DATE: 9/6/06 TIME: 6:00:17 PM DRAWING NAME: RP01_COMM_L7-8.DWG
PATH: N:\DV1423\CADD\SURVEY\REPLAT_COMM_LOTS_7-8\NE
SERVER: DVS1 DESIGNER: WDS PROJ. MGR: ECS

350

3428350 10/18/2006 03:33P Weld County, CO
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

REPLAT
RASPBERRY HILL BUSINESS PARK REPLAT A

LOTS 7 AND 8 RASPBERRY HILL BUSINESS PARK

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

LEGAL DESCRIPTION

LOTS 7 AND 8, RASPBERRY HILL BUSINESS PARK, ACCORDING TO PLAT RECORDED APRIL 25, 2004 AT RECEPTION NO. 3173852, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: THAT LITTLE MIGHT, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP BEING THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAVE CAUSED SAID LANDS TO BE FINAL PLATTED INTO LOTS AS SHOWN UNDER THE NAME OF RASPBERRY HILL BUSINESS PARK REPLAT A SUBDIVISION, AND DO HEREBY DEDICATE TO THE PUBLIC SUCH PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SET FORTH HEREON. THE ENTITIES NAMED ON THE EASEMENT ARE RESPONSIBLE FOR THE SERVICES AND/OR UTILITIES FOR WHICH THE EASEMENTS ARE ESTABLISHED AND ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSES NAMED ON THE EASEMENT OR FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES SHOWN HEREON AND THE ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION ARE DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USE AND PURPOSES. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

IN WITNESS WHEREOF, I/WE HAVE HERETO SET MY/OUR HAND(S) AND SEAL(S) THIS 11th DAY OF October, 2006.

LITTLE MIGHT, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

BY: [signature]

TITLE: Partner

STATE OF Colorado)
)SS
COUNTY OF Weld)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF October, 2006. BY Barin Stange AS Partner OF LITTLE MIGHT, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

MY COMMISSION EXPIRES: 12/6/10
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

NOTARY PUBLIC STATE OF COLORADO NANETTE S. HOENOF

NOTES

1) THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. 100-YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR WELD COUNTY, COLORADO, COMMUNITY PANEL NUMBER 080266 0850 C, REVISED DATE SEPTEMBER 28, 1982.

2) 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 AFTER THE DATE OF CERTIFICATION SHOWN HEREON.

3) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, ACCESSORY OR LEGAL LAND BOUNDARY MONUMENT COMMITS A CLASS TWO (2) MISDEMEANOR TO STATE STATUTE 18-4-508, C.R.S.

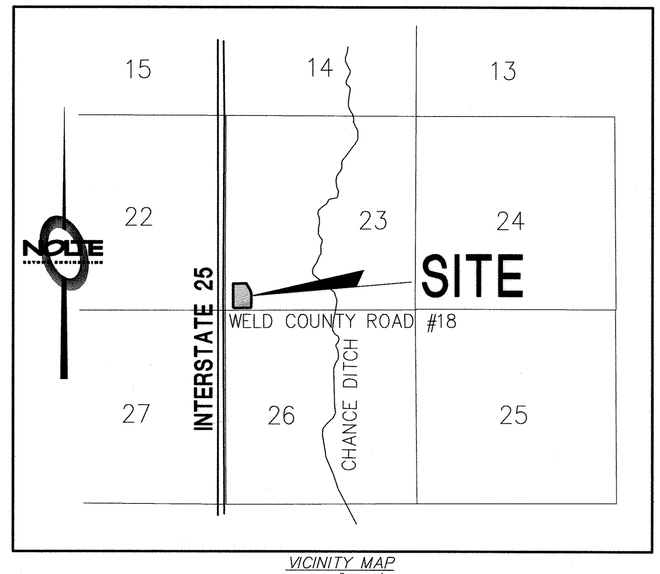
4) **BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE SOUTHWEST CORNER BY A 2 1/2" DIAMETER ALUMINUM CAP IN RANGE BOX STAMPED "25614" AND AT THE SOUTH ONE-QUARTER CORNER BY A BRASS CAP IN RANGE BOX STAMPED "B.L.M.", CONSIDERED TO BEAR S89°29'22"W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

5) THE DOCUMENT RECORDED AT RECEPTION NO. 3031680 RELINQUISHES AND FOREVER QUITCLAIMS THE RIGHT TO ENTER UPON THE SURFACE OF THE SUBJECT LANDS TO EXPLORE FOR AND REMOVE COAL, AND LEAVES IN FULL FORCE AND EFFECT ALL OTHER RIGHTS RESERVED TO UNION PACIFIC RAILWAY COMPANY.

6) THE DOCUMENT RECORDED AT RECEPTION NO. 2908065 EXCEPTS AND RESERVES ANY AND ALL WATER RIGHTS, DITCHES AND DITCH RIGHTS, OIL, GAS AND OTHER MINERALS IN, ON, AND UNDER THE ABOVE DESCRIBED PROPERTY.

7) RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THIS PLAT AS DISCLOSED IN LAND TITLE GUARANTEE COMPANY ORDER NO. 25058767, EFFECTIVE DATE DECEMBER 28, 2005, AND AS SHOWN ON THE RECORDED PLAT OF RASPBERRY HILL BUSINESS PARK SUBDIVISION. NO ADDITIONAL RESEARCH WAS PROVIDED.

8) THE 10 FOOT UTILITY EASEMENTS LOCATED ALONG THE SOUTH LINE LOT 7 AND NORTH LINE OF LOT 8 OF RASPBERRY HILL BUSINESS PARK, RECEPTION NO. 3173852, ARE HEREBY VACATED BY ORDINANCE NO. 840.



VICINITY MAP
SCALE: 1"=2000'

CONTACTS

APPLICANT:

LONGMONT TOYOTA, INC.
116 S. MAIN STREET
LONGMONT, CO 80501

OWNERSHIP:

LITTLE MIGHT, LLLP.
116 S. MAIN STREET
LONGMONT, CO 80501

ARCHITECT:

SEM ARCHITECTS INC.
677 S. COLORADO BLVD., SUITE 200
DENVER, COLORADO 80246

SURVEYORS:

NOLTE ASSOCIATES, INC.
8000 S. CHESTER ST., SUITE 200
CENTENNIAL, CO. 80112

ENGINEER:

BASELINE ENGINEERING CORPORATION
1658 COLE BLVD., SUITE 295
GOLDEN, COLORADO 80401

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

THE REPLAT MAP OF RASPBERRY HILL BUSINESS PARK REPLAT A SUBDIVISION IS APPROVED AND ACCEPTED BY ORDINANCE NO. 854, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON March 7, 2006, AND RECORDED ON _____, AS RECEPTION NO. _____, IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF FREDERICK, COLORADO. THE DEDICATIONS OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON, SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN, AND THE ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION, ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, IT'S HEIRS, SUCCESSORS AND ASSIGNS.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING LANDSCAPING, CURBS, GUTTERS, SIDEWALKS AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THE TOWN. THE CONSTRUCTION OF IMPROVEMENTS BENEFITING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS.

THIS ACCEPTANCE OF THE REPLAT DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.

MAYOR

ATTEST:

TOWN CLERK

TOWN OF FREDERICK INCORPORATED 1907

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 11th DAY OF May, 2006.

CHAIRMAN

PLANNING COMMISSION SECRETARY

SURVEYOR'S CERTIFICATE

I, EDWARD CHARLES SILVER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE REPLAT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND. I FURTHER CERTIFY THAT THIS REPLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 6TH DAY OF SEPTEMBER, 2006.

COLORADO REGISTERED EDWARD C. SILVER 37051 9/06/06 PROFESSIONAL LAND SURVEYOR

EDWARD C. SILVER, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 37051
FOR AND ON BEHALF OF NOLTE ASSOCIATES, INC.

REVISED: 09/02/06
REVISED: 03/21/06

NOLTE BEYOND ENGINEERING
8000 SOUTH CHESTER STREET, SUITE 200, CENTENNIAL, CO. 80112
303.220.6400 TEL 303.220.9955 FAX WWW.NOLTE.COM

LONGMONT TOYOTA, INC.
116 SOUTH MAIN STREET
LONGMONT, COLORADO 80501

DATE:	02-21-06
JOB NUMBER:	DV 42304
SHEET 1 OF 2	

XREFS: EXPOINTS, REP01_COMM_L7-8, REP01-EXMA, FTO-POINTS

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3428350 10/18/2006 03:53P Weld County, CO
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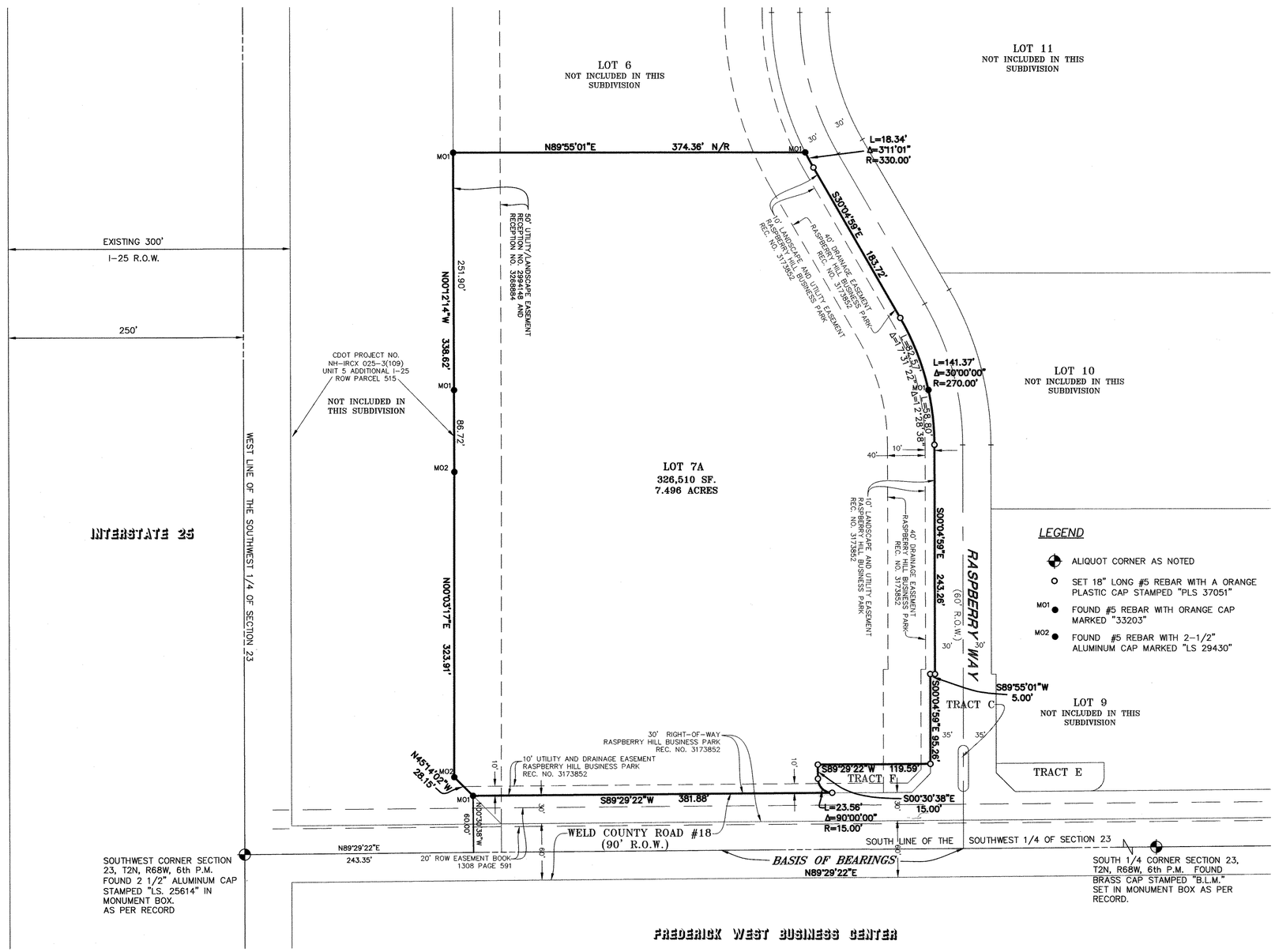

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NOLTE BEYOND ENGINEERING
3000 SOUTH CHESTER STREET, SUITE 200, CENTENNIAL, CO. 80122
303.220.6400 TEL 303.220.9001 FAX WWW.NOLTE.COM

LONGMONT TOYOTA, INC.
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DATE:	02-21-06
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SHEET 2 OF 2	

XREFS: EXPOINTS, REPOI_COMM_L7-8, REPOI-EXMA, FTO-POINTS