705

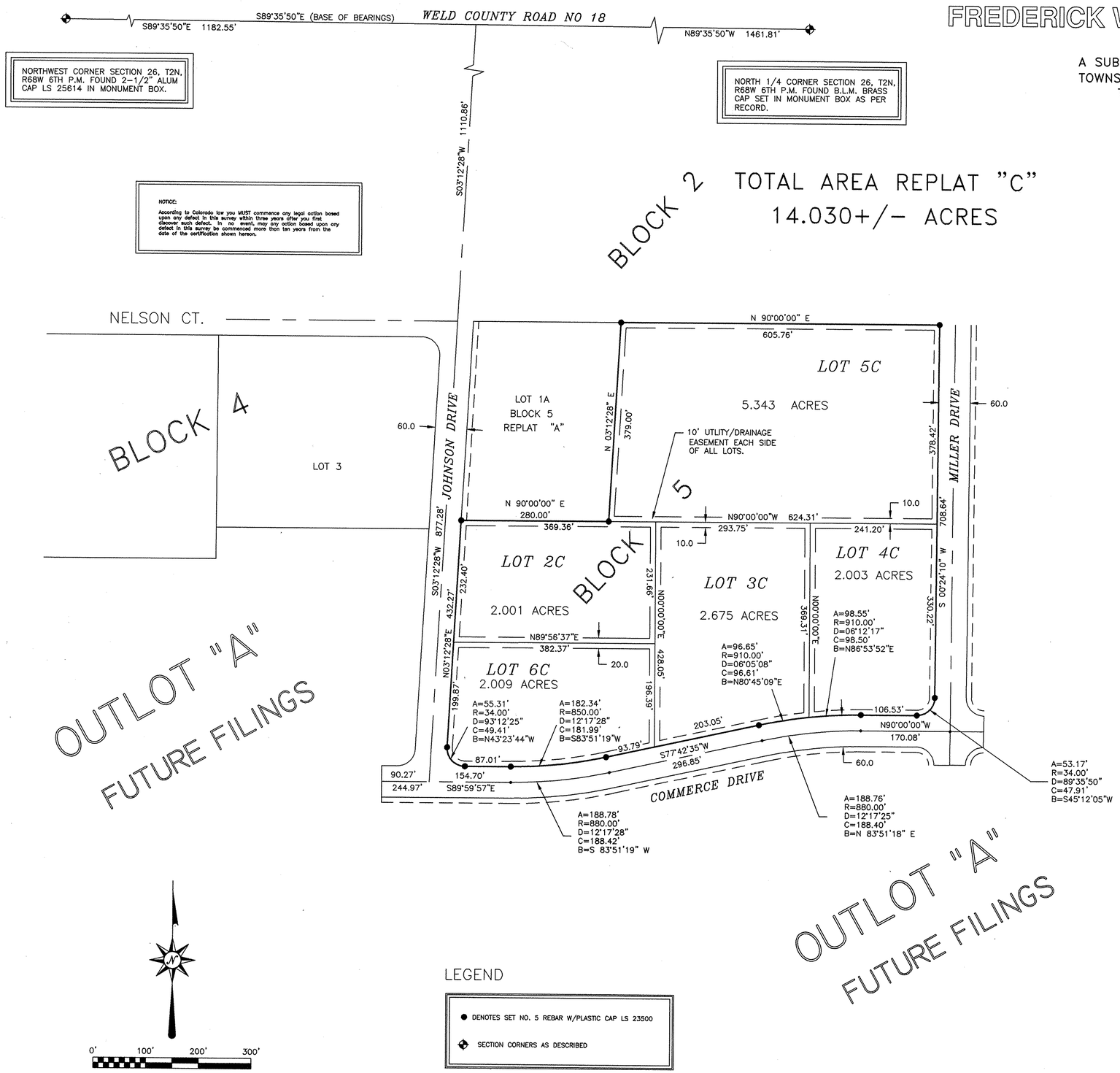
2590705 01/26/1998 01:18P Weld County CO
1 of 1 R 11.00 D 0.00 JA Suki Tsukamoto

ENV
4757

FINAL PLAT

FREDERICK WEST BUSINESS CENTER, REPLAT "C"

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
- ✦ SECTION CORNERS AS DESCRIBED

DEDICATION:

Know all men by these presents that GRANT BROTHERS LLP., a partnership, being the owner of that part of the Northwest One Quarter of Section 26, Township 2 North, Range 68 West of the 6th Principal Meridian, Town of Frederick, Weld County, Colorado, being more particularly described as follows, to wit:

LEGAL DESCRIPTION:

LOTS 2, 3, 4 AND 5, BLOCK 5 ALL IN THE FREDERICK WEST BUSINESS CENTER FILING 2 SUBDIVISION, AS RECORDED WITH THE WELD COUNTY CLERK AND RECORDERS OFFICE.

NET AREA EQUALS 14.030 ACRES MORE OR LESS.

Have by these presents laid out, and surveyed as FREDERICK WEST BUSINESS CENTER, REPLAT "C" 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 22nd day of January, A.D. 1998.

Owner: Grant Brothers LLP., By:

General Partner

NOTARIAL CERTIFICATE:

State of Colorado)
County of Weld) SS

The foregoing instrument was acknowledged before me this 23rd day of JAN 1998 by Douglas Grant, a General Partner in Grant Brothers LLP.

Witness my hand and official seal.

My commission expires: 8-12-98

Notary Public

MAYOR'S CERTIFICATE:

Approved by the Town Board this 22 day of JAN 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.

1-22-98 Date — Mayor — ATTEST — 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.

1-23-98

A. MICHAEL HASCALL

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: 12/11/97
REVISED: 01/23/98
REVISED:
REVISED:

SCALE: 1" = 100'
DRAWN: AMH
SHEET: 1 OF 1
JOB NO: F41.REPC