067

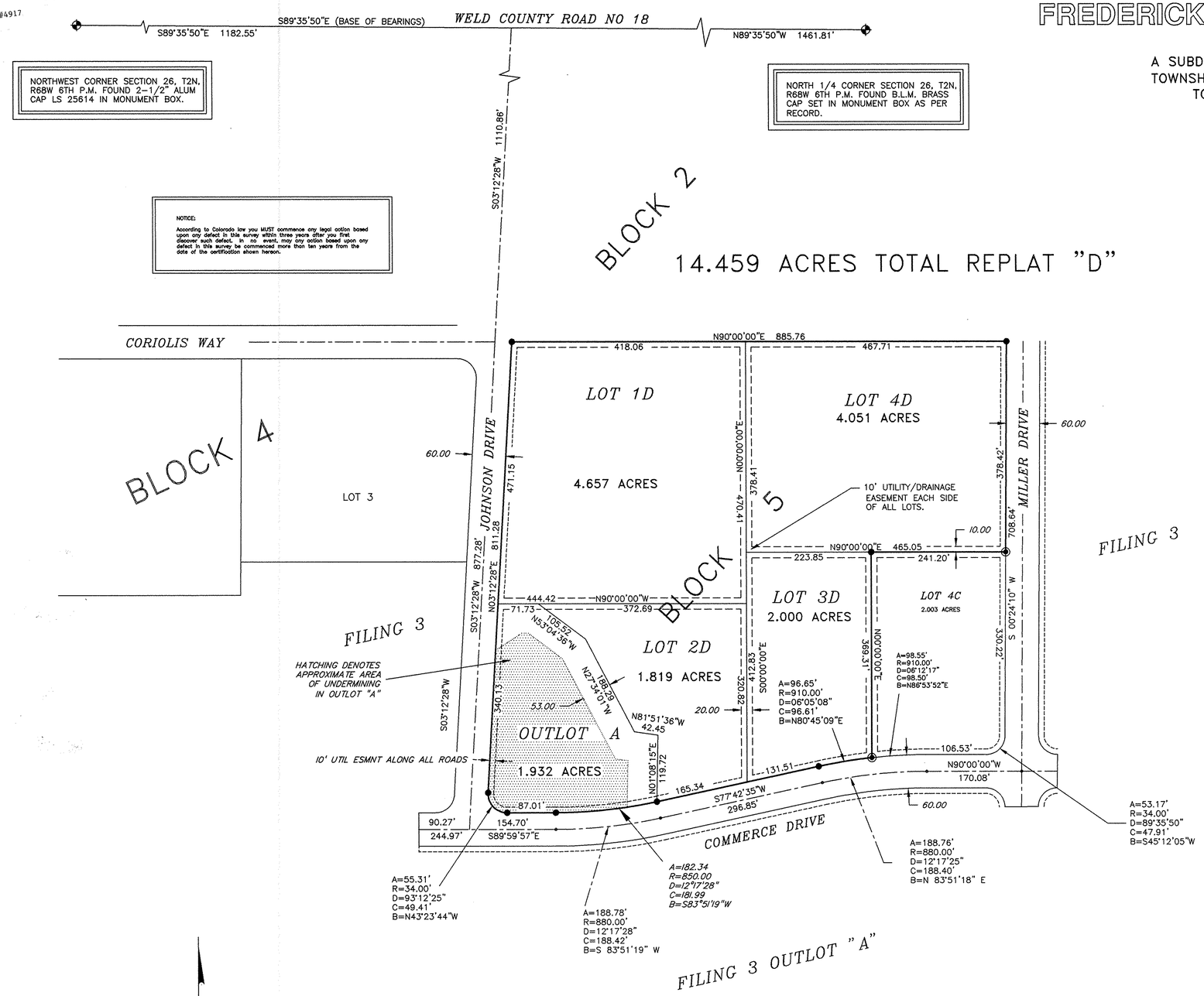
2622067 06/25/1998 03:50P Weld County CO
1 of 1 R 11.00 D 0.00 JA Suki Tsukamoto

ENV#4917

FINAL PLAT

FREDERICK WEST BUSINESS CENTER, REPLAT "D"

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
- FD PIN/CAP LS 13446
- SECTION CORNERS AS DESCRIBED

DEDICATION:

Know all men by these presents that GRANT BROTHERS LLP., a partnership, and GDP INC., being the owners 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 2C, 3C, 5C, AND 6C, BLOCK 5, FREDERICK WEST BUSINESS CENTER REPLAT "C", TOGETHER WITH LOT 1A, BLOCK 5, FREDERICK WEST BUSINESS CENTER REPLAT "A" ACCORDING TO THE RECORDED PLATS THEREOF, WELD COUNTY CLERK AND RECORDERS OFFICE.

NET AREA EQUALS 14.459 ACRES MORE OR LESS.

Have by these presents laid out, and surveyed as FREDERICK WEST BUSINESS CENTER, REPLAT "D" 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 27th day of May, A.D. 1998.

Owner: Grant Brothers LLP., By:

Wallace H. Grant (General Partner)

Owner: GDP INC., By:

Anthony DeFalco (President) PRES.

NOTARIAL CERTIFICATE:

State of Colorado)
County of Weld) SS

The foregoing instrument was acknowledged before me this 27th day of May 1998 by Wallace H. Grant, (General Partner).

Witness my hand and official seal.

My commission expires: 04-14-2002

Notary Public

NOTARIAL CERTIFICATE:

State of Colorado)
County of Weld) SS

The foregoing instrument was acknowledged before me this 27th day of May 1998 by Anthony DeFalco, (President).

Witness my hand and official seal.

My commission expires: 04-14-2002

Notary Public

MAYOR'S CERTIFICATE:

Approved by the Town Board this____day of_____, 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.

6-22-98 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 EXAMINERS OF PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS AND WELD COUNTY.

5-27-98

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. 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: 05/27/98
REVISED:
REVISED:
REVISED:

SCALE: 1" = 100'
DRAWN: AMH
SHEET: 1 OF 1
JOB NO: F41REPD