

GLACIER WEST BUSINESS PARK FILING NO. 2 REPLAT B

A REPLAT OF LOT 9B, GLACIER WEST BUSINESS PARK FILING NO. 2 BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST, 6th P.M. TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO FINAL PLAT

CERTIFICATE OF OWNERSHIP

Know all men by these presents that UP Frederick Retail LLC, a Minnesota limited liability company, being the owner of certain lands in Frederick, Colorado, described as follows:

Lot 9B, Glacier West Business Park Filing No. 2, Town of Frederick, County of Weld, State of Colorado, described by metes and bounds to wit:

Commencing at the Northeast Corner of the Northwest Quarter of Section 3, Township 1 North, Range 68 West of the 6th P.M., being a 3.25" aluminum cap monument stamped LS 7242 1994, from which point the Southeast Corner of the Northeast Quarter of the Northwest Quarter of Section 3, being a 2" aluminum cap monument stamped LS 20673 1999, bears South 00°07'47" East;

Thence South 27°04'58" West, a distance of 109.24 feet to the Northeast Corner of Lot 9A of said Glacier West Business Park Filing No. 2;

Thence South 89°38'05" West along the North line of said Lot 9A of Glacier West Business Park Filing No. 2, a distance of 224.58 feet to the Northeast Corner of Lot 9B of said Glacier West Business Park Filing No. 2, being the Point of Beginning;

Thence along the boundary of said Lot 9B the following nine (9) courses:

1. Thence South 89°38'05" West, a distance of 275.42 feet;
2. Thence North 00°07'47" West, a distance of 20.00 feet;
3. Thence South 89°38'05" West, a distance of 114.19 feet;
4. Thence South 00°07'47" East, a distance of 311.04 feet;
5. Thence North 89°54'14" East, a distance of 81.35 feet;
6. Thence along the arc of a curve to the right having a radius of 175.00 feet and a central angle of 42°20'10", an arc distance of 129.31 feet (chord bears South 68°55'41" East, 126.39 feet);
7. Thence North 42°14'24" East, a distance of 83.03 feet;
8. Thence North 89°38'05" East, a distance of 135.61 feet;
9. Thence North 00°21'55" West, a distance of 276.50 feet to the Point of Beginning,

containing 116,552 Square Feet, or 2.6757 Acres, more or less,

have laid out this Subdivision Amendment Plat of the above described land under the name and style of Glacier West Business Park Filing No. 2 Replat B.

This described Subdivision Amendment Plat contains 2.6757 acres more or less, together with and subject to all easements and rights-of-way existing and/or of public record.

Executed this 19th day of JUNE, 2020.

Owner:
 UP Frederick Retail LLC, a Minnesota limited liability company
 By: Kevin C. Kelley
 Name: KEVIN C. KELLEY
 Title: EXECUTIVE VICE PRESIDENT
 By: James A. Pollock
 Name: JAMES A. POLLOCK
 Title: SENIOR VICE PRESIDENT

State of Colorado)
 County of DENVER) ss

The foregoing certificate of ownership was acknowledged before me by

Name: KEVIN C. KELLEY
 Title: EXECUTIVE VICE PRESIDENT
 this 19th day of JUNE, 2020.



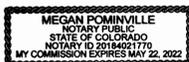
Witness My Hand and Seal [Signature]
 My commission expires MAY 22, 2022

Notary Public

State of Colorado)
 County of DENVER) ss

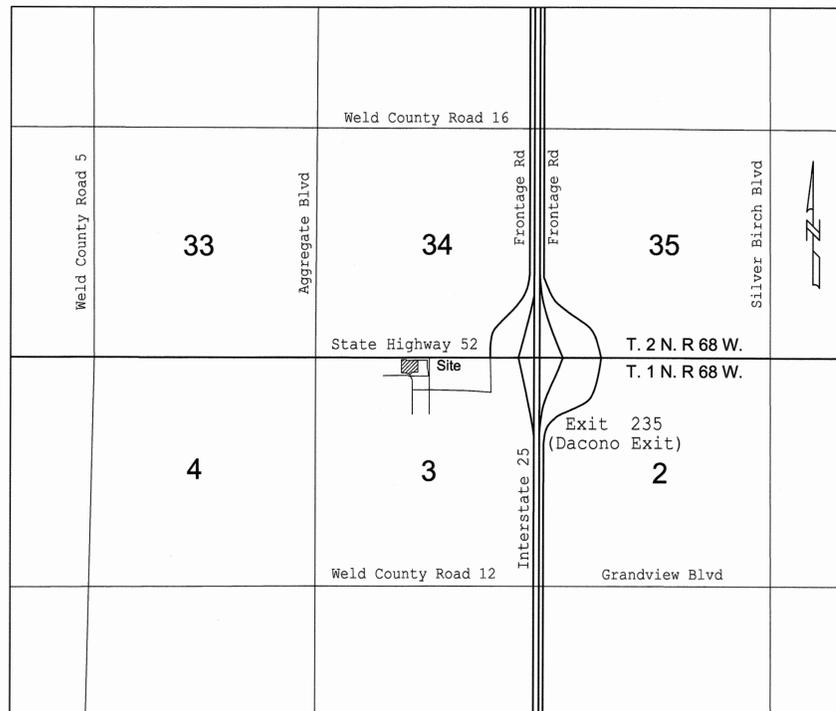
The foregoing certificate of ownership was acknowledged before me by

Name: JAMES A. POLLOCK
 Title: SENIOR VICE PRESIDENT
 this 19th day of JUNE, 2020.



Witness My Hand and Seal [Signature]
 My commission expires MAY 22, 2022

Notary Public



VICINITY MAP 1"=2000'

STAFF CERTIFICATE OF APPROVAL

This Subdivision Amendment Plat of Glacier West Business Park Filing No. 3 is approved and accepted by the Town of Frederick Planning Department this

23rd day of June, 20 20 in accordance
 with Section 4.11.2 of the Land Use Code for Subdivision Amendments.

[Signature] Planning Director

GENERAL NOTES

1. Statute of limitations disclosure required per 13-80-105, C.R.S.:
 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 from the date of the certification shown hereon.
2. Statement of lineal units required per 38-51-106, C.R.S.: Lineal unit of measure used in this survey: U.S. Survey Foot.
3. Preservation of Boundary Monumentation: Any person who knowingly removes, alters or defaces ANY public land survey monument (defined by 38-53-103(18) C.R.S. as any land boundary monument established on the ground by a cadastral survey of the United States government and any mineral survey monument established by a United States mineral surveyor and made a part of the United States public land records) or ANY land survey corner (defined by 38-53-103(6) C.R.S. as any land survey corner the position of which controls the location of the boundaries of a tract or parcel of land), or a restoration of any such monument, even if said person has title to the land on which said monument is located, commits a class 2 misdemeanor punishable by a fine of up to \$1,000 and/or 1 year in jail unless, prior to such removal, said person has caused a Colorado professional land surveyor to establish at least two witness corners or reference marks for each such monument removed and has filed or caused to be filed a monument record pursuant to article 53 of title 38, C.R.S. (18-4-508, C.R.S.)
4. For all information regarding right to title and easements, rights-of-way or other title burdens affecting such right to title to this property, Foresight West Surveying Inc. relied solely upon title policy issued by Old Republic National Title Insurance Company, order number ABJ25170962, with an effective date of 12/19/2019.
5. Bearings are based upon the east line of the Northeast Quarter of the Northwest Quarter of Section 3, Township 1 North, Range 68 West, said line bearing North 00°07'47" West as shown on the recorded plat of Glacier West Business Park under Reception No. 3266941. Said line is monumented in the field as described herein, and those monuments are the same as those shown on said plat of Glacier West Business Park.
6. This parcel lies within Zone X (Area of Minimal Flood Hazard), as shown on FEMA FIRM panel no. 08013C0453J, dated 12/18/2012.

SURVEYING CERTIFICATE

I, Lester J. Ludeman, licensed Colorado Professional Land Surveyor No. 25636, hereby certify that the survey upon which this Subdivision Amendment Plat is based was performed under my responsible charge in 2020 to the normal standard of care of professional land surveyors practicing in Weld County, Colorado and in compliance with all applicable state laws controlling the practice of land surveying, and that the results of that survey are correctly shown on this Subdivision Amendment Plat.

By: [Signature]
 Lester J. Ludeman, P.L.S. No. 25636

Northwest Corner, Northwest Quarter Section 3
 Found 3.25" Aluminum Cap stamped LS 34995 King Surveyors
 as shown on monument record filed 5/30/09

State Highway 52

Right-of-Way Varies

N89°36'33"E 2655.28'

North Line, Northwest Quarter Section 3

Parcel 26

Project No. S 0030 (12)
 Book 1642 Page 200

Parcel 26B

Rec. No. 2161551

Point of Commencement
 Northeast Corner, Northwest Quarter
 Found 3.25" Aluminum Cap stamped
 LS 7242 McRae & Short (as shown on
 the plat of Glacier West Business Park)
 (as shown on the plat of Glacier
 Business Park First Filing Amendment
 No 2)

Found 1" Yellow Plastic Cap
 stamped PLS 15315

Found 2" Aluminum Cap
 stamped Orthman
 PLS 15315

20' Drainage Easement
 Rec. No. 3266941
 Also 20' Water Line Easement
 Rec. No. 02200056

40' Drainage Easement
 Rec. No. 3266941
 Also 40' Water Line Easement
 Rec. No. 02200056

Found 2" Aluminum Cap stamped Orthman
 PLS 15315 has been destroyed. Replaced
 with Set #5 Rebar & 1.25" Orange Plastic
 Cap stamped PLS 25636 in same position

Point of Beginning
 Set #5 Rebar & 1.25" Orange
 Plastic Cap stamped PLS 25636

Found 2" Aluminum Cap
 stamped Orthman
 PLS 15315

20' Drainage Easement
 Rec. No. 3266941
 Also 20' Water Line Easement
 Rec. No. 02200056

20' Drainage Easement
 Rec. No. 3266941

Glacier West Business Park

Rec. No. 3266941

Lot 1

Zoning: BLI Business/Light Industrial District

Lot 9C

48,043 S.F.
 1.103 Ac±
 3450 Highway 52

Lot 9B

68,509 S.F.
 1.573 Ac±
 3470 Highway 52

Glacier West Business Park Filing No. 2

Rec. No. 4482236

Lot 9A

3500 Highway 52

Not a Part of this Replat
 Zoning: BLI Business/Light Industrial District

Glacier Way

East Line, Northeast Quarter, Northwest Quarter Section 3
 S00°07'47"E 1322.15'
 Bearing Basis

Shared monument sign is located on
 Lot 9A. No other monument signs
 along Highway 52 will be allowed.

30' Access and Utility Easement
 Rec. No. 4482236

30' Access and Utility Easement
 Rec. No. 4482236

30' Drainage Easement
 Rec. No. 3266941

Δ = 15°40'57"
 R = 75.00'
 L = 20.53'
 CB = N07°32'17"E
 LC = 20.46'

Δ = 15°40'57"
 R = 105.00'
 L = 28.74'
 CB = N07°32'17"E
 LC = 28.65'

Δ = 15°40'57"
 R = 90.00'
 L = 24.63'
 CB = N07°32'17"E
 LC = 24.56'

Set 1.5" Brass Washer with 2"
 MagNail stamped PLS 25636

Found #5 Rebar & 1.25" Orange
 Plastic Cap stamped PLS 25636

Set 1.2" Copper Plug with 1.7"
 shank stamped PLS 25636

Set 1.2" Copper Plug
 with 1.7" shank
 stamped PLS 25636

10' Utility &
 Sidewalk Easement
 Rec. No. 3266941

Δ = 42°20'10"
 R = 175.00'
 L = 129.31'
 CB = N68°55'41"W
 LC = 126.39'

30' Access and Utility Easement
 Rec. No. 4482236

10' Drainage Easement
 Rec. No. 3266941

Southeast Corner, Northeast Quarter, Northwest Quarter
 Found 2" Aluminum Cap stamped LS 20673, Peter A Bryant 1999
 (as shown on the plat of Glacier West Business Park)
 (as shown on the plat of Glacier Business Park Amended First Filing)

