

FINAL PLAT

CARRIAGE HILLS FILING NO. 2

A SUBDIVISION OF A PART OF THE NE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M. TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO AREA = 64.147 ACRES, MORE OR LESS.

NOTES

- 1. BEARINGS SHOWN ON THIS MAP ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE SE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M., BEARS S00°00'34"E AS MONUMENTED AND SHOWN HEREON.
2. SET #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "PLS 24305" WHERE NOTED "SET". FOUND #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "PLS 24305" WHERE NOTED "END".
3. RECORDED EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN ON THIS MAP AS DISCLOSED IN PROFESSIONAL TITLE & ESCROW LLC, COMMITMENT NO. 050006 EFFECTIVE DATE SEPTEMBER 2, 2005. NO ADDITIONAL RESEARCH WAS COMPLETED.
4. ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080244 0001 B, MAP REVISED JULY 13, 1982, FREDERICK, COLORADO, WELD COUNTY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE C, AREAS OF MINIMAL FLOODING, AND IS NOT LOCATED IN A 100-YEAR FLOOD ZONE.
5. LEGAL DESCRIPTION PREPARED BY FRANK N. DREXEL, 1860 LEFTHAND CIRCLE, SUITE A, LONGMONT, COLORADO, 80501 (CRS 38-35-106.5).
6. OVER, ACROSS, AND THROUGH TRACT E AND OUTLOT B AS SHOWN HEREON A BLANKET EASEMENT IS HEREBY GRANTED TO THE TOWN OF FREDERICK FOR THE PURPOSE OF DRAINAGE ACCEPTANCE, TREATMENT, AND CONVEYANCE INCLUDING THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL FACILITIES AND APPURTENANCES RELATED THERETO.
7. OVER, ACROSS, AND THROUGH TRACT A AND OUTLOT A AS SHOWN HEREON A BLANKET EASEMENT IS HEREBY GRANTED TO THE TOWN OF FREDERICK FOR THE PURPOSE OF DRAINAGE ACCEPTANCE, TREATMENT, AND CONVEYANCE INCLUDING THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL FACILITIES AND APPURTENANCES RELATED THERETO.
8. IN THE FUTURE THE TOWN OF FREDERICK MAY USE TRACT J ALONG 1ST STREET (WELD COUNTY ROAD 16) FOR SIDEWALK OR ROADWAY IMPROVEMENTS AS NEEDED.
9. THAT STORM WATER DRAINAGE AND DETENTION AGREEMENT AND EASEMENT RECORDED JANUARY 17, 2000, AS RECEPTION NO. 2744497 IS NOT MATHEMATICALLY DEFINED AND THEREFORE IS NOT SHOWN ON THIS MAP. SEE THAT AGREEMENT CONCERNING OFFSITE IMPROVEMENTS AND A WATER DRAINAGE AND DETENTION EASEMENT AREA RECORDED JANUARY 17, 2000, AS RECEPTION NO. 2744506.

WAIVERS

- 1. A WAIVER TO THE FREDERICK LAND USE CODE SECTION 2.9(c)(3)d.6. AND 2.8(b)(2)g. ALLOWING LESS THAN 150 FOOT DEEP LOTS ABUTTING AN ARTERIAL STREET AND A WAIVER OF THE 75' SETBACK FOR LOTS ABUTTING 1ST ST. LOTS 1-23 BLOCK 1, LOTS 4-9 BLOCK 13, AND LOTS 11-13, BLOCK 12.

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

THIS FINAL PLAT OF "CARRIAGE HILLS FILING NO. 2" IS APPROVED AND ACCEPTED BY ORDINANCE NO. 2002-06, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON 11-3-08, AND RECORDED ON 11-3-08 AS RECEPTION NO. 2744497 IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF FREDERICK, COLORADO. THE DEDICATION OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, ELECTRICAL DISTRIBUTION SYSTEM, WATER DISTRIBUTION SYSTEM (MAINS, METERS, FIRE HYDRANTS AND APPURTENANCES) AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN 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 OF FREDERICK. THE CONSTRUCTION OF IMPROVEMENTS BENEFITTING 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 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.

Eric E. Doering Mayor, Eric E. Doering Attest: Town Clerk, Nanette S. Fornof

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 24th DAY OF 2008

Chairman

NOTICE

APPROVAL OF THIS PLAN MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S., AS AMENDED.

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

SURVEYOR'S CERTIFICATE

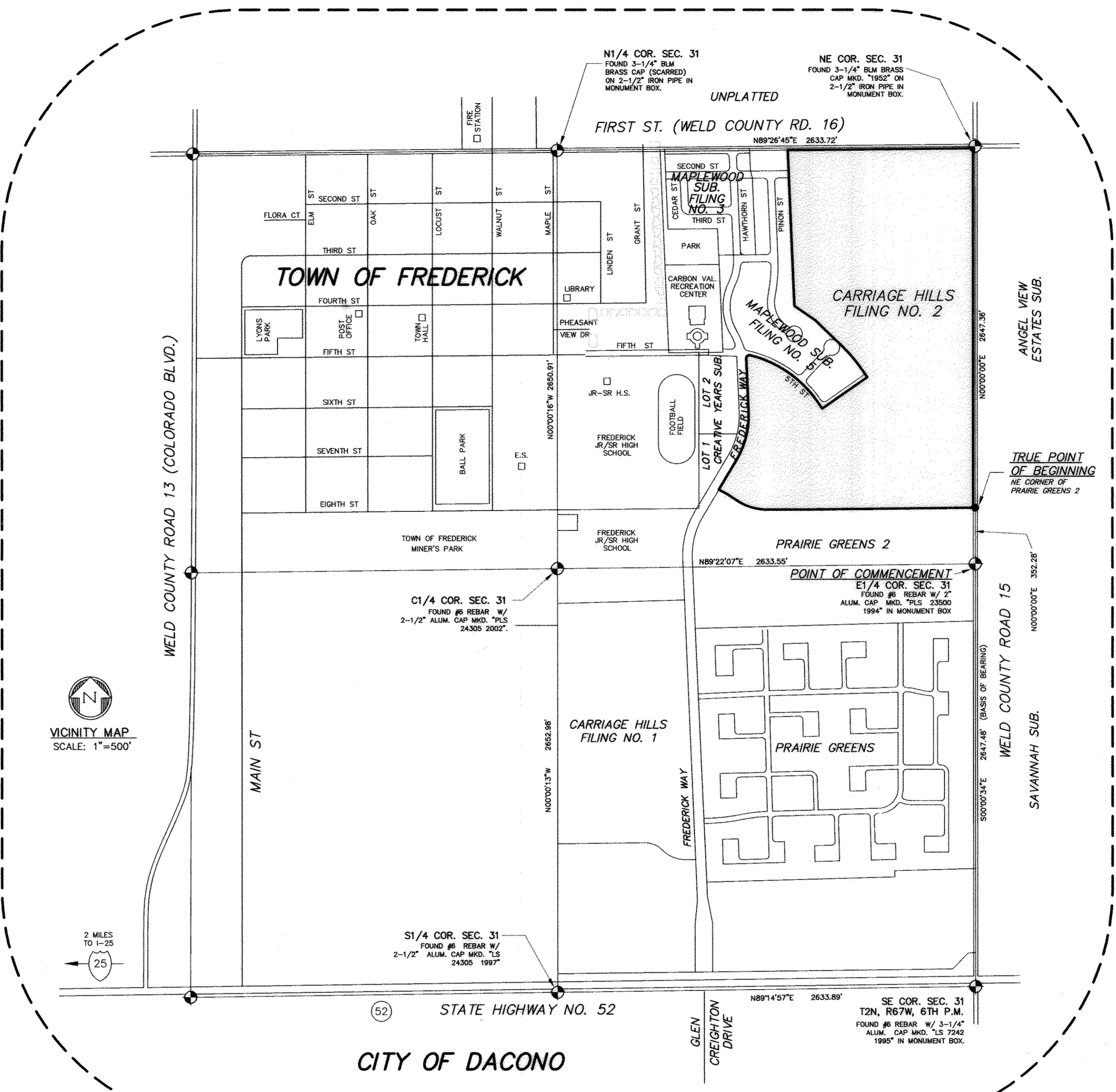
I, FRANK N. DREXEL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

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 12th DAY OF MAY, 2006.

Frank N. Drexel Colorado Registered Professional Land Surveyor No. 24305

UTILITY EASEMENT APPROVALS

12-12-07 DATE
12/10/07 DATE
12-13-07 DATE



LAND USE INFORMATION LOTS table with columns: AREA, %, HOMESITES, OWNERSHIP, MAINTENANCE. Rows include R-1 LOTS (SFD), R-1A LOTS (SMALL LOT SFD), C-N ZONE, etc.

DEVELOPER: CARRIAGE HILLS DEVELOPMENT, INC.
ENGINEER & PLANNER: ROGER D. WALKER, P.E.
SURVEYOR: FRANK N. DREXEL, PLS.
DATE OF PREPARATION: SEPTEMBER 1, 2005

3542739 03/20/2008 11:18A Weld County, CO
1 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT EJD, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND THE TOWN OF FREDERICK, A COLORADO MUNICIPAL CORPORATION, BEING THE OWNERS OF CERTAIN LANDS IN FREDERICK, COLORADO, AND HORIZON BANK, N.A., A COLORADO CORPORATION, BEING THE LIENHOLDER OF SAID CERTAIN LANDS IN FREDERICK, COLORADO, ALL AS DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF "CARRIAGE HILLS FILING NO. 2", AND DO HEREBY DEDICATE TO THE PUBLIC SUCH PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN, THE ENTITIES NAMED ON THE EASEMENT, OR THAT ARE 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 STREETS, 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.

IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET MY/OUR HAND(S) AND SEAL(S) THIS 20th DAY OF 2008

Signature of Douglas Grant, EJD, LLC Owner
Signature of Nanette S. Fornof, Attest: Town Clerk
Signature of Eric E. Doering, Mayor
Signature of Don Stroh, Vice President

ACKNOWLEDGMENTS

STATE OF COLORADO }
COUNTY OF BOULDER }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF DECEMBER, 2007, BY DOUGLAS GRANT

Signature of Diane B. Clark, Notary Public
11-3-08 MY COMMISSION EXPIRES

STATE OF COLORADO }
COUNTY OF BOULDER }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2008, BY ERIC E. DOERING, AS MAYOR OF THE TOWN OF FREDERICK.

Signature of Diane B. Clark, Notary Public
11-3-08 MY COMMISSION EXPIRES

STATE OF COLORADO }
COUNTY OF BOULDER }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF DECEMBER, 2007, BY DON STROH AS VICE PRESIDENT OF HORIZON BANK, N.A.

Signature of Diane B. Clark, Notary Public
11-3-08 MY COMMISSION EXPIRES

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE E1/4 CORNER OF SAID SECTION 31, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 31 BEARS S00°00'34"E, 2647.48 FEET (BASIS OF BEARING), THENCE N00°00'00"E, 352.28 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 31 TO THE NORTHEAST CORNER OF PRAIRIE GREENS 2, A SUBDIVISION LOCATED IN THE E1/2 OF SAID SECTION 31 IN THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF, AND THE TRUE POINT OF BEGINNING;
THENCE S89°22'07"W, 1275.02 FEET ALONG THE NORTHERLY LINE OF SAID PRAIRIE GREENS 2 TO A POINT OF NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY, 282.57 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 42°03'09", AND BEING SUBTENDED BY A CHORD THAT BEARS N80°41'33"W, 276.27 FEET; THENCE N59°02'59"W, 73.00 FEET TO A POINT OF CURVE TO THE LEFT; THENCE SOUTHWESTERLY 42.41 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, ALSO BEING THE EASTERLY LINE OF SAID PRAIRIE GREENS 2, SAID ARC HAVING A RADIUS OF 27.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND BEING SUBTENDED BY A CHORD THAT BEARS S75°57'01"W, 38.18 FEET; THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE EASTERLY LINE OF SAID PRAIRIE GREENS 2: THENCE N30°57'01"E, 280.16 FEET TO A POINT OF CURVE TO THE LEFT; THENCE NORTHERLY, 308.81 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 33°23'03", AND BEING SUBTENDED BY A CHORD THAT BEARS N14°15'30"E, 304.46 FEET; THENCE N02°26'02"W, 349.41 FEET TO A NORTHEASTERLY CORNER OF SAID PRAIRIE GREENS 2, ALSO BEING A POINT ON THE SOUTHERLY LINE OF MAPLEWOOD SUBDIVISION, FILING 5, A SUBDIVISION LOCATED IN THE NE1/4 OF SAID SECTION 31 IN THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF; THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID MAPLEWOOD SUBDIVISION, FILING 5: THENCE S87°45'32"E, 1.50 FEET; THENCE N00°00'31"W, 15.01 FEET; THENCE SOUTHWESTERLY, 550.47 FEET ALONG THE ARC OF A CURVE CONVEYING TO THE SOUTHWEST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 727.00 FEET, A CENTRAL ANGLE OF 43°23'01", AND BEING SUBTENDED BY A CHORD THAT BEARS S56°25'39"E, 537.42 FEET; THENCE S34°41'14"E, 51.99 FEET; THENCE N55°15'46"E, 345.00 FEET; THENCE N34°41'14"W, 52.01 FEET TO A POINT OF CURVE TO THE LEFT; THENCE NORTHWESTERLY, 264.29 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 1072.00 FEET, A CENTRAL ANGLE OF 14°07'32", AND BEING SUBTENDED BY A CHORD THAT BEARS N41°48'00"W, 263.62 FEET; THENCE N46°12'38"W, 169.96 FEET; THENCE N55°44'21"W, 157.88 FEET; THENCE N02°26'02"W, 1020.90 FEET TO THE NORTH LINE OF THE NE1/4 OF SAID SECTION 31; THENCE LEAVING THE EASTERLY LINE OF SAID MAPLEWOOD SUBDIVISION, FILING 5, N89°26'45"E, 1182.03 FEET ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 31 TO THE NORTHEAST CORNER OF SAID SECTION 31; THENCE S00°00'00"W, 2295.08 FEET ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 31 TO THE NORTHEAST CORNER OF SAID PRAIRIE GREENS 2 AND THE TRUE POINT OF BEGINNING.
AREA = 64.147 ACRES, MORE OR LESS.











