

946 ENV 0268

COUNTRY MEADOWS FARM SUBDIVISION FILING NO. 1, AMENDMENT NO. 1

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 27 THENCE, S 23°30'10" E, 75.18 FEET TO THE POINT OF BEGINNING; THENCE, S 89°15'01" E, 103.76 FEET TO A POINT; THENCE, N 89°40'59" E, 1051.30 FEET TO A POINT; THENCE, S 89°18'01" E, 549.80 FEET TO A POINT; THENCE, N 89°55'59" E, 252.00 FEET TO A POINT; THENCE, S 00°05'48" E, 68.84 FEET TO A POINT; THENCE, S 89°54'12" W, 149.66 FEET TO A POINT; THENCE, S 00°05'48" E, 60.00 FEET TO A POINT; THENCE, S 89°54'12" W, 83.15 FEET TO A POINT; THENCE, ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 16°34'23", AN ARC LENGTH OF 117.15 FEET, THE CHORD OF WHICH BEARS S 81°37'01" W, FOR A DISTANCE OF 116.74 FEET TO A POINT; THENCE, ALONG A COMPOUND CURVE TO THE LEFT WITH A RADIUS OF 708.00 FEET, A CENTRAL ANGLE OF 1°51'09", AN ARC LENGTH OF 22.89 FEET, THE CHORD OF WHICH BEARS S 72°24'15" W, FOR A DISTANCE OF 22.89 FEET TO A POINT; THENCE, N 18°31'20" W, 65.00 FEET TO A POINT; THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 773.00 FEET, A CENTRAL ANGLE OF 44°23'54", AN ARC LENGTH OF 599.00 FEET, THE CHORD OF WHICH BEARS S 49°16'43" W, FOR A DISTANCE OF 584.12 FEET TO A POINT; THENCE, S 27°04'46" W, 60.40 FEET TO A POINT; THENCE, ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 745.00 FEET, A CENTRAL ANGLE OF 27°03'34", AN ARC LENGTH OF 351.85 FEET, THE CHORD OF WHICH BEARS S 13°32'59" W, FOR A DISTANCE OF 348.59 FEET TO A POINT; THENCE, S 00°01'12" W, 124.53 FEET TO A POINT; THENCE, N 89°58'48" W, 989.29 FEET TO A POINT; THENCE, N 00°01'12" E, 1179.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.51 ACRES, 1,459,756 SQ.FT. MORE OR LESS.

SITE DATA

25 LOTS 27.45 ACRES
PROPOSED STREETS 4.80 ACRES
OPEN SPACE 1.26 ACRES
TOTAL 33.51 ACRES

NOTE:

- PROPOSED STREETS ARE WITHIN A PROPOSED 50' RIGHT-OF-WAY.
- ABUTTING LAND OWNED BY RH FREDERICK, LLC
- OPEN SPACE TRACTS 1 THROUGH 6 ARE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. THESE TRACTS ARE DEDICATED AS LANDSCAPE, UTILITY AND DRAINAGE EASEMENTS PER THIS DOCUMENT.
- TRACT A SHALL BE DEDICATED TO THE TOWN OF FREDERICK AND USED FOR WATER UTILITIES AND FIRE ACCESS.
- BASIS OF BEARINGS: THE WEST LINE OF THE S.W. 1/4 OF SECTION 27 IS ASSUMED TO BEAR N 00°01'12" E BETWEEN MONUMENTS SHOWN HEREON.
- AMENDMENT: STREET NAMES CHANGED, ADDED RIGHT-OF-WAY GRANT BOOK 823 RECEPTION NO. 1745409.

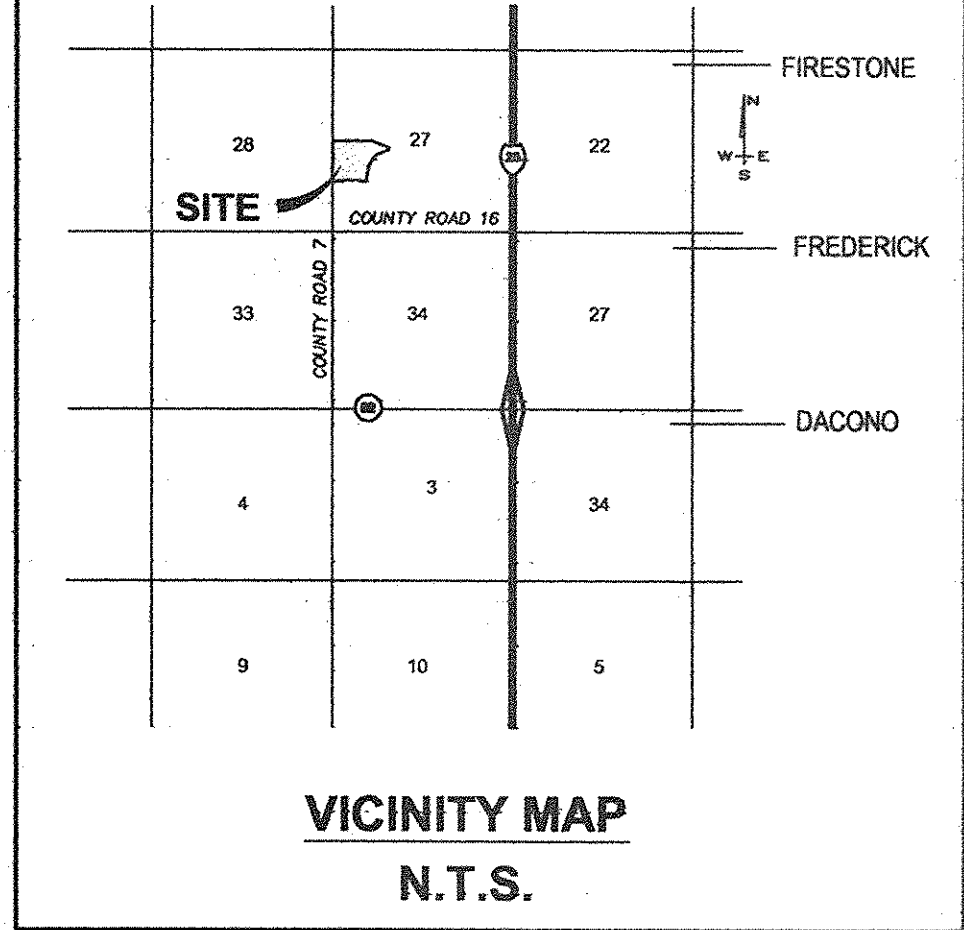
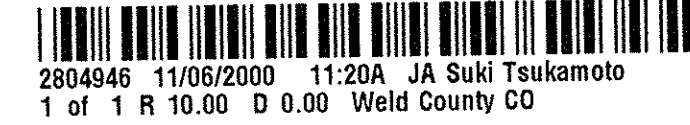
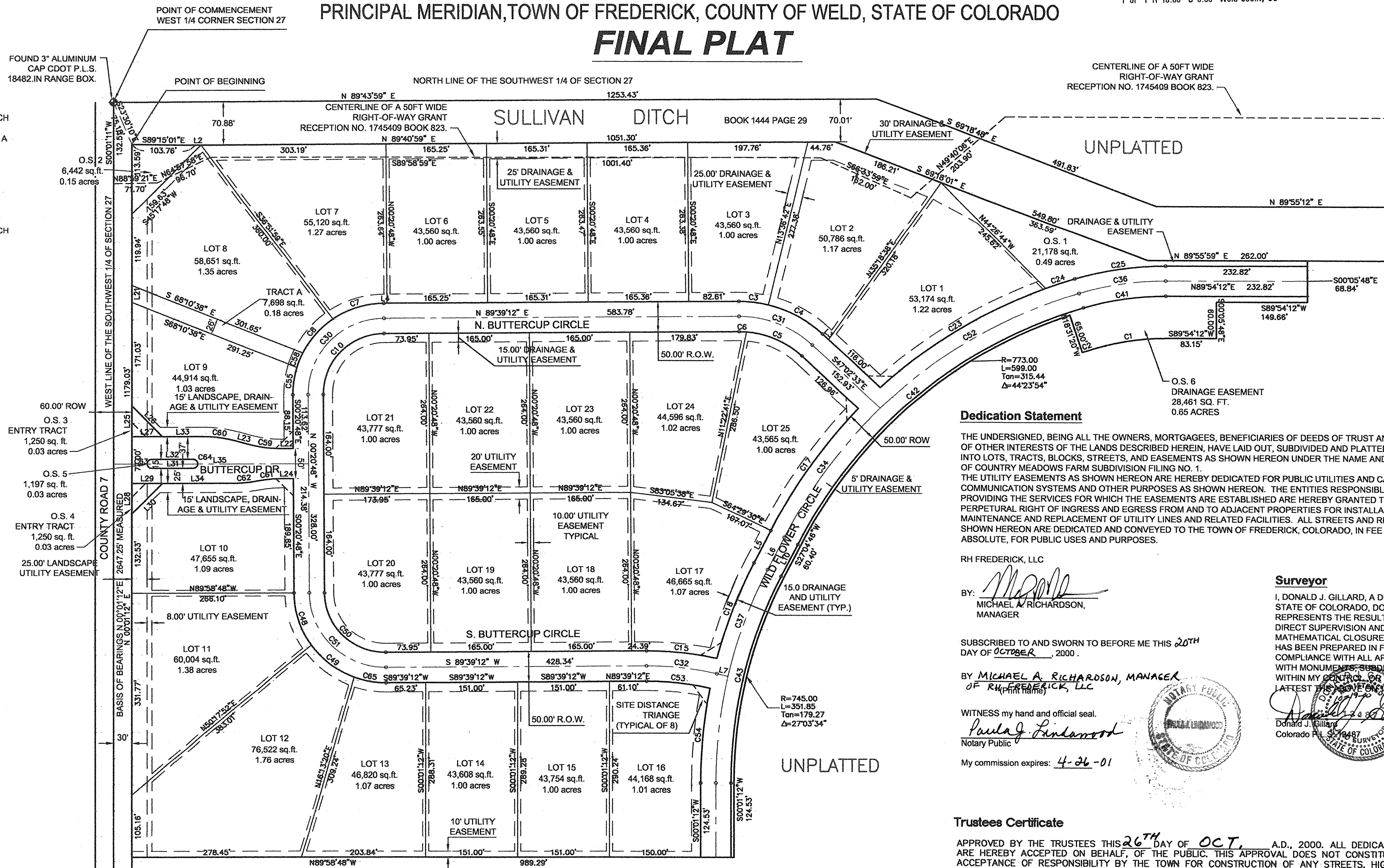
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	117.15'	405.00'	16°34'23"	S81°37'01"W	116.74'
C2	22.89'	708.00'	1°51'09"	S72°24'15"W	22.89'
C3	48.72'	200.00'	13°57'30"	N83°22'03"W	48.60'
C4	102.44'	200.00'	29°20'48"	N61°42'56"W	101.32'
C5	101.38'	150.00'	38°43'25"	N68°24'16"W	99.48'
C6	11.99'	150.00'	4°34'49"	N88°03'23"W	11.99'
C7	88.79'	150.00'	33°54'56"	S72°41'44"W	87.50'
C8	75.77'	150.00'	28°56'37"	S41°15'58"W	74.97'
C10	157.08'	100.00'	90°00'00"	S44°39'12"W	141.42'
C15	116.54'	525.00'	12°43'06"	N83°59'15"W	116.30'
C17	247.87'	828.00'	17°09'07"	S35°39'20"W	246.94'
C18	171.59'	800.00'	12°17'20"	S20°56'06"W	171.26'
C23	320.25'	828.00'	22°09'39"	S58°46'38"W	318.26'
C24	50.19'	828.00'	3°28'22"	S71°35'38"W	50.18'
C25	151.86'	525.00'	16°34'23"	S81°37'01"W	151.33'
C30	196.35'	125.00'	89°59'57"	S44°39'10"W	176.78'
C31	132.26'	175.00'	43°18'15"	N68°41'41"W	129.14'
C32	116.49'	500.00'	13°20'55"	N83°40'20"W	116.23'
C34	265.96'	803.00'	18°58'37"	S36°34'05"W	264.75'
C36	144.63'	500.00'	16°34'23"	S81°37'01"W	144.12'
C37	190.42'	775.00'	14°04'38"	S20°02'27"W	189.94'
C41	137.40'	475.00'	16°34'23"	S81°37'01"W	136.92'
C42	628.03'	778.00'	46°15'03"	S90°12'18"W	611.11'
C43	354.21'	750.00'	27°03'34"	S13°32'59"W	350.93'
C48	93.03'	150.00'	35°32'06"	S18°06'51"E	91.55'
C49	89.21'	150.00'	34°04'33"	S52°55'10"E	87.90'
C50	157.08'	100.00'	90°00'00"	S45°20'48"E	141.42'
C51	196.35'	125.00'	90°00'00"	S45°20'48"E	176.78'
C52	382.24'	803.00'	27°16'26"	S59°41'36"W	378.65'
C53	104.89'	475.00'	12°39'08"	N84°01'14"W	104.68'
C54	156.23'	800.00'	11°11'20"	S05°36'52"W	155.98'
C55	45.02'	150.00'	17°11'50"	S08°15'07"W	44.85'
C58	26.03'	150.00'	9°56'37"	S21°49'21"W	26.00'
C59	51.82'	200.00'	14°50'47"	S82°33'25"E	51.68'
C60	54.67'	211.00'	14°50'47"	N82°33'25"W	54.52'
C61	37.79'	200.00'	10°49'31"	S84°36'26"W	37.73'
C62	39.87'	211.00'	10°49'31"	N84°36'26"E	39.81'
C63	23.56'	7.50'	180°00'00"	S00°01'12"E	15.00'
C64	23.56'	7.50'	180°00'00"	N00°01'12"E	15.00'
C65	53.38'	150.00'	20°23'21"	S80°09'07"E	53.10'

LINE	LENGTH	BEARING
L2	9.67	N89°40'59"E
L3	13.58	S47°02'33"E
L4	5.26	N89°39'12"E
L5	60.40	N27°04'46"E
L6	60.40	N27°04'46"E
L7	18.83	N76°59'53"W
L10	60.40	S27°04'46"W
L21	28.00	N00°01'12"E
L22	19.89	N89°58'48"W
L23	23.28	S75°08'01"E
L24	21.85	N89°58'48"W
L25	50.00	N00°01'12"E
L26	70.71	S44°58'48"E
L27	50.00	S89°58'48"E

LINE	LENGTH	BEARING
L28	50.00	N00°01'12"E
L29	50.00	N89°58'48"W
L30	70.71	N45°01'12"E
L31	68.00	N89°58'48"W
L32	68.00	N89°58'48"W
L33	66.86	N89°58'48"W
L34	115.83	N89°58'48"W
L35	319.72	N89°58'48"W

A PART OF THE S.W. 1/4 OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

FINAL PLAT



Dedication Statement

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF COUNTRY MEADOWS FARM SUBDIVISION FILING NO. 1. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. ALL STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES.

Surveyor

BY: *Michael A. Richardson*
MICHAEL A. RICHARDSON,
MANAGER

SUBSCRIBED TO AND SWORN TO BEFORE ME THIS 26TH DAY OF OCTOBER, 2000.

BY: *Michael A. Richardson*
MICHAEL A. RICHARDSON, MANAGER
OF RH FREDERICK, LLC

WITNESS my hand and official seal.
Paula J. Lindholm
Notary Public

My commission expires: 4-26-01

Trustees Certificate

APPROVED BY THE TRUSTEES THIS 26TH DAY OF OCT., A.D., 2000. ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF, OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE TOWN FOR CONSTRUCTION OF ANY STREETS, HIGHWAYS, ALLEYS, BRIDGES, RIGHTS-OF-WAY OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

Edward J. Taghente, MAYOR
BOARD OF TRUSTEES

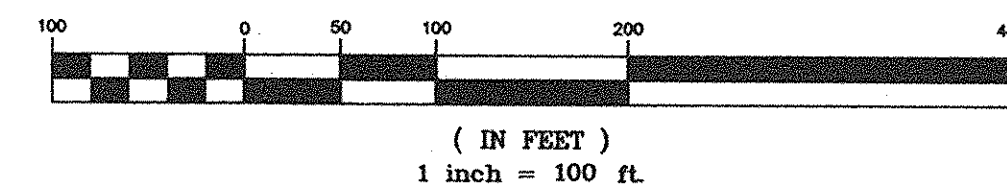
ATTEST:

[Signature]
TOWN CLERK

LEGEND

- SECTION CORNER
- O.S. OPEN SPACE
- NR NON-RADIAL

GRAPHIC SCALE



Futura Engineering Inc. Engineering Consultants and Surveyors 12741 East Coley Avenue, Suite 126 Englewood, Colorado 80111 - (303) 649-9292 FAX (303) 649-9498	DATE: 12-20-99 DRAWN: TWD CHECKED: ABA FILE NO: 0499001 REVISIONS: DATE: ROAD ALIGN 5/15/00 TRACT A 5/17/00 street names 10/10/00 easement 10/10/00
FINAL PLAT COUNTRY MEADOWS FARM SUBDIVISION FILING NO. 1 TOWN OF FREDERICK, WELD COUNTY, COLORADO	
Prepared For: RH FREDERICK, LLC	Sheet 1 of 1