

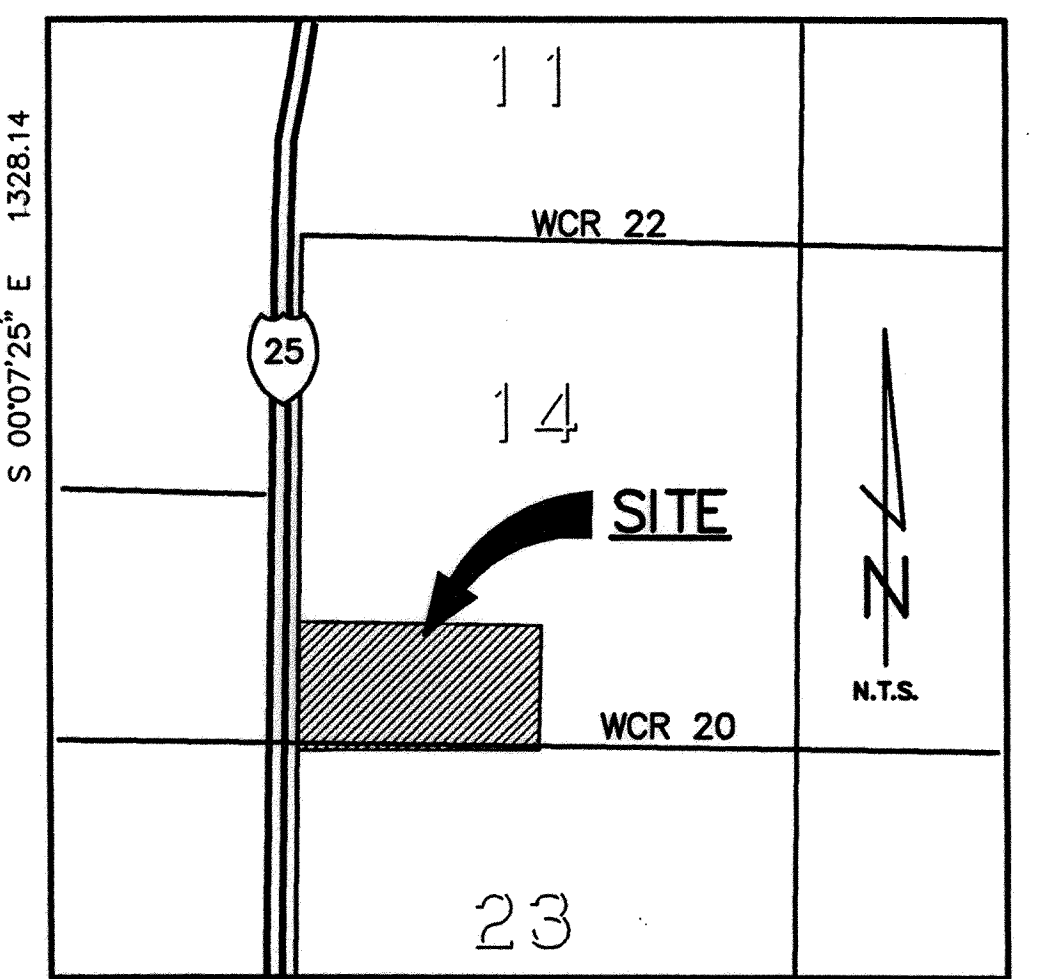
3228071 10/20/2004 11:06A Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder
WEST 1/4 CORNER SECTION 14
(FOUND 2 1/2" ALUM CAP
IN MONUMENT BOX L.S. 28656)

BEAR INDUSTRIAL PARK REPLAT 3

A REPLAT OF LOTS 7 AND 8 BLOCK 1, BEAR INDUSTRIAL PARK, LOCATED IN THE S1/2, SW 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M. TOWN OF FREDRICK, COUNTY OF WELD, STATE OF COLORADO.

CENTER 1/4 CORNER SECTION 14
(FOUND #6 REBAR WITH 2 1/2"
ALUM CAP P.L.S. 25614)

CENTER SOUTH 1/16 CORNER SECTION 14
(FOUND #6 REBAR WITH 2 1/2"
ALUM CAP P.L.S. 22576)



VICINITY MAP SURVEYOR'S CERTIFICATE

I, CHARLES R. MELVIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF BEAR INDUSTRIAL PARK REPLAT 3 WAS MADE BY ME (OR UNDER MY DIRECT SUPERVISION) AND THAT THE ACCOMPANYING PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY SUPERVISION AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW.

I, ATTEST THE ABOVE ON THIS 20th DAY OF 7/8/04

CHARLES R. MELVIN, COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 22576

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT _____ M., ON THE _____ DAY OF _____ A.D., 20____, IN THE BOOK _____, PAGE _____, MAP _____, RECEPTION _____.

COUNTY CLERK AND RECORDER

BY: _____ DEPUTY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COLORADO, THIS _____ DAY OF _____ A.D., 20____.



NOTE

- FOUND #5 REBAR WITH PLASTIC CAP
- SET #5 REBAR WITH PLASTIC CAP
- FOUND #5 REBAR WITH ALUMINUM CAP LS 5112

BEARING STATEMENT

BEARINGS ARE REFERRED TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M. ON AN ASSUMED BEARING OF N00 23'12"W BETWEEN EXISTING MONUMENTS AS SHOWN HEREON.

REPLAT 3 CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
A	175.00'	77.30'	76.67'	N 12°30'49" E	25°18'28"
1a	175.00'	110.49'	108.66'	N 72°05'03" W	36°10'25"
1b	175.00'	164.40'	158.42'	N 27°05'03" W	53°49'35"
3a	200.00'	99.11'	98.10'	N 75°58'27" W	28°23'37"
3b	200.00'	63.22'	62.95'	N 52°43'19" W	18°06'38"
3c	200.00'	118.33'	116.61'	N 26°43'03" W	33°53'55"
1	175.00'	274.89'	247.49'	S 45°10'16" E	90°00'00"
2	150.00'	235.62'	212.13'	S 45°10'16" E	90°00'00"
3	200.00'	280.66'	258.19'	N 49°58'10" W	80°24'11"

I-25 EAST FRONTAGE ROAD

SOUTHWEST CORNER SECTION 14
(FOUND 2 1/2" ALUM CAP
IN MONUMENT BOX L.S. 28656)

CERTIFICATE OF DEDICATION, OWNERSHIP AND MAINTENANCE

KNOW ALL MEN BY THESE PRESENTS THAT HIRSCHFELD FAMILY PARTNERSHIP LTD. BEING THE OWNERS OF CERTAIN LANDS IN WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS: LOTS 7 AND 8, BLOCK 1, BEAR INDUSTRIAL PARK, LOCATED IN SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M. TOWN OF FREDRICK, COUNTY OF WELD, STATE OF COLORADO.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "BEAR INDUSTRIAL PARK REPLAT 3", AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND OTHER PUBLIC RIGHTS-OF-WAY FOR THE PURPOSE SHOWN HEREON.

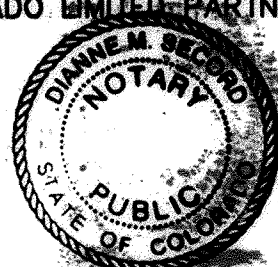
EXECUTED THIS 5th DAY OF October A.D., 2004

HIRSCHFELD FAMILY PARTNERSHIP LTD, A COLORADO LIMITED PARTNERSHIP.

BY Lawrence Hirschfeld
LAWRENCE HIRSCHFELD, GENERAL PARTNER
9201 BRUIN BOULEVARD
FREDRICK, CO 80504
STATE OF COLORADO

COUNTY OF WELD } S.S.
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY LAWRENCE HIRSCHFELD,
GENERAL PARTNER THIS 5th DAY OF October, A.D., 2004.
2004 MY COMMISSION EXPIRES May 17, 2008.

NOTARY PUBLIC WITNESS MY HAND AND SEAL



Deanne M. Sord

FLOODPLAIN STATEMENT:

THE LIMITS OF THE 100 YEAR FLOODPLAIN ARE APPROXIMATELY DESIGNATED PER THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 080266 0850 C, DATED SEPTEMBER 28, 1982.

MELVIN SURVEYING

1202 FALL RIVER CIRCLE
LONGMONT, COLORADO 80501

303-702-0888

BEAR INDUSTRIAL PARK
REPLAT 3
LOTS 7 AND 8

JOB NO	DATE	CAD NO	SHEET NO
10737-II	07/08/04	10737II-RP3	1 OF 1