3104242 09/09/2003 09:30A Weld County, CO
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

242

SCHNEIDER INDUSTRIAL PARK, REPLAT A

Being A Replat Of A Part Of Schneider Industrial Park

(For Recording Purposes: Part of the South Half of the Northwest Quarter of Section 21, Township 5 North , Range 65 West of the 6th P.M.)

DEDICATION

That John R. Moser, Roland J. Strobel, Jeff Demaske, Gay Lynn Keil, being the sole owner(s) in fee of the following described parcel of land:

A parcel of land being Tract C, and part of Tract E and Tract F, and part of the platted street Right-Of-Way (ROW) of 30th Street, all within Schneider Industrial Park (SIP) to the City of Greeley as recorded May 20, 1985 in Book 1070 as Reception Number 02010203 of the records of the Weld County Clerk and Recorder (WCCR) and being part of the South Half of the Northwest Quarter (S1/2 NW1/4) of Section Twenty-one (21), Township Five North (T.5N.), Range Sixty-five West (R.65W.) of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest Corner of said S1/2 NW1/4 and assuming the West line of said S1/2 NW1/4 as bearing South 00°00'00" East a distance of 1320.05 feet, as platted, with all other bearings contained herein relative thereto:

THENCE North 89°44'44" East along the North line of said S1/2 NW1/4 a distance of 794.00 feet to the Northwest Corner of Tract C of said SIP. Said point being the TRUE POINT OF BEGINNING:

THENCE continuing North 89°44'44" East along the North line of said S1/2 NW1/4, also being the North line of said SIP a distance of 1847.29 feet to the Northeast Corner of said S1/2 NW1/4, also being the Northeast Corner of said Tract F;
THENCE South 00°04'20" West along the East line of said S1/2 NW1/2, also being the East line of said Tract F a distance of 306.73 feet to the intersection with the Southerly line of that Easement as recorded March 25, 1953 in Book 1352 on Page 620 as Reception Number 1151397 of the records of the WCCR, said easement hereinafter referred to as Easm#1. Said point also being the Northeast Corner of that parcel of land as described within that Warranty Deed as recorded August 27, 2002 as Reception Number 2981656 of the records of the WCCR, said document hereinafter referred to as Doc#1;
THENCE South 69°36'00" West along the Southerly line of the aforesaid Easm#1, also being the Northerly line of the aforesaid Doc#1a distance of 1064.51 feet to the intersection with the West line of said Tract F, said point also being the Northwest Corner of the aforesaid Doc#1;
THENCE North 00°06'00" West along said West line a distance of 43.18 feet to the Southeast Corner of said Tract E;
THENCE South 70°31'40" West along the Southerly line of said Tract E a distance of 917.14 feet to the Southwest Corner of that parcel of land as described within that Warranty Deed as recorded October 17, 1997 as Reception Number 2574673 of the records of the WCCR;
THENCE North 00°15'17" West along the West line of the aforesaid parcel of land a distance of 562.06 feet to the Northwest Corner of the aforesaid parcel of land, also being the Southerly ROW line of 30th Street;
THENCE North 89°44'43" East along said Southerly ROW line a distance of 130.00 feet;
THENCE North 00°15'17" West a distance of 80.00 feet to the Northerly ROW line of said 30th Street, also being the Southwest Corner of said Tract C;
THENCE North 00°00'00" West along the West line of said Tract C a distance of 295.00 feet to the TRUE POINT OF BEGINNING.

Said described parcel of land contains 26.616 Acres, more or less (±) and is subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing on said described parcel of land.

As shown on the attached map as embraced within the heavy exterior lines thereon, do hereby vacate the entirety of the platting of the above described parcel of land and do hereby replat the same as shown hereon into said blocks and easements as shown on the attached map, and do hereby set aside said portion of tract of land and designate the same SCHNEIDER INDUSTRIAL PARK, REPLAT A to City of Greeley, County of Weld, State of Colorado, and does dedicate to the public, the streets and all easements over and through said lots and locations shown on said map and do further certify that the width of said streets, the dimensions of the lots and blocks, and the names and numbers thereof are correctly designated upon said map.

John R. Moser

NOTARIAL CERTIFICATE

STATE OF COLORADO)
SS
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 20th day of August, 2003

Witness my hand and official seal. Seal

Notary Public

My commission expires: 2-1-06

Roland J. Strobel

NOTARIAL CERTIFICATE

STATE OF COLORADO)
SS
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 21st day of August, 2003

Witness my hand and official seal. Seal

Notary Public

My commission expires: 5/28/05

Jeff L. Demaske

NOTARIAL CERTIFICATE

STATE OF COLORADO)
SS
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 8th day of August, 2003

Witness my hand and official seal. Seal

Notary Public

My commission expires: 2-1-06

Gay Lynn Keil

NOTARIAL CERTIFICATE

STATE OF COLORADO)
SS
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 3rd day of September, 2003

Witness my hand and official seal. Seal

Notary Public

My commission expires: August 31, 2007

VICINITY MAP

SECTION 21, T.5N., R.65W.
(NOT TO SCALE)

CERTIFICATE OF APPROVAL OF THE CITY ENGINEER

Approved this 2ND day of SEPTEMBER, 20 03, by the City Engineer of the City of Greeley, Colorado.

William A. Stanley, PE
City Engineer

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

Approved this 4th day of September, 2003, by the Community Development Director of the City of Greeley, Colorado.

Community Development Director

SURVEYOR'S STATEMENT

I, Charles B. Jones, a Colorado Registered Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information, belief, and in my professional opinion.

Charles B. Jones – Colorado Registered Professional Land Surveyor, Inc.

Colorado Registered Professional Land Surveyor #22098

CONTRACT LANGUAGE NOTE:

Jeff L. Demaske agrees that he shall be responsible to install and construct, at a minimum, an 18" storm water pipe sufficient to convey the 5 year historical pass through flows from Tract 1, Miller Farm Minor Subdivision across Tract A as platted herein. Jeff L. Demaske shall be required to construct, and John R. Moser shall allow, any necessary temporary detention facility and/or swales on Tract 1, Miller Farm Minor Subdivision and necessary easements across Lot 1, Block 1 as platted herein, which may be required by the City of Greeley for development of the Riverview Subdivision. Seller shall grant the necessary temporary construction easements, which shall not unreasonably interfere with John R. Moser's use of his property.

LAND DISTRIBUTION TABLE

LOTS	(3)	4.432 Acres	17 %
TRACT A		20.739 Acres	78 %
ROW		1.445 Acres	5 %
TOTAL ACREAGE		26.616 Acres	100 %

BASIS OF BEARINGS

BEGINNING at the Northwest Corner of said S1/2 NW1/4 and assuming the West line of said S1/2 NW1/4 as bearing South 00°00'00" East a distance of 1320.05 feet, as platted, with all other bearings contained herein relative thereto:

TITLE COMMITMENT NOTE

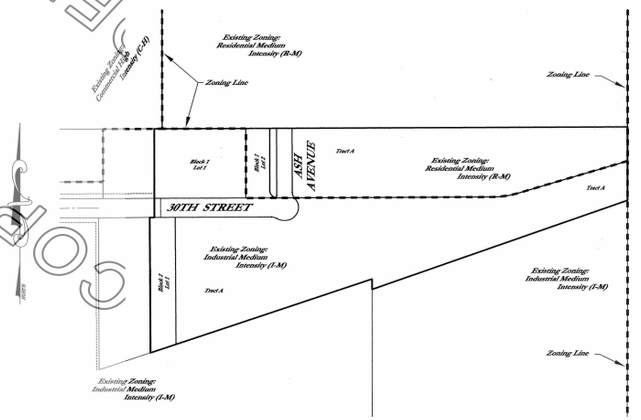
This survey does not constitute a title search by King Surveyors Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors Inc. relied upon Title Commitment Number LX68542, dated May 21, 2003 as prepared by WELD COUNTY TITLE INSURANCE COMPANY to delineate the aforesaid information.

NOTE

According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon. (13-80-105 C.R.S.)

WATER AND SANITARY SEWER NOTES (2.04.01.08.03):

For all replats where lot lines or street locations change, all existing water and sewer stub-outs, fire hydrants, etc. shall be relocated to their appropriate location. Water main and sanitary sewer collection designs in this replatted area must conform to current City of Greeley Design Criteria.



OWNER: JOHN R. MOSER
6600 WEST 20TH ST. #11
GREELEY, CO 80634

OWNER: JEFF L. DEMASKE
7251 W. 20TH STREET, BLDG L, SUITE 200
GREELEY, CO 80634

OWNER: GAY LYNN KEIL & ELFEGO M. DURAN
1509 N. 26TH AVE.
GREELEY, CO 80631

ENGINEER: PICKETT ENGINEERING
CLAYTON HARRISON
808 8TH STREET
GREELEY, COLORADO
PHONE: 356-6362

SURVEYOR: KING SURVEYORS, INC.
CHUCK JONES
9239 EASTMAN PARK DRIVE
WINDSOR, CO. 80550
PHONE: (970) 686-5011

SUBDIVIDER: WILLOWBROOK DEVELOPMENT, LLC
LARRY BUCKENDORF
7251 W. 20TH STREET, BLDG L, SUITE 201
GREELEY, CO 80634

DATE: 6-25-2003
FILE NAME: 2003174replat a
SCALE: NOT TO SCALE
DRAWN BY: KRG
CHECKED BY: CBJ

KING SURVEYORS INC.
9239 EASTMAN PARK DRIVE • WINDSOR, CO 80550
PHONE: (970) 686-5011 • FAX: (970) 686-5821 • WWW.KINGSURVEYORS.COM

REVISIONS:	DATE:
REVISE BOUNDARY	6-30-03
REVISE REPLAT BOUNDARY	7-10-03
ADDRESS GREELEY COMMENTS	08-07-03

SCHNEIDER INDUSTRIAL PARK, REPLAT A
FOR
PICKETT ENGINEERING
808 8TH STREET, GREELEY, COLORADO 80631
PHONE: 590-6065 FAX: 356-6486

PROJECT #: 2003174

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SHEET 1 OF 2

UNOFFICIAL DOCUMENT
UNOFFICIAL COPY
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