3266941 03/09/2005 12:22P Weld County, CO
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

GLACIER WEST BUSINESS PARK
FINAL PLAT

A PART OF THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

CERTIFICATE OF DEDICATION

Know all men by these presents that Glacier West, LLC and Horizon Banks, NA 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 Glacier West Business Park, 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.

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3;

THENCE S 00°05'46" E, 1313.80 FEET (DEED 1313.4 FEET) ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER OF SECTION 3;

THENCE N 89°47'22" E, (DEED N 89°55'00" E), 1548.00 FEET TO THE POINT OF BEGINNING;

THENCE N 89°47'22" E, (DEED N 89°55'00" E), 1107.92 FEET (DEED 1105.92 FEET) TO THE EAST LINE OF SAID NORTHWEST QUARTER;

THENCE N 00°07'47" W, (DEED N 00°17'00 E), 525.13 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 3 TO THE SOUTHERLY BOUNDARY OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED 11/19/98 AT RECEPTION NO. 2654957;

THENCE ALONG THE BOUNDARY OF SAID TRACT THE FOLLOWING COURSES:

1. S 89°48'28" W, 66.88 FEET;
2. N 00°09'40" W, 51.01 FEET;
3. 65.91 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT SAID ARC SUBTENDED BY A RADIUS OF 41.96 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N 44°52'13" E, 59.34 FEET;
4. N 00°07'47" W, 307.02 FEET;
5. N 10°15'03" W, 142.56 FEET;
6. N 00°07'47" W, 159.55 FEET TO THE SOUTHERLY RIGHT OF WAY OF COLORADO HIGHWAY NUMBER 52;

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES:

1. S 89°38'05" W, 500.00 FEET;
2. N 00°07'47" W, 20.00 FEET;
3. S 89°38'05" W, 557.19 FEET;

THENCE S 00°05'46" E, 1242.15 FEET PARALLEL WITH THE WEST LINE OF THE SAID NORTHWEST QUARTER OF SECTION 3 TO THE POINT OF BEGINNING.

In witness whereof, I/we have hereunto set my/our hand(s) and seal(s) this 18th day of February, 2005.

Owner: Glacier West, LLC

By: Philip D. Irwin, Manager

State of Colorado)
) ss
County of Boulder)

The foregoing certificate of dedication was acknowledged before me by Philip D Irwin this 18th day of Feb., 2005.

Witness My Hand and Seal Nina M Sandoval
Notary Public

My commission expires: 3/27/08

NOTARY PUBLIC NINA M. SANDOVAL STATE OF COLORADO

Mortgagee: Horizon Banks, NA

By: - DON STROH VICE PRESIDENT

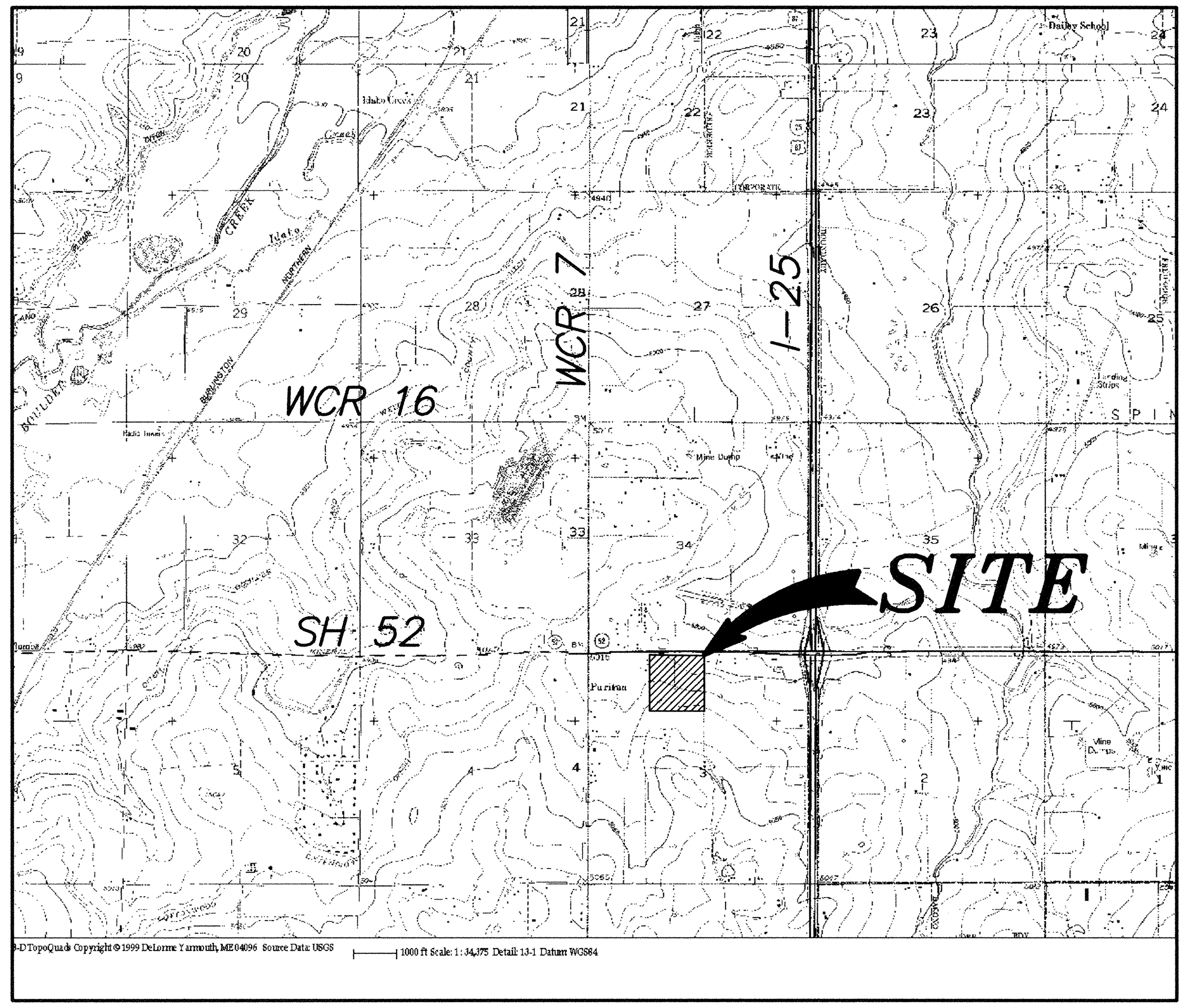
State of Colorado)
) ss
County of Boulder)

The foregoing certificate of dedication was acknowledged before me by Don Stroh V.P. of Horizon Bank NA this 18th day of Feb, 2005.

Witness My Hand and Seal Nina M. Sandoval
Notary Public

My commission expires: 3/27/08

NOTARY PUBLIC NINA M. SANDOVAL STATE OF COLORADO



VICINITY MAP (1"= 2500')

BOARD OF TRUSTEES CERTIFICATE APPROVAL

This Final Plat map of the Glacier West Business Park is approved and accepted by Ordinance No. 774, passed and adopted at the regular (special) meeting of the Board of Trustees of Frederick, Colorado, held on December 9, 2005, and recorded on February 7, 2005, as Reception No. 3259293, 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 are such that a building permit will be issued for that lot.

Mayor

Attest: Deanne M. Secord
Town Clerk

SURVEYING CERTIFICATE

For and on behalf of Hurst & Associates, Inc., 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 16TH day of FEBRUARY, 2005.

By Robert Orthman
Robert Orthman
Registered Professional Land Surveyor
PLS No. 15315

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 15315

PLANNING COMMISSION CERTIFICATE OF APPROVAL

Approved by the Frederick Planning Commission this 18th day of November 2005.

Chairman

Kathy Larson
Planning Commission Secretary

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. PROPERTY CORNERS ARE MONUMENTED WITH 2" ALUMINUM CAPS, STAMPED "HURST & ASSOC., PLS 15315" UNLESS OTHERWISE NOTED.

OUTLOT NOTES:

1. OUTLOT A (2.75 ACRES) MAINTAINED BY OWNER.
2. THE INTENDED USE FOR OUTLOT A IS TO ALLOW FOR THE MAINTENANCE OF THE EXISTING OIL WELL.

ZONING

THE EXISTING ZONING IS BUSINESS/LIGHT INDUSTRIAL AND INDUSTRIAL.

BASIS OF BEARINGS:

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST WAS ASSUMED TO BEAR SOUTH 00 DEGREES 05 MINUTES 46 SECONDS EAST.

LOTS:

TOTAL NUMBER OF LOTS = 9
TOTAL NUMBER OF OUTLOTS = 1

FLOODPLAIN:

THIS PROPERTY IS NOT WITHIN AN IDENTIFIED FLOODPLAIN - FIRM MAP NO. 080266 0850C, DATED SEPTEMBER 28, 1982 AND FIRM MAP NO. 080266 0960D, DATED SEPTEMBER 28, 1990.

OWNER / APPLICANT

GLACIER WEST, LLC
720 AUSTIN AVENUE
SUITE 200
ERIE, CO 80516
(303) 833-4454

ENGINEER / SURVEYOR

HURST & ASSOCIATES, INC.
4999 PEARL EAST CIRCLE
SUITE 106
BOULDER, CO 80301
(303) 449-9105

GLACIER WEST BUSINESS PARK
FINAL PLAT
COVER SHEET

SCALE	HOR. N/A VERT. N/A
DESIGN/APPR.	OCH
DRAWN BY	HK/TSA
DATE	02/08/05
FILE	G:\22945\SURVEY\945-FPCV

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

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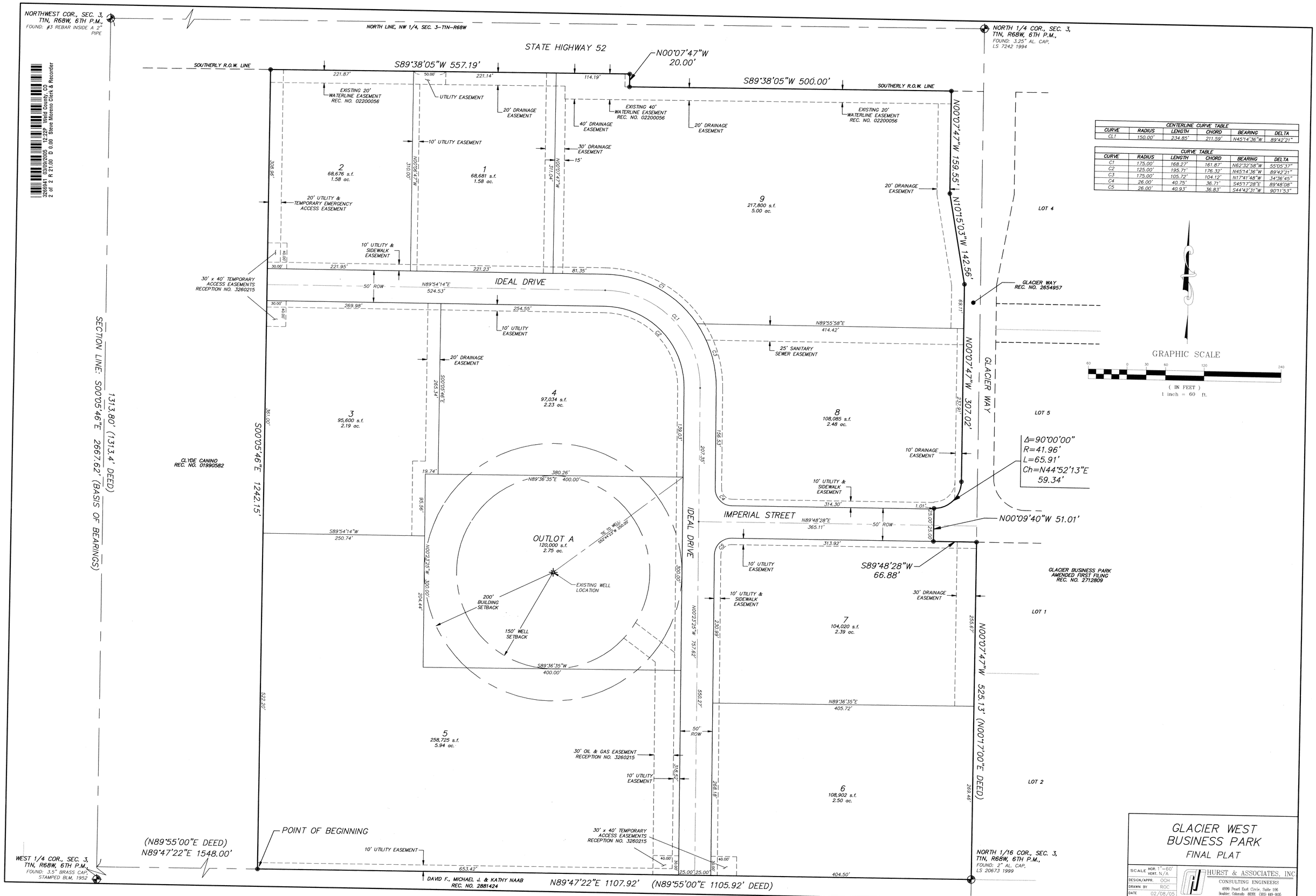

CENTERLINE CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
CL1	150.00'	234.85'	211.59'	N45°14'36"W	89°42'21"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	175.00'	168.27'	161.87'	N62°32'58"W	55°05'37"
C2	125.00'	195.71'	176.32'	N45°14'36"W	89°42'21"
C3	175.00'	105.72'	104.12'	N17°41'48"W	34°36'45"
C4	26.00'	40.75'	36.71'	S45°17'28"E	89°48'08"
C5	26.00'	40.93'	36.83'	S44°42'31"W	90°11'53"

GLACIER WEST BUSINESS PARK
FINAL PLAT

SCALE	HOR. 1"=60' VERT. N/A
DESIGN/APPR.	OCH
DRAWN BY	ROC
DATE	02/08/05

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