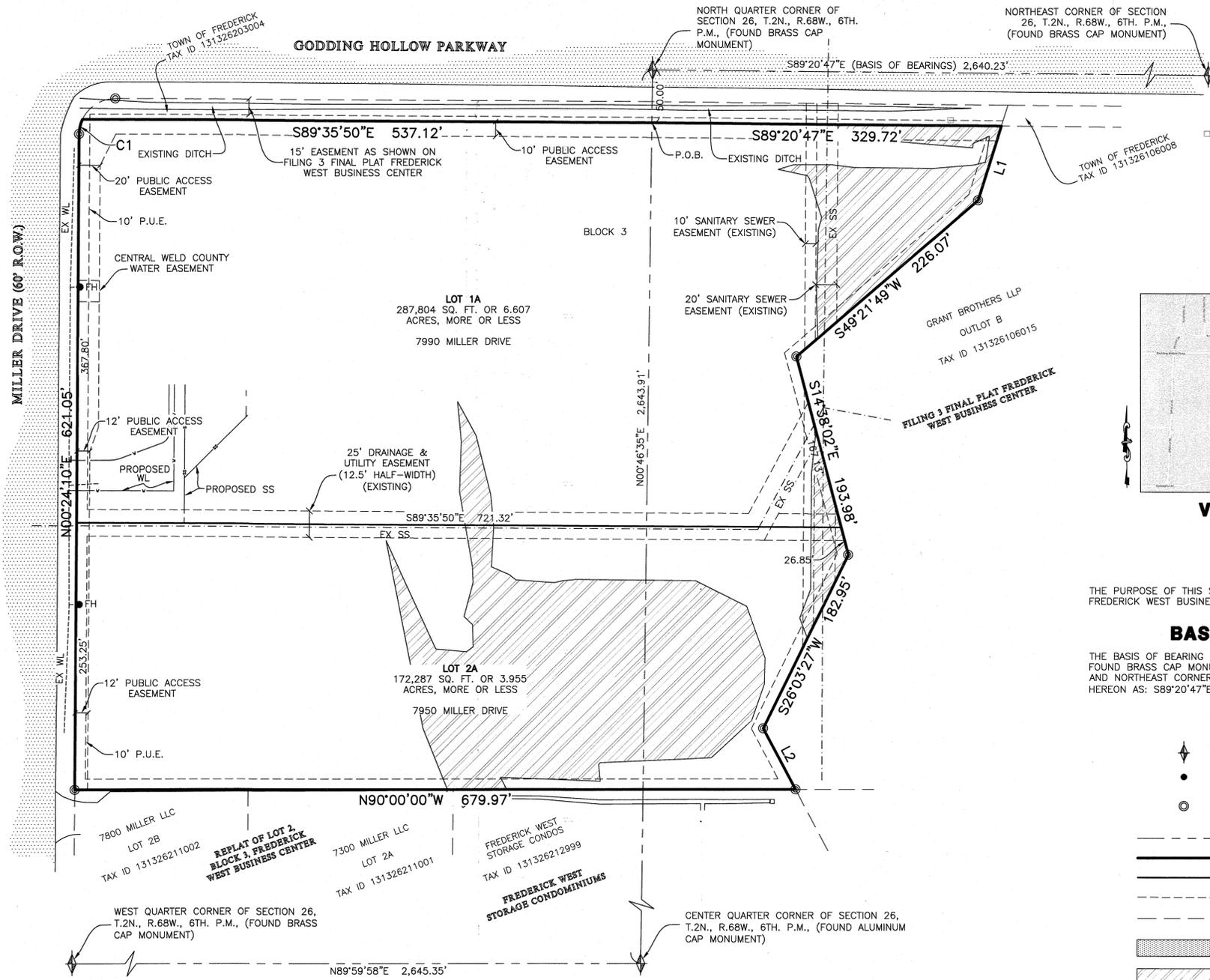


FREDERICK WEST BUSINESS CENTER REPLAT J

AMENDING LOT 1, BLOCK 3, FILING 3 FINAL PLAT FREDERICK WEST BUSINESS CENTER

PART OF THE NORTH HALF OF SECTION 26,
 TOWNSHIP 2 NORTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN
 TOWN OF FREDERICK, COUNTY OF WELD, COLORADO



LINE TABLE

LINE	BEARING	DISTANCE
L1	S17°15'50"W	73.69
L2	S27°46'34"E	165.37

CURVE TABLE

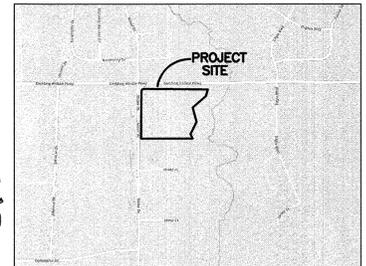
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	34.00'	14.43'	14.32'	N12°33'38"E	24°18'56"	7.32'

PROJECT INFO
 PARCEL 131326203005
 7990 MILLER DRIVE
 FREDERICK, COLORADO 80504

NOTES
 PROJECT IS ZONED I - INDUSTRIAL DISTRICT
 PROPOSED SUBDIVISION INCLUDES 2 LOTS

SURVEYOR/ENGINEER
 REEVE AND ASSOCIATES
 5160 S. 1500 W.
 RIVERDALE, UT 84405

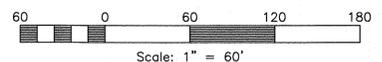
OWNER INFO
 KEYCO LLC
 C/O WALLACE GRANT
 423 BOWEN ST
 LONGMONT, CO 80501-5361



NARRATIVE
 THE PURPOSE OF THIS SURVEY IS TO AMEND THE FILING 3 FINAL PLAT OF FREDERICK WEST BUSINESS CENTER SUBDIVISION AS DEPICTED HEREON.

BASIS OF BEARINGS
 THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN FOUND BRASS CAP MONUMENTS MARKING THE NORTH QUARTER CORNER AND NORTHEAST CORNER OF SECTION 26, T.2N., R.68W., 6TH. P.M., SHOWN HEREON AS: S89°20'47"E

- LEGEND**
- = FOUND SECTION CORNER
 - = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
 - = FOUND REBAR & CAP STAMPED "HASCALL"
 - = SECTION TIE LINE
 - = SUBDIVISION/BOUNDARY LINE
 - = LOT LINE
 - = EASEMENT
 - = TAX ID PARCEL LINE
 - = EXISTING PAVEMENT
 - = FEMA FLOODZONE "A" PER CASE NO. 17-08-0709A



CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: THAT **KEYCO, LLC, A COLORADO LIMITED LIABILITY COMPANY** BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF:
 LOT 1, BLOCK 3, FREDERICK WEST BUSINESS CENTER, COUNTY OF WELD, STATE OF COLORADO.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE TOWN OF FREDERICK RECORDED SEPTEMBER 14, 2015 AT RECEPTION NO. 4141627.

BEING SITUATE IN THE NORTH HALF OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF GODDING HOLLOW PARKWAY, SAID POINT BEING 50.00 FEET S00°46'35"W ALONG THE QUARTER SECTION LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 26, AND RUNNING THENCE S89°20'47"E 329.72 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE S17°15'50"W 73.69 FEET; THENCE S49°21'49"W 226.07 FEET; THENCE S14°38'02"E 193.98 FEET; THENCE S26°03'27"W 182.95 FEET; THENCE S27°46'34"E 65.37 FEET; THENCE N9°00'00"W 679.97 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF MILLER DRIVE; THENCE N00°24'10"E 621.05 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 34.00 FEET, AN ARC LENGTH OF 14.43 FEET, A DELTA ANGLE OF 24°18'56", A CHORD BEARING OF N12°33'38"E, AND A CHORD LENGTH OF 14.32 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GODDING HOLLOW PARKWAY; THENCE S89°35'50"E 537.12 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 460,092 SQUARE FEET OR 10.562 ACRES, MORE OR LESS.

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF **FREDERICK WEST BUSINESS CENTER REPLAT J**. THIS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 10.562 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 22nd DAY OF April, 2020.

Wallace H. Grant, Manager
KEYCO, LLC, A COLORADO LIMITED LIABILITY COMPANY
 NONE
 MORTGAGE OR LIENHOLDER

STATE OF COLORADO)ss.
 COUNTY OF WELD)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY *Wallace H. Grant* ACTING IN HIS/HER CAPACITY AS MANAGER OF KEYCO, LLC, THIS 22nd DAY OF April, 2020, A.D.

WITNESS MY HAND AND SEAL
 MY COMMISSION EXPIRES July 2, 2021
Maureen C. Simpson
 NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE PLAN MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND. I FURTHER CERTIFY THAT THIS SITE PLAN MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 16th DAY OF April, 2020.

BY: *TJH*
 TREVOR J. HATCH
 COLORADO P.L.S. NO. 38616
 FOR AND ON BEHALF OF REEVE AND ASSOCIATES, LLC

Project Info.

Surveyor: T. HATCH
 Designer: A. INARNIT
 Begin Date: 11-26-2019
 Name: FREDERICK WEST BUS. CENTER REPLAT J
 Number: 6255-42
 Revision: _____
 Scale: 1"=60'
 Checked: _____

Reeve & Associates, Inc.
 5160 S 1500 W, RIVERDALE, UTAH 84405
 TEL: (801) 621-3100 FAX: (801) 621-2668 www.reeve-associates.com

STAFF CERTIFICATE OF APPROVAL

THIS SUBDIVISION AMENDMENT PLAT OF THE **FREDERICK WEST BUSINESS CENTER 1ST AMENDMENT** IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 22nd DAY OF April, 2020 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USED CODE FOR SUBDIVISION AMENDMENTS.

J. Simpson
 PLANNING DIRECTOR

Weld County Recorder

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. 2020 IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____

COUNTY CLERK AND RECORDER
 _____ DEPUTY _____ FEE _____