

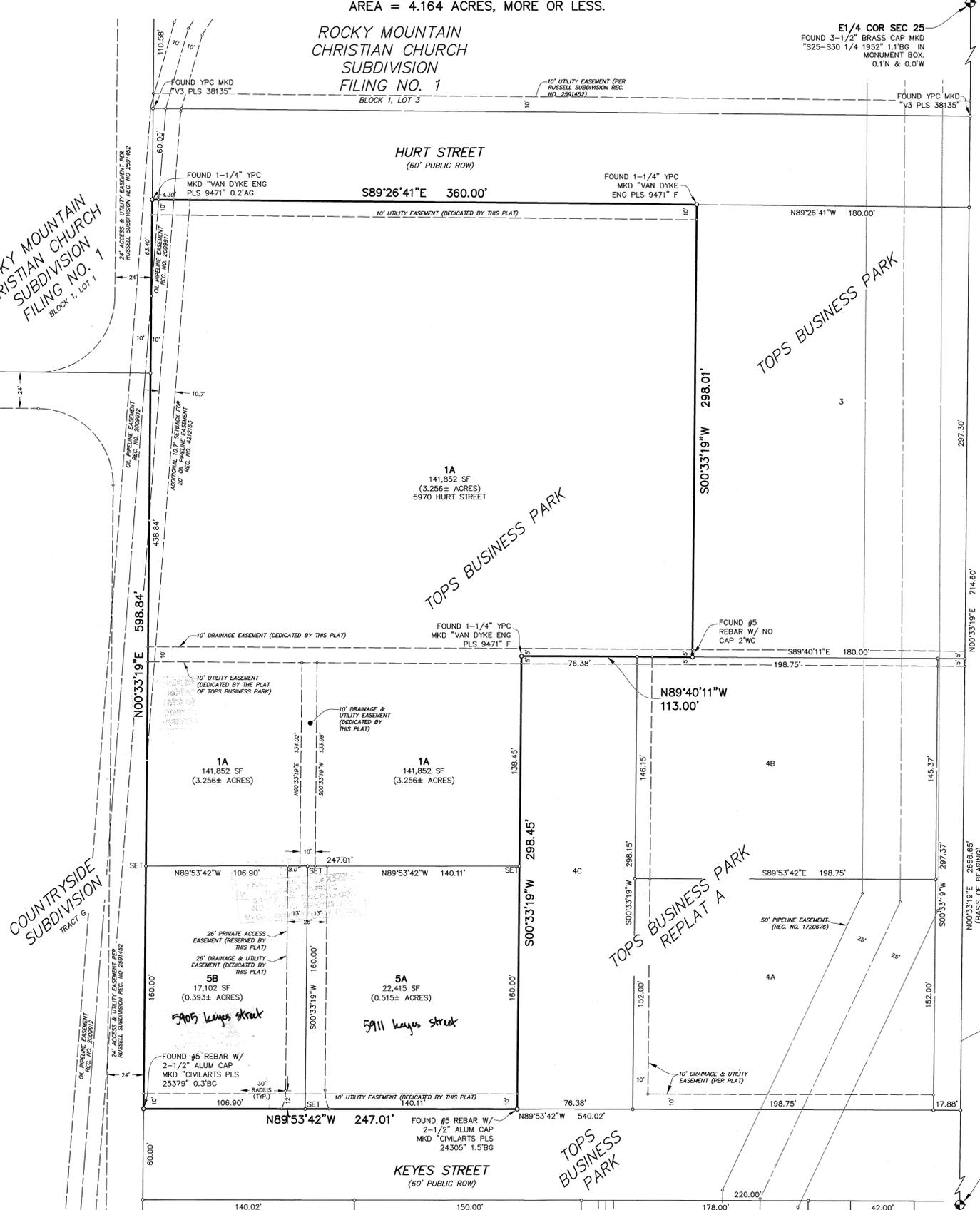
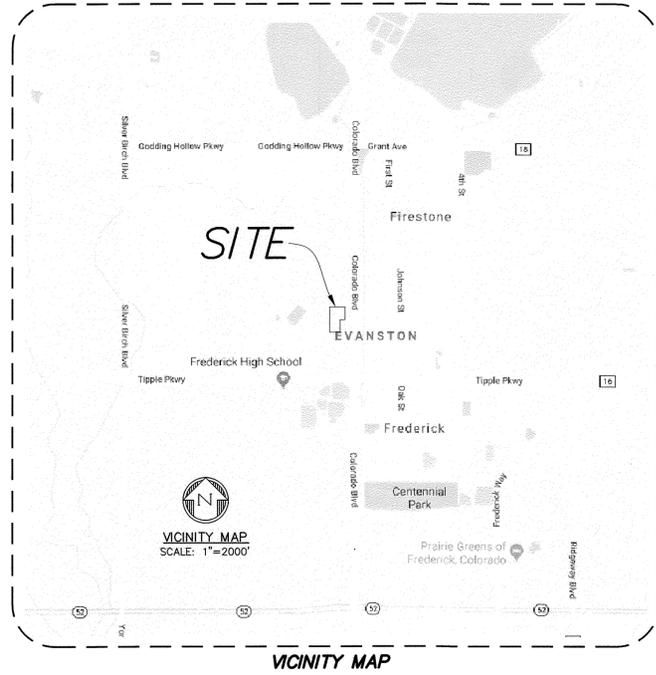
4617077 Pages: 1 of 1  
05/06/2020 03:10 PM R Fee: \$13.00  
Clerk and Recorder's Office, Weld County, CO

FINAL PLAT

TOPS BUSINESS PARK REPLAT B

A REPLAT OF LOTS 1, 2, AND 5 OF TOPS BUSINESS PARK, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 25, T2N, R68W OF THE 6TH P.M., CITY OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.  
AREA = 4.164 ACRES, MORE OR LESS.

ROCKY MOUNTAIN CHRISTIAN CHURCH SUBDIVISION FILING NO. 1  
BLOCK 1, LOT 3



LEGAL DESCRIPTION

LOTS 1, 2 & 5, TOPS BUSINESS PARK, ACCORDING TO THE RECORDED PLAT AS RECEPTION NO. 02001489 IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE OF THE COUNTY OF WELD, STATE OF COLORADO.

NOTES

- BEARINGS SHOWN ON THIS MAP ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE SE1/4 OF SECTION 25 BEARS N00°33'19"E AS MONUMENTED AND SHOWN HEREON.
- SET #5 REBAR 30" LONG WITH 2-1/2 INCH ALUMINUM CAP FLUSH WITH THE GROUND MARKED "CIVILARTS PLS 25379" WHERE NOTED "SET".
- LEGAL DESCRIPTION, RECORDED EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN ON THIS MAP AS DISCLOSED IN STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 203523, EFFECTIVE DATE MAY 30, 2018.
- AREA = 181,373 SF (4.164 ACRES, MORE OR LESS).
- LINEAR DIMENSIONS SHOWN ON THE MAP ARE U.S. SURVEY FEET.
- FIELD WORK WAS COMPLETED JULY 2, 2020.

STAFF CERTIFICATE OF APPROVAL

THIS SUBDIVISION AMENDMENT PLAT OF LOTS 1, 2, AND 5, TOPS BUSINESS PARK, KNOWN AS "TOPS BUSINESS PARK REPLAT B" IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 10th DAY OF JULY, 2020, IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

Signature of Planning Director

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CBMR LLC, A COLORADO LIMITED LIABILITY COMPANY AND BLACKFOX REAL ESTATE GROUP LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS, AND GUARANTY BANK TRUST CO AND HOME STATE BANK BEING THE MORTGAGEES OR LIENHOLDERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF "TOPS BUSINESS PARK REPLAT B" AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS-OF-WAY, AND EASEMENTS DESIGNATED OR DESCRIBED AS 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 STREET, 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.

LOTS 1, 2 AND 5, TOPS BUSINESS PARK, ACCORDING TO THE RECORDED PLAT AS RECEPTION NO. 02001489 IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE OF THE COUNTY OF WELD, STATE OF COLORADO.

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED THIS 15 DAY OF July A.D., 2020

Signature of Stephen P. Vandenberg, Manager of CBMR LLC

STATE OF COLORADO  
COUNTY OF Boulder } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY STEVEN VANDENBURG, ACTING IN HIS CAPACITY AS MANAGER OF CBMR LLC, A COLORADO LIMITED LIABILITY COMPANY THIS 15 DAY OF July 2020

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES

Tyree Erbstoesser  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #1993400596  
MY COMMISSION EXPIRES 04/20/2021

AND  
Signature of Jason Hepp, Manager of Blackfox Real Estate Group LLC

STATE OF COLORADO  
COUNTY OF Weld } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY Jason Hepp, ACTING IN HIS CAPACITY AS Manager of Blackfox Real Estate Group LLC, A COLORADO LIMITED LIABILITY COMPANY THIS 15th DAY OF July 2020

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES

Kathleen L. Larson  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #20004031701  
My Commission Expires Nov. 21, 2020

Signature of Sarah Scheu, Manager of Independent Bank

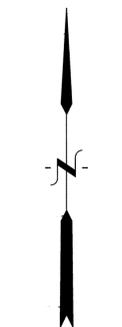
STATE OF COLORADO  
COUNTY OF Boulder } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY Sarah Scheu, ACTING IN HIS CAPACITY AS Manager of Independent Bank THIS 15 DAY OF July 2020

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES

Tyree Erbstoesser  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #1993400596  
MY COMMISSION EXPIRES 04/20/2021

LEGEND	
AC	ACRES
ALUM	ALUMINUM
BG	BELOW GRADE
BK	BOOK
ESMT	EASEMENT
FM	FILM
MKD	MARKED
PG	PAGE
±	MORE OR LESS
REC NO	RECEPTION NUMBER
ROW	RIGHT-OF-WAY
SF	SQUARE FEET
YPC	YELLOW PLASTIC CAP
—	PROPERTY CORNER



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.

CERTIFICATION DEFINED: THE USE OF THE WORDS "CERTIFY", "CERTIFICATE", AND/OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS AND FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION; WAS PERFORMED BY OR UNDER THE REGISTERED PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE CHARGE; IS BASED ON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION, AND BELIEF; IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE; AND DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, (RULE 6.2.2 OF THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS)

SURVEYOR'S CERTIFICATE:

I, PETER D. STEGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT 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 10TH DAY OF JULY 2020.

Signature of Peter D. Steger  
PETER D. STEGER  
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 25379  
DATE: July 10, 2020

CIVILARTS  
ENGINEERING : 1500 Kansas Avenue, Suite 2-E  
PLANNING : Longmont, CO 80501  
SURVEYING : P 303.682.1131  
F 303.682.1149

PLOTTED: 07/10/20 11:52AM BY: EILEEN HEINS  
MODIFIED: 07/09/20 10:10AM BY: EILEEN HEINS  
DRAWING: 2: 1358-0-DWG-13580-P-REPLAT B.DWG