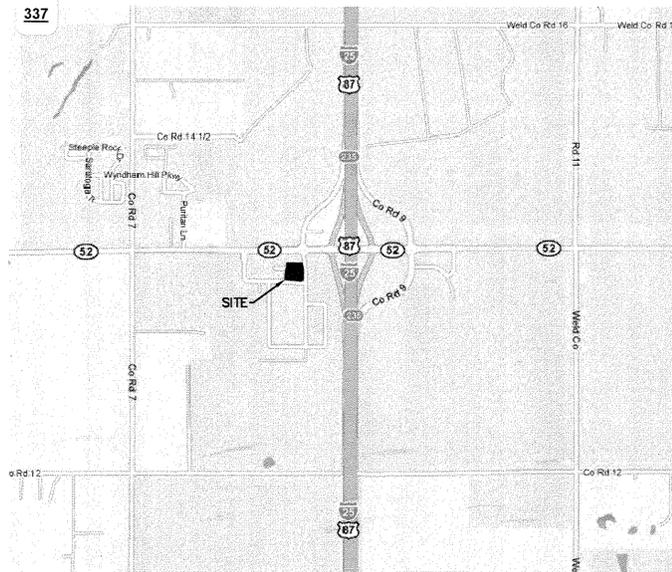


# SUBDIVISION AMENDMENT IMPERIAL CROSSING

LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK,  
COUNTY OF WELD, STATE OF COLORADO.



VICINITY MAP

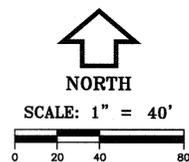
SCALE 1" = 2000'

### ZONING

- C-H52 - MIXED USE HWY 52 DISTRICT
- BLI - BUSINESS LIGHT INDUSTRIAL DISTRICT
- I - INDUSTRIAL DISTRICT

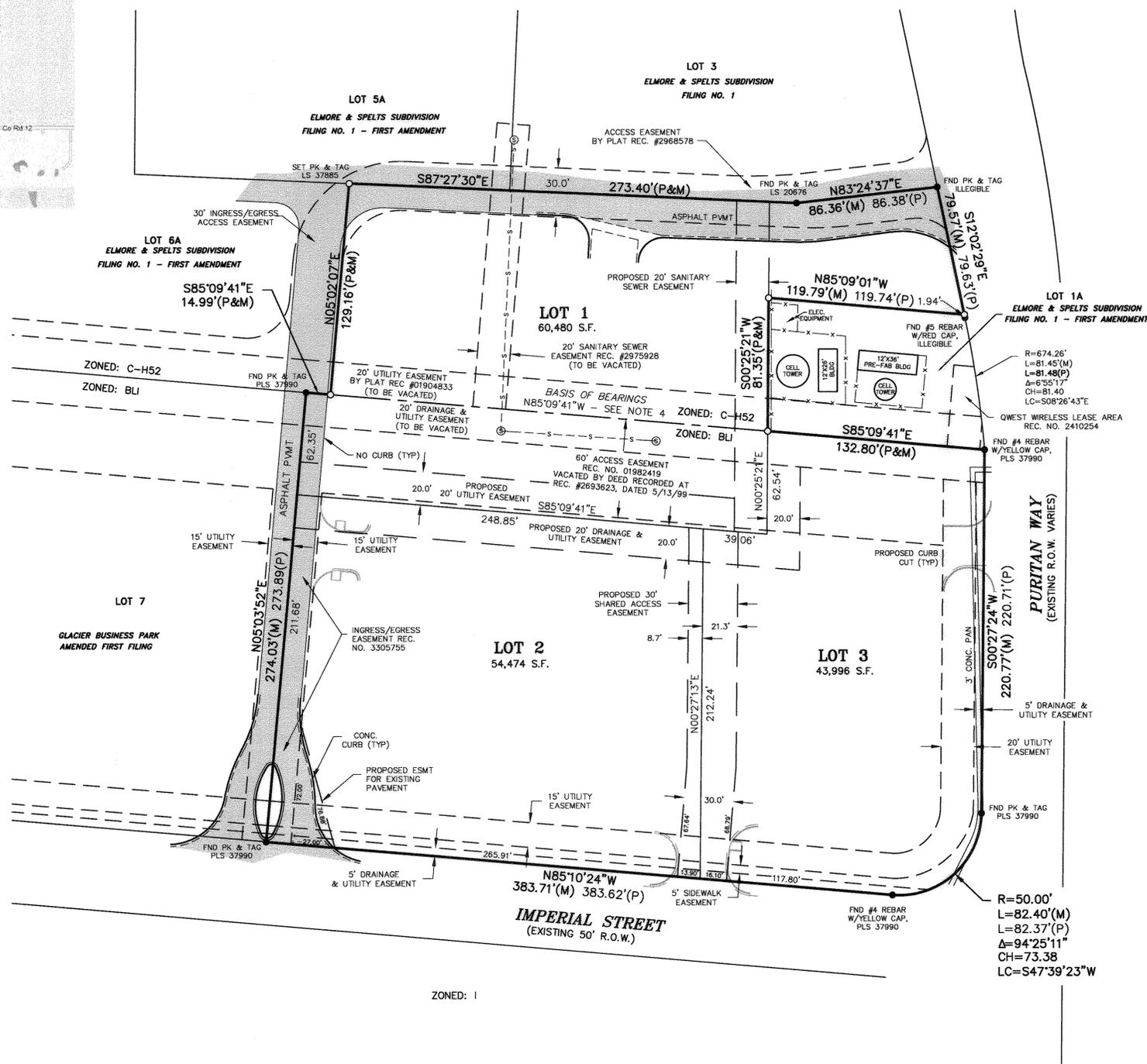
### LEGEND

- - FOUND MONUMENT AS DESCRIBED
- - SET #5 REBAR W/ PLAS. CAP INTEGRAL, LS 37885 (UNO)
- - BOUNDARY LINE
- - - - - EASEMENT DEDICATION
- - - - - EXIST. EASEMENT LINE
- - - - - PROPERTY LINE
- - - - - SEWER LINE
- - - - - FENCE LINE
- - - - - FORMER SUBDIVISION BOUNDARY



### NOTES:

- LAWYERS TITLE INSURANCE CORP., COMMITMENT NUMBER 587-H0260836-036-G00, AMENDMENT NO. 3, DATED JANUARY 20, 2010, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT, EXCEPT LOT 1A, ELMORE & SPELTS SUBDIVISION FILING NO. 1 - 1ST AMENDMENT (NOT A PART OF THE SUBDIVISION AMENDMENT).
- BASIS OF BEARINGS: N85°09'41"W (PLATTED) ALONG THE NORTH LINE OF LOT 8, GLACIER BUSINESS PARK AMENDED FIRST FILING, MONUMENTED AS SHOWN HEREON.
- ALL EASEMENTS SHOWN HEREON ARE EXISTING, UNLESS NOTED OTHERWISE.
- THIS SUBDIVISION AMENDMENT CREATES A PARCEL (LOT 1) WHICH ABRIDGES TWO SEPARATE SUBDIVISIONS. EACH SUBDIVISION IS SUBJECT TO ITS OWN COVENANTS, RESTRICTIONS, MAINTENANCE REQUIREMENTS AND DESIGN GUIDELINES.
- LOT 1 CURRENTLY HAS TWO ZONING DISTRICTS. THE RULES AND RESTRICTIONS OF THE C-H52 ZONE WILL APPLY.
- NOTICE: 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 SURVEYOR'S STATEMENT SHOWN HEREON.



### CERTIFICATE OF DEDICATION, OWNERSHIP, AND MAINTENANCE:

KNOW ALL MEN BY THESE PRESENTS THAT Imperial Street Partners, LLC, BEING THE OWNER, MORTGAGEE OR LIEN HOLDER OF CERTAIN LANDS IN WELD COUNTY, STATE OF COLORADO, LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS:

PARCEL A:  
LOT 8, BLOCK 1, GLACIER BUSINESS PARK AMENDED FIRST FILING, COUNTY OF WELD, STATE OF COLORADO.

PARCEL B:  
LOTS 2A, AND 4A, ELMORE & SPELTS SUBDIVISION FILING NO. 1 - 1ST AMENDMENT, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, ELMORE AND SPELTS SUBDIVISION FILING NO. 1, SAID POINT ALSO LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF PURITAN AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 79.57 FEET TO THE NORTHEAST CORNER OF LOT 1A, ELMORE & SPELTS SUBDIVISION FILING NO. 1 - 1ST AMENDMENT; THENCE ALONG THE NORTH, WEST, AND SOUTH BOUNDARIES OF SAID LOT 1A THE FOLLOWING THREE (3) COURSES:

- N85°09'01"W A DISTANCE OF 119.79 FEET;
- S00°25'21"W A DISTANCE OF 81.35 FEET;
- S85°09'41"E A DISTANCE OF 132.80 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID PURITAN AVENUE; THENCE S00°27'24"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 220.77 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 94°25'11" AND A CHORD BEARING S47°39'23"W A DISTANCE OF 73.38 FEET) AN ARC LENGTH OF 82.40 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF IMPERIAL STREET; THENCE N85°10'24"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 383.71 FEET TO THE SOUTHEAST CORNER OF LOT 7, GLACIER BUSINESS PARK AMENDED FIRST FILING; THENCE N05°03'52"E ALONG THE EAST LINE OF SAID LOT 7 A DISTANCE OF 274.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, SAID POINT ALSO LYING ON THE SOUTH LINE OF LOT 6A, ELMORE & SPELTS SUBDIVISION FILING NO. 1 - FIRST AMENDMENT; THENCE S85°09'41"E ALONG SAID SOUTH LINE A DISTANCE OF 14.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6A; THENCE N05°02'07"E ALONG THE EAST LINE OF SAID LOT 6A A DISTANCE OF 129.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 6A, SAID POINT ALSO LYING ON THE SOUTH LINE OF LOT 5A, SAID ELMORE & SPELTS SUBDIVISION FILING NO. 1 - FIRST AMENDMENT; THENCE S87°27'30"E ALONG THE SOUTH LINE OF SAID LOT 5A AND LOT 3, ELMORE & SPELTS SUBDIVISION FILING NO. 1 A DISTANCE OF 273.40 FEET; THENCE N83°24'37"E ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 86.36 FEET TO THE TRUE POINT OF BEGINNING

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF IMPERIAL CROSSING.

THIS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 158,950 SQUARE FEET OR 3.649 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

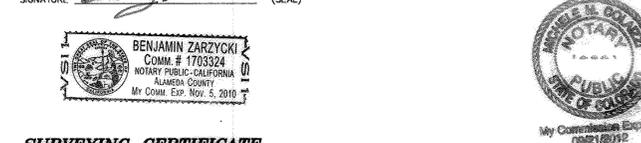
EXECUTED THIS 4th DAY OF October A.D., 2010.  
OF October A.D., 2010.  
IMPERIAL STREET PARTNERS, LLC (OWNER)  
By: MARK LEE HIRSCH, Manager  
STATE OF CALIFORNIA  
COUNTY OF ALAMEDA  
ON October 4th, 2010 BEFORE ME, BENJAMIN ZARZYCKI, A NOTARY PUBLIC, PERSONALLY APPEARED MARK LEE HIRSCH, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAD EXECUTED THE SAME IN HIS OWN AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT HE WAS THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

1 CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.  
SIGNATURE: [Signature] (SEAL)  
BENJAMIN ZARZYCKI  
COMM. # 1703324  
NOTARY PUBLIC - CALIFORNIA  
ALAMEDA COUNTY  
My Comm. Exp. Nov. 5, 2010

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF October 2010.  
MY COMMISSION EXPIRES 9-21-2012

WITNESS MY HAND AND SEAL.  
NOTARY PUBLIC WITNESS MY HAND AND SEAL



### SURVEYING CERTIFICATE

I, I. JEFFREY NADING, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS OF THE STATE OF COLORADO.

I. JEFFREY NADING  
COLORADO PLS 37885  
PRINCIPAL, INTEGRAL SURVEYING, INC.  
REGISTERED PROFESSIONAL LAND SURVEYOR

### STAFF CERTIFICATE OF APPROVAL

THIS SUBDIVISION AMENDMENT PLAT OF THE GLACIER BUSINESS PARK AMENDED FIRST FILING AND ELMORE & SPELTS SUBDIVISION FILING NO. 1 - 1ST AMENDMENT IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT

THIS 9th DAY OF October 2010 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

PLANNING DIRECTOR

<p>Integral Surveying Mapping the Future</p> <p>P.O. Box 930 • Erie, Colorado 80516 (303) 828-3340 • FAX: (303) 828-2938 www.integralsurveying.com www.coloradodma.com</p>	PAGE NO. 1 OF 1
	DATE: 10/04/10
	DRAWN BY: IJN
	PROJECT: S105018