

924

TOTAL AREA REPLAT "F" - 52.824 ACRES MORE OR LESS

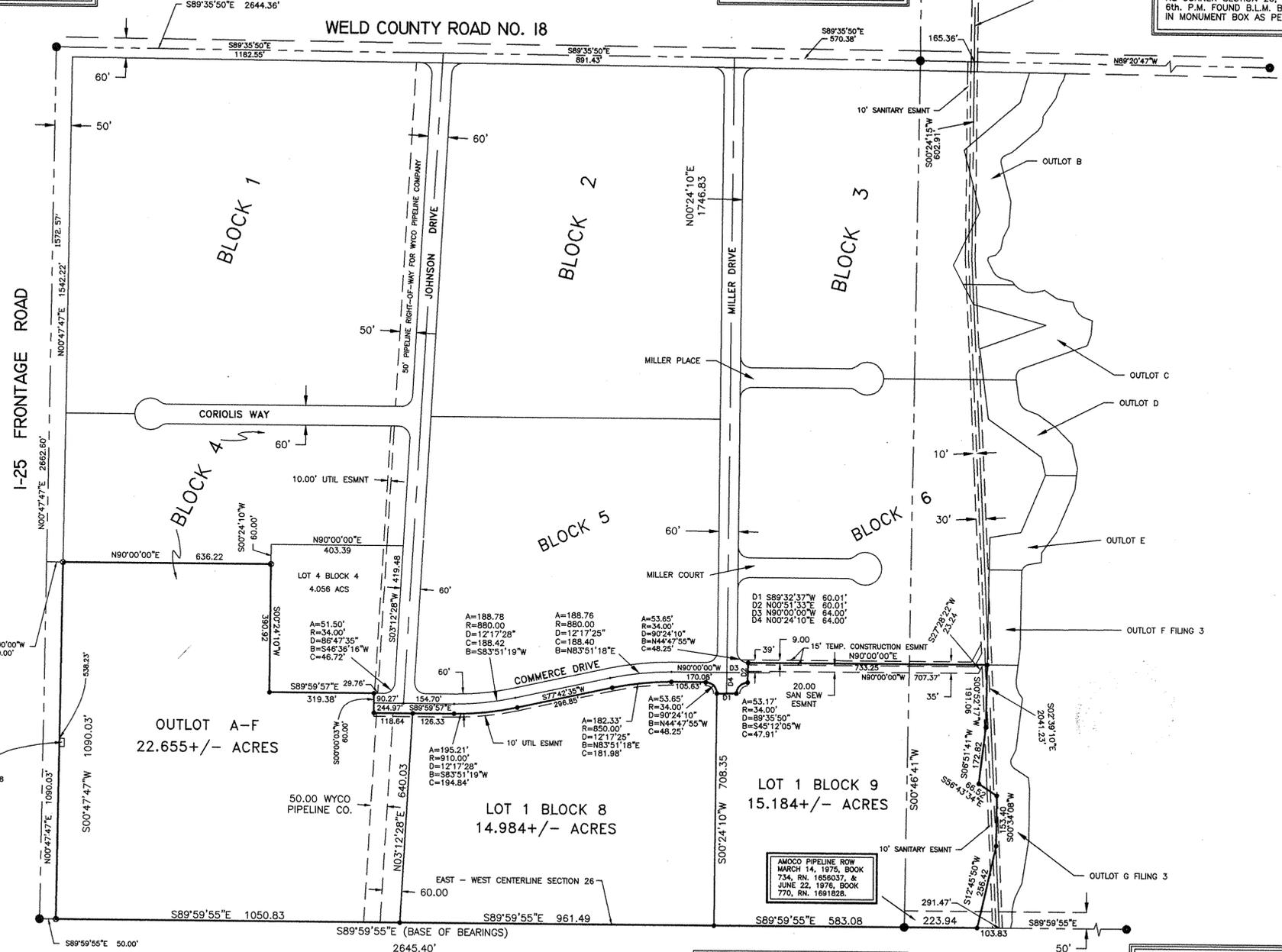
FREDERICK WEST BUSINESS CENTER  
REPLAT "F"

A REPLAT OF A PART OF THE NORTH ONE-HALF OF SECTION 26,  
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

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.

NE CORNER SECTION 26, T2N, R68W, 6th. P.M. FOUND B.L.M. BRASS CAP IN MONUMENT BOX AS PER RECORD.



DEDICATION:

Know all men by these presents that GRANT BROTHERS LLP., a partnership, being the owner of that part of the North One-Half 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:

OUTLOT "A" ACCORDING TO THE FILING 3 FINAL PLAT FREDERICK WEST BUSINESS CENTER SUBDIVISION OF A PART OF THE NORTH ONE-HALF OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, AS RECORDED WELD COUNTY RECORDS.  
52.824 ACRES TOTAL MORE OR LESS

Have by these presents laid out, and surveyed as FREDERICK WEST BUSINESS CENTER, REPLAT "F" 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 4<sup>th</sup> day of APRIL, A.D. 2001.

Owner, Grant Brothers By:  
*Matthew H. Grant*  
General Partner

NOTARIAL CERTIFICATE:

State of Colorado ) ss  
County of Weld )  
The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of APRIL 2001 by WALLACE H. GRANT, a General Partner in Grant Brothers LLP.  
My commission expires: 11/20/2001  
*Sharon C. Du*  
Notary Public

TRUSTEES' CERTIFICATE:

Approved by the Town Board this 12<sup>th</sup> day of APRIL, A.D. 2001. 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 4-26-01 *Edward J. Tafels* Mayor ATTEST *SM* Town Clerk

SURVEYOR'S CERTIFICATE:

I, A. MICHAEL HASCALL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SUBDIVISION WAS SURVEYED 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* 4-2-1  
A. MICHAEL HASCALL, LS 23500



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. 2001, in Book \_\_\_\_\_, Page \_\_\_\_\_, Map \_\_\_\_\_, Reception No. \_\_\_\_\_

County Clerk and Recorder Deputy

WEST 1/4 SECTION 26, T2N, R68W, 6TH. P.M. FOUND 2-1/2" ALUM CAP LS 25614 IN MONUMENT BOX.

CENTER SECTION 26, T2N, R68W, 6TH. P.M. SET 30" NO. 6 REBAR AND 2" ALUM CAP. LS 23500. 1997

EAST 1/4 SECTION 26, T2N, R68W, 6TH. P.M. FOUND 3-1/4" BRASS CAP AS PER RECORD TIES. (ILLEGIBLE)

BASE OF BEARINGS:  
THE SOUTH LINE OF THE NORTH ONE-HALF OF SECTION 26, T2N, R68W OF 6th. P.M. IS ASSUMED TO BEAR S89°59'55"E AS MONUMENTED AND SHOWN.

**LEGEND**

- DENOTES SET NO. 5 REBAR W/PLASTIC CAP LS 23500
- ⊙ DENOTES FOUND 5/8" STEEL PIN W/ALUM CAP LS 25614
- SECTION CORNERS FOUND AS DESCRIBED



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.

P.O. BOX 928  
309 MOUNTAIN AVENUE SUITE 205  
BERTHOUD CO 80515  
(970) 552-9824 (P & F)



HASCALL SURVEYS INC



DATE: 04/02/01  
REVISED:  
REVISED:  
REVISED:

SCALE: 1" = 200'  
DRAWN: AMH  
SHEET: 1 OF 1  
JOB NO: F41RPF2