2567737 B-1625 P-92 09/08/1997 11:48A PG 1 OF 1 REC DOC
Weld County CO JA Suki Tsukamoto Clerk & Recorder 11.00

737

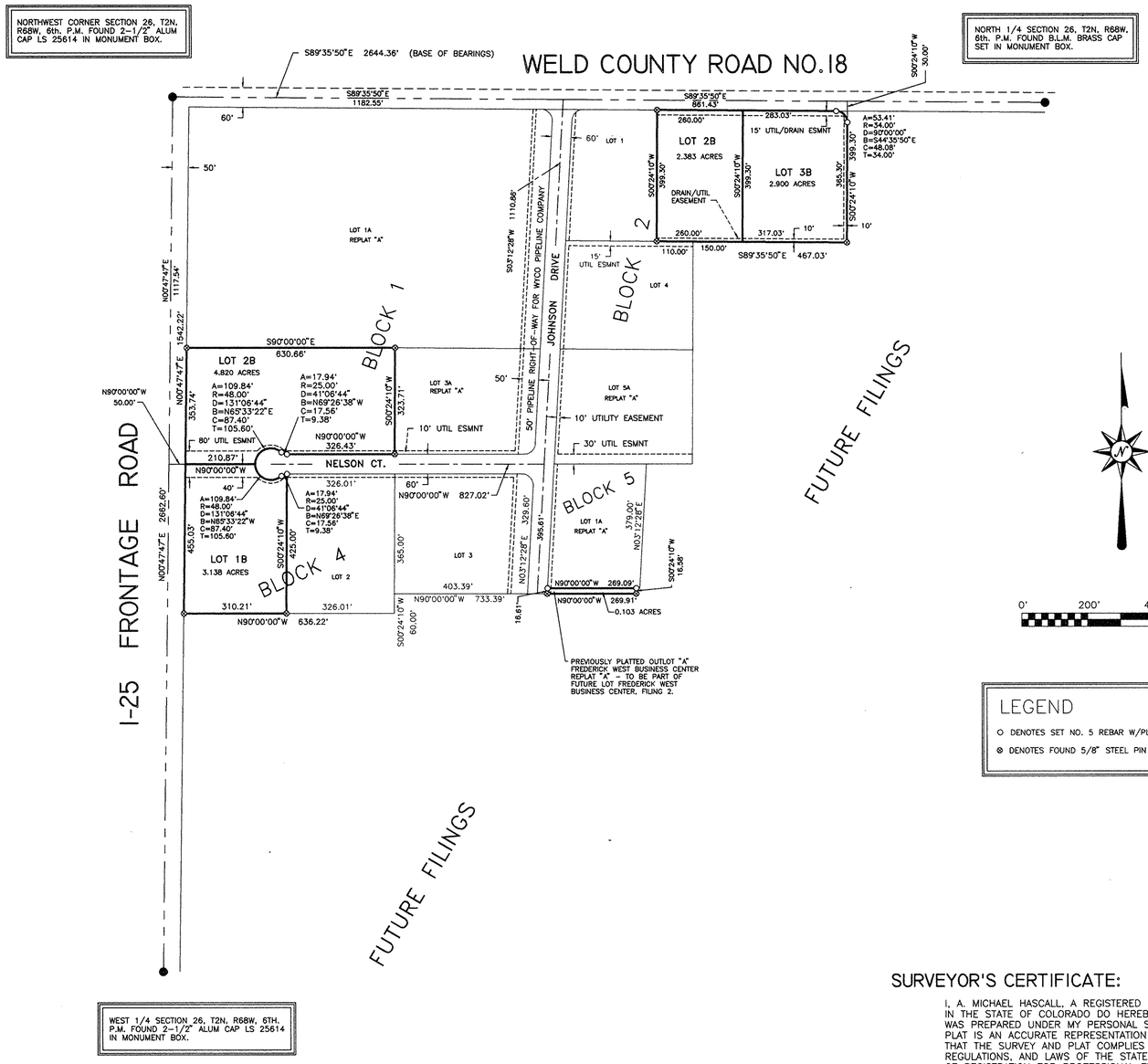
ENV.
4638

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.

FINAL PLAT

FREDERICK WEST BUSINESS CENTER, REPLAT "B"

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



LEGEND

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

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

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 2 AND 3, BLOCK 2 AND LOT 1, BLOCK 4 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 NUMBER 2415070.

TOGETHER WITH LOT 2A BLOCK 1 AND OUTLOT "A" ALL IN FREDERICK WEST BUSINESS CENTER REPLAT "A" AS RECORDED WITH THE WELD COUNTY CLERK AND RECORDERS OFFICE ON JUNE 14, 1996 IN BOOK 1552, ENV 4196, RECEPTION NUMBER 2496468.

ALL BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION TWENTY-SIX, TOWNSHIP TWO NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, WELD COUNTY, COLORADO.

Have by these presents laid out, and surveyed as FREDERICK WEST BUSINESS CENTER, REPLAT "B" 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 18 day of July, A.D. 1997.

Owner: Grant Brothers By:
General Partner.

DEPO Land Co. Anthony DeFalco (President)

Owner: Steven J. Spelts

NOTARIAL CERTIFICATE:

State of Colorado)
County of Weld) SS

The foregoing instrument was acknowledged before me this ____ day of ____ 1997 by Wallace H. Grant, a General Partner in Grant Brothers LLP.

Witness my hand and official seal.

My commission expires: 12/6/2000

Beverly Patterson
Notary Public

NOTARIAL CERTIFICATE:

State of Colorado)
County of Weld) SS

The foregoing instrument was acknowledged before me this 15TH day of JULY 1997 by Anthony DeFalco, President of Depo Land Co.

Witness my hand and official seal.

My commission expires: _____

Billy Craig Poarch
Notary Public

NOTARIAL CERTIFICATE:

State of Colorado)
County of Weld) SS

The foregoing instrument was acknowledged before me this 15TH day of JULY 1997 by Steven J. Spelts.

Witness my hand and official seal.

My commission expires: _____

Billy Craig Poarch
Notary Public

MAYOR'S CERTIFICATE:

Approved by the Town Board this____day of____, 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.

_____ _____ ATTEST _____
Date Mayor 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.

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.

7-14-97

A. MICHAEL HASCALL, LS 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. 1997 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: 07/14/97
REVISED:
REVISED:
REVISED:

SCALE: 1" = 200'
DRAWN: AMH
SHEET: 1 OF 1
JOB NO: F41REPB