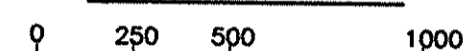


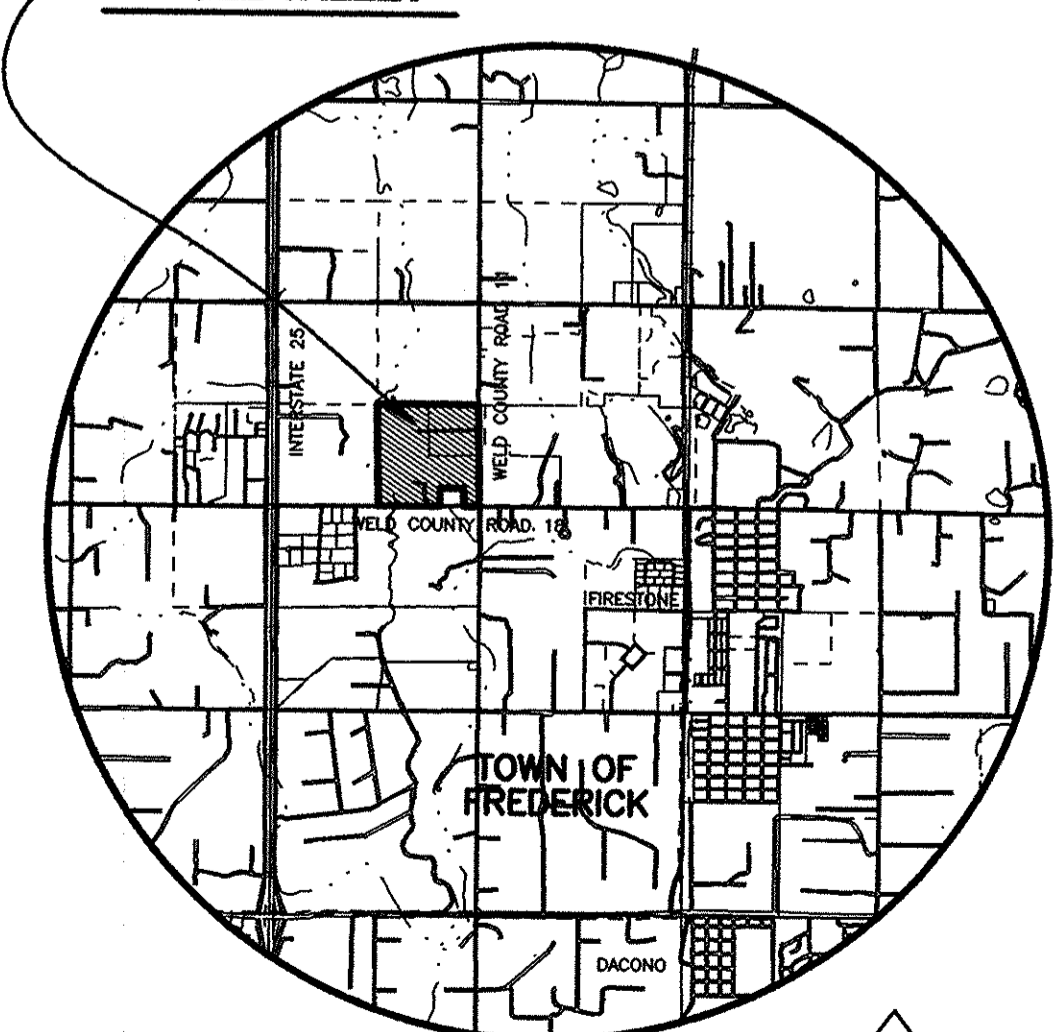
KEY MAP



STREET RIGHT-OF-WAY CENTERLINE CURVE TABLE

Table with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, ARC. Lists curve data for streets like C1 through C45.

EAGLE VALLEY



VICINITY MAP

NOT TO SCALE

ENV 5170-5171 678

LOT CURVE TABLE

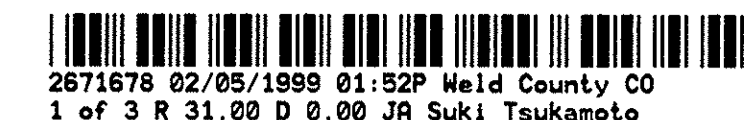
Table with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, ARC. Lists lot curve data for lots C50 through C189.

LOT CURVE TABLE

Table with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, ARC. Continuation of lot curve data for lots C190 through C215.

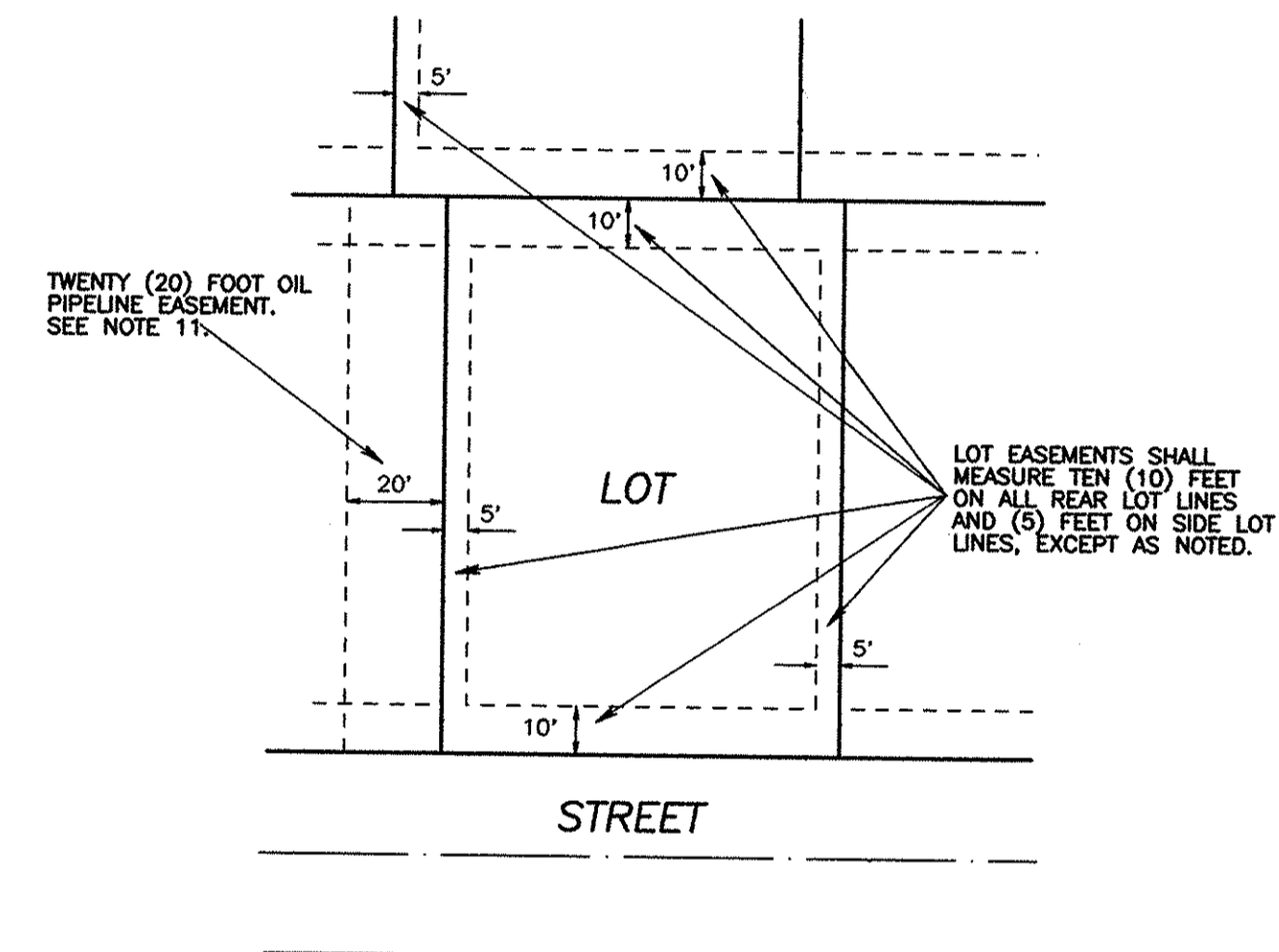
OUTLOT CURVE TABLE

Table with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, ARC. Lists outlot curve data for lots C250 through C263.



LEGEND:

- 100 YEAR FLOOD PLAIN LINES
SECTION LINE
CENTER LINE
NO BUILDING ZONE ARC FOR OIL AND/OR GAS PRODUCTION
EASEMENT LINE
BOUNDARY LINE
LOT LINE
SECTION CORNER FOUND OR SET AS NOTED
SET NO. 5 PIN WITH PIPELINE EASEMENT.
FOUND PIN
SIDE LOT LINE NOT PERPENDICULAR TO FRONT LOT LINE.
SIDE LOT LINE NOT RADIAL TO CENTER OF FRONT LINE CURVATURE.
DENOTES END OF A CURVE OR LINE



TYPICAL LOT EASEMENT LAYOUT

NOT TO SCALE

NOTES:

- 1. ALL OUTLOTS ARE ENCUMBERED BY DRAINAGE AND UTILITY EASEMENTS.
2. OUTLOT A AND OUTLOT B ARE HEREBY RESERVED FOR DEDICATION TO THE TOWN OF FREDERICK AND ARE TO BE USED FOR UTILITIES, DRAINAGE, PUBLIC ACCESS AND OPEN SPACE.
3. OUTLOTS C, D, E, F AND H ARE TO BE OWNED AND MAINTAINED BY THE EAGLE VALLEY HOMEOWNERS ASSOCIATION FOR PROJECT ENTRY FEATURES.
4. LOT 9, BLOCK 1; LOTS 3, 4, 5, BLOCK 4; LOTS 14, 15, BLOCK 5; LOTS 11, 12, 13, 16, 17, BLOCK 6; AND LOTS 6, 7, 8, 16, 17, BLOCK 12 ARE HEREBY RESTRICTED FROM HOME CONSTRUCTION AND PERMITTING UNTIL SUCH TIME AS OIL AND/OR GAS PRODUCTION OPERATIONS CEASE WITHIN 150 FEET OF THE PROPOSED HOME CONSTRUCTION.
5. THE 150 FOOT RADIUS NO BUILDING ZONE AREA IS TO BE DEDICATED TO THE TOWN OF FREDERICK AND SET ASIDE WITHIN OUTLOT A AS A SETBACK FOR FUTURE OIL AND/OR GAS PRODUCTION.
6. EGRET COURT RIGHT-OF-WAY IS DEDICATED BY THIS PLAT BUT WILL NOT BE IMPROVED UNTIL THE OIL AND/OR GAS PRODUCTION CEASES ADJACENT TO THAT RIGHT-OF-WAY.
7. OUTLOT G IS A PEDESTRIAN ACCESS AND UTILITY EASEMENT AND IS TO BE OWNED AND MAINTAINED BY THE EAGLE VALLEY HOMEOWNERS ASSOCIATION.
8. OUTLOT I IS A DRAINAGE AND UTILITY EASEMENT AND IS TO BE OWNED AND MAINTAINED BY THE EAGLE VALLEY HOMEOWNERS ASSOCIATION.
9. OUTLOT J IS A LANDSCAPING, DRAINAGE AND UTILITY EASEMENT AND IS TO BE OWNED AND MAINTAINED BY THE EAGLE VALLEY HOMEOWNERS ASSOCIATION.
10. THE SHADED PORTION OF THE 20' NORTH AMERICAN RESOURCES COMPANY EASEMENT, BOOK 1435, RECEPTION NO. 2384853 IS TO BE VACATED AND REDEFINED BY SEPARATE DOCUMENT.
11. 20 FOOT NON-EXCLUSIVE OIL PIPELINE EASEMENTS AS SHOWN HEREON ARE FOR THE USE OF OIL GATHERING PIPELINES FOR THE OIL AND/OR GAS PRODUCTION OPERATIONS LOCATED ON THIS PROPERTY. USE OF THESE EASEMENTS FOR OIL PIPELINES SHALL CEASE WHEN OIL AND/OR GAS PRODUCTION OPERATIONS CEASE.
12. EXISTING EASEMENT LAYOUTS AND OWNERSHIP PREPARED FROM TITLE REPORT INFORMATION, COMMITMENT NUMBER F922094, DATED APRIL 24, 1998, PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, 1002 17TH AVENUE, LONGMONT, COLORADO, 80501.
13. THE 100 YEAR FLOOD PLAIN AS SHOWN HEREON WAS INTERPOLATED FROM FEMA FLOOD INSURANCE RATE MAP NUMBERS 080266 0850 C, 080266 0861 C AND 080266 063 C DATED SEPTEMBER 28, 1982. NO PLATTED RESIDENTIAL LOTS ARE LOCATED WITHIN THAT 100 YEAR FLOOD PLAIN.
14. 10' EASEMENTS ARE HEREBY DEDICATED FOR THE USE OF UTILITIES, DRAINAGE AND POSTAL FACILITIES.
15. NO FENCES ARE ALLOWED TO BE CONSTRUCTED ACROSS ANY PORTION OF THE CENTRAL WELD COUNTY WATER DISTRICT WATER LINE EASEMENT.

OWNERS:

MELODY HOMES, INC. 11031 SHERIDAN BLVD. WESTMINSTER, CO. 80020

LOTS

TOTAL NUMBER OF LOTS = 199

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M. AS BEARING SOUTH 00°32'44" EAST (ASSUMED) AND BEING MONUMENTED AS SHOWN.

EAGLE VALLEY

A TRACT OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO CONTAINING 155.505 ACRES MORE OR LESS

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT MELODY HOMES, INC., BEING OWNERS OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE EAST ONE-QUARTER CORNER OF SECTION 23; THENCE SOUTH 00°32'44" EAST 2,646.00 FEET TO THE SOUTHEAST CORNER OF SECTION 23; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, SOUTH 89°44'26" WEST 338.00 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED APRIL 13, 1988 IN BOOK 1192 AS RECEPTION NO. 2137768 OF WELD COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID TRACT AND THE FOLLOWING THREE COURSES;

THENCE NORTH 00°15'34" WEST 400.00 FEET; THENCE SOUTH 89°44'26" WEST 544.00 FEET; THENCE SOUTH 00°15'34" EAST 400.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, THENCE SOUTH 89°44'26" WEST 1,758.38 FEET TO THE SOUTH ONE-QUARTER CORNER OF SECTION 23; THENCE NORTH 00°39'23" WEST 2,644.71 FEET TO THE CENTER ONE-QUARTER CORNER OF SECTION 23; THENCE NORTH 89°42'43" EAST 2,645.49 FEET TO THE EAST ONE-QUARTER CORNER OF SECTION 23 AND THE POINT OF BEGINNING, CONTAINING 155.505 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND PLATTED UNDER THE NAME AND STYLE OF "EAGLE VALLEY, AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN FOR PUBLIC USE FOREVER HEREAFTER THE STREETS, PUBLIC WALKWAYS, AND PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AS LAID OUT AND DESIGNATED ON THIS PLAT AND DO ALSO RESERVE FOR DEDICATION BY SEPARATE DOCUMENT TO THE TOWN OF FREDERICK OUTLOT A AND OUTLOT B.

WITNESS OUR HANDS AND SEALS THIS 18th DAY OF January A.D., 1999.

MELODY HOMES, INC., A DELAWARE CORPORATION

BY: JAMES E. FERRARO V.P., FORWARD PLANNING

STATE OF COLORADO COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January 19 1999 BY JAMES E. FERRARO, AS V.P., FORWARD PLANNING.

MY COMMISSION EXPIRES: 6/28/2002

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public signature and name: Maria J. Simon

TRUSTEES CERTIFICATE:

APPROVED BY THE BOARD OF TRUSTEES THIS 22nd DAY OF June A.D., 1998. ALL DEDICATIONS 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. Taghianis, MAYOR BOARD OF TRUSTEES

SURVEYOR'S CERTIFICATE:

I, PETER A. BRYANT, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO COUNTY OF WELD I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT O'CLOCK P.M. THIS DAY OF A.D., 19 AND IS RECORDED IN PLAT BOOK NO. FILM NO. RECEPTION NO.

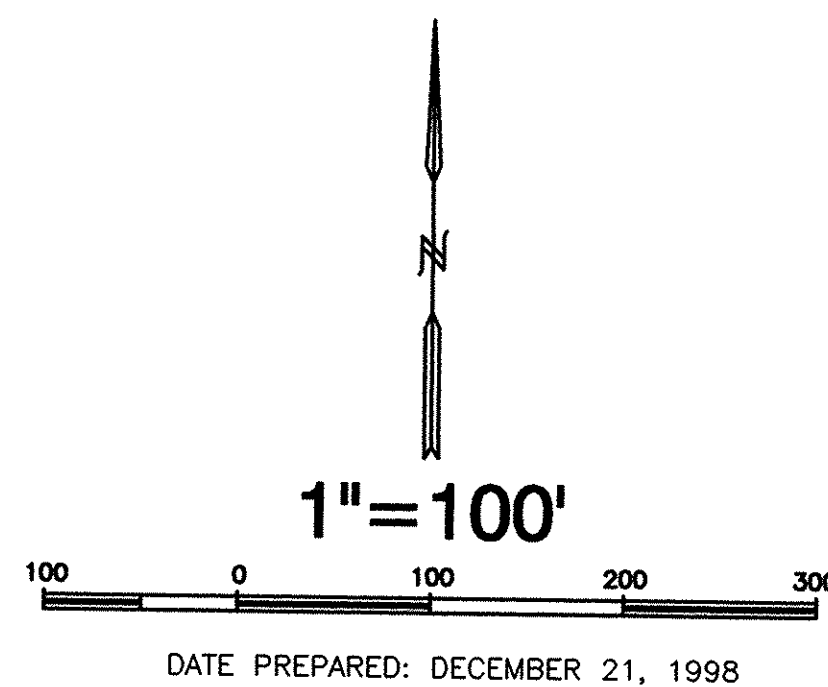
DEPUTY RECORDER

FEES



EAGLE VALLEY

A TRACT OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO CONTAINING 155.505 ACRES MORE OR LESS



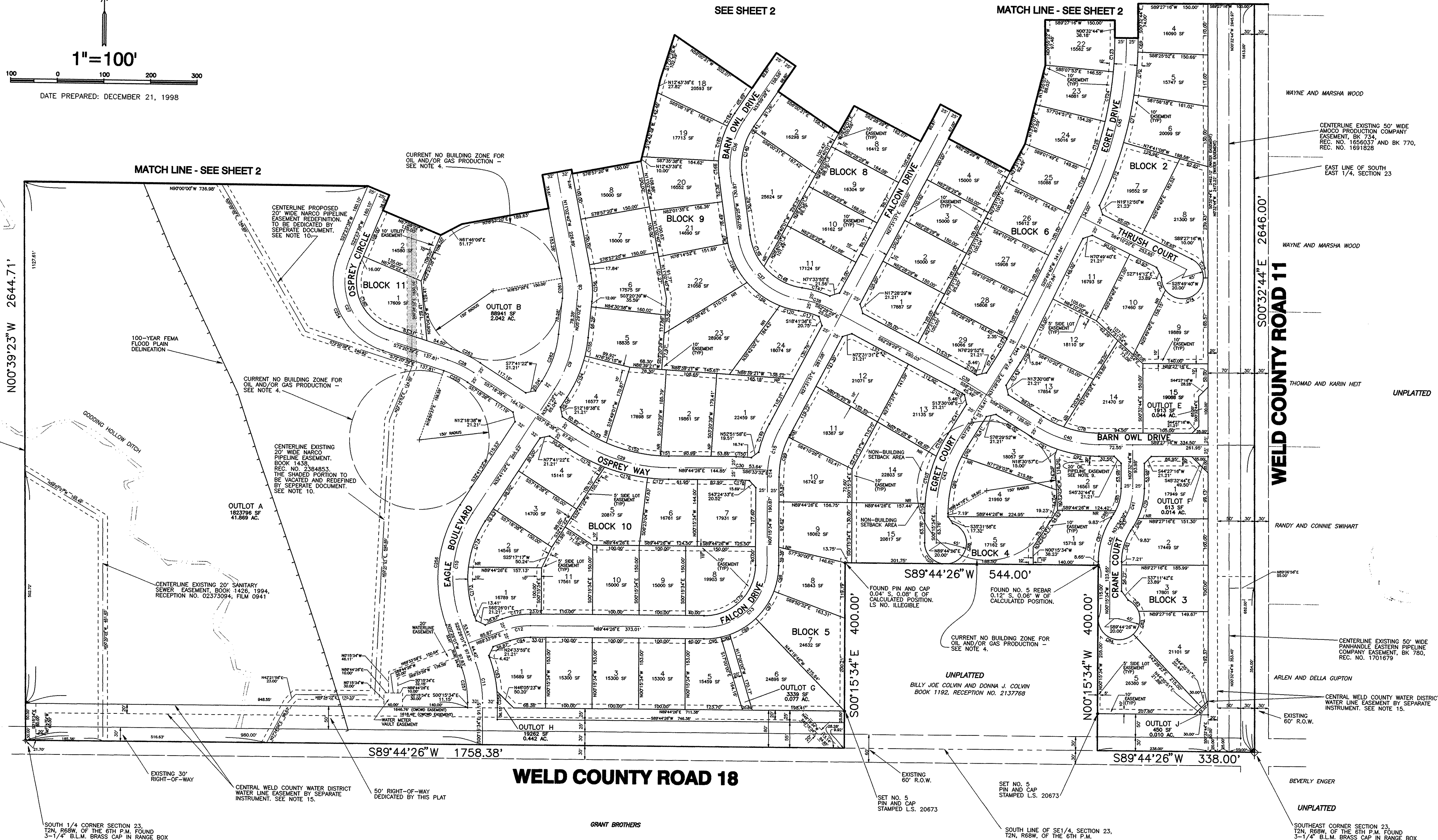
DATE PREPARED: DECEMBER 21, 1998

SEE SHEET 2

MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 2

CURRENT NO BUILDING ZONE FOR OIL AND/OR GAS PRODUCTION - SEE NOTE 4.



WELD COUNTY ROAD 18

WELD COUNTY ROAD 11

GRANT BROTHERS

UNPLATTED

UNPLATTED
BILLY JOE COLVIN AND DONNA J. COLVIN
BOOK 1192, RECEPTION NO. 2137768

UNPLATTED