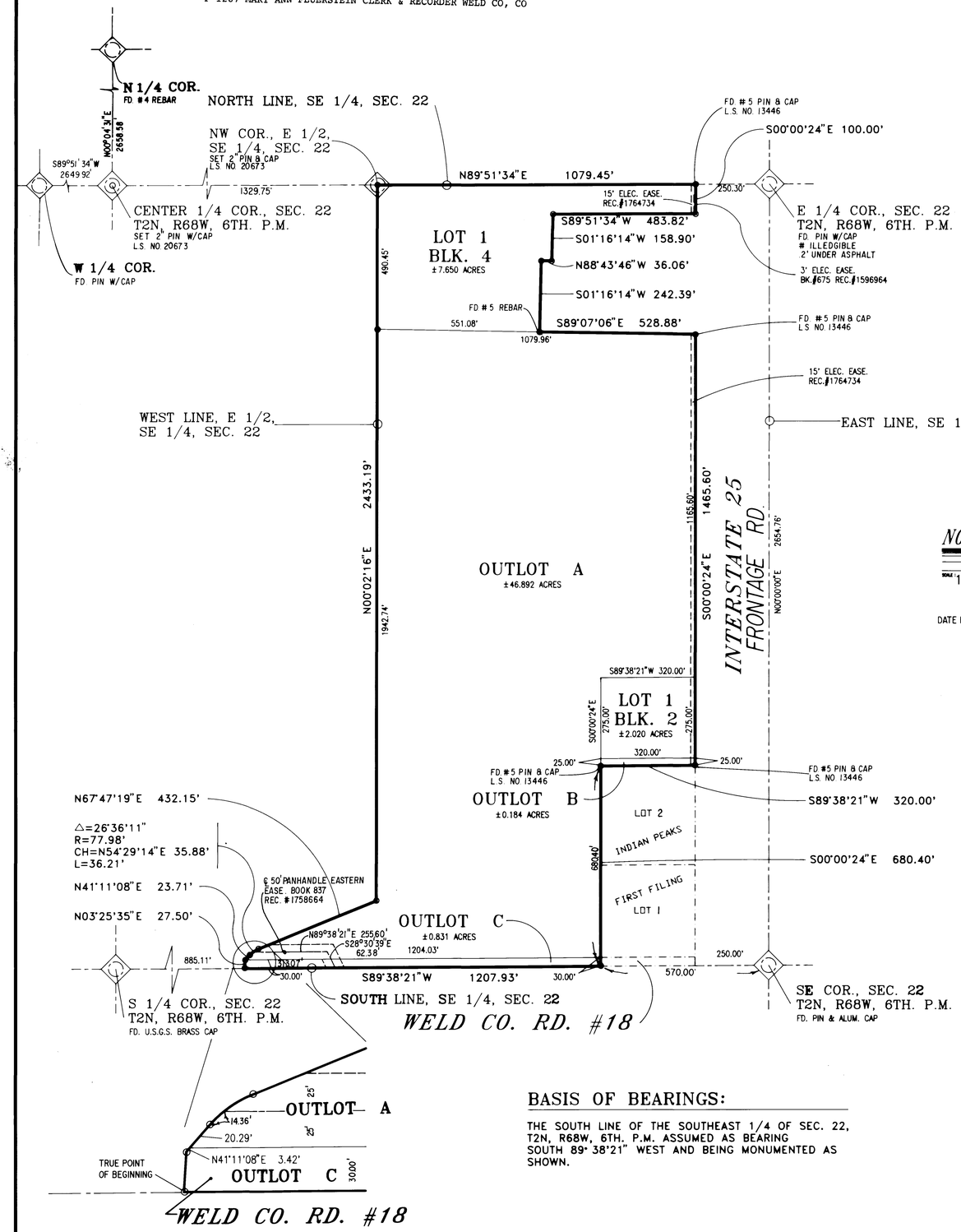
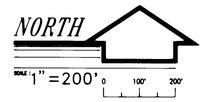
B 1307 REC 02259370 08/13/91 09:29 $10.00 1/001
F 1287 MARY ANN FEUERSTEIN CLERK & RECORDER WELD CO, CO

INDIAN PEAKS P.U.D. SECOND FILING

A TRACT OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER, SEC. 22, T2N, R68W, 6TH. P.M., WELD CO., COLORADO

CONTAINING 57.577 ACRES





DATE PREPARED: AUGUST, 1991

NOTES:

1) EASEMENTS DESCRIBED AT RECEPTION NUMBERS 1683606, 1685773 & 1814574 DO NOT AFFECT SUBJECT PROPERTY SHOWN HEREON.

2) THERE MAY BE EXISTING UNDERGROUND PIPELINES ON SUBJECT PROPERTY NOT SPECIFICALLY LOCATED IN A DESCRIBED EASEMENT (BLANKET OIL AND GAS LEASE).GAS AND OIL UTILITY COMPANIES SHOULD BE CONTACTED PRIOR TO EXCAVATION.

NOTE:

OUTLOT A- RESERVED FOR FUTURE DEVELOPMENT BY OWNER

OUTLOT B- GAGE STREET RIGHT-OF-WAY

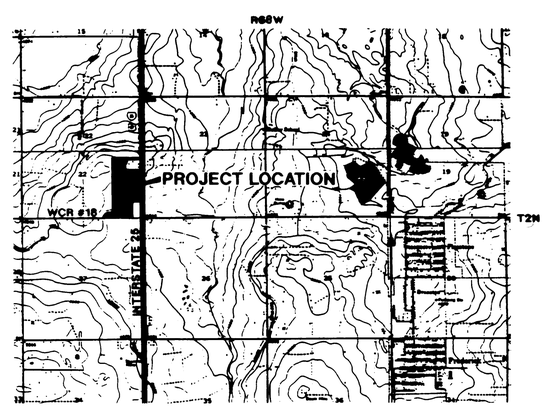
OUTLOT C- WELD COUNTY ROAD NO. 18 RIGHT-OF-WAY

LEGEND:

- SET NO. 5 PIN AND CAP L.S. NO. 20673
- FOUND MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- SET SECTION CORNER AS NOTED

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SEC. 22, T2N, R68W, 6TH. P.M. ASSUMED AS BEARING SOUTH 89° 38'21" WEST AND BEING MONUMENTED AS SHOWN.



VICINITY MAP

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ERNEST A. ROWE AND SHIRLEY M. ROWE ARE OWNERS OF, AND THE BANK OF DENVER AS HOLDERS OF DEEDS OF TRUST ON A TRACT OF LAND BEING ALL THAT PORTION OF PARCEL B OF RECORDED EXEMPTION SURVEY NO. 1313-22-4-RE469A RECORDED AT RECEPTION NO. 1845407, AND AMENDED MARCH 8, 1982 IN BOOK 962 AT RECEPTION NO. 1884986, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 22; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION NORTH 89°38'21" EAST 885.11 FEET TO THE SOUTHWEST CORNER OF PARCEL B OF THE AFORESAID RECORDED EXEMPTION AND THE TRUE POINT OF BEGINNING; THENCE NORTH 03°25'35" EAST 27.50 FEET; THENCE NORTH 41°11'08" EAST 23.71 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 77.98 FEET, A CENTRAL ANGLE OF 26°36'11", CHORD OF SAID ARC BEARS NORTH 54°29'14" EAST 35.88 FEET) A DISTANCE OF 36.21 FEET; THENCE NORTH 67°47'19" EAST 432.15 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22; THENCE NORTH 00°02'16" EAST 2,433.19 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER NORTH 89°51'34" EAST 1,079.45 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 25, WHENCE THE EAST ONE-QUARTER CORNER OF SAID SECTION 22 BEARS NORTH 89°51'34" EAST 250.30 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°00'24" EAST 100.00 FEET; THENCE SOUTH 89°51'34" WEST 483.82 FEET; THENCE SOUTH 01°16'14" WEST 158.90 FEET; THENCE NORTH 88°43'46" WEST 36.06 FEET; THENCE SOUTH 01°16'14" WEST 242.39 FEET; THENCE SOUTH 89°07'06" EAST 528.88 FEET TO A POINT ON THE SAID WEST RIGHT-OF-WAY LINE OF INTERSTATE 25; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°00'24" EAST 1,465.60 FEET TO THE NORTHEAST CORNER OF INDIAN PEAKS P.U.D. SUBDIVISION, FIRST FILING; THENCE SOUTH 89°38'21" WEST 320.00 FEET TO THE NORTH WEST CORNER OF SAID INDIAN PEAKS P.U.D., FIRST FILING; THENCE SOUTH 00°00'24" EAST 680.40 FEET TO THE SOUTHWEST CORNER OF SAID INDIAN PEAKS P.U.D., FIRST FILING AND A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, WHENCE THE SOUTHEAST SECTION CORNER THEREOF BEARS NORTH 89°38'21" EAST 570.00 FEET; THENCE SOUTH 89°38'21" WEST 1,207.93 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 57.577 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS INDIAN PEAKS P.U.D. SECOND FILING, AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN OF FREDERICK FOR PUBLIC USE FOREVER HEREAFTER THE STREETS, ALLEYS, PUBLIC WALKWAYS, PARKS AND OPEN SPACES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, WITNESS OUR HANDS AND SEALS THIS 8 DAY OF August 1991, A.D., 1991.

BANK OF DENVER

Ernest A. Rowe
Ernest A. Rowe

Gene H. Rock, Chairman

Shirley M. Rowe
Shirley M. Rowe

NOTARIAL CERTIFICATE:

STATE OF COLORADO)) SS.
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ERNEST A. ROWE AND SHIRLEY M. ROWE THIS 8 DAY OF AUGUST, 1991.

MY COMMISSION EXPIRES: 11-13-94

Jacqueline K. Barnett
NOTARY PUBLIC

STATE OF COLORADO)) SS.
COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GENE H. ROCK, CHAIRMAN OF THE BANK OF DENVER THIS 9th DAY OF August, 1991.

MY COMMISSION EXPIRES:

My Commission Expires Aug 15, 1991
1534 California
Denver, Colorado 80202

Janet D. Simpson
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER BY DIRECT SUPERVISION AND DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

Peter A. Bryant
ROCKY MOUNTAIN CONSULTANTS, INC.
BY: PETER A. BRYANT, COLORADO 20673
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 20673

REGISTERED PROFESSIONAL LAND SURVEYOR PETER A. BRYANT COLORADO

APPROVED BY THE TOWN BOARD THIS 8TH DAY OF AUGUST, A.D. 1991. 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.

DATE: AUG. 12, 1991

Edward J. Tagliente
MAYOR

ROCKY MOUNTAIN CONSULTANTS, INC.
1960 INDUSTRIAL CIRCLE, SUITE A
LONGMONT, COLORADO 80501
(303) 772-5282 (METRO) 665-5283

POOR COPY