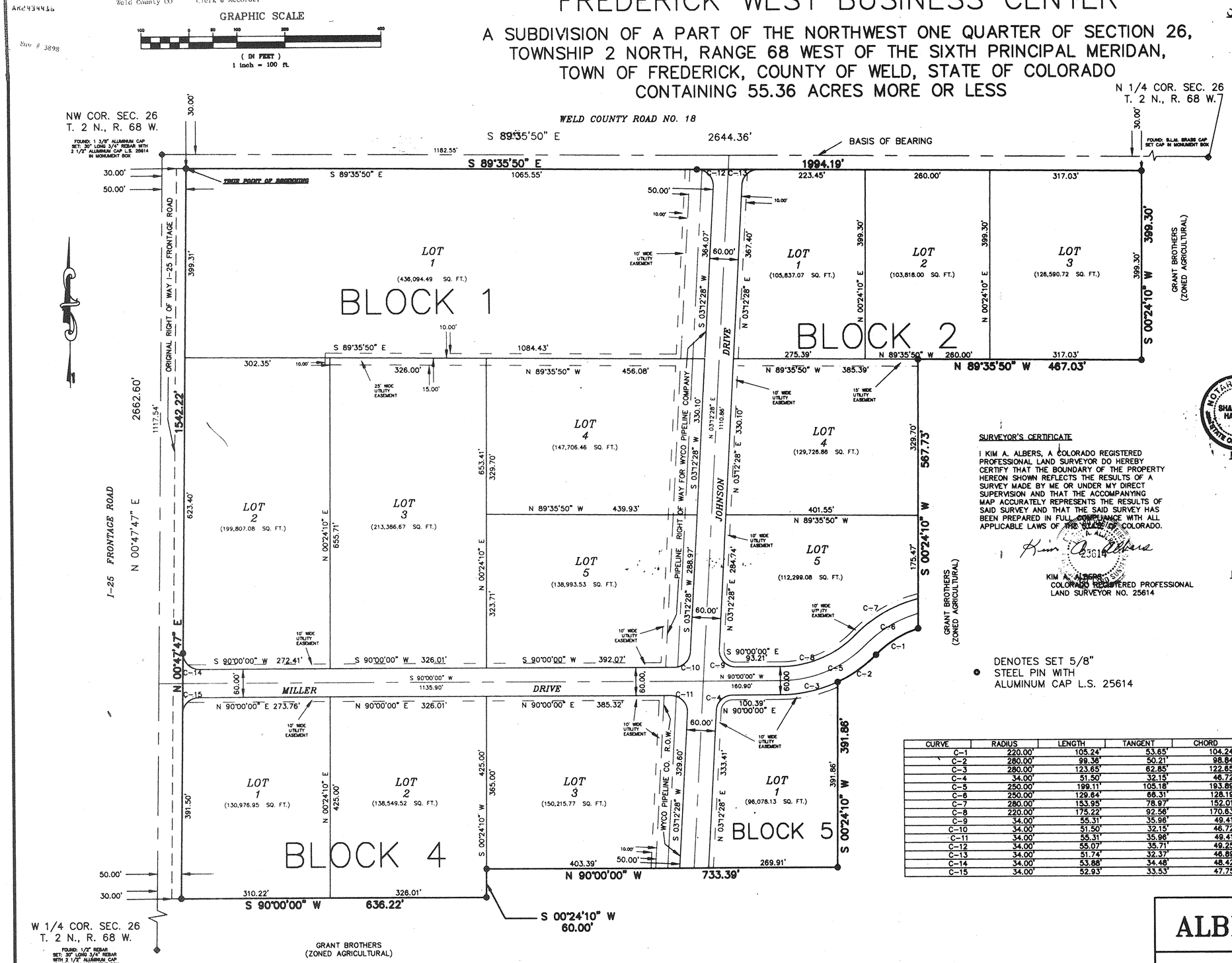
2434416 B-1487 P-645 04/17/95 03:04P PG 1 OF 1 REC DOC
Weld County CO Clerk & Recorder 10.00

AK2434416

Env # 3898

FREDERICK WEST BUSINESS CENTER

A SUBDIVISION OF A PART OF THE NORTHWEST ONE QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO CONTAINING 55.36 ACRES MORE OR LESS



DENOTES SET 5/8" STEEL PIN WITH ALUMINUM CAP L.S. 25614

CERTIFICATE OF DEDICATION AND OWNERSHIP:

Know all men by these presents that GRANT BROTHERS, a partnership, being owner(s) of that part of the Northwest one quarter of Section 26, Township 2 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado, being more particularly described as follows, to wit:

LEGAL DESCRIPTION:

Beginning at the point 30.00 feet South of the North line of said Quarter Section, and 50.00 feet East of the West line of said Quarter Section , said point being THE TRUE POINT OF BEGINNING; thence South 89°35'50" East 1994.19 feet parallel with the North line of said Quarter Section; thence South 00°24'10" West 399.30 feet; thence North 89°35'50" West 467.03 feet; thence South 00°24'10" West 567.73 feet; thence 105.24 feet along a non tangent curve concave to the southeast having a radius of 220.00 feet, also having a chord which bears South 58°04'15" West 104.24 feet; thence 99.36 feet along a reverse curve concave to the northwest having a radius of 280.00 feet, also having a chord which bears South 54°31'55" West 99.84 feet; thence South 00°24'10" West 391.86'; thence West 733.39 feet; thence South 00°24'10" West 60.00 feet; thence West 636.22 feet to a point 50 feet East of the West line of said Quarter Section; thence North 00°47'47" East 1542.22 feet parallel with the West line of said Quarter Section to the TRUE POINT OF BEGINNING: containing 55.36 acres more or less;

Have by these presents laid out, and surveyed as FREDERICK WEST BUSINESS CENTER, and do hereby dedicate and convey to the Town for public use forever hereafter the streets as are laid out and designated on this plat, and do also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities are as laid out and designated on this plat, witness our hands and seals this 26 day of November A.D. 1994.

Owner: Doug Grant Owner: Wally Grant

NOTARY:

State of Colorado)
County of Weld) SS

The foregoing instrument was acknowledged before me this 26th day of November 1994 by Doug and Wally Grant

Witness my hand and official seal.

My commission expires: 8/7/96

Shannon C Hazlett
Notary Public

NOTARY PUBLIC SHANNON C. HAZLETT MY COMMISSION EXPIRES 8/7/96 STATE OF COLORADO

SURVEYOR'S CERTIFICATE

I KIM A. ALBERS, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE BOUNDARY OF THE PROPERTY HEREON SHOWN REFLECTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE ACCOMPANYING MAP ACCURATELY REPRESENTS THE RESULTS OF SAID SURVEY AND THAT THE SAID SURVEY HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO.

Kim A. Albers

KIM A. ALBERS
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 25614

MAYOR'S CERTIFICATE:

Approved by the Town Board this 27th day of October A.D. 1994 . All dedications are hereby accepted on behalf of the public. This approval does not constitute acceptance of responsibility by the Town for construction of any streets, highways, alleys, bridges, rights-of-way or other improvements designated on this plat.

10/27/94 Date — Edward J Taghum Mayor — ATTEST Jacqueline K Barnett Town Clerk

RECORDER'S CERTIFICATE:

This plat was filed for record in the office of the County Clerk and Recorder of Weld County at _____ on the _____ day of _____ A.D. 1994 in Book ____, Page ____, Map _____, Reception No. _____.

County Clerk and Recorder Deputy

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	220.00'	105.24'	53.65'	104.24'	S 58°04'15" W	27°24'32"
C-2	280.00'	99.36'	50.21'	98.84'	S54°31'55" W	20°18'52"
C-3	280.00'	123.65'	62.85'	122.65'	N 77°20'58" E	25°18'03"
C-4	34.00'	51.50'	32.15'	46.72'	S 46°36'14" W	86°47'32"
C-5	250.00'	199.11'	105.18'	193.89'	N 67°10'59" E	45°36'01"
C-6	250.00'	129.84'	66.31'	128.19'	S 59°13'19" W	29°42'41"
C-7	280.00'	153.95'	78.97'	152.01'	S 60°07'02" W	31°30'05"
C-8	220.00'	175.22'	92.56'	170.63'	N 67°10'59" E	45°36'01"
C-9	34.00'	55.31'	35.96'	49.41'	S 43°23'46" E	93°12'28"
C-10	34.00'	51.50'	32.15'	46.72'	N 46°36'14" E	86°47'32"
C-11	34.00'	55.31'	35.96'	49.41'	N 43°23'46" W	93°12'28"
C-12	34.00'	55.07'	35.71'	49.25'	N 43°11'41" W	92°48'18"
C-13	34.00'	51.74'	32.37'	46.89'	S 46°48'19" W	87°11'42"
C-14	34.00'	53.88'	34.48'	48.42'	S 44°36'06" E	90°47'47"
C-15	34.00'	52.93'	33.53'	47.75'	S 45°23'54" W	89°12'13"

ALBERS LAND SURVEYING

(303) 442-7767

DATE 11-1-'94

JOB NO. 12-0

PURPORTED COPY