

MEADOWLARK BUSINESS PARK FILING 3, REPLAT D
 LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 2 NORTH - RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 SHEET 1 OF 2



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 LOT 1, BLOCK 1, MEADOWLARK BUSINESS PARK FILING NO. 3, REPLAT D, 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.

[LOT 1, BLOCK 1, MEADOWLARK BUSINESS PARK FILING NO. 3, REPLAT D]

EXECUTED THIS 4 DAY OF Jan A.D., 2023


 JSN HOLDINGS, LLC

OR

BY ITS ACKNOWLEDGMENT

STATE OF Colorado
 J.S.S.

COUNTY OF Weld
 THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF January A.D., 2023.

BY Shelby Nelson AS Owner
 (NAME) (TITLE)
 OF JSN Holdings AN AUTHORIZED SIGNATORY.
 (ENTITY)

BY 
 NOTARY PUBLIC
 WITNESS MY HAND AND SEAL
20204010898 MY COMMISSION EXPIRES 02-18-2024
 NOTARY I.D. NUMBER

Alicia Briereley
 Notary Public
 State of Colorado
 Notary ID # 20204010898
 My Commission Expires 02-18-2024

OWNERS & CONSULTANTS

OWNER: JSN HOLDINGS, LLC.
 CONTACT: JEFF NELSON, SHELBY NELSON
 JEFF@FULLMETALIRON.COM
 SHELBY@FULLMETALIRON.COM

ENGINEERING: ROCKY RIDGE CIVIL ENGINEERING
 CONTACT: JOEL PAAS
 JPAAS@ROCKYRIDGECIVIL.COM

SURVEY: MOUNTAIN NAVIGATION, INC.
 CONTACT: GEORGE MOODY
 GEORGE.MOODY@MOUNTAINNAV.COM

STAFF CERTIFICATE OF APPROVAL

THIS SUBDIVISION AMENDMENT PLAT OF THE LOT 1, BLOCK 1, MEADOWLARK BUSINESS PARK FILING NO. 3, REPLAT D IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 5 DAY OF Jan, 2023 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.


 PLANNING MANAGER

SURVEYOR'S STATEMENT

I, GEORGE CHRISTIAN MOODY, A REGISTERED 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 THIS 28th DAY OF DECEMBER, 2022

BY: 
 GEORGE C. MOODY, CO PLS REG. # 38002



MEADOWLARK BUSINESS PARK FILING 3, REPLAT D

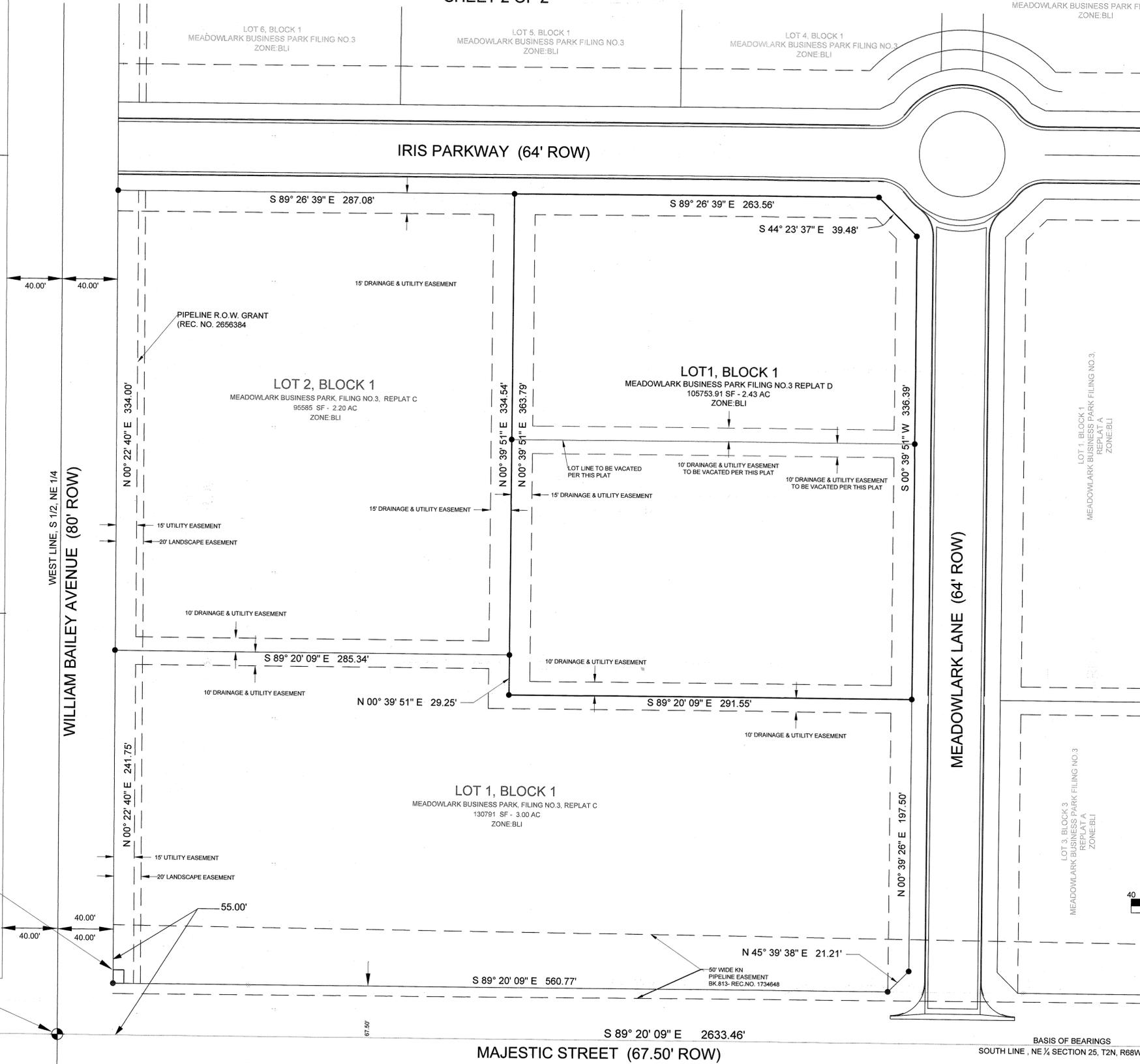
LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 2 NORTH - RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 SHEET 2 OF 2

DREAM ACRES
 BLOCK 27
 ZONE-WELD COUNTY AGRICULTURE

DREAM ACRES
 BLOCK 28
 ZONE-WELD COUNTY AGRICULTURE

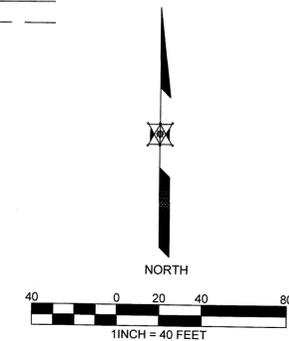
DREAM ACRES
 BLOCK 29
 ZONE-WELD COUNTY AGRICULTURE

LOT 3, BLOCK 1
 MEADOWLARK BUSINESS PARK FILING NO.3
 ZONE:BLI



LEGEND

- FOUND #5 REBAR AND 1.5" YELLOW PLASTIC CAP LS 38002
- ⊕ FOUND SECTION CORNER - AS DESCRIBED
- PROJECT BOUNDARY



C 1/4 CORNER
 SECTION 25, T.2 N.-R.68 W. 6TH P.M.
 FOUND #6 REBAR W/ 3.25" ALUMINUM CAP
 LS 32435 -- "2018"

FOUND #5 REBAR AND CAP
 L.S. 28286

E 1/4 CORNER
 SECTION 25, T.2 N.-R.68 W. 6TH P.M.
 FOUND 3.25" BLM BRASS CAP "1952"

BASIS OF BEARINGS
 SOUTH LINE, NE 1/4 SECTION 25, T2N, R68W, 6TH P.M.