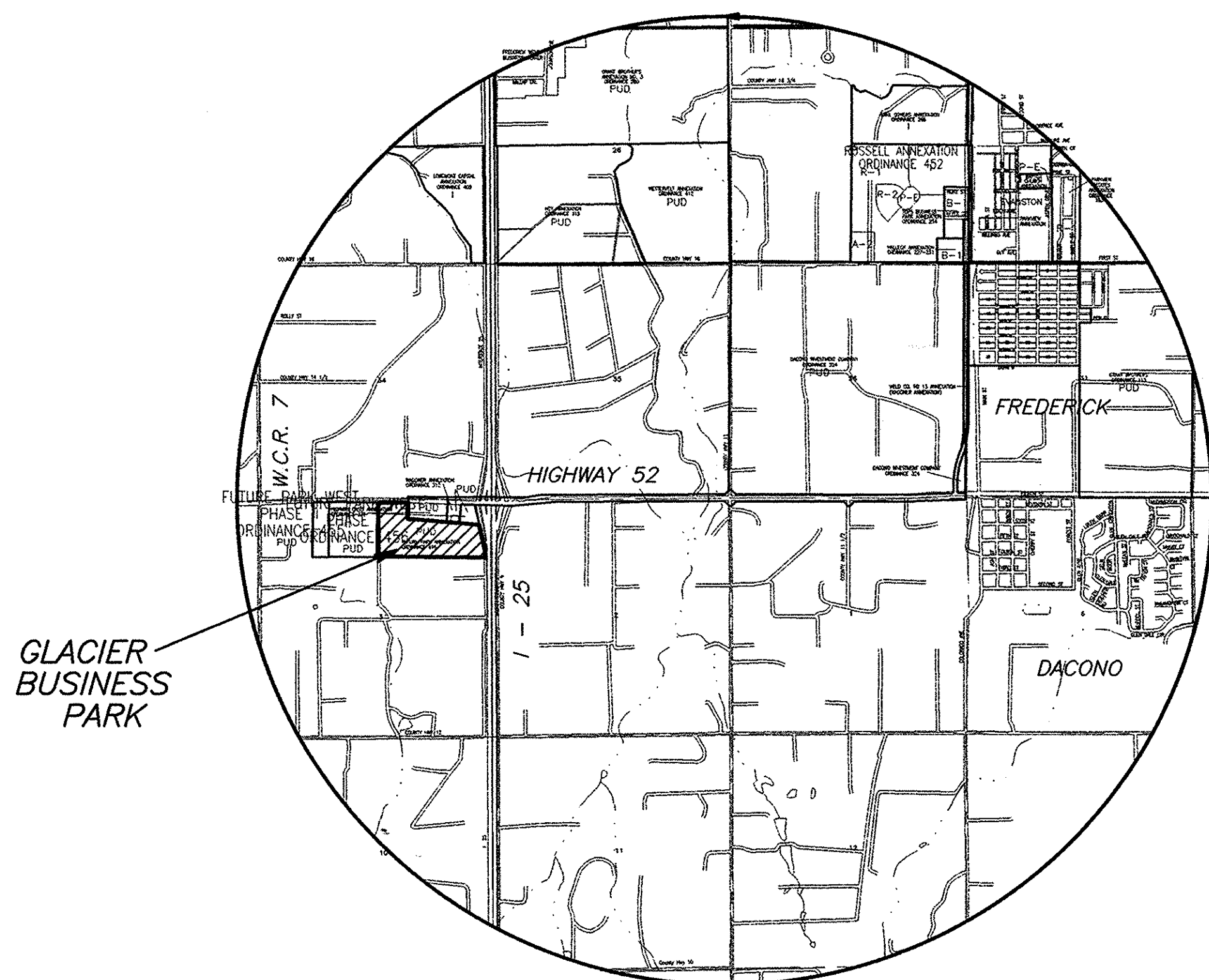




VICINITY MAP
NOT TO SCALE

NOTES:

1. SITE SPECIFIC GEOTECHNICAL INVESTIGATIONS MUST BE DONE PRIOR TO ANY BUILDING ON ANY LOT.
2. OUTLOT A TO BE MAINTAINED BY THE OWNER'S ASSOCIATION.
3. TOTAL AREA = 49.285 ACRES +/-
4. ZONING = PUD
5. 5' WALK ON NORTH OR EAST SIDE OF ALL STREETS, TO BE INSTALLED AND MAINTAINED BY INDIVIDUAL LOT OWNERS.
6. THE ACCESS EASEMENT ON LOTS 1-4, BLOCK 1 AND THE EMERGENCY EASEMENT ON LOTS 6 & 7, BLOCK 1 ARE FOR THE SOLE USE OF LOTS 1-4, BLOCK 1 AND SHALL BE MAINTAINED BY THOSE LOT OWNERS.
7. THERE SHALL BE NO BUILDING CONSTRUCTION ON THE FAULT LINE.
8. THERE SHALL BE NO BUILDING STRUCTURES PLACED WITHIN THE 150' NON-BUILDING EASEMENTS FOR THE OIL AND GAS WELL. THERE SHALL BE NO IMPROVEMENTS PLACED WITHIN THE 75' x 75' WELL OPERATION EASEMENTS.

OWNERS:

GLACIER, LLC
2299 PEARL STREET
BOULDER, CO.
80302

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST AS BEARING NORTH 89°51'30" EAST AND MONUMENTED AS SHOWN.

LOTS

TOTAL NUMBER OF LOTS = 21

FLOOD PLAIN INFORMATION

THIS PROPERTY LIES WITHIN FLOOD ZONE C (AREAS OF MINIMAL FLOODING) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 080266 0960 D, DATED SEPTEMBER 28, 1990.

MORTGAGEE'S DEDICATION:

THE UNDERSIGNED JAMES E. SMITH AS BENEFICIARY OF A DEED OF TRUST WHICH CONSTITUTES A LIEN UPON THE DECLARANT'S PROPERTY RECORDED AT RECEPTION NUMBER 2606112 ON APRIL 14, 1998 AT THE BOULDER COUNTY CLERK AND RECORDER, HEREBY CONSENTS TO THE DEDICATION OF LAND TO STREETS, ALLEYS, ROADS AND OTHER PUBLIC AREAS, AS DESIGNATED ON THIS PLAT, AND FOREVER RELEASES SAID LANDS FROM THE LIEN CREATED BY SAID INSTRUMENT.

JAMES E. SMITH

By James E. Smith
JAMES E. SMITH
STATE OF COLORADO)
COUNTY OF BOULDER) SS

THE FOREGOING MORTGAGEE'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF October, 1998, BY: JAMES E. SMITH.

MY COMMISSION EXPIRES: 3/7/99
WITNESS MY HAND AND OFFICIAL SEAL

Quinn L. Hammond
NOTARY PUBLIC

MORTGAGEE'S DEDICATION:

THE UNDERSIGNED HERITAGE BANK/BOULDER PREVIOUSLY KNOWN AS LAFAYETTE STATE BANK-PEARL STREET AS BENEFICIARY OF A DEED OF TRUST WHICH CONSTITUTES A LIEN UPON THE DECLARANT'S PROPERTY RECORDED AT RECEPTION NUMBER 2606056 ON MARCH 19, 1998 AT THE BOULDER COUNTY CLERK AND RECORDER, HEREBY CONSENTS TO THE DEDICATION OF LAND TO STREETS, ALLEYS, ROADS AND OTHER PUBLIC AREAS, AS DESIGNATED ON THIS PLAT, AND FOREVER RELEASES SAID LANDS FROM THE LIEN CREATED BY SAID INSTRUMENT.

HERITAGE BANK/BOULDER PREVIOUSLY KNOWN AS LAFAYETTE STATE BANK-PEARL STREET

BY:

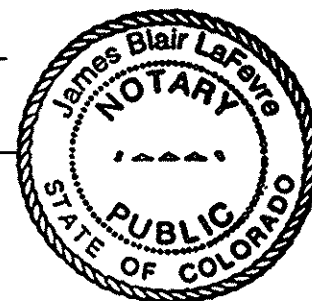
John M. Hutter

HERITAGE BANK/BOULDER PREVIOUSLY KNOWN AS LAFAYETTE STATE BANK-PEARL STREET
STATE OF COLORADO)
COUNTY OF BOULDER) SS

THE FOREGOING MORTGAGEE'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF Oct, 1998, BY: HERITAGE BANK/BOULDER PREVIOUSLY KNOWN AS LAFAYETTE STATE BANK-PEARL STREET.

MY COMMISSION EXPIRES: Oct 24th 2002
WITNESS MY HAND AND OFFICIAL SEAL

James Blair Leford
NOTARY PUBLIC



GLACIER BUSINESS PARK FIRST FILING

ALL THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO CONTAINING 49.285 ACRES MORE OR LESS

CERTIFICATE OF DEDICATION AND OWNERSHIP:

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 3 BEARS NORTH 00°06'44" EAST 102.18 FEET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 52, NORTH 89°58'30" EAST 864.33 FEET TO A POINT ON THE WEST BOUNDARY LINE OF PURITAN PLACE COMMERCIAL SUBDIVISION AS SHOWN ON THE PLAT RECORDED SEPTEMBER 28, 1982 AS RECEPTION NO. 1904833; THENCE ALONG SAID WEST BOUNDARY LINE, SOUTH 00°02'00" EAST 364.76 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 85°34'07" EAST 1,606.11 FEET ALONG: 1) THE SOUTHERLY BOUNDARY LINE OF PURITAN PLACE COMMERCIAL SUBDIVISION; 2) THE SOUTHERLY BOUNDARY LINE OF A PARCEL OF LAND CONVEYED TO SKELLY OIL COMPANY BY WARRANTY DEED RECORDED JULY 7, 1967 IN BOOK 583 AS RECEPTION NO. 1505462; AND 3) THE SOUTHERLY BOUNDARY LINE OF A PARCEL OF LAND CONVEYED TO DENVER R. MANNON AND BILLYE Y. MANNON BY WARRANTY DEED RECORDED MAY 24, 1978 IN BOOK 832 AS RECEPTION NO. 1754420 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 25; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 13°32'25" EAST 610.66 FEET TO A POINT 250.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE PARALLEL WITH SAID EAST LINE, SOUTH 00°10'35" WEST 139.52 FEET TO A POINT WHENCE THE NORTH ONE-SIXTEENTH CORNER OF SECTION 2 AND SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST BEARS SOUTH 89°55'37" EAST 250.00 FEET; THENCE NORTH 89°57'13" WEST 2,410.78 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE ALONG SAID WEST LINE, NORTH 00°06'44" EAST 1,219.82 FEET TO THE POINT OF BEGINNING, CONTAINING 49.285 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, AND PLATTED UNDER THE NAME AND STYLE OF GLACIER BUSINESS PARK, AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN FOR PUBLIC USE FOREVER HEREAFTER THE STREETS, ALLEYS AND PUBLIC WALKWAYS AS LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AS LAID OUT AND DESIGNATED ON THIS PLAT.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, GLACIER BUSINESS PARK LLC, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREIN HAS CAUSED SAID LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF GLACIER BUSINESS PARK AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL PUBLIC STREETS AND RIGHTS-OF-WAY, EASEMENTS AND PLACES DESIGNATED OR DESCRIBED AS FOR PUBLIC ACCESS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HANDS AND SEALS THIS 23rd DAY OF October, 1998.

BY:

Glacier Business Park LLC

GLACIER BUSINESS PARK LLC.

NOTARIAL CERTIFICATION:

STATE OF COLORADO)

COUNTY OF BOULDER) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF October, 1998, BY: GLACIER BUSINESS PARK LLC.

MY COMMISSION EXPIRES: 3/7/99

Quinn L. Hammond
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS FINAL PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

Peter A. Bryant
ROCKY MOUNTAIN CONSULTANTS INC.
BY: PETER A. BRYANT
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 20673

PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS PLAT BE KNOWN AS GLACIER BUSINESS PARK APPROVED BY ACTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FREDERICK AT A REGULAR MEETING HELD ON April 2, 1998.

BY: Chad Tull ATTEST: Steve
MAYOR CHAIRMAN TOWN CLERK SECRETARY

MAYOR'S CERTIFICATE:

THIS PLAT BE KNOWN AS GLACIER BUSINESS PARK APPROVED BY AND ACCEPTED BY THE TOWN OF FREDERICK, WELD COUNTY, COLORADO, BY ORDINANCE NUMBER 1998-001 PASSED AND ADOPTED ON FINAL READING AT REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COLORADO, HELD ON May 27, 1998.

BY: Edward J. Taghert ATTEST: Kevin Behr
MAYOR SECRETARY 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 _____ M., THIS _____ DAY OF _____ A.D., 19____, AND IS RECORDED IN PLAT BOOK NO. _____, FILM NO. _____, RECEPTION NO. _____.

DEPUTY

RECORDER

FEES

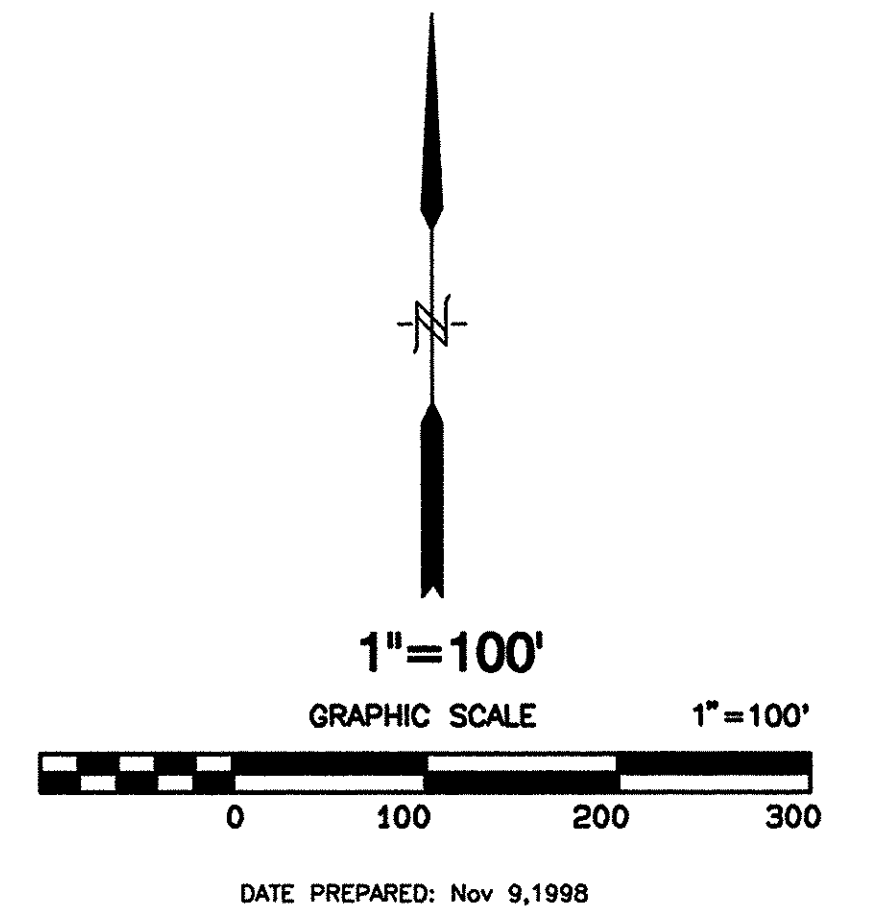
RMC

825 DELAWARE AVE., SUITE 500, LONGMONT, CO 80501
(303) 772-8282 METRO: (303) 665-6283 FAX: (303) 665-6999



FINAL PLAT GLACIER BUSINESS PARK FIRST FILING

ALL THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68
WEST OF THE SIXTH P.M., COUNTY OF WELD, STATE OF COLORADO
AREA = 49.285 ACRES MORE OR LESS



LEGEND:

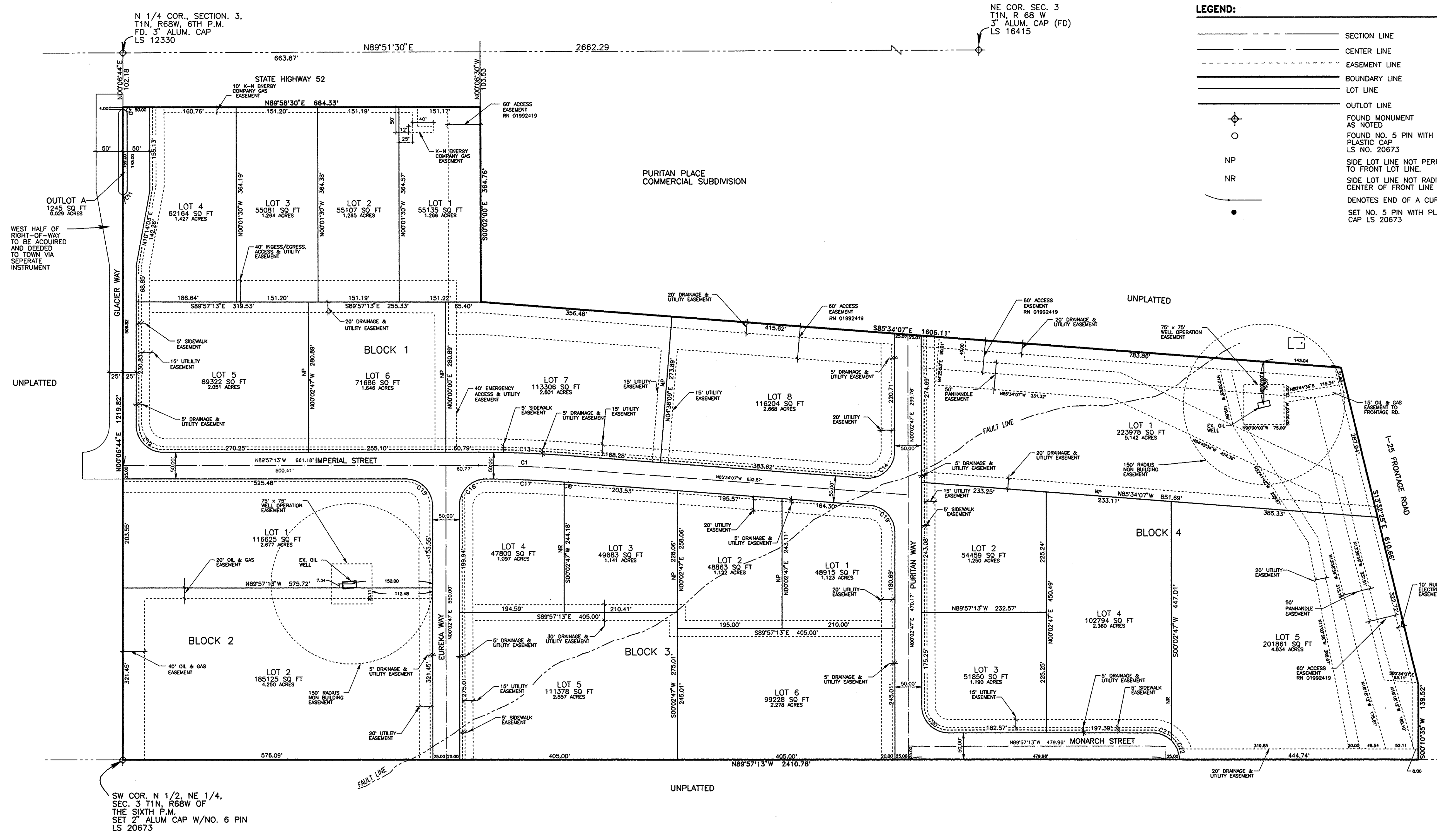
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- BOUNDARY LINE
- LOT LINE
- OUTLOT LINE
- FOUND MONUMENT AS NOTED
- FOUND NO. 5 PIN WITH PLASTIC CAP LS NO. 20673
- SIDE LOT LINE NOT PERPENDICULAR TO FRONT LOT LINE.
- SIDE LOT LINE NOT RADIAL TO CENTER OF FRONT LINE CURVATURE.
- DENOTES END OF A CURVE OR LINE
- SET NO. 5 PIN WITH PLASTIC CAP LS 20673

STREET RIGHT-OF-WAY CENTERLINE CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C1	2200.00'	04°23'06"	S87°45'40"E	168.33'	168.37'

LOT CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C10	8.00'	90°00'00"	N44°53'16"W	11.31'	12.57'
C11	8.00'	90°00'00"	N45°06'44"E	11.31'	12.57'
C12	50.00'	90°03'57"	S44°55'15"E	70.75'	78.60'
C13	2225.00'	04°23'06"	S87°45'40"E	170.24'	170.29'
C14	50.00'	94°23'06"	N47°14'20"E	73.36'	82.37'
C15	50.00'	90°00'00"	S44°57'13"E	70.71'	78.54'
C16	50.00'	90°23'01"	N45°14'18"E	70.95'	78.87'
C17	2175.00'	03°48'14"	S87°40'05"E	144.37'	144.40'
C18	2175.00'	00°11'51"	S85°40'02"E	7.49'	7.49'
C19	50.00'	85°36'54"	S42°45'40"E	67.95'	74.71'
C20	50.00'	90°00'00"	N44°57'13"W	70.71'	78.54'
C21	50.00'	44°29'57"	S67°42'15"E	37.86'	38.83'
C22	50.00'	45°30'03"	S22°42'14"E	38.67'	39.71'



N 1/16, SEC. 2 &
SEC. 3 T1N, R68W
THE SIXTH P.M.
SET 2" ALUM.
CAP ON NO. 6 REBAR
LS (20673)
IN MONUMENT BOX

