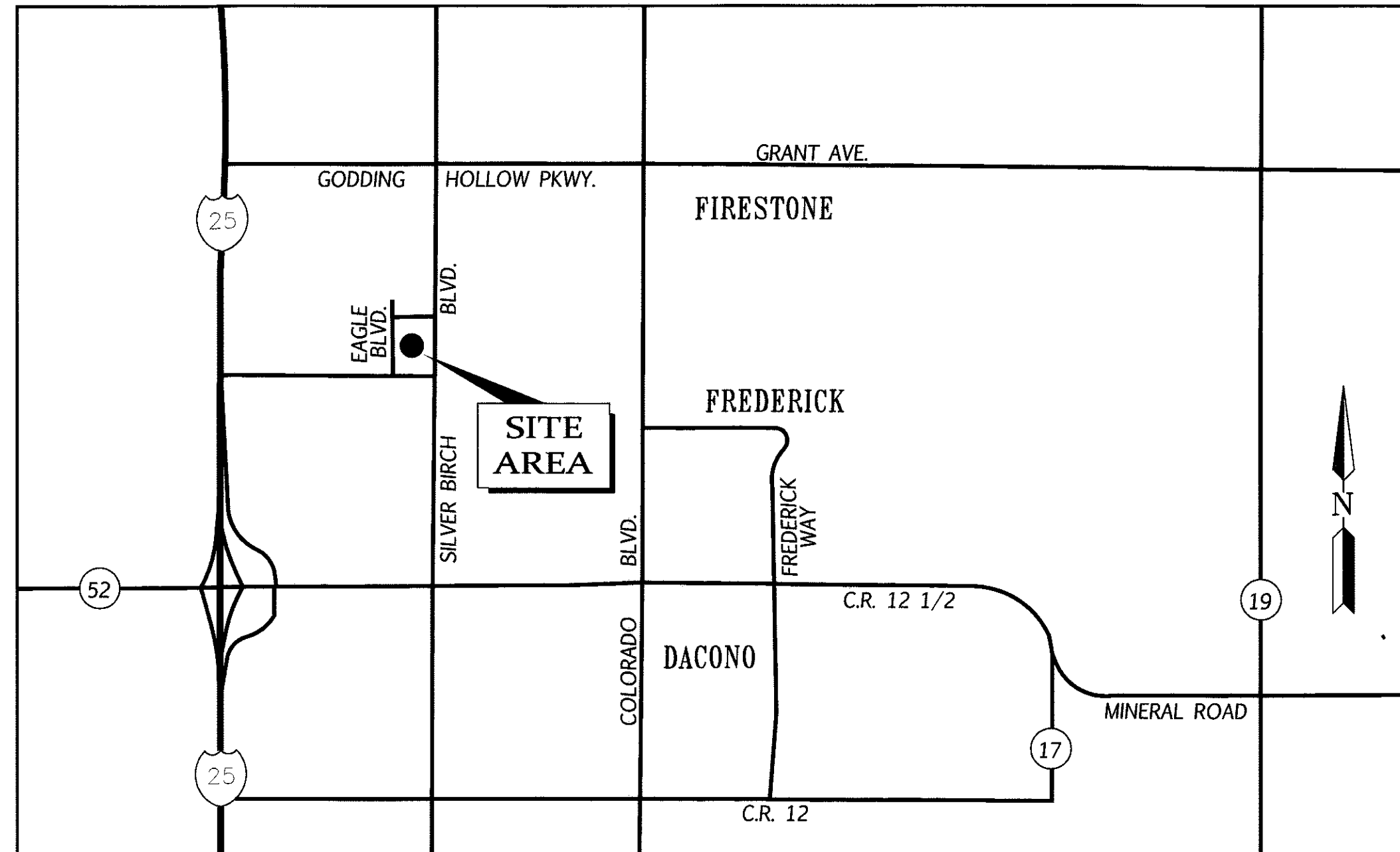


MINOR SUBDIVISION  
**EAGLE BUSINESS PARK FILING NO. 4A**

A REPLAT OF PARCEL 1B OF EAGLE BUSINESS PARK FILING NO. 3, LYING WITHIN THE  
 SOUTHEAST QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 68 WEST  
 OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD,  
 STATE OF COLORADO

AREA = 21.215 ACRES, MORE OR LESS.



VICINITY MAP  
 Not to scale

4176364 Pages: 1 of 2  
 01/26/2016 03:05 PM R Fee: \$21.00  
 Clerk and Recorder, Weld County, CO  
 Cary Kopas

**BASIS OF BEARINGS**

NORTH 00°08'30" EAST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.

**SURVEYOR'S 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 THE CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING, INC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POWER SURVEYING, INC. RELIED UPON THE FOLLOWING TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, INC.  
 COMMITMENT No. ABC25136339.1, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2015 AT 5:00 P.M.
3. FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE C (AREAS OF MINIMAL FLOODING), AS SHOWN ON FEMA F.I.R.M. MAP #080266 0863 C, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 1982.
4. FIELD SURVEY COMPLETION DATE: JANUARY 5, 2016.
5. UNIT OF MEASUREMENT: U.S. SURVEY FOOT.
6. A BLANKET JOINT CROSS ACCESS EASEMENT BETWEEN LOT 1, EAGLE BUSINESS PARK, FILING NO 4 AND LOT 3A, EAGLE BUSINESS PARK, FILING NO. 2 SHALL BE GRANTED FOR THE EQUAL BENEFIT FOR SAID LOT 1 AND LOT 3A.
7. FUTURE OWNERS OR USERS OF LOTS 1 AND 2 CREATED BY THIS PLAT WILL BE RESPONSIBLE FOR FENCING AND LANDSCAPING THE LOTS ACCORDING TO THE PROVISIONS OF ARTICLE 2 OF THE LAND USE CODE PRIOR TO ANY USE OF SAID LOTS, INCLUDING STORAGE. THIS NOTE RELATES PARTICULARLY TO OUTDOOR STORAGE USES THAT WILL REQUIRE SCREENING FROM PUBLIC RIGHTS-OF-WAY.

**CERTIFICATE OF OWNERSHIP**

KNOW ALL MEN BY THESE PRESENTS THAT SHADETREE EAGLE, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

ALL OF PARCEL 1B OF EAGLE BUSINESS PARK FILING No. 3

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF EAGLE BUSINESS PARK FILING NO. 4A, THUS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 21.214 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 26<sup>th</sup> DAY OF January, 2016.

FOR: SHADETREE EAGLE, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: [Signature]  
 CURTIS McDONALD, MANAGER

STATE OF COLORADO )  
 COUNTY OF Weld ) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY CURTIS McDONALD AS MANAGER OF SHADETREE EAGLE LLC, A COLORADO LIMITED LIABILITY COMPANY, THIS 26<sup>th</sup> DAY OF January, 2016.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES 11/21/2016

[Signature]  
 KATHLEEN L. LARSON  
 NOTARY PUBLIC

KATHLEEN L. LARSON  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20004031701  
 My Commission Expires Nov. 21, 2016

**STAFF CERTIFICATE OF APPROVAL**

THIS SUBDIVISION AMENDMENT PLAT OF EAGLE BUSINESS PARK FILING NO. 4A IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 26<sup>th</sup> DAY OF January, 2016, IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

[Signature]  
 PLANNING DIRECTOR

**SURVEYING CERTIFICATE**

I, RICHARD B. GABRIEL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE PLAN MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SITE PLAN MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 26<sup>th</sup> DAY OF January, 2016.

RICHARD B. GABRIEL, P.L.S.  
 Colorado License No. 37929  
 For and on behalf of Power Surveying Company, Inc.  
 120 W. 84th Avenue  
 Thornton, CO 80260  
 (303) 702-1617  
 www.powersurveying.com

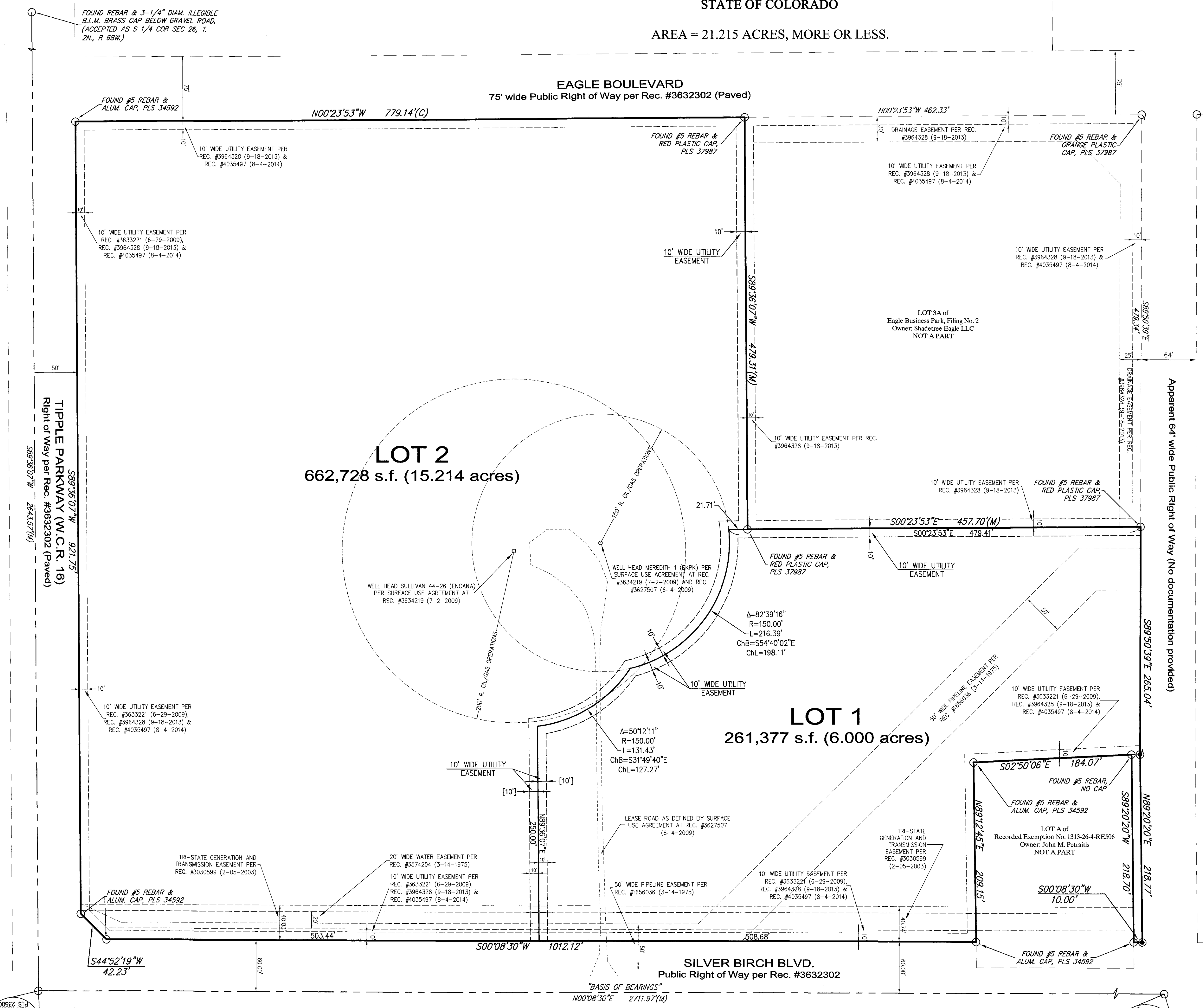


<p>Established 1948                  150 W. 84TH AVENUE                  THORNTON, COLORADO 80260                  PH: 303.702.1617                  FAX: 303.702.1488                  WWW.POWERSURVEYING.COM</p>	TYPE OF SUBMITTAL:	SUBDIVISION PLAT
	PREPARATION DATE:	JAN 7, 2016
	REVISION DATE:	
	REVISION DATE:	
	REVISION DATE:	
JOB NO. 501-15-408	501-15-408.dwg	
SHEET 1 OF 2		

# MINOR SUBDIVISION EAGLE BUSINESS PARK FILING NO. 4A

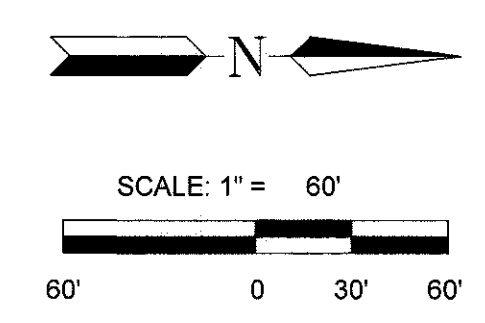
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 STATE OF COLORADO

AREA = 21.215 ACRES, MORE OR LESS.



### LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND, AS NOTED
- SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
- (C) CALCULATED
- (M) MEASURED
- 16 LOT NUMBER
- (R) RECORD
- EXISTING RECORD EASEMENT LINE
- - - NEW EASEMENT GRANTED PER THIS PLAT (DIMENSIONED IN [ ] BRACKETS)
- NEW LOT LINE PER THIS PLAT
- ADJOINING PARCEL OR LOT LINE
- CENTER LINE
- PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS



FOUND REBAR & 2" DIAM. ALUM. CAP. MARKED AS SHOWN (ACCEPTED AS SE COR SEC 26, T. 2N., R. 68W.)

UNPLATTED  
 Owner: Carol L. Herson  
 NOT A PART

Parcel B of  
 Recorded Exemption No. RE-310  
 Owner: Denise A. Stewart  
 NOT A PART

Lot A of  
 Recorded Exemption No. RE-2051  
 Owner: James D. Johnson  
 NOT A PART

FOUND PIPE & 3-1/4" DIAM. BRASS CAP. MARKED AS SHOWN (ACCEPTED AS SE 1/4 COR SEC 26, T. 2N., R. 68W.)

**POWER**™  
 Surveying Company, Inc.  
 Established 1948  
 150 W. 84TH AVENUE  
 THORNTON, COLORADO 80260  
 PH. 303.702.1617  
 FAX. 303.702.1488  
 WWW.POWERSURVEYING.COM

TYPE OF SUBMITTAL:	SUBDIVISION PLAT
PREPARATION DATE:	JAN 7, 2016
REVISION DATE:	
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SHEET 2 OF 2	