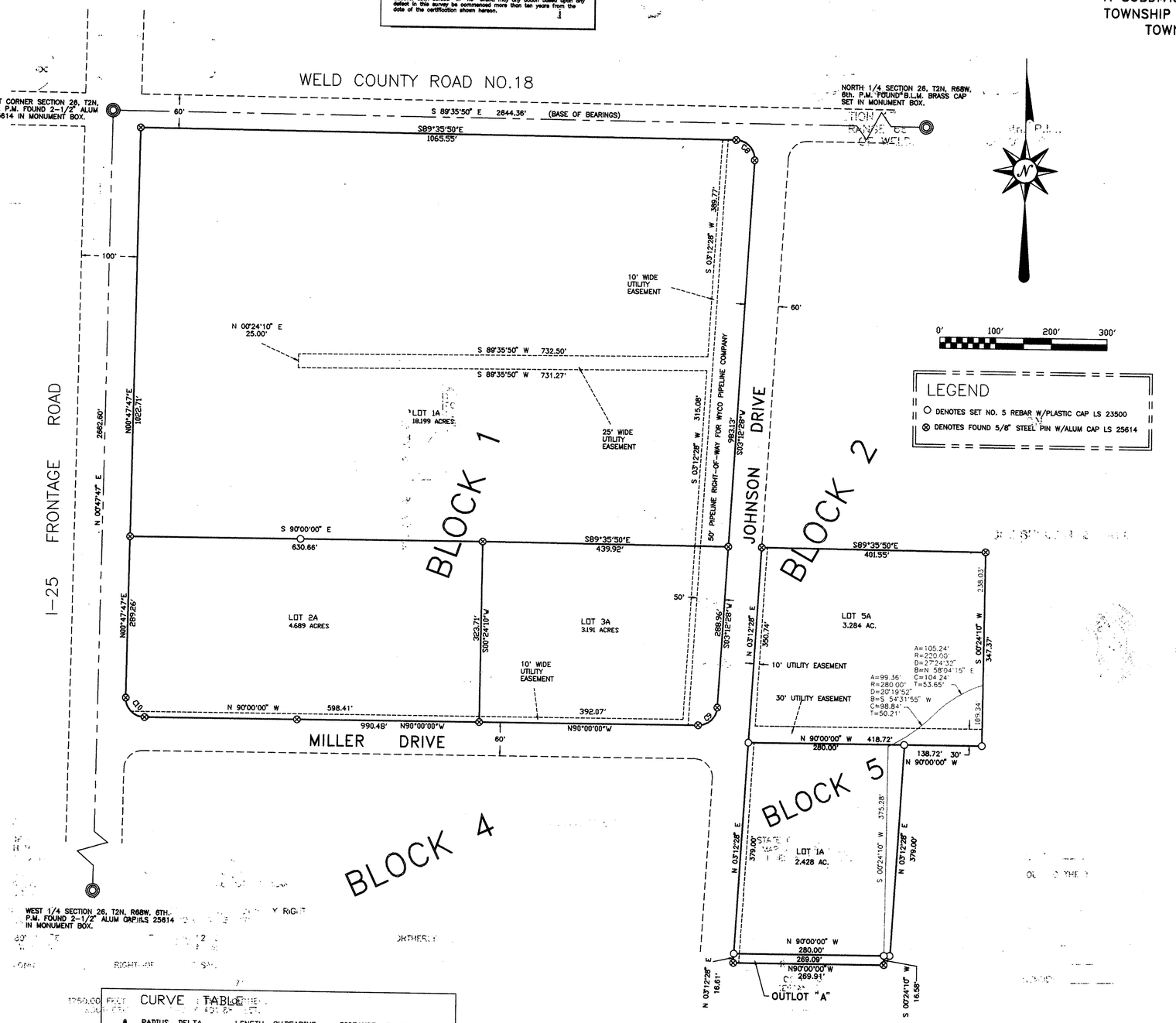
AR2496468 2496468 B-1552 P-144 06/14/96 02:44P PG 1 OF 1 REC DOC
Weld County CO Clerk & Recorder 11.00
ENV 4196

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.

# FREDERICK WEST BUSINESS CENTER

## REPLAT "A"

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




CURVE TABLE

| # | RADIUS | DELTA | LENGTH | CH.BEARING | DISTANCE | TANGENT |
|---|---|---|---|---|---|---|
| C8 | 34.00' | 92°48'18" | 55.07' | S43°11'41"E | 49.25' | 35.71' |
| C9 | 34.00' | 86°47'32" | 51.50' | S46°36'14"W | 46.72' | 32.15' |
| C10 | 34.00' | 90°47'47" | 53.88' | N44°36'07"W | 48.42' | 34.48' |

## SURVEYOR'S CERTIFICATE:

I, A. MICHAEL HASCALL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED 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.

6-7-96

A. MICHAEL HASCALL PLS 23500

## DEDICATION:

Know all men by these presents that GRANT BROTHERS LLP, a partnership, DEPO LAND CO. and STEVEN J. SPELTS, 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:

LOTS 1-5, BLOCK 1, LOT 5, BLOCK 2 AND LOT 1, BLOCK 5. ALL IN THE FREDERICK WEST BUSINESS CENTER SUBDIVISION AS RECORDED WITH THE WELD COUNTY CLERK AND RECORDERS OFFICE ON APRIL 7, 1995 IN BOOK-1467, PAGE-269, RECEPTION NO. 2415070.

TOGETHER WITH

THAT PORTION OF LAND LYING SOUTH OF MILLER DRIVE AND EAST OF LOT 1, BLOCK 5 OF THE RECORDED FREDERICK WEST BUSINESS CENTER SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 BLOCK 5 FREDERICK WEST BUSINESS CENTER SUBDIVISION ACCORDING TO THE RECORDED PLAT THEREOF AND CONSIDERING THE EAST LINE OF SAID LOT 1 AS BEARING S00°24'10"W AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THENCE ALONG SAID EAST LINE OF LOT 1, BLOCK 5, S00°24'10"W, 375.28 FEET; THENCE S90°00'00"E, 10.91 FEET; THENCE N03°12'28"E, 379.00 FEET; THENCE S90°00'00"E, 138.72 FEET; THENCE N00°24'10"E, 109.34 FEET TO THE SOUTH LINE OF MILLER DRIVE; THENCE FOLLOWING SAID SOUTH LINE IN A SOUTHWESTERLY DIRECTION 105.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 27°24'32", A RADIUS OF 220.00 FEET AND WHOSE CHORD BEARS S58°04'15"W, 104.24 FEET; THENCE 99.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID ARC HAVING A CENTRAL ANGLE OF 20°19'52", A RADIUS OF 280.00 FEET AND WHOSE CHORD BEARS S54°31'55"W, 98.84 FEET TO THE POINT OF BEGINNING.

THUS DESCRIBED PORTION OF LAND CONTAINS 0.391 ACRES MORE OR LESS.

Have by these presents laid out, and surveyed as FREDERICK WEST BUSINESS CENTER, REPLAT "A" 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 7th day of June, A.D. 1996.

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

DEPO Land Co. Anthony DeFalco (President) Anthony De Falco Pres.

Owner: Steven J. Spelts

## NOTARIAL CERTIFICATE:

State of Colorado )SS
County of Weld )
The foregoing instrument was acknowledged before me this 7th day of June 1996 by Wallace H. Grant, a General Partner in Grant Brothers LLP.
Witness my hand and official seal.
My commission expires: 5-17-99
Notary Public

## NOTARIAL CERTIFICATE:

State of Colorado )SS
County of Weld )
The foregoing instrument was acknowledged before me this 7th day of June 1996 by Anthony DeFalco, President of Depo Land Co.
Witness my hand and official seal.
My commission expires: 11/7/99
Notary Public

## NOTARIAL CERTIFICATE:

State of Colorado )SS
County of Weld )
The foregoing instrument was acknowledged before me this 11th day of June 1996 by Steven J. Spelts.
Witness my hand and official seal.
My commission expires: 11/7/99
Notary Public

## MAYOR'S CERTIFICATE:

Approved by the Town Board this 13th day of MAY A.D. 1996. 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.

6-13-96 Date Mayor ATTEST Karen Darlack Town Clerk

## BASE OF BEARINGS:

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, T2N, R68W OF 6th. P.M. BEARS S89°35'50"E AS MONUMENTED AND SHOWN.

## 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. 1996 in Book ____, Page _____, Map _____, Reception No. _____.

County Clerk and Recorder Deputy

1152 NORTH MAIN ST
LONGMONT CO 80501
** (303) 678-8324 **
HASCALL SURVEYS INC

DATE: 05/03/96
REVISED: 05/20/96
REVISED: 06/06/96
REVISED:

SCALE: 1" = 100'
DRAWN: AMH/DJJ
SHEET: 1 OF 1
JOB NO: E6GREPA