

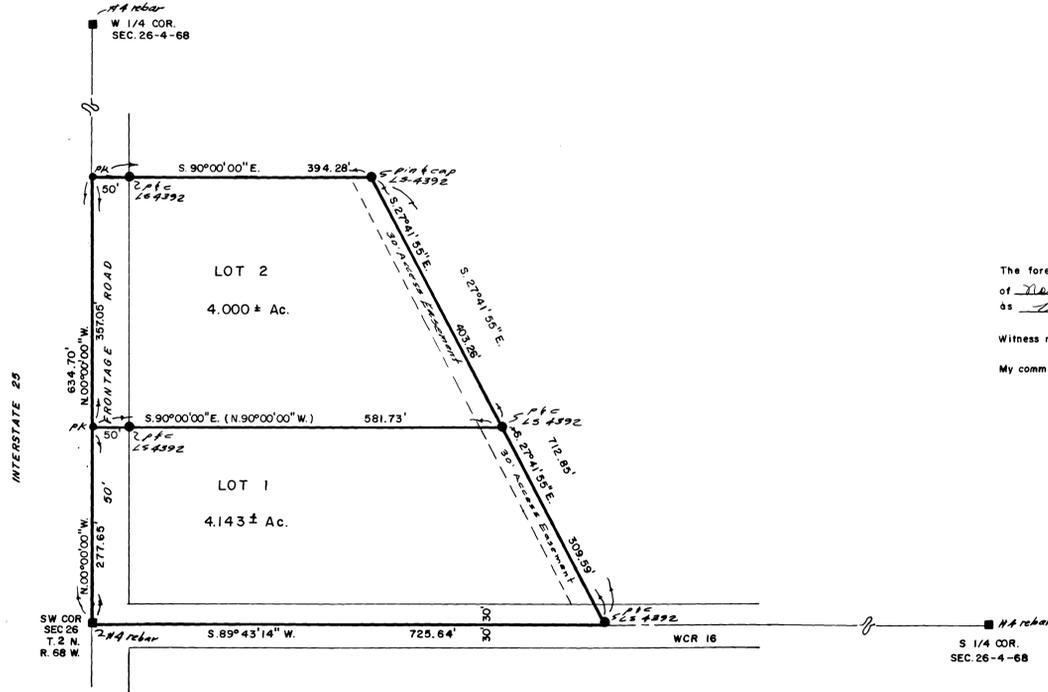
3046

B 1283 REC 02234257 11/28/90 15:54 \$10.00 1/001
F 1289 MARY ANN FEUERSTEIN CLERK & RECORDER WELD CO, CO

FILE #5469
ENV 3046
AR2234257

TAGGART - TELLEEN SUBDIVISION

PART OF THE SW 1/4 OF SECTION 26, T.2 N., R. 68 W.
OF THE 6TH P.M., TOWN OF FREDERICK,
WELD CO., COLO.



SCALE: 1"=100'
0 100
■ - PIN FOUND
● - PIN SET
● - PK NAIL SET

LEGAL DESCRIPTION
A part of the Southwest Quarter (SW¹/₄) of Section 26, Township 2 North, Range 68 West of the 6th P.M., Town of Frederick, Weld County, Colorado, being more particularly described as follows:
Beginning at the Southwest Corner (SW Corner) of said Section 26 and considering the West line of the Southwest Quarter (SW¹/₄) of said Section 26 as bearing North 00°00'00" West, and with all other bearings contained herein relative thereto; Thence North 00°00'00" West, along the West line of the Southwest Quarter (SW¹/₄) of said Section 26, 634.70 feet; Thence South 90°00'00" East, 394.28 feet; Thence South 27°41'35" East, 712.85 feet to a point on the South line of Section 26; Thence South 89°43'14" West along the South line of said Section 26, 725.64 feet to the TRUE POINT OF BEGINNING.

Said described parcel contains 8.143 acres, more or less, and is subject to any rights-of-way or other easements as recorded by instruments of record or as now existing on said described parcel of land.

Know all men by these presents, that we H. E. Bud Taggart and J. B. Telleen, being the sole owners of the land described herein, have caused said land to be laid out and platted under the name of TAGGART-TELLEEN SUBDIVISION, and do hereby dedicate to the public forever all streets, alleys and utility easements as indicated hereon. In compliance with the Town of Frederick Subdivision Regulations and by contractual agreement, the landowners shall bear all expenses involved in improvements.

In witness whereof, we have hereunto set our hands and seals this 11 day of October, 1990

H. E. Bud Taggart *J. B. Telleen*
H. E. Bud Taggart J. B. Telleen

STATE OF COLORADO)
COUNTY OF WELD) ss

The foregoing instrument was acknowledged before me this 11 day of October, 1990 by H. E. Bud Taggart and J. B. Telleen. Witness my hand and seal.

My commission expires 4/2/92
Bruce B. Bussell
Notary Public

I certify this plat accurately represents the results of a survey made by me or under my direct supervision.

James Freese
JAMES FRIESE
L.S. Colorado Reg. No. 4392

Utility easements are adequate as shown and are hereby approved.

Edward J. Taggart
Town of Frederick Mountain Bell United Power Company

Town Administrator

Approved this the ___ day of ___, 19__.

Town Engineer

This is to certify that a plat of the above described property is approved by the Town of Frederick on this the 11 day of OCT, 1990, A.D. and that the Mayor of the Town of Frederick, on behalf of the Town of Frederick, hereby acknowledges and adopts the said plat upon which this certificate is endorsed for all purposes indicated thereon.

Edward J. Taggart Attest: *Bruce B. Bussell*
Mayor Town Clerk

Approved this the ___ day of ___, 19__.

Town Administrator

Approved this the ___ day of ___, 19__.

Town Planner

TAGGART - TELLEEN SUBDIVISION	
PART OF THE SW 1/4 OF SEC 26, T.2 N., R. 68 W. OF THE 6 P.M., TOWN OF FREDERICK, WELD CO., COLO.	
DATE: AUG 1990	PROJECT: 1990-70
FRIESE ENGINEERING 1525 6TH AVENUE GREELEY, CO 80631	Sheet 1 of 1