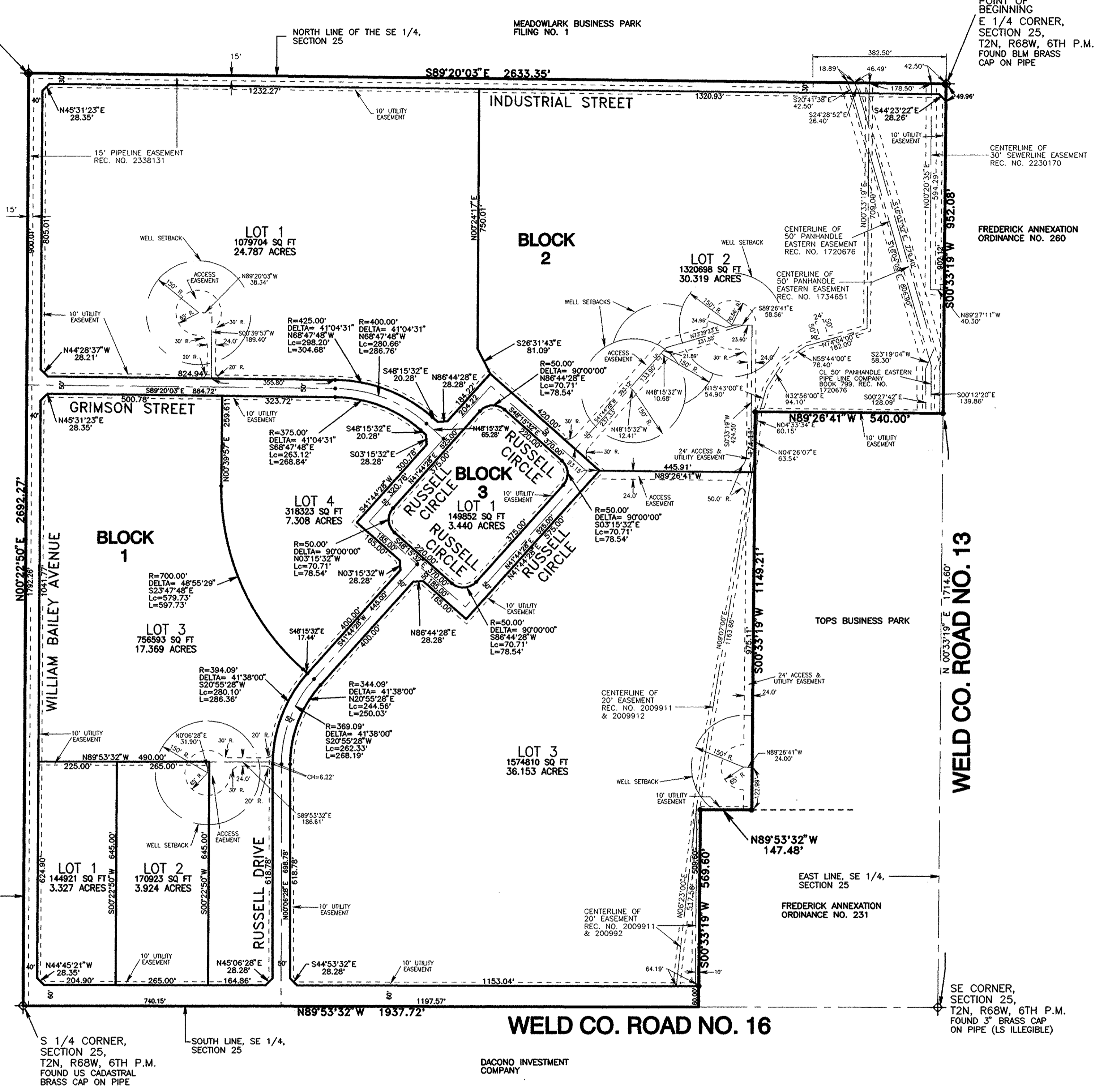


ENV.
 4761

CENTER 1/4 CORNER,
 SECTION 25,
 T2N, R68W, 6TH P.M.
 FOUND 3" ALUM. CAP
 ON NO. 6 REBAR
 LS NO. 7242



POINT OF BEGINNING
 E 1/4 CORNER,
 SECTION 25,
 T2N, R68W, 6TH P.M.
 FOUND BLUM BRASS
 CAP ON PIPE

WELD CO. ROAD NO. 13

WELD CO. ROAD NO. 16

SE CORNER,
 SECTION 25,
 T2N, R68W, 6TH P.M.
 FOUND 3" BRASS CAP
 ON PIPE (LS ILLEGIBLE)

RUSSELL SUBDIVISION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,
 TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF WELD, STATE OF COLORADO.
 CONTAINING 138.521 ACRES.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

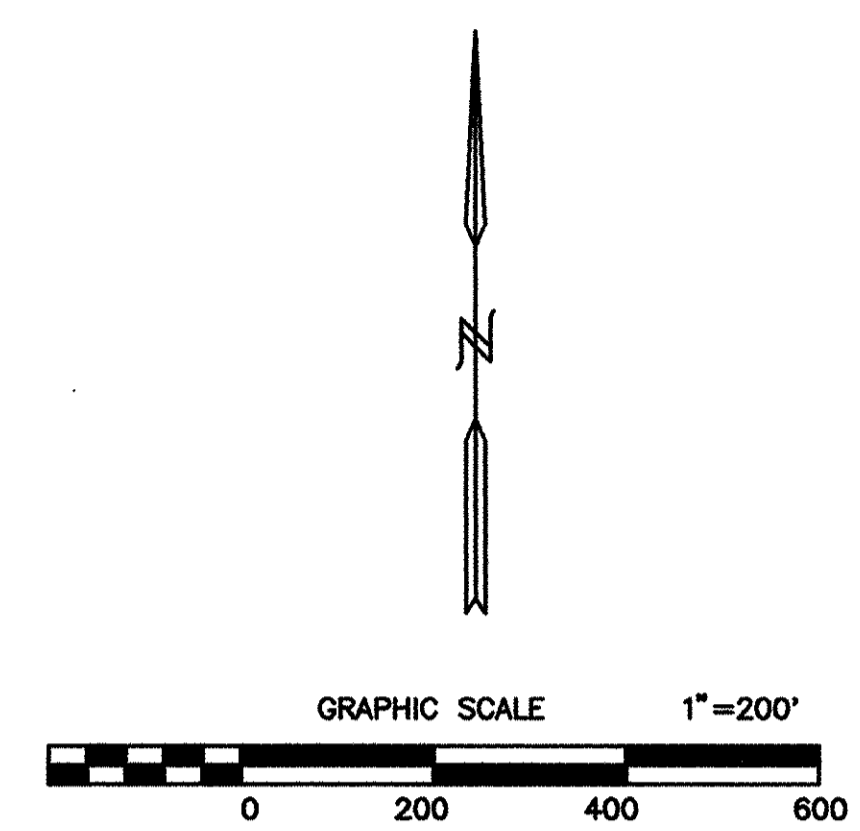
KNOW ALL MEN BY THESE PRESENTS THAT RUSSELL PARTNERSHIP, LLP AND BENNETT L. RUSSELL, BEING OWNERS OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 25, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 25 BEARS SOUTH 00°33'19" WEST 2,666.68 FEET; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, SOUTH 00°33'19" WEST 952.08 FEET TO THE NORTHEAST CORNER OF TOPS BUSINESS PARK; THENCE ALONG THE NORTH LINE OF TOPS BUSINESS PARK, NORTH 89°26'41" WEST 540.00 FEET; THENCE ALONG THE WEST LINE OF TOPS BUSINESS PARK, SOUTH 00°33'19" WEST 1,149.21 FEET TO A POINT ON THE NORTH LINE OF FREDERICK ANNEXATION ORDINANCE NO. 231; THENCE ALONG SAID NORTH LINE, NORTH 89°53'32" WEST 147.48 FEET; THENCE ALONG THE WEST LINE OF FREDERICK ANNEXATION ORDINANCE NO. 231, SOUTH 00°33'19" WEST 569.60 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE ALONG SAID SOUTH LINE, NORTH 89°53'32" WEST 1,937.72 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 25; THENCE ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 25, NORTH 00°22'50" EAST 2,692.27 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 25; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, SOUTH 89°20'03" EAST 2,633.35 FEET TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 25 AND THE POINT OF BEGINNING, CONTAINING 138.521 ACRES MORE OR LESS. HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS RUSSELL SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN FOR PUBLIC USE FOREVER HEREAFTER THE STREETS, ALLEYS, PUBLIC WALKWAYS, PARKS AND OPEN SPACES 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 HANDS AND SEALS THIS 2nd DAY OF September, A.D., 1997.

RUSSELL PARTNERSHIP, LLP

Tom L. Russell, Manager
 BY: TOM L. RUSSELL, MANAGER

Bennett L. Russell
 BENNETT L. RUSSELL



DATE PREPARED: APRIL 24, 1997
 DATE REVISED: AUGUST 20, 1997

LEGEND:

- ⊕ FOUND MONUMENT AS NOTED
- SET NO. 5 PIN & CAP LS NO. 20673
- WELL SETBACKS

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 25 AS BEARING SOUTH 00°33'19" WEST (ASSUMED) AND BEING MONUMENTED AS SHOWN.

FLOOD PLAIN INFORMATION:

ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080266 0863 C MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, REVISED SEPTEMBER 28, 1982, THIS PROPERTY LIES WITHIN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING), AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

NOTES:

1. EXISTING UNDERGROUND UTILITY LINES HAVE NOT BEEN LOCATED. ALL UTILITIES MUST BE LOCATED PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY.
2. LOT 1, BLOCK 3 AND THE RIGHTS-OF-WAY SHOWN ON THIS PLAT FOR INDUSTRIAL STREET, WILLIAM BAILEY AVENUE, GRIMSON STREET, RUSSELL CIRCLE, RUSSELL DRIVE, AND WELD COUNTY ROAD 16 ARE DEDICATED TO THE TOWN OF FREDERICK.

TRUSTEES CERTIFICATE:

APPROVED BY THE BOARD OF TRUSTEES THIS 14th DAY OF August, A.D., 1997. ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE TOWN FOR CONSTRUCTION OF ANY STREETS, HIGHWAYS, ALLEYS, BRIDGES, RIGHTS-OF-WAY OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

Edward J. Taghente - Mayor
 BOARD OF TRUSTEES

SURVEYOR'S CERTIFICATE:

I, PETER A. BRYANT, A REGISTERED 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.

Peter A. Bryant
 ROCKY MOUNTAIN CONSULTANTS, INC.
 BY: PETER A. BRYANT
 COLORADO REGISTERED PROFESSIONAL
 LAND SURVEYOR

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO) SS
 COUNTY OF WELD)
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK
 _____ M., THIS _____ DAY OF _____, A.D., 19____, AND IS
 RECORDED IN PLAT BOOK NO. _____, FILM NO. _____,
 RECEPTION NO. _____.

DEPUTY _____ RECORDER _____
 FEES _____

