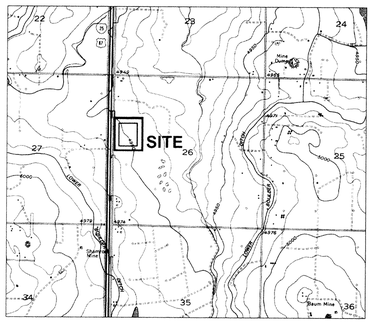
3216712 09/08/2004 08:53A Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

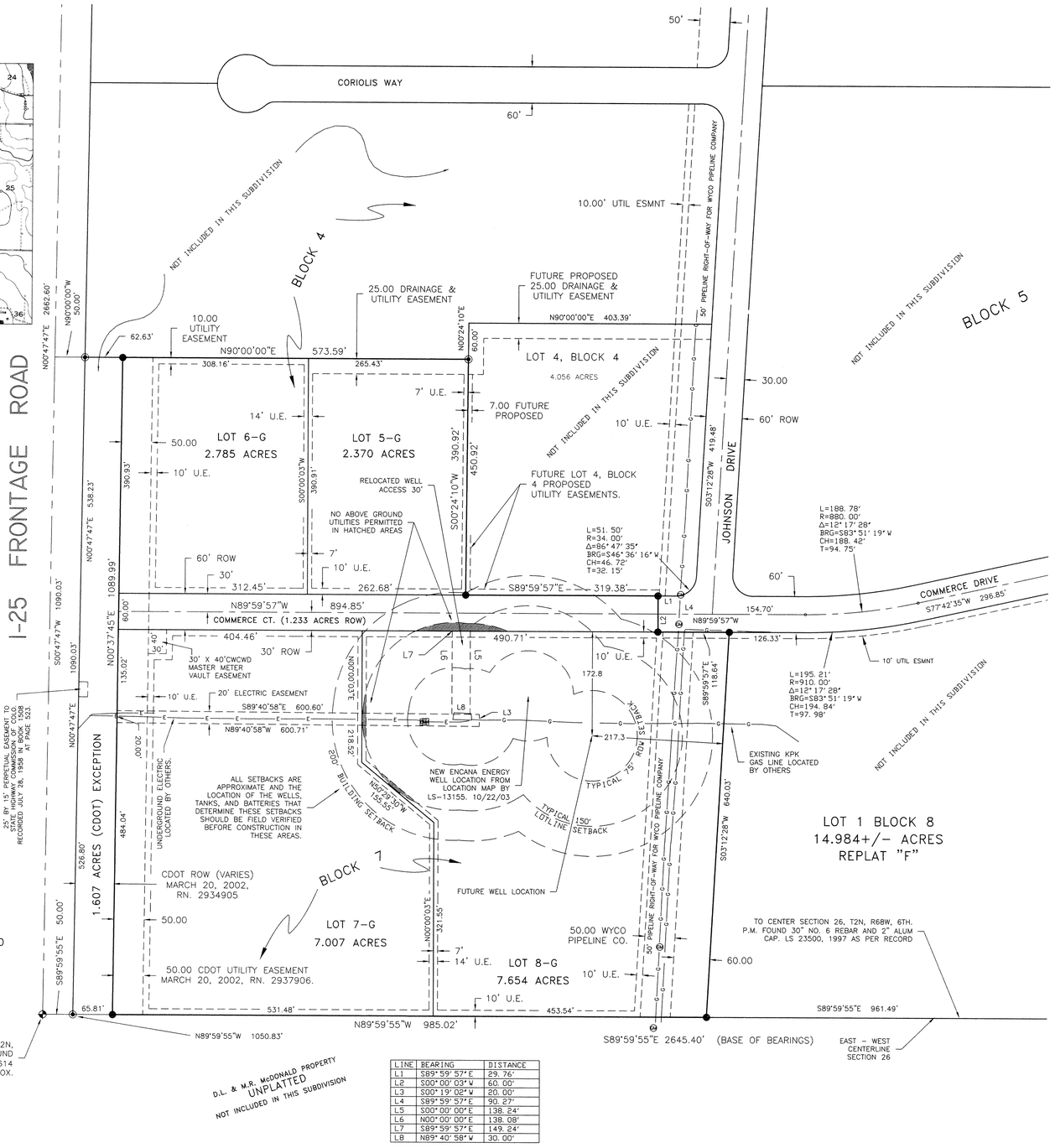
712

FREDERICK WEST BUSINESS CENTER REPLAT "G"

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.



VICINITY MAP
N.T.S.



LEGEND

- ● SET/FOUND NO. 5 REBAR W/PLASTIC CAP LS 23500
- ◆ SECTION CORNERS FOUND AS DESCRIBED
- ◉ FOUND ALUMINUM CAP LS 25614

LINE	BEARING	DISTANCE
L1	S89°59'57"E	29.76'
L2	S00°00'03"W	60.00'
L3	S00°19'02"W	20.00'
L4	S89°59'57"E	90.27'
L5	S00°00'00"E	138.24'
L6	N00°00'00"E	138.08'
L7	S89°59'57"E	149.24'
L8	N89°40'58"W	30.00'

22.655 ACRES +/- OUTLOT A-F (REPLAT "F")
1.607 ACRES +/- DEPARTMENT OF TRANSPORTATION EXCEPTION

21.048 NET ACRES +/- THIS REPLAT "G"

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT **DOUGLAS GRANT AND W H GRANT ENTERPRISES LLC.**, BEING THE OWNERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAVE 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 REPLAT "G"**, 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 PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, OR 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, HIS 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.

LEGAL DESCRIPTION:

OUTLOT "A-F", FREDERICK WEST BUSINESS CENTER, REPLAT "F", ACCORDING TO THE PLAT RECORDED APRIL 27, 2001 AS RECEPTION NO. 2843924, COUNTY OF WELD, STATE OF COLORADO. **EXCEPT** THAT PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED MARCH 20, 2002 AS RECEPTION NO. 2934905.

SAID OUTLOT "A-F" CONTAINS 22.655 ACRES MORE OR LESS.

EXCEPTION TO CDOT CONTAINS 1.607 ACRES MORE OR LESS.

TOTAL AREA REPLAT "G" EQUALS 21.048 ACRES MORE OR LESS.

IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET MY/OUR HAND(S) AND SEAL(S) THIS 1st DAY OF September, 2004 A.D.

Owners: W H GRANT ENTERPRISES LLC., AND DOUGLAS GRANT
WHOSE ADDRESS IS:
436 COFFMAN STREET, SUITE 200
LONGMONT, CO 80501.

By: _____
WALLACE H. GRANT (MANAGER)

_____
DOUGLAS GRANT (OWNER)
By: JoANNA J. GRANT, AS ATTORNEY-IN-FACT

NOTARIAL CERTIFICATE:

State of Colorado)
)SS
County of BOULDER)

The foregoing instrument was acknowledged before me this 1st day of September, 2004 by **WALLACE H. GRANT AS MANAGER OF W H GRANT ENTERPRISES LLC, AND DOUGLAS GRANT By: JoANNA J. GRANT, AS ATTORNEY-IN-FACT.**

Witness my hand and official seal.

My commission expires: 06-27-06

_____
Notary Public

NOTARY PUBLIC LEAH L. MITCHELL STATE OF COLORADO

NOTICES:

All lots created by this replat, and only lots created by this replat, within the Frederick West Business Center, are subject to the following storm water detention requirement; the 100-year developed runoff is to be detained on each individual site and released at a rate that does not exceed the 2-year historic rate. All other applicable requirements of the Town of Frederick shall be adhered to.

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 hereon.

THIS PROPERTY IS NOT LOCATED WITHIN A FLOODPLAIN.

BOARD OF TRUSTEES' CERTIFICATE OF APPROVAL:

THIS FINAL PLAT MAP OF THE **FREDERICK WEST BUSINESS CENTER REPLAT "G"** IS APPROVED AND ACCEPTED BY ORDINANCE NO. 146 ADOPTED BY ORC_____, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON 5-27-04, 2004, AND RECORDED ON 6-11-04, AS RECEPTION NO. 3190073, 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, HIS HEIRS, SUCCESSORS AND ASSIGNS.

9-1-04 _____ ATTEST _____
Date Mayor Town Clerk

~~PLANNING COMMISSION CERTIFICATE OF APPROVAL:~~

~~APPROVED BY THE FREDERICK PLANNING COMMISSION THIS _____ DAY OF _____, 2004.~~

_____ _____
~~CHAIRMAN~~ ~~PLANNING COMMISSION SECRETARY~~

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 REFERENCED HEREON.

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, COLORADO.

_____ 9-1-4
A. MICHAEL HASCALL, LS 23500

COLORADO REGISTERED MICHAEL HASCALL 23500 PROFESSIONAL LAND SURVEYOR

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. 2004 in Book _____, Page _____, Map _____, Reception No. _____.

_____
County Clerk and Recorder Deputy _____ FEES _____

P.O. BOX 928
309 MOUNTAIN AVENUE SUITE 202
BERTHOUD CO 80513
(970) 532 - 9824 (P) & (F)

HASCALL SURVEYS INC

DATE: 09/01/04
REVISED:
REVISED:
REVISED:

SCALE: 1" = 100'
DRAWN: AMH
SHEET: 1 OF 1
JOB NO. F41REPG-DJJ2