2577918 B-1634 P-1222 11/06/1997 10:11A PG 1 OF 1 REC DOC
Weld County CO JA Suki Tsukamoto Clerk & Recorder 11.00

918

ENV 4687

FILING 2 FINAL PLAT

FREDERICK WEST BUSINESS CENTER

A SUBDIVISION OF A PART OF THE NORTH ONE–HALF OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

LEGEND

○ DENOTES SET NO. 5 REBAR W/PLASTIC CAP LS 23500

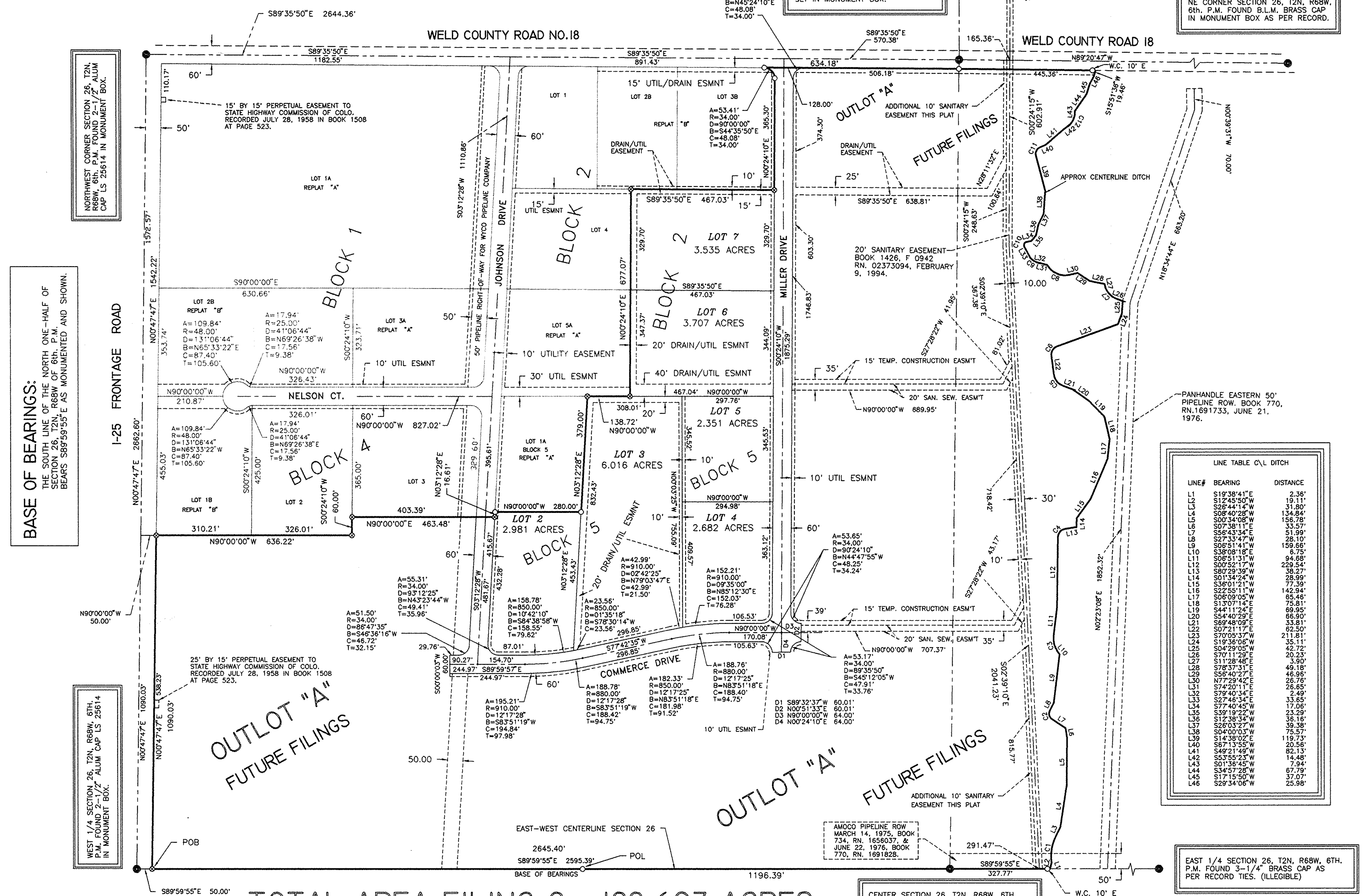
⊗ DENOTES FOUND 5/8" STEEL PIN W/ALUM CAP LS 25614

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.

CURVE TABLE C\L DITCH

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	151.57'	90.23'	88.90'	N09°41'02"E	34°06'25"	46.49'
C2	22.94'	33.75'	30.79'	N14°34'53"W	84°17'21"	20.76'
C3	72.83'	57.20'	55.74'	N15°38'23"W	44°59'50"	30.17'
C4	26.51'	36.83'	33.94'	N40°40'58"E	79°37'21"	22.09'
C5	44.28'	48.26'	45.91'	N38°34'43"W	62°26'52"	26.84'
C6	28.39'	38.38'	35.52'	N31°22'10"E	77°26'54"	22.77'
C7	61.09'	62.60'	59.90'	N40°50'09"W	58°42'41"	34.36'
C8	67.34'	84.79'	79.30'	S66°25'53"E	72°08'50"	49.06'
C9	44.59'	40.39'	39.03'	S53°43'34"E	51°54'00"	21.70'
C10	10.75'	19.78'	17.11'	N24°57'05"E	105°27'19"	14.12'
C11	21.63'	30.90'	28.34'	N26°17'57"E	81°51'58"	18.76'
C12	52.60'	48.02'	46.37'	S27°46'04"W	52°18'37"	25.83'



LINE TABLE C\L DITCH

LINE#	BEARING	DISTANCE
L1	S19°38'41"E	2.36'
L2	S12°45'50"W	19.11'
L3	S26°44'14"W	31.80'
L4	S08°40'28"W	134.84'
L5	S00°34'08"W	156.78'
L6	S07°38'11"E	33.57'
L7	S56°43'34"E	51.99'
L8	S27°33'47"W	28.10'
L9	S06°51'41"W	159.66'
L10	S38°08'18"E	6.75'
L11	S06°51'31"W	94.68'
L12	S00°52'17"W	229.54'
L13	S80°29'39"W	38.27'
L14	S01°34'24"W	28.99'
L15	S36°01'21"W	77.39'
L16	S22°55'11"W	142.94'
L17	S06°09'05"W	65.46'
L18	S13°07'14"E	75.81'
L19	S44°11'24"E	69.95'
L20	S54°40'29"E	66.90'
L21	S69°48'09"E	33.81'
L22	S07°21'17"E	62.50'
L23	S70°05'37"W	211.81'
L24	S19°36'06"W	35.11'
L25	S04°29'05"W	42.72'
L26	S70°11'29"E	20.23'
L27	S11°28'48"E	3.90'
L28	S78°37'31"E	49.18'
L29	S56°40'27"E	46.96'
L30	N77°29'42"E	26.76'
L31	S74°20'11"E	26.65'
L32	S79°40'34"E	2.49'
L33	S27°46'34"E	33.65'
L34	S77°40'45"W	17.06'
L35	S39°19'22"W	23.29'
L36	S12°38'34"W	36.16'
L37	S26°03'27"W	39.38'
L38	S04°00'03"W	75.57'
L39	S14°38'02"E	119.73'
L40	S67°13'55"W	20.56'
L41	S49°21'49"W	82.13'
L42	S53°55'23"W	14.48'
L43	S01°36'45"W	7.94'
L44	S34°57'28"W	67.79'
L45	S17°15'50"W	37.07'
L46	S29°34'06"W	25.98'

TOTAL AREA FILING 2 - 122.697 ACRES

DEDICATION:

Know all men by these presents that GRANT BROTHERS LLP, a partnership, being owner(s) of that part of the North One–Half 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:

ALL THAT PORTION OF THE NORTH ONE–HALF OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH ONE–HALF OF SECTION 26, FROM WHENCE THE SOUTHWEST CORNER OF SAID NORTH ONE–HALF BEARS N89°59'55"W, 50.00 FEET AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID NORTH ONE–HALF OF SECTION 26, N00°47'47"E, 1090.03 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF BLOCK 4, FREDERICK WEST BUSINESS CENTER ACCORDING TO THE RECORDED PLAT THEREOF; THENCE S90°00'00"E, 636.22 FEET; THENCE N00°24'10"E, 60.00 FEET; THENCE N90°00'00"E, 463.48 FEET; THENCE N03°12'28"E, 16.61 FEET; THENCE S90°00'00"E, 280.00 FEET; THENCE N03°12'28"E, 379.00 FEET; THENCE S90°00'00"E, 138.72 FEET; THENCE N00°24'10"E, 677.07 FEET; THENCE S89°35'50"E, 467.03 FEET; THENCE N00°24'10"E, 365.30 FEET; THENCE 53.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 34.00 FEET, AND WHOSE CHORD BEARS N44°35'50"W, 48.08 FEET TO A POINT ON THE SOUTH RIGHT–OF–WAY LINE OF WELD COUNTY ROAD NO. 18; THENCE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, S89°35'50"E, 634.18 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, S89°20'47"E, 445.36 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF A DITCH; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES:

S15°51'36"W, 19.46 FEET; S29°34'06"W, 25.98 FEET; S17°15'50"W, 37.07 FEET; S34°57'28"W, 67.79 FEET; THENCE S01°36'45"W, 7.94 FEET; 48.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID ARC HAVING A CENTRAL ANGLE OF 52°18'37", A RADIUS OF 52.60 FEET, AND WHOSE CHORD BEARS S27°46'04"W, 46.37 FEET; S53°55'23"W, 14.48 FEET; S49°21'49"W, 82.13 FEET; S67°13'55"W, 20.56 FEET; 30.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 81°51'58", A RADIUS OF 21.63 FEET, AND WHOSE CHORD BEARS S26°17'57"W, 28.34 FEET; S14°38'02"E, 119.73 FEET; S04°00'03"W, 75.57 FEET; S26°03'27"W, 39.38 FEET; S12°38'34"W, 36.16 FEET; S39°19'22"W, 23.29 FEET; S77°40'45"W, 17.06 FEET; 19.78 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 105°27'19", A RADIUS OF 10.75 FEET, AND WHOSE CHORD BEARS S24°57'05"W, 17.11 FEET; S27°46'34"E, 33.65 FEET; 40.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 51°54'00", A RADIUS OF 44.59 FEET, AND WHOSE CHORD BEARS S53°43'34"E, 39.03 FEET; S79°40'34"E, 2.49 FEET; S74°20'11"E, 26.65 FEET; 84.79 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 72°08'50", A RADIUS OF 67.34 FEET, AND WHOSE CHORD BEARS S66°25'53"E, 79.30 FEET; N77°29'42"E, 26.76 FEET; S56°40'27"E, 46.96 FEET; S78°37'31"E, 49.18 FEET; S11°28'48"E, 3.90 FEET; 62.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 58°42'41", A RADIUS OF 61.09 FEET, AND WHOSE CHORD BEARS S40°50'09"E, 59.90 FEET; S70°11'29"E, 20.23 FEET; S04°29'05"W, 42.72 FEET; S19°36'06"W, 35.11 FEET; S70°05'37"W, 211.81 FEET; 38.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 77°26'54", A RADIUS OF 28.39 FEET, AND WHOSE CHORD BEARS S31°22'10"W, 35.52 FEET; S07°21'17"E, 62.50 FEET; 48.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 62°26'52", A RADIUS OF 44.28 FEET, AND WHOSE CHORD BEARS S38°34'43"E, 45.91 FEET; S69°48'09"E, 33.81 FEET; S54°40'29"E, 66.90 FEET; S44°11'24"E, 69.95 FEET; S13°07'14"E, 75.81 FEET; S06°09'05"W, 65.46 FEET; S22°55'11'W, 142.94 FEET; S36°01'21"W, 77.39 FEET; S01°34'24"W, 28.99 FEET; S80°29'39"W, 38.27 FEET; 36.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 79°37'21", A RADIUS OF 26.51 FEET, AND WHOSE CHORD BEARS S40°40'58"W, 33.94 FEET; S00°52'17"W, 229.54 FEET; S06°51'31"W, 94.68 FEET; 57.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 44°59'50", A RADIUS OF 72.83 FEET, AND WHOSE CHORD BEARS S15°38'23"E, 55.74 FEET; S38°08'18"E, 6.75 FEET; S06°51'41"W, 159.66 FEET; S27°33'47"W, 28.10 FEET; 33.75 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 84°17'21", A RADIUS OF 22.94 FEET, AND WHOSE CHORD BEARS S14°34'53"E, 30.79 FEET; S56°43'34"E, 51.99 FEET; S07°38'11"E, 33.57 FEET; S00°34'08"W, 156.78 FEET; S08°40'28"W, 134.84 FEET; S26°44'14"W, 31.80 FEET; 90.23 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 34°06'25", A RADIUS OF 151.57 FEET, AND WHOSE CHORD BEARS S09°41'02"W, 88.90 FEET; S12°45'50"W, 19.11 FEET; S19°38'41"E, 2.36 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 26; THENCE ALONG SAID SOUTH LINE N89°59'55"W, 2923.16 FEET TO THE POINT OF BEGINNING.

THUS DESCRIBED PORTION OF LAND CONTAINS 122.697 ACRES MORE OR LESS.

Have by these presents laid out, and surveyed as FREDERICK WEST BUSINESS CENTER, FILING 2 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__________day of__________ . A.D. 1997.

Owner: Grant Brothers By: [signature]

General Partner

SURVEYOR'S CERTIFICATE:

I, A. MICHAEL HASCALL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS SUBDIVISION WAS SURVEYED UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF. I FURTHER CERTIFY THAT THE SURVEY AND PLAT COMPLIES WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS AND WELD COUNTY.

[signature] 9-3-97

A. MICHAEL HASCALL LS 23500

MAYOR'S CERTIFICATE:

Approved by the Town Board this 28th day of August A.D. 1997. 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.

Date ____ Edward J Taglente [signature] Mayor ATTEST Karen Borkowski [signature] 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. 1997 in Book ____ , Page _____ , Map _____ , Reception No. ______ .

County Clerk and Recorder ____ Deputy ____

NOTARIAL CERTIFICATE:

State of Colorado) SS
County of Weld)

The foregoing instrument was acknowledged before me this 4th day of November 1997 by Wallace A. Grant a General Partner in Grant Brothers LLP.

Witness my hand and official seal.

My commission expires: 6-26-2000 [signature] Notary Public

HASCALL SURVEYS INC
1132 NORTH MAIN ST
LONGMONT CO 80501
** (303) 678-8324 **

DATE: 07/24/97
REVISED: 08/05/97
REVISED: 08/15/97
REVISED:

SCALE: 1" = 200'
DRAWN: AMH
SHEET: 1 OF 1
JOB NO: F41FLNG2