

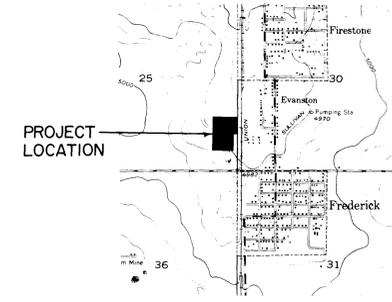
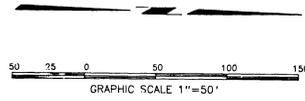
REC-040 2334

AP2001489

FILE ENV R 1061 REC 02001489 03/11/85 16:09 \$10.00 1/001
3872 4334 F 0353 MARY ANN FEUERSTEIN CLERK & RECORDER WELD CO, CO

TOPS BUSINESS PARK

A PORTION OF THE SE 1/4 OF SECTION 25, T2 N, R 68 W OF THE 6TH. P.M.
TOWN OF FREDERICK, WELD COUNTY, STATE OF COLORADO



VICINITY MAP
SCALE 1" = 2000'

DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT, WILBUR HURT AND LEON KEYES, BEING OWNERS OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, WELD COUNTY, COLORADO, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25, THENCE NORTH 00°33'19" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 25, A DISTANCE OF 1000.00 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 278 AT PAGE 553 OF THE WELD COUNTY RECORDS AND THE TRUE POINT OF BEGINNING;

- 1) THENCE CONTINUING NORTH 00°33'19" EAST A DISTANCE OF 714.60 FEET;
- 2) THENCE NORTH 89°26'41" WEST A DISTANCE OF 540.00 FEET;
- 3) THENCE SOUTH 00°33'19" WEST A DISTANCE OF 1149.24 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 1596 AT PAGE 402 OF THE WELD COUNTY RECORDS;
- 4) THENCE SOUTH 89°53'42" EAST ALONG THE NORTH LINE OF SAID PARCEL OF LAND A DISTANCE OF 440.02 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 278 AT PAGE 553 OF THE WELD COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING TWO (2) COURSES:

- 5) NORTH 00°33'19" EAST A DISTANCE OF 430.40 FEET;
- 6) THENCE SOUTH 89°53'42" EAST A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 13.232 ACRES.

HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS TOPS BUSINESS PARK AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN OF FREDERICK FOR PUBLIC USE FOREVER HEREAFTER THE STREETS, ALLEYS, PUBLIC WALKWAYS, PARKS AND OPEN SPACE 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 HAND AND SEALS THIS _____ DAY OF _____ 19__.

OWNER: TOPS CONSTRUCTION COMPANY
A COLORADO CORPORATION

WILBUR HURT LEON KEYES

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., 19__.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC WITNESS MY HAND AND SEAL

TOWN BOARD APPROVAL

APPROVED BY THE TOWN BOARD THIS _____ DAY OF _____, 19__.
ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITIES BY THE TOWN FOR CONSTRUCTION OF ANY STREETS, HIGHWAYS, ALLEYS, BRIDGES, RIGHTS-OF-WAY, OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

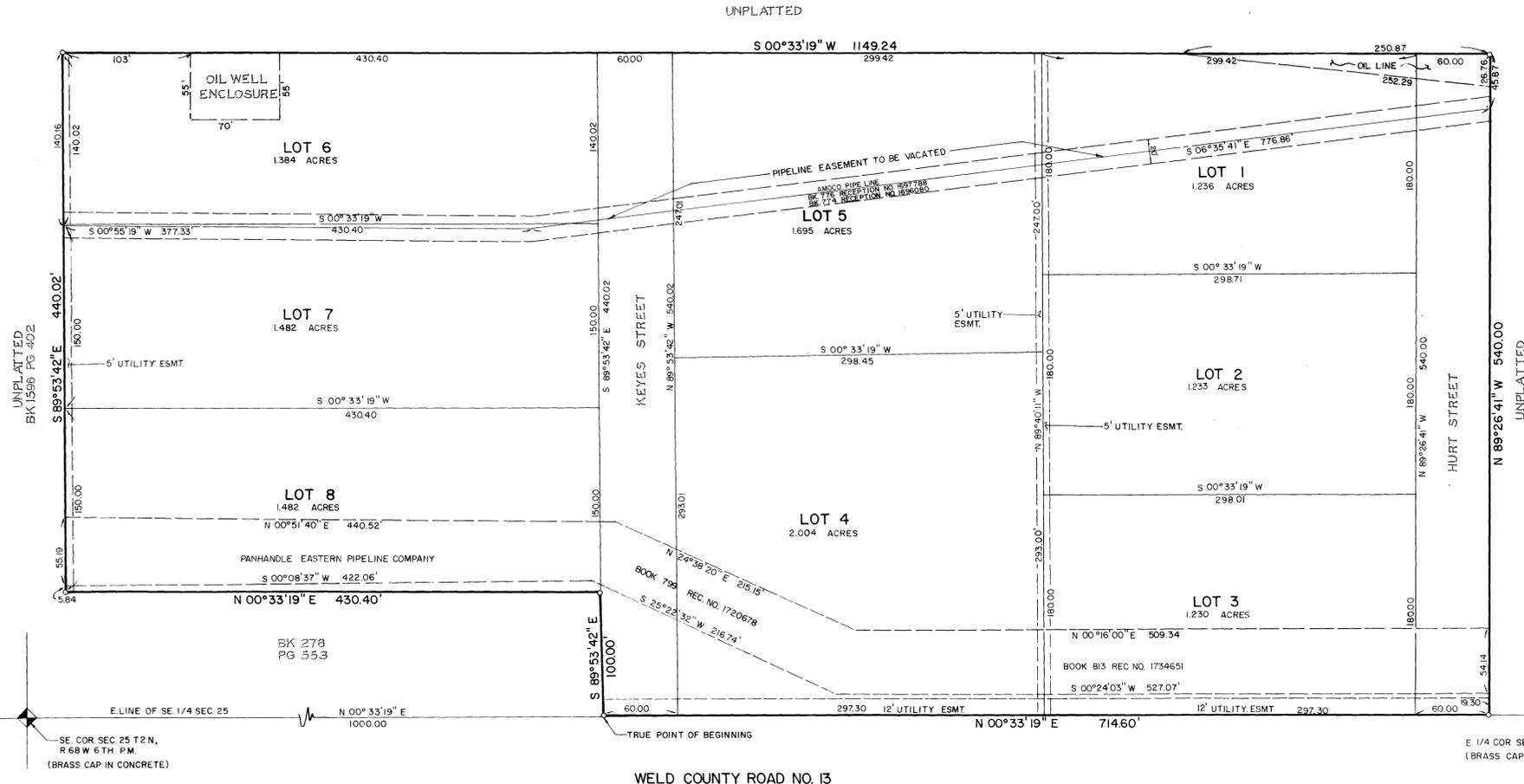
MAYOR DATE

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT _____ M., ON THE _____ DAY OF _____, A.D., 19__ IN BOOK _____, PAGE _____, MAP _____, RECEPTION _____.

COUNTY CLERK AND RECORDER

BY: DEPUTY



BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25 AS BEARING NORTH 00°33'19" EAST (ASSUMED).

IN ACCORDANCE WITH CRS 13-80-127.3
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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.

PREPARED BY:
ROCKY MOUNTAIN CONSULTANTS INC.
4280 E. EVANS AVE. DENVER, COLORADO 80222
758-4532 DATE: 3-85 JOB NO: 7-4530

SURVEYOR'S CERTIFICATE

I, PETER E. CURTIS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

BY: PETER E. CURTIS, P.L.S. NO. 18978

