

FREI HATCHERY PIT SUBDIVISION

PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

CASE NO: _____

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER(S) OF TRACTS 11 AND 12, RAMONA GARDENS AND THAT PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS (INCLUDES VACATED RIGHTS-OF-WAY BY THIS PLAT):

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE S89°57'30"E ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 20, A DISTANCE OF 889.00 FEET TO THE TO THE SOUTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO THE STATE OF COLORADO IN BOOK 234 AT PAGE 39, ARAPAHOE COUNTY RECORDS; THENCE N30°00'00"E ALONG THE EAST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 258.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N30°00'00"E ALONG SAID EAST LINE, A DISTANCE OF 741.84 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND; THENCE N76°00'00"W ALONG THE NORTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 613.27 FEET TO THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 6130 AT PAGE 307, ADAMS COUNTY RECORDS, THENCE ALONG SAID EAST LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) N07°35'28"E A DISTANCE OF 164.64 FEET; THENCE 2) N02°44'11"W A DISTANCE OF 209.23 FEET; THENCE 3) N08°12'53"W A DISTANCE OF 363.00 FEET; THENCE 4) N41°40'51"W A DISTANCE OF 121.26 FEET; THENCE 5) N14°39'04"W A DISTANCE OF 81.68 FEET TO THE SOUTH LINE OF RAMONA GARDENS; THENCE N89°59'08"E ALONG SAID SOUTH LINE, A DISTANCE OF 1127.69 FEET TO THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 106 AT PAGE 351, ADAMS COUNTY RECORDS; THENCE S00°08'47"W ALONG SAID WEST LINE, A DISTANCE OF 15.00 TO THE SOUTH LINE OF SAID PARCEL OF LAND; THENCE N89°59'08"E ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 975.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF MONACO STREET AS SHOWN ON THE PLAT OF SAID RAMONA GARDENS; THENCE S00°13'02"W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 807.27 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 88TH AVENUE AS CONVEYED TO THE STATE OF COLORADO IN BOOK 1575 AT PAGE 126 & 129, ADAMS COUNTY RECORDS; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: 1) S56°22'45"W A DISTANCE OF 539.26 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO LEFT, THE DELTA OF SAID CURVE IS 42°45'40", THE RADIUS OF SAID CURVE IS 818.30 FEET, THE CHORD OF SAID CURVE BEARS S76°22'50"W, 585.18 FEET; THENCE 2) ALONG THE ARC OF CURVE A DISTANCE OF 609.22 FEET TO THE END OF SAID CURVE; THENCE 3) S55°00'00"W A DISTANCE OF 515.50 FEET; THENCE 4) N87°45'55"W A DISTANCE OF 124.00 FEET; THENCE 5) S43°24'00"W A DISTANCE OF 50.00 FEET; THENCE 6) S18°30'30"E A DISTANCE OF 119.00 FEET; THENCE 7) S69°34'15"W A DISTANCE OF 283.35 FEET TO THE POINT OF BEGINNING. CONTAINS CONTAINS 53.174 ACRES MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF FREI HATCHERY PIT SUBDIVISION, AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, ALL STREETS, AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT, FOREVER, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, SEWER LINES, WATER LINES; TOGETHER WITH A RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER. EXECUTED THIS _____ DAY OF _____, 20____.

ALBERT R. FREI LIMITED LIABILITY LIMITED PARTNERSHIP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP:

ALBERT R. FREI, MANAGER

ACKNOWLEDGEMENT:

STATE OF COLORADO)
COUNTY OF ADAMS)

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS _____ DAY OF _____, 20____, BY ALBERT R. FREI, MANAGER, ALBERT R. FREI LIMITED LIABILITY LIMITED PARTNERSHIP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

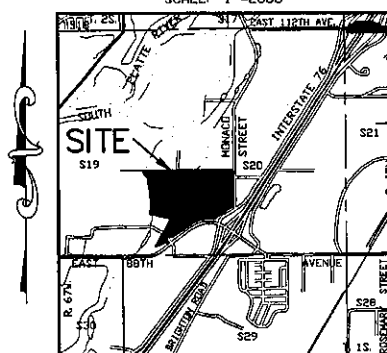
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

VICINITY MAP

SCALE: 1"=2000'



BASES FOR BEARINGS:

THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEARS, SOUTH 89°57'30" EAST, PER DEED RECORDED IN BOOK 1575 AT PAGE 126 AND AT 129, ADAMS COUNTY RECORDS. MONUMENTS ARE AS SHOWN HEREON.

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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. R.W. BAYER & ASSOCIATES, INC. HAS RELIED UPON STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 981089, DATED FEBRUARY 19, 2015 AT 4:30 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHT-OF-WAY ACROSS THESE PREMISES.

A PORTION OF THIS PARCEL FALLS WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (ZONE AE - BASE FLOOD ELEVATIONS DETERMINED) AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, F.I.R.M., MAP NUMBER 08001C0606H, MAP REVISED MARCH 05, 2007.

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

RAYMOND W. BAYER,
REG P.L.S. NO. 6973

DATE: _____

APPROVALS:

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIRPERSON

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 20____.

CHAIRPERSON

CERTIFICATE OF THE CLERK AND RECORDER:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____ M., ON THE _____ DAY OF _____, A.D., 20____.

BY: _____

DEPUTY

COUNTY CLERK AND RECORDER

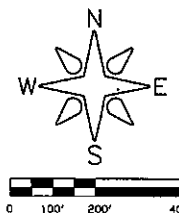
RECEPTION NO.: _____

Prepared By:

R.W. BAYER & ASSOCIATES, INC.
2090 EAST 104TH AVENUE, SUITE 200
THORNTON, COLORADO 80233-4316
(303) 452-4433 FAX (303) 452-4515
FILE: AD15044/AD15044.DWG

Date Prepared: MARCH 25, 2015
05-19-2015 ADDED TITLE COMMITMENT
06-09-2015 ADDED LOTS/VACATION

PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE
67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2



LEGEND

- DENOTES: FOUND HIS REBAR AND CAP - BAYER, P. L. S. 6973
■ DENOTES: FOUND MONUMENT AS DESCRIBED HEREON

