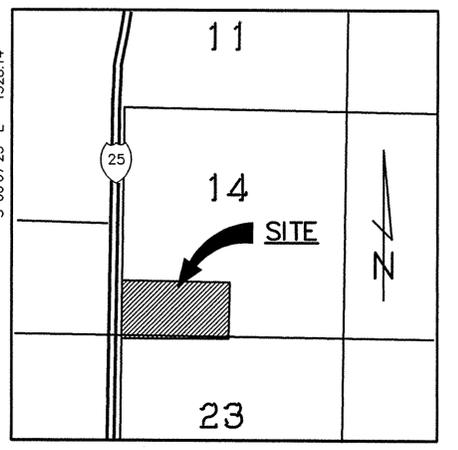
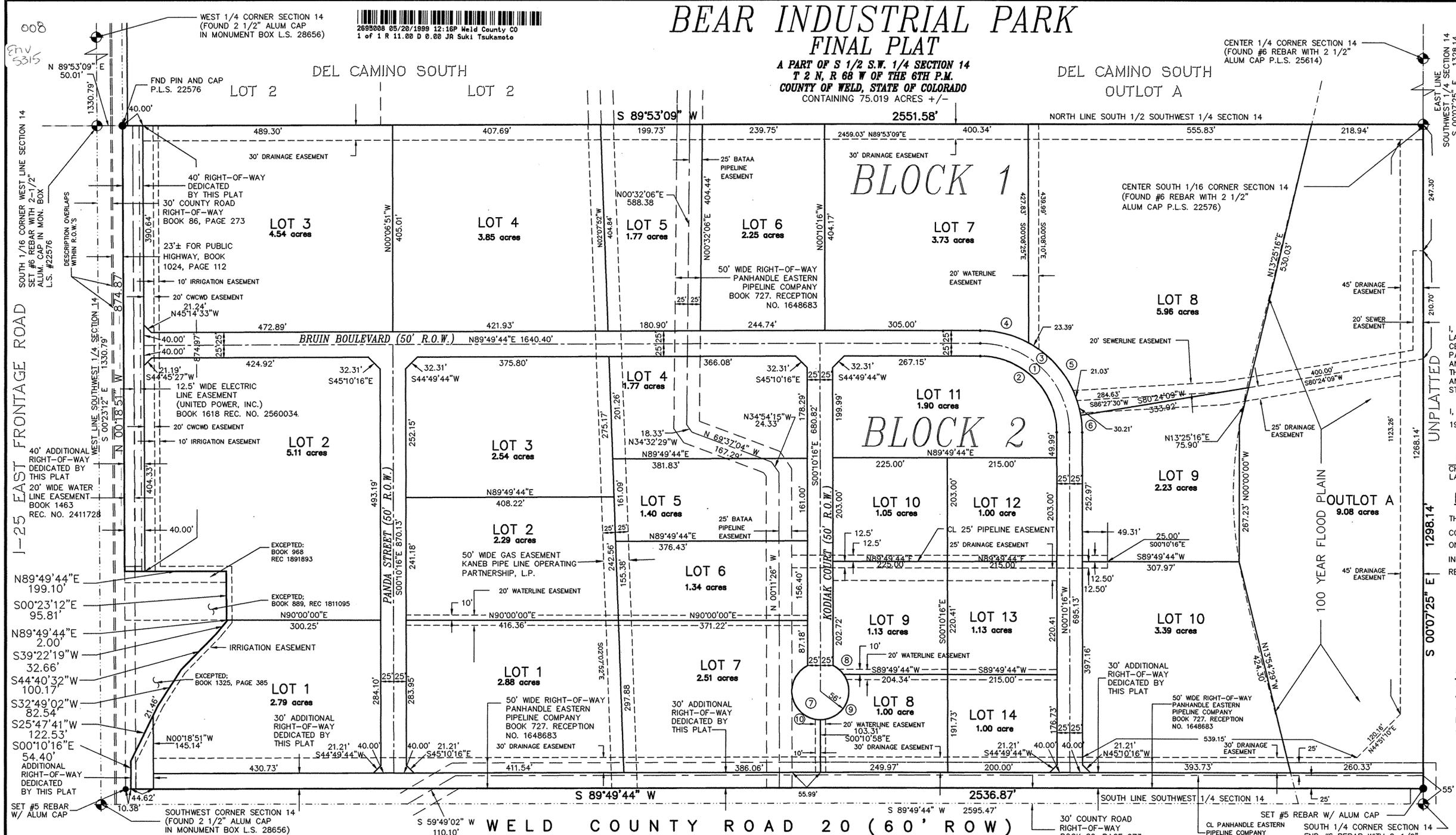


# BEAR INDUSTRIAL PARK FINAL PLAT

A PART OF S 1/2 S.W. 1/4 SECTION 14  
T 2 N, R 68 W OF THE 6TH P.M.  
COUNTY OF WELD, STATE OF COLORADO  
CONTAINING 75.019 ACRES +/-



## VICINITY MAP SURVEYOR'S CERTIFICATE

I, CHARLES R. MELVIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF "BEAR INDUSTRIAL PARK" WAS MADE BY ME (OR UNDER MY DIRECT SUPERVISION) AND THAT THE ACCOMPANYING PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

I, ATTEST THE ABOVE ON THIS 12 DAY OF MAY 1999

*Charles R. Melvin*  
CHARLES R. MELVIN, COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR  
22576

## RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT \_\_\_\_\_, M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 19\_\_\_\_, IN THE BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ MAP \_\_\_\_\_ RECEPTION \_\_\_\_\_

\_\_\_\_\_  
COUNTY CLERK AND RECORDER  
BY: \_\_\_\_\_  
DEPUTY

## CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COLORADO, THIS 8<sup>th</sup> DAY OF April A.D., 1999.

*Edward J. Tagliante*  
MAYOR

ATTEST: *Kim Saberski*  
TOWN CLERK



## CERTIFICATE OF DEDICATION, OWNERSHIP AND MAINTENANCE

KNOW ALL MEN BY THESE PRESENTS THAT HIRSCHFELD FAMILY PARTNERSHIP LTD., BEING THE OWNERS, AND FIRST NATIONAL BANK OF LONGMONT, BEING THE MORTGAGEE OR LIEN HOLDER OF CERTAIN LANDS IN WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THOSE PORTIONS SHOWN IN BOOK 1024 AT PAGE 112, BOOK 1325 AT PAGE 385, BOOK 889 AS RECEPTION NO. 1811095 AND IN BOOK 968 AS RECEPTION NO. 1891893, COUNTY OF WELD, STATE OF COLORADO.

BASIS OF BEARINGS, THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14 BEING N 00°23'12" W.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "BEAR INDUSTRIAL PARK", AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND OTHER PUBLIC RIGHTS-OF-WAY, UTILITY, DRAINAGE EASEMENTS AND OUTLOT A FOR THE PURPOSE SHOWN HEREON.

EXECUTED THIS 12 DAY OF MAY A.D., 1999

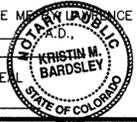
HIRSCHFELD FAMILY PARTNERSHIP LTD.  
BY: *Laurence Hirschfeld*  
LAWRENCE HIRSCHFELD, GENERAL PARTNER  
12971 NORTH 87TH, LONGMONT, CO. 80501

STATE OF COLORADO )  
                          ) S.S.  
COUNTY OF WELD )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, \_\_\_\_\_, HIRSCHFELD, GENERAL PARTNER THIS 12<sup>th</sup> DAY OF MAY 1999. MY COMMISSION EXPIRES Feb. 3 2002

NOTARY PUBLIC,  
*Kristin M. Bardsley*

WITNESS MY HAND AND SEAL



EXECUTED THIS 12<sup>th</sup> DAY OF MAY A.D., 1999

FIRST NATIONAL BANK OF LONGMONT, MORTGAGEE OR LIEN HOLDER  
BY: *Daniel R. Grant*  
(NAME AND TITLE) DANIEL R. GRANT, VICE PRESIDENT  
401 MAIN STREET, LONGMONT, CO. 80501

STATE OF COLORADO )  
                          ) S.S.  
COUNTY OF WELD )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, \_\_\_\_\_, DULY AUTHORIZED REPRESENTATIVE OF THE FIRST NATIONAL BANK OF LONGMONT THIS 12<sup>th</sup> DAY OF MAY 1999. MY COMMISSION EXPIRES Feb. 3 2002

NOTARY PUBLIC,  
*Kristin M. Bardsley*

WITNESS MY HAND AND SEAL



## CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	175.00'	274.89'	175.00'	247.49'	S 45°10'16" E	90°00'00"
2	150.00'	235.62'	150.00'	212.13'	S 45°10'16" E	90°00'00"
3	200.00'	314.16'	200.00'	282.84'	S 45°10'16" E	90°00'00"
4	200.00'	99.11'	50.60'	98.10'	S 75°58'27" E	28°23'37"
5	200.00'	181.55'	97.57'	175.38'	S 35°48'22" E	52°00'33"
6	200.00'	33.50'	16.79'	33.46'	S 04°58'10" E	09°35'49"
7	56.00'	300.03'	27.94'	50.00'	N 89°49'44" E	306°58'14"
8	56.00'	27.47'	14.02'	27.19'	N 89°49'44" E	28°08'14"
9	56.00'	122.53'	108.43'	99.51'	S 27°07'57" W	125°22'11"
10	56.00'	150.03'	237.80'	109.02'	N 13°26'03" W	153°29'49"

## PURPOSE AND DESCRIPTION OF OUTLOT

OUTLOT "A" RESERVED FOR OPEN SPACE, DRAINAGE AND UTILITY EASEMENTS. TO BE OWNED AND MAINTAINED BY THE TOWN OF FREDERICK.

## FLOODPLAIN STATEMENT:

THE LIMITS OF THE 100 YEAR FLOODPLAIN ARE APPROXIMATELY DESIGNATED PER THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 080266 0850 C, DATED SEPTEMBER 28, 1982.

## NOTES:

- THE BURIED PORTIONS OF THE IRRIGATION DITCH LOCATED WITHIN THE IRRIGATION EASEMENT SHOWN ON LOTS 2 AND 3 OF BLOCK 1 SHALL BE MAINTAINED BY THE OWNERS OF THOSE RESPECTIVE LOTS.