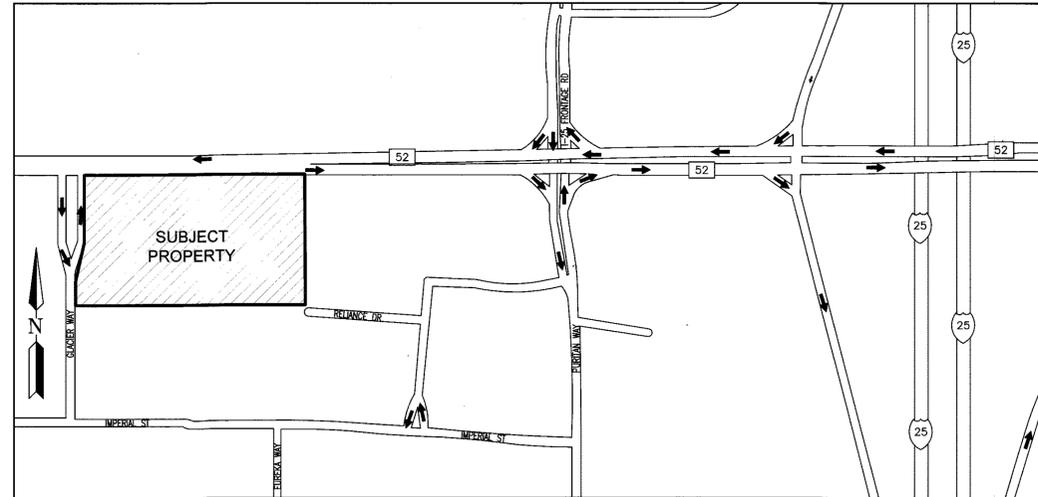


FINAL PLAT
GLACIER BUSINESS PARK FIRST FILING AMENDMENT NO. 2
 A MERGER OF LOT 1, 2, 3 AND 4, BLOCK 1 OF GLACIER BUSINESS PARK AMENDMENT NO. 1 LYING WITHIN
 THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH
 PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

AREA = 5.222 ACRES, MORE OR LESS.



VICINITY MAP
 Not to scale

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT 52-25, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:
 LOT 1, LOT 2, LOT 3 AND LOT 4, BLOCK 1, GLACIER BUSINESS PARK, AMENDMENT NO. 1, COUNTY OF WELD, STATE OF COLORADO.

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF GLACIER BUSINESS PARK FIRST FILING AMENDMENT NO. 2, THUS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 5.222 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/ OF PUBLIC RECORD.

EXECUTED THIS 10 DAY OF NOVEMBER, 2017.

OWNER:
 FOR: 52-25, LLC, A, COLORADO LIMITED LIABILITY COMPANY

BY: Andrew Ghannomi, MANAGER

NOTARY ACKNOWLEDGMENT

STATE OF COLORADO)
) SS
 COUNTY OF Boulder)

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY Andrew Ghannomi ACTING IN HIS CAPACITY AS MANAGER OF 52-25, LLC, A COLORADO LIMITED LIABILITY COMPANY, THIS 10 DAY OF November, 2017.

WITNESS MY HAND AND SEAL Lisa Younessian
 MY COMMISSION EXPIRES April 24, 2018

Lisa Younessian
 NOTARY PUBLIC

ADDRESS OF NOTARY: 1520 Hesters Ct
Superior, CO 80027

LISA YOUNESSIAN
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID #20144017360
 My Commission Expires April 24, 2018

STATEMENT OF PURPOSE

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

VACATE THE COMMON LOT LINES BETWEEN LOTS 1 & 2, LOTS 2 & 3 AND LOTS 3 & 4, BLOCK 1, GLACIER BUSINESS PARK AMENDMENT 1, 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. 459-H0420534-082-KA3, AMENDMENT NO. 4 WITH AN EFFECTIVE DATE OF JULY 8, 2015 AT 7:00 A.M.
3. FLOOD NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR WELD COUNTY COLORADO, COMMUNITY PANEL NUMBER 08123C2080E, BEARING AN EFFECTIVE DATE OF JANUARY 20, 2016, THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% PERCENT ANNUAL CHANCE FLOODPLAIN).
4. FIELD SURVEY COMPLETION DATE: MAY 19, 2016.
5. UNIT OF MEASUREMENT: U.S. SURVEY FOOT.

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 N, RANGE 68 WEST OF THE 6TH P.M., SAID LINE BEARS NORTH 00°06'44" EAST A DISTANCE OF 2568.99 FEET, MONUMENTED AT THE CENTER QUARTER CORNER OF SECTION 3 BY A FOUND 2.5" ALUMINUM CAP STAMPED P.L.S #38065 AND AT THE NORTH QUARTER CORNER BY A FOUND 3.5" ALUMINUM CAP, STAMPED P.L.S #7242

STAFF CERTIFICATE OF APPROVAL

THIS SUBDIVISION AMENDMENT PLAT OF THE GLACIER BUSINESS PARK FIRST FILING AMENDMENT NO. 2 IS APPROVED AND ACCEPTED BY THE TOWN OF FREDRICK PLANNING DEPARTMENT THIS 11 DAY OF November, 2017, IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

Richard B. Gabriel
 PLANNING DIRECTOR

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.

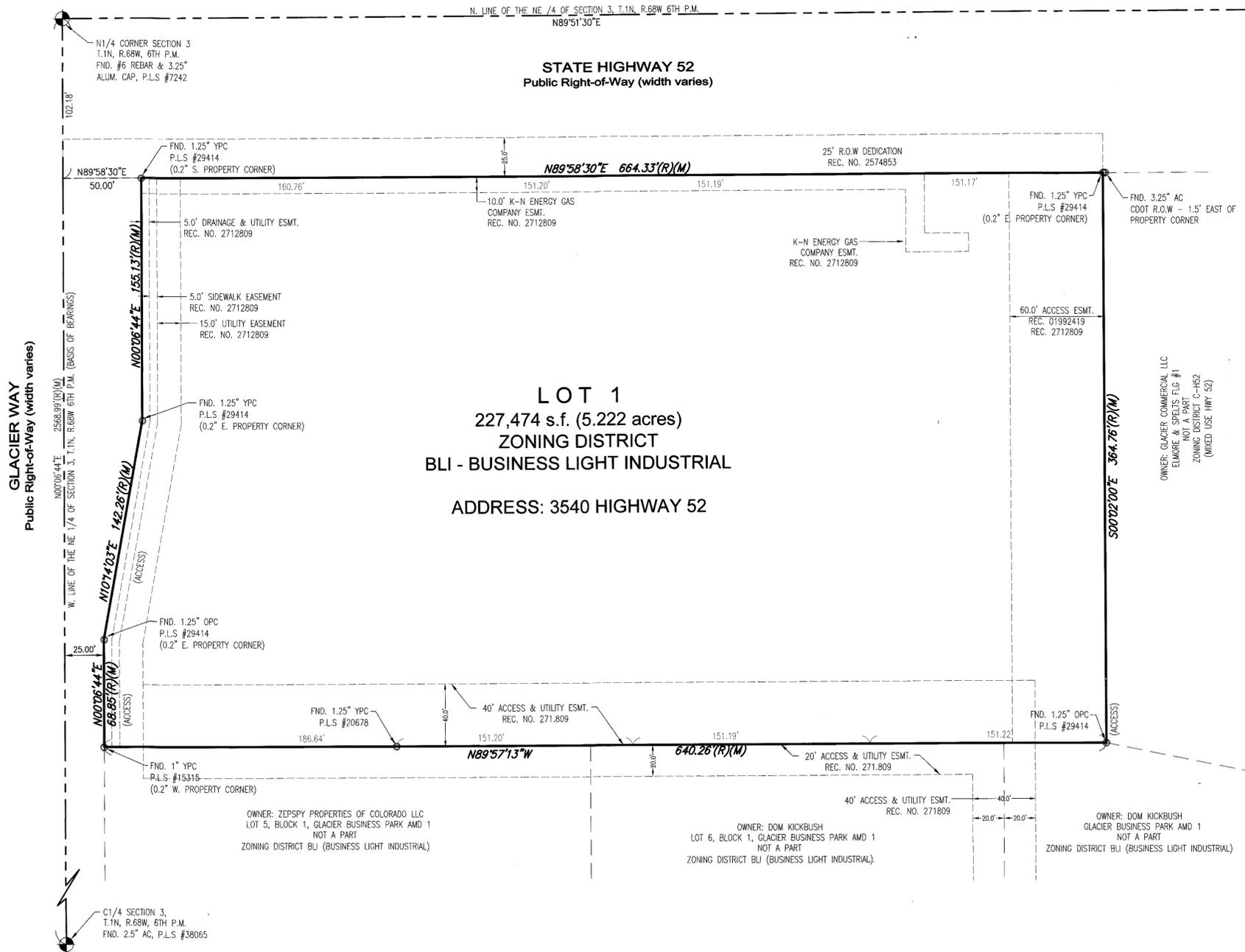
I FURTHER CERTIFY THAT THIS SITE PLAN MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 8 DAY OF November, 2017.

RICHARD B. GABRIEL, P.L.S.
 Colorado License No. 37929
 For and on behalf of Power Surveying Company, Inc.
 720 W. 84th Avenue, Unit #224
 Thornton, CO 80260
 (303) 702-1617
 www.powersurveying.com



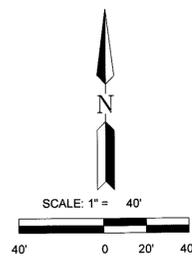
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AREA = 5.222 ACRES, MORE OR LESS.



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
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- AC ALUMINUM CAP
- AMD AMENDMENT
- 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



<p>POWER Surveying Company, Inc. Established 1988 720 W. 84TH AVENUE, UNIT #224 THORNTON, COLORADO 80260 PH: 303-702-1817 FAX: 303-702-1488 WWW.POWERSURVEYING.COM</p>	TYPE OF SUBMITTAL:	FINAL PLAT
	PREPARATION DATE:	JUNE 15, 2017
	REVISION DATE:	AUGUST 31, 2017
	REVISION DATE:	SEPTEMBER 6, 2017
	REVISION DATE:	
JOB NO. 501-16-136	DWG: 501-16-136 PLAT.dwg	Sheet 2 of 2