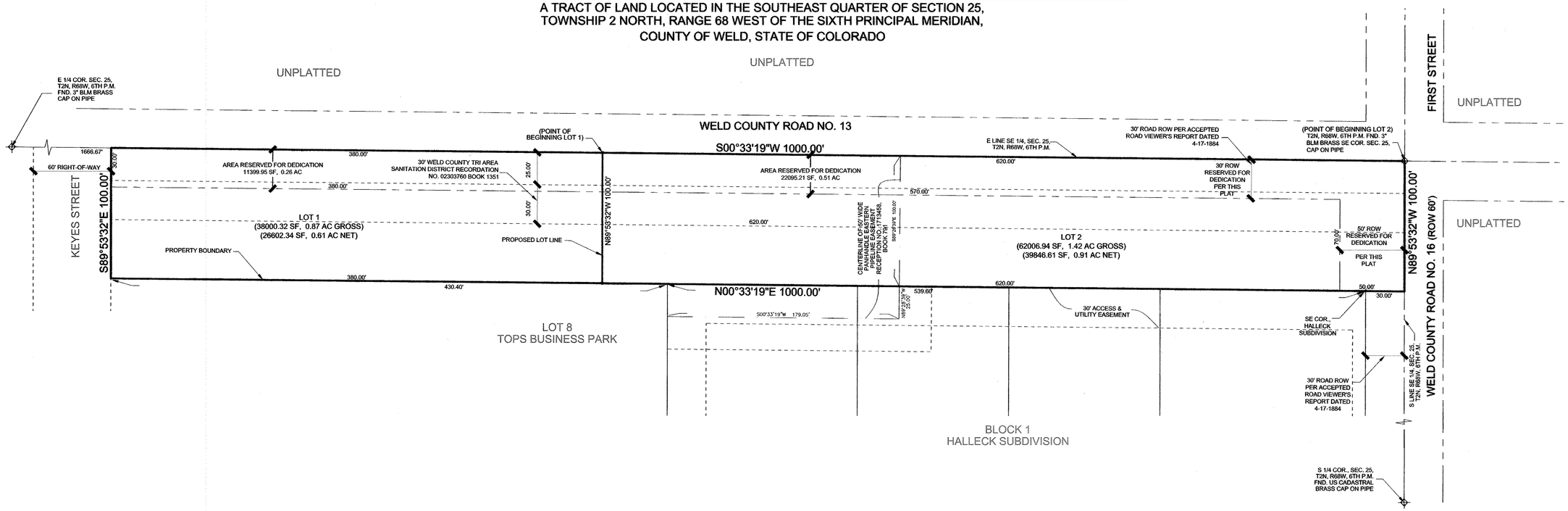
3605785 02/17/2009 04:23P Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

785

SHREK MINOR SUBDIVISION AMENDMENT

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO



CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT BLACKFOX REAL ESTATE GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF SHREK MINOR SUBDIVISION AMENDMENT, AND DO HEREBY RESERVE FOR DEDICATION TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS-OF-WAY, EASEMENTS AND DESIGNATED OR DESCRIBED AS FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN FOR THE PURPOSES SHOWN. THE SIGNATURES OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

LEGAL DESCRIPTION:
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 25, WHENCE THE EAST ONE-QUARTER CORNER OF SAID SECTION 25 BEARS NORTH 00°33'19" EAST 2666.67 FEET; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25 NORTH 89°53'32" WEST 100.00 FEET; THENCE NORTH 00°33'19" EAST 30.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 1, HALLECK SUBDIVISION AS RECORDED AT RECEPTION NO. 2661726 OF WELD COUNTY RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID HALLECK SUBDIVISION NORTH 00°33'19" EAST 539.60 FEET TO THE SOUTHEAST CORNER OF TOPS BUSINESS PARK AS RECORDED AT RECEPTION NO. 2001489 OF WELD COUNTY RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID TOPS BUSINESS PARK NORTH 00°33'19" EAST 430.40 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KEYES STREET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF KEYES STREET SOUTH 89°53'32" EAST 100.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, WHENCE THE EAST ONE-QUARTER CORNER OF SECTION 25 BEARS NORTH 00°33'19 EAST 1666.67 FEET; THENCE ALONG SAID EAST LINE SOUTH 00°33'19" WEST 1000.00 FEET TO THE SOUTHEAST CORNER OF SECTION 25 AND THE POINT OF BEGINNING. CONTAINING 2.296 ACRES, MORE OF LESS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 30th DAY OF December A.D., 20 08

JASON HEPP
REPRESENTATIVE FOR BLACKFOX REAL ESTATE GROUP, LLC.

STATE OF COLORADO)
COUNTY OF Weld) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF December, 20 08.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES 10/4/11

NOTARY PUBLIC

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 25 AS BEARING SOUTH 00°33'19" WEST (ASSUMED) AND BEING MONUMENTED AS SHOWN.

40' 20' 0' 40' 80'
SCALE IN FEET

STAFF CERTIFICATE OF APPROVAL:

THIS SUBDIVISION PLAT OF THE SHREK MINOR SUBDIVISION IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK STAFF THIS 30 DAY OF December, 2008 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

STAFF PLANNER

SURVEYOR'S CERTIFICATE:

I DAVID W. CRANFIELD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THE FINAL PLAT AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 18 DAY OF DECEMBER, 2008.

12/18/08

BY
FOR AND ON BEHALF OF TETRA TECH
BY: DAVID W. CRANFIELD
COLORADO PROFESSIONAL LAND SURVEYOR NO. 29412

NOTES:

1) HORIZONTAL COORDINATE DATUM IS ASSUMED.

2) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

3) NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS 3 MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508 C.R.S.

4) BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE, IT IS LOCATED IN FLOOD ZONE "C" ACCORDING TO FLOOD INSURANCE MAP, PANEL 900 OF 1075, COMMUNITY PANEL NO. 080266 0863C, DATED SEPTEMBER 28, 1982, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. NO FIELD SURVEYING BY TETRA TECH WAS PERFORMED TO DETERMINE THIS ZONE.

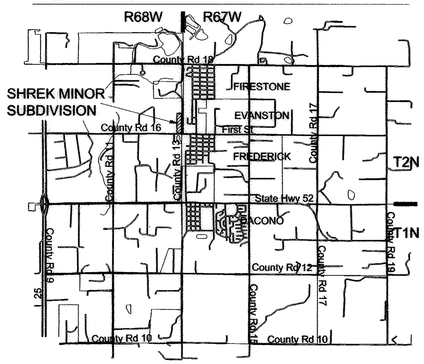
5) ALL POINTS OF ACCESS MUST BE APPROVED BY A TOWN ENGINEER.

6) THE INTENT FOR THIS PLAT IS NOT FOR SITE DEVELOPMENT AS PROPOSED. HOWEVER THE PROPERTY WILL BE RECONFIGURED AS PART OF FUTURE REPLATS.

LEGEND

- MONUMENTS FOUND AS DESCRIBED
- SECTION LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- EASEMENT CENTERLINE

VICINITY MAP



SURVEYOR

TETRA TECH
1900 S. SUNSET STREET, SUITE 1-F
LONGMONT, CO 80501
PHONE: 303-772-5282

OWNER

BLACKFOX REAL ESTATE GROUP LLC.
7998 ANGEL VIEW DRIVE
FREDERICK, CO 80503
PHONE: 303-902-5302

TETRA TECH
www.tetratech.com
1900 S. Sunset Street, Ste. 1-F
Longmont, Colorado 80501
PHONE: (303) 772-5282 FAX: (303) 772-7039

MARK	DATE	DESCRIPTION	BY
1	12-11-08	SUBMITTAL	JCD

Client: BLACKFOX REAL ESTATE GROUP, LLC. Proj. Loc.: FREDERICK

SHREK MINOR SUBDIVISION AMENDMENT

Project No.:	3843_002
Designed By:	JCD
Drawn By:	JCD
Checked By:	DC

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Tuesday, December 30, 2008 11:43:39 AM DRAWING: P:\133_26870_08001 Shrek Annexation\CAD\SheetFiles\V101- MINOR SUB PLAT AMEND .DWG LAYOUT: MINOR SUB USER NAME: KELVIN WIESE