

# MEADOWLARK BUSINESS PARK, FILING NO. 3

## FINAL PLAT

A REPLAT OF OUTLOT C OF MEADOWLARK BUSINESS PARK, FILING NO. 1  
 SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH P.M.,  
 TOWN OF FREDERICK, WELD COUNTY, COLORADO  
 CONTAINS 35.07 ACRES, MORE OR LESS

SHEET 1 OF 2

**BASIS OF BEARINGS:**

THE SOUTH LINE OF THE NE 1/4 OF SEC. 25, T. 2 N., R 68 W. OF THE 6TH P.M., WELD COUNTY, COLORADO AS BEARING N89°20'09"W AND MONUMENTED AS SHOWN.

**EXISTING ZONING:**

BUSINESS LIGHT INDUSTRIAL

**OWNER:**

MCDONALD DEVELOPMENT LLC  
 401 INTERLOCKEN BLVD. #1407  
 BROOMFIELD, CO 80021

**NUMBER OF LOTS:**

15 LOTS

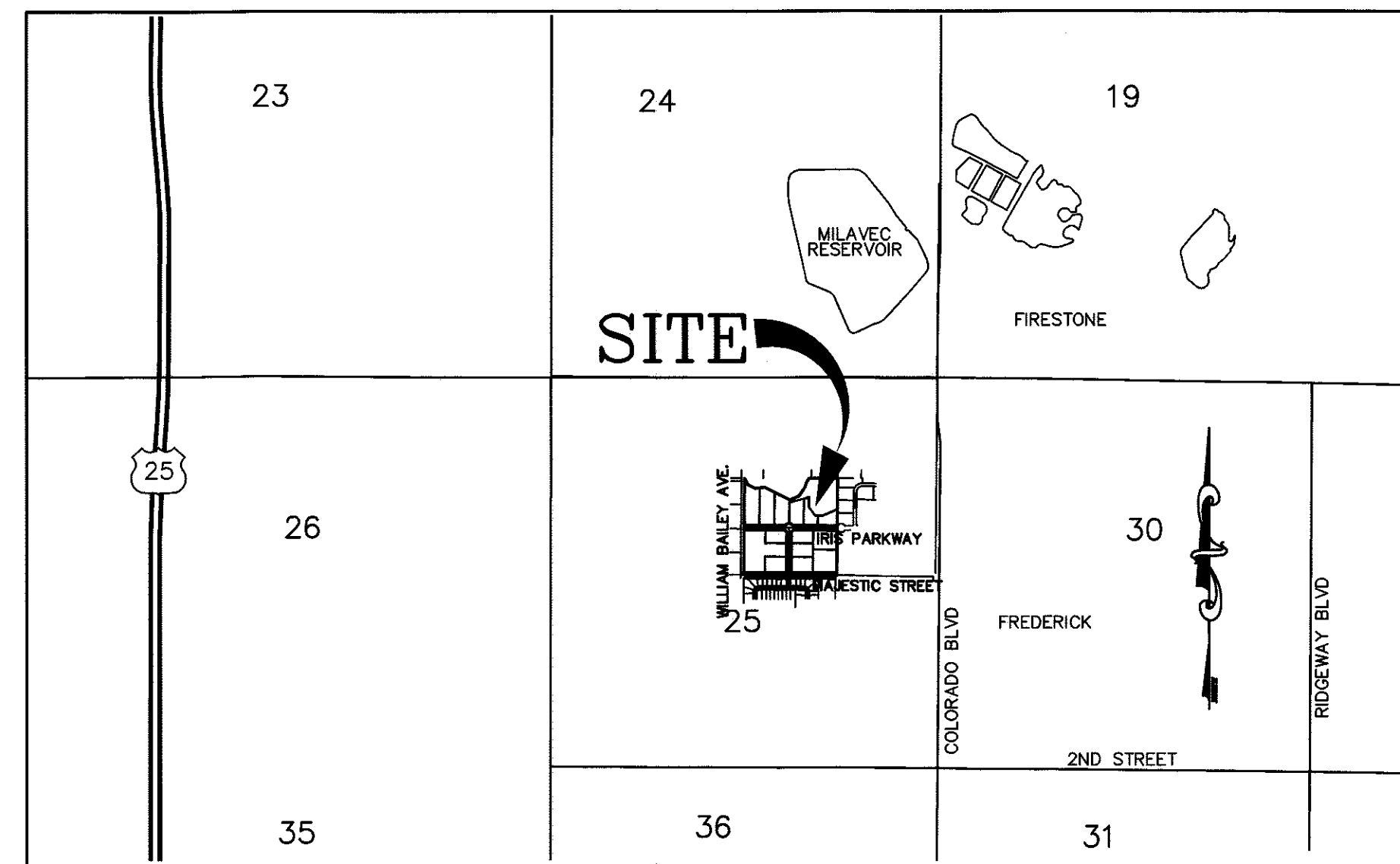
**FLOODPLAIN:**

ACCORDING FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080266 0863 C MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, REVISED SEPTEMBER 28, 1982, THE SITE DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN.

**OUTLOT DEDICATION:**

OUTLOT A (4.47 AC) - POND/OPEN SPACE, DRAINAGE & DETENTION, UTILITY, IRRIGATION, AND LANDSCAPING EASEMENT. TO BE OWNED AND MAINTAINED BY THE BUSINESS OWNERS ASSOCIATION (BOA).

OUTLOT B (2.65 AC) - DRAINAGE, OPEN SPACE, OIL AND GAS OPERATIONS EASEMENT. TO BE OWNED AND MAINTAINED BY THE BUSINESS OWNERS ASSOCIATION (BOA).



VICINITY MAP  
 SCALE: 1"=2000'

**NOTES:**

1. ALL DRAINAGE EASEMENTS ADJACENT TO LOTS WILL BE MAINTAINED BY THE BUSINESS OWNERS ASSOCIATION (BOA).
2. EACH LOT WILL PROVIDE AND ALLOW ACCESS TO THE DRAINAGE EASEMENTS FOR MAINTENANCE.
3. LOT OWNERS SHALL NOT OBSTRUCT FREE ACCESS ALONG THE DRAINAGE EASEMENTS BY PLACING ANY FEATURES THAT WOULD INTERFERE WITH MAINTENANCE INCLUDING FENCING.
4. IRRIGATION AND MAINTENANCE OF THE TREE LAWN IN THE STREET RIGHT-OF-WAY WILL BE PROVIDED BY EACH LOT OWNER FOR THE ENTIRE LENGTH OF THE STREET FRONTAGE ALONG EACH LOT.

**CLERK AND RECORDER CERTIFICATE:**

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MAP \_\_\_\_\_, RECEPTION NUMBER \_\_\_\_\_.

WELD COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_  
 DEPUTY

**CERTIFICATE OF DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT MEADOWLARK INDUSTRIAL LLC, BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF MEADOWLARK BUSINESS PARK, FILING NO. 3, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS-OF-WAY, EASEMENTS AND OUTLOTS A AND B DESIGNATED OR DESCRIBED AS 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 STREET, 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.

OUTLOT C OF MEADOWLARK BUSINESS PARK, FILING NO. 1 SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH P.M., TOWN OF FREDERICK, WELD COUNTY, COLORADO.  
 CONTAINING 35.07 ACRES, MORE OR LESS

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 26<sup>th</sup> DAY OF October A.D., 2015

Shaleh  
 MEADOWLARK INDUSTRIAL LLC, CURTIS MCDONALD (MANAGER)

STATE OF COLORADO )  
 COUNTY OF Weld ) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY CURTIS MCDONALD, ACTING IN HIS CAPACITY AS MANAGER THIS 26<sup>th</sup> DAY OF October, 2015

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES 11/21/2016  
Kathleen L. Larson  
 NOTARY PUBLIC

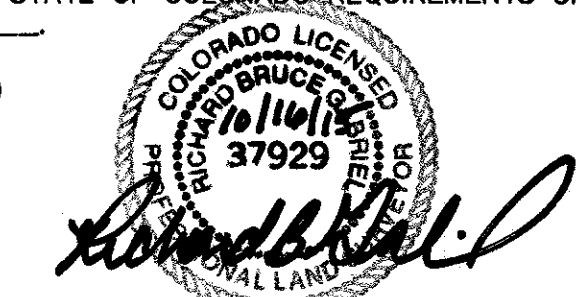
KATHLEEN L. LARSON  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20004031701  
 My Commission Expires Nov. 21, 2016

**SURVEYOR'S CERTIFICATE:**

I, RICHARD B. GABRIEL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT 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 26<sup>th</sup> DAY OF October, 2015

BY Richard B. Gabriel (SEAL)  
 RICHARD B. GABRIEL P.L.S. NO. 37929



**PLANNING COMMISSION CERTIFICATE OF APPROVAL:**

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 2015-06 THIS 26<sup>th</sup> DAY OF July, 2015

Royal M. Gabel  
 CHAIRMAN  
Kathy Larson  
 PLANNING COMMISSION SECRETARY

**CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:**

THE FINAL PLAT MAP OF THE MEADOWLARK BUSINESS PARK, FILING NO. 3 IS APPROVED AND ACCEPTED BY ORDINANCE NO. 1206, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON September 8, 2015. 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 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.

ATTEST:  
Clayton Pro Tem  
 MAYOR  
William O. H. ...  
 TOWN CLERK



NO	REVISION RECORD	DATE
1		

MEADOWLARK BUSINESS PARK, FILING NO. 3  
 FINAL PLAT

POWER  
 Surveying Company, Inc.  
 Established 1918  
 P.O. BOX 702016  
 THORNTON, COLORADO 80260  
 WWW.POWER-SURVEYING.COM

JOB NO.: 634-1  
 DRAWING: R/LJ  
 CHECKED: DWP  
 DESIGNER:  
 ISSUE DATE: 2-5-15  
 SCALE: 1" = 100'  
 FILE: 6341PP01.DWG

SHEET:  
 1 OF 2

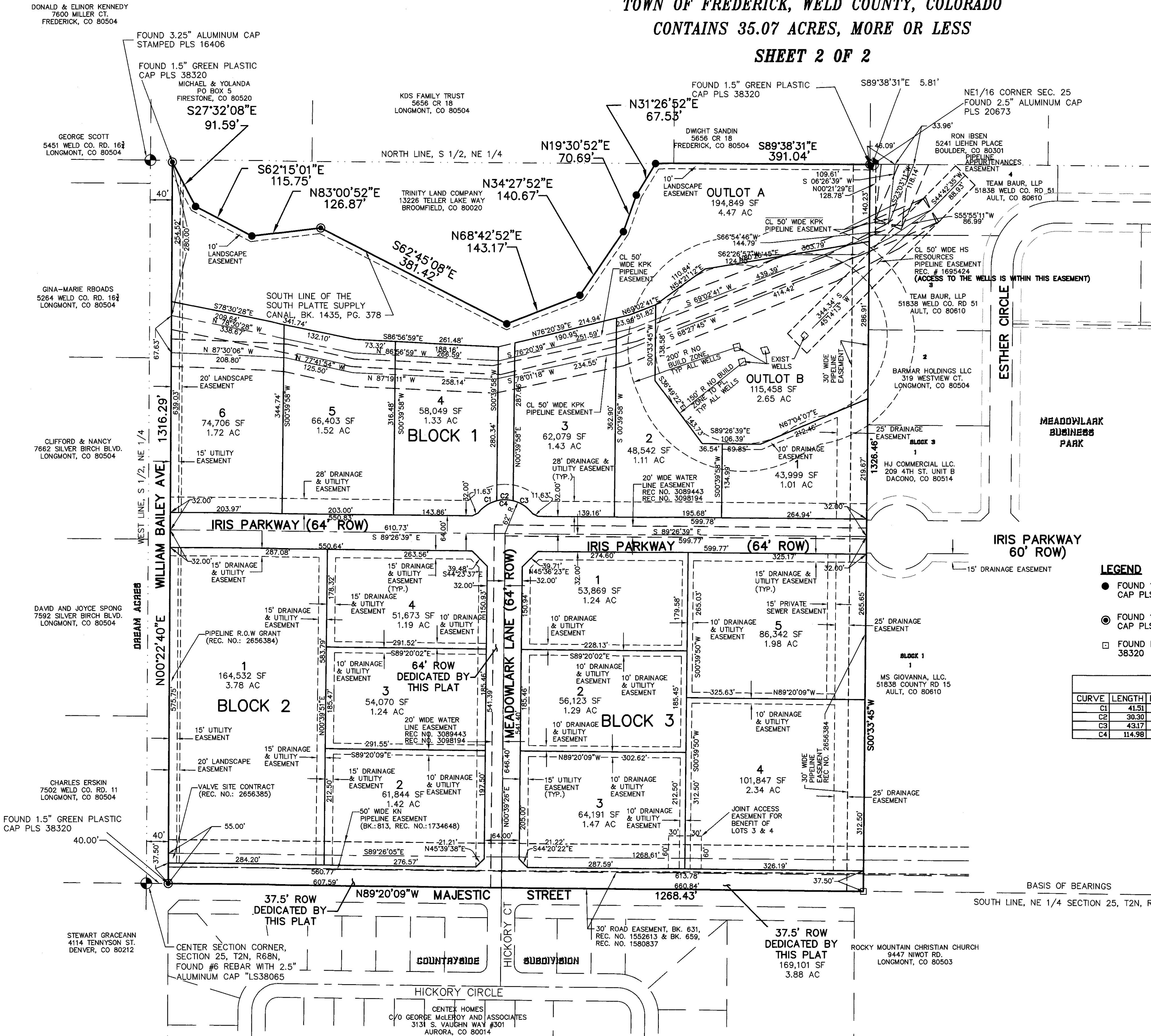
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## FINAL PLAT

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TOWN OF FREDERICK, WELD COUNTY, COLORADO  
CONTAINS 35.07 ACRES, MORE OR LESS

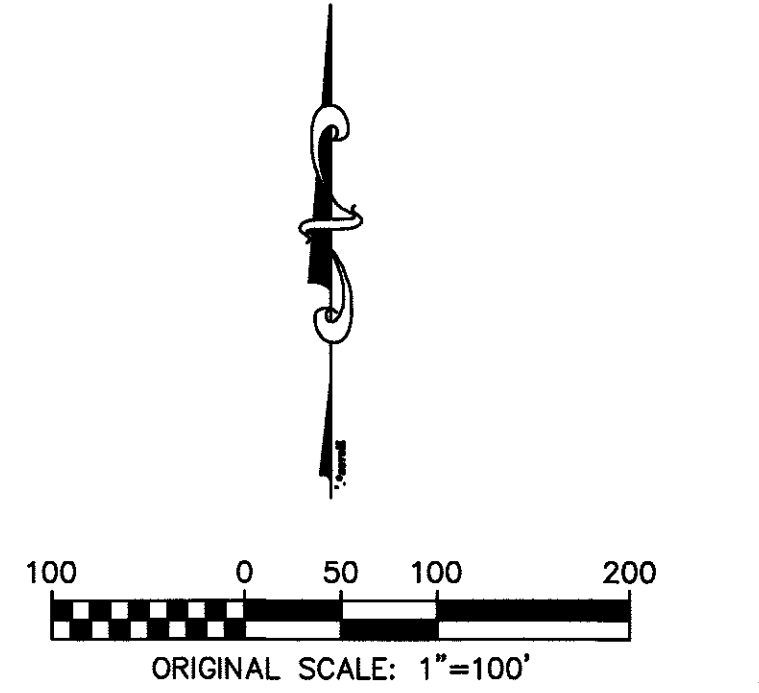
SHEET 2 OF 2

4204718 Pages: 2 of 2  
05/18/2016 04:45 PM R Fee: \$21.00  
Carly Kozmin, Clerk and Recorder, Weld County, CO  
COUNTY CLERK'S OFFICE



**LEGEND**  
 ● FOUND 1" YELLOW PLASTIC CAP PLS 7242  
 ⊙ FOUND 1.5" GREEN PLASTIC CAP PLS 38320  
 □ FOUND NAIL & WASHER PLS 38320

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	41.51	62.00	38°11'33"	40.74'	S56°35'19"W
C2	30.30	62.00	39°09'18"	30.00'	S89°47'14"W
C3	43.17	62.00	39°53'46"	42.30'	N56°15'44"W
C4	114.98	62.00	106°15'37"	99.20'	N89°26'39"W



NO	REVISION	RECORD	DATE
1			

MEADOWLARK BUSINESS PARK, FILING NO. 3  
FINAL PLAT

DATE

**POWER** Surveying Company, Inc.  
 Est. 1978  
 PH: 303-702-8617  
 FAX: 303-702-8617  
 WWW.POWER-SURVEYING.COM  
 102 W. 8TH AVENUE  
 THORNTON, COLORADO 80229

JOB NO.: 634-1  
 DRAWN: R/L  
 CHECKED: DWP  
 DESIGNER:  
 ISSUE DATE: 2-5-15  
 SCALE: 1"=100'  
 FILE: 6341PF01.DWG  
 SHEET:  
 2 OF 2