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Weld County CO JA Suki Tsukamoto Clerk & Recorder 11.00

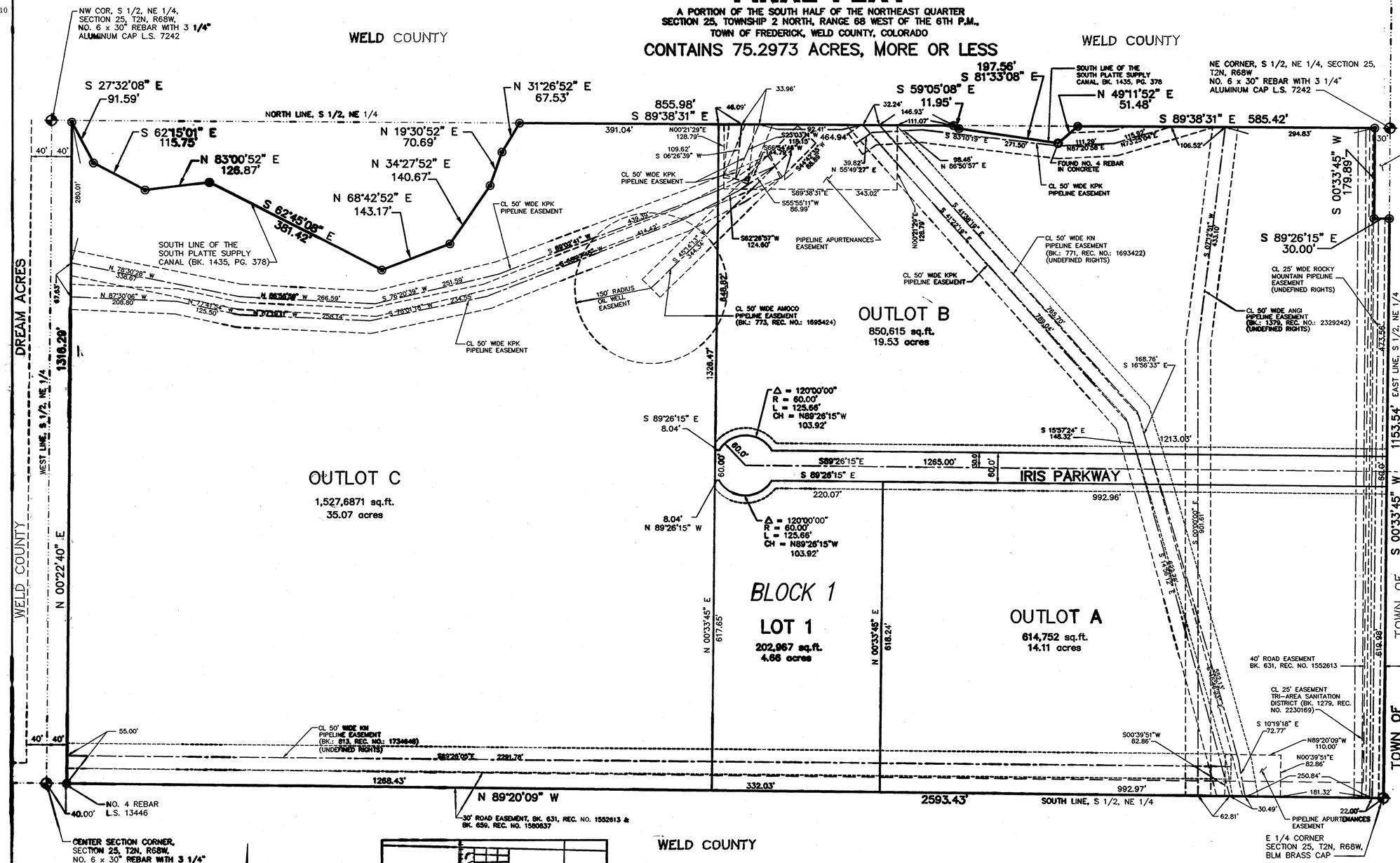
761

ENV#4410

MEADOWLARK BUSINESS PARK, FILING NO. 1
FINAL PLAT

A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER
SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FREDERICK, WELD COUNTY, COLORADO

CONTAINS 75.2973 ACRES, MORE OR LESS



CERTIFICATION OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THOMAS G. BAUR & JEANNE B. BAUR, BEING THE OWNERS, MORTGAGE OR LIENHOLDER OF CERTAIN LANDS IN THE TOWN OF FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

A TRACT OF LAND DESCRIBED AS ALL THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE SOUTH PLATTE CANAL, SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, EXCEPTING THEREFROM THAT PARCEL OF LAND CONVEYED TO WELD COUNTY BY DEED RECORDED AUGUST 30, 1978 IN BOOK 843 AS RECEPTION NO. 1765082; ALSO EXCEPTING THEREFROM THE WEST 40 FEET WHICH IS NOW PART OF DREAM ACRES SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE EAST QUARTER CORNER OF SAID SECTION 25 AND CONSIDERING THE SOUTH LINE OF SAID NORTHEAST QUARTER TO BEAR N 89°20'09" W, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE N 89°20'09" W, 2593.43 FEET ALONG SAID SOUTH LINE TO A POINT FROM WHICH THE CENTER SECTION CORNER OF SAID SECTION 25 LIES N 89°20'09" W, 40.00 FEET; THENCE N 00°22'40" E, 1316.29 FEET, PARALLEL AND 40.00 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID NORTHEAST QUARTER, TO THE SOUTH LINE OF THE SOUTH PLATTE SUPPLY CANAL; THENCE ALONG THE SOUTH LINE OF SAID SOUTH PLATTE SUPPLY CANAL BY THE FOLLOWING EIGHT (8) COURSES:

(1) S 27°32'08" E, 91.59 FEET;
(2) S 62°15'01" E, 115.75 FEET;
(3) N 83°00'52" E, 126.87 FEET;
(4) S 62°45'08" E, 381.42 FEET;
(5) N 68°42'52" E, 143.17 FEET;
(6) N 34°27'52" E, 140.67 FEET;
(7) N 19°30'52" E, 70.69 FEET;
(8) N 31°26'52" E, 67.53 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTH EAST QUARTER;

THENCE S 89°38'31" E, 855.98 FEET ALONG SAID NORTH LINE TO THE SOUTH LINE OF THE SOUTH PLATTE SUPPLY CANAL; THENCE ALONG THE SOUTH LINE OF SAID SOUTH PLATTE SUPPLY CANAL BY THE FOLLOWING THREE (3) COURSES:

(1) S 59°05'08" E, 11.95 FEET;
(2) S 81°33'08" E, 197.56 FEET;
(3) N 49°11'52" E, 51.48 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER;

THENCE S 89°38'31" E, 585.42 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 843, RECEPTION NO. 1765082; THENCE ALONG SAID TRACT BY THE FOLLOWING TWO (2) COURSES:

(1) S 00°33'45" W, 179.89 FEET;
(2) S 89°26'15" E, 30.00 FEET TO THE EAST LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER;

THENCE S 00°33'45" W, 1153.54 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 75.2973 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS AS GRANTED OR RESERVED BY INSTRUMENTS OF RECORD OR AS NOW EXISTING ON SAID TRACT OF LAND.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "MEADOWLARK BUSINESS PARK" AND DO HEREBY DEDICATE TO THE PUBLIC ALL WAYS AND OTHER PUBLIC RIGHTS-OF-WAY AND EASEMENTS FOR PURPOSES SHOWN HEREON.

EXECUTED THIS 28th DAY OF Jan A.D. 1997.

BY: Thomas G. Baur
THOMAS G. BAUR, OWNER

BY: Jeanne B. Baur
JEANNE B. BAUR, OWNER

STATE OF COLORADO) SS
COUNTY OF WELD)

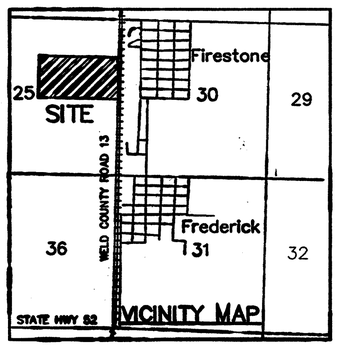
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF January A.D., 1997
MY COMMISSION EXPIRES 6/28/98
NOTARY PUBLIC WITNESS MY HAND AND SEAL
Maria Lemons

LEGEND

● FOUND NO.4 REBAR W/PLASTIC CAP P.L.S. NO. 7242

NORTH

100 0 50 100 200
ORIGINAL SCALE: 1"=100'
DATE: OCTOBER 28, 1996



WELD COUNTY

NOTES

1. OUTLOTS A, B AND C ARE RESERVED FOR FUTURE DEVELOPMENT.
2. BEARINGS ARE REFERRED TO THE SOUTH LINE OF THE NE 1/4 AS BEARING N 89°-20'09" W (ASSUMED).

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COLORADO, THIS 25th DAY OF Oct. A.D., 1996

Edward J Taghuta
MAYOR

ATTEST: Karen Bokovoy
TOWN CLERK

SURVEYING CERTIFICATE

I, CHARLES R. MELVIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

DATE: 1/17/97 BY: Charles R. Melvin
CHARLES R. MELVIN, P.L.S. #22576

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT ____ M., ON THE ____ DAY OF _____ A.D., 19__
IN THE BOOK _____, PAGE _____, MAP _____
RECEPTION _____

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

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JOB NO. 210-1 CAD FILE NO. 2101FP01.DWG