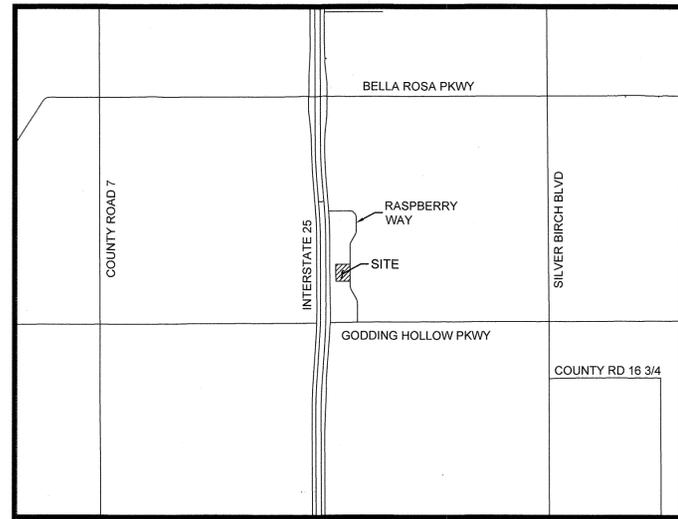


REPLAT
RASPBERRY HILL BUSINESS PARK REPLAT C
 A REPLAT OF LOTS 4 AND 5 RASPBERRY HILL BUSINESS PARK
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2
 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

4907754 Pages: 1 of 2
 07/05/2023 03:48 PM R Fee: \$23.00
 County: Weld, Clerk: and Recorder: Weld County, CO


VICINITY MAP 1" = 2,000'



CERTIFICATE OF DEDICATION AND OWNERSHIP.

THE UNDERSIGNED CERTIFY TO AND FOR THE BENEFIT OF THE TOWN OF FREDERICK, 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 THAT 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 THAT BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE TO REMEDY SUCH DEFECT UPON DEMAND BY THE TOWN OF FREDERICK, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

THE UNDERSIGNED HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND SUBDIVIDED THE FOLLOWING DESCRIBED LAND INTO A LOT AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF RASPBERRY HILL BUSINESS PARK REPLAT C, AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO THE TOWN OF FREDERICK THOSE PUBLIC EASEMENTS AS SHOWN ON THIS PLAT; AND FURTHER RESTRICT THE USE OF ALL PUBLIC EASEMENTS TO THE TOWN OF FREDERICK AND/OR ITS ASSIGNS; PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH EASEMENT SHALL REMAIN EXCLUSIVELY VESTED IN THE TOWN OF FREDERICK.

LOTS 4 AND 5, RASPBERRY HILL BUSINESS PARK, RECORDED MARCH 16, 2005 UNDER RECEPTION NO. 3268884 AND 4843944 OF THE WELD COUNTY RECORDS, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CALCULATED POSITION AT THE SOUTHWEST CORNER OF SECTION 23 BY TWO (2) REFERENCE MONUMENTS BOTH BEING FOUND 3-1/4" ALUMINUM CAPS, STAMPED "PLS 29430 RP", WHENCE THE SOUTH QUARTER CORNER OF SECTION 23, AS MONUMENTED BY A FOUND 3-1/4" BRASS CAP, STAMPED "B.L.M. 1952", IN MONUMENT BOX, BEARS N 89°29'22" E, A DISTANCE OF 2844.36 FEET, FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

- THENCE N 13°10'54" E, A DISTANCE OF 970.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 AND THE POINT OF BEGINNING;
 - THENCE ALONG THE WEST LINE OF SAID LOTS 4 AND 5, N 00°12'14" W, A DISTANCE OF 400.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4;
 - THENCE ALONG THE NORTH LINE OF SAID LOT 4, N 89°55'01" E, A DISTANCE OF 339.56 FEET TO THE NORTHEAST CORNER OF SAID LOT 4;
 - THENCE THE EAST LINE OF SAID LOTS 4 AND 5, S 00°09'25" E, A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5;
 - THENCE ALONG THE SOUTH LINE OF SAID LOT 5, S 89°55'01" W, A DISTANCE OF 339.23 FEET TO THE POINT OF BEGINNING.
- CONTAINING AN AREA OF 135,756 SQ. FT. OR 3.117 ACRES, MORE OR LESS.

EXECUTED THIS 13 DAY OF June A.D., 2023


 ASBURY LONGMONT HUND, LLC

BY ITS ACKNOWLEDGMENT
 STATE OF Georgia, S.S.
 COUNTY OF Winnett

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF June A.D., 2023

BY David Hult AS CEO
 (NAME) (TITLE)
 OF Asbury Longmont Hund, LLC AN AUTHORIZED SIGNATORY.
 (ENTITY)



BY Maria E. Holmes
 NOTARY PUBLIC

WITNESSE MY HAND AND SEAL

 MY COMMISSION EXPIRES 11/07/2023
 NOTARY ID NUMBER

STAFF CERTIFICATE OF APPROVAL.

THIS SUBDIVISION AMENDMENT PLAT OF THE RASPBERRY HILL BUSINESS PARK REPLAT C IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 23 DAY OF JUNE, 2023 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.


 PLANNING DIRECTOR

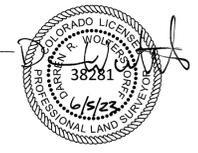
NOTES:

1. 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 CERTIFICATION.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, BEARING N 89°29'22" E, A DISTANCE OF 2844.36 FEET AS MONUMENTED, AT THE CALCULATED POSITION AT THE SOUTHWEST CORNER OF SECTION 23 BY TWO (2) REFERENCE MONUMENTS BOTH BEING FOUND 3-1/4" ALUMINUM CAPS STAMPED "PLS 29430 RP", AND AS MONUMENTED AT THE SOUTH QUARTER CORNER OF SECTION 23 BY A FOUND 3-1/4" BRASS CAP STAMPED "B.L.M. 1952" IN MONUMENT BOX.
4. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY KIMLEY-HORN AND ASSOCIATES, INC. FOR ALL RECORD INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, ENCUMBRANCES, OR TITLE OF RECORD, KIMLEY-HORN AND ASSOCIATES, INC. RELIED UPON TITLE COMMITMENT FILE NO. 383-F05055-22, EFFECTIVE DATE APRIL AT 5:00 P.M., PREPARED BY FIDELITY NATIONAL TITLE.
5. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
6. THIS PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR COUNTY OF WELD, COMMUNITY PANEL NUMBER 08123C2080E, MAP EFFECTIVE DATE JANUARY 20, 2016. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.

SURVEYING CERTIFICATE.

I, DARREN R. WOLTERSTORFF, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE REPLAT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.
 I FURTHER CERTIFY THAT THIS REPLAT AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS, AND IS NOT A GUARANTY OR WARRANTY EITHER EXPRESSED OR IMPLIED, ON THIS 5th DAY OF June, 2023.

DARREN R. WOLTERSTORFF
 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # 38281
 FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.



CONTACTS:

- | | | |
|--|---|--|
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<h1 style="margin: 0;">Kimley»Horn</h1>					
4582 SOUTH ULSTER ST., # 1500 DENVER, COLORADO 80237 Tel. No. (303) 228-2300 www.kimley-horn.com					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CAD	DRW	6/5/2023	196113005	1 OF 2
No.	DATE	REVISION DESCRIPTION			

DWG NAME: K:\DWG\196113005_3 STEVENSON FREDERICK HYUNDAI PROJECT FILES\EXFER\IN\K\SURVEY\2022\2008 SIGNED REPLAT C\196113005_ASBURY FREDERICK HYUNDAI REPLAT C.DWG PLOTTED BY: WOLTERSTORFF, DARREN R.6/2/2023 4:09 PM LAST SAVED: 6/2/2023 3:56 PM

