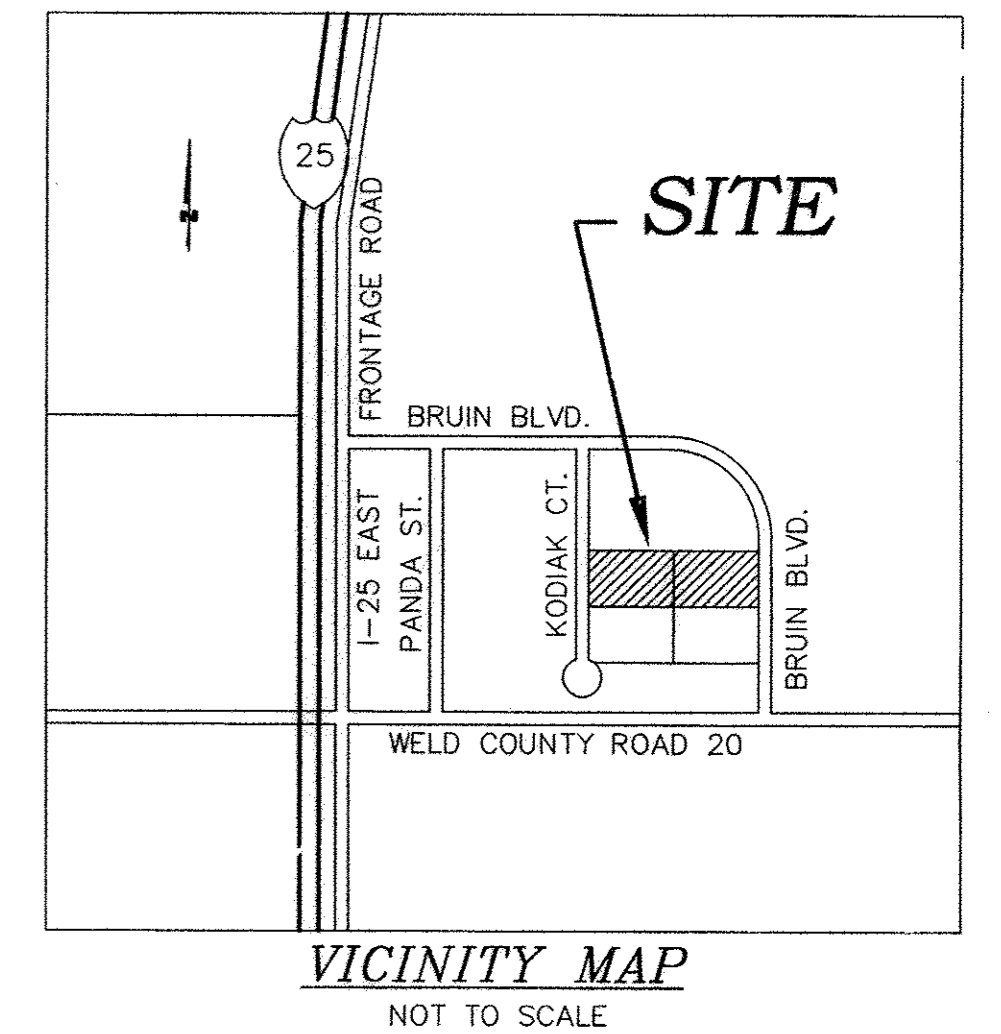
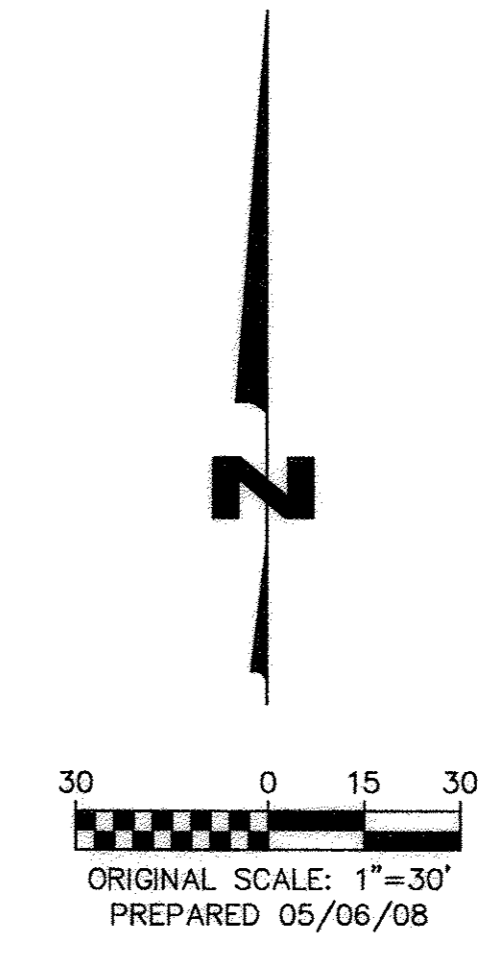
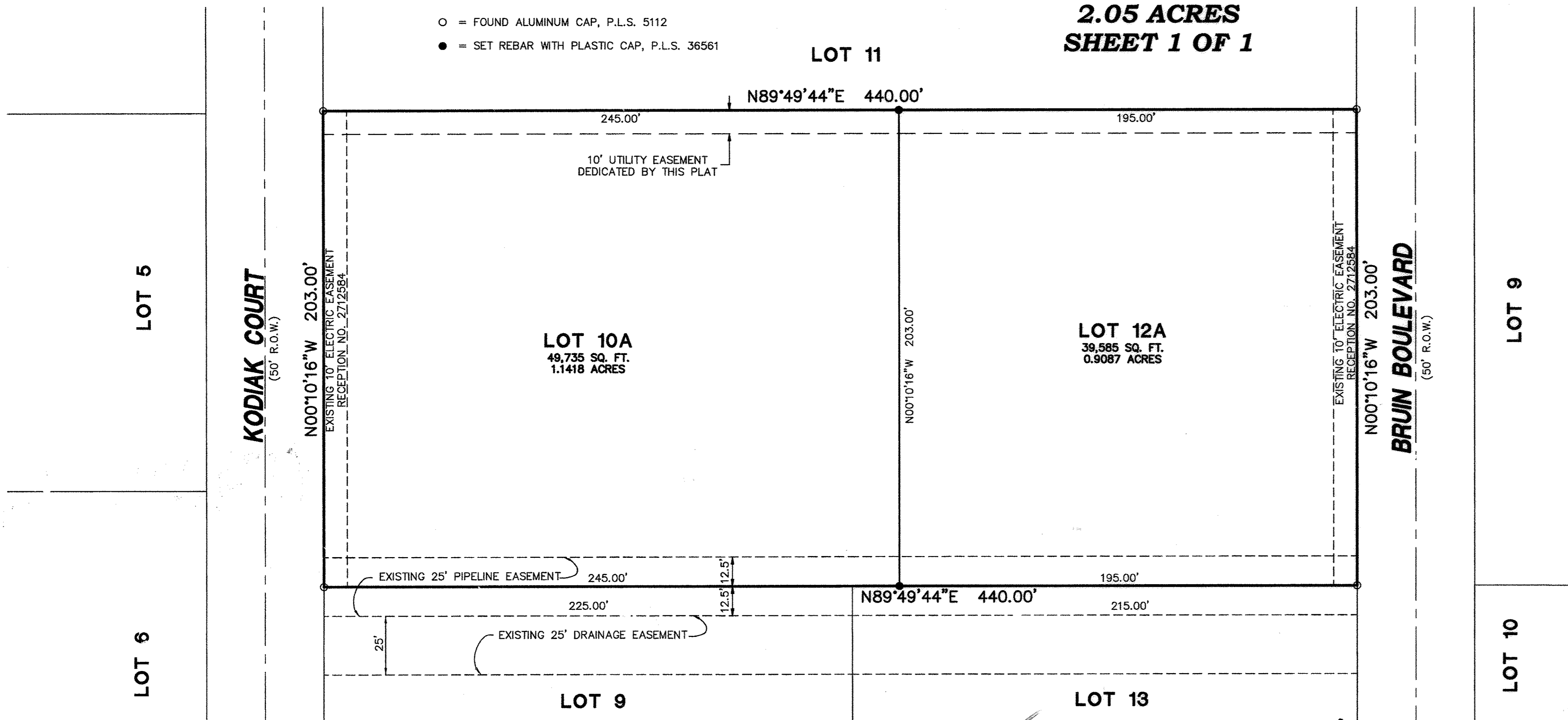


# BEAR INDUSTRIAL PARK FOURTH REPLAT

A REPLAT OF LOTS 10 AND 12, BLOCK 2, BEAR INDUSTRIAL PARK  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.  
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

2.05 ACRES  
SHEET 1 OF 1

○ = FOUND ALUMINUM CAP, P.L.S. 5112  
● = SET REBAR WITH PLASTIC CAP, P.L.S. 36561



**SURVEYOR'S CERTIFICATE:**  
I, CHRISTOPHER H. McELVAIN, 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 13th DAY OF August, 2008.

BY: CHRISTOPHER H. McELVAIN, COLORADO P.L.S. 36561  
**PLANNING COMMISSION CERTIFICATE OF APPROVAL:**  
APPROVED BY THE FREDERICK PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008.  
CHAIRMAN \_\_\_\_\_  
PLANNING COMMISSION SECRETARY \_\_\_\_\_

**BOARD OF TRUSTEES CERTIFICATE OF APPROVAL:**  
THIS FINAL PLAT MAP OF BEAR INDUSTRIAL PARK FOURTH REPLAT IS APPROVED AND ACCEPTED BY ORDINANCE NO. 411, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON August 22, 2008, AND RECORDED ON \_\_\_\_\_ 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, PAVEMENT 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 BENEFITING 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.  
MAYOR \_\_\_\_\_  
TOWN CLERK \_\_\_\_\_

**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., 2008.  
IN THE BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ MAP \_\_\_\_\_ RECEPTION NO. \_\_\_\_\_  
COUNTY CLERK AND RECORDER \_\_\_\_\_  
BY: \_\_\_\_\_ DEPUTY

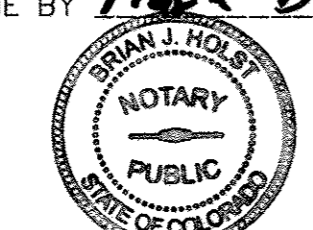
**CERTIFICATE OF DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT CENTENNIAL LENDING, LLC. AND PREMIER MEMBERS FEDERAL CREDIT UNION AS TO LOT 10 AND ROCKY MOUNTAIN LAND COMPANY, LLC AND THE HIRSCHFIELD FAMILY PARTNERSHIP, LTD. AS TO LOT 12, BEING THE OWNERS, MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS AS SHOWN HEREON UNDER THE NAME OF BEAR INDUSTRIAL PARK FOURTH REPLAT. 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.

LOTS 10 AND 12,  
BLOCK 2,  
BEAR INDUSTRIAL PARK,  
COUNTY OF WELD, STATE OF COLORADO.

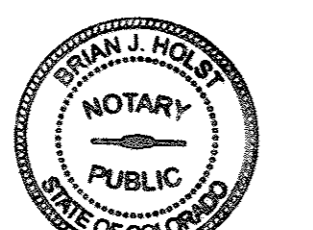
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 15 DAY OF August, 2008.  
CENTENNIAL LENDING, LLC (OWNER OF LOT 10)  
BY: Mark Bostock President  
(NAME AND TITLE)  
STATE OF COLORADO )  
COUNTY OF WELD ) SS

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY Mark Bostock AS President/CEO THIS 15th DAY OF August, 2008.  
WITNESS MY HAND AND SEAL [Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 5-15-2011



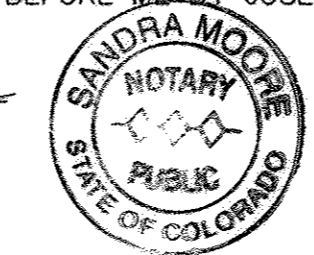
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 15th DAY OF August, 2008.  
PREMIER MEMBERS FEDERAL CREDIT UNION (MORTGAGEE OR LIEN HOLDER OF LOT 10)  
BY: Thomas N. Evers Pres/CEO  
(NAME AND TITLE)  
STATE OF COLORADO )  
COUNTY OF WELD ) SS

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY Thomas N. Evers AS President/CEO THIS 15th DAY OF August, 2008.  
WITNESS MY HAND AND SEAL [Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 5-15-2011



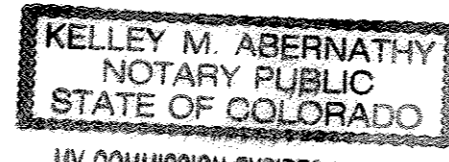
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 13 DAY OF August, 2008.  
ROCKY MOUNTAIN LAND COMPANY, LLC (OWNER OF LOT 12)  
BY: Joseph A. Jehn, President  
STATE OF COLORADO )  
COUNTY OF JEFFERSON ) SS

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY JOSEPH A. JEHN, PRESIDENT THIS 13th DAY OF August, 2008.  
WITNESS MY HAND AND SEAL Jandra Moore  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-26-09



IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 19th DAY OF August, 2008.  
THE HIRSCHFIELD FAMILY PARTNERSHIP, LTD. (MORTGAGEE OR LIEN HOLDER OF LOT 12)  
BY: Lourence F. Hirschfeld General Partner  
(NAME AND TITLE)  
STATE OF COLORADO )  
COUNTY OF WELD ) SS

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY Lourence F. Hirschfeld AS General Partner THIS 19th DAY OF August, 2008.  
WITNESS MY HAND AND SEAL [Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: Jan 23 2017



- NOTES:**
- 1) BEARINGS ARE BASED ON THE NORTH LINE OF LOTS 10 AND 12, BEAR INDUSTRIAL PARK.
  - 2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
  - 3) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JEHN ENGINEERING INC. TO DETERMINE OWNERSHIP OF THESE TRACTS OR TO VERIFY THE DESCRIPTION SHOWN HEREON, OR THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, EASEMENTS OF RECORD.
  - 4) THE SUBJECT PROPERTY DOES FALL WITHIN ZONE "C" FLOOD ZONE (areas of minimal flooding), ACCORDING TO FEMA COMMUNITY-PANEL NUMBERS 080266 0850 C, EFFECTIVE 9/28/82.
  - 5) THE INTENSITY OF THE USES ON SITE SHALL BE COMPARED TO THE MAXIMUM PARKING AVAILABLE TO ENSURE THAT CUMULATIVE USE PATTERNS DO NOT EXCEED THE AVAILABLE PARKING. WHERE APPROVED BY THE TOWN, REVOCABLE SHARED PARKING AND ACCESS AGREEMENTS MAY ACCOMMODATE PARKING REQUIREMENTS.