

3331957 10/17/2005 10:53A Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

957

REPLAT OF LOT 2, BLOCK 3, FREDERICK WEST BUSINESS CENTER

LEGAL DESCRIPTION

LOT 2, BLOCK 3, FREDERICK WEST BUSINESS CENTER FILING 3, FINAL PLAT,
PART OF THE NW 1/4 OF SECTION 26, T 2 N, R 68 W OF THE 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

Certificate of Dedication

Know all men by these presents that Ocon Group, 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 Frederick West Business Center, 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 2, Block 3, Frederick West Business Center Filing 3, Final Plat, Part of the NW 1/4 of Section 26, T 2 N, R 68 W of the 6th P.M., Town of Frederick, County of Weld, State of Colorado.

In witness whereof, I/we have hereunto set my/our hand(s) and seal(s) this 22 day of Sept., 2005

State of Colorado)
County of Weld) ss

The foregoing certificate of dedication was acknowledged before me by John O'Connor this 22 day of Sept., 2005

Witness My Hand and Seal
David L. Swanson
David L. Swanson
Notary Public
Colorado

My Commission
Expires 02/02/2009

Surveying Certificate

I, DAVID L. SWANSON, 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 22 day of Sept., 2005

by David L. Swanson Colorado Registration No. 36070



Planning Commission Certificate of Approval

Approved by the Frederick Planning Commission this 18 day of August, 2005

Kathy Larson
Chairman
Kathy Larson
Planning Commission Secretary

Board of Trustees Certificate of Approval

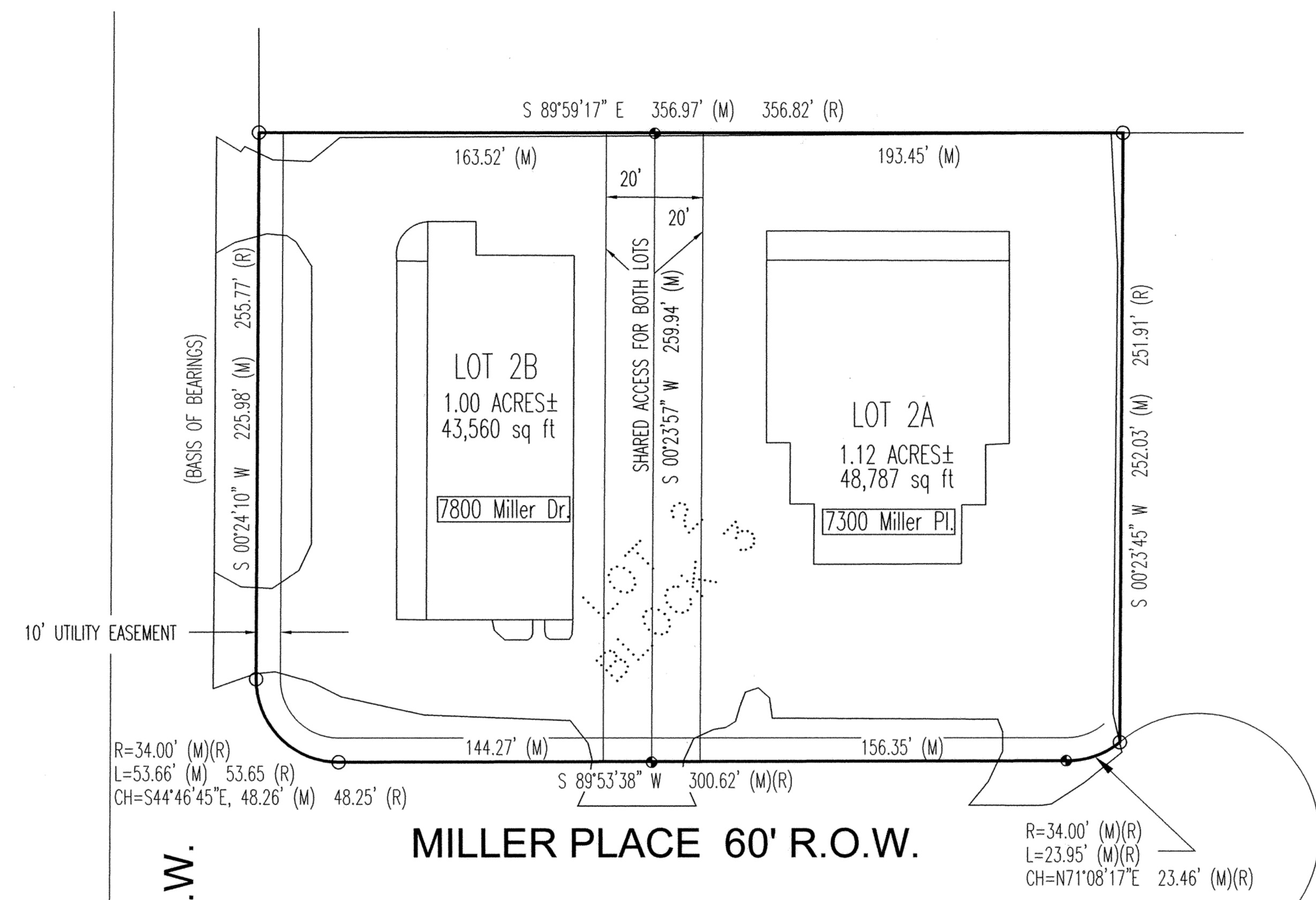
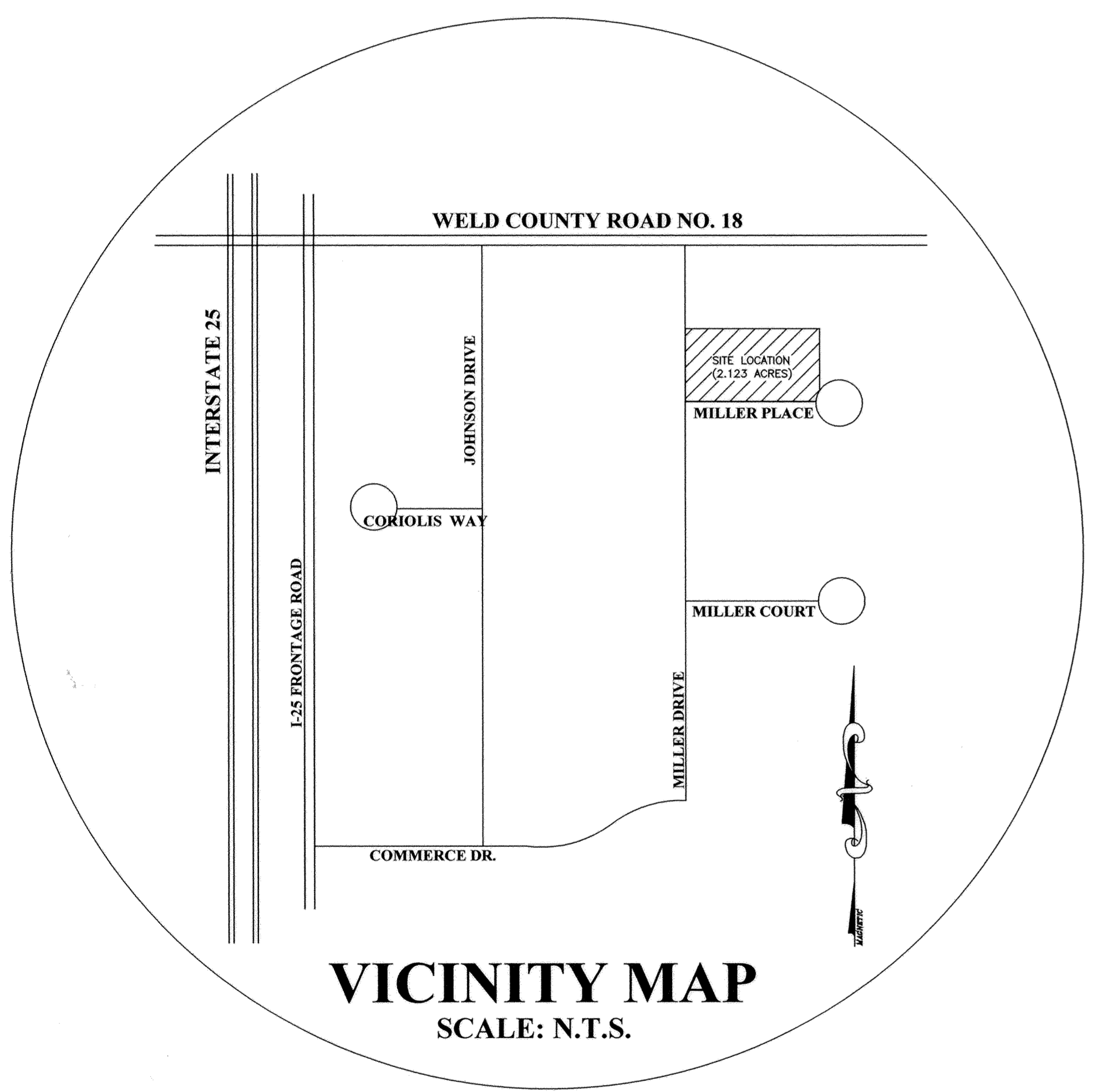
This Final Plat map of the Frederick West Business Center is approved and accepted by Ordinance No. 05-01, passed and adopted at the regular (special) meeting of the Board of Trustees of Frederick, Colorado, held on September 20, 2005, and recorded on 10/17/05, as Reception No. 05-01 in the records of 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.

Attest:

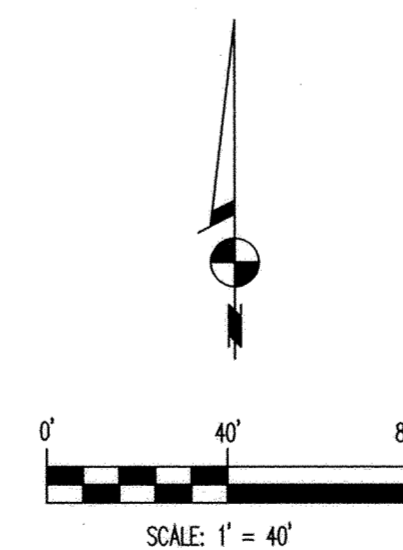
David L. Swanson
Town Clerk



LEGEND OF SYMBOLS AND ABBREVIATIONS

Note: Property is not located within the 100 year flood plain area

- SET PK NAIL AND WASHER STAMPED P.L.S. # 36070
- ✕ FOUND YPC (ILLEGIBLE)
- FOUND YPC P.L.S. # 23500
- FOUND YPC P.L.S. # 13446
- ◆ FOUND #5 REBAR
- FOUND YPC P.L.S. # 29414
- (M) AS MEASURED
- (R) PER RECORD



DESIGN CONSULTANTS:
cAc ASSOCIATED CONSTRUCTION CONCEPTS, INC.
P.O. BOX 903
LONGMONT, CO 80502
(303) 485-2668
FAX (303) 678-7777

PREPARED FOR: **OCON GROUP, LLC**
7300 MILLER PLACE, UNIT A
LONGMONT, CO 80504

POWER SURVEYING COMPANY, INC.

7800 MILLER DRIVE UNIT C
FREDERICK, COLORADO 80504

(303) 702-1617
FAX: (303) 702-1488

BASIS OF BEARING

BEARINGS ARE BASED UPON THE WEST LINE OF LOT 2, BLOCK 3, FREDERICK WEST BUSINESS CENTER, FILING 3, FINAL PLAT, SAID LINE IS ASSUMED TO BEAR S00°02'41.0"W MONUMENTED AND AS SHOWN HEREON.

No.	DATE	REVISION	APPROV.
1	6/16/05	Per Andrew's letter dated 5/25/05	

SHEET	Scale : 1"=100'
1	Surveyed By : JULIAN
OF	Drawn By : DBY
1	Checked By : SWANSON
	File : ocon replats 1&2 3&4.dwg
	Date : 6-16-05