

**CERTIFICATE OF DEDICATION**

3096005 08/15/2003 02:21P Weld County, CO  
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

005 KNOW ALL MEN BY THESE PRESENTS THAT HIRSCHFELD FAMILY PARTNERSHIP LTD. BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED IN TO A LOT, BLOCK AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF "BEAR INDUSTRIAL PARK REPLAT 2", AND DO HEREBY DEDICATE TO THE PUBLIC SUCH PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN. THE ENTITIES NAMED ON THE EASEMENT, OR RESPONSIBLE FOR THE SERVICES AND/OR UTILITIES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSES NAMED ON THE EASEMENT OR FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES SHOWN HEREON AND THE ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION ARE DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USE AND PURPOSES. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

LOT 1-A, BLOCK 1, BEAR INDUSTRIAL PARK REPLAT 2, BEING A PART OF LOTS 1 AND 2, BEAR INDUSTRIAL PARK, RECORDED IN RECEPTION NUMBER 2695008, DATED MAY 20, 1999 IN THE WELD COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN ON AN ASSUMED BEARING OF N 00°23'12" W BETWEEN THE FOUND MONUMENTS DESCRIBED AS A FOUND 2 -1/2" ALUMINUM CAP IN A RANGE BOX LS 22576 AT THE SOUTH SIXTEENTH CORNER OF SAID SECTION 14 AND A FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX LS 28656 AT THE SOUTHWEST QUARTER OF SAID SECTION 14.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 14;

THENCE N89°49'44"E ALONG THE SOUTH LINE OF SAID SECTION 14 A DISTANCE OF 245.43 FEET;

THENCE N00°12'26"W A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

THENCE N00°12'26"W A DISTANCE OF 20.00 FEET;

THENCE N45°11'21"W A DISTANCE OF 141.47 FEET;

THENCE N00°12'26"W A DISTANCE OF 211.90 FEET;

THENCE N08°25'35"W A DISTANCE OF 409.89 FEET;

THENCE N00°18'51"W A DISTANCE OF 62.57 FEET;

THENCE N44°45'27"E A DISTANCE OF 21.19 FEET;

THENCE N89°49'44"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF BRUIN BOULEVARD A DISTANCE OF 424.92 FEET;

THENCE S45°10'16"E A DISTANCE OF 32.31 FEET;

THENCE S00°10'16"E ALONG THE WEST RIGHT-OF-WAY LINE OF BUSCH PLACE A DISTANCE OF 777.29 FEET;

THENCE S44°49'44"W A DISTANCE OF 21.21 FEET;

THENCE S89°49'44"W A DISTANCE OF 288.51 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 338,074 SQUARE FEET, 7.761 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET MY/OUR HAND(S) AND SEAL(S). EXECUTED THIS 12<sup>th</sup> DAY OF AUGUST A.D., 20 03

HIRSCHFELD FAMILY PARTNERSHIP LTD, A COLORADO LIMITED PARTNERSHIP.

BY: Lawrence Hirschfeld G.P.  
LAWRENCE HIRSHFELD, GENERAL PARTNER  
9201 BRUIN BOULEVARD  
FREDERICK, CO 80504

STATE OF COLORADO )  
COUNTY OF WELD )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY LAWRENCE HIRSHFELD, GENERAL PARTNER THIS 12<sup>th</sup> DAY OF AUGUST A.D., 20 03  
MY COMMISSION EXPIRES: 12-30-2006

Leslie L. Taber  
NOTARY PUBLIC

WITNESS MY HAND AND SEAL



FIRST NATIONAL BANK OF LONGMONT, MORTGAGEE OR LIEN HOLDER.

BY: [Signature]

401 MAIN STREET  
LONGMONT, CO 80501

STATE OF COLORADO )  
COUNTY OF WELD )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY DANIEL R GRANT

THIS 12<sup>th</sup> DAY OF AUGUST A.D., 2003  
MY COMMISSION EXPIRES: 12-30-2006

Leslie L. Taber  
NOTARY PUBLIC

WITNESS MY HAND AND SEAL



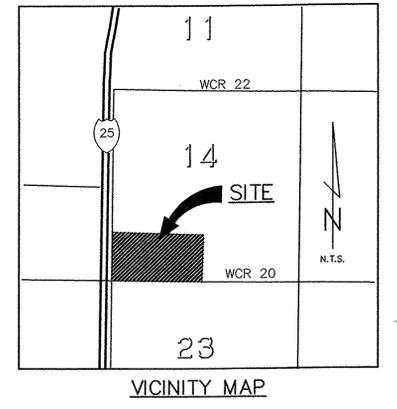
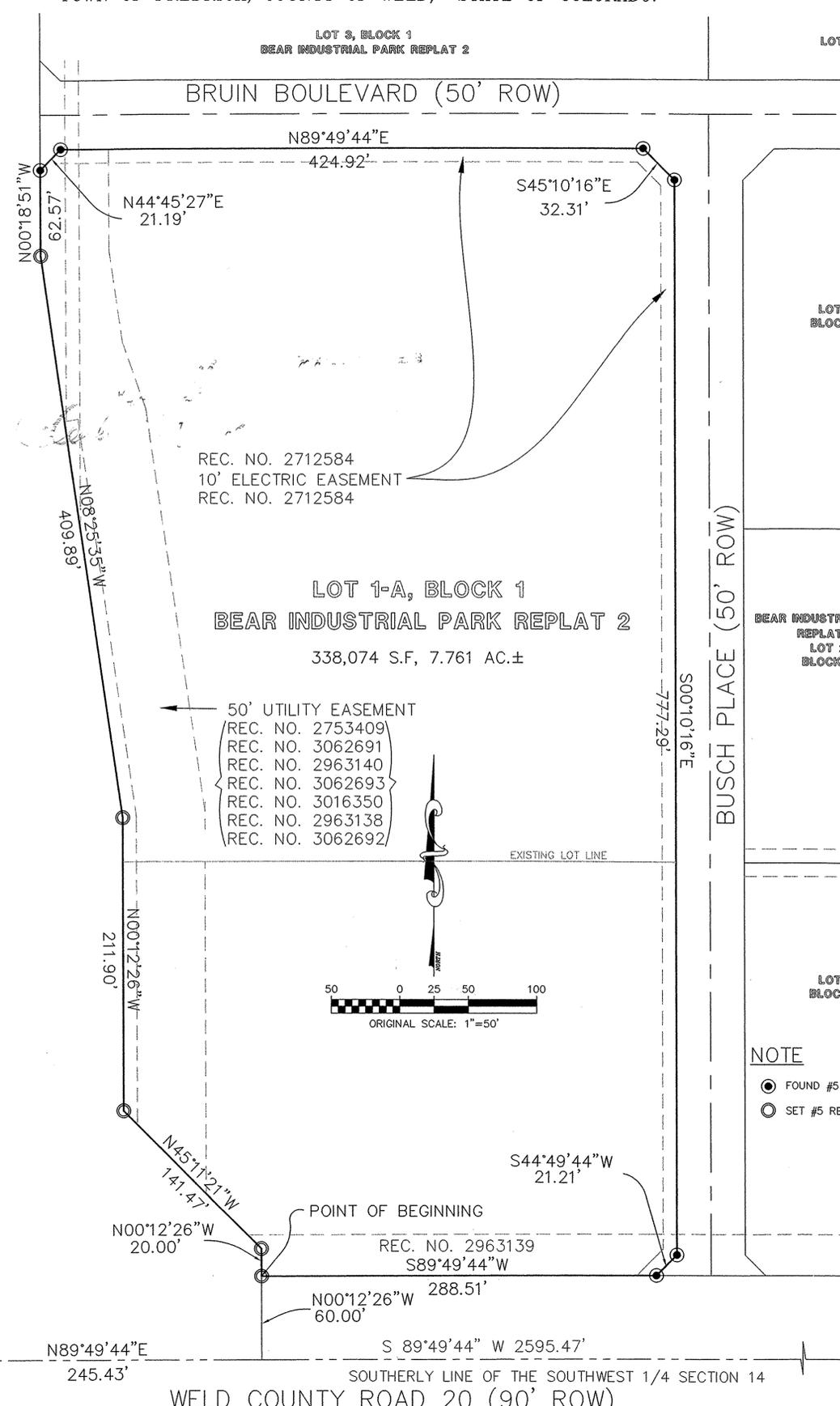
POINT OF COMMENCEMENT  
SOUTHWEST CORNER SECTION 14  
FOUND 2-1/2" ALUM. CAP  
LS 28656 IN RANGE BOX

# BEAR INDUSTRIAL PARK REPLAT 2

A REPLAT OF LOTS 1 AND 2, BLOCK 1, BEAR INDUSTRIAL PARK, A PART OF THE S 1/2, OF THE SW 1/4, SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M. TOWN OF FREDRICK, COUNTY OF WELD, STATE OF COLORADO.

SOUTH 1/16 CORNER  
WEST LINE SECTION 14  
FOUND 2-1/2" ALUM. CAP  
LS 22576 IN RANGE BOX

1-25 EAST FRONTAGE ROAD (ROW VARIES)  
N 00°23'12" W 1330.79' (PLAT) 1330.73' (ACTUAL)  
WESTERLY LINE OF THE SOUTHWEST 1/4 SECTION 14  
BASIS OF BEARINGS



**SURVEYOR'S CERTIFICATE**

I, CHARLES R. MELVIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS FINAL PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 12<sup>th</sup> DAY OF AUGUST, 20 03.

Charles R. Melvin  
CHARLES R. MELVIN, REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 12345

**BEARING STATEMENT**

BEARINGS ARE REFERRED TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M. ON AN ASSUMED BEARING OF N00°23'12"W BETWEEN EXISTING MONUMENTS AS SHOWN HEREON.

**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.

**PLANNING COMMISSION CERTIFICATE OF APPROVAL**

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_

**BOARD OF TRUSTEES CERTIFICATE OF APPROVAL**

THIS FINAL PLAT MAP OF THE BEAR INDUSTRIAL PARK REPLAT 2 IS APPROVED AND ACCEPTED BY ORDINANCE NO. 201 PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON THIS 14<sup>th</sup> DAY OF August, 20 03, AND RECORDED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_ AS RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF FREDERICK, COLORADO. THE DEDICATIONS OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON, SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN, AND THE ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION, ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THE TOWN. THE CONSTRUCTION OF IMPROVEMENTS BENEFITTING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A SEPARATE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS.

THIS ACCEPTANCE OF THE FINAL PLAT DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.

Richard P. Wyatt  
MAYOR

ATTEST:  
Jacqueline McCConnell  
TOWN CLERK

**MELVIN SURVEYING**  
1202 FALL RIVER CIRCLE  
LONGMONT, COLORADO 80501  
303-702-0868

BEAR INDUSTRIAL PARK  
REPLAT 2  
LOTS 1 AND 2

ITEM	REVISION	DATE
1	DISPLAY, LEGAL	8.17.03
2	LOT 1-A	8.04.03

JOB NO	DATE	CAD NO	SHEET NO
10737	4/14/03	10737	1 OF 1