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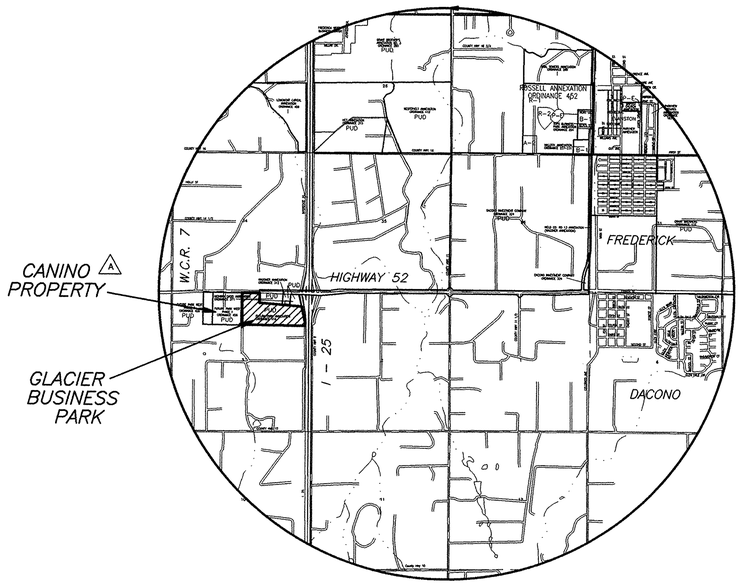
2712809 08/09/1999 10:43A Weld County CO
1 of 2 R 20.00 D 0.00 JA Suki Tsukamoto

GLACIER BUSINESS PARK AMENDED FIRST FILING

ALL THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO CONTAINING 49.285 ACRES MORE OR LESS



VICINITY MAP

NOT TO SCALE

NOTES:

1. SITE SPECIFIC GEOTECHNICAL INVESTIGATIONS MUST BE DONE PRIOR TO ANY BUILDING ON ANY LOT.
2. OUTLOT A TO BE MAINTAINED BY THE OWNER'S ASSOCIATION.
3. TOTAL AREA = 49.285 ACRES +/-
4. ZONING = PUD
5. 5' WALK ON NORTH OR EAST SIDE OF ALL STREETS, TO BE INSTALLED AND MAINTAINED BY INDIVIDUAL LOT OWNERS.
6. THE ACCESS EASEMENT ON LOTS 1-4, BLOCK 1 AND THE EMERGENCY EASEMENT ON LOTS 6 & 7, BLOCK 1 ARE FOR THE SOLE USE OF LOTS 1-4, BLOCK 1 AND SHALL BE MAINTAINED BY THOSE LOT OWNERS.
7. ANY STRUCTURE TO BE BUILT OVER THE FAULT LINE WILL WILL CONFORM WITH THE RECOMMENDATIONS PRESENTED IN THE WESTERN ENVIRONMENT AND ECOLOGY INC. STUDY, DATED APRIL 23, 1999 AND CONFIRMED BY THE COLORADO GEOLOGICAL SURVEY.
8. THERE SHALL BE NO BUILDING STRUCTURES PLACED WITHIN THE 150' NON-BUILDING EASEMENTS FOR THE OIL AND GAS WELL. THERE SHALL BE NO IMPROVEMENTS PLACED WITHIN THE 75' x 75' WELL OPERATION EASEMENTS.

OWNERS:

GLACIER, LLC
2299 PEARL STREET
BOULDER, CO.
80302

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST AS BEARING NORTH 89°51'30" EAST AND MONUMENTED AS SHOWN.

LOTS

TOTAL NUMBER OF LOTS = 21

FLOOD PLAIN INFORMATION

THIS PROPERTY LIES WITHIN FLOOD ZONE C (AREAS OF MINIMAL FLOODING) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 080266 0960 D, DATED SEPTEMBER 28, 1990.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADEO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 3 BEARS NORTH 00°06'44" EAST 102.18 FEET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 52, NORTH 89°58'30" EAST 664.33 FEET TO A POINT ON THE WEST BOUNDARY LINE OF PURITAN PLACE COMMERCIAL SUBDIVISION AS SHOWN ON THE PLAT RECORDED SEPTEMBER 28, 1982 AS RECEPTION NO. 1904833; THENCE ALONG SAID WEST BOUNDARY LINE, SOUTH 00°02'00" EAST 364.76 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89°34'07" EAST 1,606.11 FEET ALONG: 1) THE SOUTHERLY BOUNDARY LINE OF PURITAN PLACE COMMERCIAL SUBDIVISION; 2) THE SOUTHERLY BOUNDARY LINE OF A PARCEL OF LAND CONVEYED TO SKELLY OIL COMPANY BY WARRANTY DEED RECORDED JULY 7, 1967 IN BOOK 583 AS RECEPTION NO. 1505462; AND 3) THE SOUTHERLY BOUNDARY LINE OF A PARCEL OF LAND CONVEYED TO DENVER R. MANNON AND BILLYE Y. MANNON BY WARRANTY DEED RECORDED MAY 24, 1978 IN BOOK 832 AS RECEPTION NO. 1754420 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 25; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 13°32'25" EAST 610.66 FEET TO A POINT 250.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE PARALLEL WITH SAID EAST LINE, SOUTH 00°10'35" WEST 139.52 FEET TO A POINT WHENCE THE NORTH ONE-SIXTEENTH CORNER OF SECTION 2 AND SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST BEARS SOUTH 89°55'37" EAST 250.00 FEET; THENCE NORTH 89°57'13" WEST 2,410.78 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE ALONG SAID WEST LINE, NORTH 00°06'44" EAST 1,219.82 FEET TO THE POINT OF BEGINNING, CONTAINING 49.285 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, AND PLATTED UNDER THE NAME AND STYLE OF GLACIER BUSINESS PARK AMENDED FIRST FILING, AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN FOR PUBLIC USE FOREVER HEREAFTER THE STREETS, ALLEYS, AND PUBLIC WALKWAYS, AS LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AS LAID OUT AND DESIGNATED ON THIS PLAT.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, GLACIER LLC, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREIN HAS CAUSED SAID LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF GLACIER BUSINESS PARK AMENDED FIRST FILING AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL PUBLIC STREETS AND RIGHTS-OF-WAY, EASEMENTS AND PLACES DESIGNATED OR DESCRIBED AS FOR PUBLIC ACCESS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HANDS AND SEALS THIS 28th DAY OF JULY, 19 99.

BY: _____

GLACIER LLC.

NOTARIAL CERTIFICATION:

STATE OF COLORADO)
) SS
COUNTY OF Boulder)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF July, 1999. BY GLACIER LLC.

MY COMMISSION EXPIRES: 04/14/2002

_____
NOTARY PUBLIC

SUZIE FREEMAN NOTARY PUBLIC STATE OF COLORADO

SURVEYOR'S CERTIFICATE:

I HERE BY CERTIFY THIS FINAL PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

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

COLORADO REGISTERED PETER A. BRYANT 20673 PROFESSIONAL LAND SURVEYOR

TRUSTEE CERTIFICATE:

APPROVED BY THE BOARD OF TRUSTEES THIS 22nd DAY OF July A.D., 1999. ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE TOWN FOR CONSTRUCTION OF ANY STREETS, HIGHWAYS, ALLEYS, BRIDGES, RIGHTS-OF-WAY OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

ATTEST: _____ _____
TOWN CLERK BOARD OF TRUSTEES

Edward J. Taglienta, MAYOR

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
)SS
COUNTY OF WELD)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK ____.M., THIS _____ DAY OF _____ A.D., 19____. AND IS RECORDED IN PLAT BOOK NO._____, FILM NO._____. RECEPTION NO._____.

_____ _____
DEPUTY RECORDER

FEES

RMC 825 DELAWARE AVE., SUITE 500, LONGMONT, CO 80501
(303)772-5282 METRO:(303)665-5253 FAX:(303)665-5959

PLOTTED: Tue Jul 27 12:41:54 1999 R:\3181_002.rcp\PLANNING\GVFINPLT.pro

2712809 08/09/1999 10:43A Weld County CO
2 of 2 R 20.00 D 0.00 JA Suki Tsukamoto

FINAL PLAT

GLACIER BUSINESS PARK AMENDED FIRST FILING

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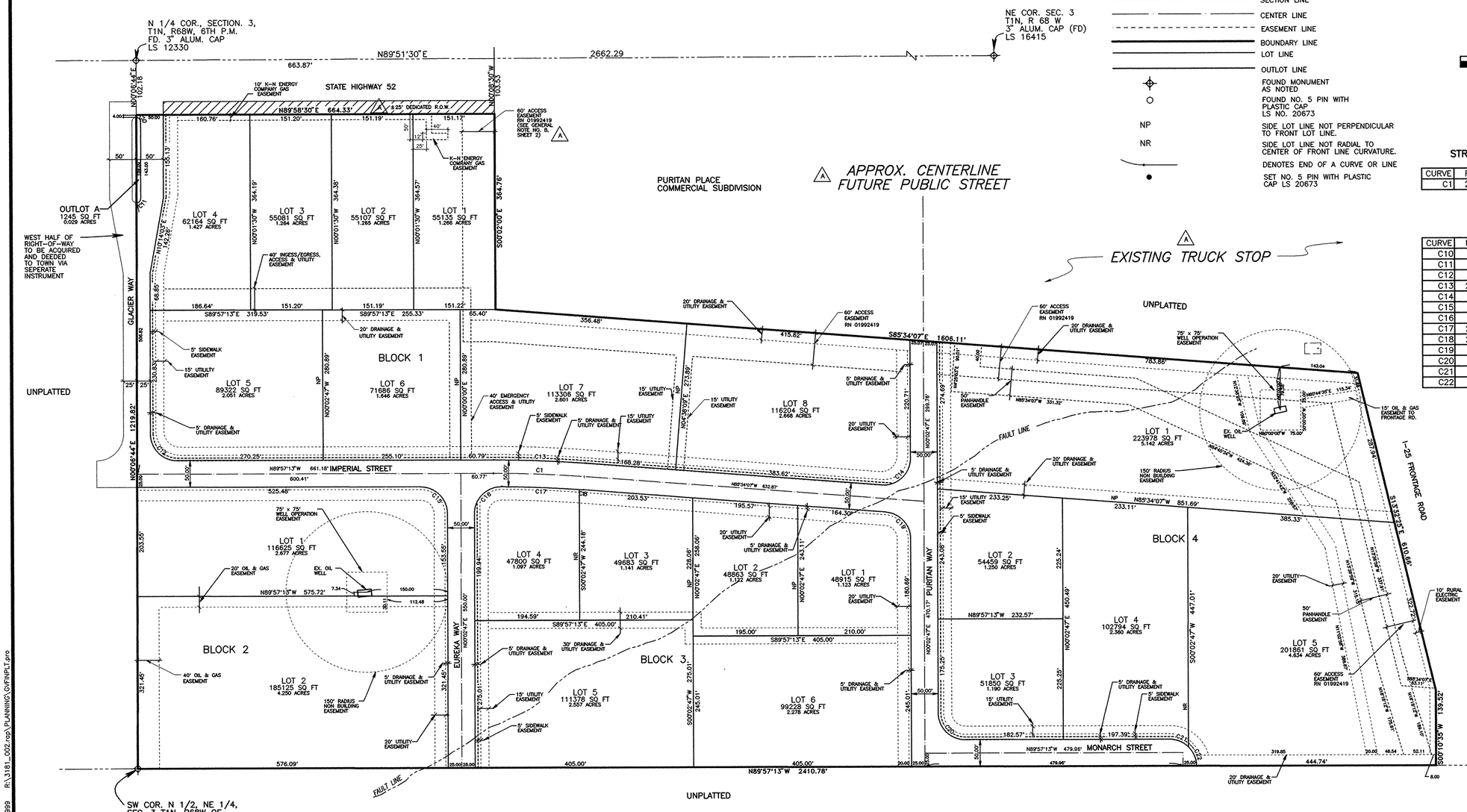

LEGEND:

- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- BOUNDARY LINE
- LOT LINE
- OUTLOT LINE
- FOUND MONUMENT AS NOTED
- FOUND NO. 5 PIN WITH PLASTIC CAP LS NO. 20673
- NP — SIDE LOT LINE NOT PERPENDICULAR TO FRONT LOT LINE.
- NR — SIDE LOT LINE NOT RADIAL TO CENTER OF FRONT LINE CURVATURE.
- DENOTES END OF A CURVE OR LINE
- SET NO. 5 PIN WITH PLASTIC CAP LS 20673

N

1"=100'

GRAPHIC SCALE 1"=100'

0 100 200 300

DATE PREPARED: Jul 27,1999

STREET RIGHT-OF-WAY CENTERLINE CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C1	2200.00'	4°23'06"	S87°45'40"E	168.33'	168.37'

LOT CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C10	8.00'	90°00'00"	N44°53'16"W	11.31'	12.57'
C11	8.00'	90°00'00"	N45°06'44"E	11.31'	12.57'
C12	50.00'	90°03'57"	S44°55'15"E	70.75'	78.60'
C13	2225.00'	4°23'06"	S87°45'40"E	170.24'	170.29'
C14	50.00'	94°23'06"	N47°14'20"E	73.36'	82.37'
C15	50.00'	90°00'00"	S44°57'13"E	70.71'	78.54'
C16	50.00'	90°23'01"	N45°14'18"E	70.95'	78.87'
C17	2175.00'	3°48'14"	S87°40'05"E	144.37'	144.40'
C18	2175.00'	0°11'51"	S85°40'02"E	7.49'	7.49'
C19	50.00'	85°36'54"	S42°45'40"E	67.95'	74.71'
C20	50.00'	90°00'00"	N44°57'13"W	70.71'	78.54'
C21	50.00'	44°29'57"	S67°42'15"E	37.86'	38.83'
C22	50.00'	45°30'03"	S22°42'14"E	38.67'	39.71'

ROCKY MOUNTAIN CONSULTANTS INC.
625 DELAWARE AVE., SUITE 500, LONGMONT, CO 80501
(303)772-5282 METRO:(303)665-5283 FAX:(303)665-6959

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