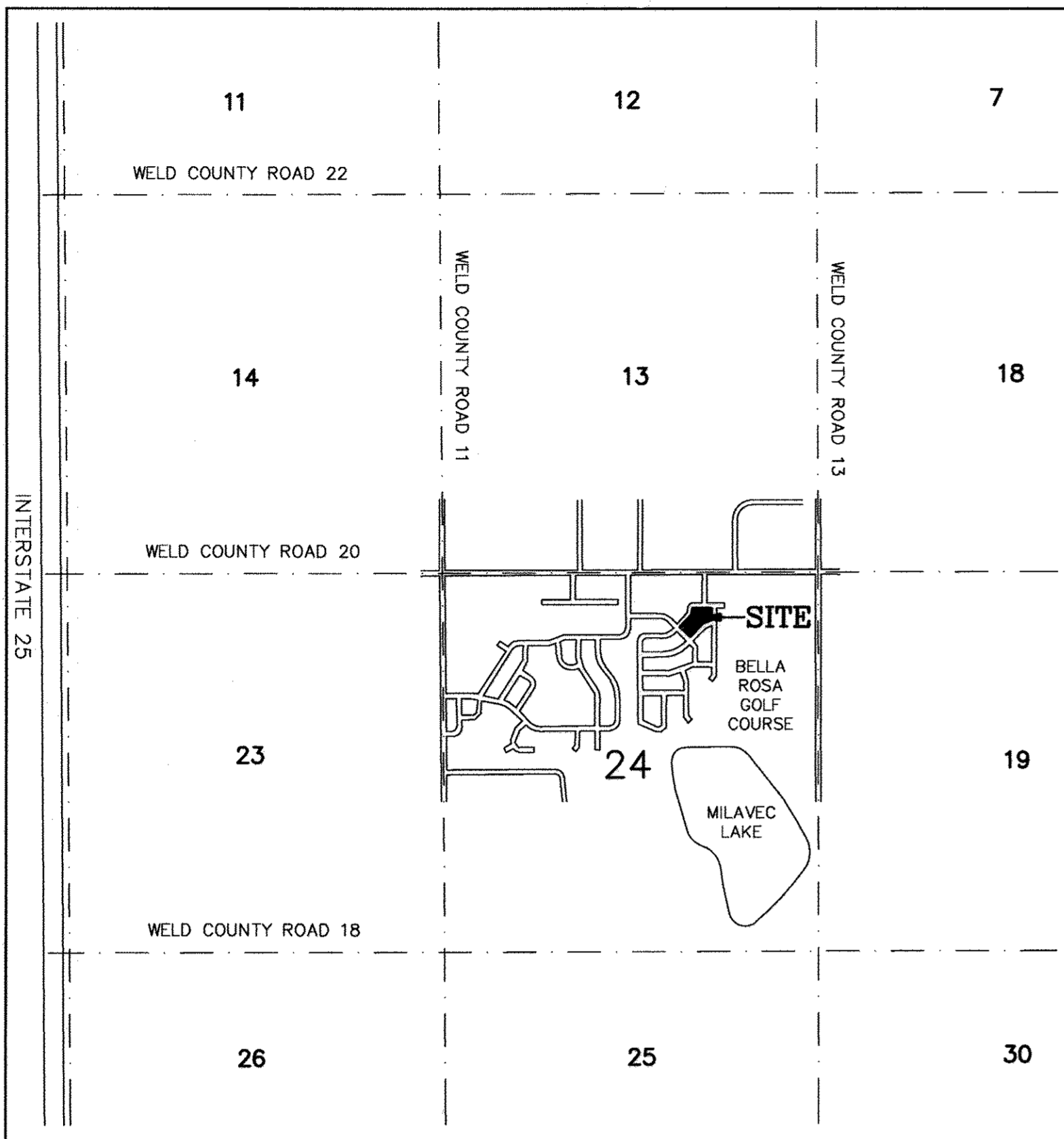
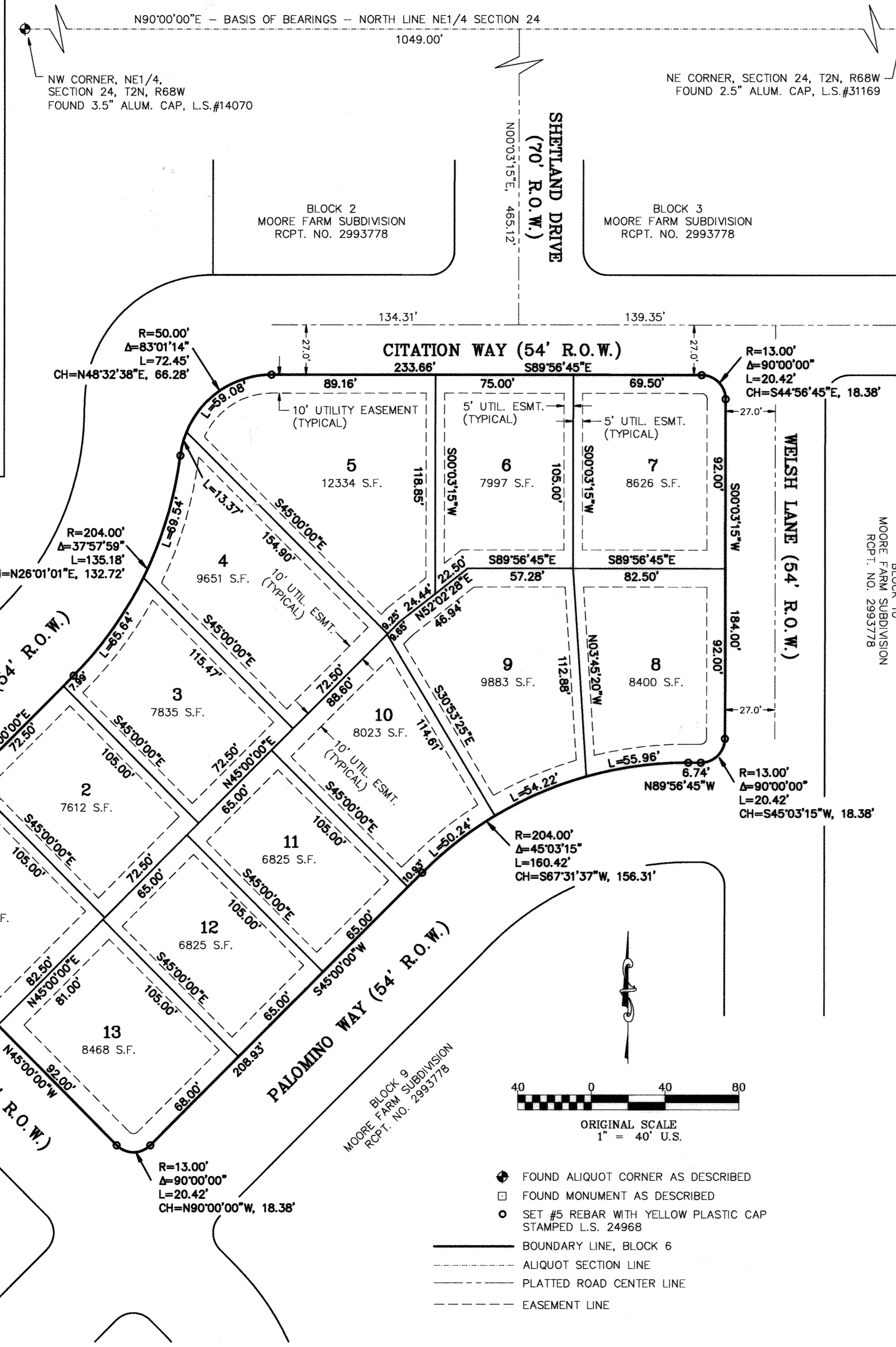


MOORE FARM SUBDIVISION REPLAT 1 MINOR SUBDIVISION FINAL PLAT

A REPLAT OF LOTS 1 - 14, BLOCK 6, MOORE FARM SUBDIVISION
A PORTION OF THE NE 1/4 OF SECTION 24, T2N, R68W OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE



CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MSP CORPORATION, BEING THE OWNER, MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF MOORE FARMS SUBDIVISION REPLAT 1, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH EASEMENTS DESIGNATED OR DESCRIBED AS FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN. THE ENTITIES NAMED ON THE EASEMENT, OR 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 AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREON 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.

LOTS 1 - 14, BLOCK 6,
MOORE FARM SUBDIVISION

COUNTY OF WELD,
STATE OF COLORADO,

CONTAINING 2.551 ACRES, MORE OR LESS

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS

THIS 25 DAY OF September A.D., 2008.

MSP CORPORATION

BY: Marcus Palkowitsch
MARCUS PALKOWITSH, PRESIDENT

STATE OF COLORADO

COUNTY OF Arapahoe } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME

THIS 25th DAY OF September, 2008.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES 11/03/2010
Regina M. Perin
NOTARY PUBLIC

PLAT NOTES

1. THE BASIS OF BEARINGS FOR THIS PLAT IS THE NORTH LINE OF THE NE 1/4 OF SECTION 24, T2N, R68W OF THE 6TH P.M. SAID LINE IS ASSUMED TO BEAR N90°00'00"E, AND IS MONUMENTED AS SHOWN HEREON.
2. DATE OF PREPARATION: APRIL 15, 2008.
3. FLOOD INSURANCE RATE MAP NUMBER 0802660861C, DATED 9/28/1982, INDICATES THIS PARCEL WITHIN ZONE C (AREA OF MINIMAL FLOODING).
4. 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.
5. 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.
6. 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.
7. EASEMENTS AND RIGHTS-OF-WAY WITHIN LOTS 1 - 14, BLOCK 6, AS SHOWN ON THE MOORE FARM SUBDIVISION PLAT ARE HEREBY VACATED BY THE BOARD OF TRUSTEES

ON THE 14th DAY OF October, 2008

BY ORDINANCE 975

TITLE COMMITMENT NOTE

THIS FINAL PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY ASPEN SURVEYING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, ASPEN SURVEYING, INC. RELIED UPON TITLE COMMITMENT NO. 33700-08-01858 GRS, REVISION NO. 1, PREPARED BY NORTH AMERICAN TITLE INSURANCE COMPANY, DATED JUNE 20, 2008.

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING

COMMISSION RESOLUTION 2008-019A

THIS 16th DAY OF September A.D., 2008.

Kathy Larson
CHAIRMAN
Kathy Larson
PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE FINAL PLAT MAP OF THE MOORE FARM SUBDIVISION REPLAT 1 IS APPROVED AND ACCEPTED BY ORDINANCE NO. 975, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON September 25, 2008. 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 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 THAT MAY BE REQUIRED TO SERVICE THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER, 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 PUBLIC 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.

Walt Long
MAYOR

ATTEST:
Nautila Stauf
TOWN CLERK

SURVEYOR'S CERTIFICATE

I, ROGER A. VERMAAS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND. I FURTHER CERTIFY THAT THIS FINAL PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS

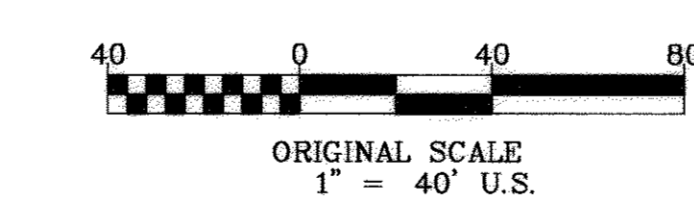
ON THIS 25th DAY OF September A.D., 2008.

BY: Roger A. Vermaas
ROGER A. VERMAAS,
COLO. P.L.S. #24968
FOR AND ON BEHALF OF
ASPEN SURVEYING, INC.

LEGAL DESCRIPTION

LOTS 1 - 14, BLOCK 6,
MOORE FARM SUBDIVISION,

COUNTY OF WELD,
STATE OF COLORADO,



- ◆ FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED L.S. 24968
- BOUNDARY LINE, BLOCK 6
- - - ALIQUOT SECTION LINE
- - - PLATTED ROAD CENTER LINE
- - - EASEMENT LINE

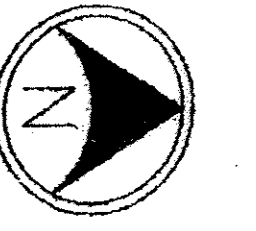
Aspen Surveying, Inc. 2993 S. Peoria Street, Suite 150 Aurora, Colorado 80014 Phone (303) 750-4590 Fax (303) 750-0846	DATE: <u>04/15/08</u> DRAWN: <u>TFP</u> CHECKED: <u>RAV</u> DRAWING NAME: REPLAT BLOCK 6
	REVISIONS COMMENTS <u>5/25/08</u> PROJ. NO. <u>2008-0104</u>
MOORE FARM SUBDIVISION REPLAT 1 TOWN OF FREDERICK WELD COUNTY, COLORADO	Prepared For: <u>MSP CORPORATION</u>
SHEET 1 OF 1	

MOORE FARM SUBDIVISION

ADDRESS 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 1 OF 1



100 0 50 100 200
(IN FEET)
1 inch = 100 ft.



UNPLATTED
TOWN OF FREDERICK
BOOK 1494
REC. 2842333

UNPLATTED
TOWN OF FREDERICK
BOOK 1494
REC. 2842333

UNPLATTED
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BOOK 1494
REC. 2842333

UNPLATTED
FOLEY PROPERTY
BOOK 1494 PAGE 10
REC. NO. 2842333

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FOLEY PROPERTY
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