

# FINAL PLAT DEL CAMINO SOUTH - REPLAT B

A REPLAT OF PORTIONS OF DEL CAMINO SOUTH REPLAT OF OUTLOT A, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

AREA = 14.460 ACRES, MORE OR LESS.

**CERTIFICATE OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT HIRSCHFELD CAMINO SOUTH, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND S N S IRON WORKS INC., A COLORADO CORPORATION, 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 HEREON UNDER THE NAME OF DEL CAMINO SOUTH - REPLAT B, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS-OF-WAY, EASEMENTS DESIGNATED OR DESCRIBED AS 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 STREET, 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.

ALL OF LOT 5, LOT 7 AND TRACT A OF DEL CAMINO SOUTH REPLAT OF OUTLOT A, TOGETHER WITH PORTIONS OF SALAZAR LANE AND SALAZAR WAY, BOTH PUBLIC RIGHTS-OF-WAY, ALL LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SOUTHWEST QUARTER (SW 1/4), FROM WHENCE THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS NORTH 00°07'25" WEST A DISTANCE OF 1328.14 FEET, WITH ALL BEARINGS HEREIN RELATED THERE TO;

THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 89°53'09" WEST, 1613.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF SAID PLAT OF DEL CAMINO SOUTH REPLAT OF OUTLOT A, NORTH 02°04'15" WEST, 695.16 FEET TO THE NORTH LINE OF SAID SALAZAR WAY;

THENCE LEAVING SAID WEST LINE, ALONG SAID NORTH LINE, NORTH 89°56'32" EAST, 448.64 FEET TO THE EAST LINE OF SAID SALAZAR LANE;

THENCE ALONG SAID EAST LINE, SOUTH 00°03'28" EAST, 208.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 7;

THENCE ALONG THE BOUNDARY OF SAID LOT 7 THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°56'32" EAST, 631.00 FEET TO A POINT;
2. SOUTH 00°03'28" EAST, 425.69 FEET TO A POINT ON THE BOUNDARY OF SAID SALAZAR LANE;

THENCE ALONG THE BOUNDARY OF SAID SALAZAR LANE THE FOLLOWING THREE (3) COURSES:

1. NORTH 89°53'09" EAST, 110.91 FEET TO A NON-TANGENT CURVE TO THE LEFT CONCAVE NORTHWESTERLY;
2. NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 53°27'32" EAST AND HAS A CHORD LENGTH OF 29.69 FEET, THROUGH A CENTRAL ANGLE OF 72°51'21", FOR AN ARC LENGTH OF 31.79 FEET TO A REVERSE CURVE TO THE RIGHT CONCAVE SOUTHWESTERLY;
3. NORTHERLY, EASTERLY AND SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 35°16'12" EAST AND HAS A CHORD LENGTH OF 94.95 FEET, THROUGH A CENTRAL ANGLE OF 255°23'45", FOR AN ARC LENGTH OF 267.45 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT OF DEL CAMINO SOUTH REPLAT OF OUTLOT A;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°53'09" WEST, 1244.76 FEET TO THE POINT OF BEGINNING.

CONTAINING ±629,869 SQUARE FEET OR ±14.460 ACRES OF LAND, MORE OR LESS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 16 DAY OF July A.D., 2018.

FOR: HIRSCHFELD CAMINO SOUTH, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Doug Hirschfeld  
 DOUG HIRSCHFELD, MANAGER

FOR: S N S IRON WORKS INC, A COLORADO CORPORATION

BY: Richard A. Pelletier  
 MANAGER

**NOTARY ACKNOWLEDGMENTS**

STATE OF COLORADO )  
 ) SS  
 COUNTY OF Weld )

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY DOUG HIRSCHFELD AS MANAGER OF HIRSCHFELD CAMINO SOUTH, LLC, A COLORADO LIMITED LIABILITY COMPANY, THIS 16 DAY OF July, 2018.

WITNESS MY HAND AND SEAL Lori Michelle Trejo  
 MY COMMISSION EXPIRES Oct. 19, 2019

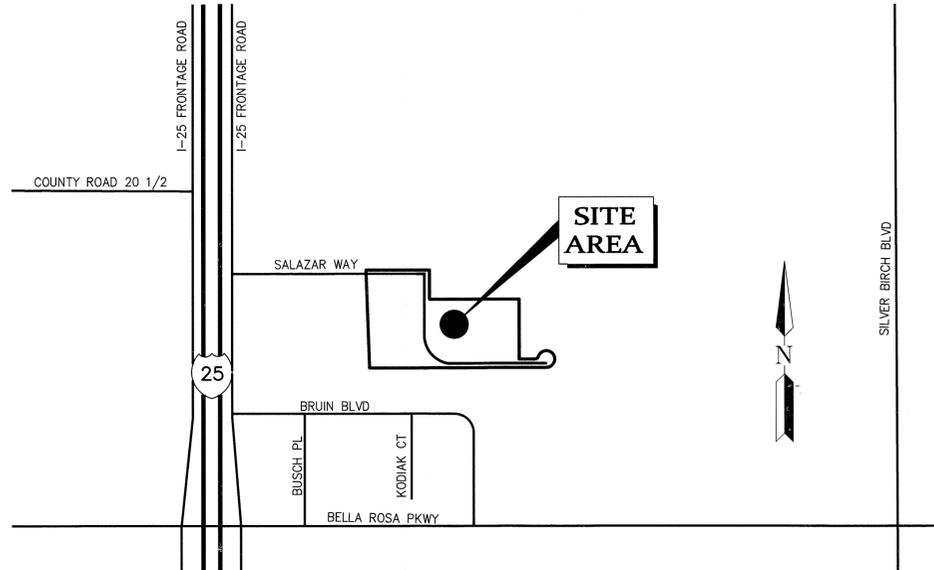
Lori Michelle Trejo  
 NOTARY PUBLIC  
 LORI MICHELLE TREJO  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20154041174  
 My Commission Expires Oct. 19, 2019

STATE OF COLORADO )  
 ) SS  
 COUNTY OF Weld )

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY Richard Pelletier AS MANAGER OF S N S IRON WORKS INC., A COLORADO CORPORATION, THIS 16 DAY OF July, 2018.

WITNESS MY HAND AND SEAL Lori Michelle Trejo  
 MY COMMISSION EXPIRES Oct. 19, 2019

Lori Michelle Trejo  
 NOTARY PUBLIC  
 LORI MICHELLE TREJO  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20154041174  
 My Commission Expires Oct. 19, 2019



VICINITY MAP  
 Not to scale

**CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES**

THE FINAL PLAT MAP OF DEL CAMINO SOUTH - REPLAT B IS APPROVED AND ACCEPTED BY ORDINANCE NO. 1288 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON 10 DAY OF July, 2018. 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, ITS 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 SEPARATE 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.

Kerry Lane  
 MAYOR  
 ATTEST: Melissa Williams  
 TOWN CLERK



**PLANNING COMMISSION CERTIFICATE OF APPROVAL**

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 2018 - 13C THIS 19 DAY OF June, 2018.

me  
 CHAIRMAN  
Kathy Larson  
 PLANNING COMMISSION SECRETARY

**OWNERSHIP AND MAINTENANCE TABLE**

I.D.	AREA (acres)	USE(S)	OWNERSHIP	MAINTENANCE
TRACT A	2.206 ACRES	DRAINAGE, OPEN SPACE, OIL & GAS OPERATIONS	PRIVATE LANDOWNERS	PRIVATE LANDOWNERS
SALAZAR LANE SALAZAR WAY	2.532 ACRES	PUBLIC STREETS	TOWN OF FREDERICK	TOWN OF FREDERICK
LOT 1	4.691 ACRES	PRIVATE IMPROVEMENTS	PRIVATE LANDOWNERS	PRIVATE LANDOWNERS
LOT 2	5.030 ACRES	PRIVATE IMPROVEMENTS	PRIVATE LANDOWNERS	PRIVATE LANDOWNERS
TOTALS:	14.460 ACRES			

**STATEMENT OF PURPOSE**

THIS REPLAT IS BEING PREPARED AND RECORDED TO ACCOMPLISH THE FOLLOWING:

RE-ALIGN PORTIONS OF SALAZAR LANE AND SALAZAR WAY, BOTH PUBLIC RIGHTS-OF-WAY, AS ORIGINALLY DEDICATED ON THE PLAT OF DEL CAMINO SOUTH REPLAT OF OUTLOT A, RECORDED FEBRUARY 21, 2006 AT RECEPTION No. 3364195, OFFICIAL RECORDS OF WELD COUNTY, COLORADO.

**SURVEYOR'S NOTES**

1. 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.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING, INC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POWER SURVEYING, INC. RELIED UPON THE FOLLOWING TITLE COMMITMENTS ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, INC:  
 COMMITMENT No. 580-F0585133-383-JNB, WITH AN EFFECTIVE DATE OF NOVEMBER 29, 2017 AT 7:00 A.M.  
 COMMITMENT No. F0599943-383-JNB, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2017 AT 8:00 A.M.
3. FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE C (AREAS OF MINIMAL FLOODING), AS SHOWN ON FEMA F.I.R.M. MAP #080266 0863 C, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 1982.
4. FIELD SURVEY COMPLETION DATE: DECEMBER 20, 2017.
5. UNIT OF MEASUREMENT: U.S. SURVEY FOOT.
6. THERE SHALL BE 1 TREE PLANTED FOR EVERY 40' OF STREET FRONTAGE.

**BASIS OF BEARINGS**

NORTH 00°07'25" WEST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.

**SURVEYING CERTIFICATE**

I, RICHARD B. GABRIEL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE PLAN MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SITE PLAN MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 16 DAY OF JULY, 2018.

RICHARD B. GABRIEL, P.L.S.  
 Colorado License No. 37929  
 For and on behalf of Power Surveying Company, Inc.  
 120 W. 84th Avenue  
 Thornton, CO 80260  
 (303) 702-1617  
 www.powersurveying.com



TYPE OF SUBMITTAL:	FINAL PLAT
PREPARATION DATE:	JANUARY 10, 2018
REVISION DATE:	FEBRUARY 28, 2018
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-17-350	DWG: 501-17-350.dwg

# FINAL PLAT DEL CAMINO SOUTH - REPLAT B

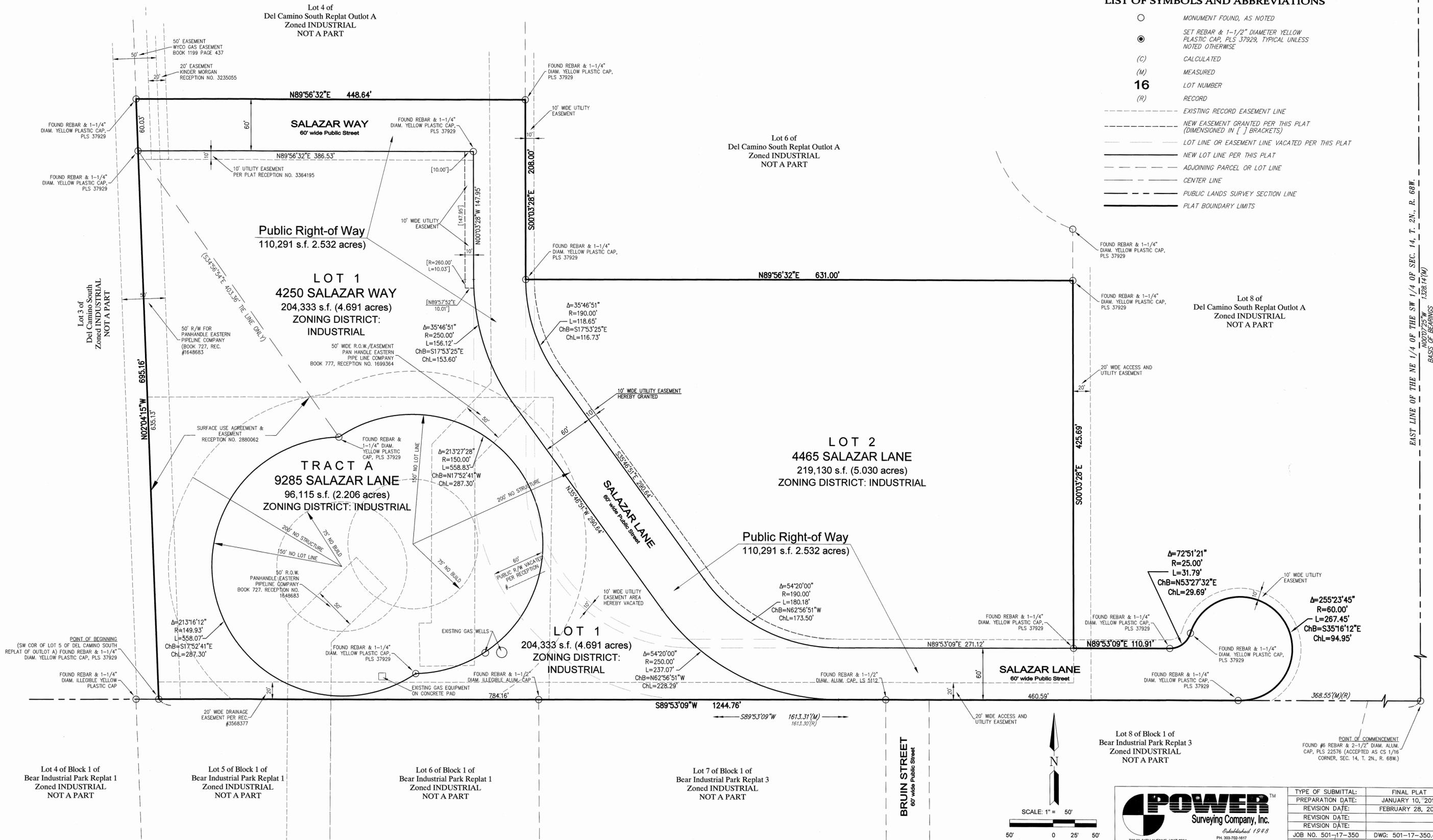
A REPLAT OF PORTIONS OF DEL CAMINO SOUTH REPLAT OF OUTLOT A, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

AREA = 14.460 ACRES, MORE OR LESS.

FOUND #6 REBAR & 2-1/2" DIAM. ALUM. CAP, PLS 25614 (ACCEPTED AS CEN. 1/4 CORNER, SEC. 14, T. 2N., R. 68W.)

### LIST OF SYMBOLS AND ABBREVIATIONS

- MONUMENT FOUND, AS NOTED
- SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
- (C) CALCULATED
- (M) MEASURED
- 16 LOT NUMBER
- (R) RECORD
- - - - - EXISTING RECORD EASEMENT LINE
- - - - - NEW EASEMENT GRANTED PER THIS PLAT (DIMENSIONED IN [ ] BRACKETS)
- - - - - LOT LINE OR EASEMENT LINE VACATED PER THIS PLAT
- - - - - NEW LOT LINE PER THIS PLAT
- - - - - ADJOINING PARCEL OR LOT LINE
- - - - - CENTER LINE
- - - - - PUBLIC LANDS SURVEY SECTION LINE
- - - - - PLAT BOUNDARY LIMITS



EAST LINE OF THE NE 1/4 OF THE SW 1/4 OF SEC. 14, T. 2N., R. 68W.  
 1326.14'(M)  
 1000.25'-W  
 BASIS OF BEARINGS

Lot 8 of Block 1 of Bear Industrial Park Replat 3 Zoned INDUSTRIAL NOT A PART

POINT OF COMMENCEMENT  
 FOUND #6 REBAR & 2-1/2" DIAM. ALUM. CAP, PLS 22578 (ACCEPTED AS CS 1/16" CORNER, SEC. 14, T. 2N., R. 68W.)

**POWER** Surveying Company, Inc.  
 Established 1948  
 720 W. 84TH AVENUE, UNIT #204  
 THORNTON, COLORADO 80260  
 PH: 303-702-1817  
 FAX: 303-702-4488  
 WWW.POWERSURVEYING.COM

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Sheet 2 of 2