

PARK 4040 SUBDIVISION

BEING A REPLAT OF LOTS 2A AND 2B OF SAFE HARBOR MINOR SUBDIVISION AND LOT 3 OF DEL CAMINO SOUTH, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

CERTIFICATE OF OWNERSHIP AND MAINTENANCE:

Know all men by these presents that MEQ-Salazar, LLC, being the Owner(s), Mortgagee or Lienholder of certain lands in Frederick, Colorado, described herein, has caused said land to be final platted into lots, tracts, and blocks as shown hereon under the name of PARK 4040 SUBDIVISION. All conditions, terms and specifications designated or described herein shall be binding on the owner, its heirs, successors, and assigns. The signature of any representative of any partnership or corporate entity indicates that all required partnership or corporate approvals have been obtained.

A tract of land located in the Southwest Quarter of Section 14, Township 2 North, Range 68 West of the 6th P.M. being more particularly described as follows:

Lot 2A and Lot 2B of Safe Harbor Minor Subdivision and Lot 3 of Del Camino South, being a portion of the Southwest Quarter of Section 14, Township 2 North, Range 68 West of the 6th P.M., Town of Frederick, County of Weld, State of Colorado.

Executed this 10th day of April, 2018.

Please provide sufficient signature lines and notary acknowledgments for each owner, mortgagee and lienholder.

MEQ-Salazar, LLC By: Andrew Sobel As: Manager

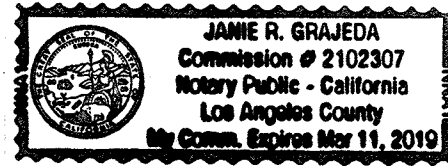
State of California
County of Los Angeles

The foregoing certificate of ownership and maintenance was acknowledged before me by Andrew Sobel, acting in his capacity as Manager of MEQ-Salazar, LLC, this 10th day of April, 2018.

Witness My Hand and Seal Janie P. Grajeda

My commission expires March 11, 2019

Notary Public

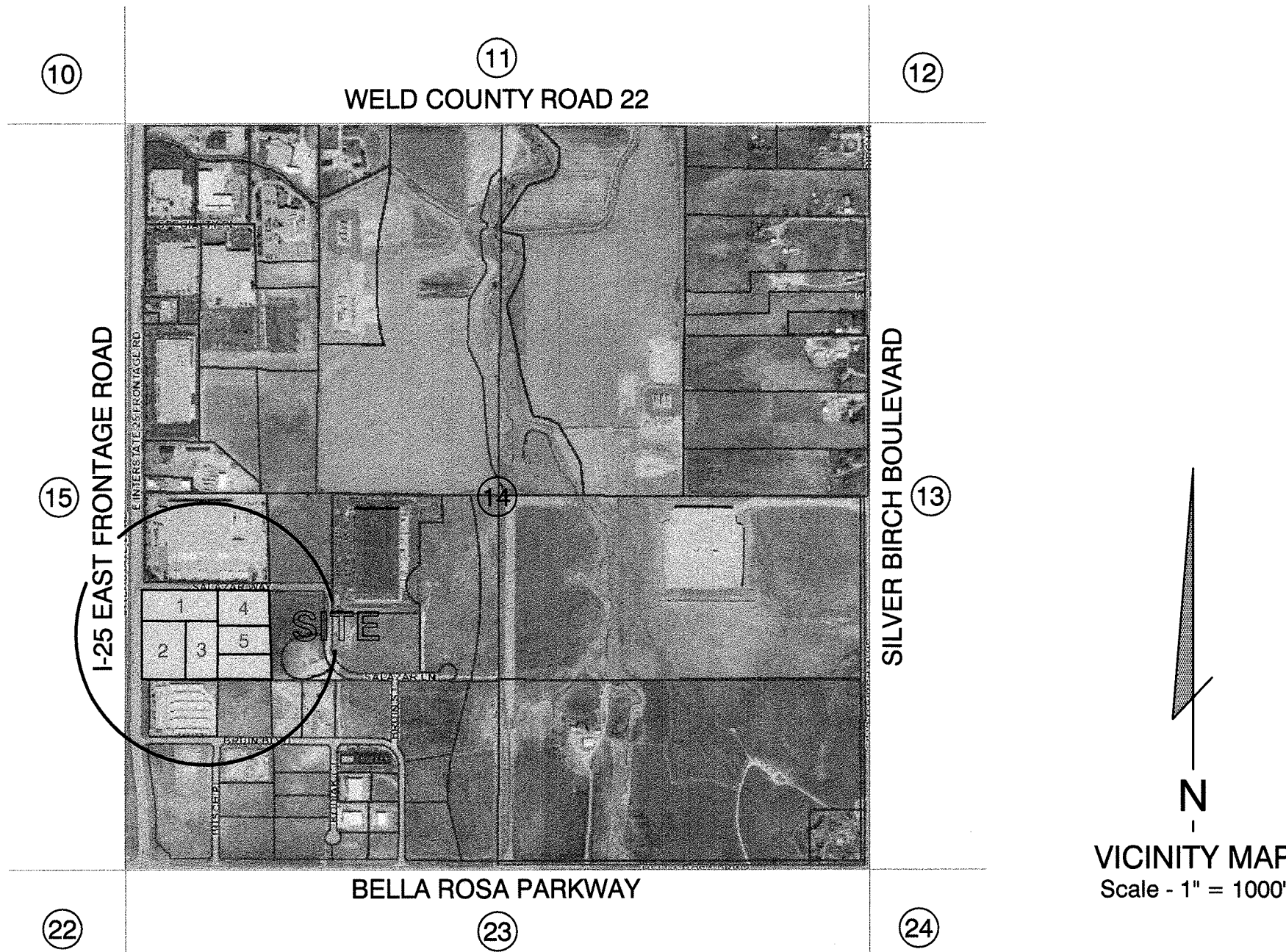


SURVEYOR'S CERTIFICATE:

I, Steven John Stencil, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the final minor subdivision plat shown hereon is a correct delineation of the above described parcel of land.

I further certify that this Final Minor Subdivision Plat Map and legal description were prepared under my personal supervision and in accord with applicable State of Colorado requirements on this 9th day of April, 2018.

By: Steven John Stencil
Colorado LS 30462



FLOOD PLAIN INFORMATION:

This property is located within Zone C ("Zone C" defined as areas of minimal flooding) of FIRM Community Panel 080266 0850 C, dated September 9, 1982.

The subject property appears not to be within a floodplain as per above mentioned FIRM Community Panel 080266 0850 C map.

OWNER:

MEQ-Salazar, LLC
1437 7th Street, Suite 200
Santa Monica, California 90401

LAND USE TABLE:

Number of Lots: 6
Maximum lot size: 2.97± acres
Minimum lot size: 1.56± acres
Average lot size: 2.23± acres
No existing dwellings on proposed lots.

LAND SURVEYOR:

Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, Colorado 80537
(970) 669-0516

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

Approved by the Frederick Planning Commission with Planning Commission Resolution 2018-001A this 20th day of February, 2018.

Chairman
Kathy Larson
Planning Commission Secretary

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

The Final Minor Subdivision Plat Map of the PARK 4040 SUBDIVISION is approved and accepted by Ordinance No. 1275, passed and adopted at the regular meeting of the Board of Trustees of Frederick, Colorado, held on March 13, 2018. All conditions, terms, and specifications designated or described herein shall be binding on the owner, its heirs, successors, and assigns.

All expenses incurred with respect to improvements for all utility services, paving of streets, grading, landscaping, curbs, gutters, sidewalks, and walkways, road lighting, road signs, flood protection devices, drainage structures and other improvements as shown herein this plat or as otherwise may be required to service the subdivision shall be the responsibility of the owner(s) and not the Town. The construction of improvements benefiting the subdivision and the assumption of maintenance responsibility for said improvements by the Town or other entities shall be subject to a separate Memorandum of Agreement for Public Improvements. The Town shall have no obligation to provide any improvements, maintenance thereof, or to accept such improvements or maintenance except to the extent as may be set forth in that separate Memorandum.

This acceptance of the Minor Subdivision Plat does not guarantee that the soil conditions, subsurface geology, groundwater conditions or flooding conditions of any lot shown hereon are such that a building permit will be issued for that lot.

Mayor
Steve Lacey
Attest:
Megan R. Roullet
Town Clerk



GENERAL NOTES:

- Basis of Bearings: The West line of the Southwest Quarter of Section 14, Township 2 North, Range 68 West as monumented by this survey is assumed to bear S00°23'12"E.
- ⊙ = Set No. 4 rebar (16" long) with 1" diameter red plastic cap marked LS 30462. (unless otherwise noted)
⊙ = Found Monumentation. Labeled as found.
- 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.
- Client: Mass Equities, LLC
1437 7th Street, Suite 200
Santa Monica, California 90401

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970) 669-0516 / FAX (970) 635-9775

TITLE: PARK 4040 SUBDIVISION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

CLIENT: MEQ-Salazar, LLC

DRAWN BY: TSC

CHECKED BY:

APPROVED BY:

DATE: 10-12-2017

SCALE: 1" = 50'

PROJECT NO.:

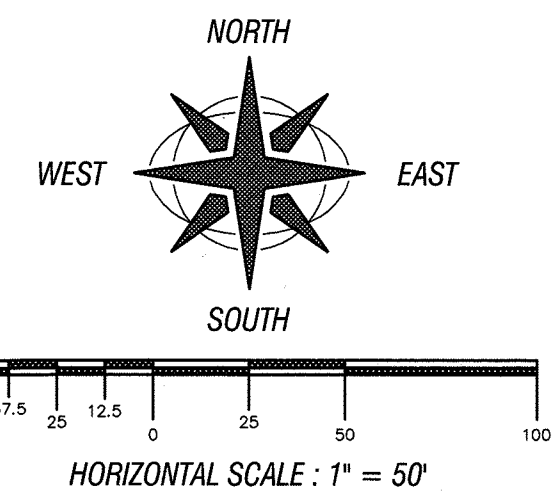
P-16-8229

SHEET OF

1 2

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STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

REVISIONS:	DATE:	BY:	TSC
1. Revisions as per Town of Frederick comments.	10-12-2017	TSC	
2. Revisions as per New Lot Configuration.	11-28-2017	TSC	
3. Corrections to Easements.	12-08-2017	TSC	
4. Corrections to Easements. Add Correct Signature Blocks.	1-15-2018	TSC	
5. Corrections to Easements.	3-22-2018	TSC	
6. Corrections to Title Page Certifications.	4-5-2018	TSC	

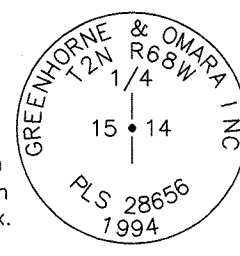
INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE
LOVELAND, COLORADO 80537
BUS. (970)-669-0516 / FAX (970)-635-9775

CLIENT:
MEQ-Salazar, LLC

TITLE:
PARK 4040 SUBDIVISION
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

DRAWN BY:	TSC
CHECKED BY:	
APPROVED BY:	
DATE:	10-12-2017
SCALE:	1" = 50'
PROJECT NO.:	P-16-8229
SHEET	OF
2	2

West 1/4 Corner
Section 14-2-68
Found No. 6 Rebar
(length unknown) with
2-1/2" dia. Aluminum
Cap in Monument Box.

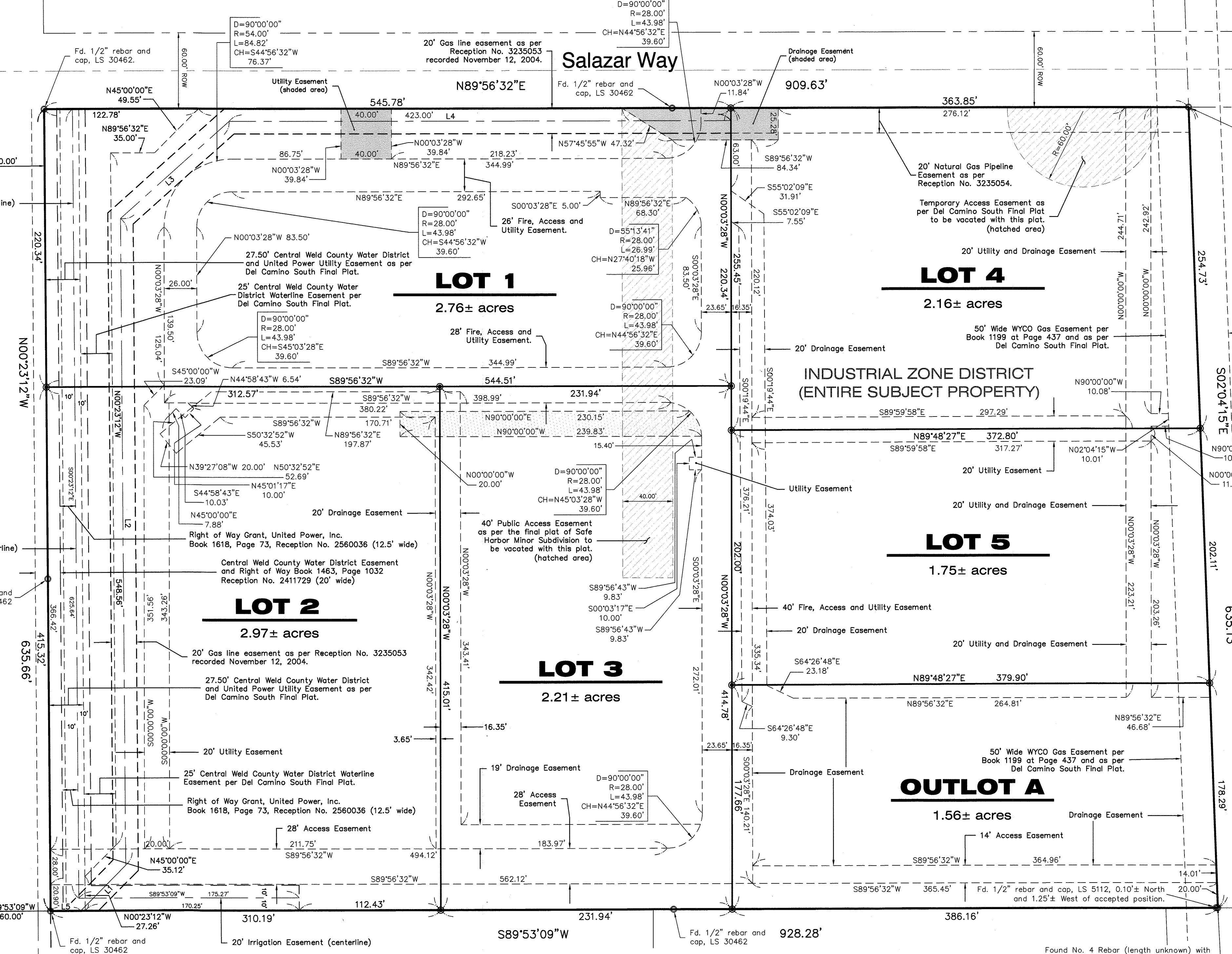


Lot 1 - Del Camino South
NOT A PART
(INDUSTRIAL ZONE DISTRICT)

LOT 4 - Del Camino South
Replat of Outlot A
NOT A PART
(INDUSTRIAL ZONE DISTRICT)

I-25 East Frontage Road
(Base of Bearings)

Salazar Lane



LINE TABLE:

L1 =	N44°44'59"E	50.79'
L2 =	N00°23'12"W	512.66'
L3 =	N48°17'32"E	115.76'
L4 =	N89°56'32"E	398.77'
L5 =	N89°53'08"E	24.00'

LOT 5 - Del Camino South
Replat of Outlot A
NOT A PART
(INDUSTRIAL ZONE DISTRICT)

TRACT A (hatched area) - Del Camino South
Replat of Outlot A
NOT A PART
(INDUSTRIAL ZONE DISTRICT)

LOT 3 - Bear Industrial
Park Final Plat
NOT A PART
(INDUSTRIAL ZONE DISTRICT)

LOT 4 - Bear Industrial
Park Final Plat
NOT A PART
(INDUSTRIAL ZONE DISTRICT)

LOT 5 - Bear Industrial
Park Final Plat
NOT A PART
(INDUSTRIAL ZONE DISTRICT)

LOT 6 - Bear Industrial
Park Final Plat
NOT A PART
(INDUSTRIAL ZONE DISTRICT)



S1/16
T2N R68W
15+14
2016
(LS 30462)

South 1/16 Corner
Section 14-2-68
Found No. 6 Rebar
(length unknown)
with 2-1/2" dia.
Aluminum Cap in
Monument Box,
marked as shown.