

# FREDERICK WEST BUSINESS CENTER

A SUBDIVISION OF A PART OF THE NORTHWEST ONE QUARTER OF SECTION 26,  
 TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO  
 CONTAINING 55.36 ACRES MORE OR LESS

**CERTIFICATE OF DEDICATION AND OWNERSHIP:**

Know all men by these presents that GRANT BROTHERS, a partnership, being owner(s) of that part of the Northwest one quarter of Section 26, Township 2 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado, being more particularly described as follows, to wit:

**LEGAL DESCRIPTION:**

Beginning at the point 30.00 feet South of the North line of said Quarter Section, and 50.00 feet East of the West line of said Quarter Section, said point being THE TRUE POINT OF BEGINNING; thence South 89°35'50" East 1994.19 feet parallel with the North line of said Quarter Section; thence South 00°24'10" West 399.30 feet; thence North 89°35'50" West 467.03 feet; thence South 00°24'10" West 567.73 feet; thence 105.24 feet along a non tangent curve concave to the southeast having a radius of 220.00 feet, also having a chord which bears South 58°04'15" West 104.24 feet; thence 99.36 feet along a reverse curve concave to the northwest having a radius of 280.00 feet, also having a chord which bears South 54°31'55" West 99.84 feet; thence South 00°24'10" West 391.86 feet; thence West 733.39 feet; thence South 00°24'10" West 60.00 feet; thence West 636.22 feet to a point 50 feet East of the West line of said Quarter Section; thence North 00°47'47" East 1542.22 feet parallel with the West line of said Quarter Section to the TRUE POINT OF BEGINNING; containing 55.36 acres more or less;

Have by these presents laid out, and surveyed as FREDERICK WEST BUSINESS CENTER, and do hereby dedicate and convey to the Town for public use forever hereafter the streets as are laid out and designated on this plat, and do also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drain facilities as are laid out and designated on this plat, witness our hands and seals this 27th day of October, A.D. 1994.

Owner: Doug Grant  
 Owner: Wally Grant

NOTARY:  
 State of Colorado ) ss  
 County of Weld )  
 I, Shannon C. Hazlett, Notary Public, do hereby certify that the foregoing instrument was acknowledged before me this 27th day of October, 1994, by Doug and Wally Grant.  
 My commission expires: 8/7/96  
 Shannon C. Hazlett  
 Notary Public



**MAYOR'S CERTIFICATE:**

Approved by the Town Board this 27th day of October, A.D. 1994. All dedications are hereby accepted on behalf of the public. This approval does not constitute acceptance of responsibility by the Town for construction of any streets, highways, alleys, bridges, rights-of-way or other improvements designated on this plat.  
 Date: 10/27/94  
 Edward J. Jaghuts, Mayor  
 Jacqueline K. Barnett, Town Clerk

**RECORDER'S CERTIFICATE:**

This plat was filed for record in the office of the County Clerk and Recorder of Weld County at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1994.  
 In Book \_\_\_\_\_, Page \_\_\_\_\_, Map \_\_\_\_\_, Reception No. \_\_\_\_\_  
 County Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

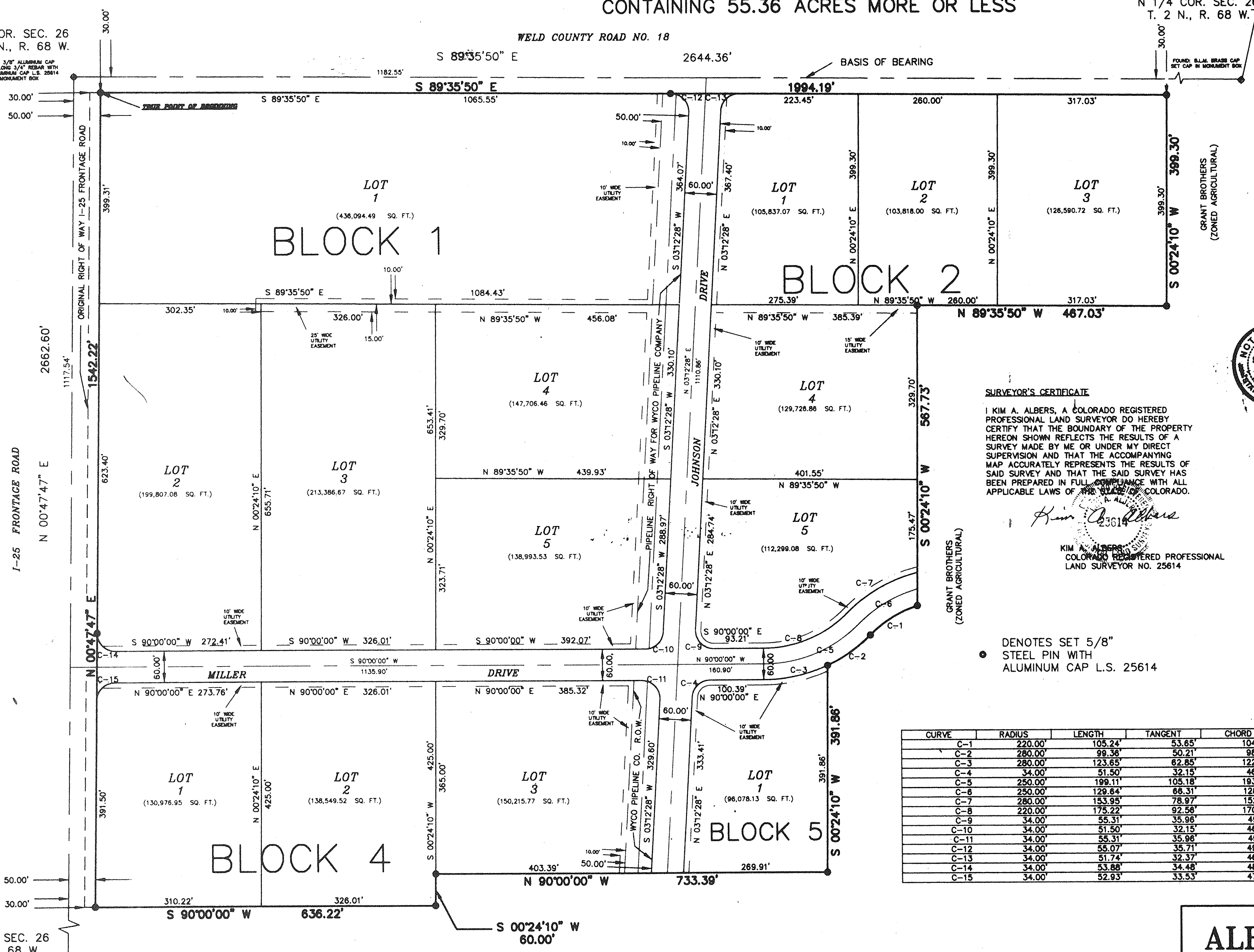
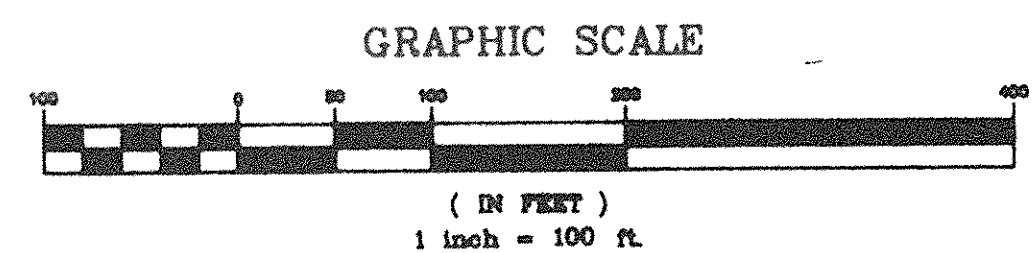
I, KIM A. ALBERS, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE BOUNDARY OF THE PROPERTY HEREON SHOWN REFLECTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE ACCOMPANYING MAP ACCURATELY REPRESENTS THE RESULTS OF SAID SURVEY AND THAT SAID SURVEY HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO.

Kim A. Albers  
 25614

KIM A. ALBERS  
 COLORADO REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 25614

● DENOTES SET 5/8" STEEL PIN WITH ALUMINUM CAP L.S. 25614

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	220.00'	105.24'	53.65'	104.24'	S 58°04'15" W	27°24'32"
C-2	280.00'	99.36'	50.21'	98.84'	S 54°31'55" W	20°18'52"
C-3	280.00'	123.65'	62.85'	122.65'	N 77°20'56" E	25°18'03"
C-4	34.00'	51.50'	32.15'	46.72'	S 46°38'14" W	86°47'32"
C-5	250.00'	199.11'	105.18'	193.89'	N 67°10'59" E	45°38'01"
C-6	250.00'	129.84'	66.31'	128.19'	S 60°13'19" W	29°42'41"
C-7	220.00'	153.95'	78.97'	152.01'	S 60°07'02" W	31°30'05"
C-8	220.00'	175.22'	92.58'	170.63'	N 67°10'59" E	45°38'01"
C-9	34.00'	55.31'	35.96'	49.41'	S 43°23'48" E	93°12'28"
C-10	34.00'	51.50'	32.15'	46.72'	N 46°38'14" E	86°47'32"
C-11	34.00'	55.31'	35.96'	49.41'	N 43°23'48" W	93°12'28"
C-12	34.00'	55.07'	35.71'	49.25'	N 43°11'41" W	92°48'18"
C-13	34.00'	51.74'	32.37'	46.69'	S 46°48'19" W	87°11'42"
C-14	34.00'	53.88'	34.48'	48.42'	S 44°36'06" E	90°47'47"
C-15	34.00'	52.93'	33.53'	47.75'	S 45°23'54" W	89°12'13"



## ALBERS LAND SURVEYING

(303) 442-7767  
 DATE 11-1-'94  
 JOB NO. 12-0

Div # 3898

W 1/4 COR. SEC. 26  
 T. 2 N., R. 68 W.  
 FOUND: 1/2" REBAR  
 SET: 30" LONG 3/4" REBAR WITH  
 2 1/2" ALUMINUM CAP L.S. 25614  
 IN MONUMENT BOX

GRANT BROTHERS  
 (ZONED AGRICULTURAL)