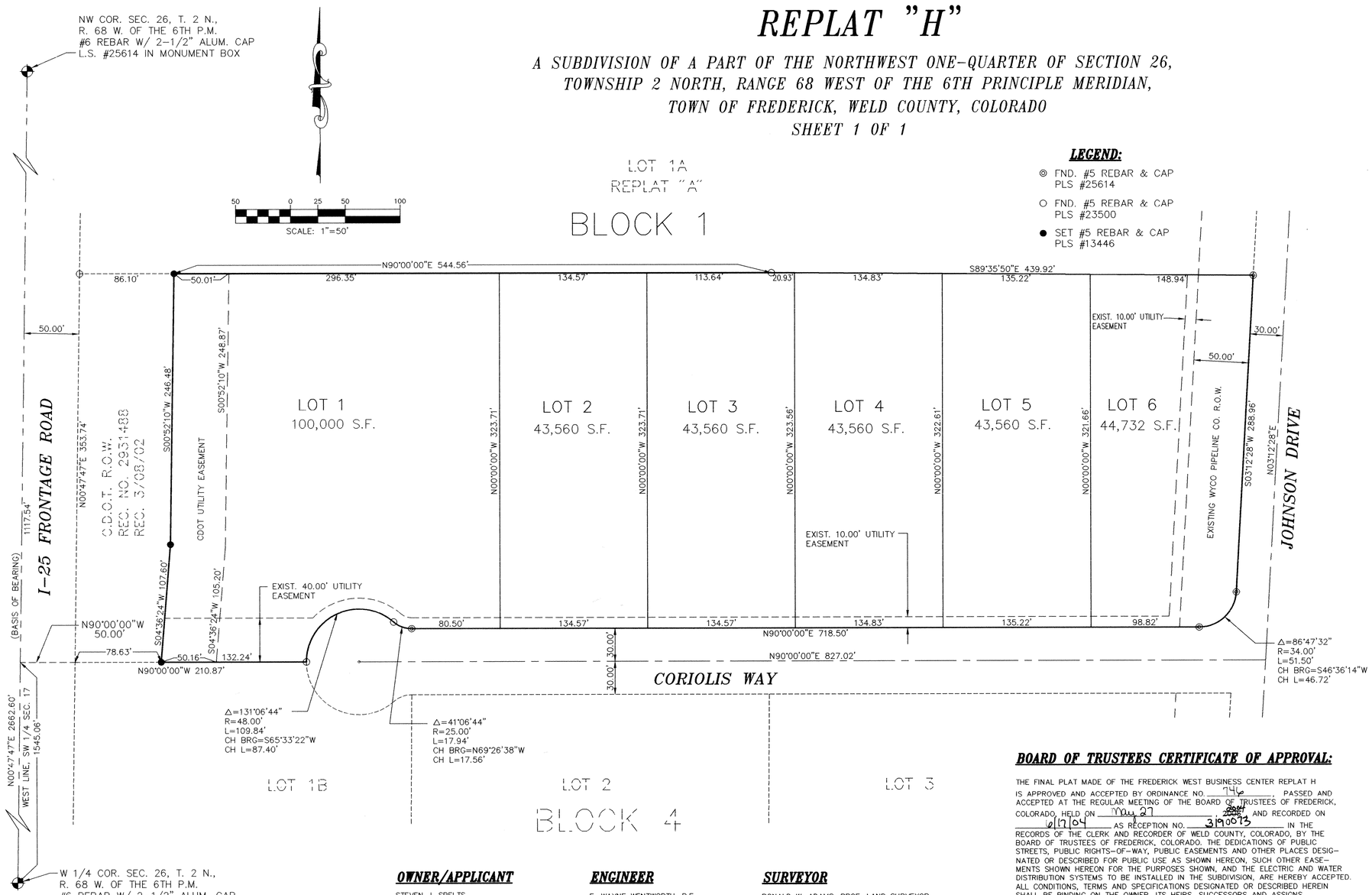
612

3277612 04/14/2005 12:46P Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

FINAL PLAT
FREDERICK WEST BUSINESS CENTER
REPLAT "H"

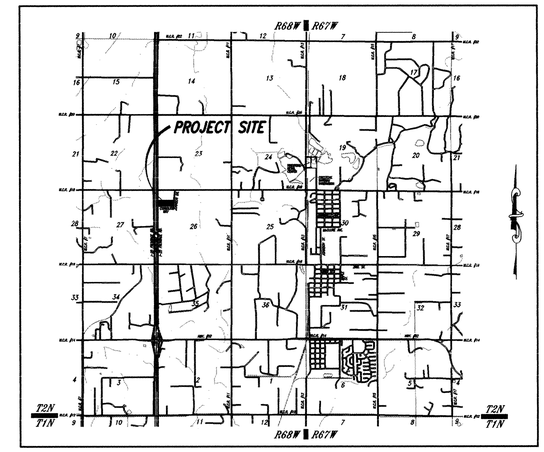
A SUBDIVISION OF A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF FREDERICK, WELD COUNTY, COLORADO

SHEET 1 OF 1



LEGEND:

- ◎ FND. #5 REBAR & CAP PLS #25614
- ○ FND. #5 REBAR & CAP PLS #23500
- ● SET #5 REBAR & CAP PLS #13446



VICINITY MAP
1"=5000'

CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT STEVEN J. SPELTS, BEING THE OWNER, MORTGAGEE OR LIEN HOLDER 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 FREDERICK WEST BUSINESS CENTER REPLAT H, 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 EASEMENTS, 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 EASEMENTS 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.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 3rd DAY OF March, 2005.

OWNER

STEVEN J. SPELTS

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY STEVEN J. SPELTS THIS 3rd DAY OF MARCH, 2005.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES

Catherine Marie Wolf
Commission #DD266837
Expires: Nov 13, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

3/3/5

NOTARY PUBLIC

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL:

THE FINAL PLAT MADE OF THE FREDERICK WEST BUSINESS CENTER REPLAT H IS APPROVED AND ACCEPTED BY ORDINANCE NO. 746, PASSED AND ACCEPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON May 27 2004 AND RECORDED ON 6/7/04 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 USE 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 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.

MAYOR

ATTEST:

TOWN CLERK

OWNER/APPLICANT

STEVEN J. SPELTS
5934 FALLING WATER DR.
FORT COLLINS, CO 80528
PHONE: (970) 229-9177

ENGINEER

E. WAYNE WENTWORTH, P.E.
202 MAIN ST, SUITE 3
LONGMONT, CO 80501
PHONE: (303) 772-1177

SURVEYOR

RONALD W. ADAMS, PROF. LAND SURVEYOR
L.S. NO. 13446
11858 N. COUNTY RD. #2
BERTHOUD, CO 80513
PHONE: (970) 532-3381

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF FREDERICK, WELD COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2B, BLOCK 1, FREDERICK WEST BUSINESS CENTER REPLAT "B" AND LOT 3A FREDERICK WEST BUSINESS CENTER REPLAT "A", CONTAINING 7.323 ACRES, MORE OR LESS.

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST 1/4, SEC. 17. T. 1 N., R. 66 W. OF THE 6TH P.M. BEARING N 00°47'47" E (PER THE RECORDED PLAT OF FREDERICK WEST BUSINESS CENTER REPLAT "B" AND MONUMENTED AS SHOWN HEREON).

FLOOD PLAIN

ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 080266 0850 C, THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD PLAIN.

SURVEYOR'S CERTIFICATE:

I, RONALD W. ADAMS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS FINAL PLAT AND LEGAL DESCRIPTION WERE PREPARED UNDER MY DIRECT SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 25th DAY OF FEBRUARY, 2005.

BY RONALD W. ADAMS P.L.S. NO. 13446

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 20th DAY OF January, 2005.

CHAIRMAN

PLANNING COMMISSION SECRETARY

DATE: 2/22/05
JOB NO. 04.003.00

1 OF 1

FWBC-H.DWG

C:\Drawings\SPELTS\FWBC-H.dwg Fri Feb 25 10:28:22 2005