



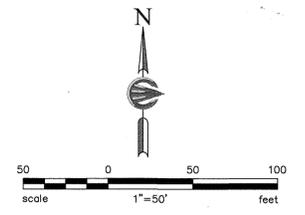
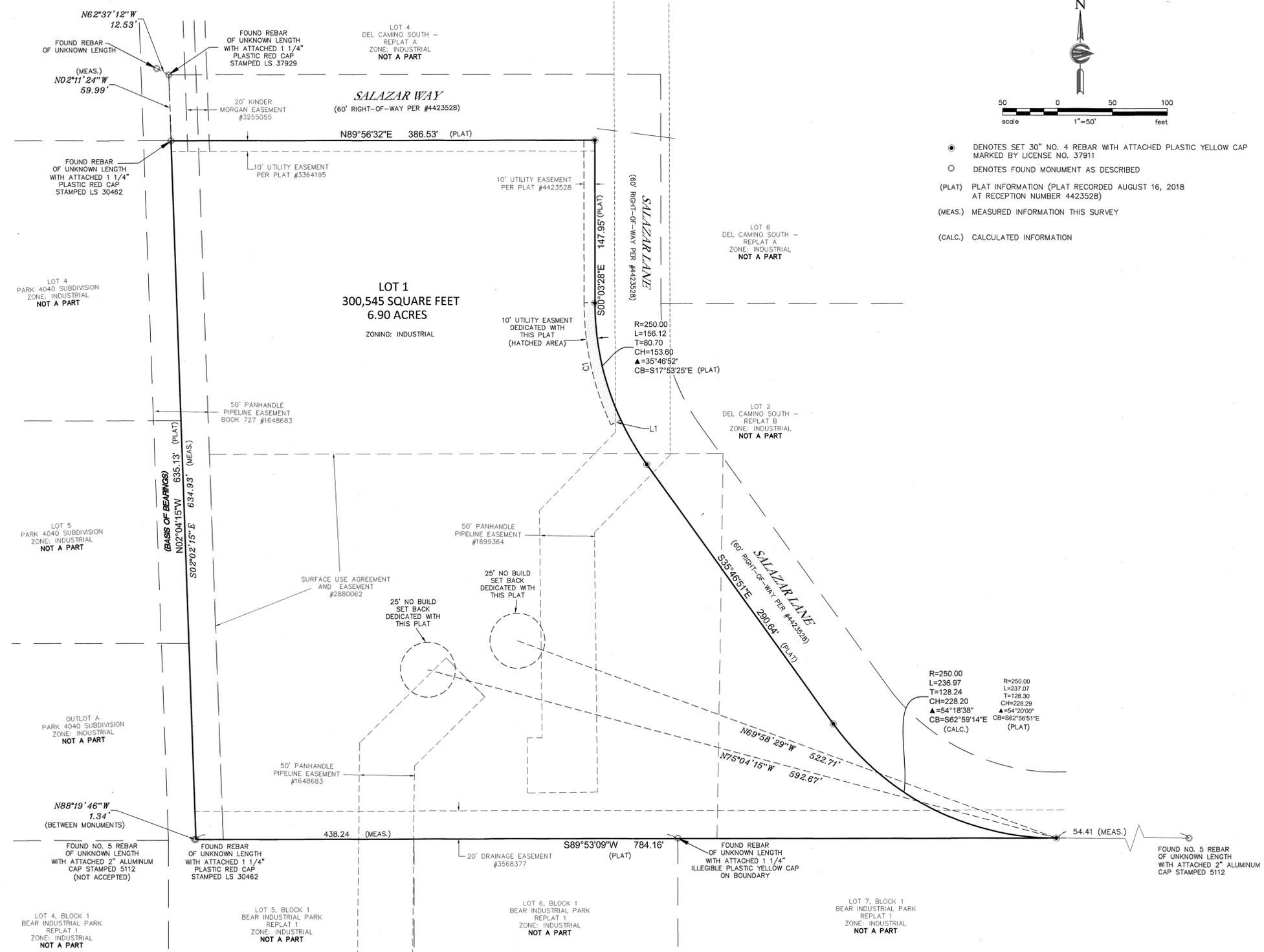
4461918 Pages: 1 of 1
 01/24/2019 09:38 AM R Fee: \$13.00
 Carly Kosses - Clerk and Recorder, Weld County, CO

FINAL PLAT

DEL CAMINO SOUTH - REPLAT C

A REPLAT OF LOT 1 AND TRACT A, DEL CAMINO SOUTH - REPLAT B,
 LOCATED IN THE SW 1/4 OF SECTION 14, T2N, R68W OF THE 6TH P.M.;
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

PROPERTY ADDRESS: 4250 SALAZAR WAY



- DENOTES SET 30" NO. 4 REBAR WITH ATTACHED PLASTIC YELLOW CAP MARKED BY LICENSE NO. 37911
- DENOTES FOUND MONUMENT AS DESCRIBED
- (PLAT) PLAT INFORMATION (PLAT RECORDED AUGUST 16, 2018 AT RECEPTION NUMBER 4423528)
- (MEAS.) MEASURED INFORMATION THIS SURVEY
- (CALC.) CALCULATED INFORMATION

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT S.N.S. IRON WORKS, INC., A COLORADO CORPORATION, BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

LOT 1 AND TRACT A, DEL CAMINO SOUTH - REPLAT B, RECORDED AT 4423528, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF DEL CAMINO SOUTH - REPLAT C, THIS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 300,545 SQUARE FEET OR 6.90 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 18th DAY OF January, 2019.

OWNER
Eric J. Pelletier

STATE OF COLORADO } SS
 COUNTY OF Weld }

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY Eric Pelletier AS owner THIS 18 DAY OF January, 2019.

WITNESS MY HAND AND SEAL
 MY COMMISSION EXPIRES 04-23-2020
Maria J. Ferraro
 NOTARY PUBLIC

MARIA J. FERRARO
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20124025180
 MY COMMISSION EXPIRES 04/23/2020

STAFF CERTIFICATE OF APPROVAL:

THIS SUBDIVISION AMENDMENT PLAT OF THE DEL CAMINO SOUTH - REPLAT C IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 27 DAY OF January, 2019, IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

Stephanie
 PLANNING DIRECTOR

SURVEYING CERTIFICATE:

I, READE COLIN ROSELLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SITE PLAN MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 16th DAY OF January, 2019.

Reade Colin Roselles
 COLORADO REGISTERED LAND SURVEYOR NO. 39711

SURVEY NOTES

- COFFEY ENGINEERING AND SURVEYING, LLC DOES NOT HAVE THE EXPERTISE TO ADDRESS MINERAL RIGHTS, AND RECOMMENDS THE OWNER RETAIN AN EXPERT TO ADDRESS THESE MATTERS. COFFEY ENGINEERING AND SURVEYING, LLC ASSUMES NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON THIS TRACT OF LAND.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY COFFEY ENGINEERING AND SURVEYING, LLC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, COFFEY ENGINEERING AND SURVEYING, LLC RELIED ON TITLE COMMITMENT POLICY NO. 580-F0585133-383-JNB PREPARED BY FIDELITY NATIONAL INSURANCE COMPANY, EFFECTIVE JUNE 16, 2017 AT 5:00 P.M.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 CERTIFICATION SHOWN HEREON.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARINGS: CONSIDERING THE WESTERLY LINE OF LOT 1, DEL CAMINO REPLAT - B SUBDIVISION, TO HAVE A BEARING OF NORTH 02°04'15" WEST, ACCORDING TO THE PLAT THEREOF AND AS MONUMENTED ON THIS PLAT, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- THE TWO WELLS ON THE PROPERTY ARE PLUGGED, REMOVED AND ABANDONED.

CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	25°08'18"	260.00'	114.07'	S12°31'53"E	113.16'

LINE #	BEARING	LENGTH
L1	N64°51'53"E	10.00'

DATE	REQUEST BY	CHECK	REVISION
10/15/18	TOWN OF FREDERICK	TC	

Project: 2463.00
 Drawn By: ER
 Date: 01/17/18
 Rev. Date: MM/TC
 Check By: MM/TC

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