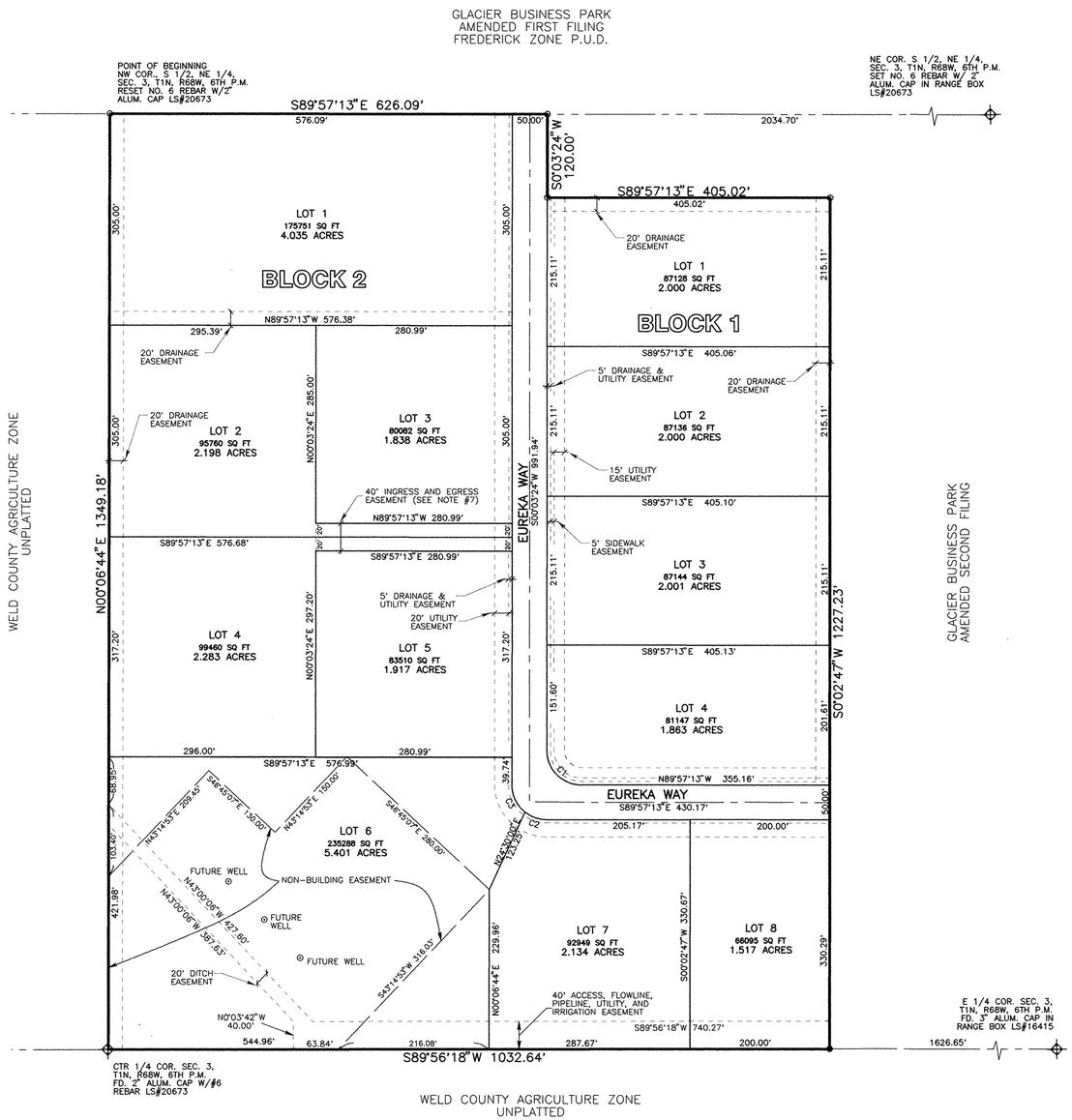
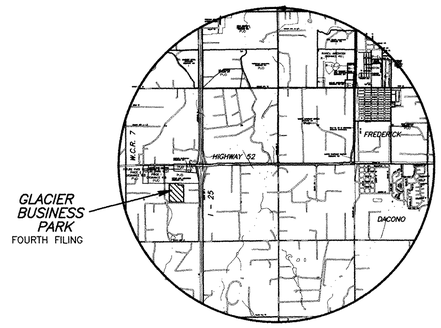
2778402 07/05/2000 12:03P JA Suki Tsukamoto
1 of 1 R 10.00 D 0.00 Weld County CO

402 ENV 6015

FINAL PLAT
GLACIER BUSINESS PARK FOURTH FILING

A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.





VICINITY MAP
NOT TO SCALE

N

1"=100'

0 100 200 300 400

DATE PREPARED: MARCH 3, 2000.

CURVE DATA TABLE

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	50.00'	90°00'37"	78.55'	N44°56'55"W	70.72'
C2	50.00'	38°38'16"	33.72'	S70°38'05"E	33.08'
C3	50.00'	51°22'20"	44.83'	S25°37'47"E	43.34'

BASIS OF BEARINGS:

SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 3 AS BEARING NORTH 89°56'18" EAST (ASSUMED AND MONUMENTED AS SHOWN).

FLOOD PLAIN INFORMATION:

THIS PROPERTY LIES WITHIN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080266 0960 D, DATED SEPTEMBER 28, 1990.

NOTES:

1. SITE SPECIFIC GEOTECHNICAL INVESTIGATIONS MUST BE DONE PRIOR TO BUILDING.
2. TOTAL AREA = 30.821 ACRES.
3. ZONING = P.U.D.
4. 5' WALK ON NORTH OR EAST SIDE EUREKA WAY TO BE INSTALLED BY INDIVIDUAL LOT OWNERS.
5. THERE SHALL BE NO BUILDING STRUCTURES PLACED WITHIN THE NON-BUILDING EASEMENT ON LOT 6, BLOCK 2.
6. ANY STRUCTURE TO BE BUILT 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.
7. THE EAST 280.99 FEET OF LOTS 2 AND 4, BLOCK 2 ARE FOR AN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE MUTUAL BENEFIT OF LOTS 2, 3, 4 AND 5, BLOCK 2.

LEGEND:

- BOUNDARY LINE
- FOUND MONUMENT AS NOTED
- DENOTES END OF A CURVE OR LINE
- SET NO. 5 PIN WITH PLASTIC CAP LS 20673
- FOUND NO. 5 PIN WITH PLASTIC CAP LS 20673

LEGAL DESCRIPTION:

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

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTH HALF, WHENCE THE NORTHEAST CORNER OF SAID SOUTH HALF BEARS SOUTH 89 57'13" EAST 2660.79 FEET, SAID POINT ALSO BEING ON THE SOUTH BOUNDARY LINE OF GLACIER BUSINESS PARK, AMENDED FIRST FILING AS RECORDED AT RECEPTION NO. 2712809 OF WELD COUNTY RECORDS; THENCE ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 3, SOUTH 89 57'13" EAST 626.09 FEET TO THE NORTHWEST CORNER OF THE PLAT OF GLACIER BUSINESS PARK, AMENDED SECOND FILING AS RECORDED AT RECEPTION NO. 2689988 OF WELD COUNTY RECORDS; THENCE ALONG THE WEST BOUNDARY LINE OF SAID GLACIER BUSINESS PARK, AMENDED SECOND FILING THE FOLLOWING THREE COURSES:

SOUTH 00°03'24" WEST 120.00 FEET; THENCE SOUTH 89°57'13" EAST 405.02 FEET; THENCE SOUTH 00°02'47" WEST 1227.23 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 WHENCE THE EAST QUARTER CORNER OF SAID SECTION 3 BEARS NORTH 89°56'18" EAST 1626.65 FEET; THENCE ALONG SAID SOUTH LINE SOUTH 89°56'18" WEST 1032.64 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 3; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 NORTH 00°06'44" EAST 1349.18 FEET TO THE POINT OF BEGINNING. CONTAINING 30.821 ACRES MORE OR LESS.

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, FOURTH 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 19th DAY OF June, 2000.

BY: Philip Dreslin
GLACIER LLC.

NOTARIAL CERTIFICATION:

STATE OF COLORADO)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF June, 2000, BY GLACIER LLC.

MY COMMISSSION EXPIRES: Oct. 19, 2002

Julie Conde
NOTARY PUBLIC

JULIE CONDE 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: [illegible] A. DEFRANT
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. [illegible]73

TRUSTEE CERTIFICATE:

APPROVED BY THE BOARD OF TRUSTEES THIS _____ DAY OF _____ A.D., 2000. 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. Taglente, 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., 2000, 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)665-6283 FAX:(303)665-6959

PLOTTED: Wed Apr 19 15:24:35 2000 R:\3181_009\dwg\final plat\glacier bus park filing 4.pro CAW