

DATE: 03/02/05 TIME: 4:25 P.M. DRAWING NAME: COM-FF-SH100.DWG
 SERVER: D:\SOI SERVICES\PROJECTS\05\03\02\05\COM-FF-SH100.DWG
 PLOT: A:\1\1423\Cad\A\COM-FF-SH100.DWG
 PLOTTER: MED_PROU_MPS_11

884
 3268884 03/16/2005 11:20A Weld County, CO
 1 of 5 R 51.00 D 0.00 Steve Moreno Clerk & Recorder

FINAL PLAT RASPBERRY HILL BUSINESS PARK

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT D & H LAND DEVELOPMENT, LLC., A COLORADO LIMITED LIABILITY COMPANY, AND ADAMS BANK AND TRUST 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 UNDER THE NAME OF RASPBERRY HILL BUSINESS PARK, 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.

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 23; THENCE N89°42'41"E ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 23, A DISTANCE OF 194.08 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2994147; THENCE CONTINUING N89°42'41"E ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 899.53 FEET TO A POINT ON THE WEST LINE OF THE WYCO PIPELINE EASEMENT RECORDED IN BOOK 1199 AT PAGE 441; THENCE ALONG THE WEST LINE OF SAID EASEMENT THE FOLLOWING TWO (2) COURSES:

1. S02°16'21"E, A DISTANCE OF 1516.46 FEET;
2. S02°17'40"W, A DISTANCE OF 1136.23 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 23;

THENCE S89°29'22"W ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 829.39 FEET; THENCE N00°30'38"W, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2994147; THENCE ALONG THE EAST LINE OF SAID PARCEL, THE FOLLOWING 4 (FOUR) COURSES:

- 1.) N45°14'02"W, A DISTANCE OF 70.37 FEET;
- 2.) N00°03'17"E, A DISTANCE OF 323.91 FEET;
- 3.) N00°12'14"W, A DISTANCE OF 1455.25 FEET TO A POINT OF CURVE;
- 4.) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 11765.00 FEET, A DELTA OF 3°52'26", A DISTANCE OF 795.44 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 2,394,806 SQUARE FEET OR 54.977 ACRES.

IN WITNESS WHEREOF, I/WE HAVE HERETO SET MY/OUR HAND(S) AND SEAL(S) THIS 3rd DAY OF March, 2005.

OWNER: D & H LAND DEVELOPMENT LLC., A COLORADO LIMITED LIABILITY COMPANY

BY: J. Harvey Yoakum
 J. HARVEY YOAKUM, MANAGER

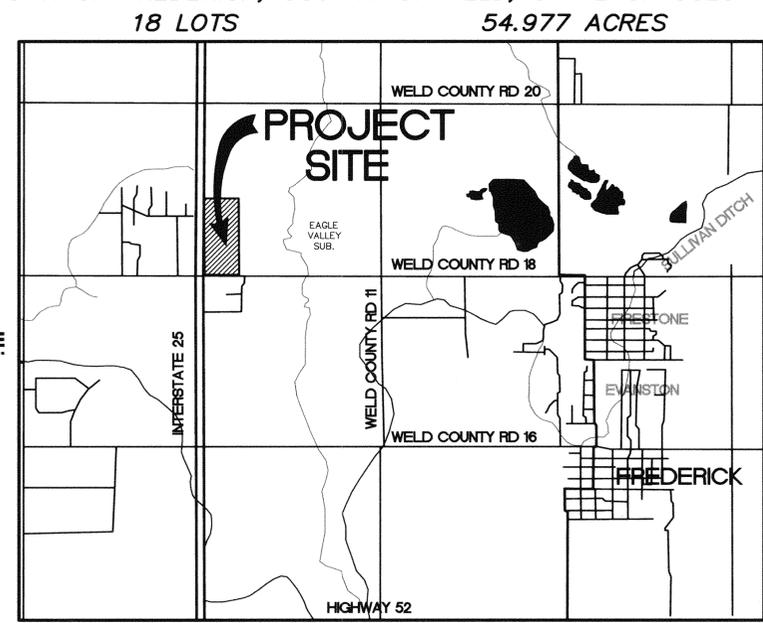
STATE OF Colorado)
 COUNTY OF Larimer)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF March, 2005 BY J. HARVEY YOAKUM AS MANAGER OF D & H LAND DEVELOPMENT LLC., A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: 12/14/08
 WITNESS MY HAND AND OFFICIAL SEAL.
Kathleen A. Knapp
 NOTARY PUBLIC

MORTGAGEE: ADAM'S BANK & TRUST
 BY: James F. Strovos
 JAMES F. STROVAS, PRESIDENT

STATE OF Colorado)
 COUNTY OF Larimer)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF March, 2005 BY JAMES F. STROVAS AS PRESIDENT OF ADAM'S BANK & TRUST.

MY COMMISSION EXPIRES: 12/14/08
 WITNESS MY HAND AND OFFICIAL SEAL.
Kathleen A. Knapp
 NOTARY PUBLIC



VICINITY MAP
 1"=2500'

BASIS OF BEARINGS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE SOUTHWEST CORNER BY A 2.50 INCH ALUMINUM SURVEY MONUMENT IN A RANGE BOX STAMPED "PLS 25614" AND AT THE SOUTH ONE-QUARTER CORNER BY B.L.M. BRASS SURVEY MONUMENT IN A RANGE BOX WITH A LINE BETWEEN CALCULATED TO BEAR S89°29'22"W WITH ALL BEARINGS HEREIN RELATIVE THERETO.

NOTES:

- 1.) TRACTS A AND B ARE BURDENED IN THEIR ENTIRETY BY DRAINAGE AND UTILITY EASEMENTS.
- 2.) TRACTS A, B, C, D, E, F, G, AND H SHALL BE OWNED AND MAINTAINED BY THE LOT OWNERS ASSOCIATION.
- 3.) THIS SITE IS WITHIN ZONE C, AREAS OF MINIMAL FLOODING, AS DETERMINED BY GRAPHIC INTERPRETATION. FLOODPLAIN INFORMATION WAS OBTAINED FROM F.E.M.A. FLOOD INSURANCE RATE MAP FOR WELD COUNTY, COLORADO, COMMUNITY PANEL NUMBER 080266 0850 C, REVISED DATE SEPTEMBER 28, 1982.
- 4.) ALL LOT PURCHASERS SHALL BE REQUIRED TO OBTAIN SATISFACTORY SUBSURFACE SOIL TESTS PRIOR TO APPROVAL OF THEIR SITE PLAN. THESE TESTS SHALL BE SUBMITTED TO THE COLORADO GEOLOGICAL SURVEY AND THE TOWN FOR REVIEW AND APPROVAL.
- 5.) ZONING - BUSINESS LIGHT INDUSTRIAL
- 6.) SIDEWALK ON EAST SIDE OF RASPBERRY WAY R.O.W. TO BE INSTALLED BY INDIVIDUAL LOT OWNER.
- 7.) THERE SHALL BE NO STRUCTURES PLACED IN LOT 11 WITHIN THE OIL WELL EASEMENT. LOT 11 SHALL FOLLOW THE STATE AND TOWN STANDARDS FOR DESIGN AND DEVELOPMENT AS THEY RELATE TO OIL AND GAS WELLS ON SITE.
- 8.) RASPBERRY HILL BUSINESS PARK DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND DESIGN GUIDELINES, AFFECT, RESTRICT AND ENCUMBER ALL LOTS.
- 9.) LANDSCAPING MUST MEET THE RASPBERRY HILL LANDSCAPE PLAN.
- 10.) LOTS 1-3 AND 13-18 WILL REQUIRE ON-SITE DETENTION OF STORM WATER.
- 11.) STREET LIGHTING - THE MINIMUM REQUIREMENT SHALL BE 250 WATT SODIUM VAPOR LAMPS AT A MAXIMUM SPACING OF 400 FEET FOR LOCAL STREETS. LIGHT FIXTURES SHALL BE MOUNTED ON CONCRETE, FIBERGLASS OR PAINTED METAL POLES NO HIGHER THAN 16 FEET FROM THE GROUND. LAYOUT SUBJECT TO CHANGE BY LOCAL POWER PROVIDER.

DRAINAGE ACROSS LOTS

LOT 1 - NO ADDITIONAL DRAINAGE	LOT 10 - DRAINAGE FROM LOT 9 TO LOT 11
LOT 2 - DRAINAGE FROM LOT 1 TO LOT 3	LOT 11 - DETENTION POND
LOT 3 - DRAINAGE FROM LOT 1 TO TRACT A	LOT 12 - NO ADDITIONAL DRAINAGE
LOT 4 - NO ADDITIONAL DRAINAGE	LOT 13 - DRAINAGE FROM LOTS 14-18 TO TRACT B
LOT 5 - DRAINAGE FROM LOTS 4 & 6 TO CULVERT	LOT 14 - DRAINAGE FROM LOTS 15-18 TO LOT 16
LOT 6 - NO ADDITIONAL DRAINAGE	LOT 15 - DRAINAGE FROM LOTS 16-18 TO LOT 17
LOT 7 - DRAINAGE FROM LOT 8 TO CULVERT	LOT 16 - DRAINAGE FROM LOTS 16 & 18 TO LOT 15
LOT 8 - NO ADDITIONAL DRAINAGE	LOT 17 - DRAINAGE FROM LOT 18 TO LOT 16
LOT 9 - NO ADDITIONAL DRAINAGE	LOT 18 - NO ADDITIONAL DRAINAGE

CONTACTS

SURVEYOR:
 NOLTE ASSOCIATES, INC.
 PAUL W. SMITH
 7000 S. YOSEMITE STREET
 ENGLEWOOD, CO 80112
 (303) 220-1001

OWNER / DEVELOPER:
 D&H DEVELOPMENT, INC.
 J. HARVEY YOAKUM
 3762 EUREKA WAY SUITE A
 FREDERICK, CO 80516
 (303) 833-4454

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL:

THE FINAL PLAT MAP OF THE RASPBERRY HILL BUSINESS PARK IS APPROVED AND ACCEPTED BY ORDINANCE NO. 123, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON April 25, 2004, AND RECORDED ON April 26, 2004, AS RECEPTION NO. 2113952, 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, IT'S 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 BENEFITING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A 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:
Dianna M. Secord
 TOWN CLERK

Paul Smith
 MAYOR



PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 18th DAY OF March, 2004

Paul Smith
 CHAIRMAN

Kathy Larson
 PLANNING COMMISSION SECRETARY

SURVEYOR'S CERTIFICATE:

I, PAUL W. SMITH, A REGISTERED 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 2nd DAY OF March, 2005.

Paul W. Smith
 PROFESSIONAL LAND SURVEYOR
 COLORADO P.L.S. No. 29430
 FOR AND ON BEHALF OF NOLTE ASSOCIATES, INC.
 7000 S. YOSEMITE STREET
 ENGLEWOOD, COLORADO 80112



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 AFTER THE DATE OF CERTIFICATION SHOWN HEREON.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, ACCESSORY OR LEGAL LAND BOUNDARY MONUMENT COMMITS A CLASS TWO (2) MISDEMEANOR TO STATE STATUTE 18-4-508, C.R.S.

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
)
 COUNTY OF WELD)
)
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, _____ M., THIS _____ DAY OF _____ A.D., 2005, AND IS RECORDED IN PLAT BOOK NO. _____, FILM NO. _____
 RECEPTION NO. _____

DEPUTY RECORDER FEES

REV. 03/02/05	NOLTE BEYOND ENGINEERING 7000 S. YOSEMITE ST., SUITE 200 ENGLEWOOD, CO 80112 303.220.1001 TEL. 303.220.0903 FAX. WWW.NOLTE.COM	DEVELOPER	DATE:	10-29-03	
REV. 02/09/05		D & H LAND DEVELOPMENT, LLC	SCALE:	N/A	
REV. 01/27/05		3762 EUREKA WAY, SUITE A			
REV. 12/15/04		FREDERICK, COLORADO 80516			
REV. 07/18/04					
REV. 04/14/04					
REV. 02/23/04					

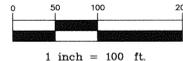
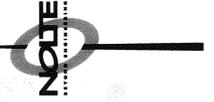
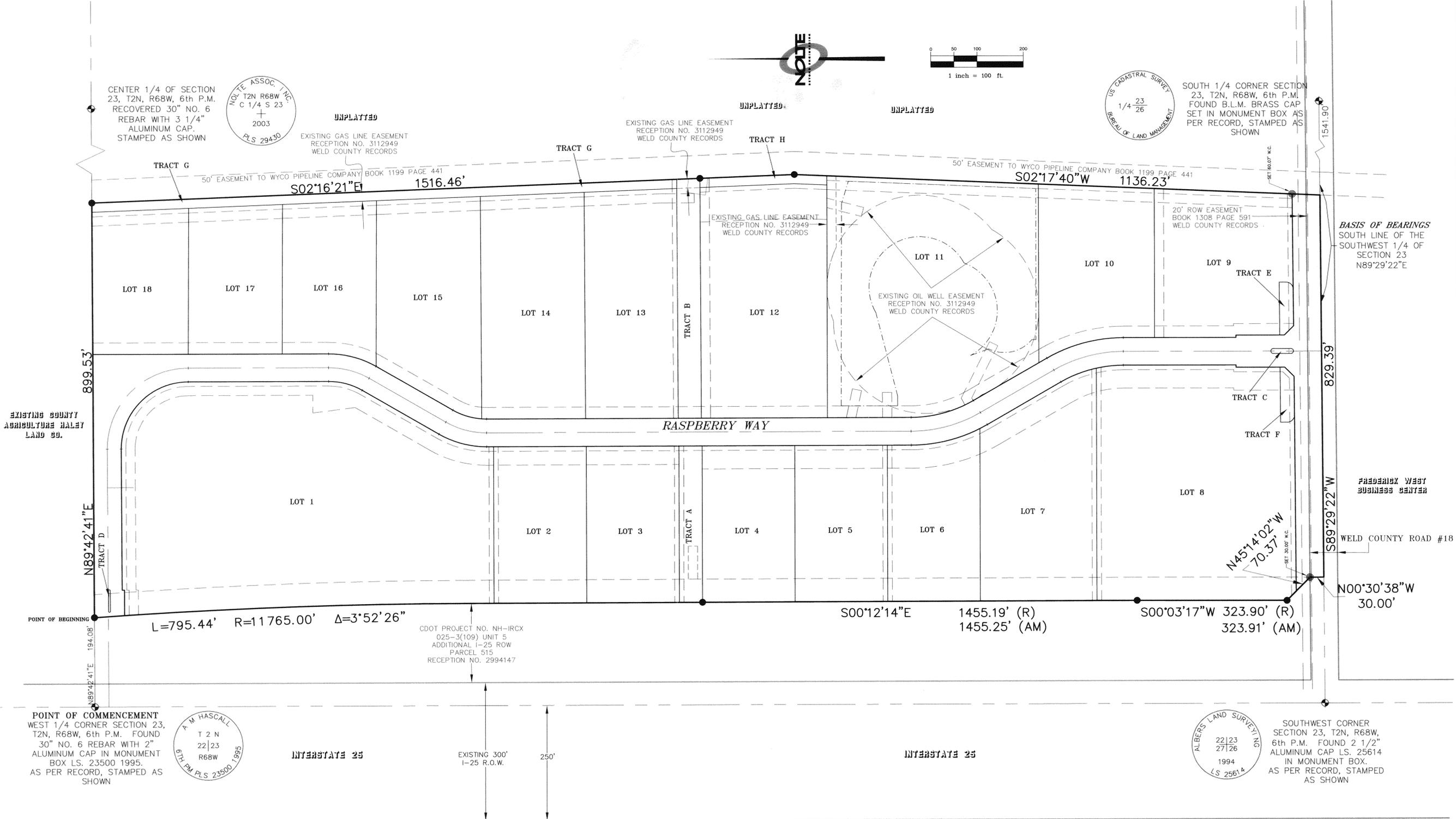
SHEET 1 OF 5

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3268884 03/16/2005 11:20A Weld County, CO
 2 of 5 R 51.00 D 0.00 Steve Moreno Clerk & Recorder

FINAL PLAT RASPBERRY HILL BUSINESS PARK

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 18 LOTS 54.977 ACRES



REV. 03/02/05
 REV. 02/09/05
 REV. 01/27/05
 REV. 12/15/04
 REV. 07/18/04
 REV. 04/14/04
 REV. 02/23/04



DEVELOPER
 D & H LAND DEVELOPMENT, LLC
 3762 EUREKA WAY, SUITE A
 FREDERICK, COLORADO 80516

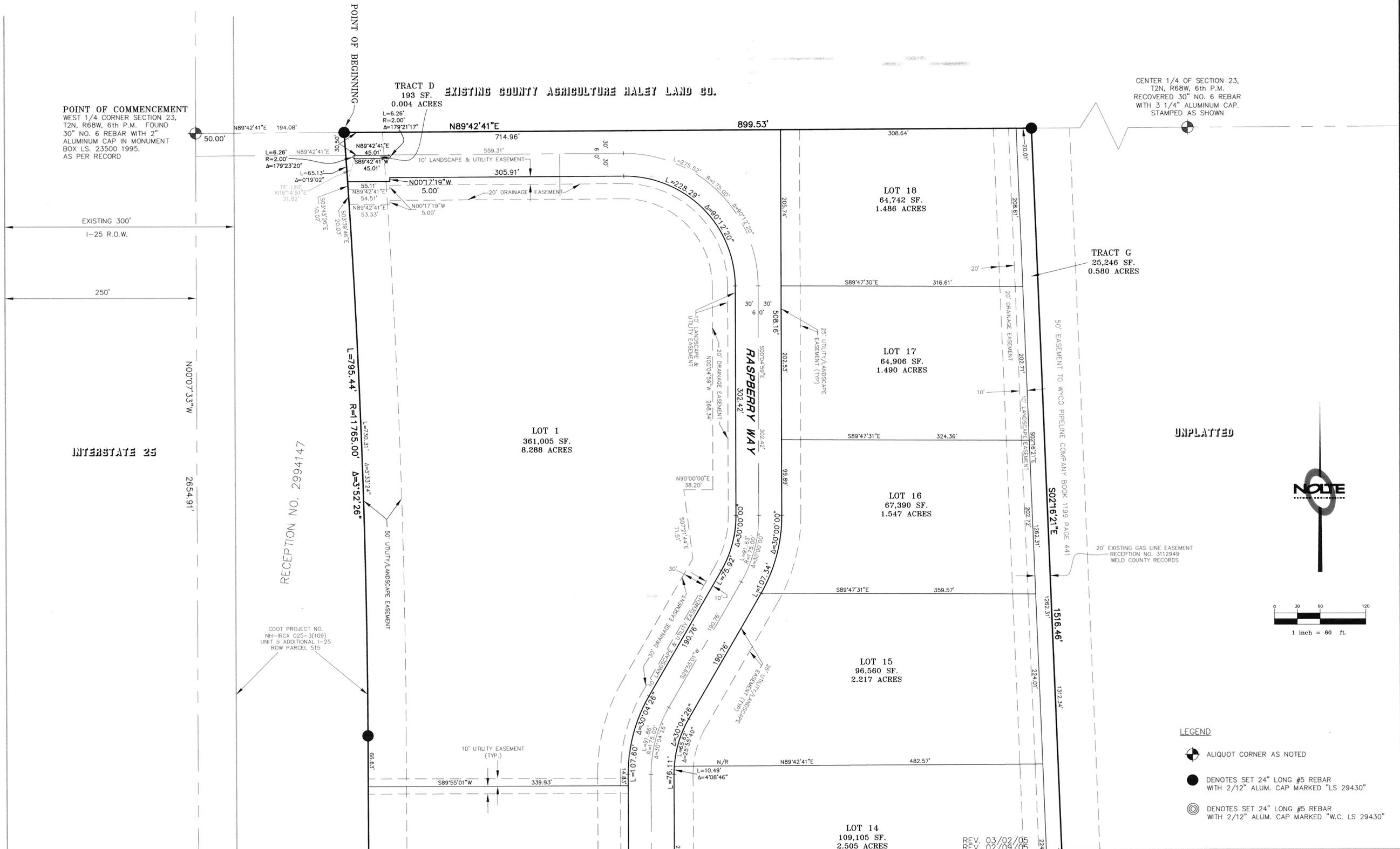
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3268884 03/16/2005 11:20A Weld County, CO
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FINAL PLAT RASPBERRY HILL BUSINESS PARK

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 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 18 LOTS 54.977 ACRES



UNPLATTED

NOLTE

1 inch = 60 ft.

LEGEND

- ALIQUOT CORNER AS NOTED
- DENOTES SET 24" LONG #5 REBAR WITH 2/12" ALUM. CAP MARKED "LS 29430"
- ◎ DENOTES SET 24" LONG #5 REBAR WITH 2/12" ALUM. CAP MARKED "W.C. LS 29430"

REV. 03/02/05
 REV. 02/09/05
 REV. 01/27/05
 REV. 12/15/04
 REV. 07/18/04
 REV. 04/14/04
 REV. 02/23/04

NOLTE
 BEYOND ENGINEERING

DEVELOPER
 D & H LAND DEVELOPMENT, LLC
 3762 EUREKA WAY, SUITE A
 FREDERICK, COLORADO 80516

DATE: 10-29-03
SCALE: 1" = 60'
SHEET 3 OF 5

AREAS: 01FFTB, 01PRMA, 01-FPANNO

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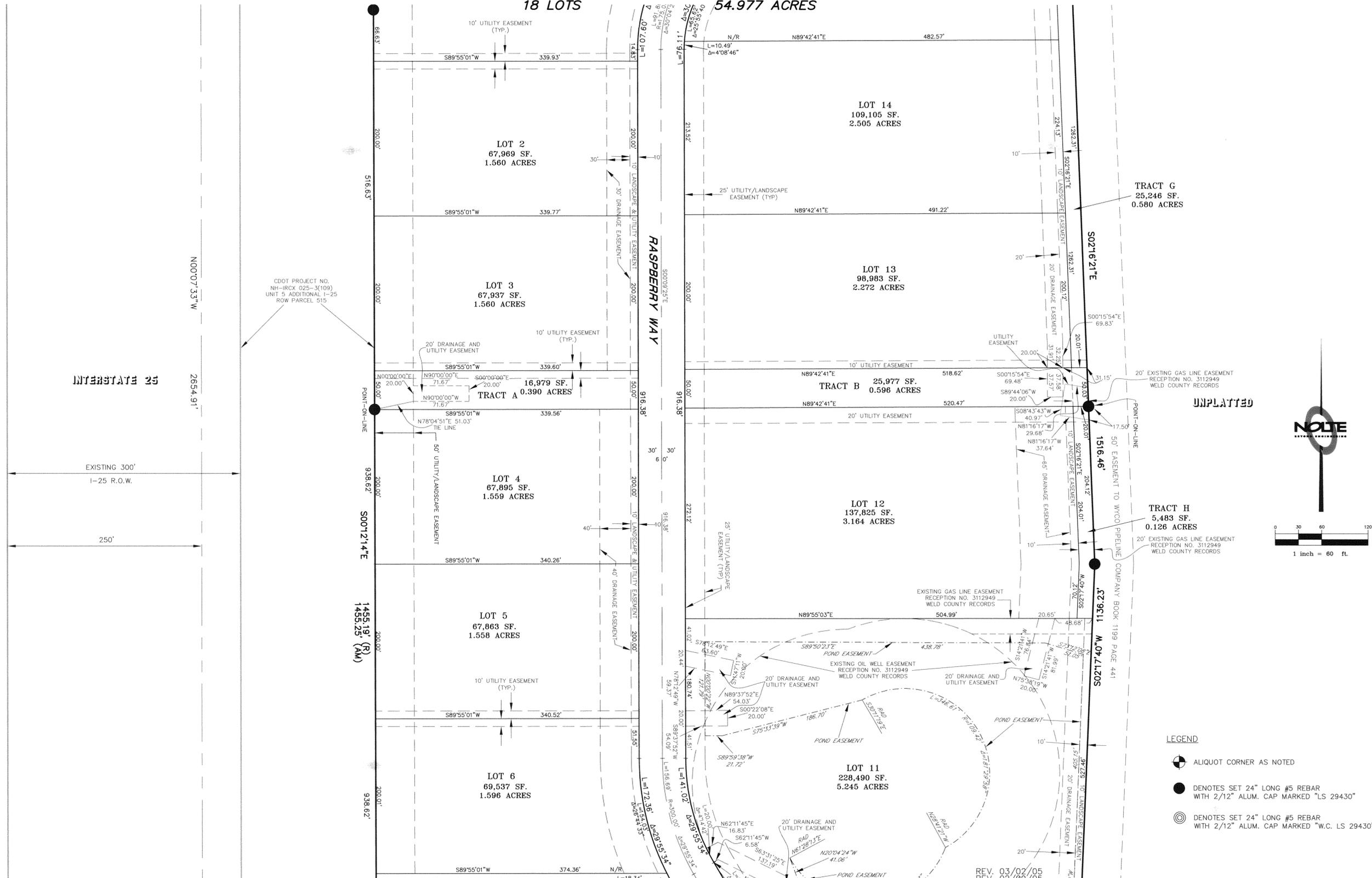
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 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

18 LOTS

54.977 ACRES



INTERSTATE 25

EXISTING 300'
 I-25 R.O.W.

250'

N00°07'33"W

2654.91'

250'

S001°2'14"E

1455.19' (R)

1455.25' (M)

CDOT PROJECT NO.
 NH-IRCX 025-3(109)
 UNIT 5 ADDITIONAL 1-25
 ROW PARCEL 515

POINT-ON-LINE

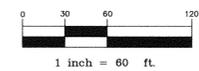
POINT-ON-LINE

POINT-ON-LINE

POINT-ON-LINE

POINT-ON-LINE

UNPLATTED



LEGEND

- ALIQUOT CORNER AS NOTED
- DENOTES SET 24" LONG #5 REBAR WITH 2/12" ALUM. CAP MARKED "LS 29430"
- ⊙ DENOTES SET 24" LONG #5 REBAR WITH 2/12" ALUM. CAP MARKED "W.C. LS 29430"

REV. 03/02/05
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 REV. 04/14/04
 REV. 02/23/04



DEVELOPER
 D & H LAND DEVELOPMENT, LLC
 3762 EUREKA WAY, SUITE A
 FREDERICK, COLORADO 80516

DATE: 10-29-03
SCALE: 1" = 60'
SHEET 4 OF 5

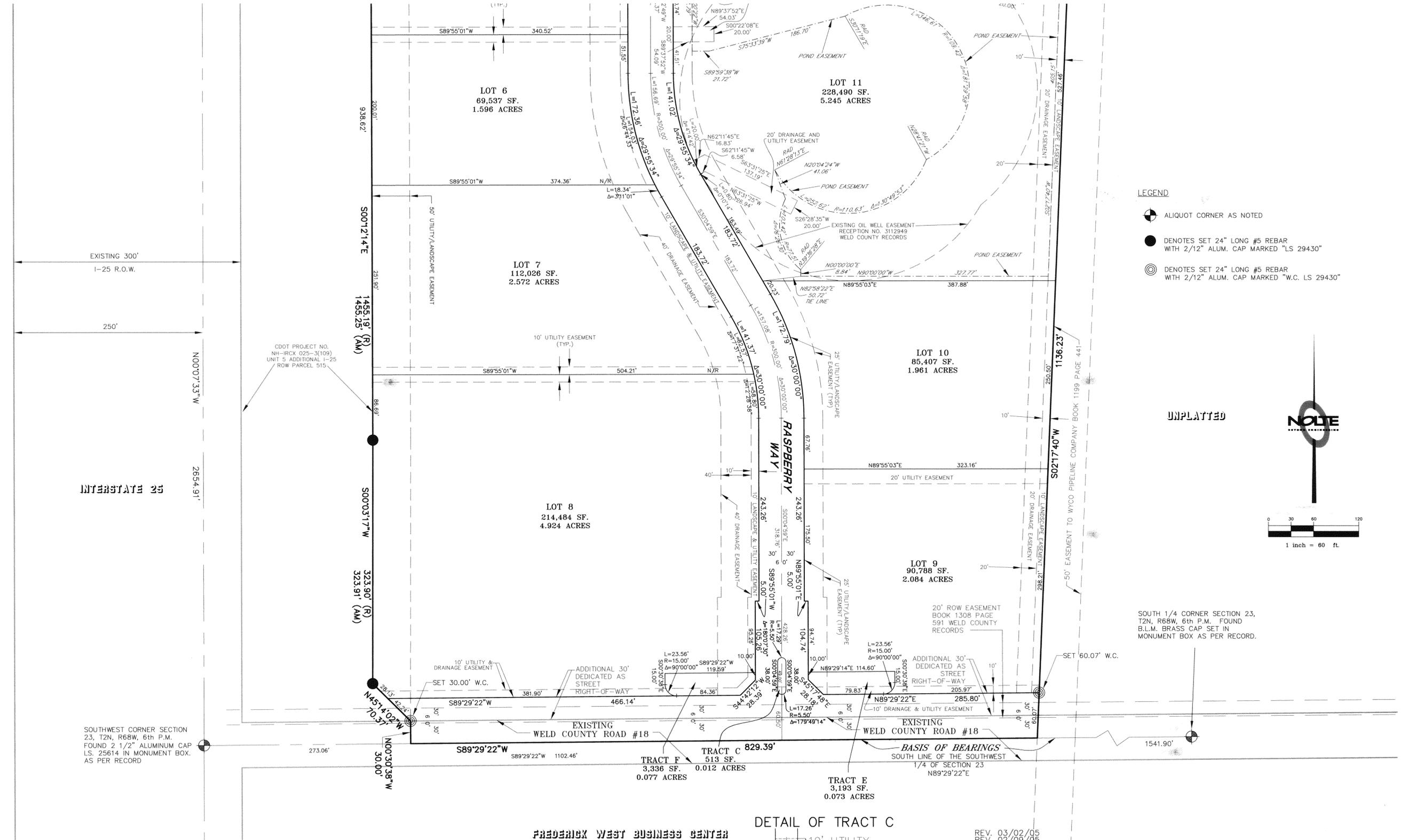
KREEFS, OIP/TB, OIP/RA, OI-PP/ANNO

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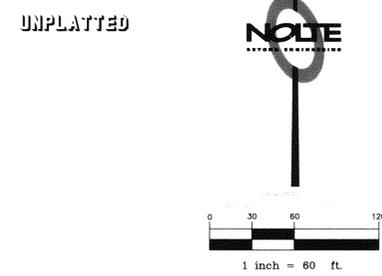
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INTERSTATE 25

SOUTHWEST CORNER SECTION 23, T2N, R68W, 6th P.M. FOUND 2 7/2" ALUMINUM CAP LS. 25614 IN MONUMENT BOX. AS PER RECORD

CDOT PROJECT NO. NH-IRCX 025-3(109) UNIT 5 ADDITIONAL I-25 ROW PARCEL 515

FREDERICK WEST BUSINESS CENTER

DETAIL OF TRACT C

REV. 03/02/05
 REV. 02/09/05
 REV. 01/27/05
 REV. 12/15/04
 REV. 07/18/04
 REV. 04/14/04
 REV. 02/23/04

NOLTE
 BEYOND ENGINEERING

DEVELOPER
 D & H LAND DEVELOPMENT, LLC
 3762 EUREKA WAY, SUITE A
 FREDERICK, COLORADO 80516

DATE: 10-29-03
 SCALE: 1" = 60'
 SHEET 5 OF 5

XREFS: 01PFB, 01PRA, 01-FFANNIO