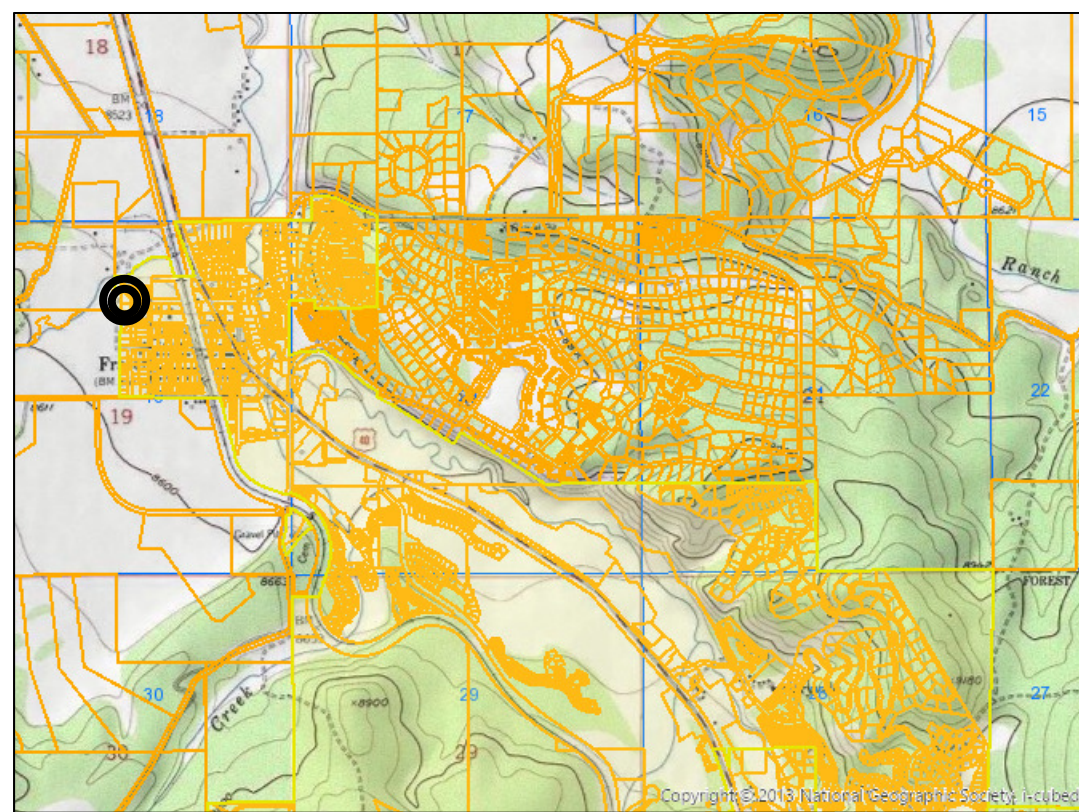


KEY:

- A. - EXTANT PLSS CORNER NOTED. FOUND 3-1/4" ALUMINUM CAPPED, 3/4" REBAR SCRIBED IS 25971.
 - B. - FOUND BRASS TAG IN ASPHALT. APPEARS TO BE AN ACCURATE PERPETUATION OF ORIGINAL 3/8" REBAR.
 - C. - FOUND ALUMINUM CAPPED, 1/2" REBAR UNDER PAVEMENT, IN SAME POSITION DEFINED BY REC. NO 99002181.
 - D. - SET ALUMINUM CAPPED, 1/2" REBAR SCRIBED IS 25971.
- b.o.b. = basis of bearings, along the line between monuments shown.
- GPS = GLOBAL POSITIONING SYSTEM INCLUDING RUSSIAN GLONASS AND EUROPEAN GALILEO.
- RTK = REAL-TIME KINEMATIC.
- BEARINGS: A BEARING (NE/SW, NW/SE) IS A MATHEMATICAL ANGULAR VALUE WITH IDENTICAL OPPOSITE ANGLE VALUES, WHICH DO NOT "GO" IN ANY DIRECTION.

PLAT NOTE:

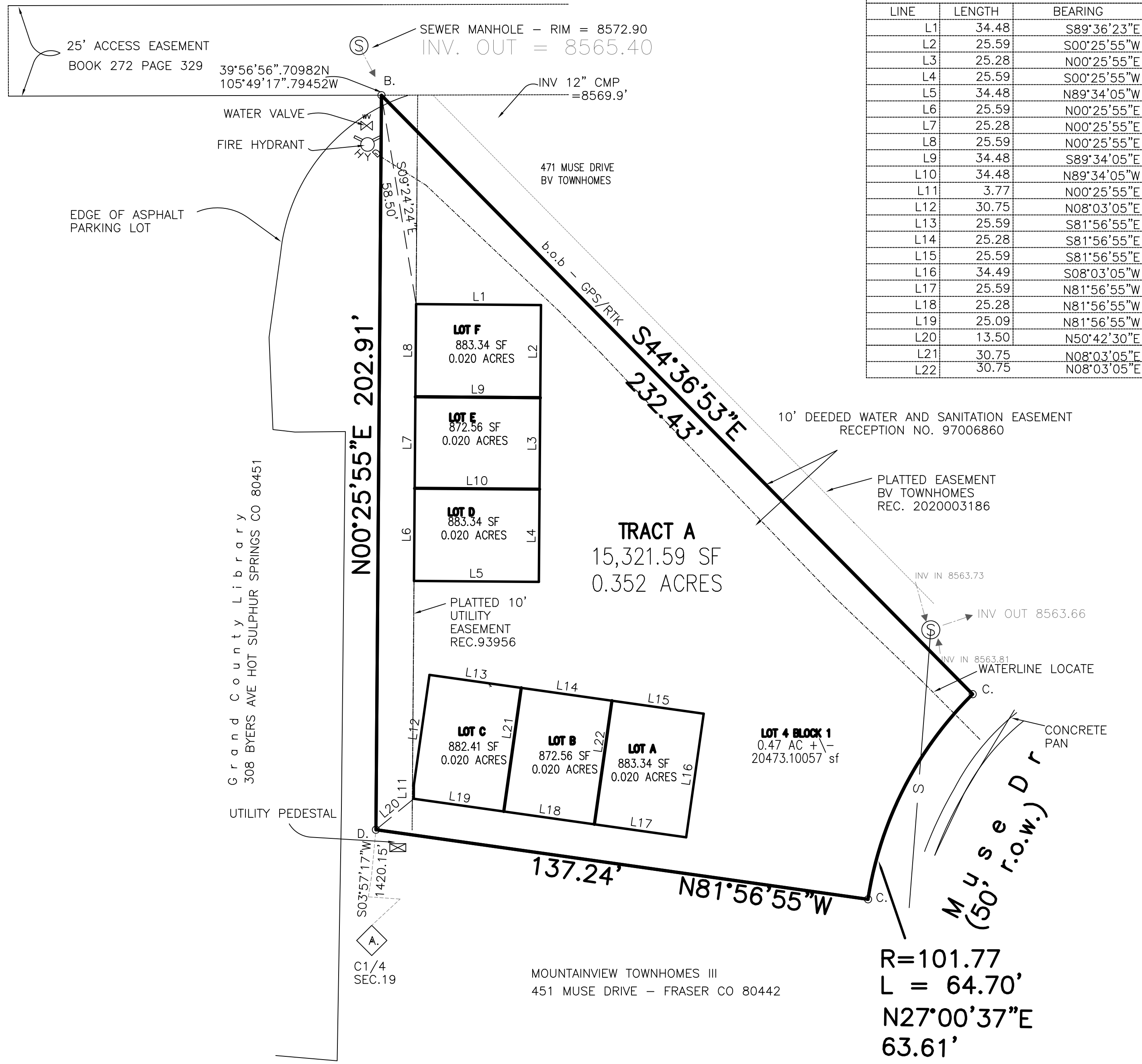
1. OWNER: KBZ Investments LLC
7428 Fairway Lane Parker CO 80134
2. Property being subdivided is zoned
Low Density Multi Family Residential
3. For title, reference to Title Company of the Rockies, Inc
Commitment Number 0304402-C3.
4. Engineer: Michael S. Ziehlner, P.E.
5. All purchasers, owners, and tenants of any lot, parcel, or tract shown on this plat are hereby notified that although building permits may be issued prior to final completion of subdivision improvements, no certificate of occupancy may be issued for a structure on any lot, parcel, or tract until all such improvements, as required by the construction guarantee agreement entered into with the Town of Fraser, have been completed and preliminarily accepted by the Town in accordance with Fraser Town Code 19-3-445.
6. Tract A to be common area, owned and maintained by a homeowners association.



VICINITY MAP - NO SCALE

FINAL PLAT

461 Muse Drive - A Replat of Lot 4, Block 1, Byers Vista Town of Fraser, Grand County CO Part of Sec. 19, Township 1 South, Range 75 West, 6th PM



LINE TABLE		
LINE	LENGTH	BEARING
L1	34.48	S89°36'23"E
L2	25.59	S00°25'55"W
L3	25.28	N00°25'55"E
L4	25.59	S00°25'55"W
L5	34.48	N89°34'05"W
L6	25.59	N00°25'55"E
L7	25.28	N00°25'55"E
L8	25.59	N00°25'55"E
L9	34.48	S89°34'05"E
L10	34.48	N89°34'05"W
L11	3.77	N00°25'55"E
L12	30.75	N08°03'05"E
L13	25.59	S81°56'55"E
L14	25.28	S81°56'55"E
L15	25.59	S81°56'55"E
L16	34.49	S08°03'05"W
L17	25.59	N81°56'55"W
L18	25.28	N81°56'55"W
L19	25.09	N81°56'55"W
L20	13.50	N50°42'30"E
L21	30.75	N08°03'05"E
L22	30.75	N08°03'05"E

KNOW ALL MEN BY THESE PRESENTS: THAT KBZ INVESTMENTS, LLC, IS THE OWNER OF THE REAL PROPERTY SITUATED IN THE TOWN OF FRASER, GRAND COUNTY, COLORADO, MORE FULLY DESCRIBED AS FOLLOWS:

LOT 4, BLOCK 1, BYERS VISTA.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS 461 MUSE DRIVE, AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS. IN WITNESS WHEREOF, SAID KBZ INVESTMENTS, LLC HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, 20__

BY: _____
KRISTINA B. ZIEHLER

BY: _____
MICHAEL S. ZIEHLER

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ BY KRISTINA B. ZIEHLER AND MICHAEL S. ZIEHLER.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

APPROVED AND ALL PUBLIC DEDICATIONS ACCEPTED THIS _____ DAY OF _____, 20__ BY THE FRASER TOWN BOARD. THE TOWN OF FRASER DOES NOT ASSUME ANY RESPONSIBILITY FOR THE CORRECTNESS OR ACCURACY OF THE INFORMATION DISCLOSED ON THIS PLAT NOR ANY REPRESENTATIONS OR INFORMATION PRESENTED TO THE TOWN OF FRASER WHICH INDUCED THE TOWN TO GIVE THIS CERTIFICATE.

BY: _____
PHILIP VANDERNAIL,
MAYOR, TOWN OF FRASER

I, WARREN D. WARD, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF 461 MUSE DRIVE REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. SAID PLAT IS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, 1973, AND THE MONUMENTS REQUIRED BY SAID STATUTE AND BY THE TOWN OF FRASER SUBDIVISION REGULATIONS HAVE BEEN PLACED ON THE GROUND. IT IS NOT A GUARANTY OR WARRANTY EITHER EXPRESSED OR IMPLIED.

WARREN D. WARD, COLORADO PLS 25971

Per this plat, a blanket easement upon, across, above, over, under and through the subject property is granted to Xcel Energy and Mountain Parks Electric, Inc. for the purpose of ingress to and egress from, and the installation, repair, replacement, operation and maintenance of a gas and electrical distribution system, including gas and electrical lines and all associated facilities.

With respect to the electric utility easement granted hereby, no structure shall be allowed closer than ten feet (10') from any primary voltage power lines or within ten feet (10') around any above ground equipment. No other utility line (whether gas, water, sewer or other utility) shall be allowed closer than five feet (5') from any primary voltage power lines or within five feet (5') around any above ground equipment. Notwithstanding the foregoing, underground communication facilities shall not be allowed closer than one foot (1') to any power lines and above ground communication facilities shall not be closer than two feet (2') to any above ground electric facilities. No grade changes (fill or cut) in excess of six inches (6") are permitted within ten feet (10') of any primary electric line or within five feet (5') of any other facility, including secondary electric lines, without prior written authorization from Mountain Parks Electric, Inc.

All multi-lot buildings within this subdivision that have gas and electric meters on one unit (gang metering) will have a perpetual non-exclusive utility easement for the purpose of constructing and operating the gas and electric supply for distribution. All wires and other facilities such as conduit, switches and meter boxes but not individual meters, installed on the above described lands shall be the property of 461 Muse Townhome Association. All gas meters shall be the property of Xcel Energy. All electric meters shall be the property of Mountain Parks Electric, Inc.

FINAL PLAT
461 Muse Drive - A Replat of
Lot 4, Block 1, Byers Vista
Town of Fraser, Grand County CO
Part of Sec. 19, Township 1 South,
Range 75 West of the 6th PM LAST
DATE OF SURVEY 08-22-22
Rocky Mountain Surveys Inc 11-12-22, 02-02-23
P.O.Box 552 Winter Park CO 80482
970-726-7166 wward1224@comcast.net
UNITS: 1 IN. = 20 USFT