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ENV. 5213

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GLACIER BUSINESS PARK II ANNEXATION AND ZONING MAP

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 3, THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, NORTH 00°06'44" EAST 1,349.18 FEET TO THE SOUTHWEST CORNER OF FUTURA PARK NORTH P.U.D. SUBDIVISION AS RECORDED IN BOOK 1202, RECEPTION NO. 02147505, WELD COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID FUTURA PARK NORTH P.U.D. SUBDIVISION, SOUTH 89°57'13" EAST 2,410.78 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 25, WHENCE THE NORTH ONE-SIXTEENTH CORNER OF SAID SECTION 3 AND SECTION 2, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS SOUTH 89°57'13" EAST 250.00 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°10'35" WEST 1,344.64 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 WHENCE THE EAST ONE-QUARTER CORNER OF SAID SECTION 3 BEARS NORTH 89°56'18" EAST 250.01 FEET; THENCE ALONG SAID SOUTH LINE, SOUTH 89°56'18" WEST 2,409.28 FEET TO THE POINT OF BEGINNING, CONTAINING 74.520 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT GLACIER LLC, A COLORADO LIMITED LIABILITY COMPANY, IS THE OWNER IN FEE OF THAT REAL PROPERTY AS DESCRIBED ON THE ACCOMPANYING MAP.

GLACIER LLC

PHILIP D. IRWIN, MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF COLORADO)
)SS
COUNTY OF Boulder)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF October 1998 BY PHILIP D. IRWIN AS MANAGING MEMBER OF GLACIER LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 04-14-2002

NOTARY PUBLIC

TOWN OF FREDERICK CERTIFICATE OF APPROVAL:

THIS MAP IS TO BE KNOWN AS "GLACIER BUSINESS PARK II ANNEXATION TO THE TOWN OF FREDERICK, COLORADO", AND IS APPROVED AND ACCEPTED FOR ANNEXATION TO THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BY ORDINANCE NO. 507, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUTEES OF FREDERICK, COLORADO HELD ON October 8, 1998 AND RECORDED ON_____ 199__, AS RECEPTION NO. _____ IN RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO.

TOWN CLERK

NOTE:

THIS MAP IS PREPARED EXCLUSIVELY FOR ANNEXATION AND ZONING PURPOSES, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE AND SHOULD NOT BE CONSTRUED AS A LAND SURVEY PLAT.

SURVEYOR'S CERTIFICATE:

I, PETER A. BRYANT, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID TRACT IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

ROCKY MOUNTAIN CONSULTANTS, INC.
BY: PETER A. BRYANT
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 20673

CLERK AND RECORDER'S CERTIFICATE:

THE ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT _____M., ON THE _____DAY OF _____ A.D., 199__, IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____.

DEPUTY

RECORDER

N

1"=100'

0 100 200 300

DATE PREPARED: JULY 27, 1998
DATE REVISED: OCTOBER 12, 1998

LEGEND:

EXISTING CITY LIMITS

SECTION CORNER

BASIS OF BEARINGS:

THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 3 AS BEARING NORTH 00°06'44" EAST (ASSUMED) AND BEING MONUMENTED AS SHOWN.

TOTAL ACREAGE:

74.520 ACRES

TOTAL BOUNDARY:

7513.88 FEET

BOUNDARY CONTIGUOUS WITH TOWN OF FREDERICK:

2410.78 FEET

EXISTING ZONING:

WELD COUNTY-AGRICULTURAL

PROPOSED ZONING:

PUD - INDUSTRIAL/BUSINESS

FLOODPLAIN INFORMATION:

THIS PROPERTY LIES WITHIN FLOOD ZONE "C" (AREA OF MINIMAL FLOODING) ACCORDING TO F.I.R.M. MAP COMMUNITY PANEL NO. 080266 0850C, DATED SEPTEMBER 28, 1982, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTICE:

ACCORDING TO COLORADO 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.

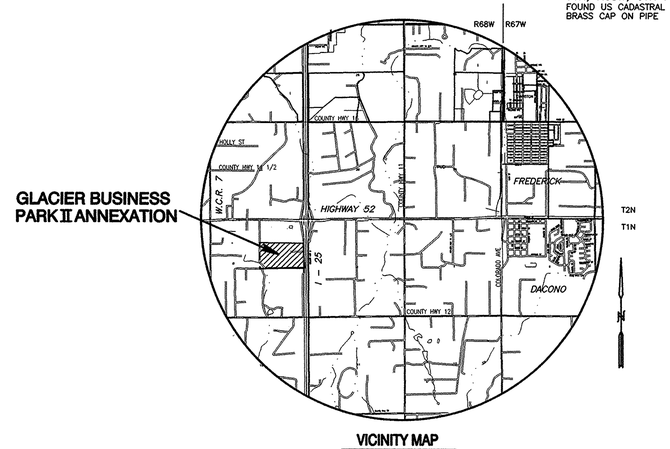
EASEMENT INFORMATION:

EASEMENTS AS SHOWN ARE TAKEN FROM TITLE COMMITMENT PREPARED BY THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. FC178495-5, PREPARED FEB. 4, 1998.

EASEMENTS:

THIS PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENT (SPECIFIC LOCATION UNDEFINED):

RIGHT-OF-WAY FOR PIPELINE-BOOK 903, RECEPTION NO. 1825310, MAY 20, 1980.



VICINITY MAP
NOT TO SCALE

ROCKY MOUNTAIN CONSULTANTS, INC.
825 DELAWARE AVENUE, SUITE 500
LONGMONT, COLORADO 80501
PHONE: (303)772-5282 METRO: (303)665-6283

GLACIER BUSINESS PARK II ANNEXATION 80-3181.002.00

Wed Oct 14 15:50:29 1998 R:\3181_002.RAP\PLANNING\GVANNEX.PRO MAM