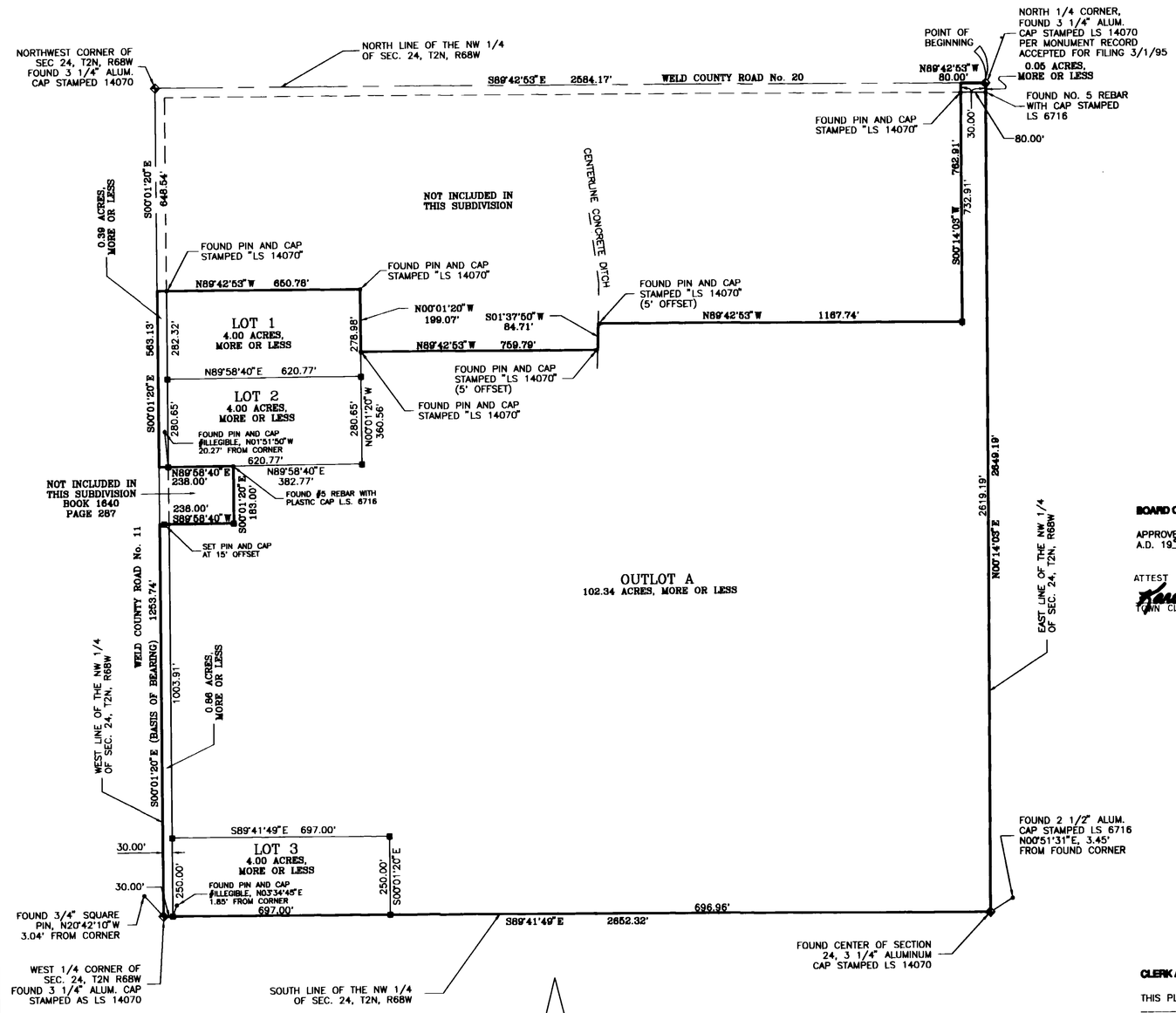
2478443 B-1534 P-510 02/29/96 01:18P PG 1 OF 1 REC DOC
Weld County CO Clerk & Recorder 11.00

ENV 4127

KELLOGG SUBDIVISION

A PORTION OF THE NORTHWEST 1/4 OF SECTION 24,
TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6th P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
115.64 ACRES, MORE OR LESS
FINAL PLAT



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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BASIS OF BEARINGS:
THE BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6th P.M., BEING MONUMENTED AS SHOWN ON THIS PLAT, SAID BEARING BEING S00°01'20"E.

200 0 200 600
Scale 1" = 200 ft

◆ = FOUND SECTION MONUMENT AS NOTED.
■ = SET NO. 4 REBAR WITH PLASTIC CAP, PLS 14083.
• = FOUND MONUMENT AS NOTED.

ACCURATE CONSULTANTS, INC.
557 BURBANK STREET
SUITE M & O
BROOMFIELD, COLORADO 80020
(303)469-2202 FAX: (303)469-9085

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CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT EDGAR H. KELLOGG, BART KELLOGG, BARBARA J. SOLOMON AND WILLARD F. SOLOMON, BEING OWNERS OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N89°42'53"W 80.00 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER;
THENCE S00°14'03"W 762.91 FEET, PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER;
THENCE N89°42'53"W 1167.74 FEET TO A POINT ON THE CENTERLINE OF A CONCRETE DITCH;
THENCE ALONG THE CENTERLINE OF SAID CONCRETE DITCH S01°37'50"W 84.71 FEET;
THENCE N89°42'53"W 759.79 FEET;
THENCE N00°01'20"W 199.07 FEET;
THENCE N89°42'53"W 650.78 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER;
THENCE S00°01'20"E 563.13 FEET TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN BOOK 1640, PAGE 287;
THENCE ALONG THE LINE OF SAID PARCEL THE FOLLOWING THREE COURSES:
1) THENCE N89°58'40"E 238.00 FEET;
2) THENCE S00°01'20"E 183.00 FEET;
3) THENCE S89°58'40"W 238.00 FEET;
THENCE S00°01'20"E 1253.74 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER;
THENCE S89°41'49"E 2652.32 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;
THENCE N00°14'03"E 2649.19 FEET TO THE POINT OF BEGINNING.
CONTAINING 115.64 ACRES, MORE OR LESS;
HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS KELLOGG SUBDIVISION

WITNESS OUR HANDS AND SEALS THIS 8th DAY OF January, A.D. 19 96.

OWNERS: Edgar H. Kellogg
EDGAR H. KELLOGG

Bart Kellogg
BART KELLOGG

Barbara J. Solomon
BARBARA J. SOLOMON

Willard F. Solomon
WILLARD F. SOLOMON

BOARD OF TRUSTEES CERTIFICATE

APPROVED BY THE BOARD OF TRUSTEES THIS 30TH DAY OF NOVEMBER, A.D. 19 95.

ATTEST
Karen Schwab
TOWN CLERK

Edward J Taylor
MAYOR

ACKNOWLEDGEMENTS

STATE OF COLORADO }
COUNTY OF WELD } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF January, A.D. 19 96, BY EDGAR H. KELLOGG, BART KELLOGG BARBARA J. SOLOMON AND WILLARD F. SOLOMON, AS OWNERS.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 10-7-96

Donna J. Taylor
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, PHILLIP R. ENGLE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF "KELLOGG SUBDIVISION" AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, STAKED UPON THE GROUND IN COMPLIANCE WITH C.R.S. 38-50 THROUGH 38-53 GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 8 DAY OF January, A.D. 19 96.

PHILLIP R. ENGLE
REGISTERED LAND SURVEYOR, NO. 14083

PHILLIP R. ENGLE 14083 1/8/96 REGISTERED LAND SURVEYOR

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK ____ M., _____, 19____,
AND IS DULY RECORDED IN PLANFILE _____, IN FILM _____,
RECEPTION # _____, FEES _____.

CLERK AND RECORDER
COUNTY OF WELD
STATE OF COLORADO

BY

DEPUTY

REVISED JAN. 05 1996
SEPT. 28, 1995
JUNE 9, 1995
SHEET 1 OF 1

JOB NO - 1KELL0201 KELPLAT.DWG