2630554 08/04/1998 01:16P Weld County CO
1 of 1 R 11.00 D 0.00 JA Suki Tsukamoto

554

ENV 4958

FILING 3 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

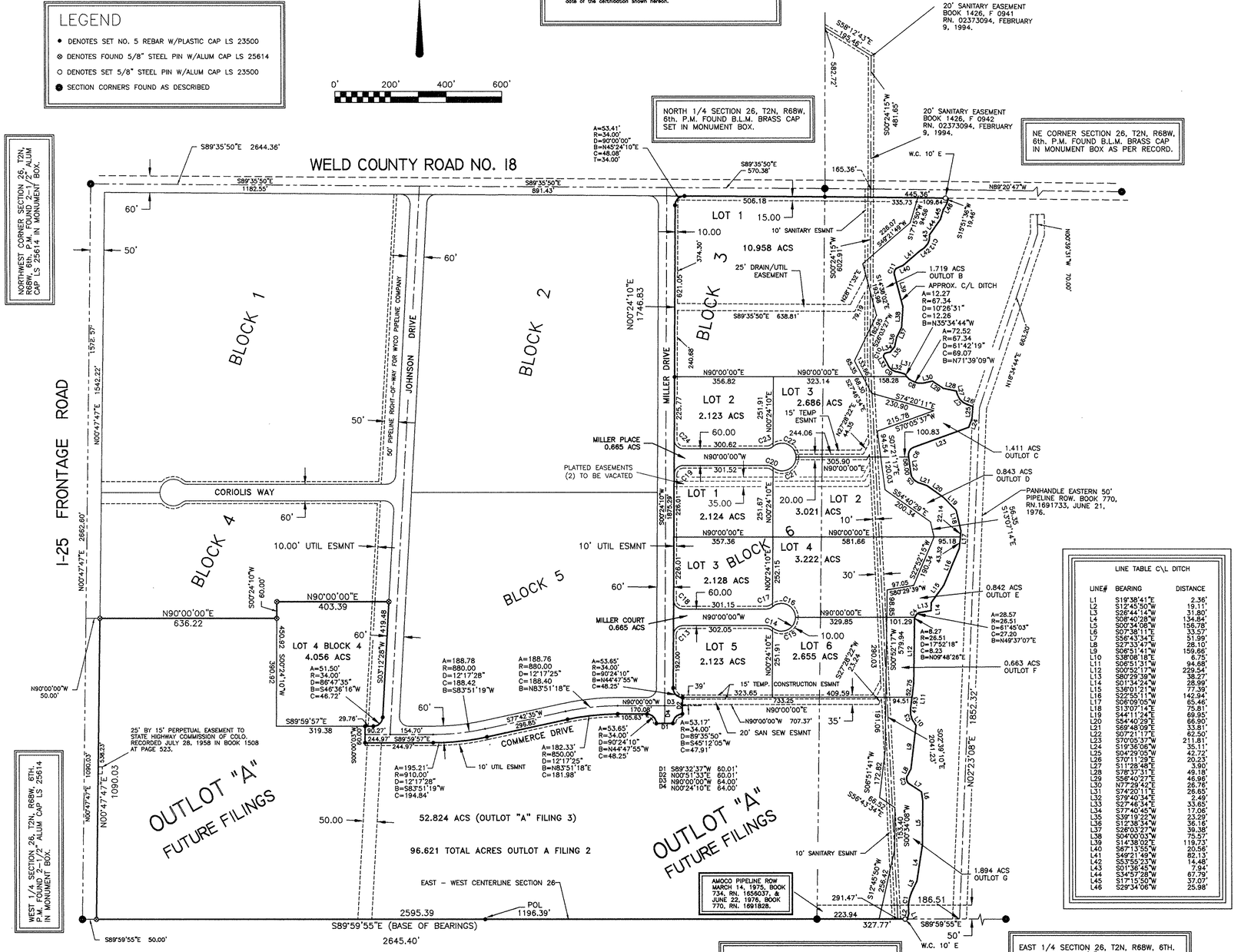
TOTAL AREA FILING 3 - 96.621 ACRES

BASE OF BEARINGS:
THE SOUTH LINE OF THE NORTH ONE-HALF OF SECTION 26, T2N, R68W OF 6th. P.M. BEARS S89°59'55"E AS MONUMENTED AND SHOWN.

LEGEND
- ● DENOTES SET NO. 5 REBAR W/PLASTIC CAP LS 23500
- ⊗ DENOTES FOUND 5/8" STEEL PIN W/ALUM CAP LS 25614
- ○ DENOTES SET 5/8" STEEL PIN W/ALUM CAP LS 23500
- ● SECTION CORNERS FOUND AS DESCRIBED

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.

0' 200' 400' 600'



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°18'09"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	S58°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°48'34"E	33.65'
L34	S77°40'46"W	17.06'
L35	S39°19'22"W	23.29'
L36	S12°38'33"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°58'23"W	14.48'
L43	S01°38'48"W	7.94'
L44	S34°57'28"W	67.79'
L45	S17°15'50"W	37.07'
L46	S29°34'06"W	25.98'

CURVE TABLE C\L DITCH

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

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LEN
C13	34.00	89°35'50"	53.17	N45°12'05"E	47.91
C14	34.00	40°22'03"	23.95	S69°48'58"E	23.46
C15	50.00	130°22'03"	113.77	N65°11'02"E	90.77
C16	50.00	130°22'03"	113.77	S65°11'02"E	90.77
C17	34.00	40°22'03"	23.95	N69°48'58"E	23.46
C18	34.00	90°24'10"	53.65	S44°47'55"E	48.25
C19	34.00	89°35'50"	53.17	N45°12'05"E	47.91
C20	34.00	40°22'03"	23.95	S69°48'58"E	23.46
C21	50.00	130°22'03"	113.77	N65°11'02"E	90.77
C22	50.00	130°22'03"	113.77	S65°11'02"E	90.77
C23	34.00	40°22'03"	23.95	N69°48'58"E	23.46
C24	34.00	90°24'10"	53.65	S44°47'55"E	48.25

DEDICATION:

Know all men by these presents that GRANT BROTHERS LLP., a partnership, being the owner 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:

OUTLOT "A" ACCORDING TO THE FILING 2 FINAL PLAT FREDERICK WEST BUSINESS CENTER 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, AS RECORDED WELD COUNTY RECORDS.

96.621 ACRES TOTAL MORE OR LESS

Have by these presents laid out, and surveyed as FREDERICK WEST BUSINESS CENTER, FILING 3 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 3rd day of August, A.D. 1998.

Owner: Grant Brothers By:
Wallace H. Grant
Gerferal Partner

NOTARIAL CERTIFICATE:

State of Colorado)
County of Weld) SS

The foregoing instrument was acknowledged before me this 3rd day of August 1998 by Wallace H. Grant, a General Partner in Grant Brothers LLP.

Witness my hand and official seal.

My commission expires: 04-14-2002

Notary Public

MAYOR'S CERTIFICATE:

Approved by the Town Board this 7th day of July A.D. 1998. 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.

8-3-98 Date — Edward J Tagliaferri Mayor — ATTEST Karen A Marsh Town Clerk

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.

8-3-98

A. MICHAEL HASCALL PLS 23500

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. 1998 in Book ____ , Page _____ , Map _____ , Reception No. _____ .

County Clerk and Recorder — Deputy

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

HASCALL SURVEYS INC

DATE: 04/24/98
REVISED: 07/31/98
REVISED:
REVISED:

SCALE: 1" = 200'
DRAWN: AMH
SHEET: 1 OF 1
JOB NO: F41FLNG3