGSBY/FIELING SUBDIVISION. 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.

PROPERTY DESCRIPTION:

LOT B, RECORDED EXEMPTION NO. 1313-33-2 RE-5065 RECORDED JULY 14, 2011 AT RECEPTION NO. 3779824, COUNTY OF WELD, STATE OF COLORADO.

TOTAL AREA OF PARCELS CONTAINING 1,067,939 SQUARE FEET OR 24.517 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 6 DAY OF

May A.D., 2021.

Guy W. Grigsby
 GUY W. GRIGSBY

Amy J. Fieling
 AMY J. FIELING

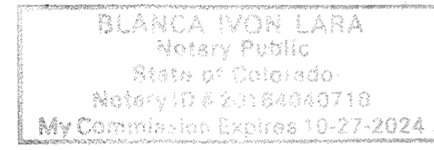
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY GUY W. GRIGSBY AND AMY J. FIELING.

THIS 6 DAY OF May, 2021.

WITNESS MY HAND AND SEAL Blanca Ivon Lara

MY COMMISSION EXPIRES October 23, 2024

Blanca Ivon Lara
 NOTARY PUBLIC



SURVEYOR'S STATEMENT:

I, JOHN P. EHRHART, 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 3rd DAY OF May, 2021.



JOHN P. EHRHART
 COLORADO P.L.S. #29414
 EHRHART LAND SURVEYING, LLC
 P.O. BOX 930, ERIE, CO 80516
 PHONE: 303-828-3340

NOTES:

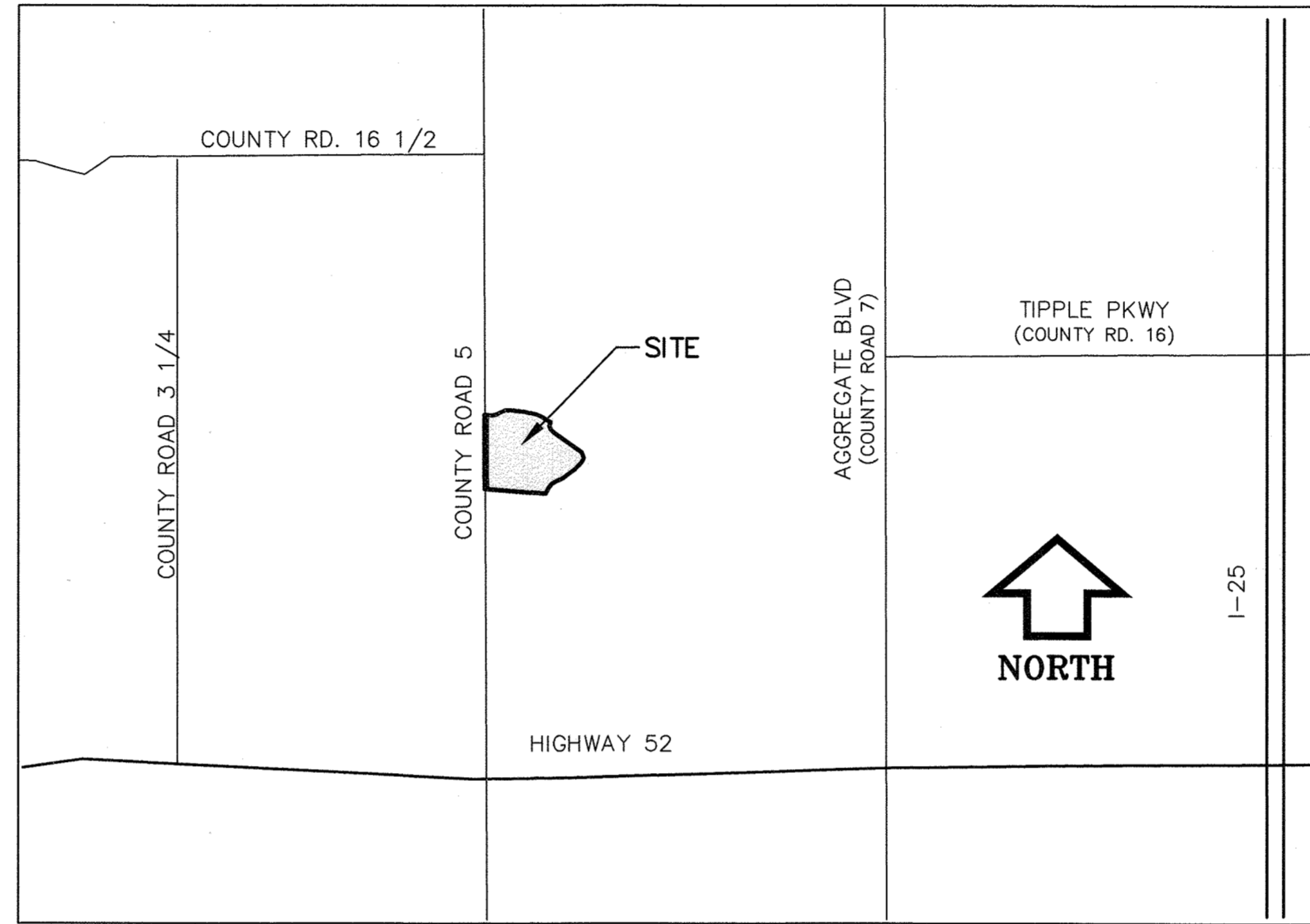
- 1) LAND TITLE GUARANTEE COMPANY, ORDER NUMBER K25177763-6, DATED DECEMBER 22, 2020, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 2) 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.
- 3) BEARINGS ARE BASED ON WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33, T2N, R68W OF THE 6TH P.M., BEARS N00°17'33"W (ASSUMED), A DISTANCE OF 2,640.24 FEET, MONUMENTED AS SHOWN HEREON.
- 4) FLOOD INFORMATION: SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP FOR WELD COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08013C0435J, DATED DECEMBER 18, 2012, AND FEMA'S ONLINE INTERACTIVE MAP.
- 5) THE PROPOSED ZONING FOR LOT 1, 2, 3, AND 4 IS R-E, ESTATE DISTRICT.
- 6) A PRIVATE, 28 FOOT WIDE ACCESS AND UTILITY EASEMENT IS GRANTED ALONG THE SOUTH AND WEST EDGES OF LOTS 1 AND 2, AS SHOWN, FOR THE PURPOSE OF INGRESS AND EGRESS AND THE PLACEMENT OF UTILITIES FOR THE BENEFIT OF LOTS 1, 2 AND 3. THE PRIVATE ACCESS ROAD WILL BE MAINTAINED BY LOTS 1, 2 AND 3 TO THE STANDARDS OF THE FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT.
- 7) THE 6 ACRES ON THE EAST EDGE OF LOT 4, AS SHOWN, ARE PRESERVED AS PRIVATE OPEN SPACE. ALL FORMS OF DEVELOPMENT, CONSTRUCTION OF BUILDINGS, GRAZING AND FARMING ARE PROHIBITED WITHIN THE OPEN SPACE. THE PRIVATE OPEN SPACE IS TO BE PRESERVED AS NATURAL HABITAT AND WHERE ONLY THE MAINTENANCE OF THE IRRIGATION INFRASTRUCTURE IS ALLOWED.
- 8) ALL BUILDINGS CONSTRUCTED ON LOTS 1, 2 AND 3 HAVING A HEIGHT OF GREATER THAN 10 FEET ABOVE GRADE WILL BE PLACED WITHIN THE DESIGNATED BUILDING ENVELOPES SHOWN ON THE RESPECTIVE LOTS.
- 9) THE FEE TITLE OWNERS OF ALL LOTS WILL CONNECT TO SANITARY SEWER AT THEIR OWN EXPENSE WHEN SUCH SEWER SERVICE COMES WITHIN 400 FEET OF THE PROPERTY BOUNDARIES SHOULD THE STATE OF COLORADO OR ANY OTHER GOVERNMENTAL AGENCY REQUIRE TOWN SEWER SERVICE TO BE PROVIDED TO THE PROPERTY.
- 10) A PRIVATE 8' WIDE UTILITY EASEMENT ALONG THE NORTH EDGE OF THE 28' ACCESS AND UTILITY EASEMENT, AS SHOWN, IS GRANTED FOR THE PURPOSE OF PLACING UTILITIES FOR THE BENEFIT OF LOTS 1, 2 AND 3.

CONSULTANTS:
 EHRHART LAND SURVEYING, LLC
 P.O. BOX 930, ERIE, CO 80516
 303-828-3340

OWNERS:
 GUY W. GRIGSBY & AMY J. FIELING
 6870 COUNTY RD. 5, ERIE, CO 80516
 303-828-0239

VICINITY MAP

SCALE 1" = 2000'



LAND USE TABLE			
LOTS	LAND USE	ZONING	ACRES
1, 2, 3, AND 4	RESIDENTIAL	R-E	23.394
RIGHT OF WAY	RIGHT OF WAY	R-E	1.123
TOTAL			24.517

MINERAL RIGHTS STATEMENT

LAND OWNED BY:
 GUY W. GRIGSBY & AMY J. FIELING
 MINERAL OWNERS ARE:
 GUY WELLMAN GRIGSBY, 6870 CR 5, ERIE, CO 80516
 ROBERT N. SENCENBAUGH, P.O. BOX 637, ERIE, CO 80516
 DEBBIE D. SENCENBAUGH, P.O. BOX 637, ERIE, CO 80516
 KAREN LOBSOCO & FRANK M. LOBSOCO, 7501 TUDOR RD.,
 COLORADO SPRINGS, CO 80919
 JOSEPH N. SENCENBAUGH, P.O. BOX 1394, COLORADO SPRINGS, CO 80901
 WOLF RESOURCES LLC, 621 17TH ST., DENVER, CO 80293

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION

2021 - 09A THIS 15 DAY OF April, 2021.

[Signature]
 CHAIRMAN

[Signature]
 PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE FINAL PLAT MAP OF GRIGSBY/FIELING SUBDIVISION IS APPROVED AND ACCEPTED BY THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON April 21, 2021. 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 THAT 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 MAP 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.

[Signature]
 MAYOR

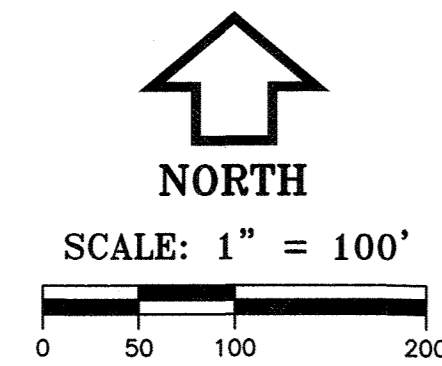
ATTEST:
[Signature]
 TOWN CLERK



 P.O. Box 930 • Erie, Colorado 80516 (303) 828-3340 www.colorados.com	SHEET:
	1 OF 2
	DATE: 2/11/21
	DRAWN BY: JPE
	PROJECT: S205025

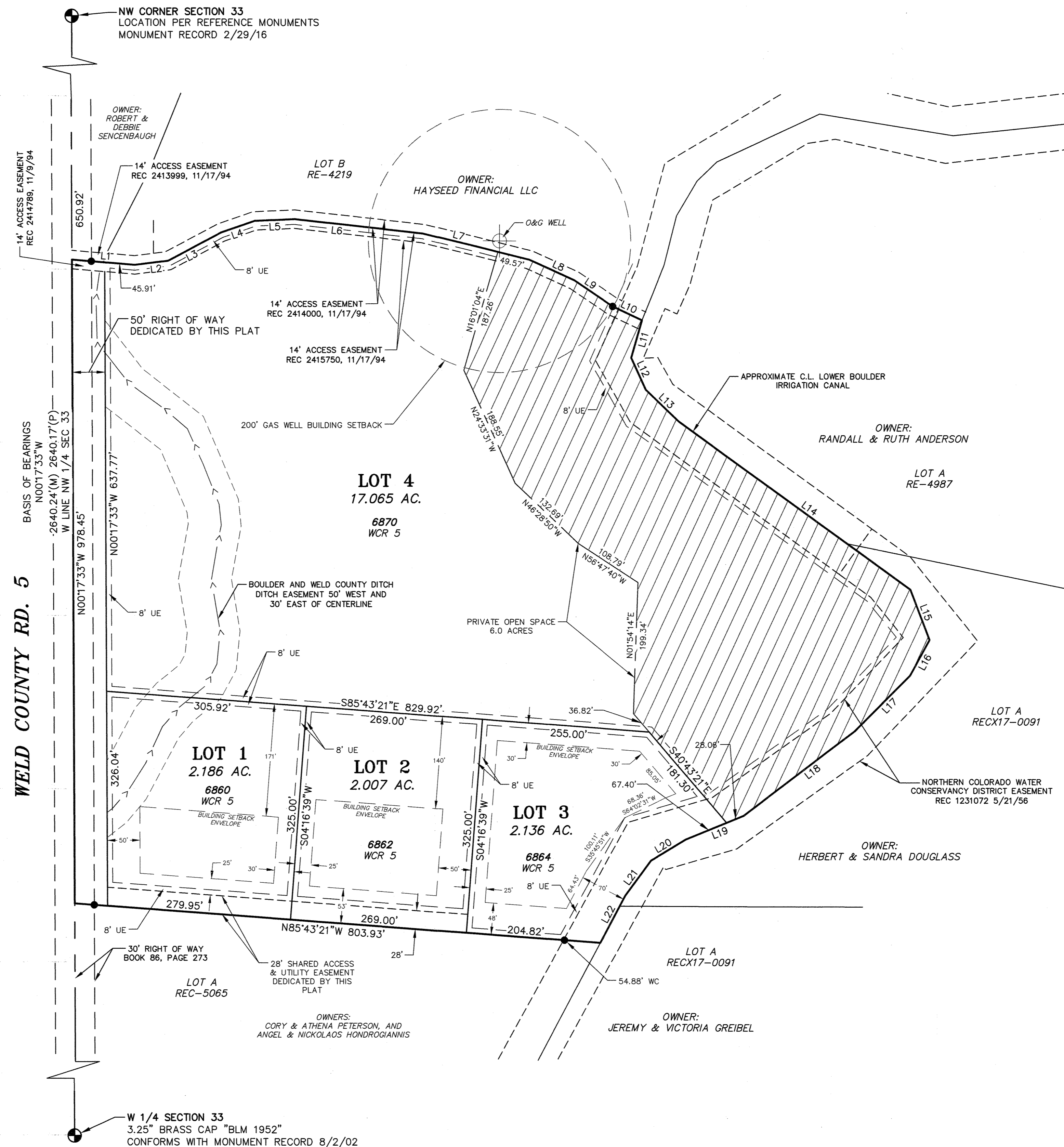
GRIGSBY/FIELING SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 33,
 T2N, R68W OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO



LEGEND

- FOUND #5 REBAR WITH 1.25" YELLOW PLASTIC CAP, PLS 37885
- ⊕ FOUND SECTION CORNER AS DESCRIBED
- WC WITNESS CORNER
- UE UTILITY EASEMENT DEDICATED BY THIS PLAT
- REC RECEPTION NUMBER
- ▨ PRIVATE OPEN SPACE - 6.0 ACRES



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S85°03'17"E	96.12'
L2	N82°52'50"E	51.26'
L3	N62°07'44"E	91.60'
L4	N70°51'07"E	53.99'
L5	N87°21'42"E	61.17'
L6	S83°39'28"E	197.29'
L7	S76°08'00"E	166.81'
L8	S65°25'48"E	75.58'
L9	S55°59'46"E	70.42'
L10	S64°31'11"E	49.42'
L11	S16°01'04"W	59.29'
L12	S24°33'31"E	53.35'
L13	S46°28'50"E	70.10'
L14	S54°09'37"E	435.08'
L15	S20°54'57"E	82.09'
L16	S28°44'54"W	61.64'
L17	S44°53'23"W	119.18'
L18	S52°43'59"W	212.55'
L19	S67°45'14"W	95.46'
L20	S58°33'22"W	62.45'
L21	S36°12'20"W	65.89'
L22	S27°54'36"W	81.11'



EHRHART
LAND SURVEYING

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SHEET: **2 OF 2**

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