

EAGLE BUSINESS PARK FILING NO. 5 A RESUBDIVISION OF PARCEL 3B, EAGLE BUSINESS PARK FILING NO. 3 LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 2 NORTH - RANGE 68 WEST OF THE 6TH P.M. TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO SHEET 1 OF 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COLORADO, THAT AS OF THE DATE SET FORTH BELOW AND THE DATE OF RECORDING OF THIS DOCUMENT, THE UNDERSIGNED CONSTITUTE ALL OF THE OWNERS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, THAT THE UNDERSIGNED HAVE GOOD RIGHT AND FULL POWER TO CONVEY, ENCUMBER AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS-OF-WAY EXCEPT THE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THIS PLAT, AND THE LIENS HELD BY OTHER SIGNATORIES TO THIS DOCUMENT, IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY WELD COUNTY, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOW ALL MEN BY THESE PRESENTS THAT **Shadetree Eagle LLC** (BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 26, THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 26, N89°05'18"E A DISTANCE OF 609.30 FEET TO THE POINT OF BEGINNING, THENCE THE FOLLOWING TWENTY (20) COURSES; THENCE N89°05'18"E A DISTANCE OF 852.30 FEET; THENCE S00°09'21"W A DISTANCE OF 428.01 FEET; THENCE N89°05'28"W A DISTANCE OF 388.02 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT WITH A RADIUS OF 25 FEET, AN ARC LENGTH OF 22.69 FEET, AND A DELTA OF 52°00'27" TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE LEFT WITH A RADIUS OF 66 FEET, AN ARC LENGTH OF 327.18 FEET, AND A DELTA OF 284°02'09" TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT WITH A RADIUS OF 25 FEET, AN ARC LENGTH OF 22.69 FEET, AND A DELTA OF 52°00'27"; THENCE S89°50'26"E A DISTANCE OF 388.91 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE LEFT WITH A RADIUS OF 807.50 FEET, AN ARC LENGTH OF 151.48 FEET, AND A DELTA OF 12°37'38"; THENCE S19°22'54"E A DISTANCE OF 170.64 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT WITH A RADIUS OF 612.50 FEET, AN ARC LENGTH OF 114.70 FEET, AND A DELTA OF 10°43'46"; THENCE N89°53'56"W A DISTANCE OF 883.22 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE LEFT WITH A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 227.05 FEET, AND A DELTA OF 05°49'42"; THENCE N89°53'56"W A DISTANCE OF 89.89 FEET; THENCE N00°06'40"E A DISTANCE OF 6.00 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT WITH A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 388.35 FEET, AND A DELTA OF 18°54'34" TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT WITH A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 38.75 FEET, AND A DELTA OF 18°30'03"; THENCE N25°28'48"E A DISTANCE OF 139.18 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT WITH A RADIUS OF 585.00 FEET, AN ARC LENGTH OF 123.25 FEET, AND A DELTA OF 12°29'59"; THENCE N37°58'45"E A DISTANCE OF 154.56 FEET; THENCE N00°54'44"W A DISTANCE OF 135.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.089 ACRES, MORE OR LESS;
HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF EAGLE BUSINESS PARK FILING NO. 5, AND DO HEREBY DEDICATE TO THE TOWN OF FREDERICK, ITS SUCCESSORS AND ASSIGNS FOREVER SUCH PUBLIC STREETS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, IN FEE-SIMPLE ABSOLUTE, AND DO HEREBY DEDICATE TO THE TOWN OF FREDERICK AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED.

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 FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 18 DAY OF April, 2022.

Melale
OWNER, SHADETREE EAGLE LLC, A COLORADO LIMITED LIABILITY COMPANY
STATE OF COLORADO)) SS COUNTY OF)
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY Curtis McDonald ACTING IN HIS CAPACITY AS owner OF Shadetree Eagle LLC THIS 18 DAY OF April, 2022.

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES 10/01/2024
Briana Y Fdez Luna
NOTARY PUBLIC

BRIANA Y FERNANDEZ LUNA
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID: 20144038424
MY COMMISSION EXPIRES OCT 1, 2022

COMPANY
BY: BROADMARK REALTY CAPITAL INC., A MARYLAND CORPORATION, ITS SOLE MEMBER
Dorel Hest
LENDER, BRMK LENDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

STATE OF WASHINGTON)) SS COUNTY OF STNO
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY Dorel Hest ACTING IN HIS CAPACITY AS CCO OF BRMK LENDING THIS 10 DAY OF April, 2022.

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES 8-13-2023
Dorel Hest
NOTARY PUBLIC

LAVERNE BENNETT
Commission Expires 8-23-23
NOTARY PUBLIC
State Number: 21098
STATE OF WASHINGTON

- #### LIST OF MINERAL OWNERS AND MINERAL LESSEES:
- MINERAL OWNERS:
THE WILLIAM K. WARREN FOUNDATION
ATTN: STEPHEN K. WARREN, LAND MANAGER
P.O. BOX 470372
TULSA, OK 74147-0372
- MINERAL LEASEHOLD OWNERS:
EXTRACTION OIL & GAS LLC
370 11TH STREET, SUITE 5300
DENVER, CO 80202
- K.P. KAUFFMAN COMPANY, INC. (KPK)
1675 BROADWAY, SUITE 2800
DENVER, CO 80202
- CRESTONE PEAK RESOURCES HOLDINGS LLC
(FORMERLY ENCANA OIL & GAS (USA) INC.)
ATTN: DJ SURFACE LAND DEPARTMENT
191 CALIFORNIA STREET, SUITE 2500
DENVER, CO 80202
- KERR-MCGEE OIL & GAS ONSHORE LP
ATTN: LAND MANAGER/WATTENBERG
1099 18TH STREET, SUITE 1500
DENVER, CO 80202
- THE WILLIAM K. WARREN FOUNDATION
ATTN: STEPHEN K. WARREN, LAND MANAGER
P.O. BOX 470372
TULSA, OK 74147-0372

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 20 21-18A THIS 11 DAY OF December 20 21.
Mel
CHAIRMAN
amf
PLANNING COMMISSION SECRETARY

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF ALL TAXES DUE AND PAYABLE AS OF PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.
DATED THIS 18 DAY OF April, 2022 A.D.
WELD COUNTY TREASURER OR DESIGNEE

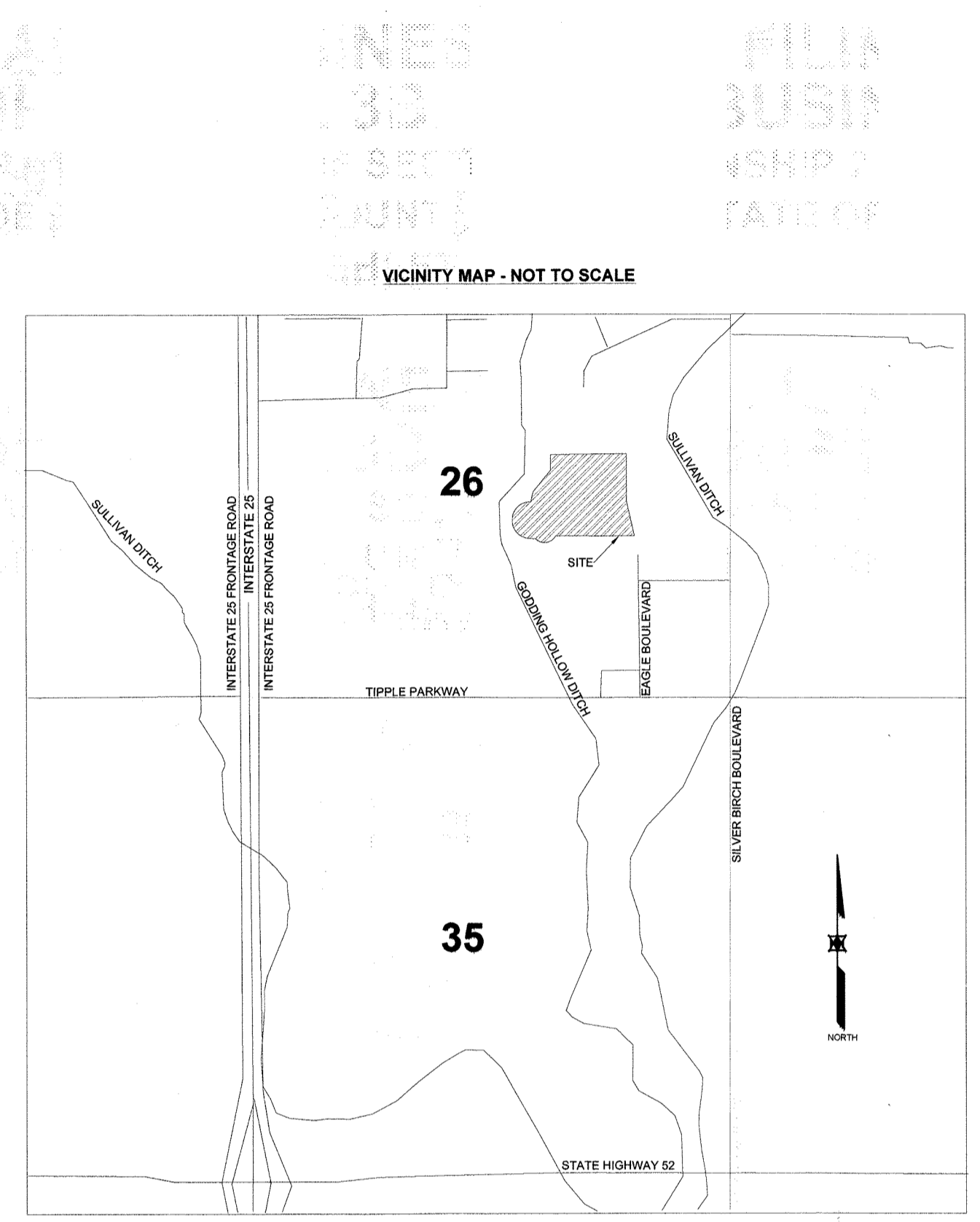
TOWN OF FREDERICK CERTIFICATE

THIS PLAT IS APPROVED THIS 18 DAY OF May, 2022.
TOWN OF FREDERICK
BY: *Steven Dehn*
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning Manager

NOTICE:

PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN OF FREDERICK HEREBY ACCEPTS ALL OF THE OFFERS OF DEDICATION MADE BY THIS PLAT. HOWEVER, SUCH ACCEPTANCE DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS OF WAY REFLECTED HEREON FOR MAINTENANCE BY THE TOWN.

UNTIL SUCH ROADS AND RIGHTS OF WAY MEET TOWN ROAD SPECIFICATIONS AND ARE SPECIFICALLY ACCEPTED BY THE TOWN, THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS OF WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED WITHIN THIS SUBDIVISION.



VICINITY MAP - NOT TO SCALE

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE FINAL PLAT MAP OF THE EAGLE BUSINESS PARK FILING NO. 5 IS APPROVED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON JANUARY 11th, 20 22. 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 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 BENEFITING 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.
Tracie Crites
TRACIE CRITES, MAYOR

ATTEST:
Meghan Martinez
MEGHAN MARTINEZ, CMC, TOWN CLERK

LIST OF PROPERTY OWNERS AND CONSULTANTS:

OWNER: CURTIS MCDONALD
ENGINEERING: ROCKY RIDGE CIVIL ENGINEERING
SURVEYOR: MOUNTAIN NAVIGATION INC.

SURVEYOR'S STATEMENT

I, GEORGE CHRISTIAN MOODY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

BY: *George C. Moody*
GEORGE C. MOODY, PLS REG. # 38002
DATE: 4-14-22



ACKNOWLEDGMENT

STATE OF COLORADO)) SS
COUNTY OF WELD)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF April, 2022, BY DAN MARCH AS MAYOR PRO TEM AND MEGHAN MARTINEZ AS TOWN CLERK, TOWN OF FREDERICK, A COLORADO MUNICIPAL CORPORATION.
MY COMMISSION EXPIRES _____ WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF COLORADO)) SS
COUNTY OF WELD)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF April, 2022, BY DAN MARCH AS ACTING CHAIRMAN.
MY COMMISSION EXPIRES _____ WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC

TOWN CLERK'S CERTIFICATE

STATE OF COLORADO)) SS
TOWN OF FREDERICK)
COUNTY OF WELD)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, _____, 2022, AND IS DULY RECORDED.
Meghan Martinez
MEGHAN MARTINEZ
TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)) SS
COUNTY OF WELD)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, _____, 2022, AND FILED UNDER RECEPTION NO. _____
CARLY KOPPEN
WELD COUNTY CLERK AND RECORDER

EAGLE BUSINESS PARK FILING NO. 5

A RESUBDIVISION OF PARCEL 3B, EAGLE BUSINESS PARK FILING NO. 3

LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 2 NORTH - RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 SHEET 2 OF 2

E 1/4 COR SEC. 26
 FOUND 3 1/4" BLM BRASS CAP
 ILLEGIBLE

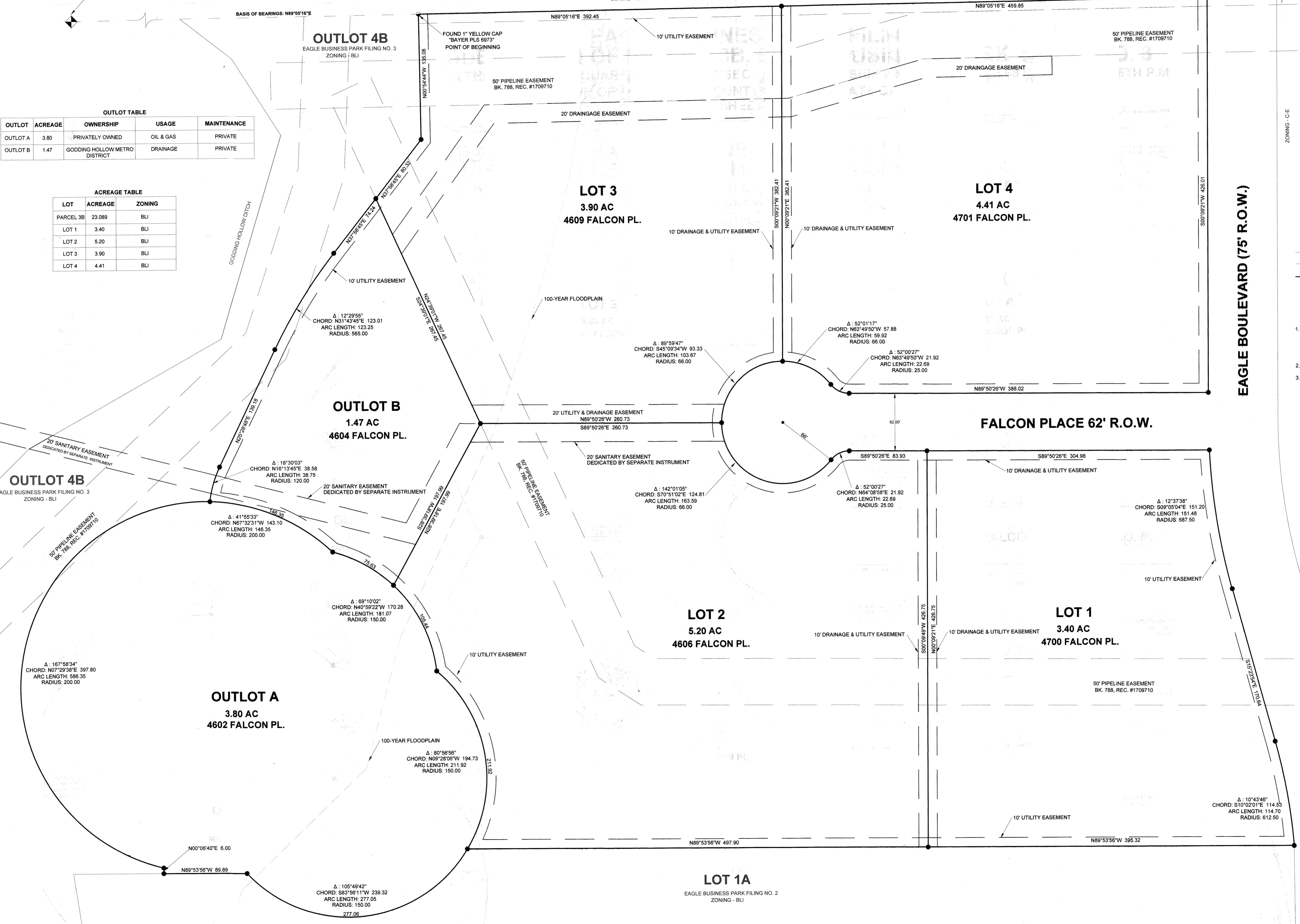
C 1/4 COR SEC. 26
 FOUND 2 1/2" ALUMINUM CAP
 PLS 23500 1997
 POINT OF COMMENCEMENT

OUTLOT TABLE

OUTLOT	ACREAGE	OWNERSHIP	USAGE	MAINTENANCE
OUTLOT A	3.80	PRIVATELY OWNED	OIL & GAS	PRIVATE
OUTLOT B	1.47	GODDING HOLLOW METRO DISTRICT	DRAINAGE	PRIVATE

ACREAGE TABLE

LOT	ACREAGE	ZONING
PARCEL 3B	23.089	BLI
LOT 1	3.40	BLI
LOT 2	5.20	BLI
LOT 3	3.90	BLI
LOT 4	4.41	BLI



- LEGEND**
- SECTION CORNER
 - FOUND PROPERTY CORNER - AS DESCRIBED
 - SET #5 REBAR W/ 1.5" YELLOW PLASTIC CAP "MOUNTAIN NAVIGATION PLS 38002"
 - EASEMENT LINE
 - SECTION LINE
 - PROPERTY LINE

- NOTES**
- BASIS OF BEARINGS: BEARINGS BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M. LINE IS MONUMENTED ON THE EAST BY A FOUND 3 1/4" ILLEGIBLE BRASS CAP, MONUMENTED ON THE WEST BY A FOUND 2 1/2" ALUMINUM CAP PLS 23500 1997. LINE BEARS N89°06'19"E.
 - DATE OF FIELD SURVEY: 7-30-2021
 - OWNERSHIP & BOUNDARY INFORMATION BASED ON TITLE COMMITMENT BY LAND TITLE GUARANTEE COMPANY, ORDER NO. FCC25191420, DATED 06/19/2021.
 SELLER/OWNER: MCDONALD DEVELOPMENT LLC
 ATTENTION: CURTIS MCDONALD
 541 JEFFERSON AVE
 LOUISVILLE, CO 80027

