

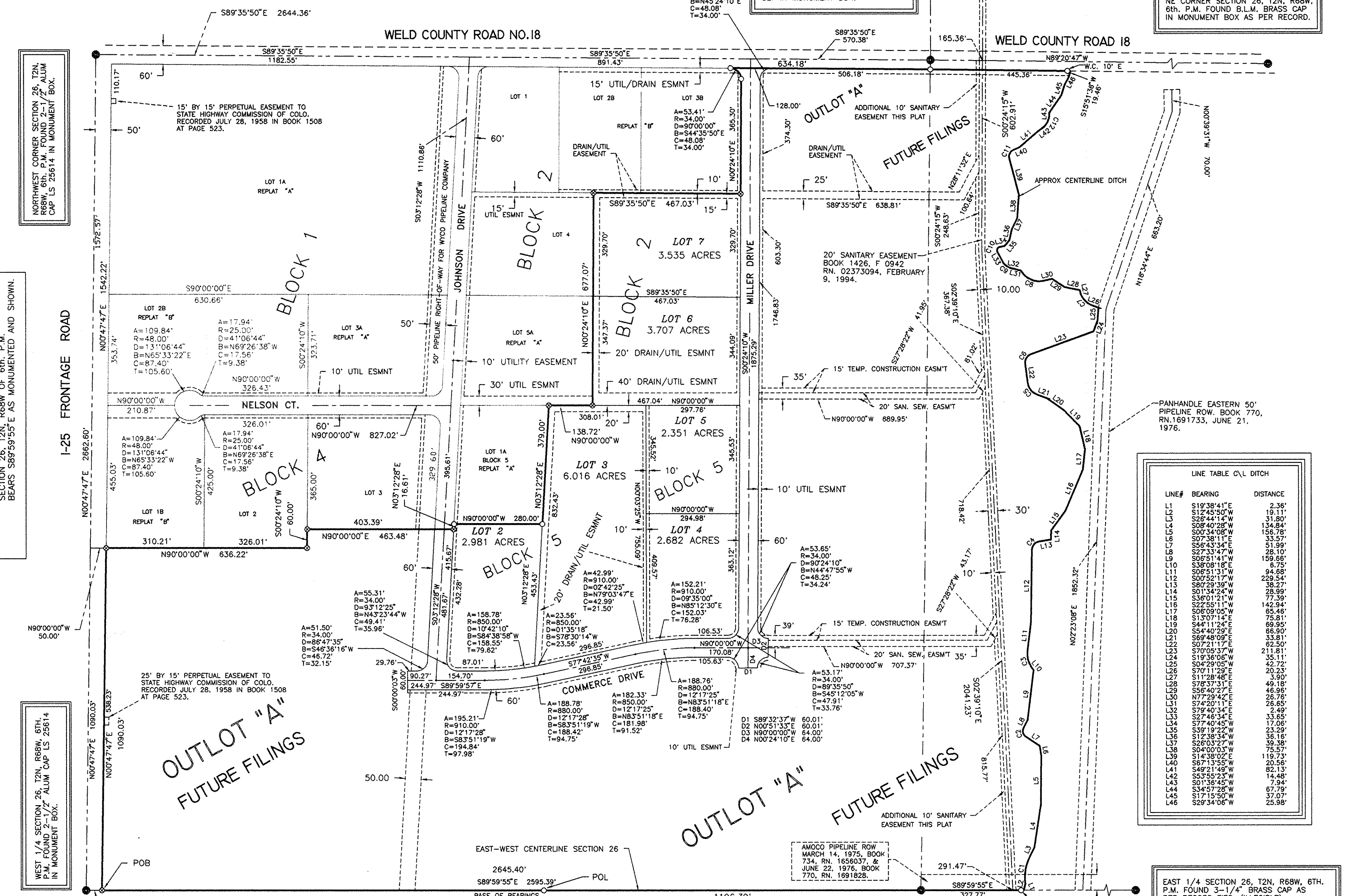
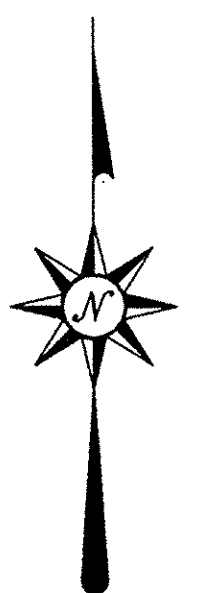
FILING 2 FINAL PLAT
FREDERICK WEST BUSINESS CENTER
A SUBDIVISION OF A PART OF THE NORTH ONE-HALF OF SECTION 26,
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

LEGEND
○ DENOTES SET NO. 5 REBAR W/PLASTIC CAP LS 23500
⊙ DENOTES FOUND 5/8" STEEL PIN W/ALUM CAP LS 25614

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 action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CURVE TABLE C.V.L. DITCH

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	151.57'	90.23'	88.90'	N09°41'02"E	34°08'25"	46.49'
C2	22.84'	23.75'	30.79'	N14°34'53"W	84°17'21"	20.78'
C3	72.83'	72.05'	95.74'	N12°38'25"W	44°59'50"	30.17'
C4	26.51'	36.83'	33.94'	N40°40'56"E	79°37'21"	22.09'
C5	44.81'	45.91'	58.44'	N45°14'45"E	69°42'52"	34.38'
C6	28.39'	38.38'	35.52'	N31°22'10"E	77°28'54"	22.77'
C7	63.60'	63.90'	84.90'	N40°50'09"W	58°42'41"	34.38'
C8	67.34'	84.79'	79.30'	S66°25'53"E	77°08'50"	49.08'
C9	44.86'	45.91'	58.44'	N45°14'45"E	69°42'52"	34.38'
C10	10.75'	10.75'	15.03'	N94°57'05"E	105°27'19"	21.70'
C11	21.63'	30.90'	28.34'	N26°17'57"E	81°51'58"	18.76'
C12	52.60'	48.02'	46.37'	S27°46'04"W	52°18'57"	25.63'



DEDICATION:
Know all men by these presents that GRANT BROTHERS LLP, a partnership, being owner(s) of that part of the North One-Half of Section 26, Township 2 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado, being more particularly described as follows, to wit:

LEGAL DESCRIPTION:
ALL THAT PORTION OF THE NORTH ONE-HALF OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF SECTION 26, FROM WHENCE THE SOUTHWEST CORNER OF SAID NORTH ONE-HALF BEARS N89°59'55"W, 50.00 FEET AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID NORTH ONE-HALF OF SECTION 26, N00°47'47"E, 1090.03 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF BLOCK 4, FREDERICK WEST BUSINESS CENTER ACCORDING TO THE RECORDED PLAT THEREOF; THENCE S90°00'00"E, 636.92 FEET; THENCE N00°24'10"E, 60.00 FEET; THENCE N00°00'00"E, 463.48 FEET; THENCE N03°12'28"E, 16.61 FEET; THENCE S90°00'00"E, 280.00 FEET; THENCE N03°12'28"E, 379.00 FEET; THENCE S90°00'00"E, 138.72 FEET; THENCE N00°24'10"E, 677.07 FEET; THENCE S89°35'50"E, 467.03 FEET; THENCE N00°24'10"E, 365.30 FEET; THENCE 53.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 34.00 FEET, AND WHOSE CHORD BEARS N44°35'50"W, 48.08 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WELLD COUNTY ROAD NO. 18; THENCE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, S89°35'50"E, 634.18 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, S89°20'47"E, 445.36 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF A DITCH; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES:

S15°51'36"W, 19.46 FEET; S29°34'06"W, 25.98 FEET; S17°15'50"W, 37.07 FEET; S34°57'28"W, 67.79 FEET; THENCE S01°36'45"W, 7.94 FEET; 48.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID ARC HAVING A CENTRAL ANGLE OF 52°18'37", A RADIUS OF 52.60 FEET, AND WHOSE CHORD BEARS S27°46'04"W, 46.37 FEET; S53°55'23"W, 14.48 FEET; S49°21'49", 82.13 FEET; S67°13'55"W, 20.56 FEET; 30.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 81°51'58", A RADIUS OF 21.63 FEET, AND WHOSE CHORD BEARS S26°17'57"W, 28.34 FEET; S14°38'02"E, 119.73 FEET; S04°00'03"W, 75.57 FEET; S26°03'27"W, 39.38 FEET; S12°38'34"W, 36.16 FEET; S39°19'22"E, 23.29 FEET; S77°40'45"W, 17.06 FEET; 19.78 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 105°27'19", A RADIUS OF 10.75 FEET, AND WHOSE CHORD BEARS S24°57'05"W, 17.11 FEET; S27°46'04"W, 33.65 FEET; 40.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 51°54'00", A RADIUS OF 44.59 FEET, AND WHOSE CHORD BEARS S53°43'34"E, 39.03 FEET; S79°40'34"E, 2.49 FEET; S74°20'11"E, 26.65 FEET; 84.79 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 72°08'50", A RADIUS OF 67.34 FEET, AND WHOSE CHORD BEARS S66°25'53"E, 79.30 FEET; N77°29'42"E, 26.76 FEET; S56°40'27"E, 46.96 FEET; S78°37'31"E, 49.18 FEET; S11°28'48"E, 3.90 FEET; 62.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 58°42'41", A RADIUS OF 61.09 FEET, AND WHOSE CHORD BEARS S40°50'09"E, 59.90 FEET; S70°11'29"E, 20.23 FEET; S04°29'05"W, 42.72 FEET; S19°36'06"W, 35.11 FEET; S70°05'37"W, 211.81 FEET; 38.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 57°00'00", A RADIUS OF 44.28 FEET, AND WHOSE CHORD BEARS S31°22'10"W, 35.52 FEET; S07°21'17"E, 62.50 FEET; 48.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 62°26'52", A RADIUS OF 44.28 FEET, AND WHOSE CHORD BEARS S38°34'43"E, 45.91 FEET; S69°48'09"E, 33.81 FEET; S54°40'29"E, 66.90 FEET; S44°11'24"E, 69.95 FEET; S13°07'14"E, 75.81 FEET; S06°09'05"W, 65.46 FEET; S22°55'11"W, 142.94 FEET; S36°01'21"W, 77.39 FEET; S01°34'24"W, 28.99 FEET; S80°29'39"W, 33.27 FEET; 36.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 79°37'21", A RADIUS OF 26.51 FEET, AND WHOSE CHORD BEARS S40°40'58"W, 33.94 FEET; S00°52'17"W, 229.54 FEET; S06°51'31"W, 94.68 FEET; 57.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 84°17'21", A RADIUS OF 22.94 FEET, AND WHOSE CHORD BEARS S14°34'53"E, 30.79 FEET; S56°43'34"E, 51.99 FEET; S07°38'11"E, 33.57 FEET; S00°34'08"W, 156.78 FEET; S08°40'28"W, 134.84 FEET; S28°44'14"W, 31.80 FEET; 90.23 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 34°08'25", A RADIUS OF 151.57 FEET, AND WHOSE CHORD BEARS S09°41'02"W, 88.90 FEET; S12°45'50"W, 19.11 FEET; S19°58'41"E, 2.36 FEET TO THE POINT OF BEGINNING.

LINE TABLE C.V.L. DITCH

LINE#	BEARING	DISTANCE
L1	S19°38'41"E	2.36'
L2	S12°45'50"W	19.11'
L3	S19°58'41"E	2.36'
L4	S06°51'31"W	94.68'
L5	S00°34'08"W	156.78'
L6	S28°44'14"W	31.80'
L7	S07°38'11"E	33.57'
L8	S56°43'34"E	51.99'
L9	S07°38'11"E	33.57'
L10	S00°34'08"W	156.78'
L11	S06°51'31"W	94.68'
L12	S06°51'31"W	94.68'
L13	S07°38'11"E	33.57'
L14	S00°34'08"W	156.78'
L15	S28°44'14"W	31.80'
L16	S19°58'41"E	2.36'
L17	S12°45'50"W	19.11'
L18	S19°38'41"E	2.36'
L19	S44°11'24"E	69.95'
L20	S54°40'29"E	66.90'
L21	S13°07'14"E	75.81'
L22	S06°09'05"W	65.46'
L23	S22°55'11"W	142.94'
L24	S01°34'24"W	28.99'
L25	S80°29'39"W	33.27'
L26	S79°37'21"E	26.51'
L27	S40°40'58"W	33.94'
L28	S06°51'31"W	94.68'
L29	S07°38'11"E	33.57'
L30	S00°34'08"W	156.78'
L31	S28°44'14"W	31.80'
L32	S07°38'11"E	33.57'
L33	S56°43'34"E	51.99'
L34	S07°38'11"E	33.57'
L35	S00°34'08"W	156.78'
L36	S28°44'14"W	31.80'
L37	S19°58'41"E	2.36'
L38	S12°45'50"W	19.11'
L39	S19°38'41"E	2.36'
L40	S44°11'24"E	69.95'
L41	S54°40'29"E	66.90'
L42	S13°07'14"E	75.81'
L43	S06°09'05"W	65.46'
L44	S22°55'11"W	142.94'
L45	S01°34'24"W	28.99'
L46	S80°29'39"W	33.27'
L47	S79°37'21"E	26.51'
L48	S40°40'58"W	33.94'
L49	S06°51'31"W	94.68'
L50	S07°38'11"E	33.57'
L51	S00°34'08"W	156.78'
L52	S28°44'14"W	31.80'
L53	S07°38'11"E	33.57'
L54	S56°43'34"E	51.99'
L55	S07°38'11"E	33.57'
L56	S00°34'08"W	156.78'
L57	S28°44'14"W	31.80'
L58	S19°58'41"E	2.36'
L59	S12°45'50"W	19.11'
L60	S19°38'41"E	2.36'
L61	S44°11'24"E	69.95'
L62	S54°40'29"E	66.90'
L63	S13°07'14"E	75.81'
L64	S06°09'05"W	65.46'
L65	S22°55'11"W	142.94'
L66	S01°34'24"W	28.99'
L67	S80°29'39"W	33.27'
L68	S79°37'21"E	26.51'
L69	S40°40'58"W	33.94'
L70	S06°51'31"W	94.68'
L71	S07°38'11"E	33.57'
L72	S00°34'08"W	156.78'
L73	S28°44'14"W	31.80'
L74	S07°38'11"E	33.57'
L75	S56°43'34"E	51.99'
L76	S07°38'11"E	33.57'
L77	S00°34'08"W	156.78'
L78	S28°44'14"W	31.80'
L79	S19°58'41"E	2.36'
L80	S12°45'50"W	19.11'
L81	S19°38'41"E	2.36'
L82	S44°11'24"E	69.95'
L83	S54°40'29"E	66.90'
L84	S13°07'14"E	75.81'
L85	S06°09'05"W	65.46'
L86	S22°55'11"W	142.94'
L87	S01°34'24"W	28.99'
L88	S80°29'39"W	33.27'
L89	S79°37'21"E	26.51'
L90	S40°40'58"W	33.94'
L91	S06°51'31"W	94.68'
L92	S07°38'11"E	33.57'
L93	S00°34'08"W	156.78'
L94	S28°44'14"W	31.80'
L95	S07°38'11"E	33.57'
L96	S56°43'34"E	51.99'
L97	S07°38'11"E	33.57'
L98	S00°34'08"W	156.78'
L99	S28°44'14"W	31.80'
L100	S19°58'41"E	2.36'
L101	S12°45'50"W	19.11'
L102	S19°38'41"E	2.36'
L103	S44°11'24"E	69.95'
L104	S54°40'29"E	66.90'
L105	S13°07'14"E	75.81'
L106	S06°09'05"W	65.46'
L107	S22°55'11"W	142.94'
L108	S01°34'24"W	28.99'
L109	S80°29'39"W	33.27'
L110	S79°37'21"E	26.51'
L111	S40°40'58"W	33.94'
L112	S06°51'31"W	94.68'
L113	S07°38'11"E	33.57'
L114	S00°34'08"W	156.78'
L115	S28°44'14"W	31.80'
L116	S07°38'11"E	33.57'
L117	S56°43'34"E	51.99'
L118	S07°38'11"E	33.57'
L119	S00°34'08"W	156.78'
L120	S28°44'14"W	31.80'
L121	S19°58'41"E	2.36'
L122	S12°45'50"W	19.11'
L123	S19°38'41"E	2.36'
L124	S44°11'24"E	69.95'
L125	S54°40'29"E	66.90'
L126	S13°07'14"E	75.81'
L127	S06°09'05"W	65.46'
L128	S22°55'11"W	142.94'
L129	S01°34'24"W	28.99'
L130	S80°29'39"W	33.27'
L131	S79°37'21"E	26.51'
L132	S40°40'58"W	33.94'
L133	S06°51'31"W	94.68'
L134	S07°38'11"E	33.57'
L135	S00°34'08"W	156.78'
L136	S28°44'14"W	31.80'
L137	S07°38'11"E	33.57'
L138	S56°43'34"E	51.99'
L139	S07°38'11"E	33.57'
L140	S00°34'08"W	156.78'
L141	S28°44'14"W	31.80'
L142	S19°58'41"E	2.36'
L143	S12°45'50"W	19.11'
L144	S19°38'41"E	2.36'
L145	S44°11'24"E	69.95'
L146	S54°40'29"E	66.90'
L147	S13°07'14"E	75.81'
L148	S06°09'05"W	65.46'
L149	S22°55'11"W	142.94'
L150	S01°34'24"W	28.99'
L151	S80°29'39"W	33.27'
L152	S79°37'21"E	26.51'
L153	S40°40'58"W	33.94'
L154	S06°51'31"W	94.68'
L155	S07°38'11"E	33.57'
L156	S00°34'08"W	156.78'
L157	S28°44'14"W	31.80'
L158	S07°38'11"E	33.57'
L159	S56°43'34"E	51.99'
L160	S07°38'11"E	33.57'
L161	S00°34'08"W	156.78'
L162	S28°44'14"W	31.80'
L163	S19°58'41"E	2.36'
L164	S12°45'50"W	19.11'
L165	S19°38'41"E	2.36'
L166	S44°11'24"E	69.95'
L167	S54°40'29"E	66.90'
L168	S13°07'14"E	75.81'
L169	S06°09'05"W	65.46'
L170	S22°55'11"W	142.94'
L171	S01°34'24"W	28.99'
L172	S80°29'39"W	33.27'
L173	S79°37'21"E	26.51'
L174	S40°40'58"W	33.94'
L175	S06°51'31"W	94.68'
L176	S07°38'11"E	33.57'
L177	S00°34'08"W	156.78'
L178	S28°44'14"W	31.80'
L179	S07°38'11"E	33.57'
L180	S56°43'34"E	51.99'
L181	S07°38'11"E	33.57'
L182	S00°34'08"W	156.78'
L183	S28°44'14"W	31.80'
L184	S19°58'41"E	2.36'
L185	S12°45'50"W	19.11'
L186	S19°38'41"E	2.36'
L187	S44°11'24"E	69.95'
L188	S54°40'29"E	66.90'
L189	S13°07'14"E	75.81'
L190	S06°09'05"W	65.46'
L191	S22°55'11"W	142.94'
L192	S01°34'24"W	28.99'
L193	S80°29'39"W	33.27'
L194	S79°37'21"E	26.51'
L195	S40°40'58"W	33.94'
L196	S06°51'31"W	94.68'
L197	S07°38'11"E	33.57'
L198	S00°34'08"W	156.78'
L199	S28°44'14"W	31.80'
L200	S07°38'11"E	33.57'
L201	S56°43'34"E	51.99'
L202	S07°38'11"E	33.57'
L203	S00°34'08"W	156.78'
L204	S28°44'14"W	31.80'
L205	S19°58'41"E	2.36'
L206	S12°45'50"W	19.11'
L207	S19°38'41"E	2.36'
L208	S44°11'24"E	69.95'
L209	S54°40'29"E	66.90'
L210	S13°07'14"E	75.81'
L211	S06°09'05"W	65.46'
L212	S22°55'11"W	142.94'
L213	S01°34'24"W	28.99'
L214	S80°29'39"W	33.27'
L215	S79°37'21"E	26.51'
L216	S40°40'58"W	33.94'
L217	S06°51'31"W	94.68'
L218	S07°38'11"E	33.57'
L219	S00°34'08"W	156.78'
L220	S28°44'14"W	31.80'
L221	S07°38'11"E	33.57'
L222	S56°43'34"E	