

FINAL PLAT

FREDERICK WEST BUSINESS CENTER, REPLAT "B"

A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

DEDICATION:

Know all men by these presents that GRANT BROTHERS LLP, a partnership,
DEPO LAND CO, and STEVEN J. SPELTS,
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:

LOTS 2 AND 3, BLOCK 2 AND LOT 1, BLOCK 4 ALL IN THE FREDERICK
WEST BUSINESS CENTER SUBDIVISION AS RECORDED WITH THE WELD
COUNTY CLERK AND RECORDERS OFFICE ON APRIL 7, 1995 IN BOOK
1467, PAGE 269, RECEPTION NUMBER 2415070.

TOGETHER WITH LOT 2A BLOCK 1 AND OUTLOT "A" ALL IN FREDERICK
WEST BUSINESS CENTER REPLAT "A" AS RECORDED WITH THE WELD
COUNTY CLERK AND RECORDERS OFFICE ON JUNE 14, 1996 IN BOOK
1552, ENV 4196, RECEPTION NUMBER 2496468.

ALL BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION TWENTY-
SIX, TOWNSHIP TWO NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF FREDERICK, WELD COUNTY, COLORADO.

Have by these presents laid out, and surveyed as FREDERICK WEST
BUSINESS CENTER, REPLAT "B" 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 drainage facilities as are laid out and designated on this
plat, witness our hands and seals this 15 day of July
A.D. 1997.

Owned Grant Brothers By:

Anthony DeFalco
General Partner
DEPO Land Co. Anthony DeFalco (President)

Steven J. Spelts
Owner: Steven J. Spelts

NOTARIAL CERTIFICATE:

State of Colorado) SS
County of Weld)

The foregoing instrument was acknowledged before me this 15th day of July
1997 by Anthony DeFalco, a General Partner in Grant Brothers LLP.
Witness my hand and official seal.

My commission expires: 12/6/2000

Beverly Patterson
Notary Public

NOTARIAL CERTIFICATE:

State of Colorado) SS
County of Weld)

The foregoing instrument was acknowledged before me this 15th day of July
1997 by Anthony DeFalco, President of Depo Land Co.
Witness my hand and official seal.

My commission expires: _____

Billy Craig Pouch
Notary Public

NOTARIAL CERTIFICATE:

State of Colorado) SS
County of Weld)

The foregoing instrument was acknowledged before me this 15th day of July
1997 by Steven J. Spelts.
Witness my hand and official seal.

My commission expires: _____

Billy Craig Pouch
Notary Public

MAYOR'S CERTIFICATE:

Approved by the Town Board this _____ day of _____
A.D. 1997. 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 _____ Mayor _____ ATTEST _____
Town Clerk

BASE OF BEARINGS:

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, T2N, R68W
OF 6th. P.M. BEARS S89°35'50"E AS MONUMENTED AND SHOWN.

RECORDER'S CERTIFICATE:

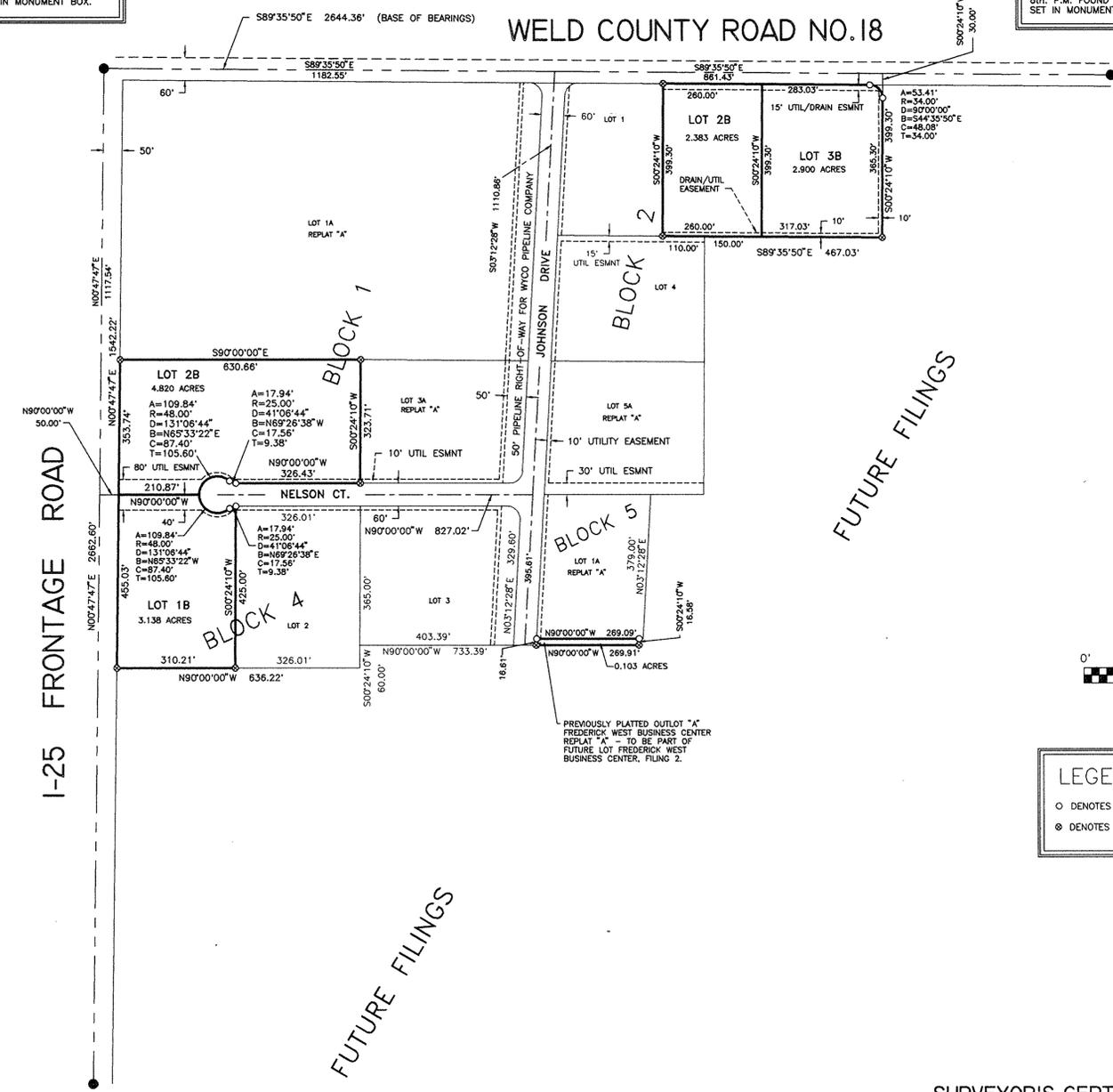
This plat was filed for record in the office of the County Clerk and Recorder
of Weld County at _____ on the _____ day of _____ A.D. 1997
in Book _____, Page _____, Map _____, Reception No. _____

County Clerk and Recorder _____ Deputy _____

NOTICE:
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 in this survey be commenced more than ten years from the
date of the certification shown herein.

NORTHWEST CORNER SECTION 26, T2N,
R68W, 6th. P.M. FOUND 2-1/2" ALUM
CAP LS 25614 IN MONUMENT BOX.

NORTH 1/4 SECTION 26, T2N, R68W,
6th. P.M. FOUND B.L.M. BRASS CAP
SET IN MONUMENT BOX.



LEGEND
○ DENOTES SET NO. 5 REBAR W/PLASTIC CAP LS 23500
⊗ DENOTES FOUND 5/8" STEEL PIN W/ALUM CAP LS 25614

SURVEYOR'S CERTIFICATE:

I, A. MICHAEL HASCALL, A REGISTERED PROFESSIONAL LAND SURVEYOR
IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS REPLAT
WAS PREPARED UNDER MY PERSONAL SUPERVISION, AND THAT THIS
PLAT IS AN ACCURATE REPRESENTATION THEREOF. I FURTHER CERTIFY
THAT THE SURVEY AND PLAT COMPLIES WITH ALL APPLICABLE RULES,
REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD
OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL
LAND SURVEYORS, AND WELD COUNTY.

A. Michael Hascall
A. MICHAEL HASCALL, LS 23500 7-14-97
PROFESSIONAL LAND SURVEYOR

HASCALL SURVEYS INC
1132 NORTH MAIN ST
LONGMONT CO 80501
** (303) 678-8324 **
DATE: 07/14/97
REVISIONS:
REVISIONS:
REVISIONS:
SCALE: 1" = 200'
DRAWN: AMH
SHEET: 1 OF 1
JOB NO: F41REP8