AR1905061 B 0978 REC 01905061 09/29/82 15:00 $10.00 1/001 F 2976 MARY ANN FEUERSTEIN CLERK & RECORDER WELD CO, CO File # 3276

THE ZADEL RANCH COMMERCE VILLAGE

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6th P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

CERTIFICATION OF DEDICATION, OWNERSHIP AND MAINTENANCE: KNOW ALL MEN BY THESE PRESENTS, that we the undersigned, being the owners of that portion of the Southwest Quarter of Section 19, Township 2 North, Range 67 West of the 6th P.M., Town of Firestone, County of Weld, State of Colorado more particularly described as follows:

Considering the South line of said southwest Quarter to bear South 89°40'09" West and with all bearings contained herein relative thereto.

Beginning at the Southwest Corner of said Section 19, thence along the South line of said Southwest Quarter North 89°40'09" East 179.60 feet to a point on the East right of way line of the Union Pacific Railroad, said point being the TRUE POINT OF BEGINNING; thence along said right of way line North 00°52'30" West 1914.77 feet; thence South 61°32'30" East 17.78 feet; thence North 00°52'30" West 115.00 feet; thence South 61°32'30" East 123.88 feet; thence East 148.46 feet; thence South 29°05'30" West 92.77 feet; thence South 61°32'30" East 15.00 feet; thence North 29°05'30" East 88.39 feet; thence South 00°52'30" East 189.03 feet; thence East 60.00 feet; thence South 00°52'30" East 1211.98 feet to the beginning of a curve concave to the West, having a central angle of 6°03'03" and a radius of 567.62 feet; thence Southwesterly along the arc of said curve 59.96 feet to the end of said curve; thence South 5°10'33" West 114.12 feet to the beginning of a curve concave to the East, having a central angle of 6°03'03" and a radius of 507.62 feet; thence Southeasterly along the arc of said curve 53.61 feet to the end of said curve; thence South 00°52'30" East 319.57 feet to the South line of said Southwest Quarter; thence along said South line South 89°40'09" West 624.80 feet more or less to the TRUE POINT OF BEGINNING, containing 28.50 acres more or less, have by these presents laid out, platted and subdivided the same into lots and blocks as shown on the plat under the name and style of the Zadel Ranch, Commerce Village, and do hereby dedicate to the public all ways and other public rights of way and easements for purposes shown hereon. It is understood and agreed by the owner that the dedicated roadways shown on this plat will not be maintained by the Town of Firestone until and unless the owner or his assigns constructs the streets in accordance with the subdivision regulation in effect at the date of the recording of this plat. Executed this _____ day of _____, A.D., 1980.

Franklin C. Zadel — Helen M. Zadel

STATE OF COLORADO)
) SS
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 29th day of Sept 1977 by Franklin C. Zadel & Helen M. Zadel

Witness my hand and official seal.
My commission expires: 3-25-86
Notary Public

The Travelers Insurance Company, A Connecticut Corporation

STATE OF COLORADO)
COUNTY OF ARAPAHOE) SS

The foregoing instrument was acknowledged before me this 29 day of SEPT. 1978, by Walter L. Adams.

Witness my hand and official seal.
Notary Public

My Commission expires:
My Commission Expires April 24, 1984
ATTEST: 7000 East Orchard Road
Englewood, Colorado 80111

BRIGHTON FEDERAL SAVINGS
Jim Clement
VICE PRESIDENT

STATE OF COLORADO)
COUNTY OF Adams) SS

The foregoing instrument was acknowledged before me this 29 day of September 1978, by Jim Clement

Witness my hand and official seal.
Notary Public

My Commission expires:

SURVEYOR'S CERTIFICATE:

I hereby certify that this plat was prepared by me or under my supervision and that the same is true to the best of my knowledge and belief.

Edward L. Berliet, Registered Land Surveyor, 10855

EDWARD L. BERLIET REGISTERED 10855 LAND SURVEYOR STATE OF COLORADO

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

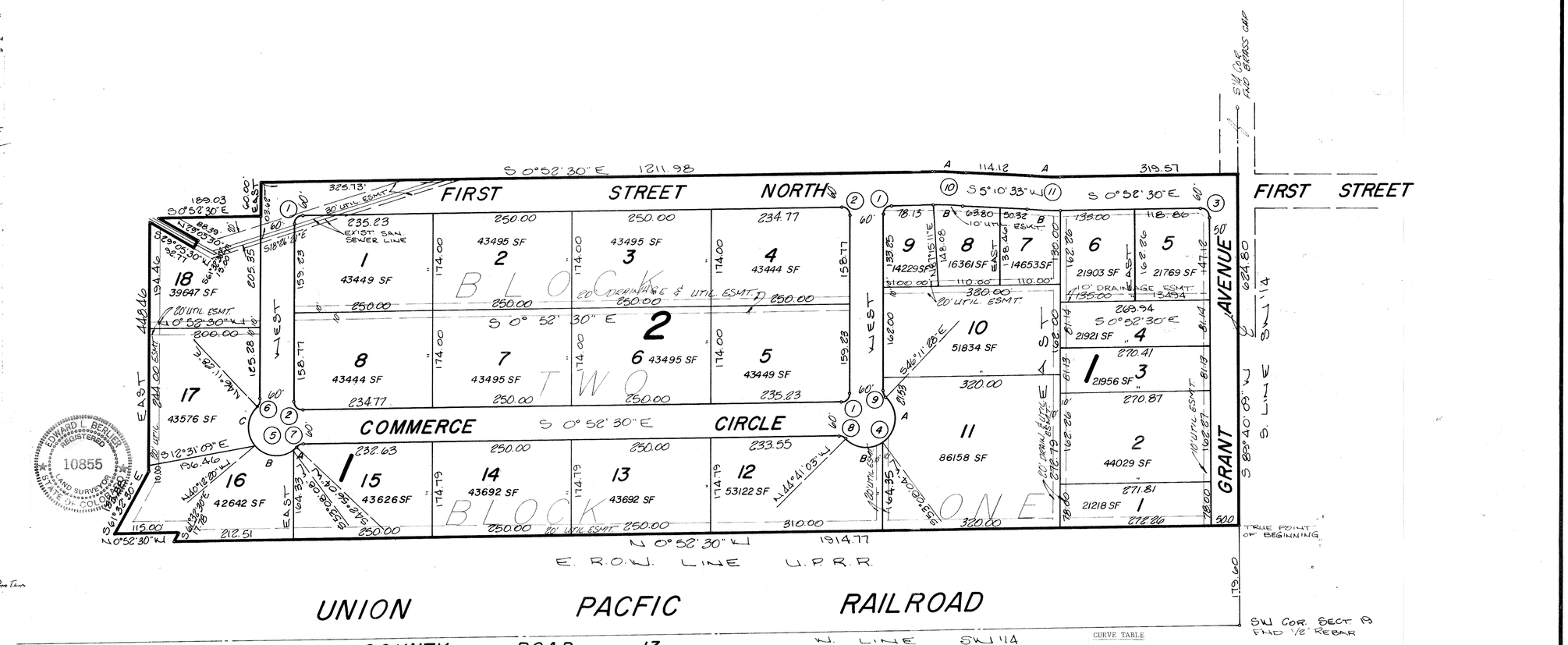
Approved this 27th day of September, 1978, by the Town Planning Commission, Town of Firestone, Weld County, Colorado.

Secretary — Chairman

ACCEPTANCE OF DEDICATION

Said map and dedication was accepted by the Town of Firestone, Weld County, Colorado, this 27th day of September, 1978.

Town Clerk — Sherman C. Lyon, Mayor Pro Tem
Mayor



SCALE: 1" = 100'
0 100 200 300

NOTES

1. Developer shall install street improvements as develpment occurs.
2. Drainage ways within the drainage easements shown hereon shall not be obstructed by future land owners.
3. The Town of Firestone shall not be responsible financially or otherwise for any street, sewer, water or other utility installations, until such facilities are accepted by the Town by formal Board of Trustee action.

CURVE TABLE

CURVE	DELTA	RADIUS	CHORD BEARING	CHORD	TANGENT	LENGTH
1	89°07'30"	15.00	S45°26'15"E	21.05	14.77	23.33
2	90°52'30"	15.00	S44°33'45"W	21.37	15.23	23.79
3	90°32'39"	15.00	N44°23'50"E	21.31	15.14	23.70
4	181°30'25"	50.00	S45°26'16"E	99.99		158.39
A	99°19'32"	50.00	S86°31'42"E	76.22	58.88	86.68
B	82°10'53"	50.00	S04°13'31"W	65.73	43.60	71.72
5	183°15'24"	50.00	S44°33'46"W	99.96		159.92
A	10°12'04"	50.00	S41°57'54"E	8.89	4.46	8.90
B	86°39'32"	50.00	S06°27'54"W	68.62	47.17	75.62
C	86°23'48"	50.00	N87°00'26"W	68.45	46.95	75.40
6	46°11'28"	15.00	S66°54'16"E	11.77	6.40	12.09
7	46°11'26"	15.00	N23°58'13"W	11.77	6.40	12.09
8	46°11'27"	15.00	N22°13'13"E	11.77	6.40	12.09
9	46°11'28"	15.00	S66°54'16"W	11.77	6.40	12.09
10	6°03'03"	537.62	S02°09'02"W	56.75	28.41	56.78
A	6°03'03"	567.62	N02°09'02"E	59.92	30.00	59.94
B	6°03'03"	507.62	S02°09'02"E	53.58	26.83	53.61
11	6°03'03"	537.62	S02°09'02"W	56.75	28.41	56.78
A	6°03'03"	507.62	N02°09'02"E	53.58	26.83	53.61
B	6°03'03"	567.62	N02°09'02"E	59.92	30.00	59.94