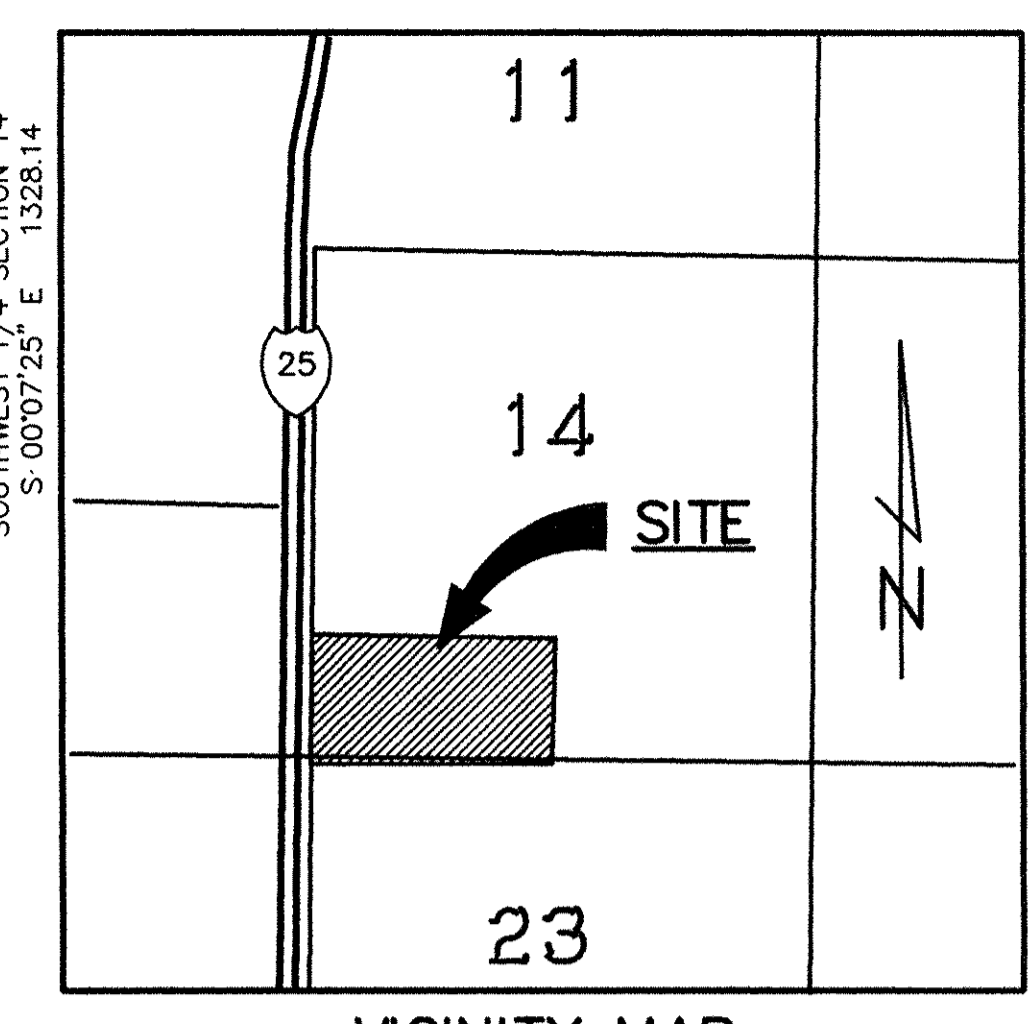
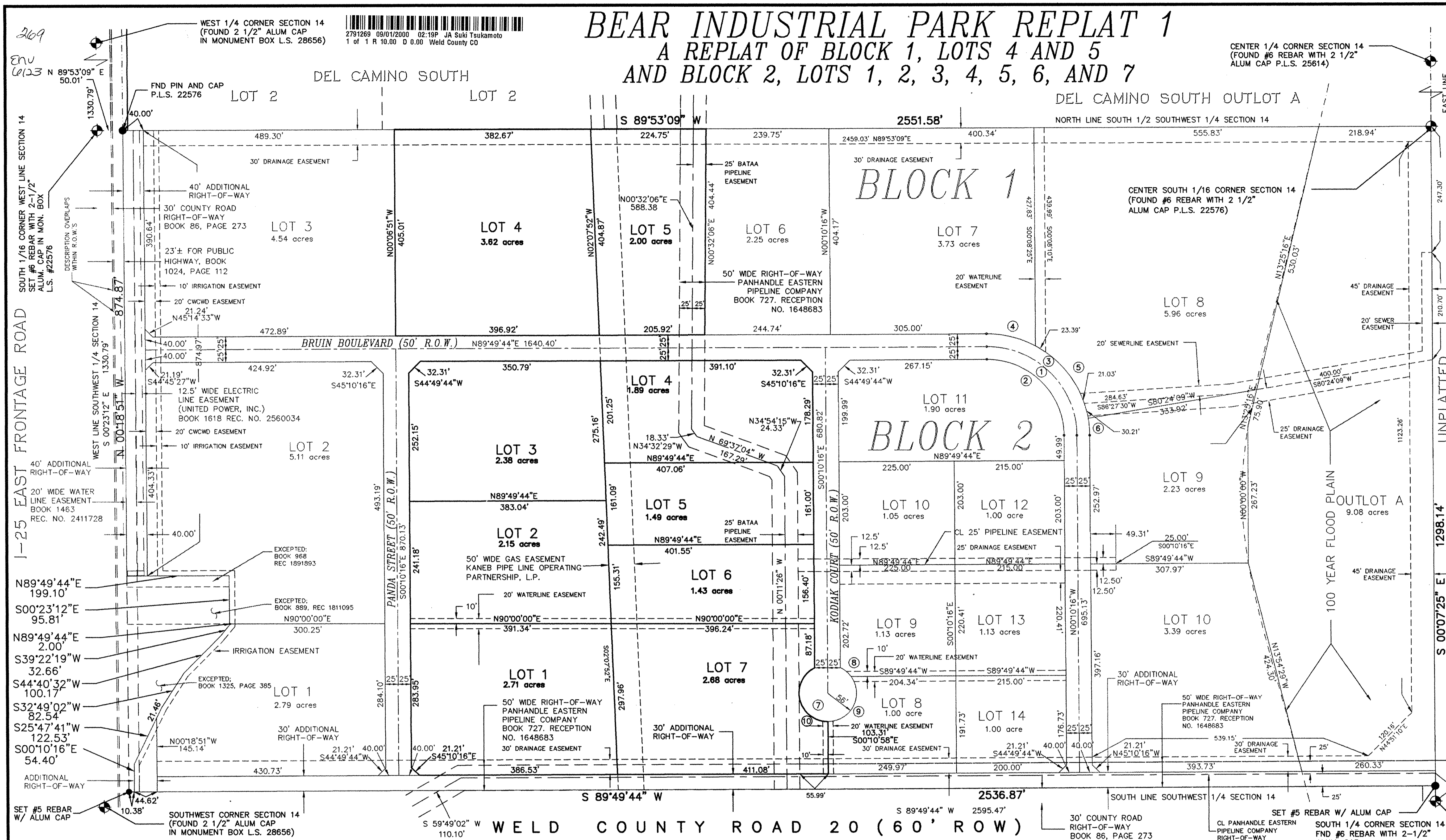


# BEAR INDUSTRIAL PARK REPLAT 1

## A REPLAT OF BLOCK 1, LOTS 4 AND 5 AND BLOCK 2, LOTS 1, 2, 3, 4, 5, 6, AND 7



### 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, REPLAT 1" 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 22<sup>nd</sup> DAY OF AUGUST 2000.

*Charles R. Melvin*  
 CHARLES R. MELVIN, COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 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., 20\_\_\_\_, 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 24<sup>th</sup> DAY OF AUG A.D., 2000.

*Edward J. Taghente*  
 MAYOR  
 ATTEST:  
 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:  
 BLOCK 1, LOTS 4 AND 5 AND BLOCK 2 LOTS 1, 2, 3, 4, 5, 6, AND 7 OF BEAR INDUSTRIAL PARK

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 REPLAT 1", AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND OTHER PUBLIC RIGHTS-OF-WAY FOR THE PURPOSE SHOWN HEREON.

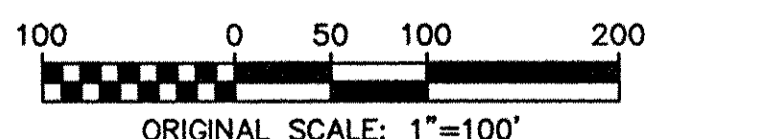
EXECUTED THIS 23<sup>rd</sup> DAY OF Aug A.D., 2000  
 HIRSCHFELD FAMILY PARTNERSHIP LTD.  
 BY Lawrence Hirschfeld G.P.  
 LAWRENCE HIRSCHFELD, GENERAL PARTNER  
 12971 NORTH 87TH, LONGMONT, CO. 80501  
 STATE OF COLORADO)  
 COUNTY OF WELD )  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY LAWRENCE HIRSCHFELD, GENERAL PARTNER THIS 23<sup>rd</sup> DAY OF August, A.D., 2000. MY COMMISSION EXPIRES 5-26-2003  
 NOTARY PUBLIC  
*Bonnie Rose Stevens* *Julie John*

EXECUTED THIS 23<sup>rd</sup> DAY OF Aug A.D., 2000  
 FIRST NATIONAL BANK OF LONGMONT, MORTGAGEE OR LIEN HOLDER  
 BY Robert T. Hills  
 (NAME AND TITLE)  
 401 MAIN STREET, LONGMONT, CO. 80501  
 STATE OF COLORADO)  
 COUNTY OF WELD )  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY Robert T. Hills, VP DULY AUTHORIZED REPRESENTATIVE OF THE FIRST NATIONAL BANK OF LONGMONT THIS 23<sup>rd</sup> DAY OF August, A.D., 2000. MY COMMISSION EXPIRES 5-26-2003  
 NOTARY PUBLIC  
*Bonnie Rose Stevens* *Julie John*

EXECUTED THIS 23<sup>rd</sup> DAY OF August A.D., 2000  
 ABS CONCRETE, INC.  
 BY Albino Bustillos President  
 (NAME AND TITLE)  
 1935 BLUE MOUNTAIN ROAD, LONGMONT, CO. 80504  
 STATE OF COLORADO)  
 COUNTY OF WELD )  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY Albino Bustillos DULY AUTHORIZED REPRESENTATIVE OF ABS CONCRETE, INC. THIS 23<sup>rd</sup> DAY OF August, A.D., 2000. MY COMMISSION EXPIRES 8-5-2002  
 NOTARY PUBLIC  
*Lawrence Hirschfeld* *Lawrence Hirschfeld*

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'	235.92'	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°46'22" 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	308°58'14"
8	56.00'	27.47'	14.02'	27.19'	S 49°36'16" E	28°06'14"
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"

### CURVE DATA



### MELVIN SURVEYING

4755 SHOUP PLACE  
BOULDER, COLORADO 80303  
1-303-499-2175

BEAR INDUSTRIAL PARK  
REPLAT OF BLOCK 1, LOTS 4 AND 5  
AND BLOCK 2 LOTS 1, 2, 3, 4, 5, 6, AND 7

JOB NO	DATE	CAD NO	SHEET NO
255-1	06/30/00	2551REPLAT	1 OF 1