

# PARK 4040 REPLAT B

LOT 4, PARK 4040 REPLAT A AND LOTS 2 AND 3 AND OUTLOT A, PARK 4040 SUBDIVISION  
 BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 COUNTY OF WELD, STATE OF COLORADO

## CERTIFICATE OF DEDICATION AND OWNERSHIP:

The undersigned certify to and for the benefit of the Town of Frederick, that as of the date set forth below and the date of recording of this document, the undersigned constitute all of the owners of the property that is the subject of this plat, that the undersigned have good right and full power to convey, encumber, and subdivide same, and that the property is free and clear of all liens, encumbrances, easements, and rights-of-way except the easements and rights-of-way depicted on this plat, and the liens held by other signatories to this document. In the event of a defect in said title that breaches the warranties in this certificate, the undersigned, jointly and severally, agree to remedy such defect upon demand by the Town of Frederick, which remedy shall not be deemed exclusive.

The undersigned have by these presents laid out, platted, and subdivided the following described land into (lots and blocks) as shown on this plat, under the name and style of Park 4040 Replat B, and do hereby dedicate, grant, and convey to the Town of Frederick those public easements as shown on this plat, and further restrict the use of all public easements to the Town of Frederick and/or its assigns; provided however, that the sole right and authority to release or quitclaim all or any such easement shall remain exclusively vested in the Town of Frederick.

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:

Lot 4 of Park 4040 Replat A and Lots 2 and 3 and Outlot A 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.

Executed this 26 day of August, A.D. 2022.

Owner: MEQ-Salazar, LLC

Brian W. Bair  
 Brian W. Bair, Authorized Signatory

Lienholder: TBK Bank, SSB

Relationship Mgr  
 Name and Title

By its acknowledgement

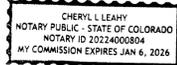
State of Colorado )  
 County of Boulder ) §

The foregoing certificate of dedication and ownership was acknowledged before me by Brian W. Bair, Authorized Signatory of MEQ-Salazar, LLC, this 26 day of August, A.D., 2022.

Cheryl L. Leahy  
 Notary Public

Witness My Hand and Seal.

My commission expires: 1-6-2026



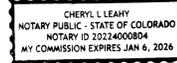
State of Colorado )  
 County of Boulder ) §

The foregoing certificate of dedication and ownership was acknowledged before me by Ernie Baku, acting in their capacity as Relationship Mgr of TBK Bank, SSB, this 26 day of August, A.D., 2022.

Cheryl L. Leahy  
 Notary Public

Witness My Hand and Seal.

My commission expires: 1-6-2026



## OWNER'S VACATION STATEMENT:

Know all men by these presents that the easements listed below, having MEQ-Salazar, LLC as both the Grantor and the Grantee, are hereby vacated by this Replat.

Grant of Temporary Detention Easement recorded October 30, 2018, under Reception No. 4442340  
 and  
 Grant of Easement recorded October 30, 2018, under Reception No. 4442341

Owner: MEQ-Salazar, LLC

Brian W. Bair  
 Brian W. Bair, Authorized Signatory

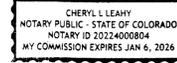
State of Colorado )  
 County of Boulder ) §

The foregoing certificate of ownership and dedication was acknowledged before me by Brian W. Bair, Authorized Signatory of MEQ-Salazar, LLC, this 26 day of August, 2022.

Cheryl L. Leahy  
 Notary Public

Witness My Hand and Seal.

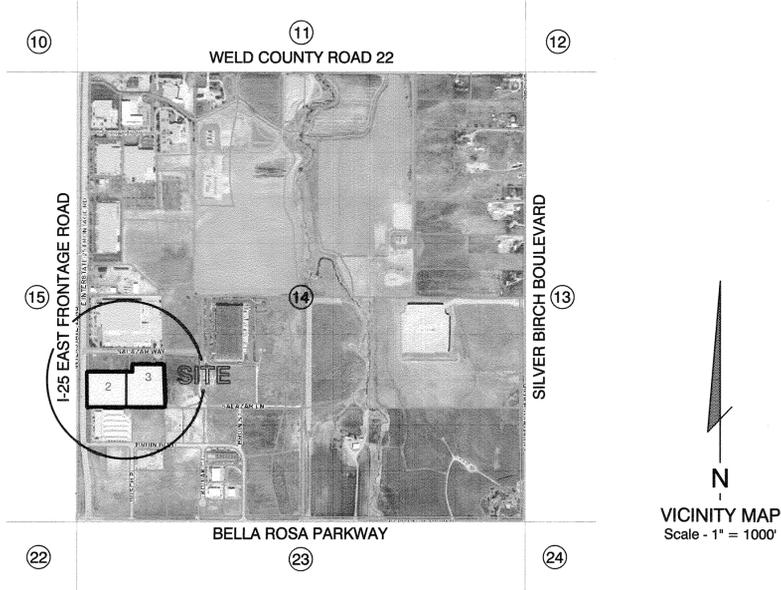
My commission expires: 1-6-2026



## STAFF CERTIFICATE OF APPROVAL:

This Subdivision Amendment Plat of the Park 4040 Replat B, being a Replat of Lot 4, Park 4040 Replat A and Lots 2 and 3 and Outlot A, of Park 4040 Subdivision is approved and accepted by the Town of Frederick Planning Department this 24 day of August, 2022 in accordance with Section 4.11.2 of the Land Use Code for Subdivision Amendments.

Ali van Dulken  
 Planning Director



## 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:	5.07± acres
Minimum lot size:	4.46± acres
Average lot size:	4.76± acres

## 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 16, 2018, at Reception No. 4399680, and on the Park 4040 Replat A Final Plat, dated March 31, 2021 and recorded on May 5, 2021, at Reception No. 4711991, having never been used, are unnecessary and therefore are vacated to the owner, MEQ-Salazar, LLC, by this replat of the Subdivision.

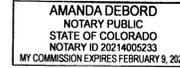
Town of Frederick, Colorado  
Ali van Dulken  
 Planning Manager

State of Colorado )  
 County of Weld ) §

The foregoing Certificate of Vacation was acknowledged before me this 29 day of August, 2022 by Ali van Dulken as Planning Manager of the Town of Frederick.

My commission expires: 2-9-2025

Witness my hand and official seal.  
Amanda DeBord  
 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.
- 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 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.
- Client: Mass Equities, LLC  
 1437 7th Street, Suite 200  
 Santa Monica, California 90401

## SURVEYOR'S CERTIFICATE:

I, Steven John Stencel, 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 12th day of May, 2022.

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



Steven John Stencel  
 Colo. LS 30462  
 Date: 2022.08.24

NOTICE: Per the State of Colorado Board of Licensure for Architects, Professional Engineers, and Professional Land Surveyors Rule 6.2.2(D) the word "certify" as used hereon means an expression of professional opinion and does not constitute a warranty or guarantee, expressed or implied. The survey represented hereon has been performed by me or under my direct supervision in accordance with applicable standards of practice and is based upon my knowledge, information and belief.

DATE:	
BY:	
REVISIONS:	
EASEMENT REVISIONS	LHB
ADD OWNERS VACATION STATEMENT	LHB
Update Vacated Easements	LHB
Address 1st Bound Comments And Easement Changes	LHB

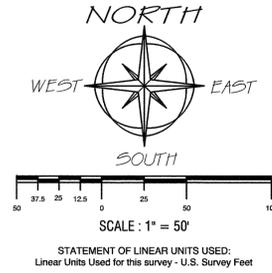
INTERMILL LAND SURVEYING, INC.  
 1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516  
 CLIENT: GAME CREEK HOLDINGS  
 286 CLAYTON STREET, SUITE 210A DENVER, CO 80206  
 TITLE: PARK 4040 REPLAT B  
 LOT 4, PARK 4040 REPLAT A & LOTS 2 & 3 & OUTLOT A, PARK 4040 SUB. SOUTHWEST QUARTER SEC. 14, T2N, R68W, 6TH P.M. DATE: AUG 24, 2022 - E24

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2022.05.12
SCALE:	N/A
PROJECT NO.:	P-21-9225
SHEET	OF
1	4

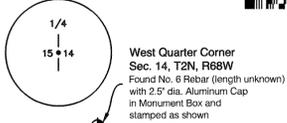
# PARK 4040 REPLAT B

LOT 4, PARK 4040 REPLAT A AND LOTS 2 AND 3 AND OUTLOT A, PARK 4040 SUBDIVISION  
BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF WELD, STATE OF COLORADO

PREPARED BY AND ON BEHALF OF:  
INTERMILL LAND SURVEYING, INC.  
1301 North Cleveland Avenue  
Loveland, Colorado 80537  
P: (970) 669-0516  
Steven John Stencel  
Colorado PLS No. 30462



4851693 Pages: 2 of 4  
08/29/2022 12:31 PM Fee: \$43.00  
Carly Kopas, Clerk and Recorder - Weld County, CO



West Quarter Corner  
Sec. 14, T2N, R68W  
Found No. 6 Rebar (length unknown)  
with 2.5" dia. Aluminum Cap  
in Monument Box and  
stamped as shown

### ADDRESSES:

Addresses shown hereon were taken from the Weld County Property Portal <https://www.co.weld.co.us/maps/propertyportal/> as researched on August 22, 2022, by Intermill Land Surveying, Inc.

### LINE LEGEND:

- Adjoining Property Line
- Boundary Line
- Centerline
- Easement Line
- Lot Line
- Section Line
- Vacillation Lines

### HATCH LEGEND:

- Easements Being Vacated

### ABBREVIATION LEGEND:

- N: North
- E: East
- W: West
- S: South
- ±: Plus or Minus
- N/A: Number
- Dia: Diameter
- Rec: Reception
- LS: Land Surveyor
- Sec. T\_N\_R\_W: Section Township Range

Lot 1, Del Camino South  
Not A Part  
(Industrial Zone District)

Lot 7, Del Camino South  
Replat of Outlot A  
Not A Part  
(Industrial Zone District)

SALAZAR WAY  
60' Right of Way

BASIS OF BEARINGS  
West Line Section 14  
N00°23'12"W 1330.73'  
N00°23'12"W 415.32'  
665.72'

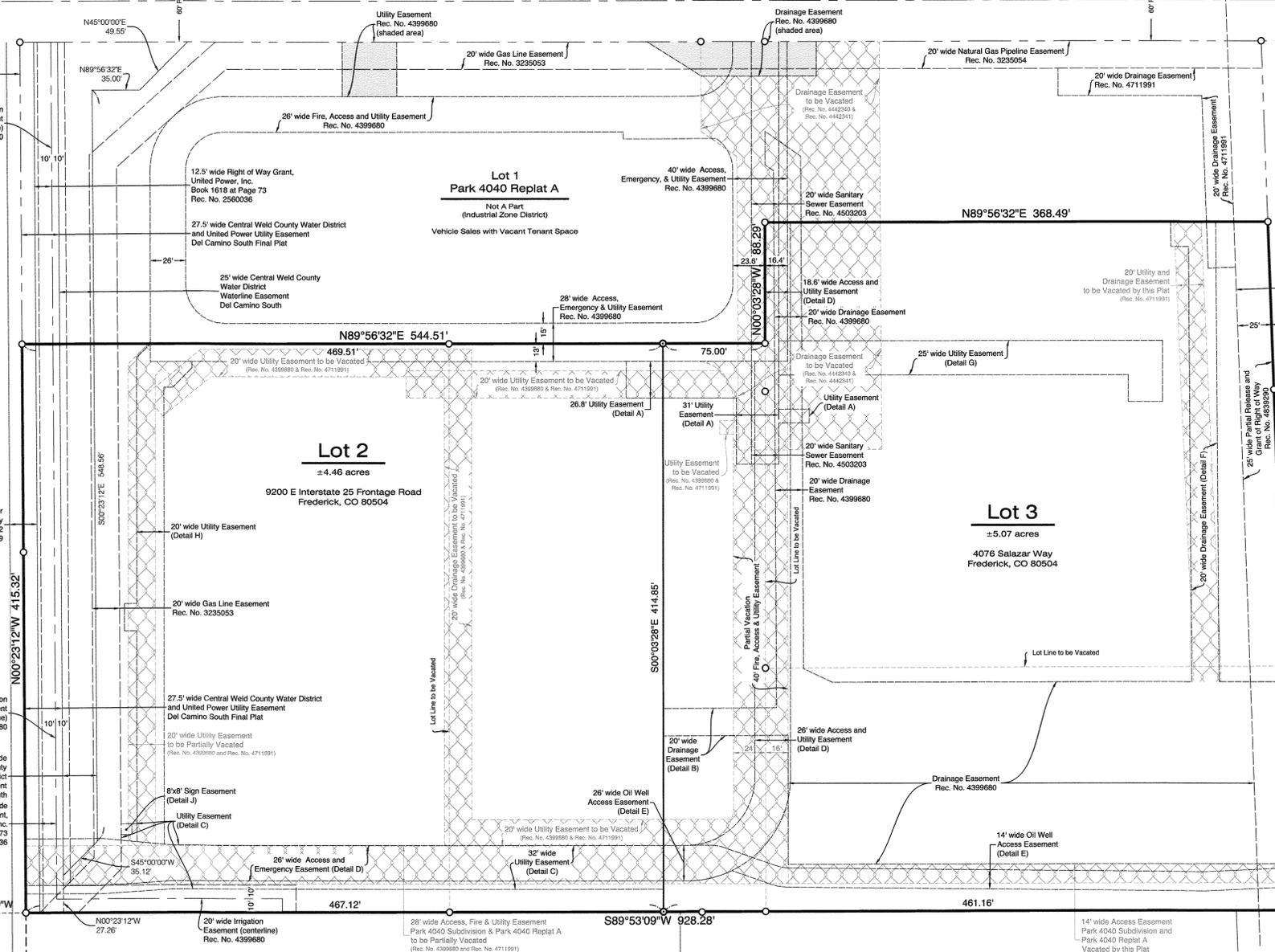
EAST I-25 FRONTAGE ROAD  
120' Right of Way

20' wide Central Weld County Water District Easement and Right of Way  
Book 1463 at Page 1032  
Rec. No. 2411729

20' wide Irrigation Easement (centerline)  
Rec. No. 4399680

25' wide Central Weld County Water District Waterline Easement  
Del Camino South  
12.5' wide Right of Way Grant,  
United Power, Inc.  
Book 1618 at Page 73  
Rec. No. 2560036

South Sixteenth Corner  
Sec. 14, T2N, R68W  
Found No. 6 Rebar (length unknown) with 2.5" dia. Aluminum Cap in Monument Box and stamped as shown



### MONUMENT LEGEND:

- = Set No. 4 Rebar (18" in length) with 1" diameter Red Plastic Cap stamped LS 30462
- = Found No. 4 Rebar (length unknown) with 1" diameter Red Plastic Cap stamped LS 30462
- △ = Found No. 4 Rebar (length unknown) and Cap stamped LS 5112 ±0.10' North and ±1.25' West of accepted position
- = Found No. 4 Rebar (length unknown) and Cap stamped LS 2457 ±0.36' North and ±15.27' East of found (LS 30462) position

DATE:	2022.05.12
BY:	LHB
REVISIONS:	LHB
EASEMENT REVISIONS	LHB
ADD OWNER'S VACATION STATEMENT	LHB
Update Vacated Easements	LHB
Address, 1st Round, Comments And Easement Changes	LHB

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

**CLIENT: GAME CREEK HOLDINGS**  
285 CLAYTON STREET, SUITE 210A  
DENVER, CO 80206

**TITLE: PARK 4040 REPLAT B**  
**LOT 4, PARK 4040 REPLAT A & LOTS 2 & 3 & OUTLOT A, PARK 4040, SUB. SOUTHEAST QUARTER OF SEC. 14, T2N, R68W, 6TH P.M.**

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2022.05.12
SCALE:	1" = 50'
PROJECT NO.:	P-21-9225
SHEET	OF
2	4

**BASIS OF BEARINGS STATEMENT:** Bearings are based on the North line of the Northwest Quarter of Section 33, Township 8 North, Range 69 West, being monumented at the Northwest corner of said section with a 2-1/2" diameter Aluminum Cap in a Monument Box stamped PLS 5028 1995, from whence the North Quarter corner of said section, being monumented with a 2-1/2" diameter Aluminum Cap in a Monument Box stamped LS 12374 1995 bears an assumed North 00°00'00" East a distance of 2633.32' with all bearings contained herein relative thereto.

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 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.



