851

3139851 12/30/2003 12:23P Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

TOPS BUSINESS PARK REPLAT A

A REPLAT OF LOT 4 TOPS BUSINESS PARK

A PART OF THE SE 1/4 OF SECTION 25, T2N, R68W OF THE 6th P.M.
TOWN OF FREDERICK, WELD COUNTY, STATE OF COLORADO

1.92 ACRES

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CARBON VALLEY CAR WASH, LLC, ENGLEWOOD EXCHANGE SERVICES, LTD. AND VECTRA BANK COLORADO BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED IN TO LOTS, TRACTS, BLOCKS STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF TOPS BUSINESS PARK REPLAT A, 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 SHOWN. THE ENTITIES NAMED ON THE EASEMENT, OR RESPONSIBLE FOR THE SERVICES AND/OR UTILITIES FOR WHICH THE EASEMENTS ARE ESTABLISHED 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, 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 OWNER, ITS 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.

LOT 4 OF TOPS BUSINESS PARK AS RECORDED MARCH 11, 1985 AT RECEPTION NUMBER 2001489 IN THE RECORDS OF WELD COUNTY, COLORADO EXCEPTING THE EASTERLY 12.00' TOWN OF FREDERICK R.O.W.

IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET MY/OUR HAND(S) AND SEAL(S) THIS 19TH DAY OF December, 2003.

owner/manager
OWNER - CARBON VALLEY CAR WASH, LLC.

V.P.
LIENHOLDER - VECTRA BANK COLORADO

Englewood Exchange Service, LTD.
By: Harlan E. Robottom
LIENHOLDER - ENGLEWOOD EXCHANGE SERVICES, LTD.

STATE OF COLORADO)
) SS
COUNTY OF DENVER)

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY ALEX SPEROS
THIS 19TH DAY OF DECEMBER, 2003.

WITNESS MY HAND AND SEAL
LAURA SHORTS NOTARY
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-6-04

STATE OF COLORADO)
) SS
COUNTY OF Arapahoe)

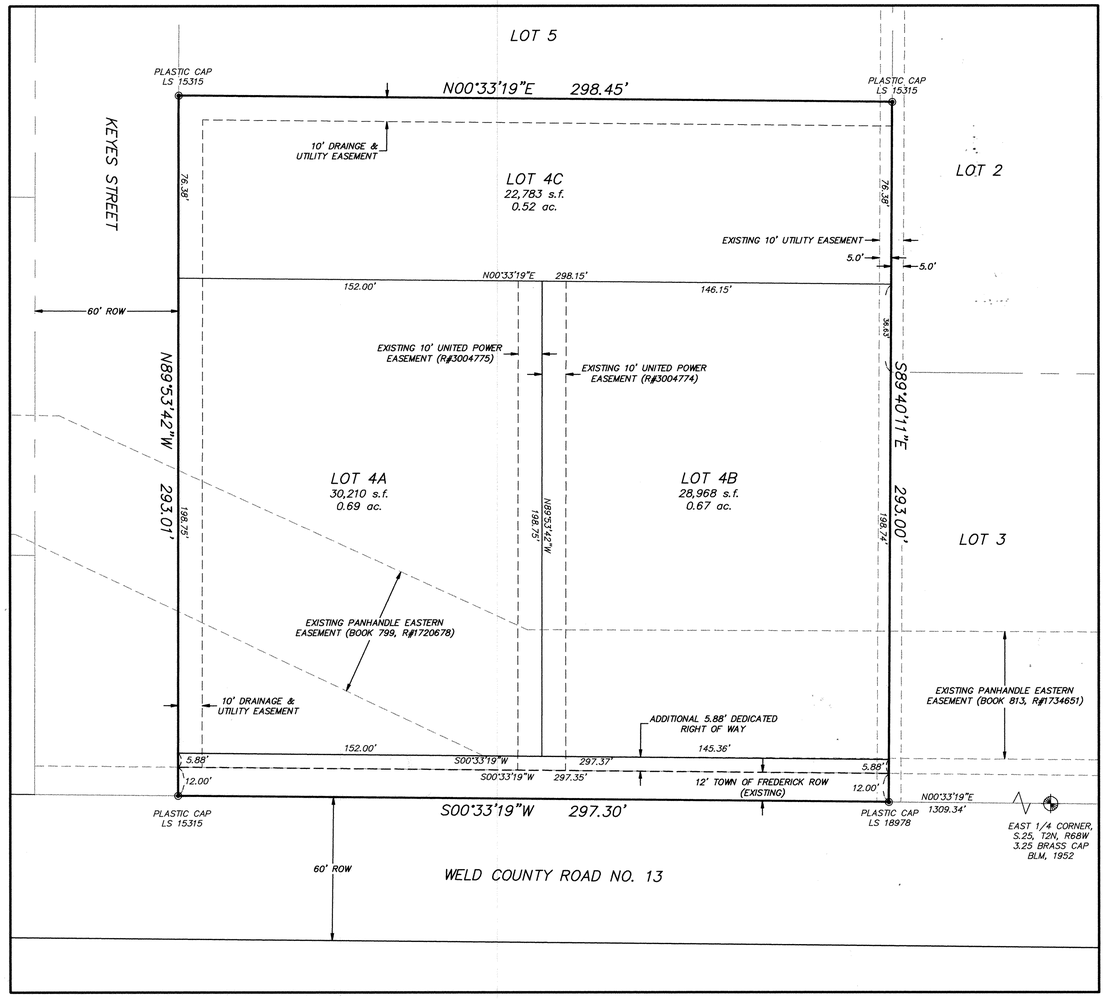
THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY Callan Borglós
THIS 19th DAY OF December, 2003.

WITNESS MY HAND AND SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES 4/30/2005

STATE OF COLORADO)
) SS
COUNTY OF ARAPAHOE)

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY HARLAN E ROBOTTOM
THIS 19th DAY OF December, 2003.

WITNESS MY HAND AND SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-23-07



SURVEYOR'S CERTIFICATE

I, ROBERT ORTHMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS FINAL PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 18TH DAY OF DECEMBER, 2003.

BY Robert Orthman
ROBERT ORTHMAN,
COLORADO PLS NO. 15315
FOR AND ON BEHALF OF HURST AND ASSOCIATES, INC.

EASEMENT APPROVAL CERTIFICATE

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED:

Bill Meier
UNITED POWER

KINDER MORGAN, INC.

QWEST

UTILITIES APPROVAL CERTIFICATE

THE UTILITY PLANS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED:

Bill Meier
UNITED POWER

KINDER MORGAN, INC.

QWEST

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

THIS FINAL PLAT MAP OF THE TOPS BUSINESS PARK REPLAT A IS APPROVED AND ACCEPTED BY ORDINANCE NO. 118, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON December 11, 2003, 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, ITS 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 BENEFITTING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A SEPARATE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS.

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

MAYOR: Richard P. Yatt

ATTEST: _____

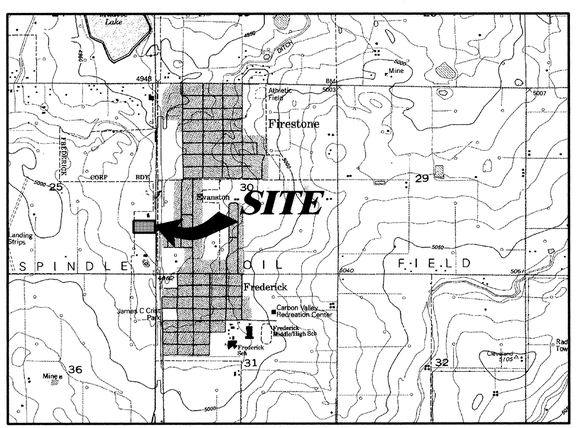
TOWN CLERK: Jacqueline K. McConnell

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE FREDERICK PLANNING COMMISSION
THIS 4th DAY OF December, 2003.

CHAIRMAN

Kathy L. Larson
PLANNING COMMISSION SECRETARY



VICINITY MAP

SCALE: 1" = 2000'

LEGAL DESCRIPTION

LOT 4 OF TOPS BUSINESS PARK AS RECORDED MARCH 11, 1985 AT RECEPTION NUMBER 2001489 IN THE RECORDS OF WELD COUNTY, COLORADO EXCEPTING THE EASTERLY 12.00' TOWN OF FREDERICK R.O.W.

NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW, ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY MUST COMMENCE WITHIN THREE YEARS AFTER SUCH DEFECT IS FIRST DISCOVERED. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. BASIS OF BEARING IS ASSUMED N00°33'19"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SEC. 25, T2N, R68W, 6TH P.M.

3. ALL EXISTING EASEMENTS ARE FROM THE TOPS BUSINESS PARK PLAT UNLESS OTHERWISE NOTED.

4. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE, PER FIRM MAP COMMUNITY PANEL NUMBER 080266 0863 C DATED 09/28/1992.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

OWNER / APPLICANT

CARBON VALLEY CAR WASH, LLC
7390 COUNTY ROAD 3
MARBLE, CO 81623

ENGINEER

HURST & ASSOCIATES, INC.
4999 PEARL EAST CIRCLE
SUITE 106
BOULDER, CO 80301

SURVEYOR

ORTHMAN SURVEYING, LLC
6823 TWIN LAKES ROAD
BOULDER, CO 80301

TOPS BUSINESS PARK
REPLAT A
A REPLAT OF LOT 4

SCALE	HOR. 1"=30' VERT. N/A
DESIGN/APPR.	RO
DRAWN BY	BO
DATE	12/2/03

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 106
Boulder, Colorado 80301 (303) 449-9105

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