

PARK 4040 REPLAT A

A REPLAT OF LOTS 1, 4 AND 5 OF PARK 4040 SUBDIVISION,
BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all men by these presents that MEQ - Salazar, LLC and TBK Bank, SSB, being the Owner(s), Mortgagee or Lienholder 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 PARK 4040 REPLAT A, and do hereby dedicate to the public forever such public streets, rights-of-way, easements designated or described as for public uses as shown hereon and such other easements shown hereon for the purposes shown. The entities named on the easement, or responsible for the services and/or utilities for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for the purposes named on the easement or for the installation, maintenance and replacement of utility lines and related facilities. The public street, public rights-of-way, public easements, other places designated or described for public uses shown hereon and the water distribution system to be installed in the subdivision are dedicated and conveyed to the Town of Frederick, Colorado, in fee simple absolute, with marketable title, for public use and purposes. All conditions, terms and specifications designated or described herein shall be binding on the owner, its heirs, successors, and assigns. The signature of any representative of any partnership or corporate entity indicates that all required partnership or corporate approvals have been obtained.

A tract of land located in the Southwest Quarter of Section 14, Township 2 North, Range 68 West of the 6th P.M., being more particularly described as follows:

Lots 1, 4 and 5 of Park 4040 Subdivision, being a portion of the Southwest Quarter of Section 14, Township 2 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado.

In witness whereof, we have hereunto set our hands and seals this 7 day of April, A.D. 2021.

Owner: MEQ-Salazar, LLC

Brian W. Bair
Brian W. Bair

State of Colorado }
County of Boulder } ss

The foregoing certificate of ownership and dedication was acknowledged before me by Brian W. Bair, acting in his capacity with MEQ-Salazar, LLC, this 7 day of April, 2021.

Notary Public

Witness My Hand and Seal. Terrellyn C. Herrington
My commission expires: 6-13-2022

TERRELYN C. HERRINGTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 20184024800
MY COMMISSION EXPIRES 06/13/2022

In witness whereof, we have hereunto set our hands and seals this 7 day of April, A.D. 2021.

Lienholder: TBK Bank, SSB

Eric Moore Kittelberger U.P.
Name and Title

State of Colorado }
County of Boulder } ss

The foregoing certificate of ownership and dedication was acknowledged before me by Eric Moore Kittelberger acting in their capacity as VP of TBK Bank, SSB, this 7 day of April, 2021.

Notary Public

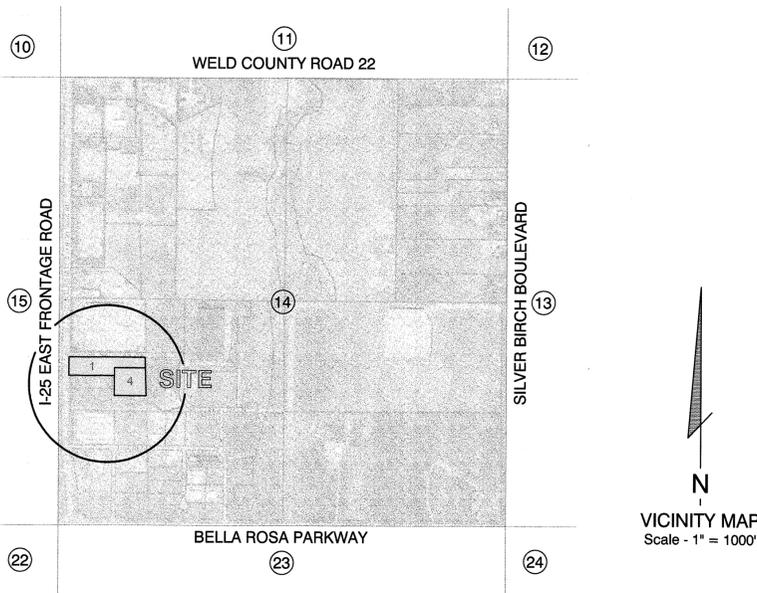
Witness My Hand and Seal. Terrellyn C. Herrington
My commission expires: 6-13-2022

TERRELYN C. HERRINGTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 20184024800
MY COMMISSION EXPIRES 06/13/2022

STAFF CERTIFICATE OF APPROVAL:

This Subdivision Amendment Plat of the Park 4040 Replat A, being a Replat of Lots 1, 4 and 5, of Park 4040 Subdivision is approved and accepted by the Town of Frederick Planning Department this 21st day of April, 2021 in accordance with Section 4.11.2 of the Land Use Code for Subdivision Amendments.

Spinnars
Planning Director



VICINITY MAP
Scale - 1" = 1000'

FLOOD PLAIN INFORMATION:

This property is located within Zone C ("Zone C" defined as areas of minimal flooding) of FIRM Community Panel 080266 0850 C, dated September 9, 1982.

The subject property appears not to be within a floodplain as per above mentioned FIRM Community Panel 080266 0850 C map.

LAND USE TABLE:

Number of Lots: 2
Maximum lot size: 3.87± acres
Minimum lot size: 2.79± acres
Average lot size: 3.33± acres
Lot 1 has a commercial building erected

LAND SURVEYOR:

Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, Colorado 80537
(970) 669-0516

OWNER:

MEQ-Salazar, LLC
1437 7th Street, Suite 200
Santa Monica, California 90401

CERTIFICATE OF VACATION:

Know all men by these presents that those certain utility easements dedicated to the Town of Frederick, CO on the Park 4040 Subdivision Final Plat, dated April 9, 2018 and recorded on May 18, 2018, at Reception No. 4399680, having never been used, are unnecessary and therefore are vacated to the owner, MEQ-Salazar, LLC, by this replat of the Subdivision.

Town of Frederick, Colorado

Spinnars, Planning Director
Mayor

Attest:

Terrellyn C. Herrington
Town Clerk
State of Colorado)
County of Weld) ss.

The foregoing Certificate of Vacation was acknowledged before me this _____ day of _____, 20____ by _____ as Mayor and _____ as Town Clerk of the Town of Frederick.

My commission expires: _____

Witness my hand and official seal.

Notary Public

GENERAL NOTES:

- Basis of Bearings: The West line of the Southwest Quarter of Section 14, Township 2 North, Range 68 West of the 6th P.M. as monumented by this survey is assumed to bear South 00°23'12" East.
- = Set No. 4 rebar (16" in length) with 1" diameter red plastic cap marked LS 30462 (unless otherwise noted)
○ = Found No. 4 rebar with 1" diameter red plastic cap marked LS 30462 (unless otherwise noted)
- According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no even, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- Client: Mass Equities, LLC
1437 7th Street, Suite 200
Santa Monica, California 90401

SURVEYOR'S CERTIFICATE:

I, Steven John Stencil, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the final minor subdivision plat shown hereon is a correct delineation of the above described parcel of land.

I further certify that this Final Minor Subdivision Plat Map and legal description were prepared under my personal supervision and in accord with applicable State of Colorado requirements on this 31st day of March, 2021.

FOR AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 N. Cleveland Ave.
Loveland, CO 80537
970-669-0516



Steven John Stencil
Colo. LS 30462
Date: March 31, 2021

INTERMILL LAND SURVEYING, INC.
BUS. (970)-669-0516 / FAX (970)-635-9775
1301 NORTH CLEVELAND AVENUE
LOVELAND, COLORADO 80537

CLIENT: MEQ-Salazar, LLC

TITLE: PARK 4040 REPLAT A
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

DRAWN BY: LHG
CHECKED BY:
APPROVED BY:
DATE: 11.18.2020
SCALE: 1" = 50'
PROJECT NO.: P-16-8229
SHEET 1 OF 2

PARK 4040 REPLAT A

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STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

4711991 Pages: 2 of 2
05/05/2021 01:23 PM R Fee: \$23.00
Daily Rates: Clerk and Recorder - Weld County, CO



West 1/4 Corner
Section 14-2-68
Found No. 6 Rebar
(length unknown) with
2-1/2" dia. Aluminum
Cap in Monument Box.

REVISIONS:

NO.	DATE	BY	DESCRIPTION

Easement Changes per United Power and Dedication Language Changes
Address Comments

DATE: 2021.02.19
LHG
LHG

CLIENT: MEQ-Salazar, LLC

BUS. (970)-868-0518 / FAX (970)-853-9775

90537 COLORADO

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO

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RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

DRAWN BY: LHG

CHECKED BY: _____

APPROVED BY: _____

DATE: 11.18.2020

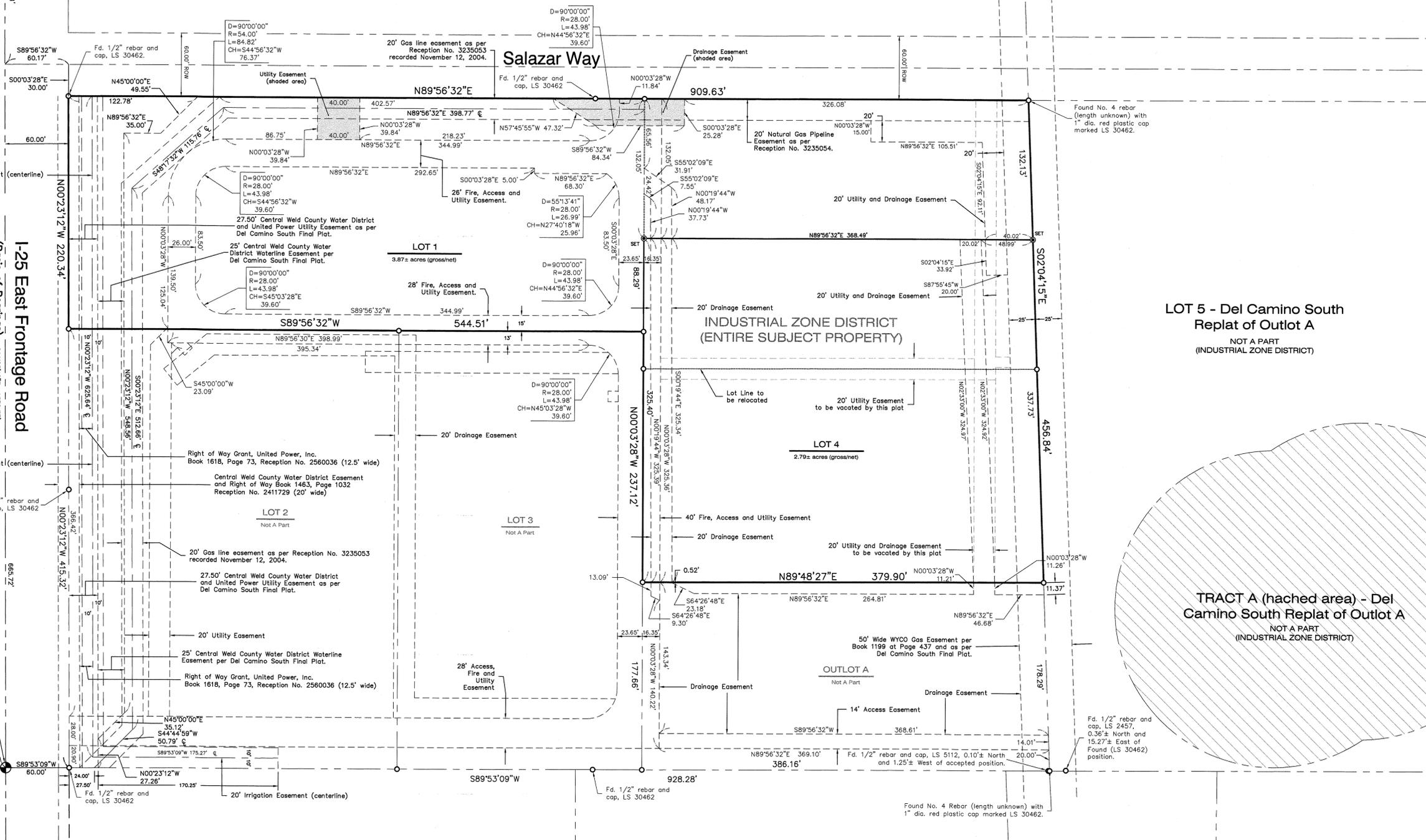
SCALE: 1" = 50'

PROJECT NO.: P-16-8229

SHEET	OF
2	2

1.25 East Frontage Road
(Basis of Bearings) S00°23'12"E 1380.73'

Salazar Lane



South 1/16 Corner
Section 14-2-68
Found No. 6 Rebar
(length unknown)
with 2-1/2" dia.
Aluminum Cap in
Monument Box,
marked as shown.