

Subdivision Amendment EAGLE BUSINESS PARK FILING NO. 4C

A MERGER OF LOT 3A OF EAGLE BUSINESS PARK FILING No. 2 WITH LOT 1 OF EAGLE BUSINESS PARK FILING NO. 4A,
 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 = 11.062 ACRES, MORE OR LESS.
 1 LOT - ZONED INDUSTRIAL (I)

CERTIFICATE OF OWNERSHIP

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

LOT 3A OF EAGLE BUSINESS PARK FILING No. 2, TOGETHER WITH LOT 1 OF EAGLE BUSINESS PARK FILING No. 4A, COUNTY OF WELD, STATE OF COLORADO, CONTAINING 11.062 ACRES OF LAND, MORE OR LESS.

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF EAGLE BUSINESS PARK FILING No. 4C, THIS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 11.062 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 16TH DAY OF JUNE, 2017.

FOR: SCI EQUIPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Gregory A. Schaff
 GREGORY A. SCHAFF, MANAGER

NOTARY ACKNOWLEDGMENT

STATE OF COLORADO)
) SS
 COUNTY OF)

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY Gregory A. Schaff AS MANAGER OF SCI EQUIPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, THIS 16TH DAY OF June, 2017.

WITNESS MY HAND AND SEAL Elizabeth Hollie Helmke
 MY COMMISSION EXPIRES July 14, 2018

NOTARY PUBLIC
 ADDRESS OF NOTARY:

ELIZABETH HOLLIE HELMKE
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20144927964
 MY COMMISSION EXPIRES JULY 14, 2018

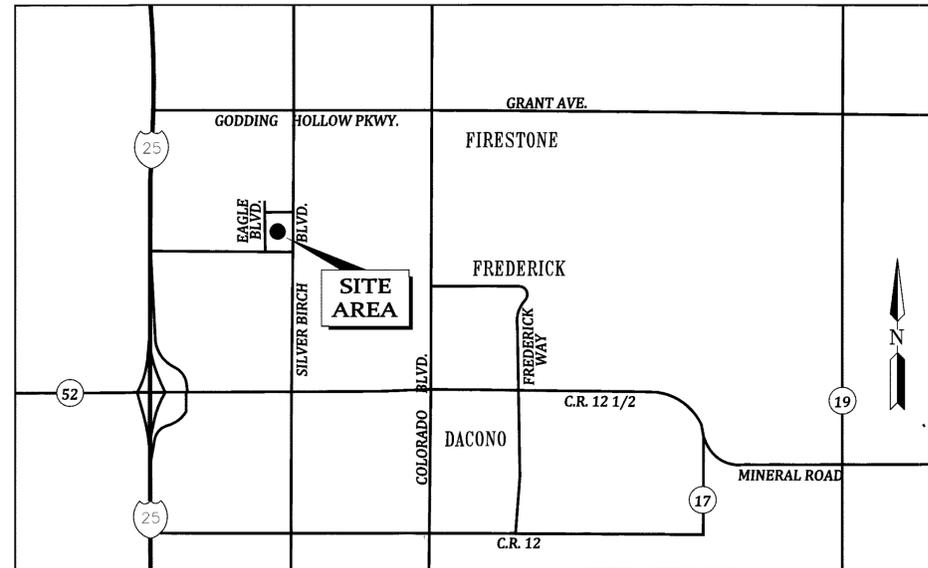
BASIS OF BEARINGS

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.

NOTE: GRID BEARING IS BASED ON STATE PLANE COORDINATES, COLORADO NORTH ZONE 0501, NAD 83.

(COMBINED SCALE FACTOR = 0.999768176)

GRID DISTANCE x 1.000231878 = GROUND DISTANCE



VICINITY MAP
 Not to scale

STAFF CERTIFICATE OF APPROVAL

THIS SUBDIVISION AMENDMENT PLAT OF EAGLE BUSINESS PARK FILING No. 4C IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 16TH DAY OF June, 2017, IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

John
 PLANNING DIRECTOR

STATEMENT OF PURPOSE

THIS FINAL PLAT IS BEING PREPARED AND RECORDED TO ACCOMPLISH THE FOLLOWING:

VACATE THE LOT LINE COMMON TO LOT 3A OF EAGLE BUSINESS PARK FILING No. 2 AND LOT 1 OF EAGLE BUSINESS PARK FILING No. 4A, TO CREATE ONE SINGLE PLATTED LOT.

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 LAND TITLE GUARANTEE COMPANY:
 COMMITMENT No. ABC25136339.1, WITH AN EFFECTIVE DATE OF OCTOBER 21, 2016 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. THE EXISTING ACCESS ROAD FROM SILVER BIRCH BOULEVARD IS FOR OIL AND GAS USE ONLY AND IS NOT TO BE USED AS A PRIVATE ACCESS FOR THE LOT.
7. ANY PLANNED FUTURE ACCESS POINTS TO THE LOT SHALL BE REVIEWED BY TOWN STAFF.
8. AT SUCH TIME WHEN THE UNDEVELOPED EAST PORTION OF THIS SITE IS DEVELOPED OR IF MORE THAN EIGHT (8) TRAILERS ARE STORED ON THE EAST PORTION OF THIS LOT, A GRADING AND DRAINAGE PLAN MUST BE SUBMITTED TO THE TOWN FOR REVIEW. AFTER THE GRADING AND DRAINAGE PLAN IS ACCEPTED AND IMPLEMENTED THE SITE CAN BE DEVELOPED AND/OR MORE THAN EIGHT (8) TRAILERS CAN BE STORED ON THE UNDEVELOPED EAST SECTION OF THIS PROPERTY AS LONG AS THE RUNOFF LEAVING THE SITE MEETS THE REQUIREMENTS OF THE APPROVED GRADING PLAN.

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 16TH DAY OF June, 2017.

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

Richard B. Gabriel
 6-7-2017

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|---|----------------------|---------------|
| Established 1978 150 W. 84th Avenue Thornton, Colorado 80260 PH: 303-702-1617 FAX: 303-702-1488 WWW.POWERSURVEYING.COM | TYPE OF SUBMITTAL: | FINAL PLAT |
| | PREPARATION DATE: | NOVEMBER 2016 |
| | REVISION DATE: | |
| | REVISION DATE: | |
| | REVISION DATE: | |
| JOB NO. 501-16-327 | DWG: 16-327 PLAT.dwg | Sheet 1 of 2 |

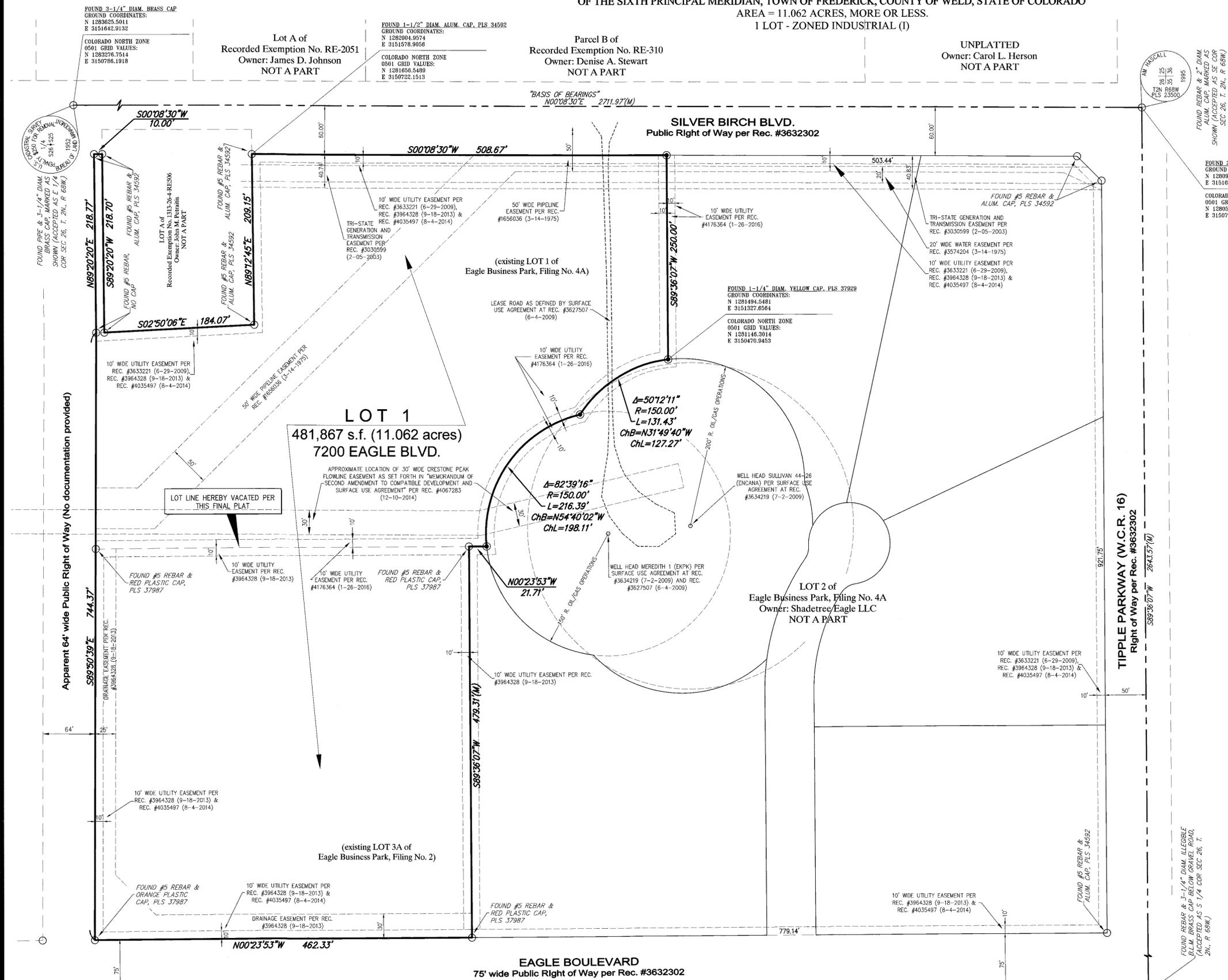
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 1 LOT - ZONED INDUSTRIAL (I)

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

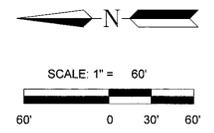
Parcel B of
 Recorded Exemption No. RE-310
 Owner: Denise A. Stewart
 NOT A PART

UNPLATTED
 Owner: Carol L. Herson
 NOT A PART



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



POWER
Surveying Company, Inc.
Established 1978
150 W. 94TH AVENUE
THORNTON, COLORADO 80260
PH: 303.702.1617
FAX: 303.702.1488
WWW.POWERSURVEYING.COM

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