GLACIER BUSINESS PARK AMENDED FIRST FILING
REPLAT OF LOTS 3 & 4, BLOCK 3

A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

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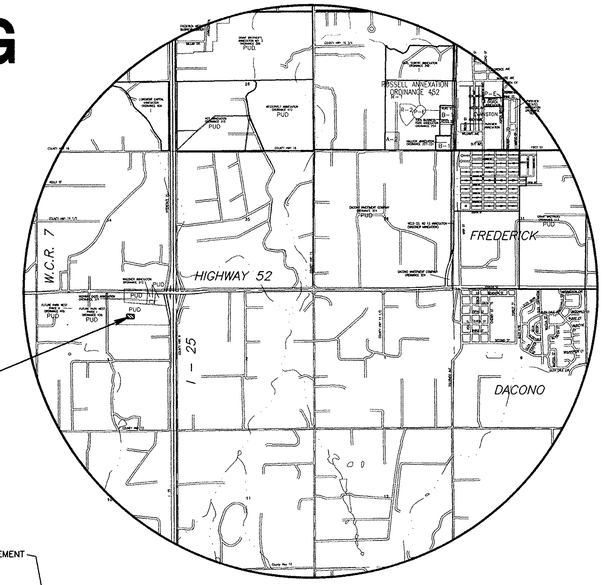
ENV
L0618

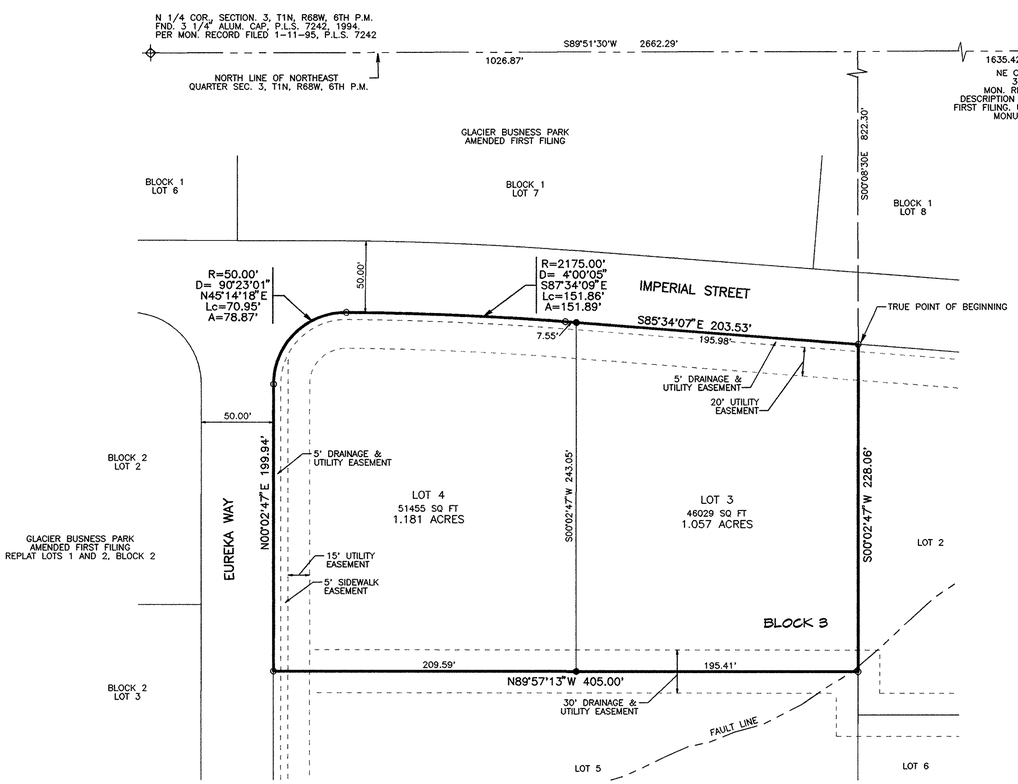
2837009 04/02/2001 01:21P JA Suki Tsukamoto
1 of 1 R 10.00 D 0.00 Weld County CO



GLACIER BUSINESS PARK AMENDED FIRST FILING, LOTS 3 & 4, BLOCK 3

VICINITY MAP

NOT TO SCALE



N

1"=50'

GRAPHIC SCALE 1"=50'

0 50 100 150 300

DATE PREPARED: Mar 6,2001

LEGAL DESCRIPTION:

LOTS 3 & 4, BLOCK 3 OF GLACIER BUSINESS PARK AMENDED FIRST FILING RECORDED AT RECEPTION NO. 2712809 OF THE WELD COUNTY RECORDS BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 3 BEARS SOUTH 89°51'30" WEST 2662.29 FEET SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE SOUTH 89°51'30" WEST ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER 1635.42 FEET; THENCE SOUTH 00 08'30" EAST 822.30 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00°02'47" WEST 228.06 FEET; THENCE NORTH 89°57'13" WEST 405.00 FEET; THENCE NORTH 00°02'47" EAST 199.94 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°23'01", CHORD OF SAID ARC BEARS NORTH 45 14'18" EAST 70.95 FEETO A DISTANCE OF 78.87 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF SAID COMPOUND CURVE (SAID ARC HAVING A RADIUS OF 2175.00 FEET, A CENTRAL ANGLE OF 4°00'05" CHORD OF SAID ARC BEARS SOUTH 87 34'09" EAST 151.86 FEET) A DISTANCE OF 151.89 FEET; THENCE SOUTH 85°34'07" EAST 203.53 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 2.238 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, ANTHONY JOHN GODDARD AND DIANE MARIE GODDARD, BEING THE SOLE OWNERS 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 REPLAT OF LOTS 3 & 4, BLOCK 3 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 7th DAY OF March, 20 01.

BY: Anthony John Goddard Diane Marie Goddard
ANTHONY JOHN GODDARD AND DIANE MARIE GODDARD

NOTARIAL CERTIFICATION:

KATHLEEN A. WILLIAMSEN
NOTARY PUBLIC
STATE OF COLORADO

STATE OF COLORADO)
) SS
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF March, 20 01. BY ANTHONY JOHN GODDARD AND DIANE MARIE GODDARD
MY COMMISSSION EXPIRES: 3/20/04

Kathleen A. Williamsen
NOTARY PUBLIC

MORTGAGEE'S DEDICATION:

THE UNDERSIGNED BANK ONE COLORADO, NA, AS BENEFICIARY OF A DEED OF TRUST WHICH CONSTITUTES A LIEN UPON THE DECLARANT'S PROPERTY, RECORDED AT RECEPTION NUMBER 2658208 OF WELD COUNTY CLERK AND RECORDER, HEREBY CONSENTS TO THE DEDICATION OF LAND TO STREETS, ALLEYS, ROADS AND OTHER PUBLIC AREAS, AS DESIGNATED ON THIS PLAT, AND FOREVER RELEASES SAID LANDS FROM THE LIEN CREATED BY SAID INSTRUMENT.

BANK ONE COLORADO, NA

BY: William J. Unrein
WILLIAM J. UNREIN, VICE PRESIDENT

KATHLEEN A. WILLIAMSEN
NOTARY PUBLIC
STATE OF COLORADO

STATE OF COLORADO)
) SS
COUNTY OF)

THE FOREGOING MORTGAGEE'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF March, 2001, BY WILLIAM J. UNREIN, VICE PRESIDENT BANK ONE COLORADO, NA

MY COMMISSION EXPIRES: 3/20/04
WITNESS MY HAND AND OFFICIAL SEAL.

Kathleen A. Williamsen
NOTARY PUBLIC

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 IS DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

A. JOHN BURI REGISTERED 24302 LAND SURVEYOR STATE OF COLORADO

John Buri 3-1-01
ROCKY MOUNTAIN CONSULTANTS, INC.
BY: A. JOHN BURI
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 24302

TRUSTEE CERTIFICATE:

APPROVED BY THE BOARD OF TRUSTEES THIS 7th DAY OF March A.D., 2001. 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

Edward J. Tagliente, MAYOR
BOARD OF TRUSTEES

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., 20 _____. AND IS RECORDED IN PLAT BOOK NO. _____, FILM NO. _____. RECEPTION NO. _____.

DEPUTY _____ RECORDER _____

FEES _____

NOTES:

1. SITE SPECIFIC GEOTECHNICAL INVESTIGATIONS MUST BE DONE PRIOR TO ANY BUILDING ON ANY LOT.
2. TOTAL AREA = 2.238 ACRES +/-
3. ZONING = PUD
4. 5' WALK ON NORTH OR EAST SIDE OF ALL STREETS, TO BE INSTALLED AND MAINTAINED BY INDIVIDUAL LOT OWNERS.

LEGEND:

⌖	FOUND MONUMENT AS NOTED
○	FOUND NO. 5 PIN WITH PLASTIC CAP LS NO. 20673
●	SET NO. 5 PIN WITH PLASTIC CAP LS 24302

OWNERS:

ANTHONY JOHN GODDARD AND DIANE MARIE GODDARD
6440 ODELL PLACE
BOULDER, CO 80301

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 = 2

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.

ROCKY MOUNTAIN CONSULTANTS INC.
825 DELAWARE AVE., SUITE 500, LONGMONT, CO 80501
(303)772-5282 METRO:(303)665-5283 FAX:(303)665-5959

PLOTTED: Tue Mar 06 16:39:40 2001 R:\4342.001.ajb\qbp1 b3 lots 3 and 4 lot line adj.pro