2968578 07/12/2002 11:47A Weld County, CO
1 of 1 R 10.00 D 0.00 J.A. "Suki" Tsukamoto

578

Env 7564

ELMORE & SPELTS SUBDIVISION FILING NO. 1

A REPLAT OF A PORTION OF LOTS 1–4, PURITAN PLACE COMMERCIAL SUBDIVISION
SITUATE IN THE NE 1/4 OF SECTION 3, T.1N., R.68W., OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 1

LINE DATA TABLE

COURSE	BEARING	LENGTH
L1	S00°15'34"E	9.56'
L2	S11°56'54"E	93.69'

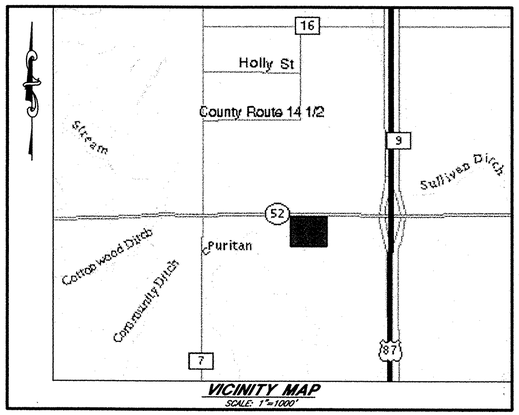
CURVE DATA TABLE

COURSE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	34°53'40"	86.86'	52.90'	S17°38'59"E	52.08'
C2	14°27'49"	736.55'	185.93'	S07°25'44"E	185.44'
C3	06°55'26"	674.26'	81.48'	S08°29'11"E	81.43'

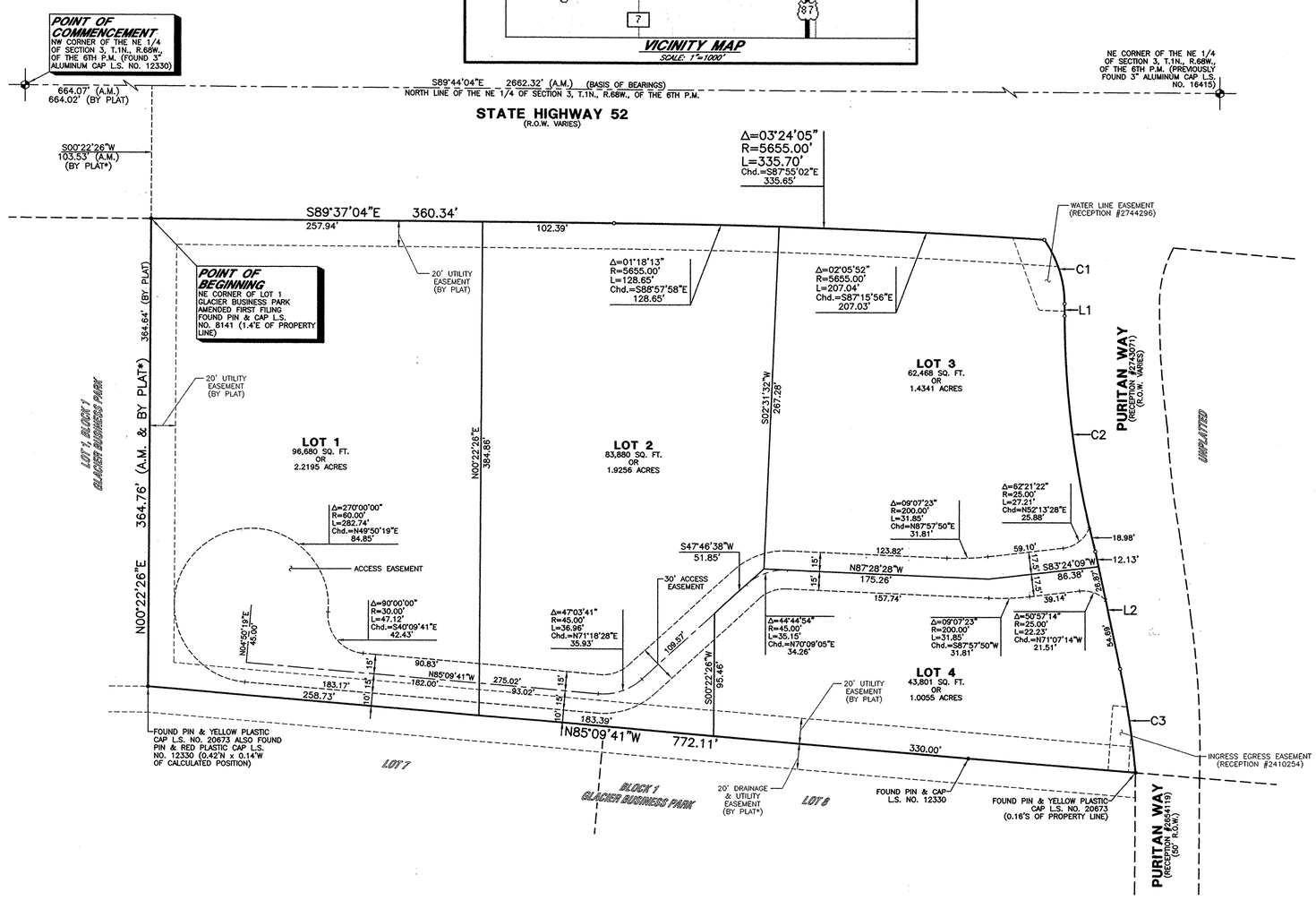
LEGEND

o	SET 5/8"x24" PIN & YELLOW PLASTIC CAP L.S. NO. 27609 UNLESS NOTED OTHERWISE
(BY PLAT)	AS SHOWN ON PLAT OF PURITAN PLACE COMMERCIAL SUBDIVISION
(BY PLAT*)	AS SHOWN ON PLAT OF GLACIER BUSINESS PARK AMENDED FIRST FILING

5 30 75
0 15 50 100
SCALE: 1" = 50'



VICINITY MAP
SCALE: 1"=1000'



CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ELMORE, ELMORE & SPELTS PROPERTIES, LLC AND THE HOME STATE BANK BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF ELMORE & SPELTS SUBDIVISION FILING NO. 1, AND DO HEREBY DEDICATE TO THE PUBLIC SUCH PUBLIC STREETS, PUBLIC RIGHTS–OF–WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED 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 NAMES ON THE EASEMENT OR FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE PUBLIC STREETS, PUBLIC RIGHTS–OF–WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USE AND PURPOSES. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN 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.

WE, BEING THE OWNER AND MORTGAGE HOLDER OF A PARCEL OF LAND SITUATE IN THE NE 1/4 OF SECTION 3, T.1N., R.68W., OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO BEING A PORTION OF LOTS 1–4, PURITAN PLACE COMMERCIAL SUBDIVISION, AS RECORDED SEPTEMBER 28, 1982 AS RECEPTION NO. 1904833 OF THE OFFICIAL RECORDS OF WELD COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SAID NE 1/4 OF SAID SECTION 3; THENCE S89°44'04"E, ALONG THE NORTH LINE OF SAID NE 1/4 OF SAID SECTION 3, A DISTANCE OF 664.07 FEET; THENCE S00°22'26"W, A DISTANCE OF 103.53 FEET TO THE NE CORNER, LOT 1, GLACIER BUSINESS PARK AMENDED FIRST FILING, SAID CORNER BEING COMMON TO THE WEST LINE OF SAID LOT 1, PURITAN PLACE COMMERCIAL SUBDIVISION, LYING 25.00 FEET SOUTHERLY OF THE NW CORNER OF SAID LOT 1, PURITAN PLACE COMMERCIAL SUBDIVISION, SAID BEING THE POINT OF BEGINNING; THENCE S89°55'02"E PARALLEL TO AND 25.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID PURITAN PLACE COMMERCIAL SUBDIVISION, A DISTANCE OF 360.34 FEET TO A POINT OF CURVE; THENCE CONTINUING PARALLEL TO AND 25.00 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO, SAID NORTH LINE, ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S87°55'02"E A DISTANCE OF 335.65 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 03°24'04", A RADIUS OF 5655.00 FEET AND AN ARC LENGTH OF 335.70 FEET, TO A POINT OF NON–TANGENT COMPOUND CURVE LYING ON THE WESTERLY LINE OF PARCEL 213A REV AS DESCRIBED IN DEED RECORDED JANUARY 10, 2000 AS RECEPTION NO. 2743071, WELD COUNTY, COLORADO RECORDS; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FIVE (5) COURSES: (1) ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S17°38'59"E A DISTANCE OF 52.08 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 34°53'40", A RADIUS OF 86.86 FEET AND AN ARC LENGTH OF 52.90 FEET TO A POINT OF NON–TANGENT (2) S00°15'34"E A DISTANCE OF 9.56 FEET TO A POINT OF NON–TANGENT CURVE (3) ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S07°25'44"E A DISTANCE OF 185.44 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 14°27'49", A RADIUS OF 736.55 FEET AND AN ARC LENGTH OF 185.93 FEET TO A POINT OF NON–TANGENT; (4) S11°56'54"E A DISTANCE OF 93.69 FEET TO A POINT OF CURVE; AND (5) ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S08°29'11"E A DISTANCE OF 81.43 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 06°55'26", A RADIUS OF 674.26 FEET AND AN ARC LENGTH OF 81.48 FEET TO A POINT OF NON–TANGENT; THENCE N85°09'41"W A DISTANCE OF 772.11 FEET; THENCE N00°22'26"E A DISTANCE OF 364.76 FEET TO THE POINT OF BEGINNING CONTAINING 286,829 SQUARE FEET (6.5847 ACRES) HAVE BY THESE PRESENTS LAID OUT, AND PLATTED UNDER THE NAME AND STYLE OF ELMORE & SPELTS SUBDIVISION FILING NO. 1, AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN FOR PUBLIC USE FOREVER HEREAFTER THE STREETS, ALLEYS, AND PUBLIC WALKWAYS, AS LAID OUT AND DESIGNATED ON UTILITIES AND DRAINAGE FACILITIES AS LAID OUT AND DESIGNATED ON THIS PLAT.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 4 DAY OF April, 2002.

BY: ELMORE, ELMORE & SPELTS PROPERTIES, LLC

MARK S. ELMORE
PRINT NAME AND TITLE

STATE OF Nevada }
COUNTY OF Clark } SS

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY Mark S. Elmore (PRINT NAME) AS Manager (PRINT TITLE) OF ELMORE, ELMORE & SPELTS PROPERTIES, LLC THIS 4 DAY OF April, 2002.

WITNESS MY HAND AND SEAL _____ NOTARY PUBLIC

MY COMMISSION EXPIRES 12/23/03

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
TIM RASH
No. 99-66641-1
My Appointment Expires Dec. 23, 2003

MORTGAGE HOLDER:

THE HOME STATE BANK

R.H. RISCHOFF, SVP
PRINT NAME AND TITLE

STATE OF Colorado }
COUNTY OF Larimer } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY Ceal Rischoff (PRINT NAME) AS Vice President (PRINT TITLE) OF THE HOME STATE BANK THIS 4th DAY OF April, 2002.

WITNESS MY HAND AND SEAL Misty Dunn
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-01-04

SURVEYOR'S CERTIFICATE:

I, BRETT L. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT MAP 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 4th DAY OF April, 2002.

BRETT L. MILLER, PLS NO. 27609

NOTES:

THE SURVEY ON WHICH THIS PLAT IS BASED WAS MADE ON THE GROUND JUNE 23, 2001 AND WAS BASED UPON TITLE POLICY NO. J1115443 PREPARED BY LONGMONT TITLE HOLDINGS, INC. BEARING AN EFFECTIVE DATE OF AUGUST 28, 2001 AT 8:00 A.M.

THIS SITE MAY BE SITUATED IN A GEOLOGICAL HAZARD AS DISCLOSED IN RECORDED DOCUMENTS. SITE SPECIFIC GEOTECHNICAL INVESTIGATIONS MUST BE DONE PRIOR TO BUILDING ON ANY LOT.

THE PLAT OF PURITAN PLACE COMMERCIAL SUBDIVISION WAS RECORDED SEPTEMBER 28, 1982 AT BOOK 978 FILE 1599 AS RECEPTION NO. 1904833, WELD COUNTY, COLORADO RECORDS.

ACCORDING TO THE PLANNING AND ZONING DEPARTMENT OF THE TOWN OF FREDERICK, COLORADO, THE SUBJECT PROPERTY IS ZONED PUD AND IS SUBJECT TO RESTRICTIONS AS SHOWN ON THE FUTURA PARK NORTH P.U.D. AS RECORDED RECEPTION NO. 02147505, WELD COUNTY, COLORADO RECORDS.

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE C DEFINED AS "AREAS OF MINIMAL FLOODING" AND IS NOT LOCATED IN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FIRM COMMUNITY PANEL NOS. 080266 0960 D LAST REVISED SEPTEMBER 28, 1990 AND 080266 0850 C LAST REVISED SEPTEMBER 28, 1982. NO FIELD WORK OR OFFICE CALCULATIONS WERE MADE BY THIS SURVEYOR TO VERIFY THIS DETERMINATION.

THE BEARINGS SHOWN HEREON ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE NE ¼ OF SECTION 3, T.1N., R.68W., OF THE 6TH P.M., WELD COUNTY, COLORADO BEARS S89°44'04"E AS REFERENCED AND BOUNDED ON THE WEST BY A FOUND 3" ALUMINUM CAP LS 12330 AND ON THE EAST BY A FOUND 3" ALUMINUM CAP LS 16415.

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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO(2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, OF THE COLORADO REVISED STATUTE.

PLANNING COMMISSION CERTIFICATE:

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 21st DAY OF MARCH, 20 02

CHAIRMAN

Julie Lenz
PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THIS FINAL PLAT MAP OF THE ELMORE & SPELTS SUBDIVISION FILING NO. 1 IS APPROVED AND ACCEPTED BY ORDINANCE NO._____, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON _____, 20____, AND RECORDED ON _____, 20____, AS RECEPTION NO._____, IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF FREDERICK, COLORADO. THE DEDICATIONS OF PUBLIC STREETS, PUBLIC RIGHTS–OF–WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED 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(S) 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 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.

Richard P. Zyatt
MAYOR

ATTEST:

TOWN CLERK

CLERK AND RECORDER CERTIFICATE:

THIS SUBDIVISION PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT_____ O'CLOCK, ____M., ON THE _____ DAY OF _____, A.D., 20____, IN BOOK_____, PAGE_____, MAP ____, RECEPTION NO._____.

WELD COUNTY CLERK AND RECORDER

BY:
DEPUTY

PREPARED BY:
Engineering Service Company
1300 South Potomac Street, Suite 126
Aurora, Colorado 80012
Phone: (303) 337–1393 Fax: (303) 337–7481
engineers–surveyors
DRAWER NO.:E–551 ~ DATE OF LAST REVISION: 03–15–2002

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