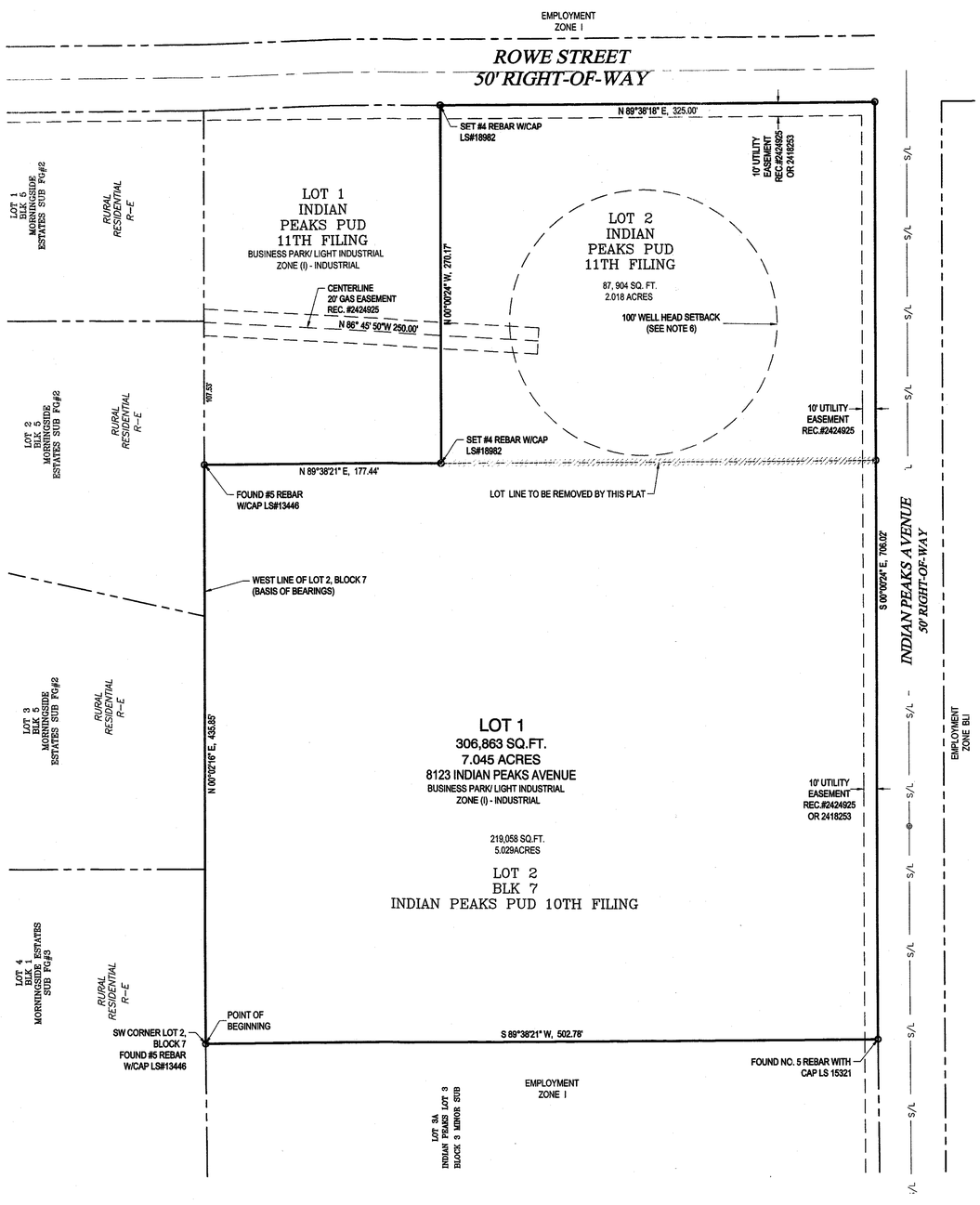
4302675 Pages: 1 of 1
05/16/2017 03:42 PM R Fee:$13.00
Carly Koppes, Clerk and Recorder, Weld County, CO

Plot Date: 4/25/2017 8:11 AM, By: Stephen Williams, CTB: PC_2015_Mono-Color.ctb

INDIAN PEAKS P.U.D. 12TH FILING

BEING A REPLAT OF LOT 2 , BLOCK 7, INDIAN PEAKS P.U.D. 10TH FILING AND A REPLAT OF LOT 1 INDIAN PEAKS P.U.D. 11TH FILING

A PART OF THE SE 1/4 OF SECTION 22, T 2 N, R 68 W OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO



ALL LINEAL UNITS DEPICTED ON THIS PLAT ARE U.S. SURVEY FEET

CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT BAR 12 LAND COMPANY, LLC, BEING THE OWNER(S) OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 7, INDIAN PEAKS P.U.D. TENTH FILING. AND LOT 1, INDIAN PEAKS P.U.D. ELEVENTH FILING, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE ALONG THE WEST LINE OF SAID LOT 2 NORTH 00°02'16" EAST 435.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTH LINE OF SAID LOT 2 NORTH 89°38'20" EAST 177.44 FEET; THENCE NORTH 00°01'24" EAST 270.17 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE ALONG SAID NORTH LINE NORTH 89°38'21" EAST 325.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOTS 1 AND 2 SOUTH 00°00'24" EAST 706.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89° 38'21" WEST 502.78 FEET TO THE POINT OF BEGINNING.

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF INDIAN PEAKS P.U.D. 12TH FILING. THUS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS CONTAINING 7.05 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 April, 2017.

OWNER: BAR 12 LAND COMPANY, LLC

BY: NICK DAVIES, MANAGER

NOTARY CERTIFICATE:

STATE OF COLORADO)
Boulder) SS
COUNTY OF ~~WELD~~)

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY Nick Davies ACTING IN HIS CAPACITY AS Manager, THIS 26th DAY OF April, 2017.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES March 16, 2019

Michelene T. Miller

NOTARY PUBLIC

MICHELENE T. MILLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154010711
COMMISSION EXPIRES MAR. 16, 2019

NOTES:

1. TITLE SEARCH NO 831695 (X-CO-SS-KC), PROVIDED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES DATED DECEMBER 14, 2016 WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
2. 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.
3. BASIS OF BEARINGS: THE WEST LINE OF LOT 2 BLOCK 7,INDIAN PEAKS P.U.D. TENTH FILING AS BEARING NORTH 00°02'16" EAST (PLAT) AND BEING MONUMENTED AS SHOWN HEREON.
4. ALL IMPROVEMENTS MADE TO THE PARCELS ON THIS PLAT SHALL BE IN COMPLIANCE WITH ALL APPLICABLE DEVELOPMENT CODE REQUIREMENTS.
5. THIS SITE IS LOCATED IN ZONE "X" PER THE FEMA FLOOD INSURANCE RATE MAP NUMBER 08123C2080E FOR WELD COUNTY, COLORADO AND INCORPORATED AREAS PANEL 2080 OF 2250, EFFECTIVE DATE JANUARY 20, 2016.
6. LOT 3, BLOCK 7, INDIAN PEAKS PUD 8TH FILING, WAS UNDER CONTRACT FOR SALE IN FEBRUARY 1998. AT THAT TIME, THE TOWN OF FREDERICK'S ORDINANCE REQUIRED A SETBACK OF 100 FEET FROM AN OIL OR GAS WELL. IN APRIL OF 1998, THE CITY ADOPTED ORDINANCE 495 WHICH CHANGED THE SETBACK TO 150 FEET. ORDINANCE #506 AS RECORDED IN WELD COUNTY AT RECEPTION # 2637550 DATED SEPTEMBER 2, 1998 APPROVED A VARIANCE REQUEST FROM THE TOWN OF FREDERICK 'S ORDINANCE #495. THE APPROVED VARIANCE REQUEST "APPLIES A MINIMUM SETBACK REQUIREMENT OF ONE HUNDRED FEET (100') TO THE SUBJECT PROPERTY FOR THE CONSTRUCTION OF NEW BUILDINGS IN RELATION TO AN EXISTING WELL AND THIS VARIANCE WILL BE PERMANENT."
7. PROPERTY ADDRESS:
   LOT 1, FILING 12 - 8123 INDIAN PEAKS AVENUE
8. PROJECT BENCHMARK: N.G.S. STATION DESIGNATION "CHEVY"

   A STANDARD NGS CAP (PUNCH HOLE TOP CENTER IN A STEEL ROD IN A GREASED SLEEVE ENCASED IN A PVC PIPE WITH A LOGO CAP SET IN A CONCRETE POST FLUSH WITH THE GROUND) AT THE NORTHWEST QUADRANT OF THE INTERSECTION OF THE SOUTHBOUND EXIT RAMP FROM INTERSTATE 25 WITH HIGHWAY 52 (MINERAL ROAD) IN FREDERICK, COLORADO.

   PUBLISHED NAVD88 ELEVATION = 4997.693 FEET

LEGEND:

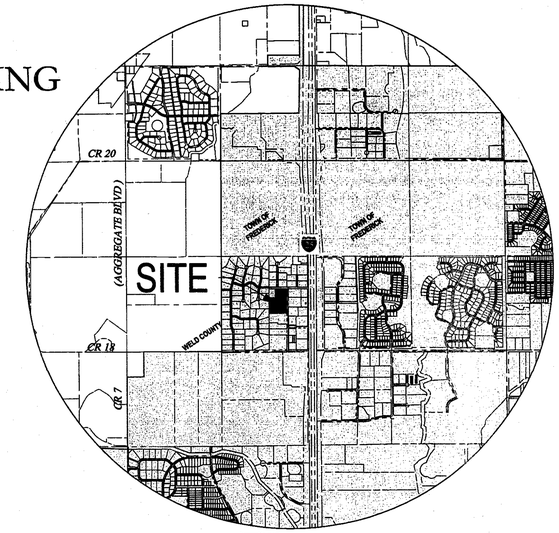
○ FOUND #5 REBAR WITH 1-1/2" PLASTIC OR ALUMINUM CAP STAMPED "LS 13446", EXCEPT AS NOTED.

LAND USE

AREA (AC)	USE	AREA (SQ FT)
7.045	BUSINESS PARK/ LIGHT INDUSTRIAL	306,863

ZONING:

ZONE I (INDUSTRIAL DISTRICT)



VICINITY MAP
1"= 2000'

OWNER/DEVELOPER:

BAR 12 LAND COMPANY, LLC

MYRL DAVIES, MANAGER
NICK DAVIES, MANAGER
PO BOX 1439
(303) 772-8121
LONGMONT, COLORADO 80502
nick@ezexcavating.com
mdavies@ezexcavating.com

TECHNICAL CONSULTANTS

SURVEYING
ROBERT HAMILTON
1211 LINCOLN STREET
LONGMONT, CO. 80501
PHONE: (303) 776-1178
crestsurveying@gmail.com

PLANNING/ENGINEERING
PERMONTES GROUP
625 MAIN STREET
LONGMONT, CO 80501
PHONE: (720) 684-4981
CONTACT: MICKEY LEYBA
mleyba@permontesgroup.com

SURVEYOR'S STATEMENT

I, ROBERT HAMILTON, 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 ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 27th DAY OF April, 2017.

BY:
ROBERT P. HAMILTON
COLORADO PLS #18982

COLORADO REGISTERED ROBERT P. HAMILTON 18982 PROFESSIONAL LAND SURVEYOR 4-27-17

STAFF CERTIFICATE OF APPROVAL:

THIS SUBDIVISION AMENDMENT PLAT OF THE INDIAN PEAKS P.U.D. 12TH FILING, LOT 2, BLOCK 7, INDIAN PEAKS P.U.D. TENTH FILING, AND LOT 1, INDIAN PEAKS P.U.D. ELEVENTH FILING, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE ALONG THE WEST LINE OF SAID LOT 2 NORTH 00°02'16" EAST 435.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTH LINE OF SAID LOT 2 NORTH 89°38'20" EAST 177.44 FEET; THENCE NORTH 00°01'24" EAST 270.17 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE ALONG SAID NORTH LINE NORTH 89°38'21" EAST 325.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOTS 1 AND 2 SOUTH 00°00'24" EAST 706.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89° 38'21" WEST 502.78 FEET TO THE POINT OF BEGINNING.

IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 1st DAY OF May, 2017 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

PLANNING DIRECTOR

REV.	DATE	DESCRIPTION
3	04/25/17	TOWN MYLAR REVIEW
2	04/13/17	TOWN SUBDIVISION AMENDMENT REVIEW - 2ND SUBMITTAL
1	01/31/17	TOWN SUBDIVISION AMENDMENT REVIEW - 1ST SUBMITTAL

REVISION BLOCK

UNCC UTILITY NOTIFICATION CENTER OF COLORADO
811 Before you dig, call before you dig.

permontesgroup
625 Main Street
Longmont, CO 80501
T: (720) 684-4981
F: (866) 583-9212
www.permontesgroup.com

PREPARED FOR: OWNER

SHEET TITLE: INDIAN PEAKS PUD 12TH FILING
A REPLAT OF INDIAN PEAKS PUD 10 FLG
AND INDIAN PEAKS PUD 11TH FLG

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
PROJECT NO.:	217.001
DATE:	12/6/16
SCALE:	1" = 50'

SHEET NO. 1
SHEET 1 OF 1

S:\PROJECTS\217.001 8123 INDIAN PEAKS AVENUE\3. ENGINEERING\DRAWINGS\PLAT\217.001 PLAT-MYLAR.DWG