

MOORE FARM SUBDIVISION

FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, T.2N., R.68W. OF THE 6th PRINCIPAL MERIDIAN
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 SHEET 1 OF 4

KNOW ALL MEN BY THESE PRESENTS THAT MOORE FARM PROPERTIES, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF MOORE FARM SUBDIVISION, AND DO HEREBY DEDICATE TO THE PUBLIC SUCH PUBLIC STREETS, PUBLIC RIGHT-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 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 OR 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.

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 24; THENCE N90°00'00"E ALONG THE NORTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1215.35 FEET TO THE NORTHWESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 1138 AT RECEPTION NO. 2080889 OF THE WELD COUNTY RECORDS; THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARIES OF SAID TRACT DESCRIBED IN BOOK 1138 AT RECEPTION NO. 2080889 THE FOLLOWING TWO (2) COURSES:

- S00°03'15"W A DISTANCE OF 438.28 FEET;
- N90°00'00"E A DISTANCE OF 116.00 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24;

THENCE S00°03'15"W ALONG SAID EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, A DISTANCE OF 1908.12 FEET TO THE NORTHEASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 841 AT RECEPTION NO. 1762622 OF THE WELD COUNTY RECORDS;

THENCE S89°57'13"W ALONG THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND DESCRIBED IN BOOK 841 AT RECEPTION NO. 1762622, A DISTANCE OF 894.61 FEET TO THE NORTHEASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED BOOK 1313 AT RECEPTION NO. 2265599 OF THE WELD COUNTY RECORDS;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND DESCRIBED IN BOOK 1313 AT RECEPTION NO. 2265599 THE FOLLOWING TWO COURSES:

- S39°43'54"W A DISTANCE OF 72.41 FEET;
- N66°46'10"W A DISTANCE OF 419.60 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 24;

THENCE N00°04'05"W ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 24, A DISTANCE OF 2257.31 FEET TO THE POINT OF BEGINNING.

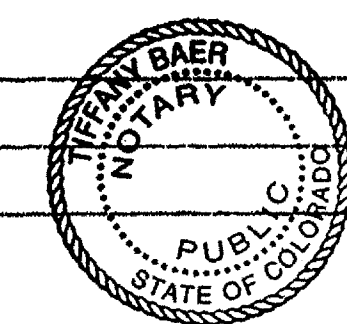
CONTAINING 70.217 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 18 DAY OF September, 2002.

MOORE FARM PROPERTIES, L.L.C.,
 A COLORADO LIMITED LIABILITY COMPANY
 BY: Marcus Palkowitsh
 STATE OF COLORADO)
) SS
 COUNTY OF WELD)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF September, A.D., 2002.

WITNESS MY HAND AND SEAL
 MY COMMISSION EXPIRES June 18, 2006
John Ban
 NOTARY PUBLIC

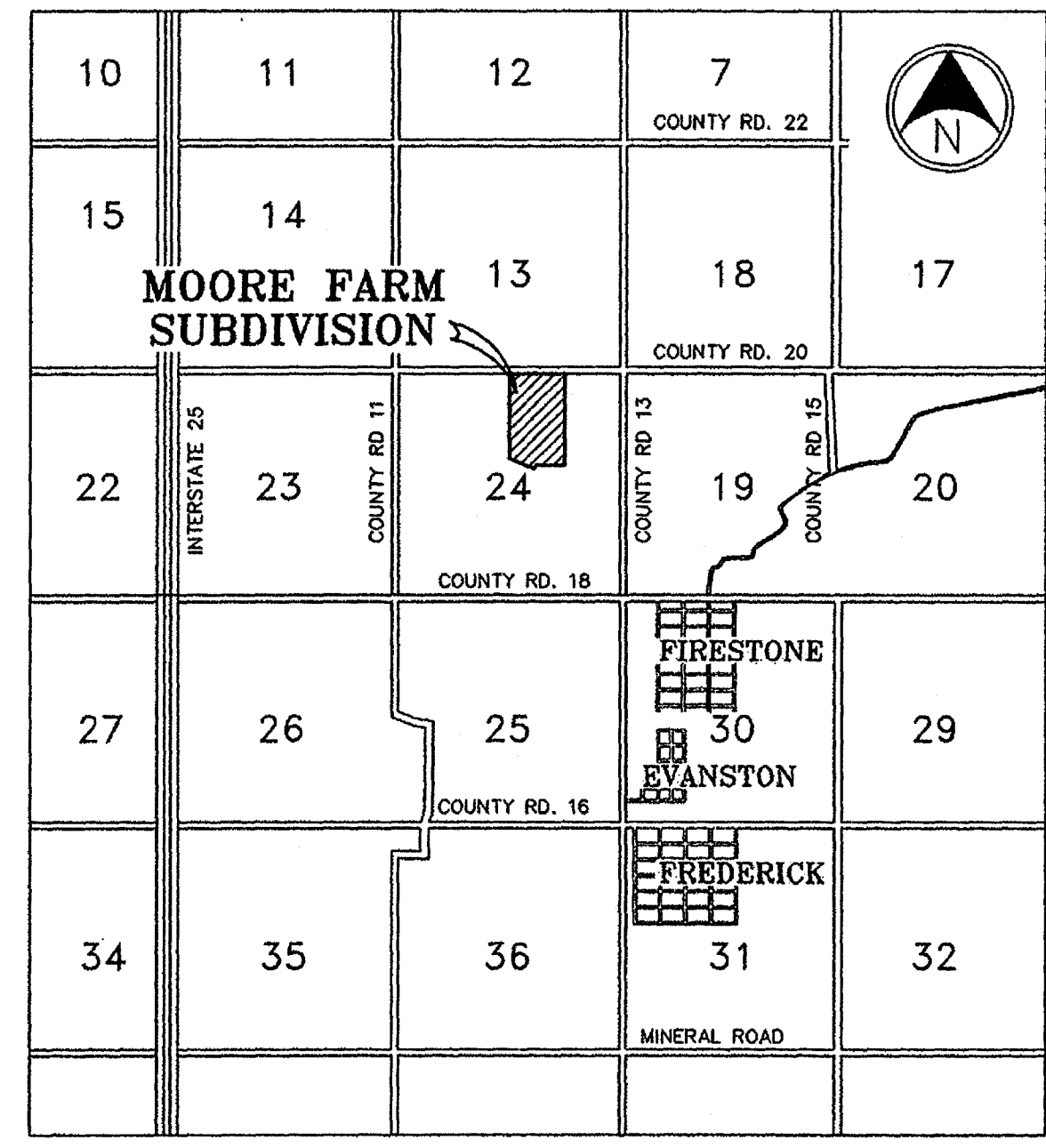


TRUSTEES OF THE ROBERT AND LEONA MOORE LIVING TRUST
 DATED MAY 30, 1995
Leona Moore
 BY: L. LEONA MOORE

STATE OF COLORADO)
) SS
 COUNTY OF WELD)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., 2002.

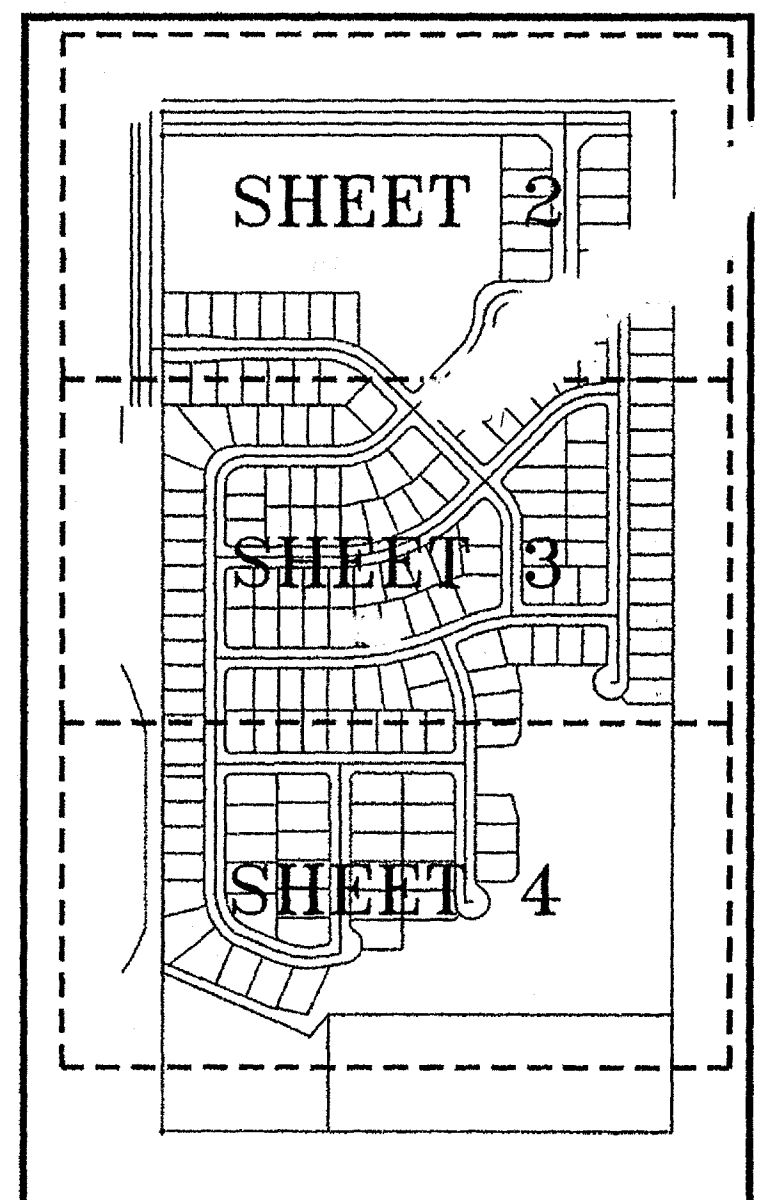
WITNESS MY HAND AND SEAL
 MY COMMISSION EXPIRES _____
 NOTARY PUBLIC



VICINITY MAP
 N.T.S.

PLAT NOTES

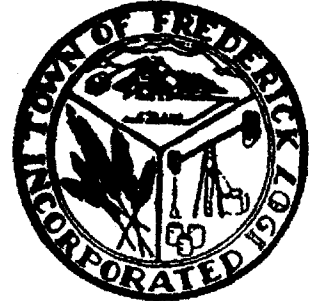
- THE BASIS OF BEARINGS FOR THIS PLAT IS THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N00°04'05"W, AND BEING MONUMENTED AS SHOWN HEREON.
- DATE OF PLAT PREPARATION IS MARCH 1, 2001.
- ALL TRACTS ARE ENCUMBERED IN THEIR ENTIRETY BY DRAINAGE AND UTILITY EASEMENTS. THE DRAINAGE EASEMENTS IN TRACT "B" AS SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACTS "B" AND "C" ARE HEREBY RESERVED FOR DEDICATION TO THE TOWN OF FREDERICK AND ARE TO BE USED FOR UTILITIES, SUBSURFACE DRAINS, DRAINAGE, PUBLIC ACCESS AND OPEN SPACE.
- REAR AND FRONT LOT EASEMENTS ARE 10' NON-EXCLUSIVE, FOR THE USE OF UTILITIES AND DRAINAGE, INCLUDING, BUT NOT LIMITED TO GAS, TELEPHONE, CABLE TV AND ELECTRIC SERVICES.
- SIDE LOT EASEMENTS ARE 5' NON-EXCLUSIVE EACH SIDE OF THE LOT LINE, FOR THE USE OF UTILITIES AND DRAINAGE, INCLUDING, BUT NOT LIMITED TO GAS, TELEPHONE, CABLE TV AND ELECTRIC SERVICES.
- TRACT A IS ENCUMBERED BY OIL AND/OR GAS PRODUCTION FACILITIES. DWELLING STRUCTURES MUST CONFORM TO THE SETBACKS SHOWN HEREON.
- MOORE FARMS SUBDIVISION PLAT IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING) PER FLOOD INSURANCE RATE MAP, PANEL 861 OF 1075, COMMUNITY PANEL NUMBER 080266-0861 C DATED SEPTEMBER 28, 1982.
- BURIED UTILITIES AND/OR PIPELINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE AND/OR AS-BUILT DRAWINGS OF THE CONSTRUCTED UTILITY LINES. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING THE UTILITIES. DAVID EVANS AND ASSOCIATES, INC. THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- DUE TO INSUFFICIENT DATA, LOCATION OF RIGHT OF WAY GRANTED TO 'KN GAS GATHERING INC.' AUGUST 23, 1999 (REC. NO. 2715776) IS APPROXIMATE.
- RIGHT OF WAY GRANTED TO 'PANHANDLE EASTERN PIPELINE COMPANY' OF JUNE 3, 1974 (BK. 716, RECEPTION NO. 1637790) IS BLANKET IN NATURE AND ENCUMBERS THE ENTIRE SUBJECT PROPERTY.



SHEET INDEX

LEGEND:

- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED P.L.S. 29039



TITLE COMMITMENT NOTE

THIS FINAL PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY DAVID EVANS AND ASSOCIATES, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, DAVID EVANS AND ASSOCIATES, INC. RELIED UPON TITLE COMMITMENT NO. U016752A02, PREPARED BY SECURITY TITLE GUARANTY COMPANY, DATED JANUARY 18, 2002 AT 8:00 A.M.

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS _____ DAY OF _____, 20__.

CHAIRMAN
 PLANNING COMMISSION SECRETARY

BOARD OF TRUSTEES APPROVAL

THIS FINAL PLAT MAP OF THE MOORE FARM SUBDIVISION IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO HELD ON _____, 20__, AND RECORDED ON _____, AS RECEPTION NO. _____, IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF FREDERICK, COLORADO. THE DEDICATIONS OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON, SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN AND THE ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION 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 MAY BE REQUIRED TO SERVICE THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THE TOWN. THE CONSTRUCTION OF IMPROVEMENTS BENEFITING 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.

Richard P. Agostini 9-26-02
 MAYOR DATE

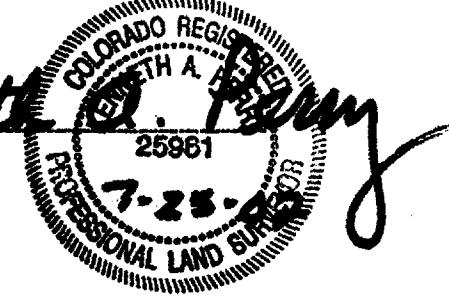
ATTEST:
Reginald Mc Connell 9-26-02
 TOWN CLERK DATE

SURVEYOR'S CERTIFICATE

I, KENNETH A. PERRY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THE FINAL PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

IF FURTHER CERTIFY THAT THIS FINAL PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY SUPERVISION AND IN ACCORD WITH THE APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS _____ DAY OF _____, 20__.

BY: Kenneth A. Perry
 KENNETH A. PERRY
 COLORADO PLS 25961
 FOR AND ON BEHALF OF
 DAVID EVANS AND ASSOCIATES, INC.



LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENCE OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

NOTICE:

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

2993778 10/07/2002 11:37A Weld County, CO
4 of 4 R 41.00 D 0.00 J.A. "Suki" Tsukamoto

MOORE FARM SUBDIVISION

FINAL PLAT

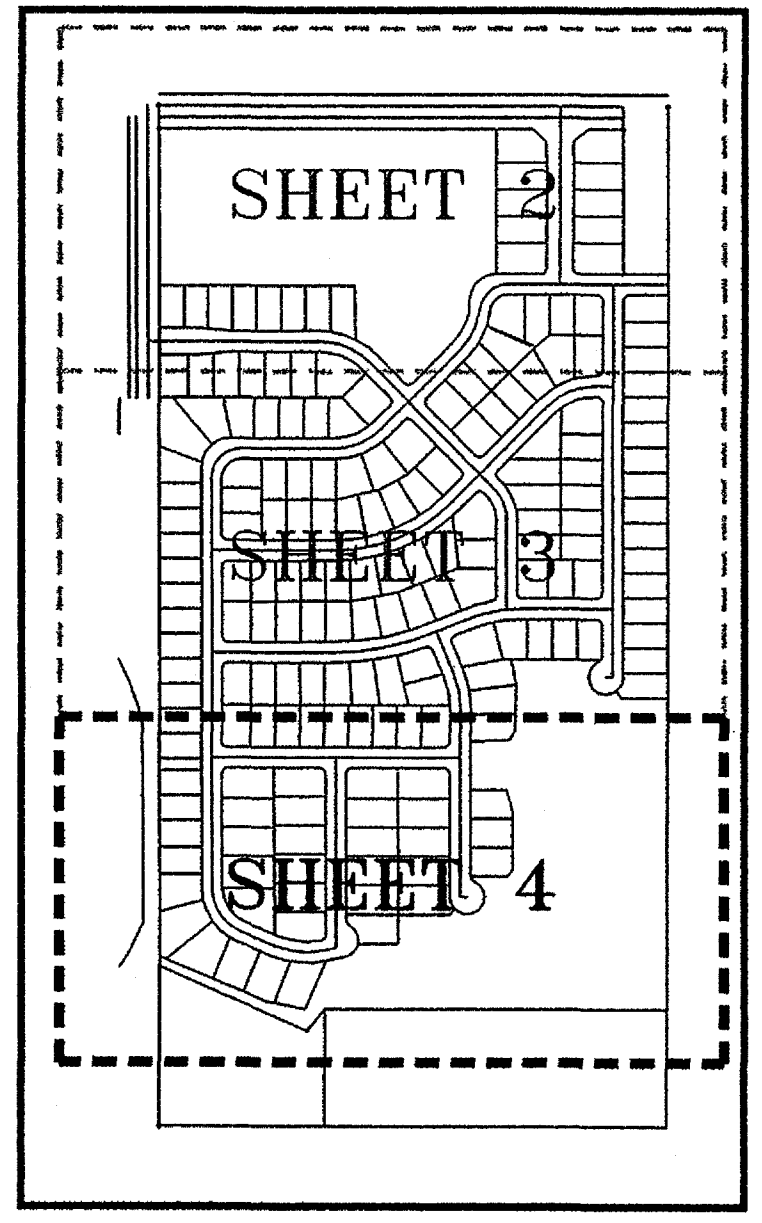
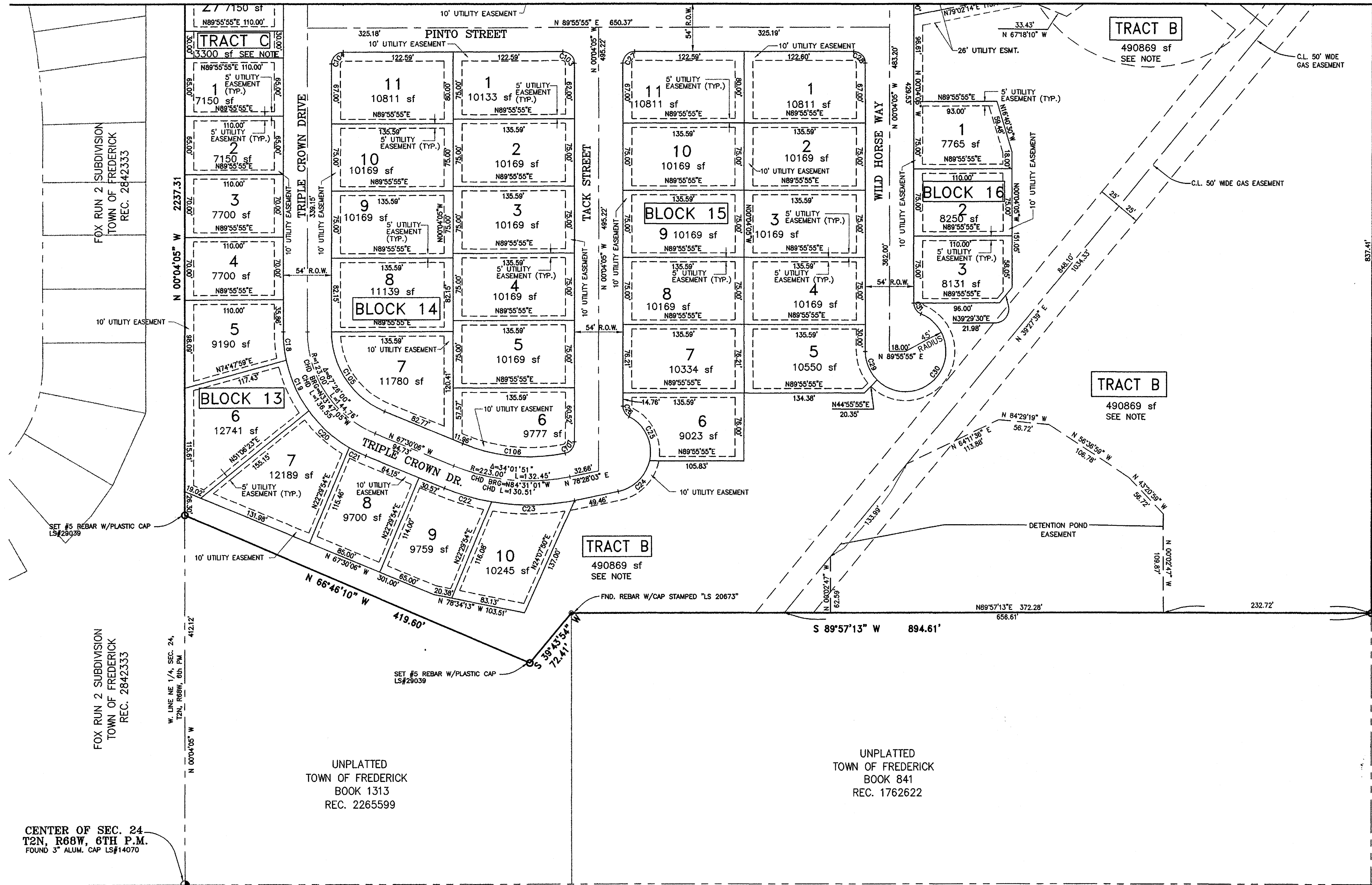
A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, T.2N., R.68W. OF THE 6th PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

SHEET 4 OF 4

SEE SHEET 3 OF 4



(IN FEET)
1 inch = 60 ft.



SHEET INDEX

E. LINE W 1/2, NE 1/4, SEC. 24, T2N, R68W, 6th PM 837.41' S 00°03'15\"/>

E. LINE W 1/2, NE 1/4, SEC. 24, T2N, R68W, 6th PM 837.41'

E. LINE W 1/2, NE 1/4, SEC. 24, T2N, R68W, 6th PM 837.41'

UNPLATTED
FINLEY PROPERTY
BOOK 1494, PAGE 10
REC. NO. 2440333

LEGEND:

- ⊕ FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- ⊙ SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED P.L.S. 29039

NOTE:

TRACTS "B" AND "C" ARE HEREBY RESERVED FOR DEDICATION TO THE TOWN OF FREDERICK AND ARE TO BE USED FOR UTILITIES, SUBSURFACE DRAINS, DRAINAGE, PUBLIC ACCESS AND OPEN SPACE.

UNPLATTED
TOWN OF FREDERICK
BOOK 1313
REC. 2265599

UNPLATTED
TOWN OF FREDERICK
BOOK 841
REC. 1762622

UNPLATTED
TOWN OF FREDERICK
BOOK 840
REC. 1762455

FOX RUN 2 SUBDIVISION
TOWN OF FREDERICK
REC. 2842333

CENTER OF SEC. 24
T2N, R68W, 6TH P.M.
FOUND 3\"/>

S. LINE, W 1/2, NE 1/4, SEC. 24, T2N, R68W, 6th PM



**DAVID EVANS
AND ASSOCIATES INC.**
1331 - 17th Street Suite 900
Denver Colorado 80202
Phone: 720.946.0969