

VICINITY MAP

SCALE: NONE

KAHN SECOND SUBDIVISION

A RESUBDIVISION OF A PORTION OF LOT 1, BLOCK 1, KAHN SUBDIVISION, AND LOT 1, BLOCK 2, REPLAT OF LOT 1, BLOCK 2, KAHN SUBDIVISION, BEING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6th P.M., TOWN OF FIRESTONE, WELD COUNTY, COLORADO.

OWNERSHIP AND DEDICATION:

Know all men by these presents, that the undersigned, Ram Land Co. LLP, A Colorado Limited Liability Partnership, being the owners of the land shown in this Resubdivision Plat and described as follows:

LOT 1, BLOCK 2, REPLAT OF LOT 1, BLOCK 2, KAHN SUBDIVISION, TOWN OF FIRESTONE, WELD COUNTY, COLORADO.
AND
Lot 1, Block 1, KAHN SUBDIVISION, EXCEPT A TRACT OF PARCEL OF LAND NO. 5 OF THE Department of Transportation, State of Colorado, Project No. IR-1M (CX) 025-3 (110) described as follows:

Commencing at the Southeast Corner of said West Half of the Southwest Quarter of Section 2; thence North 89°47'45" West along the South line of the West Half of the Southwest Quarter, a distance of 61.193 meters (200.76 feet) to the East line of the KAHN SUBDIVISION; thence North 01°22'20" East along said East line, a distance of 107.971 meters (353.91 feet) to the South line of Lot 1, Block 1, of said KAHN SUBDIVISION; thence North 89°47'45" West along said South line, a distance of 154.663 meters (507.42 feet) to the True Point of Beginning; thence North 09°50'52" West, a distance of 54.201 meters (177.82 feet); thence North 25°54'07" West, a distance of 44.442 meters (145.81 feet) to the North line of Lot 1, Block 1, of the KAHN SUBDIVISION; thence North 89°47'46" West along said North line, a distance of 43.756 meters (143.56 feet) to the existing East right-of-way line of Interstate 25 described in Book 1500 at Page 551 of the Weld County Records, said line being the same as the west line of Lot 1, Block 1 of the KAHN SUBDIVISION; thence South 13°50'14" East along said existing East right-of-way line, a distance of 95.44 meters (314.4 feet) to the South line of Lot 1, Block 1, of the KAHN SUBDIVISION; thence South 89°47'45" East along said South line, a distance of 49.444 meters (162.22 feet), more or less, to the True Point of Beginning, AND ALSO EXCEPT A TRACT OF PARCEL OF LAND NO. 5A OF THE Department of Transportation, State of Colorado, Project No. IR-1M (CX) 025-3 (110), described as follows:

Commencing at the Southeast Corner of the West Half of the Southwest Quarter of Section 2; thence North 89°47'45" West along the South line of the West Half of the Southwest Quarter, a distance of 61.193 meters (200.76 feet) to the East line of the KAHN SUBDIVISION; thence North 01°22'20" East along said East line, a distance of 107.971 meters (353.91 feet) to the South line of Lot 1, Block 1 of said KAHN SUBDIVISION; thence North 89°47'45" West along said South line, a distance of 1.075 meters (3.53 feet) to the True Point of Beginning; thence along the arc of a curve to the left having a radius of 230.483 meters (756.18 feet), a distance of 100.355 meters (329.25 feet), (the chord of said arc bears North 20°15'56" West a distance of 99.954 meters (326.65 feet) to the North line of Lot 1, Block 1, of the KAHN SUBDIVISION; thence South 89°47'46" East along said North line, a distance of 37.796 meters (124.00 feet) to the East line of said Lot 1; thence South 01°22'20" West along said East line, a distance of 95.297 meters (310.99 feet) to the South line of said Lot 1; thence North 89°47'45" West along said South line, a distance of 1.075 meters (3.53 feet), more or less, to the True Point of Beginning, County of Weld, State of Colorado.

have laid out, subdivided and platted said land as per drawing hereon contained under the name and style of KAHN SECOND SUBDIVISION, a subdivision of a part of the Town of Firestone, County of Weld, State of Colorado, and by these presents do hereby dedicate to the Town of Firestone the streets and avenues as shown on the accompanying plat for the public use thereof forever and does further dedicate to the use of the Town of Firestone and all serving public utilities (and other appropriate public entities) those portions of said real property which are so dedicated as easements as shown.

It is expressly understood and agreed by the undersigned that all expenses and costs involved in constructing and installing sanitary sewer system works and lines, water system works and lines, gas service lines, electrical service works and lines, landscaping, curbs, gutters, street pavement, sidewalks, and other such utilities and services shall be guaranteed and paid for by the Subdivider or arrangements made by the Subdivider thereof which are approved by the Town of Firestone, Colorado, and such sums shall not be paid by the Town of Firestone, and that any items so constructed or installed when accepted by the Town of Firestone shall become the sole property of said Town of Firestone, Colorado, except private roadway curbs, gutter and pavement and items owned by municipality franchised utilities, other serving public entities and/or U.S. West Communications, Inc. which when constructed or installed shall remain and/or become the property of such municipality franchised utilities, other serving public entities, and/or U.S. West Communications, Inc. and shall not become the property of the Town of Firestone, Colorado.

Owners:

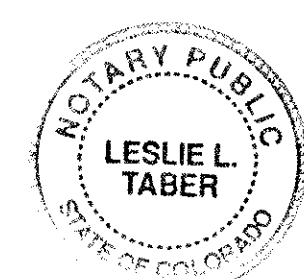
Ram Land Co. LLP, A Colorado Limited Liability Partnership

by: Al Alexander
Al Alexander, Manager

STATE OF COLORADO }
COUNTY OF WELD } SS

The foregoing instrument was acknowledged before me this 19th day of March 2004, by Al Alexander, President, Ram Land Co. LLP, A Colorado Limited Liability Partnership

Witness my hand and official seal.



MORTGAGEE'S CERTIFICATE

The undersigned, First Main Street Bank, as beneficiary of the deed of trust which constitutes a lien upon the property described hereon, hereby consents to the plating of said property and to the dedications hereon and hereby forever releases the interests so dedicated hereon from the lien created by said deed of trust.

First Main Street Bank, N.A.
(Company)

Charles E. Allen
(Name)

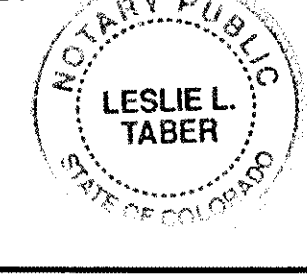
Senior Vice President
(Title)

March 19, 2004
(Date)

STATE OF COLORADO }
COUNTY OF WELD } SS

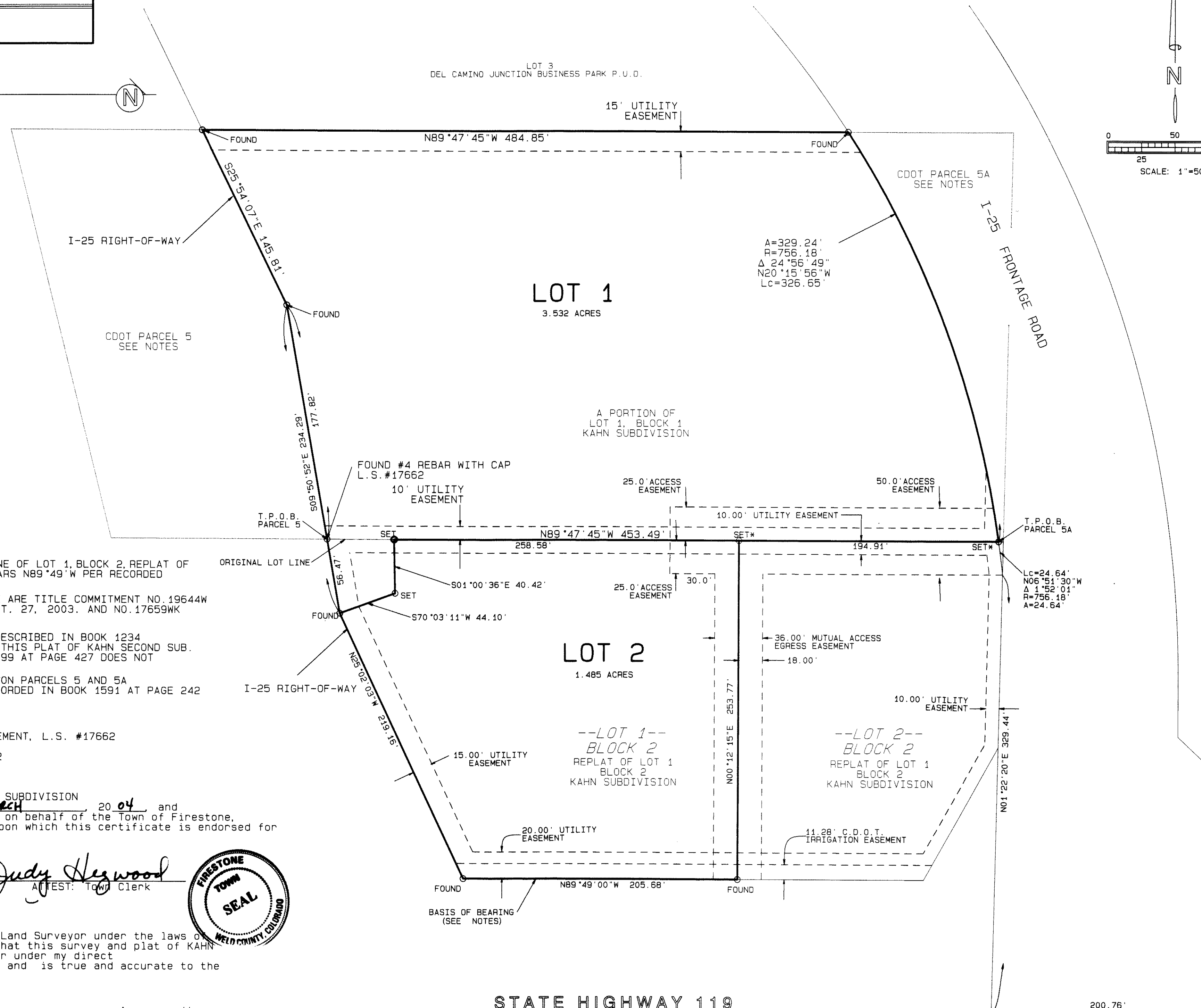
The foregoing instrument was acknowledged before me this 19th day of March 2004, by Charles E. Allen, Jr. (Title & Co.) Senior Vice President First Main Street Bank, N.A.

Witness my hand and official seal.



Leslie L. Taber
Notary Public

My Commission Expires: _____



OWNERS:
Ram Land Co. LLP,
A Colorado Limited Liability Partnership
2653 Waterdale Dr.
Loveland, CO 80538

TECHNICAL CONSULTANTS
SURVEYOR
Landstar Surveying, Inc.
6127 Panoramic Drive
Loveland CO 80537 PH: (970) 667-3294

- NOTES:
- THE BASIS OF BEARING IS THE SOUTH LINE OF LOT 1, BLOCK 2, REPLAT OF LOT 1, BLOCK 2, KAHN SUBDIVISION, BEARS N89°49'W PER RECORDED PLAT AND IS MONUMENTED AS SHOWN.
 - TITLE COMMITMENTS USED FOR REFERENCE ARE TITLE COMMITMENT NO. 19644W BY COLORADO ESCROW AND TITLE, DATE OCT. 27, 2003, AND NO. 17659WK DATE: NOV 18, 2003.
 - 2-A. RE: TITLE COMMITMENT, THE EASEMENT DESCRIBED IN BOOK 1234 AT REC. #02181785 DOES NOT AFFECT THIS PLAT OF KAHN SECOND SUB. AND THE EASEMENT AS STATED IN BOOK 1199 AT PAGE 427 DOES NOT AFFECT THIS PLAT
 - THE COLORADO DIVISION OF TRANSPORTATION PARCELS 5 AND 5A ARE DESCRIBED IN THE AGREEMENT AS RECORDED IN BOOK 1591 AT PAGE 242 REC. # 2532807 RECORDS OF WELD COUNTY
 - SET = #4 REBAR WITH CAP L.S. #17662
 - SET* = 1" BRASS TAG SET IN CONC. PAVEMENT, L.S. #17662
 - FOUND = #4 REBAR WITH CAP L.S. #17662

This is to certify that the KAHN SECOND SUBDIVISION was approved on this 22nd day of MARCH 2004 and that the Mayor of the Town of Firestone on behalf of the Town of Firestone, hereby acknowledges said Amended Plat upon which this certificate is endorsed for all purposes indicated thereon.

David M. Poeschl
Mayor

Judy Heywood
Attest: Town Clerk



David M. Poeschl, Registered Land Surveyor under the laws of the State of Colorado, do hereby state that this survey and plat of KAHN SECOND SUBDIVISION was performed by me or under my direct supervision, responsibility and checking and is true and accurate to the best of my knowledge.

David M. Poeschl, Registered Land Surveyor, No. 17662

ACCORDING TO THE LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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 THE CERTIFICATION SHOWN HEREON.

NO.	REVISIONS	BY	DATE
1	ACCESS EASEMENTS	DP	9/01/03
2	city comments	dp	02/25/04
3	city comments		3/16/04

Landstar Surveying, Inc.
6127 PANORAMIC DRIVE, Loveland, Colorado 80537 Ph (970) 667-3294 Fax (970) 667-7151

Project No: B5927
Drawing Name: B5927rev
Field: Scale: 1"=50'
Drafter: DP **Date Prepared:** 3/17/04
Checked By: DP **Date Printed:** 3/17/04

Client: RAM LAND LLP

KAHN SECOND SUBDIVISION

Sheet No. 1 of 1