

4876766 Pages: 1 of 1
 01/13/2023 09:14 AM R Fee: \$13.00
 Only Kansas, Clark and Recorder, 3rd County, CO

RASPBERRY HILL BUSINESS PARK REPLAT B

LOT 11, RASPBERRY HILL BUSINESS PARK, IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

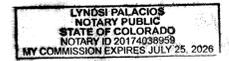
THE UNDERSIGNED CERTIFY TO AND FOR THE BENEFIT OF THE TOWN OF FREDERICK, THAT AS OF THE DATE SET FORTH BELOW AND THE DATE OF RECORDING OF THIS DOCUMENT, THE UNDERSIGNED CONSTITUTE ALL OF THE OWNERS OF THE PROPERTY THAT IS THE SUBJECT OF THIS PLAT, THAT THE UNDERSIGNED HAVE GOOD RIGHT AND FULL POWER TO 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 LOT 11 AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF RASPBERRY HILL BUSINESS PARK 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.

LOT 11, RASPBERRY HILL BUSINESS PARK, ACCORDING TO PLAT RECORDED MARCH 16, 2005, AT RECEPTION NO. 3268884, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

EXECUTED THIS 04 DAY OF January A.D. 2023

Jim Yoakum
 JIM YOAKUM FOR,
 D&H LAND DEVELOPMENT, LLC



BY ITS ACKNOWLEDGEMENT

STATE OF COLORADO)ss.
 COUNTY OF Larimer)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF January A.D. 2023

BY Jim Yoakum AS Manager

OF D&H Land Dev. AN AUTHORIZED SIGNATORY.

BY Lynosi Palacios
 NOTARY PUBLIC

WITNESS MY HAND AND SEAL

20174938959 MY COMMISSION EXPIRES 7/25/26
 NOTARY I.D. NUMBER

STAFF CERTIFICATE OF APPROVAL:

THIS SUBDIVISION AMENDMENT PLAT OF THE RASPBERRY HILL BUSINESS PARK REPLAT B DESCRIBED AS LOT 11, RASPBERRY HILL BUSINESS PARK, ACCORDING TO PLAT RECORDED MARCH 16, 2005, AT RECEPTION NO. 3268884, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT ON THIS 4 DAY OF January 2023 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

Ali van Duzekom
 PLANNING MANAGER

SURVEYOR'S NOTES:

- THE BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST AS SOUTH 89°29'22" WEST ACCORDING TO THE PLAT OF RASPBERRY HILL BUSINESS PARK, BETWEEN MONUMENTS SHOWN HEREON.
 - THIS PLAT WAS CREATED TO VACATE A DRAINAGE EASEMENT AND A POND EASEMENT SHOWN ON THIS PLAT AND DESCRIBED ON THE PLAT OF RASPBERRY HILL BUSINESS PARK RECORDED MARCH 16, 2005 AT RECEPTION NO. 3268884 AND ALSO TO CREATE A NEW POND EASEMENT AND DRAINAGE EASEMENT.
 - ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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.
 - FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT 100-N0036921-010-T02, AMENDMENT NO. 3, EFFECTIVE DATE SEPTEMBER 1, 2022 WAS RELIED UPON FOR RECORD DATA REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- QUIT CLAIM DEED RECEPTION NUMBER 4596928 FILED JUNE 8, 2020, EXTINGUISHING OIL AND GAS EASEMENTS NUMBER 3112949 WAS PROVIDED BUT NOT INCLUDED IN THE TITLE COMMITMENT LIST OF EXCEPTIONS.

SURVEYOR'S CERTIFICATE:

I, STEVEN B. VARRIANO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SUBDIVISION AMENDMENT PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SUBDIVISION AMENDMENT PLAT AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 19th DAY OF December, 2022.

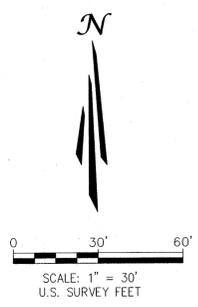
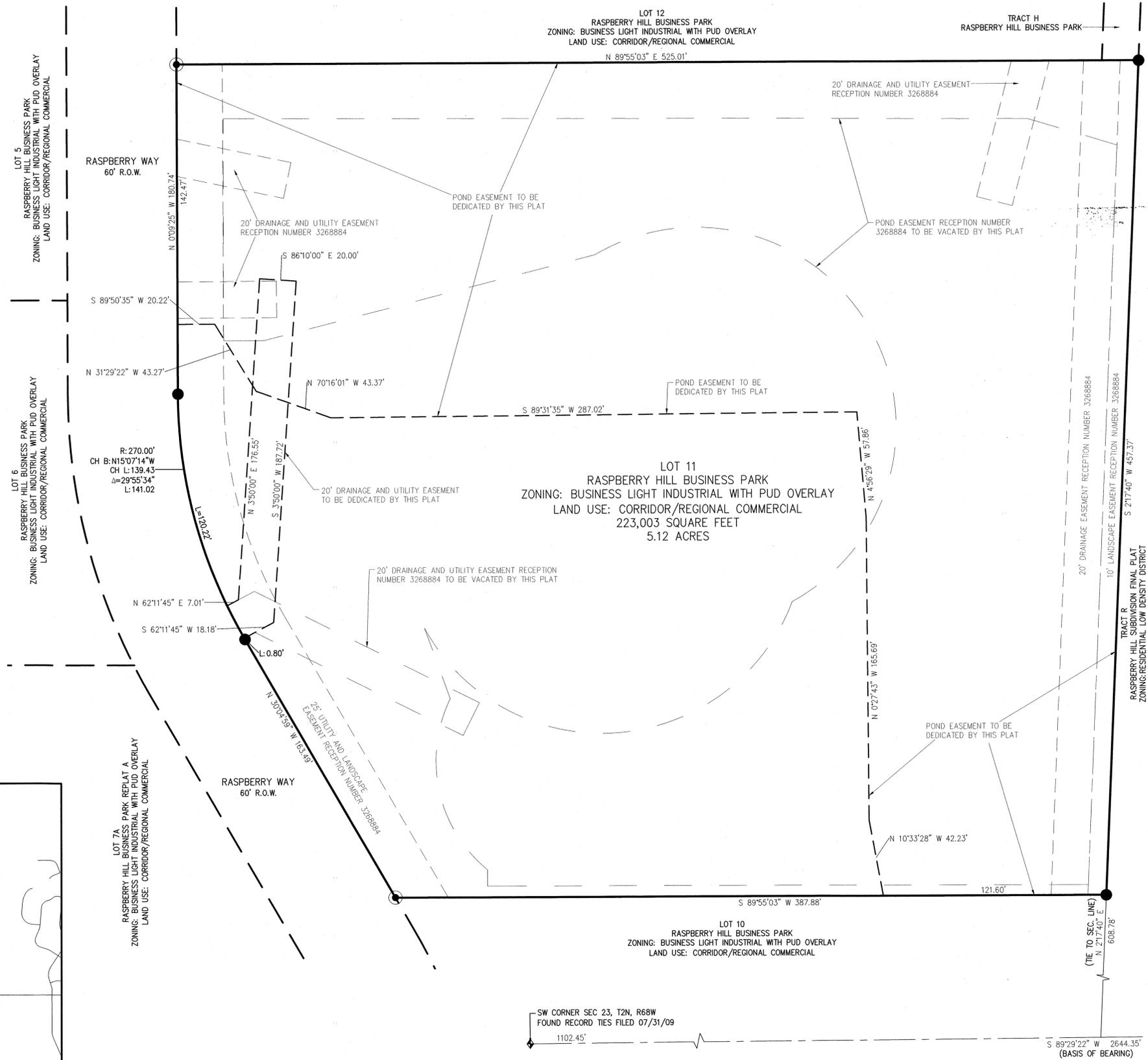
Steven B. Varriano
 STEVEN B. VARRIANO, PLS 30126



S1/4 CORNER SEC 23, T2N, R68W
 FOUND 3 1/4 INCH METAL CAP IN
 MONUMENT BOX, ILLEGIBLE
 1541.90'

SW CORNER SEC 23, T2N, R68W
 FOUND RECORD TIES FILED 07/31/09
 1102.45'

S 89°29'22" W 2644.35'
 N 217°40' E 608.78'
 (TIE TO SEC. LINE)
 (BASIS OF BEARING)



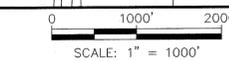
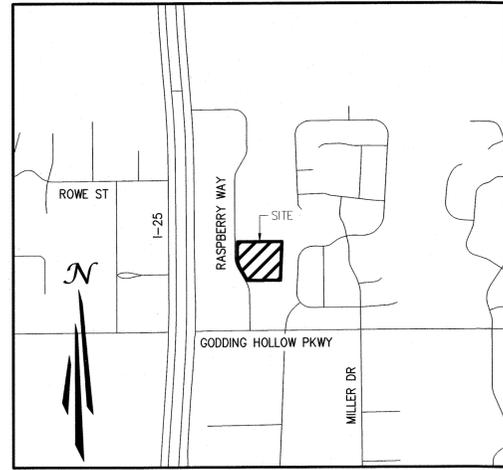
- ### LEGEND
- ◆ CONTROL MONUMENT AS DESCRIBED HEREON
 - SET #4 REBAR WITH PLASTIC CAP, PLS 30126
 - FOUND #5 REBAR WITH PLASTIC CAP, PLS 33203
 - PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - SECTION LINE
 - - - EASEMENT
 - - - EASEMENT BEING CREATED

CONTACT LIST:

CIVIL ENGINEER:
 TAIT & ASSOCIATES, INC.
 6163 EAST COUNTY ROAD 16
 LOVELAND, CO 80537
 ATTN: ROBERT MCCLELLAN, PE
 970-612-5441

SURVEYOR:
 TAIT & ASSOCIATES, INC.
 6163 EAST COUNTY ROAD 16
 LOVELAND, CO 80537
 ATTN: STEVEN VARRIANO, PLS
 970-612-5445

OWNER/DEVELOPER:
 D&H LAND DEVELOPMENT, LLC
 14707 NORTH 95TH STREET
 LONGMONT, CO 80504
 ATTN: JIM YOAKUM
 307-215-6625



6163 East County Road 16 Loveland, CO 80537 P: 970.612.1447 www.tait.com		ENGINEERING ENVIRONMENTAL BUILDING LAND Orange County Sacramento San Luis Obispo Boise		Dallas Denver Boise	
		Since 1964		REVISIONS	
		NO.		DESCRIPTION	
DRAWN: KR		DATE: 12/15/22		CHECKED: SBV	
DATE: 12/19/22		REVISION #:		DATE:	
JOB NO. CO14210		1 OF 1			