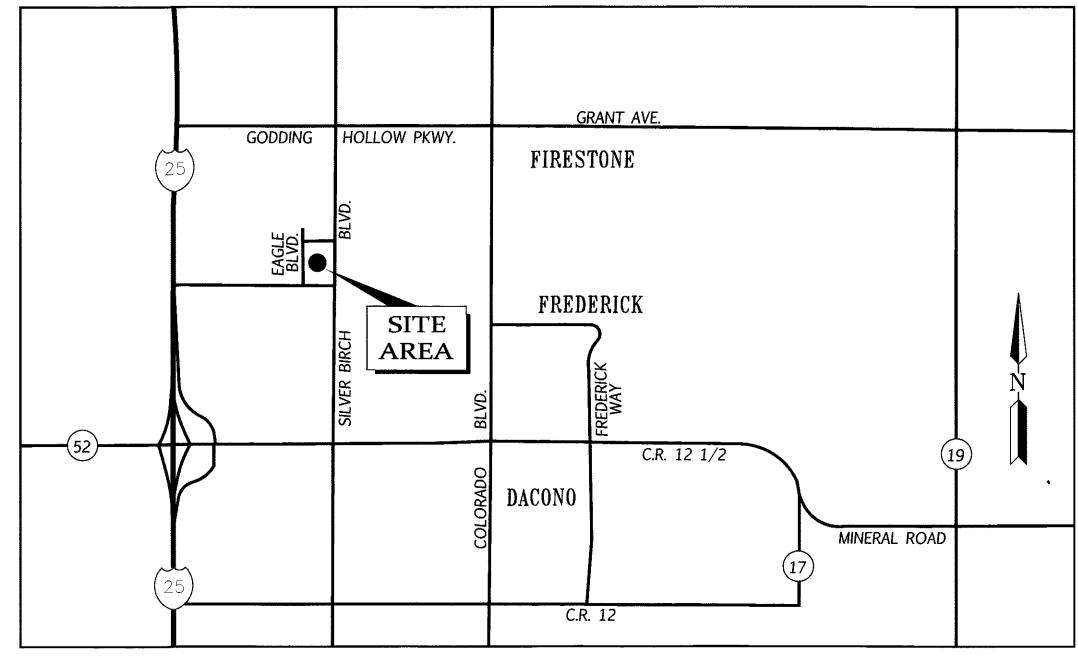


MINOR SUBDIVISION EAGLE BUSINESS PARK FILING NO. 4A

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

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 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 26th DAY OF January 20 16.

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

BY:

CURTIS MCDONALD, MANAGER

STATE OF COLORADO)

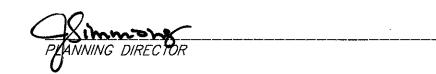
COUNTY OF Weld)

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES 11/21/2016 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** DAY OF **January**, 20**16**, IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

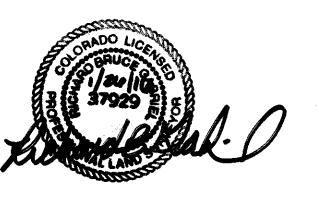


SURVEYING CERTIFICATE

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

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 ________ DAY OF _______, 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





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 4176364 Pages: 2 of 2 01/26/2016 03:05 PM R Fee: \$21.00 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 FOUND REBAR & 3-1/4" DIAM. ILLEGIBLE B.L.M. BRASS CAP BELOW GRAVEL ROAD, (ACCEPTED AS S 1/4 COR SEC 26, T. AREA = 21.215 ACRES, MORE OR LESS.EAGLE BOULEVARD 75' wide Public Right of Way per Rec. #3632302 (Paved) FOUND #5 REBAR & ALUM. CAP, PLS 34592 NOO'23'53"W 462.33' NOO°23'53"W 779.14'(C) DRAINAGE EASEMENT PER REC. FOUND #5 REBAR & ORANGE PLASTIC / CAP, PLS 37987 FOUND #5 REBAR & #3964328 (9-18-2013) RED PLASTIC CAP, PLS 37987 O' WIDE UTILITY EASEMENT PER \REC. #3964328 (9-18-2013) & REC. #4035497 (8-4-2014) 10' WIDE UTILITY EASEMENT PER REC. #3964328 (9-18-2013) & -/ REC. #4035497 (8-4-2014) 10' WIDE UTILITY EASEMENT PER REC. #3633221 (6-29-2009), REC. #3964328 (9-18-2013) & 10' WIDE UTILITY EASEMENT PER 10' WIDE UTILITY EASEMENT REC. #4035497 (8-4-2014) REC. #3964328 (9-18-2013) &~ REC. #4035497 (8-4-2014) LOT 3A of Eagle Business Park, Filing No. 2 Owner: Shadetree Eagle LLC NOT A PART **LEGEND OF SYMBOLS & ABBREVIATIONS** MONUMENT FOUND, AS NOTED SET REBAR & 1-1/2" DIAMETER YELLOW O' WIDE UTILITY EASEMENT PER REC. PLASTIC CAP, PLS 37929, TYPICAL UNLESS #3964328 (9-18-2013) LOT 2 NOTED OTHERWISE CALCULA TED 662,728 s.f. (15.214 acres) 10' WIDE UTILITY EASEMENT PER_ FOUND #5 REBAR & MEASURED REC. #3964328 (9−18−2013)\ RED PLASTIC CAP, LOT NUMBER RECORD ______S00°23′53″E 479.41′ ---- EXISTING RECORD EASEMENT LINE NEW EASEMENT GRANTED PER THIS PLAT (DIMENSIONED IN [] BRACKETS) FOUND #5 REBAR & RED PLASTIC CAP, PLS 37987 10' WIDE UTILITY EASEMENT WELL HEAD MEREDITH 1 (EKPK) PER / SURFACE USE AGREEMEN AT REC. / - NEW LOT LINE PER THIS PLAT #3634219 (7-2-2009) AND REC. / WELL HEAD SULLIVAN 44-26 (ENCANA) PER SURFACE USE AGREEMENT AT ADJOINING PARCEL OR LOT LINE #3627507 (6-4-2009) REC. #3634219 (7-2-2009) CENTER LINE ∆=82'39'16" ----- PUBLIC LANDS SURVEY SECTION LINE R=150.00' ~L=216.39' - PLAT BOUNDARY LIMITS ChB=S54*40'02"E ChL=198.11' 10' WIDE UTILITY EASEMENT PER REC. #3633221 (6-29-2009), REC. #3964328 (9-18-2013) & 10' WIDE UTILITY EASEMENT PER LOT 1 REC. #4035497 (8-4-2014) REC. #3633221 (6-29-2009), REC. #3964328 (9-18-2013) & REC. #4035497 (8-4-2014) 261,377 s.f. (6.000 acres) R=150.00' `−L=131.43' ChB=S31*49'40"E 10' WIDE UTILITY EASEMENT ChL=127.27' FOUND #5 REBAR, _FOUND #5 REBAR & ALUM. CAP, PLS 34592 LEASE ROAD AS DEFINED BY SURFACE USE AGREEMENT AT REC. #3627507 TRI-STATE GENERATION AND TRANSMISSION— LOT A of (6-4-2009)Recorded Exemption No. 1313-26-4-RE506 Owner: John M. Petraitis EASEMENT PER NOT A PART TRI-STATE GENERATION AND TRANSMISSION EASEMENT PER 20' WIDE WATER EASEMENT PER REC. #3030599 REC. #3574204 (3-14-1975) (2-05-2003) REC. #3030599 (2-05-2003) 10' WDE UTILITY EASEMENT PER REC. #3633221 (6-29-2009), REC. #3964328 (9-18-2013) & \ 10' WIDE UTILITY EASEMENT PER 50' WIDE PIPELINE EASEMENT PER REC. #3633221 (6-29-2009), <u>500°08'30"W</u> REC. #3964328 (9-18-2013) & FOUND #5 REBAR & REC. #1656036 (3-14-1975) REC. #4035497 (8-4-2014) REC. #4035497 (8-4-2014) S00°08'30"W 1012.12' FOUND #5 REBAR & _ S44°52'19"W 42.23' SILVER BIRCH BLVD. ĀLUM. CÄP, PLS 34592 Public Right of Way per Rec. #3632302 "BASIS OF BEARINGS" NOO'08'30"E 2711.97'(M) FOUND REBAR & 2" DIAM. ALUM. CAP, MARKED AS SHOWN (ACCEPTED AS SE COR YPE OF SUBMITTAL: SUBDIVISION PLAT PREPARATION DATE: JAN 7, 2016 FOUND PIPE & 3-1/4" DIAM. BRASS CAP, MARKED AS SHOWN (ACCEPTED AS E 1/4 UNPLATTED Parcel B of Lot A of REVISION DATE: Owner: Carol L. Herson Recorded Exemption No. RE-310 SEC 26, T. 2N., R 68W.) Recorded Exemption No. RE-2051 REVISION DATE: NOT A PART Owner: Denise A. Stewart Owner: James D. Johnson REVISION DATE: COR SEC 26, T. 2N., R 68W.)

NOT A PART

JOB NO. 501-15-408

SHEET 2 OF 2

PH. 303-702-1617 FAX. 303-702-1488 WWW.POWERSURVEYING.COM

150 W. 84TH AVENUE THORNTON, COLORADO 80260 501-15-408.dwg

NOT A PART