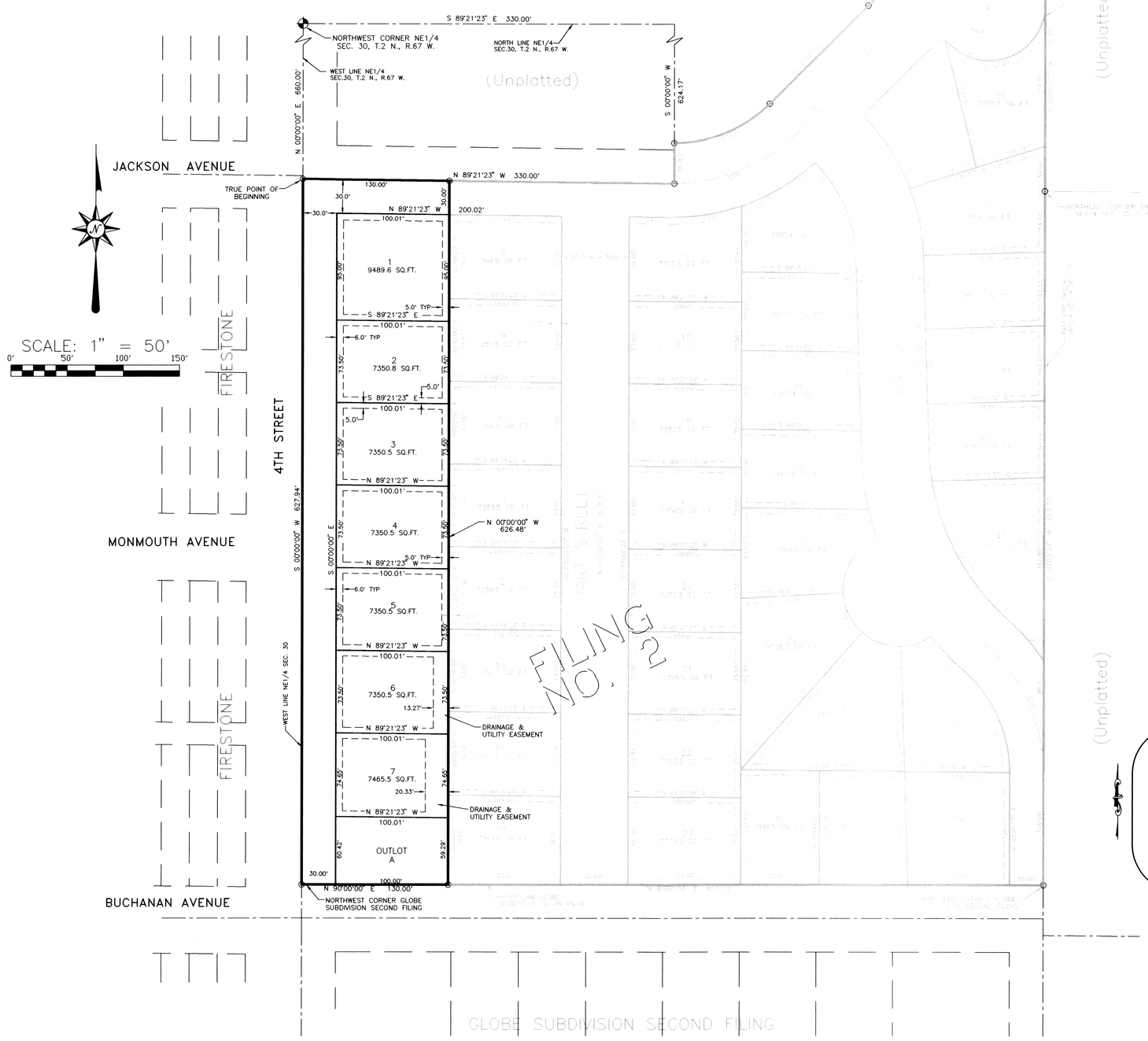
2593849 02/11/1998 03:56P Weld County CO
1 of 1 R 11.00 D 0.00 JA Suki Tsukamoto

FINAL PLAT
AMENDED TIMBERLAND SUBDIVISION - FIRST FILING
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 1 OF 1



O DENOTES NO. 4 REBAR AND CAP -SET- L.S. 23027

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNERS OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

That part of the West one-half Northeast one-quarter Section 30, Township 2 North, Range 67 West of the Sixth Principal Meridian, Weld County, Colorado described as: Beginning at the Northwest corner said Northeast one-quarter, thence S89°21'23"E along the North line said Northeast one-quarter a distance of 330.00 feet; thence S00°00'00"W parallel with the West line said Northeast one-quarter a distance of 660.00 feet; thence N89°21'23"W a distance of 330.00 feet to the True Point of Beginning; thence S00°00'00"W along the West line said Northeast one-quarter a distance of 627.94 feet to a point, said point being the Northwest corner Globe Subdivision Second Filing, a subdivision a part of said Section 30; thence N90°00'00"E along the North line said Globe Subdivision Second Filing a distance of 130.00; thence N00°00'00"W parallel with the West line said West one-half Northeast one-quarter a distance of 626.48 feet; thence N89°21'23"W a distance of 130.00 feet to the True Point of Beginning.

Contains 1.87 Acres more or less.

Basis of Bearings: The West line Northeast one-quarter Section 30, Township 2 North, Range 67 West of the Sixth Principal Meridian, Weld County, Colorado is assumed to bear N00°0'00"E.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF AMENDED TIMBERLAND SUBDIVISION - FIRST FILING, A SUBDIVISION A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE THE STREETS, AVENUES AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES AND OTHER APPROPRIATE PUBLIC ENTITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

OWNERS: TIMBERLAND CONSTRUCTION, L.L.C. AND DEAN A. SEEWALD TRUST, A TRUST

BY: NATHANIEL J. ORR - MEMBER BY: CRAIG CLAGGETT - MEMBER DEAN A. SEEWALD

STATE OF COLORADO)SS
COUNTY OF WELD)

The foregoing instrument was acknowledged before this 30th day of JANUARY 19 98, by Nathaniel J. Orr - Member - Timberland Construction, L.L.C.

Witness my hand and official seal.

Linda Y. Peterson
Notary Public
8-23-2000
My commission expires

STATE OF COLORADO)SS
COUNTY OF WELD)

The foregoing instrument was acknowledged before this 30th day of January 19 98, by Craig Claggett - Member - Timberland Construction, L.L.C.

Witness my hand and official seal.

Linda Y. Peterson
Notary Public
8-23-2000
My commission expires

STATE OF COLORADO)SS
COUNTY OF WELD)

The foregoing instrument was acknowledged before this 17th day of January 19 98, by Dean A. Seewald.

Witness my hand and official seal.

JoAnne C Rank
Notary Public
12-16-99
My commission expires

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 certification shown hereon.

CERTIFICATE OF SURVEY:

I, Curt E. Acklam, a registered Professional Land Surveyor in the State of Colorado do hereby certify that the accompanying plat of AMENDED TIMBERLAND SUBDIVISION - FIRST FILING and the survey of the boundary thereof were made by me or under my direction and that the same are correct to the best of my knowledge and belief.

COLORADO REGISTERED CURT E. ACKLAM 23027 PROFESSIONAL LAND SURVEYOR 1-9-98

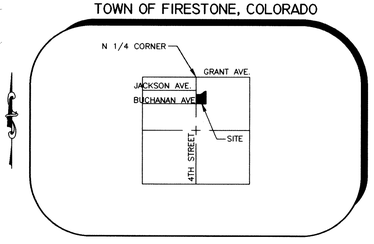
Curt E. Acklam - LS No. 23027
(For and on behalf of Acklam & Associates, Inc.)
Job No. _____ Date: _____

OWNERSHIP AND TITLE CERTIFICATE:

I, _____, an attorney admitted to practice in the State of Colorado, hereby certify the persons dedicating the public ways shown and described on this plat are the owners thereof in fee simple, free and clear of all encumbrances.

Date Attorney

TOWN OF FIRESTONE, COLORADO



VICINITY MAP - NOT TO SCALE

APPROVALS:

This is to certify that the Plat of AMENDED TIMBERLAND SUBDIVISION - FIRST FILING was approved on this 3rd day of February, 19 98, and that the Mayor of the Town of Firestone, on behalf of the Town of Firestone, hereby acknowledges said Plat upon which the seal is endorsed for all purposes indicated thereon.

TOWN OF FIRESTONE SEAL WELD COUNTY, COLORADO

Mayor ATTEST: Town Clerk

CLERK AND RECORDER CERTIFICATE:

This plat was filed for record in the office of the Weld County Clerk and Recorder, in the State of Colorado at ___:___ , __ .M., on the _____ day of _____ , 19 ____ .

County Clerk and Recorder Deputy

BOOK: _____
PAGE: _____
MAP: _____
RECEPTION NO. _____

NOTE:

1. Outlot A is dedicated to the Tri-Area Sanitation District as a Drainage Easement for use as a detention facility. Maintenance of Outlot A shall be the responsibility of the Town of Firestone. The Tri-Area Sanitation District shall have the right of ingress and egress for inspection and/or repair of the detention facilities.
2. No landscaping or structures shall be constructed within the side lot or rear lot easements that will, in the opinion of the Tri-Area Sanitation District, impede the flow or detention of storm water runoff. This shall include, but not be limited to, sheds, retaining walls, decks or trees.
3. All easements shown are for utility and drainage purposes unless otherwise noted.

DEVELOPER:
TIMBERLAND CONSTRUCTION
4414 VINE STREET
DENVER, COLORADO 80216
(303) 297-1597

CONSULTANT:
ACKLAM & ASSOCIATES, INC.
1001 EAST BRIDGE STREET
BRIGHTON, COLORADO 80601
(303) 659-8546

DATE PREPARED:
FEB. 28, 1997

C:\SC12\WORK\TIMBERLD\FLNG1.DWG