

NELSON FARM SUBDIVISION FINAL PLAT

LOCATED IN SECTION 35, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 1 LOT, 4 TRACTS – 536.37 ACRES
 SHEET 1 OF 3

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT KENT P. NELSON FAMILY LIMITED PARTNERSHIP, L.L.P., DAVID P. NELSON FAMILY LIMITED PARTNERSHIP, L.L.P. AND CAROL N. COBURN FAMILY LIMITED PARTNERSHIP, L.L.P. BEING THE OWNERS, MORTGAGEE OR UNHOLDERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF "NELSON FARM SUBDIVISION", AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS OF WAY, AND EASEMENTS DESIGNATED OR DESCRIBED AS FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN. THE ENTITIES NAMED ON THE EASEMENT, OR RESPONSIBLE FOR THE SERVICES AND/OR UTILITIES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSES NAMED ON THE EASEMENT OR FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE PUBLIC STREET, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES SHOWN HEREON AND THE ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION ARE DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USE AND PURPOSES. 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.

PARCEL DESCRIPTION:

ALL OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPT THOSE PARCELS OF LAND CONVEYED BY DEEDS RECORDED IN BOOK 872 AT PAGE 211; BOOK 1024 AT PAGE 111; BOOK 1028 AT PAGE 372; BOOK 1552 AT PAGE 68; BOOK 1552 AT PAGE 69; BOOK 678 AT RECEPTION NO. 1599685; THOSE PARCELS OF LAND CONVEYED BY RULE AND ORDER RECORDED DECEMBER 29, 2003 AT RECEPTION NO. 3137131, AND LOT 1 OF "LANSON'S FARM SUBDIVISION AMENDMENT", COUNTY OF WELD, STATE OF COLORADO.

SAID LANDS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TWO PARCELS OF LAND LOCATED IN SECTION 35, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO DESCRIBED AS FOLLOWS:

PARCEL ONE:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35 (3.25" ALUMINUM CAP, PLS 29430) FROM WHENCE THE NORTH QUARTER CORNER OF SECTION 35 (3.25" BRASS CAP, BLM) LIES N89°36'25"E, 2,646.03 FEET (BASIS OF BEARINGS);

THENCE N89°36'25"E, 125.69 FEET ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 35 TO THE NORTHEAST CORNER OF PARCEL 219 AS DESCRIBED IN RULE AND ORDER RECORDED 12/19/2003 AT RECEPTION NO. 3137131 AND THE POINT OF BEGINNING;

THENCE CONTINUING N89°36'25"E, 2,520.35 FEET ALONG SAID NORTHERLY SECTION LINE TO THE NORTH QUARTER OF SECTION 35;

THENCE N89°36'14"E, 2,643.69 FEET ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 35 TO THE NORTHEAST CORNER OF SECTION 35;

THENCE S00°29'04"W, 2,653.03 FEET ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 35 TO THE EAST QUARTER CORNER OF SECTION 35;

THENCE S00°09'21"W, 1,878.06 FEET ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 35 TO A NORTHEASTERLY CORNER OF LOT 1 OF "LANSON'S FARM SUBDIVISION AMENDMENT";

THENCE ALONG THE PERIMETER OF SAID LOT 1 THE FOLLOWING SIX COURSES:

- 1) N89°50'39"W, 875.39 FEET;
- 2) 100.81 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 38°30'20", AND A CHORD BEARING N70°35'29"W, 98.92 FEET;
- 3) N51°20'19"W, 1,191.04 FEET;
- 4) N02°37'43"W, 307.48 FEET;
- 5) S89°21'13"W, 702.40 FEET;
- 6) S00°00'13"E, 1,805.60 FEET;

THENCE S89°28'05"W, 1,170.78 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 52;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF THE INTERSTATE 25 FRONTAGE ROAD (AS MONUMENTED BY CDOT 3.25" ALUMINUM CAPS) THE FOLLOWING SEVEN COURSES:

- 1) N45°13'32"W, 91.61 FEET;
- 2) N00°57'37"W, 88.51 FEET;
- 3) 866.25 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 771.16 FEET, A CENTRAL ANGLE OF 64°21'39", AND A CHORD BEARING N33°06'59"W, 821.42 FEET;
- 4) N65°16'51"W, 236.35 FEET;
- 5) 915.58 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,164.70 FEET, A CENTRAL ANGLE OF 45°02'26", AND A CHORD BEARING N42°47'11"W, 892.19 FEET;
- 6) N00°13'01"W, 3,608.21 FEET;
- 7) N00°23'32"W, 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 520.69 ACRES, MORE OR LESS.

PARCEL TWO:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 35;

THENCE N89°32'18"E, 551.28 FEET ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 35;

THENCE N00°27'42"W, 107.26 FEET TO THE CORNER OF THE NORTHERLY LINE OF STATE HIGHWAY 52 AND EASTERLY LINE OF INTERSTATE 25, BEING THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 25 AS MONUMENTED BY CDOT 3.25" ALUMINUM CAPS THE FOLLOWING FOUR COURSES:

- 1) N26°55'01"W, 401.99 FEET;
- 2) N22°30'29"W, 484.01 FEET;
- 3) N12°10'33"W, 365.65 FEET;
- 4) N54°34'04"E, 66.24 FEET;

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF THE INTERSTATE 25 FRONTAGE ROAD AS MONUMENTED BY CDOT 3.25" ALUMINUM CAPS THE FOLLOWING FIVE COURSES:

- 1) 650.49 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,295.93 FEET, A CENTRAL ANGLE OF 28°45'34", AND A CHORD BEARING S50°55'38"E, 643.68 FEET;
- 2) S65°16'51"E, 236.29 FEET;
- 3) 718.93 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 630.93 FEET, A CENTRAL ANGLE OF 64°22'08", AND A CHORD BEARING S33°06'55"E, 681.71 FEET;
- 4) S00°57'37"E, 79.60 FEET;
- 5) S47°11'57"W, 52.81 FEET;

THENCE S89°05'37"W, 659.05 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 52 TO THE POINT OF BEGINNING, CONTAINING 15.69 ACRES, MORE OR LESS.

NET ACREAGE: 536.37 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____ A.D., 2022

KENT P. NELSON FAMILY LIMITED PARTNERSHIP, L.L.P.
 A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

BY: Kent P. Nelson
 AS: general partner

ACKNOWLEDGMENT:

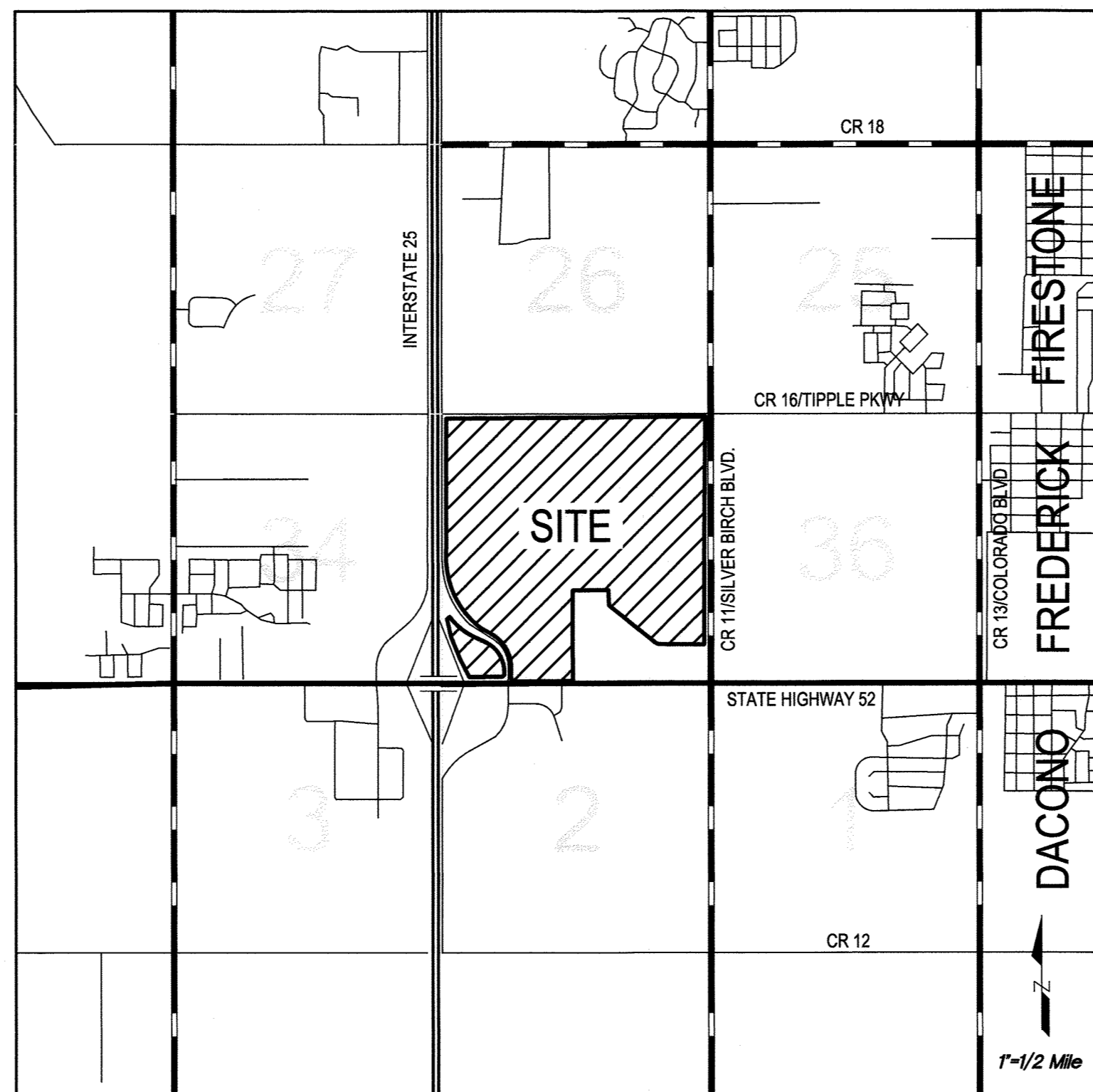
STATE OF COLORADO)
 COUNTY OF Boulder) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Kent P. Nelson AS general partner OF KENT P. NELSON FAMILY LIMITED PARTNERSHIP, L.L.P. THIS 13th DAY OF July, 2022.

WITNESS MY HAND AND SEAL:

Maureen C. Simpson
 NOTARY PUBLIC
 MY COMMISSION EXPIRES July 2, 2025

MAUREEN C. SIMPSON
 Notary Public
 State of Colorado
 Notary ID # 19874198785
 My Commission Expires 07-02-2025



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 NORTHWEST QUARTER OF SECTION 35, ASSUMED N89°36'25"E BETWEEN THE NORTHWEST CORNER BEING A 3.25" ALUMINUM CAP MARKED PLS 29430 2009 AND THE NORTH QUARTER CORNER BEING A 3.25" BLM BRASS CAP.
3. THIS PROPERTY IS LOCATED IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP NUMBERS 08123C2077E, 08123C2079E AND 08123C2080E WITH AN EFFECTIVE DATE OF 01/20/2016.
4. THIS PROPERTY IS CURRENTLY ZONED R-2 (RESIDENTIAL), AND E (EMPLOYMENT).
5. PROPERTY INFORMATION BINDER NO. F0125175052 PREPARED BY LAND TITLE GUARANTEE COMPANY WITH A DATE OF 05/04/20 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. CURRENT MINERAL OWNERSHIP IS "RAISA II, LLC" PER MINERAL DEEDS RECORDED AT RECEPTION NUMBERS 4217319, 4217323, 4217325, 4217328, 4217330 AND 4217381.
7. ALL LINEAL DISTANCES ARE U.S. SURVEY FEET.
8. TRACT 2 IS INTENDED TO BE FURTHER PLATTED IN THE FUTURE.
9. THE REQUIRED OPEN SPACE DEDICATION WILL BE MADE WITH THE FUTURE PLATTING OF TRACT 2.
10. RIGHT OF WAY TO CONNECT WASHINGTON STREET TO TIPPLE PARKWAY WILL BE DEDICATED WITH THE FUTURE PLATTING OF TRACT 2.

LOT/TRACT	AREA	USE
LOT 1	7.30 Ac.	TO BE DETERMINED
LOT 2	3.78 Ac.	TO BE DETERMINED
TRACT 1	15.69 Ac.	TO BE DETERMINED
TRACT 2	315.28 Ac.	TO BE DETERMINED
TRACT 3	180.68 Ac.	TO BE DETERMINED

LAND SUMMARY CHART	
TYPE	AREA
LOTS	11.08 Ac.
TRACTS	511.65 Ac.
ROW	13.65 Ac.
TOTAL	536.37 Ac.

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 2018-028C
 THIS 11 DAY OF December, 2018.

CHAIRMAN

PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

Resolution
 THE FINAL PLAT OF "NELSON FARM SUBDIVISION" IS APPROVED AND ACCEPTED BY ORDINANCE NO. 131-2018, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON November 2, 2018. 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 SERVE 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 OF A SEPARATE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS.

THIS ACCEPTANCE OF THE FINAL PLAT 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.

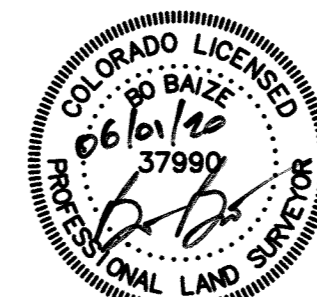
MAYOR

TOWN CLERK

SURVEYOR'S CERTIFICATE:

I, BO BAIZE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS A 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 01st DAY OF June, 2022.



FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.,
 BO BAIZE, COLORADO PLS NO. 37990

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

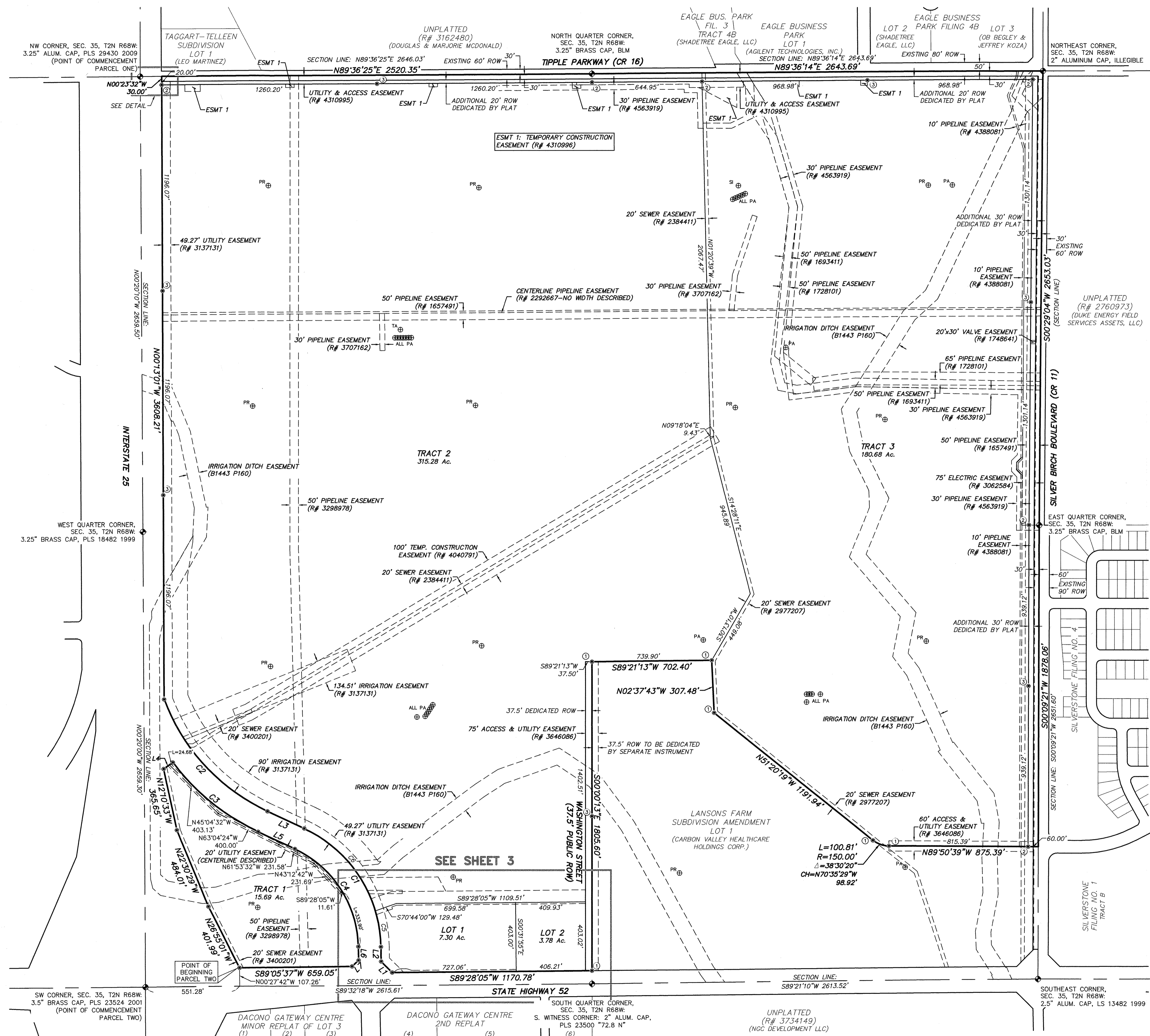
NO.	DESCRIPTION	DATE	BY
1	Original	09/27/18	Bb
2	Revisions per 10/23 & 11/29 comments	11/20/18	Bb
3	Add easement	01/04/19	Bb
4	Update asphalt/new old easements	05/27/20	Bb

HURST & ASSOCIATES, INC.
 1265 S Public Road, Suite B
 Louisville, CO 80026
 303.449.9105

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

NELSON FARM SUBDIVISION
 FINAL PLAT
 FREDERICK, COLORADO

DRAWN BY:	BO
DESIGNED BY: <td>BO</td>	BO
APPROVED BY: <td>OCH</td>	OCH
JOB NUMBER:	2294-04
DATE:	05/22/20
SCALE:	N/A
SHEET NO.:	1 OF 3



NELSON FARM SUBDIVISION FINAL PLAT

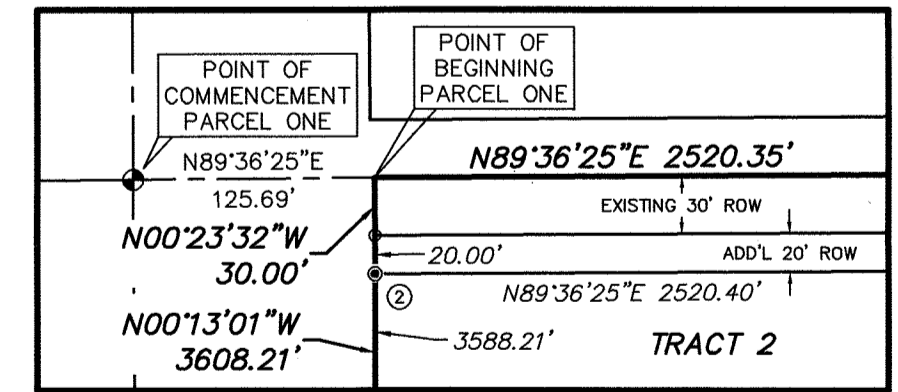
LOCATED IN SECTION 35, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF FREDERICK, COUNTY OF WELD,
STATE OF COLORADO
SHEET 2 OF 3

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°13'32"W	91.61'
L2	N00°57'37"W	88.51'
L3	N65°16'51"W	236.35'
L4	N54°34'04"E	66.24'
L5	S85°16'51"E	236.29'
L6	S00°57'37"E	79.60'
L7	S47°11'57"W	52.81'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	866.25'	771.16'	64°21'39"	N33°06'59"W	821.42'
C2	915.58'	1164.70'	45°02'26"	N42°47'12"W	892.19'
C3	650.49'	1295.93'	28°45'34"	S50°55'38"E	643.68'
C4	718.93'	639.93'	64°22'08"	S33°06'56"E	681.71'
C5	210.60'	771.16'	15°38'49"	N08°45'34"W	209.94'
C6	655.65'	771.16'	48°42'50"	N40°56'23"W	636.08'

⊕ - WELL LOCATION AND STATUS:
 PA: PLUGGED AND ABANDONED
 PR: PRODUCING
 SI: SHUT IN
 (LOCATIONS AND STATUS BASED ON
 COLORADO OIL AND GAS CONSERVATION
 COMMISSION GIS ACCESSED 05/19/20)

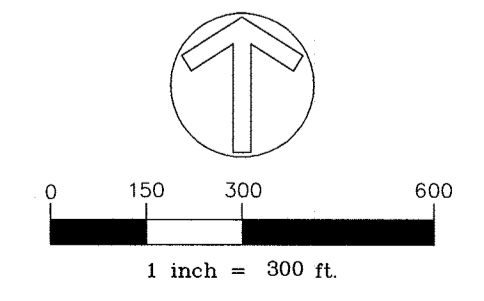
CORNER MONUMENTATION:
 ① - FOUND 1.25" PLASTIC CAP, PLS 28286
 ② - SET 1" PLASTIC CAP, PLS 37990
 AT CORNERS AND ANGLE POINTS
 OF DEDICATED RIGHT OF WAY
 ③ - SET 1" PLASTIC CAP, PLS 37990
 ON LINE PER C.R.S. 38-51-105.1c
 (NO MORE THAN 1400' ON
 STRAIGHT LINE)



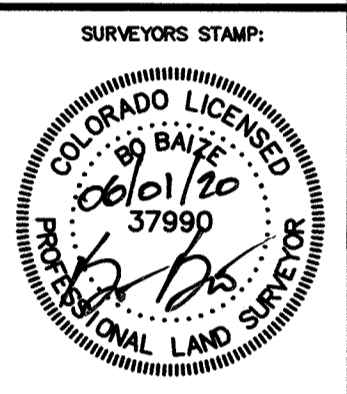
NORTHWEST CORNER DETAIL
(1"=100')

ADJOINER OWNERSHIP:

- 1) TRACT A - DACONGO GATEWAY LAND, LP
- 2) LOT 2 - LUKAS FAMILY, LP
- 3) LOT 3 - FJ MANAGEMENT INC.
- 4) LOT 1 - KUM & GO, LLC
- 5) LOT 2 - R K B, INC.
- 6) LOT 4 - DACONGO GATEWAY LAND, LP



SCALE VERIFICATION
 BAR IS ONE INCH
 OR ORIGINAL SCALES
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY



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 FINAL PLAT
 FREDERICK, COLORADO

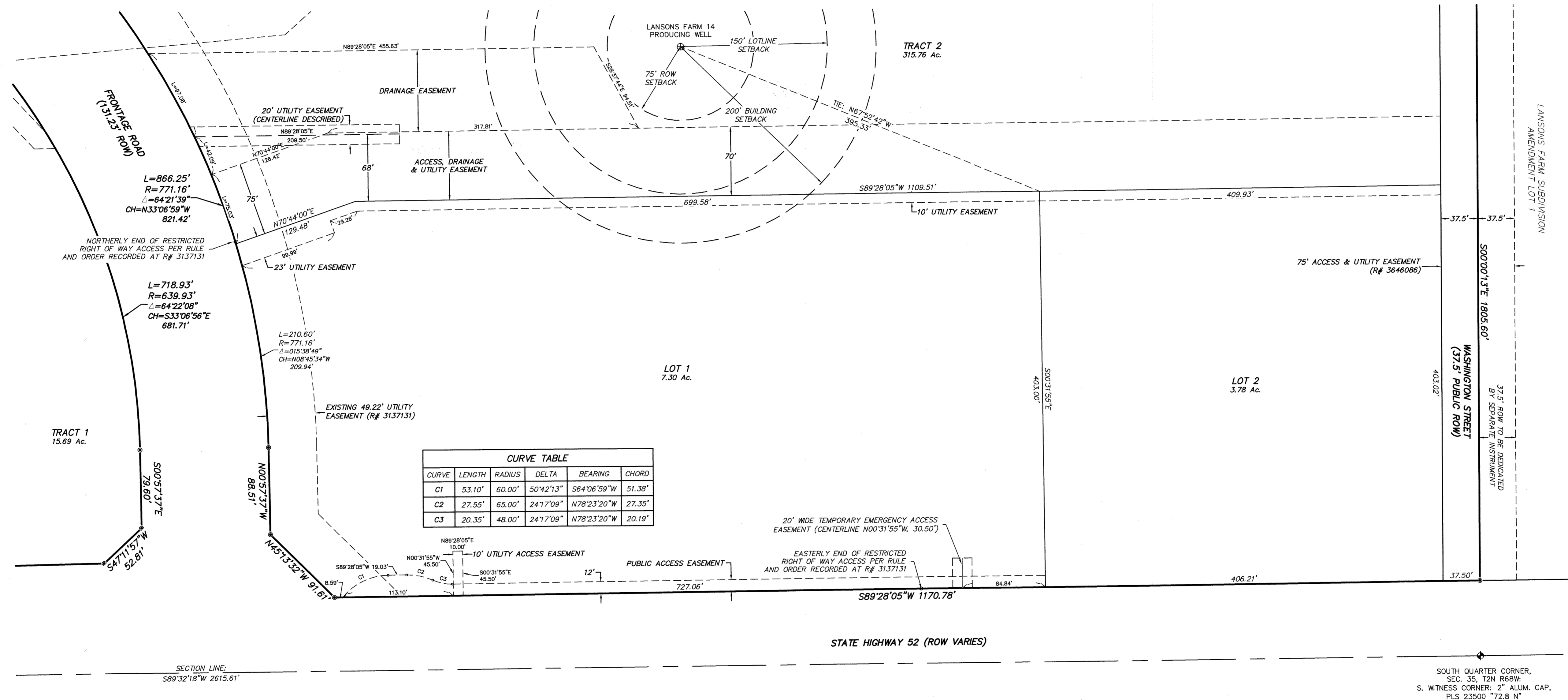
DRAWN BY:	BO
DESIGNED BY:	BO
APPROVED BY:	COH
JOB NUMBER:	2294-04
DATE:	05/22/20
SCALE:	1"=300'
SHEET NO.:	2 OF 3

FILE LOCATION:
 G:\25815\Nelson Farm Subdivision Final Plat SH 1-2

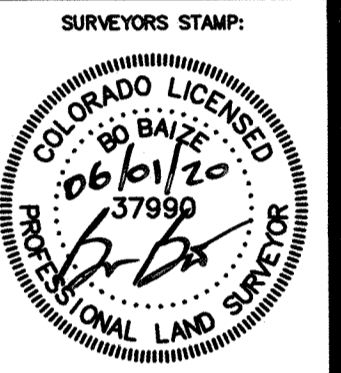
NELSON FARM SUBDIVISION FINAL PLAT

LOCATED IN SECTION 35, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 SHEET 3 OF 3

SCALE VERIFICATION
 BAR IS ONE INCH
 ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	53.10'	60.00'	50°42'13"	S64°06'59"W	51.38'
C2	27.55'	65.00'	24°17'09"	N78°23'20"W	27.35'
C3	20.35'	48.00'	24°17'09"	N78°23'20"W	20.19'



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NELSON FARM SUBDIVISION
 FINAL PLAT
 FREDERICK, COLORADO

DRAWN BY: BO
 DESIGNED BY: BO
 APPROVED BY: OCH
 JOB NUMBER: 2294-04
 DATE: 05/22/20
 SCALE: 1"=60'
 SHEET NO: 3 OF 3
 FILE LOCATION: G:\2669\SURVEY\NELSON FARM FINAL PLAT SH3

