3633221 06/29/2009 04:13P Weld County, CO
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221

SUBDIVISION AMENDMENT

EAGLE BUSINESS PARK

A TRACT OF LAND LOCATED IN PORTION OF THE SE1/4 OF SECTION 26, T2N, R68W OF THE 6TH P.M. TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO. AREA=127.387 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP

Know all men by these presents that Wallace H. Grant, Wallspring, LLC, a Colorado Limited Liability Company, WH Grant Enterprises, LLC, a Colorado Limited Liability Company and Guaranty Bank and Trust Company 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 EAGLE BUSINESS PARK, and do hereby dedicate to the public such 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 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.

All of Lot B, Recorded Exemption No 1313-26-4-RE506 recorded May 3, 1985 in Book 1067 on File 1897 as Reception Number 02008233 of the records of Weld County, Colorado and a portion of the SE1/4 of Section 26, T2N, R68W of the 6th P.M., Town of Frederick, County of Weld, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast Corner of said Section 26 from which the S1/4 Corner of said Section 26 bears, S89°36'07"W, (Basis of Bearing), thence S89°36'07"W, 1904.87 feet along the South Line of the SE1/4 of said Section 26 to the East Bank of the Gooding Hollow Ditch and the West Line of said Lot B, Recorded Exemption No 1313-26-4-RE506, thence N23°06'36"W, 54.20 feet along the said East Bank of the Gooding Hollow Ditch and the West Line of said Lot B, to the North Right-of-way Line of Tipple Parkway, a tract of land conveyed to the Town of Frederick recorded with the records of Weld County, Colorado, and the TRUE POINT OF BEGINNING;

Thence N23°06'36"W, 1316.40 feet along the said East Bank of the Gooding Hollow Ditch and the West Line of said Lot B to the Northwest Corner of said Lot B;

Thence continuing N23°06'36"W, 86.53 feet along the said East Bank of the Gooding Hollow Ditch;

Thence the following seven (7) courses and distances along the said East Bank of the Gooding Hollow Ditch:

Thence N08°55'10"W, 619.18 feet;

Thence N14°36'32"W, 137.29 feet;

Thence N45°17'57"E, 201.52 feet;

Thence N60°40'58"E, 238.78 feet;

Thence N16°40'29"E, 229.04 feet;

Thence N32°38'45"W, 97.02 feet;

Thence N52°09'29"W, 71.65 feet to the North Line of the SE1/4 of said Section 26;

Thence N89°05'16"E, 1574.88 feet along the North Line of the SE1/4 of said Section 26 to the centerline of the Lower Boulder Ditch and the Westerly Line of that Warranty Deed granted to Jeffery N. Greenlee and Kathryn A. Wright recorded July 06, 1999 as Reception Number 2704280 of the records of Weld County Colorado;

Thence the following four (4) courses and distances along the said centerline of the Lower Boulder Ditch and the Westerly Line of said Reception Number 2704280:

Thence S10°49'05"E, 110.05 feet;

Thence S41°40'59"E, 231.70 feet;

Thence S36°37'24"E, 745.49 feet;

Thence S73°55'13"E, 51.48 feet to the Westerly Right-of-way Line of Silver Birch Boulevard, a tract of land conveyed to the Town of Frederick recorded with the records of Weld County, Colorado and a point on a line that is 60 feet Westerly of, as measured at right angles to the said East Line of the SE1/4 of said Section 26;

Thence S00°08'30"W, 531.70 feet along a line that is parallel with, as measured at right angles to the said East Line of the SE1/4 of said Section 26 to the North Line of Lot A said Recorded Exemption No. 1313-26-4-RE506;

Thence S89°20'20"W, 218.70 feet along the North Line of said Lot A to the Northwest Corner thereof;

Thence S02°50'06"E, 184.07 feet along the West Line of said Lot A to the Southwest Corner thereof;

Thence N89°12'45"E, 209.15 feet along the South Line of said Lot A to the Westerly Right-of-way Line of said Silver Birch Boulevard and a point on a line that is 60 feet Westerly of, as measured at right angles to the said East Line of the SE1/4 of said Section 26;

Thence S00°08'30"W, 1012.12 feet along the Westerly Right-of-way Line of said Silver Birch Boulevard and along a line that is parallel with, as measured at right angles to the said East Line of the SE1/4 of said Section 26 to and angle point thereof;

Thence S44°52'19"W, 42.23 feet along the Southwesterly Right-of-way Line of said Silver Birch Boulevard to the North Right-of-way Line of said Tipple Parkway and a point on a line that is 50 feet Northerly of, as measured at right angles to the said South Line of the SE1/4 of said Section 26;

Thence S89°36'07"W, 921.75 feet along a line that is parallel with, as measured at right angles to the said South Line of the SE1/4 of said Section 26 to the Easterly Right-of-way Line of Eagle Boulevard a tract of land conveyed to the Town of Frederick recorded with the records of Weld County, Colorado;

Thence N00°23'53"W, 1138.16 feet along the Easterly Right-of-way Line of said Eagle Boulevard to the Northeast Corner thereof;

Thence S89°36'07"W, 75.00 feet along a line that is parallel with, as measured at right angles to the said South Line of the SE1/4 of said Section 26 to a point on a line that is 75 feet Westerly of, as measured at right angles to the said East Right-of-way Line of said Eagle Boulevard;

Thence S00°23'53"E, 1138.16 feet along the Westerly Right-of-way Line of said Eagle Boulevard to the North Right-of-way Line of said Tipple Parkway and a point on a line that is 50 feet Northerly of, as measured at right angles to the said South Line of the SE1/4 of said Section 26;

Thence S89°36'07"W, 839.79 feet along the North Right-of-way Line of said Tipple Parkway and along a line that is parallel with, as measured at right angles to the said South Line of the SE1/4 of said Section 26 to the TRUE POINT OF BEGINNING.

Have laid out this Subdivision Amendment Plat of the above described land under the name and style of EAGLE BUSINESS PARK. Thus described Subdivision Amendment Plat contains 127.387 acres more or less, together with and subject to all easements and right-of-way existing and/or of public record.

Executed this 25TH day of JUNE, A.D. 2009.

Has caused its name to be hereunto subscribed this 25TH day of JUNE, 2009, BY Wallace H. Grant.

BY: _____
Wallace H. Grant

STATE OF COLORADO
COUNTY OF BOULDER } SS

Has caused its name to be hereunto subscribed this 25TH day of JUNE, 2009, BY Wallace H. Grant.

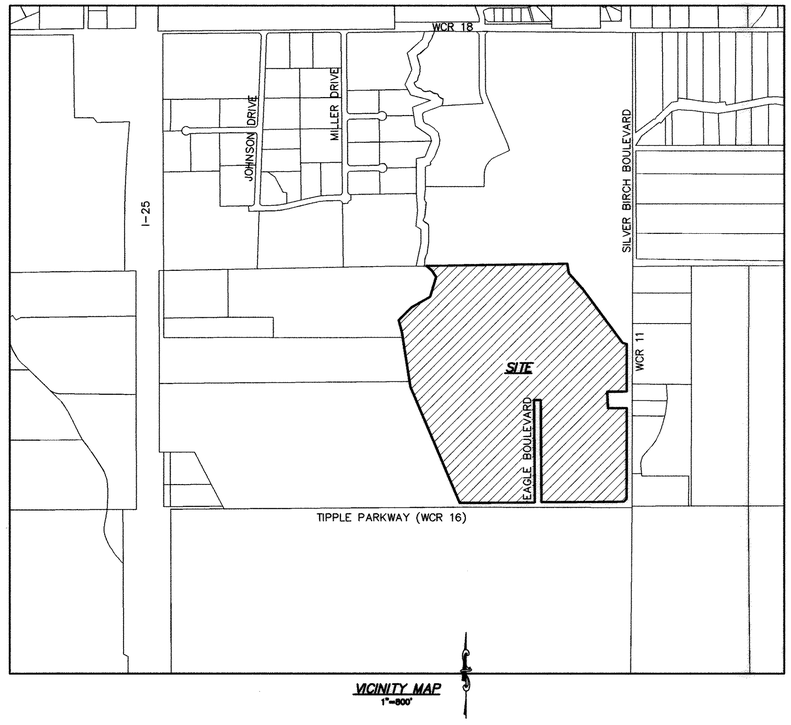
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 7.7.2012

Carrie Lynn Dahms
NOTARY PUBLIC

CARRIE LYNN DAHMS NOTARY PUBLIC STATE OF COLORADO

My Commission Expires July 7, 2012



VICINITY MAP
1"=800'

Has caused its name to be hereunto subscribed this 25TH day of JUNE, 2009, BY Wallspring, LLC, a Colorado Limited Liability Company.

BY: _____
Cameron A. Grant, Manager

STATE OF COLORADO
COUNTY OF BOULDER } SS

Has caused its name to be hereunto subscribed this 25TH day of JUNE, 2009, BY Cameron A. Grant as Manager of Wallspring, LLC, a Colorado Limited Liability Company.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 7.7.2012

Carrie Lynn Dahms
NOTARY PUBLIC

CARRIE LYNN DAHMS NOTARY PUBLIC STATE OF COLORADO

My Commission Expires July 7, 2012

Has caused its name to be hereunto subscribed this 25TH day of JUNE, 2009, BY WH Grant Enterprises, LLC, a Colorado Limited Liability Company.

BY: _____
Cameron A. Grant, Manager

STATE OF COLORADO
COUNTY OF BOULDER } SS

Has caused its name to be hereunto subscribed this 25TH day of JUNE, 2009, BY Cameron A. Grant as Manager of WH Grant Enterprises, LLC, a Colorado Limited Liability Company.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 7.7.2012

Carrie Lynn Dahms
NOTARY PUBLIC

CARRIE LYNN DAHMS NOTARY PUBLIC STATE OF COLORADO

My Commission Expires July 7, 2012

Has caused its name to be hereunto subscribed this 25th day of June, 2009, BY Guaranty Bank and Trust Company

BY: _____

NAME: Mel Green

TITLE: Senior Vice President

STATE OF COLORADO
COUNTY OF BOULDER } SS

Has caused its name to be hereunto subscribed this 25th day of June, 2009.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: My Commission Expires 1/08/2011

Leslie L. Taber
NOTARY PUBLIC:

LESLIE L. TABER NOTARY PUBLIC STATE OF COLORADO

SHEET INDEX

1	COVER SHEET
2	SECTION BREAKDOWN & NOTES
3	SOUTH 1/2 OF PROPERTY
4	NORTH 1/2 OF PROPERTY

NOTE:

Development shall occur in accordance with the adopted Comprehensive Plan for the Town of Frederick and is subject to the requirements of the Land Use Code including but not limited to the site plan process, road rights-of-way requirements, parks and open space dedications, and landscaping requirements. Dedications as noted in Section 2.7 Roads and in Section 2.11 Parks and Open Space of the Land Use Code shall be satisfied prior to recording any plat within Lot 1 and Parcel 1. Prior to the issuance of any building permit for Lot 1 or Parcel 1 specific roads, parks and open space dedications, and / or a cash in lieu payment may be required. For purposes of compliance with the Land Use Code, dedications located within Lot 1 shall be given only weight in proportion to the size of that lot relative to the combined acreage of Lot 1 and Parcel 1. At no time shall satisfaction of a proportionate share of public dedications located in Lot 1 be deemed to satisfy the overall dedication requirements imposed by the Land Use Code for the combined acreage of Lot 1 and Parcel 1, as that area is depicted on the Westervelt Rezone and Comprehensive Plan Amendment Map

STAFF CERTIFICATE OF APPROVAL:

This Subdivision Amendment Plat of the EAGLE BUSINESS PARK is approved and accepted by the Town of Frederick Staff this 25TH day of June, 2009 A.D. in accordance with Section 4.11.2 of the Land Use Code for Subdivision amendments.

_____ Planning Director
Staff Planner or Planning Director or Town Manager

CLERK AND RECORDERS CERTIFICATE:

This plat was filed for record in the office of the County Clerk and Recorder of Weld County at the time of _____ m. on the _____ day of the month of _____ A.D. 2009, in the Book numbered _____ Page _____ Map _____ as Reception Number _____

FEES _____

_____
RECORDER

BY: _____
DEPUTY

NOTICE:

According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In NO event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SURVEYOR'S CERTIFICATE:

I, Michael Sean Kervin, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the Subdivision Amendment Plat shown hereon is a correct delineation of the above described parcel of land.

I further certify that this Subdivision Amendment Plat and legal description were prepared under my personal supervision and in accord with applicable State of Colorado requirements on this 18 day of June, 2009 A.D.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR MICHAEL SEAN KERVIN 34592 6-18-09

_____
KERVIN INC.
MICHAEL SEAN KERVIN
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 34592

LEGEND

- SECTION CORNER
- EXTERIOR BOUNDARY CORNER
- CENTERLINE
- RIGHT-OF-WAY LINE
- EASEMENTS

OWNER/DEVELOPER:
WH GRANT ENTERPRISES
C/O CAMERON A. GRANT
275 SOUTH MAIN STREET, SUITE 201
LONGMONT, CO 80502-0908

ENGINEER:
JLB CIVIL ENGINEERS
743 PEAR COURT
LOUSIVILLE, CO 80027
303-604-1634

SURVEYOR:
KERVIN INC.
8790 WEST COLFAX AVE, SUITE 20
LAKEWOOD, CO 80215
303-462-1063

DATE PREPARED:
JUNE 18, 2009

KERVIN INC SURVEYING
P.O. BOX 1079 FRASER, CO 970-531-8499
8790 WEST COLFAX AVE, SUITE 20 LAKEWOOD, CO 303-462-1063

DRAWN BY: MSK	DATE: 06/18/09	REVISIONS & DATE:	
CHECKED BY: MSK	SCALE: N/A	Town Comments MSK 4/20/09	
JOB NO: 09-003	NAME: PLAT	Town Comments MSK 6/01/09	

2N 68W 26

3633221 06/29/2009 04:13P Weld County, CO
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NOTES:

1.) Bearings shown on the accompanying Plat are based on the assumption that the South Line of the SE1/4 of Section 26, T2N, R68W of the 6th P.M. bears S89°36'07"W, as monumented and shown hereon.

2.) Set 18" long #5 rebar with 2" aluminum cap marked PLS 34592" at all exterior boundary corners and the exterior boundary of Lot 1, unless otherwise noted.

3.) According to the Federal Emergency Management Flood Insurance Rate Map No. 080266–0863C, dated September 28, 1982, revised date July 24, 2004; the Southwest Corner of this property may lie within Flood Zones A (area of 100–year flood) and C (areas of minimal flooding). The 100 year Flood Plain line was scaled from the FIRM and is approximate.

4.) The exterior boundary, recorded easements and rights–of–way, if any, are shown on the accompanying Plat as disclosed in the Land Title Guarantee Company, order number FCC25087058, dated June 10, 2009 at 5:00 p.m. Lands shown hereon may also be subject to the exceptions in said commitment number. Other interests or easements may exist. Per the request of the owner or owners agent, no additional research was completed by Kervin Inc. (See the List of Exceptions Hereon)

5.) The parcel may be subject to rights, interests, agreements, obligations, rights–of–way or easements in favor of any person or entity burdening the subject property which exist or are claimed to exist with respect to: a) any irrigation ditch and/or lateral; (b) reservoir and/or reservoir rights; (c) springs and/or spring rights; (d) well and/or well rights; and (e) the water and/or water rights associated with the foregoing which may be located upon the land or associated with the land.

6.) That 35 foot easement along the Westerly Line of Lot B, Recorded Exemption No 1313–26–4–RE506 recorded May 3, 1985 in Book 1067 on File 1897 as Reception Number 02008233 of the records of Weld County Colorado, is hereby vacated by this plat.

7.) A 10' utility easement is established along the Exterior Boundary of Lot 1 and Parcel 1, as shown hereon. A 25' trail easement is established along the Westerly Boundary of Parcel 1, see note 13.

8.) A gap in title existing between the the Westerly Line of Eagle Business Park, "East Bank of the Gooding Hollow Ditch" and the Easterly Line of A and Lot B, Recorded Exemption No 1313–26–3–RE865 recorded January 6, 1988 in Book 1182 on File 0598 as Reception Number 2127162 of the records of Weld County Colorado. That said Recorded Exemption calls are to the "Centerline of Gooding Hollow Ditch as surveyed by Wininger L.S. 10743 in 1982".

9.) A Development Agreement (MOAPI) has been filed with the Town of Frederick. That agreement should be viewed for additional stipulations or requirements that may encumber the property.

10.) All points of entry shall confirm to Town requirements. Where possible and as applicable, these points of entry and exit shall be combined for public safety, including but not limited combining to site access and oil and gas roads, as the site develops.

11.) The parcel is subject to surface agreements by K.P. Kauffman Company, Inc. and EnCana Oil & Gas (USA) Inc.

12.) Fieldwork was completed in June 2009 by Michael S. Kervin, PLS and Gordon S. Page, PLS. Horizontal and vertical measurements were obtained by using a Leica TCRA 1103 and a Trimble 5700 GPS system, a combination of conventional and GPS measurements were utilized.

13.) Open space requirements shall be evaluated at the time of future development and future land division. An easement is provided for the future development of a trail along Godding Hollow, subject to matters of record. The easement may be incorporated into and considered part of the overall required open space at time of development or future land division; however, future dedications or adjustments may also be required to meet the open space requirements of the Land Use Code, as amended.

14.) Future public improvements shall be subject to the terms and conditions noted in the MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS, as amended by each subsequent filing or development, as applicable.

15.) Development of this site may be subject to state oil and gas regulations that may apply additional restraints on the development beyond the provisions of the Land Use Code. The Town of Frederick makes no representation as to the fitness of these plans for either surface or subsurface development.

UTILITY PROVIDERS:

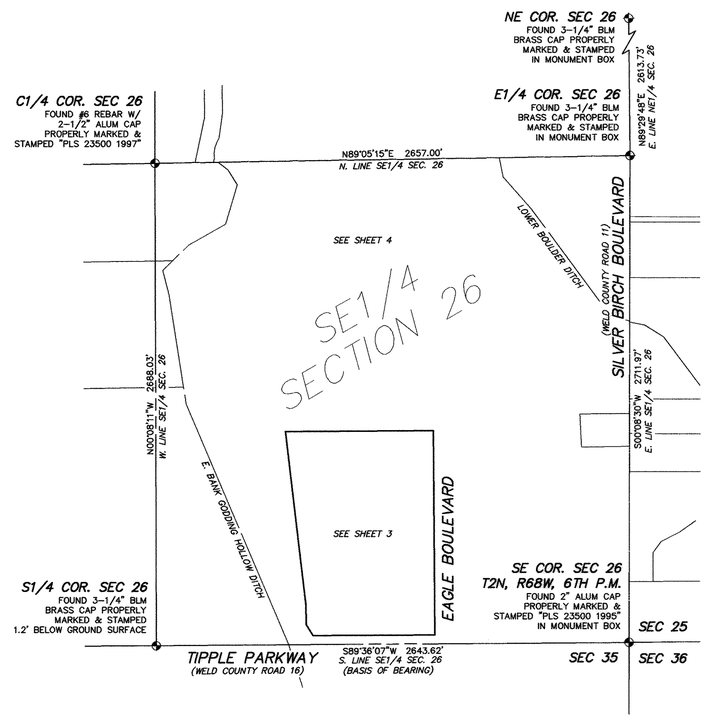
GAS = Source Gas

ELECTRIC = United Power

WATER = Central Weld / Town of Frederick

PHONE = Qwest

CATV = Comcast



SCHEDULE B EXCEPTIONS:

EXCEPTION 9. RIGHT OF WAY FOR COUNTY ROADS 30 FEET ON EITHER SIDE OF SECTION AND TOWNSHIP LINES, AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS FOR WELD COUNTY, RECORDED OCTOBER 14, 1889 IN BOOK 86 AT PAGE 273.

EXCEPTION 10. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED DECEMBER 03, 1872, IN BOOK 8 AT PAGE 135.

EXCEPTION 11. ALL OIL, GAS, MINERALS AND OTHER MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED MARCH 10, 1908, IN BOOK 278 AT PAGE 47.

EXCEPTION 12. RIGHT OF WAY EASEMENT AS GRANTED TO NORTHERN COLORADO WATER CONSERVANCY DISTRICT IN INSTRUMENT RECORDED FEBRUARY 21, 1956, IN BOOK 1443 AT PAGE 261.

EXCEPTION 13. OIL AND GAS LEASE RECORDED SEPTEMBER 14, 1970 UNDER RECEPTION NO. 1554541 IN BOOK 633 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

EXCEPTION 14. OIL AND GAS LEASE RECORDED FEBRUARY 18, 1971 UNDER RECEPTION NO. 1562474 IN BOOK 640 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

EXCEPTION 15. TERMS, CONDITIONS AND PROVISIONS OF AFFIDAVIT RECORDED MARCH 12, 1976 AT RECEPTION NO. 1683336 IN BOOK 761 AND AMENDED MAY 28, 1976 AT RECEPTION NO. 1689762 IN BOOK 768.

EXCEPTION 16. UNDIVIDED 18% INTEREST IN ALL OIL, GAS AND OTHER MINERALS LYING IN, ON OR UNDER SUBJECT PROPERTY AS CONVEYED IN INSTRUMENT RECORDED NOVEMBER 16, 1973 UNDER RECEPTION NO. 1624930 IN BOOK 703.

EXCEPTION 17. OIL AND GAS LEASE RECORDED DECEMBER 18, 1973 UNDER RECEPTION NO. 1626790 IN BOOK 705 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

EXCEPTION 18. RIGHT OF WAY EASEMENT AS GRANTED TO AMOCO PRODUCTION COMPANY IN INSTRUMENT RECORDED MARCH 14, 1975, UNDER RECEPTION NO. 1656036 IN BOOK 734.

EXCEPTION 19. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPE LINE CO IN INSTRUMENT RECORDED JANUARY 25, 1977, UNDER RECEPTION NO. 1709710 IN BOOK 788 AND FEBRUARY 23, 1978 AT RECEPTION NO. 1745418 IN BOOK 823.

EXCEPTION 20. TERMS, CONDITIONS AND PROVISIONS OF DRY UP COVENANT RECORDED SEPTEMBER 09, 1980 AT RECEPTION NO. 1835511 IN BOOK 914.

EXCEPTION 21. RIGHT OF WAY EASEMENT AS GRANTED IN INSTRUMENT RECORDED JULY 6, 1981 UNDER RECEPTION NO. 1862471 IN BOOK 940 AND RE–RECORDED NOVEMBER 25, 1981, UNDER RECEPTION NO. 1875538 IN BOOK 954 AND AGREEMENT RECORDED OCTOBER 8, 1984 UNDER RECEPTION NO. 1984275 IN BOOK 1045 AND AGREEMENT RECORDED JULY 27, 1988 AT RECEPTION NO. 2149527 IN BOOK 1203.

EXCEPTION 22. TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION AGREEMENT RECORDED FEBRUARY 15, 1989 AT RECEPTION NO. 2170876 IN BOOK 1228 AND AUGUST 19, 1991 AT RECEPTION NO. 2259958.

EXCEPTION 23. TERMS, CONDITIONS AND PROVISIONS OF NOTICE RECORDED JANUARY 24, 1991 AT RECEPTION NO. 2239296 IN BOOK 1288.

EXCEPTION 24. TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION AGREEMENT RECORDED OCTOBER 05, 1995 AT IN BOOK 1514.

EXCEPTION 25. RIGHT OF WAY EASEMENT AS GRANTED TO KN GAS GATHERING IN INSTRUMENT RECORDED MARCH 03, 1999, UNDER RECEPTION NO. 2677461.

EXCEPTION 26. TERMS, CONDITIONS AND PROVISIONS OF ROADWAY LEASE RECORDED OCTOBER 31, 1977 AT RECEPTION NO. 1734645 IN BOOK 813.

EXCEPTION 27. TERMS, CONDITIONS AND PROVISIONS OF WATER LINE EASEMENT RECORDED JULY 27, 1988 AT RECEPTION NO. 2149524 IN BOOK 1203.

EXCEPTION 28. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT RECORDED JULY 27, 1988 AT RECEPTION NO. 2149525 IN BOOK 1203.

EXCEPTION 29. MATTERS SET FORTH ON SURVEY BY ROCKY MOUNTAIN CONSULTANTS INC, JOB NO 10–3886–002–02, DATED DECEMBER 23, 2001 AT RECEPTION NO. 2820810.

EXCEPTION 30. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED MAY 11, 1885, IN BOOK 34 AT PAGE 214.

EXCEPTION 31. ALL COAL AND OTHER MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED APRIL 29, 1905, IN BOOK 114 AT PAGE 315.

EXCEPTION 32. ALL COAL AND OTHER MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED AUGUST 17, 1907, IN BOOK 266 AT PAGE 125.

EXCEPTION 33. ALL OIL, GAS, MINERALS AND OTHER MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED AUGUST 17, 1907, IN BOOK 250 AT PAGE 199.

EXCEPTION 34. RIGHT OF WAY EASEMENT AS GRANTED TO WYCO PIPE LINE CO IN INSTRUMENT RECORDED MARCH 14, 1947, IN BOOK 1199 AT PAGE 457.

EXCEPTION 35. OIL AND GAS LEASE RECORDED JULY 10, 1972 UNDER RECEPTION NO. 1593183 IN BOOK 671 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

EXCEPTION 36. OIL AND GAS LEASE RECORDED JULY 10, 1972 UNDER RECEPTION NO. 1593184 IN BOOK 671 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

EXCEPTION 37. OIL AND GAS LEASE RECORDED JULY 10, 1972 UNDER RECEPTION NO. 1593185 IN BOOK 671 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

3EXCEPTION 38. RIGHT OF WAY EASEMENT AS GRANTED TO TRI–STATE GENERATION AND TRANSMISSION ASSOCIATION, INC. IN INSTRUMENT RECORDED FEBRUARY 05, 2003, UNDER RECEPTION NO. 3030598 AND FEBRUARY 5, 2003 AT RECEPTION NO. 3030599

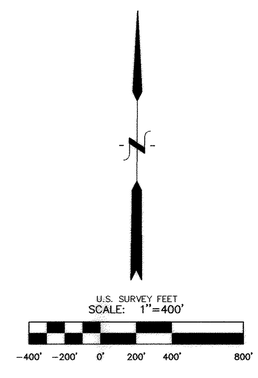
EXCEPTION 39. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED MARCH 09, 2006 AT RECEPTION NO. 3369246.

EXCEPTION 40. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED JULY 10, 2006 AT RECEPTION NO. 3401945.

EXCEPTION 41. TERMS, CONDITIONS AND PROVISIONS OF MATTERS SHOWN ON SURVEY RECORDED NOVEMBER 08, 2007 AT RECEPTION NO. 3516462

EXCEPTION 42. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AND RIGHT OF WAY AGREEMENT RECORDED AUGUST 25, 2008 AT RECEPTION NO. 3574204

EXCEPTION 43. TERMS, CONDITIONS AND PROVISIONS OF SURFACE USE AGREEMENT RECORDED JUNE 04, 2009 AT RECEPTION NO. 3627507



COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR SEAL 34592 6-18-09

KERVIN INC.
MICHAEL S. KERVIN
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 34592

SUBDIVISION AMENDMENT

EAGLE BUSINESS PARK

KERVIN INC SURVEYING

P.O. BOX 1079 FRASER, CO 970–531–8499
8790 WEST COLFAX AVE, SUITE 20 LAKEWOOD, CO 303–462–1063

DRAWN BY: MSK	DATE: 06/18/09	REVISIONS & DATE:	
CHECKED BY: MSK	SCALE: 1"=400'	Town Comments MSK 4/20/09	
		Town Comments MSK 6/01/09	
JOB NO: 09–003	NAME: PLAT		

2N 68W 26

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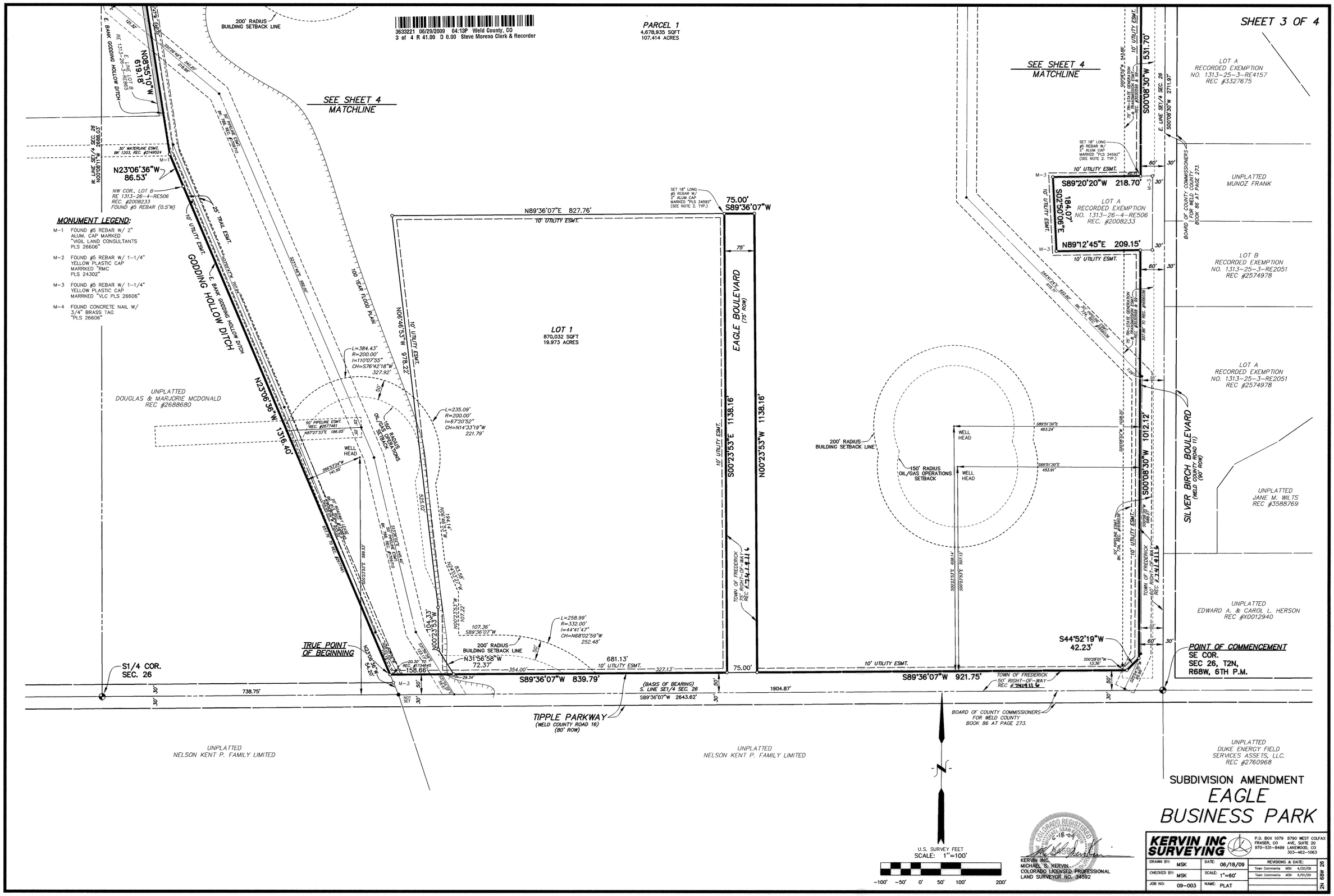

KERVIN INC.
MICHAEL S. KERVIN
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 34592

SUBDIVISION AMENDMENT
EAGLE BUSINESS PARK

KERVIN INC SURVEYING
P.O. BOX 1079 FRASER, CO 970-531-8499
8790 WEST COLFAX AVE. SUITE 20 LAKEWOOD, CO 303-462-1063

DRAWN BY: MSK	DATE: 06/18/09	REVISIONS & DATE:	
CHECKED BY: MSK	SCALE: 1"=60'	Town Comments MSK 4/20/09	
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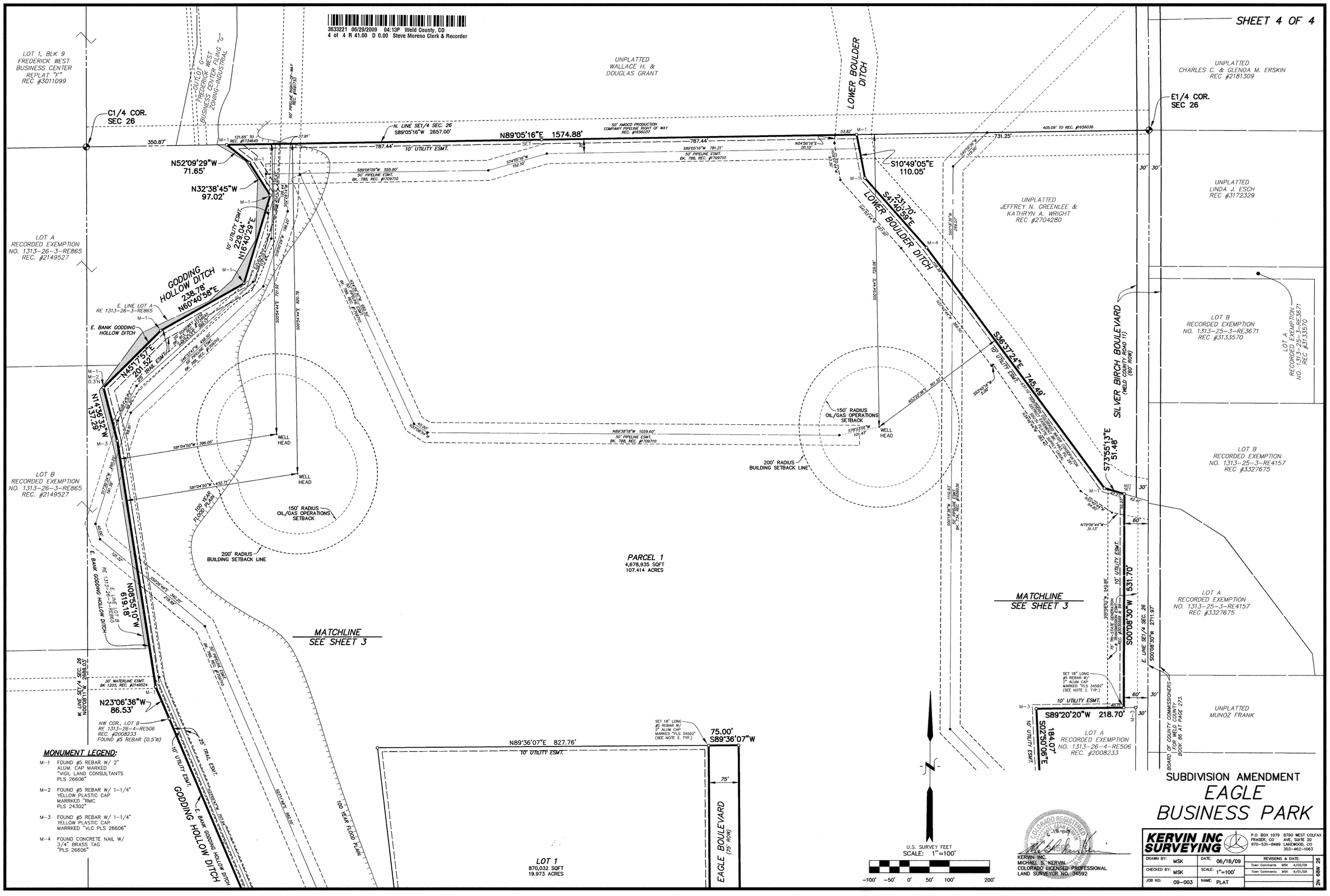

MONUMENT LEGEND:

- M-1 FOUND #5 REBAR W/ 2" ALUM. CAP MARKED "VIGIL LAND CONSULTANTS PLS 26606"
- M-2 FOUND #5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP MARRKED "RMC PLS 24302"
- M-3 FOUND #5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP MARRKED "VLC PLS 26606"
- M-4 FOUND CONCRETE NAIL W/ 3/4" BRASS TAG "PLS 26606"

KERVIN INC.
MICHAEL S. KERVIN
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 34592

SUBDIVISION AMENDMENT
EAGLE BUSINESS PARK

KERVIN INC SURVEYING
P.O. BOX 1079 FRASER, CO 970-531-8499
8790 WEST COLFAX AVE, SUITE 20 LAKEWOOD, CO 303-462-1063

DRAWN BY: MSK	DATE: 06/18/09	REVISIONS & DATE:	
CHECKED BY: MSK	SCALE: 1"=100'	Town Comments MSK 4/20/09	
JOB NO: 09-003	NAME: PLAT	Town Comments MSK 6/01/09	2N 68W 26