2749463 02/14/2000 10:37A JA Suki Tsukamoto
1 of 1 R 10.00 D 0.00 Weld County CO

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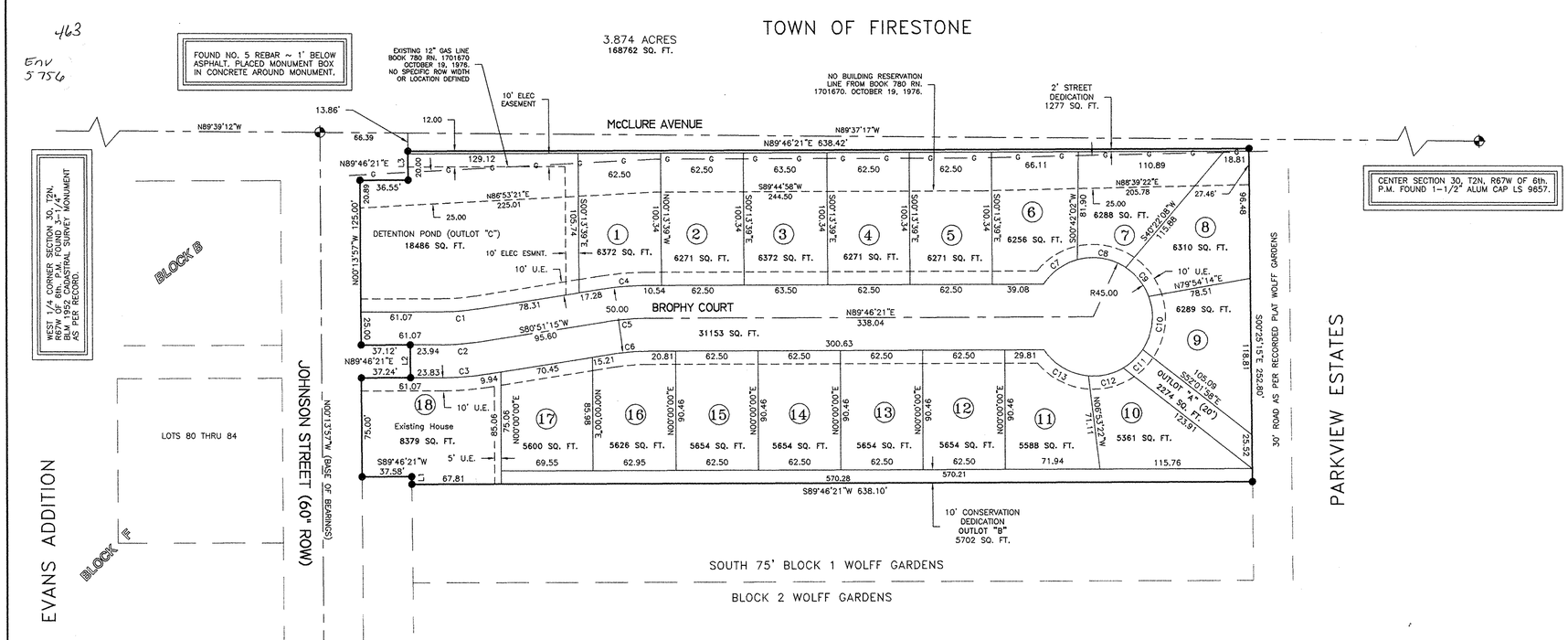
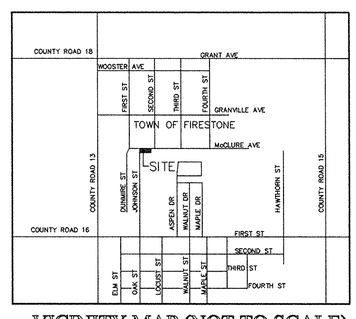
Env
5756



LINE #	TABLE BEARING	DISTANCE
L1	N00°29'43"W	5.80'
L2	N00°29'43"W	25.00'
L3	N00°29'43"W	22.00'

FOUND 1-1/2" ALUM CAP LS 6716 (JOHNSON) SW CORNER BLOCK J.

NOTICE:
THE SOLE PURPOSE OF THIS AMENDED PLAT IS TO ADD A 10 FOOT ELECTRIC EASEMENT TO THE NORTH AND EAST SIDE OF OUTLOT C, AND TO UPDATE THE OWNERSHIP IN THE DEDICATION SHOWN HEREON.



VICINITY MAP (NOT TO SCALE)

LEGEND

- ◆ MONUMENTS AS DESCRIBED
- ● FOUND NO. 5 REBAR/CAP LS 23500

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LEN
C1	175.00	08°55'06"	27.24	N85°18'48"E	27.21
C2	200.00	08°55'06"	31.13	N85°18'48"E	31.10
C3	225.00	08°55'06"	35.02	N85°18'48"E	34.99
C4	225.00	08°55'06"	35.02	N85°18'48"E	34.99
C5	200.00	08°55'06"	31.13	N85°18'48"E	31.10
C6	175.00	08°55'06"	27.24	N85°18'48"E	27.21
C7	45.00	41°09'11"	32.32	N54°05'52"E	31.63
C8	45.00	48°59'20"	38.48	S80°49'52"E	37.31
C9	45.00	36°05'13"	28.34	S38°17'36"E	27.88
C10	45.00	53°42'51"	42.19	N06°36'26"E	40.66
C11	45.00	25°58'05"	20.40	N46°26'54"E	20.22
C12	45.00	35°18'21"	27.73	N77°05'07"E	27.29
C13	45.00	51°17'07"	40.28	S59°37'09"E	38.95

0 50 100 150

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.

NOTE:
SECURITY TITLE GUARANTY COMPANY'S COMMITMENT NO. U018293A99-3, EFFECTIVE DATE: AUGUST 10, 1999 AT 8:00 A.M. WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

AMENDED FINAL PLAT

THE VILLAGE AT FREDERICK

IN THE TOWN OF FREDERICK

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION THIRTY, TOWNSHIP TWO NORTH, RANGE SIXTY-SEVEN WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

LEGAL DESCRIPTION:

(FROM SECURITY TITLE GUARANTY COMPANY'S COMMITMENT NO. U018293A99-3, AUGUST 10, 1999 REVISED TO ELIMINATE SOME REDUNDANT LANGUAGE)

BLOCK 1, WOLFF GARDENS IN THE WEST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION THIRTY, TOWNSHIP TWO NORTH, RANGE SIXTY-SEVEN WEST OF THE SIXTH PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 75 (SEVENTY-FIVE) FEET THEREOF.

THE WEST 37.29 FEET OF LOT 83, THE WEST 37.17 FEET OF LOT 84 AND THE WEST 37.40 FEET OF LOT 82, BLOCK G EVANS ADDITION, AND LOT 1 AND THE WEST 11.38 FEET OF LOT 2, BLOCK C, EVANS ADDITION.

ALL IN THE COUNTY OF WELD, TOWN OF FREDERICK, STATE OF COLORADO.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT **KRUPKA-BROPHY PROFIT SHARING PLAN**, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREON HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF THE **"VILLAGE AT FREDERICK"**, AND DO HEREBY DEDICATE TO THE PUBLIC ALL WAYS AND OTHER PUBLIC RIGHTS-OF-WAY AND UTILITY EASEMENTS FOR THE PURPOSES SHOWN HEREON.

BY: F. JEFFREY KRUPKA, TRUSTEE OF THE KRUPKA-BROPHY PROFIT SHARING PLAN.

F. JEFFREY KRUPKA, TRUSTEE

NOTARIAL CERTIFICATE:

STATE OF COLORADO)
SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF February, 2000, BY F. JEFFREY KRUPKA, (TRUSTEE).

MY COMMISSION EXPIRES: Oct 19, 2002

WITNESS MY HAND AND OFFICIAL SEAL.

Julie Conde
NOTARY PUBLIC

BOARD OF TRUSTEES APPROVAL:

APPROVED BY THE BOARD OF TRUSTEES THIS THE 10th DAY OF February, 2000. ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE TOWN OF CONSTRUCTION OF ANY STREETS, HIGHWAYS, BRIDGES, RIGHTS-OF-WAY OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

Edward J Tagliente
MAYOR

ATTEST: Jacqueline K McConnell TOWN C

SURVEYOR'S CERTIFICATE:

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

2-8-00
A. MICHAEL HASCALL COLORADO LS 23500

COLORADO REGIS. A. MICHAEL HASCALL 23500 PROFESSIONAL LAND SURVEYOR

BASIS OR BEARINGS (ASSUMED):

THE CENTERLINE OF JOHNSON STREET AS SHOWN AND MONUMENTED HEREON IS ASSUMED TO BEAR N00°13'57"W.

1132 NORTH MAIN ST
LONGMONT CO 80501
** (303) 678-8324 **
HASCALL SURVEYS INC

DATE: 02/07/00
REVISED:
REVISED:
REVISED:

SCALE: 1" = 50'
DRAWN: AMH
SHEET: 1 OF 1
JOB NO: G98FINAM