

STREET RIGHT-OF-WAY CENTERLINE CURVE TABLE

Table with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, ARC. Lists curve data for street right-of-way centerline.

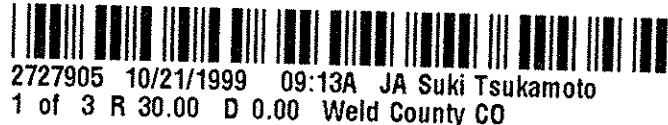
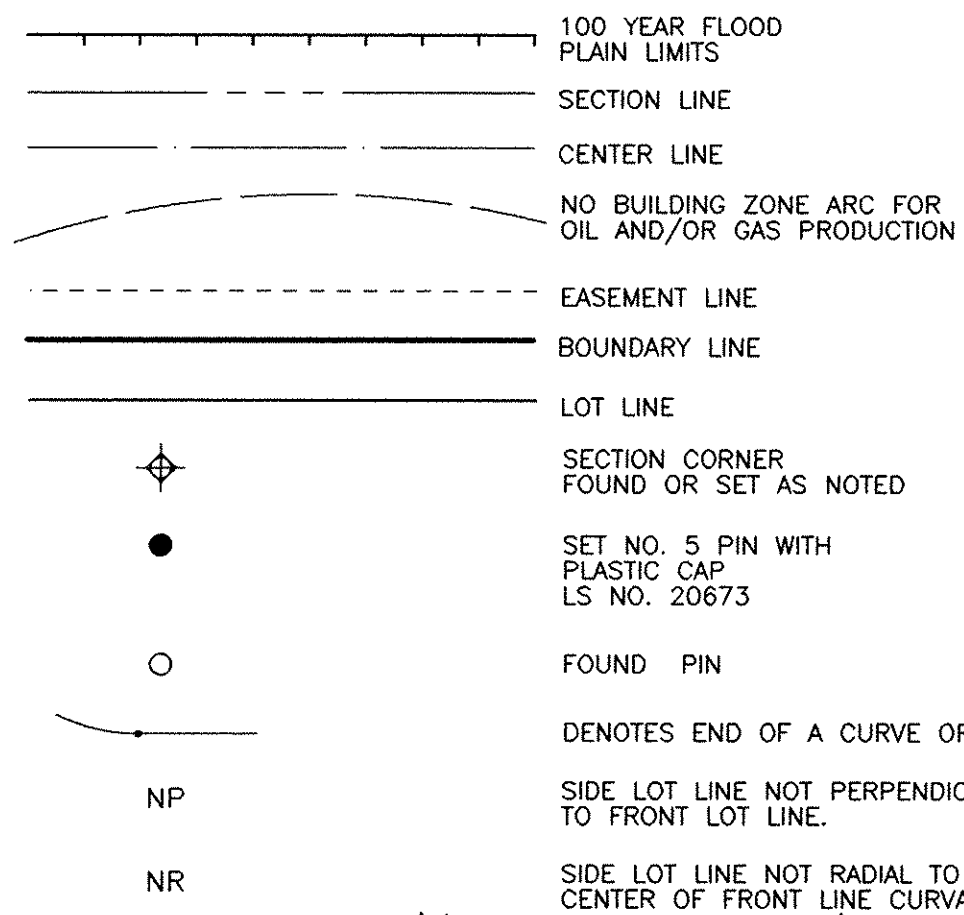
LOT CURVE TABLE

Table with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, ARC. Lists curve data for individual lots.

OUTLOT CURVE TABLE

Table with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, ARC. Lists curve data for outlots.

LEGEND:



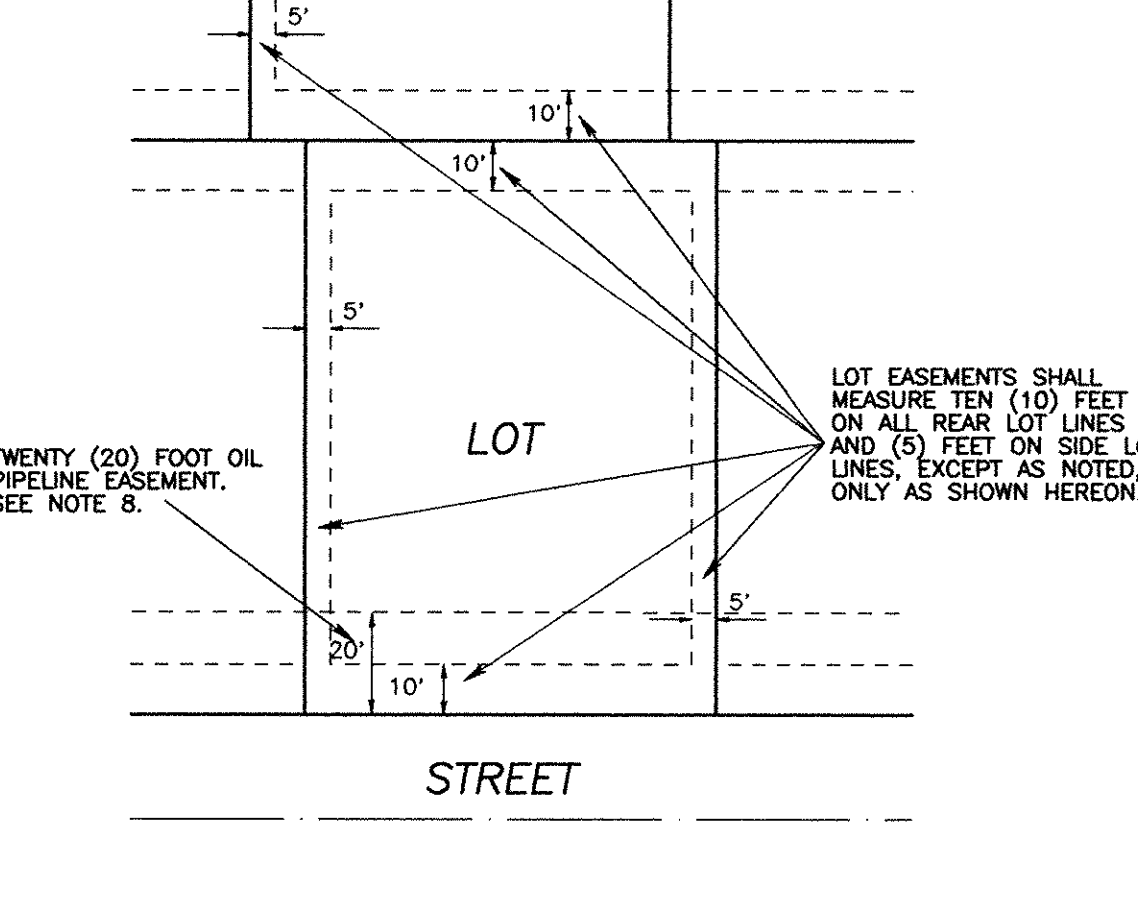
EAGLE VALLEY REPLAT A FINAL PLAT

A REPLAT OF PORTIONS OF EAGLE VALLEY 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 58.723 ACRES MORE OR LESS

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT MELODY HOMES, INC. AND THE TOWN OF FREDERICK, BEING OWNERS OF A PORTION OF EAGLE VALLEY AT RECEPTION NO. 2671678, ENV. 5170 AND 5171, OF THE WELD CO. RECORDS, LOCATED IN 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:

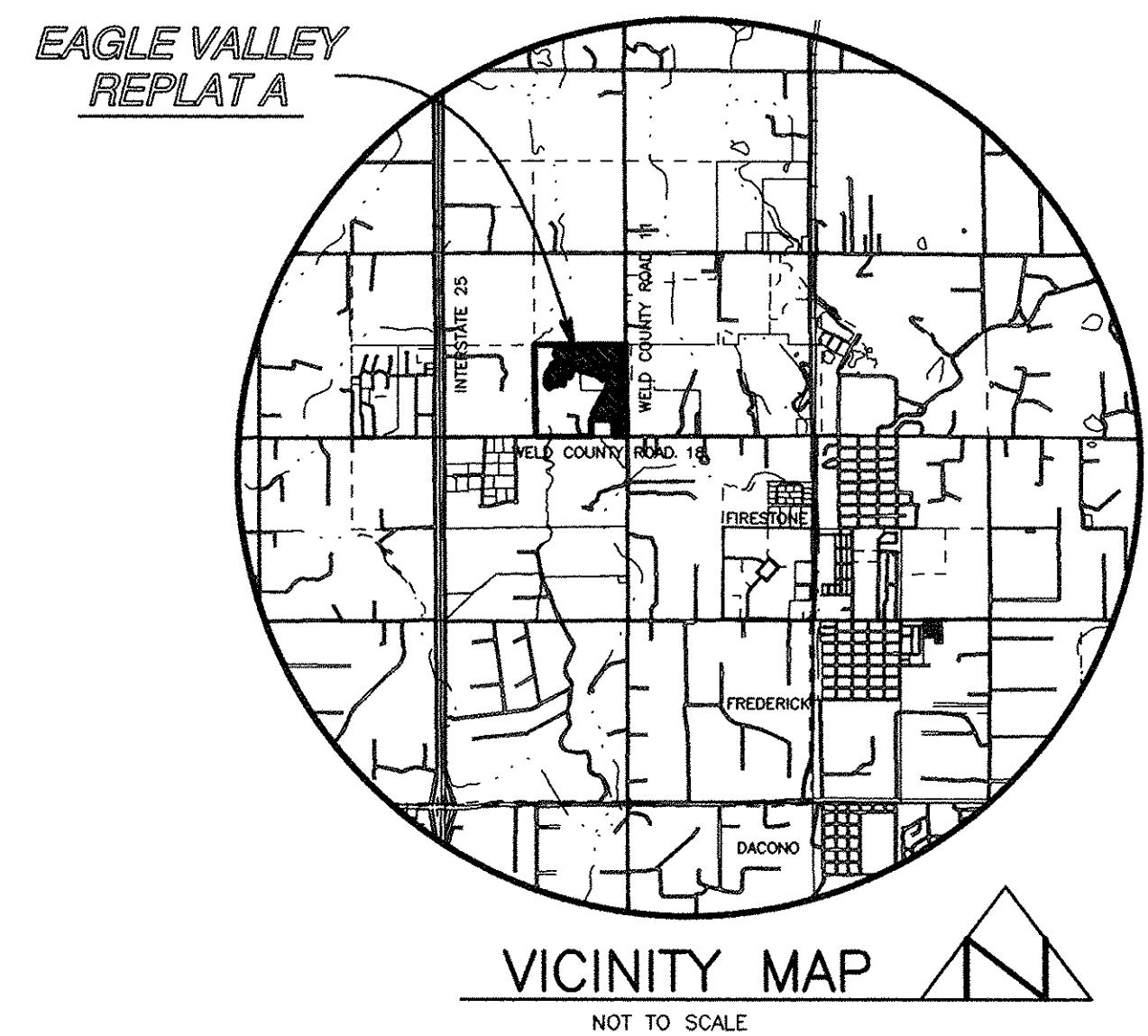
COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 23; WHENCE THE SOUTHEAST CORNER OF SAID SECTION 23 BEARS SOUTH 00°32'44" EAST A DISTANCE OF 2,646.00 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE SOUTH 89°42'43" WEST ALONG THE NORTH LINE OF SAID ONE-QUARTER SECTION 23, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°32'44" EAST A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF LOT 9, BLOCK 1 OF SAID EAGLE VALLEY AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE FOREMENTIONED LOTS AND BLOCKS THE FOLLOWING 66 COURSES: SOUTH 00°32'44" EAST 918.85 FEET; THENCE SOUTH 44°27'16" WEST 28.28 FEET; THENCE SOUTH 00°32'44" EAST 65.00 FEET; THENCE SOUTH 44°27'16" WEST 21.21 FEET; THENCE SOUTH 00°32'44" EAST 64.00 FEET; THENCE SOUTH 45°32'44" EAST 21.21 FEET; THENCE SOUTH 00°32'44" EAST 65.00 FEET; THENCE SOUTH 45°32'44" EAST 28.28 FEET; THENCE SOUTH 00°32'44" EAST 1,047.00 FEET; THENCE SOUTH 44°27'16" WEST 28.28 FEET; THENCE SOUTH 00°32'44" EAST 65.00 FEET; THENCE SOUTH 44°27'16" WEST 21.21 FEET; THENCE SOUTH 00°32'44" EAST 50.00 FEET; THENCE SOUTH 45°32'44" EAST 49.50 FEET; THENCE SOUTH 00°32'44" EAST 491.50 FEET; THENCE SOUTH 44°25'51" WEST 42.32 FEET; THENCE SOUTH 89°44'26" WEST 207.60 FEET; THENCE NORTH 00°15'34" WEST 320.00 FEET; THENCE SOUTH 89°44'26" WEST 530.25 FEET; THENCE NORTH 00°15'34" WEST 202.60 FEET; THENCE NORTH 27°31'51" EAST 307.34 FEET; THENCE NORTH 13°55'07" EAST 175.62 FEET; THENCE NORTH 00°55'22" WEST 97.48 FEET; THENCE NORTH 13°54'35" WEST 62.38 FEET; THENCE NORTH 68°09'54" WEST 171.93 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 49°02'28" AND A CHORD THAT BEARS NORTH 48°21'20" WEST 190.91 FEET) A DISTANCE OF 196.86 FEET TO A POINT OF TANGENCY; THENCE NORTH 72°52'34" WEST 115.52 FEET; THENCE NORTH 27°52'34" WEST 121.21 FEET; THENCE NORTH 72°52'34" WEST 50.00 FEET; THENCE SOUTH 62°07'26" WEST 21.21 FEET; THENCE NORTH 72°52'34" WEST 240.07 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 290.00 FEET, A CENTRAL ANGLE OF 11°50'38" AND A CHORD THAT BEARS NORTH 61°01'56" WEST 75.16 FEET; THENCE NORTH 16°01'56" WEST 21.21 FEET; THENCE NORTH 61°01'56" WEST 64.00 FEET; THENCE SOUTH 28°58'04" WEST 154.00 FEET; THENCE NORTH 73°58'04" WEST 21.21 FEET; THENCE SOUTH 28°08'18" WEST 50.01 FEET; THENCE SOUTH 18°11'23" EAST 22.00 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING RADIUS OF 432.00 FEET, A CENTRAL ANGLE OF 12°57'31" AND A CHORD THAT BEARS SOUTH 17°10'53" WEST 97.50 FEET) A DISTANCE OF 97.71 FEET; THENCE NORTH 79°17'52" WEST 153.19 FEET; THENCE SOUTH 04°43'23" WEST 245.02 FEET; THENCE NORTH 85°16'37" WEST 200.00 FEET; THENCE SOUTH 04°43'23" WEST 37.20 FEET; THENCE NORTH 85°16'37" WEST 150.00 FEET; THENCE SOUTH 04°43'23" WEST 98.21 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 81°47'12" AND A CHORD THAT BEARS NORTH 36°10'13" WEST 229.13 FEET) A DISTANCE OF 249.80 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°43'23" EAST 168.03 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 44°08'04" AND A CHORD THAT BEARS NORTH 26°27'49" EAST 280.27 FEET) A DISTANCE OF 287.32 FEET TO A POINT OF TANGENCY; THENCE NORTH 48°51'27" EAST 48.32 FEET; THENCE NORTH 41°08'33" WEST 50.00 FEET; THENCE NORTH 48°51'27" EAST 129.88 FEET; THENCE NORTH 89°19'16" EAST 29.00 FEET; THENCE NORTH 20°40'44" WEST 140.00 FEET; THENCE NORTH 46°21'00" WEST 86.32 FEET; THENCE NORTH 25°00'00" EAST 103.94 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 139°53'00" AND A CHORD THAT BEARS NORTH 19°46'13" EAST 84.54 FEET) A DISTANCE OF 139.86 FEET; THENCE NORTH 00°17'17" WEST 111.75 FEET; THENCE NORTH 89°42'43" EAST 255.25 FEET; THENCE NORTH 89°37'34" EAST 267.17 FEET; THENCE NORTH 89°42'43" EAST 838.52 FEET; THENCE NORTH 86°14'49" EAST 129.88 FEET; THENCE NORTH 89°42'43" EAST 266.48 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 58.723 ACRES, HAVE BY THESE PRESENTS LAID OUT, AND PLATTED UNDER THE NAME AND STYLE OF EAGLE VALLEY REPLAT A, AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN FOR PUBLIC USE FOREVER HEREAFTER THE STREETS, PUBLIC WALKWAYS, AND PERPETUAL EASEMENTS, INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AS LAID OUT AND DESIGNATED ON THIS PLAT.



TYPICAL LOT EASEMENT LAYOUT NOT TO SCALE

NOTES:

- 1. ALL OUTLOTS ARE ENCUMBERED BY DRAINAGE AND UTILITY EASEMENTS.
2. OUTLOTS K, L, M AND N 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 A THROUGH J HAVE BEEN PREVIOUSLY DESIGNATED BY THE EAGLE VALLEY PLAT.
4. 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.
5. 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 083 C DATED SEPTEMBER 28, 1982. NO PLATTED RESIDENTIAL LOTS ARE LOCATED WITHIN THAT 100 YEAR FLOOD PLAIN.
6. 10' EASEMENTS ARE HEREBY DEDICATED FOR THE USE OF UTILITIES, DRAINAGE AND POSTAL FACILITIES.
7. 5' EASEMENTS ARE HEREBY DEDICATED FOR THE USE OF UTILITIES.
8. 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.
9. RIGHTS-OF-WAYS AS PREVIOUSLY DEDICATED ON THE EAGLE VALLEY PLAT, AS ENCUMBERED WITHIN THE BOUNDARY OF THIS REPLAT, ARE TO BE VACATED BY SEPARATE DOCUMENT AND RECONFIGURED AND REDEDICATED AS SHOWN HEREON.
10. OUTLOT I AS PROPOSED FOR DEDICATION TO THE HOA AS SHOWN ON THE EAGLE VALLEY PLAT IS HEREBY RESERVED FOR DEDICATION TO THE TOWN OF FREDERICK AS SUPERCEDED BY THIS REPLAT.



OWNERS:

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

TOWN OF FREDERICK FREDERICK CO

LOTS

TOTAL NUMBER OF LOTS = 129

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.

SURVEYOR'S CERTIFICATE:

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

Signature of Peter A. Bryant, Rocky Mountain Consultants, Inc. Colorado Registered Professional Land Surveyor No. 206673

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 ... M., THIS ... DAY OF ... A.D., 19 ... AND IS RECORDED IN PLAT BOOK NO. ... FILM NO. ... RECEPTION NO. ...

DEPUTY RECORDER FEES

WITNESS OUR HANDS AND SEALS THIS 16th DAY OF September A.D., 1999. MELODY HOMES, INC., A DELAWARE CORPORATION

Signature of Timothy J. Kratz, V.P., LAND DEVELOPMENT

STATE OF COLORADO) COUNTY OF Jefferson) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF September 1999 BY TIMOTHY J. KRATZ, AS V.P., LAND DEVELOPMENT.

MY COMMISSION EXPIRES: 2-10-2002 WITNESS MY HAND AND OFFICIAL SEAL.

TRUSTEES CERTIFICATE:

APPROVED BY THE BOARD OF TRUSTEES THIS ... DAY OF ... A.D., 1999. 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.

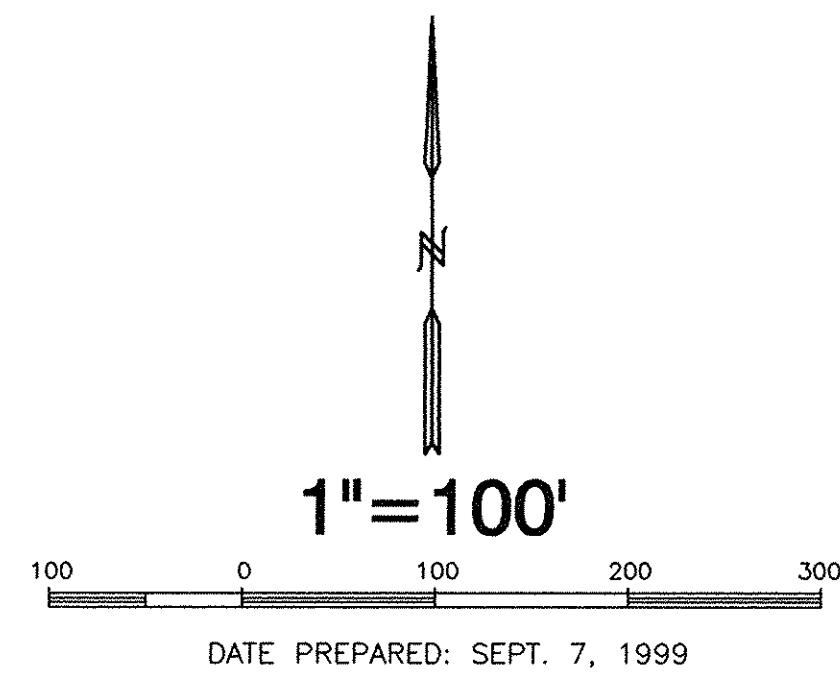
Signature of Edward J. Tafanito, Mayor, Board of Trustees



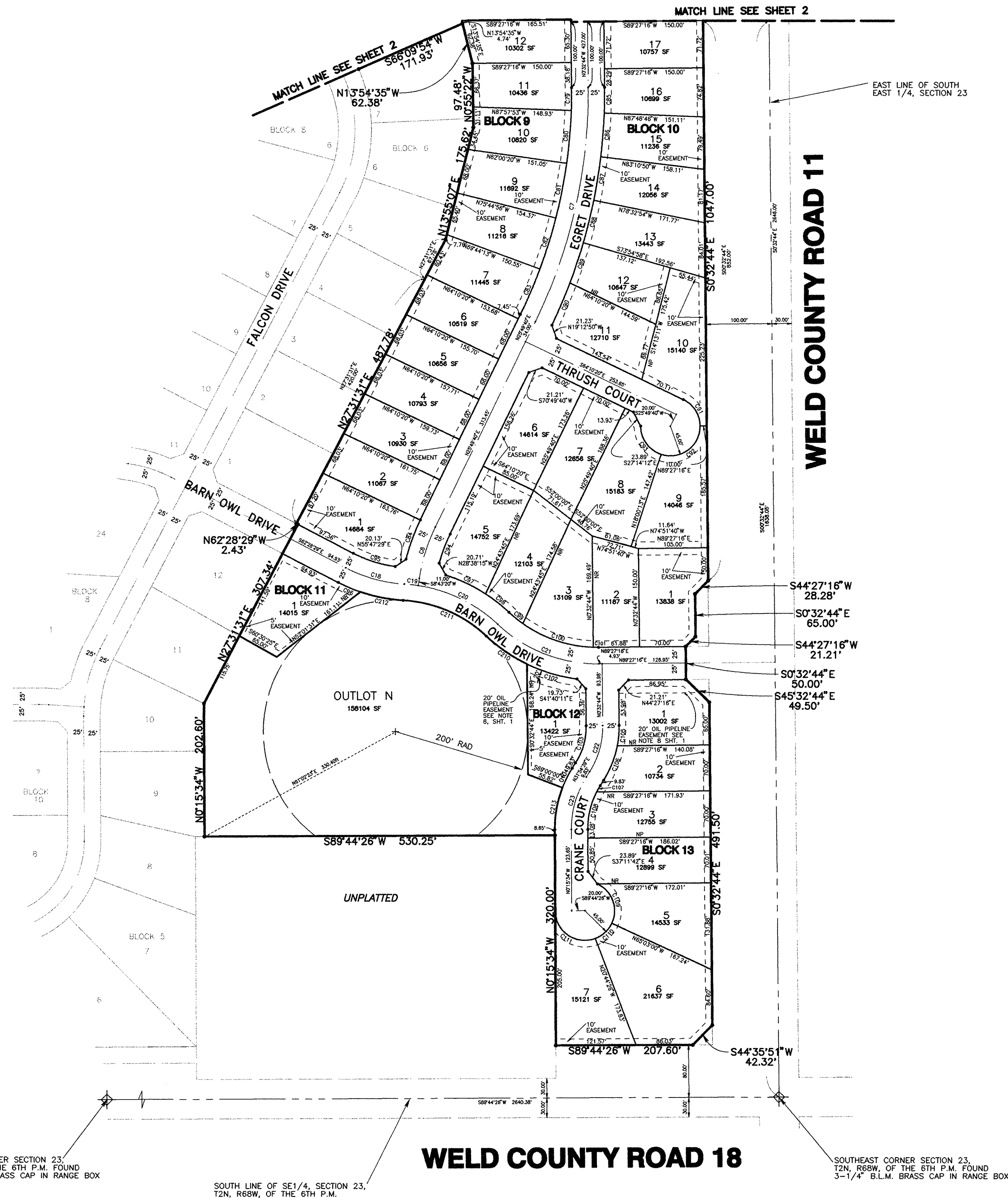
2727905 10/21/1999 09:13A JA Suki Tsukamoto
 3 of 3 R 30.00 D 0.00 Weld County CO

EAGLE VALLEY REPLAT A FINAL PLAT

A PARCEL 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, WELD COUNTY, COLORADO



DATE PREPARED: SEPT. 7, 1999



SOUTH 1/4 CORNER SECTION 23,
 T2N, R68W, OF THE 6TH P.M. FOUND
 3-1/4" B.L.M. BRASS CAP IN RANGE BOX

SOUTH LINE OF SE1/4, SECTION 23,
 T2N, R68W, OF THE 6TH P.M.

SOUTHEAST CORNER SECTION 23,
 T2N, R68W, OF THE 6TH P.M. FOUND
 3-1/4" B.L.M. BRASS CAP IN RANGE BOX

PLOTTED: Tue Sep 14 08:40:51 1999 R:\0068_029\MAP\PLANNING\FINAL\FINAL PLAT REPLAT A SUMMER 99\Eagle Valley Replat A Final Plat.dwg