

4450405 Pages: 1 of 2
 11/30/2018 03:48 PM P. Fee: \$23.00
 Carly Kopas, Clerk and Recorder, Weld County, CO

PRELIMINARY / FINAL PLAT
EAGLE BUSINESS PARK FILING NO. 4B
 A REPLAT OF LOT 2 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 = 15.214 ACRES, MORE OR LESS.
 3 LOTS AND 2 OUTLOTS - ZONED INDUSTRIAL (I)

CERTIFICATE OF DEDICATION

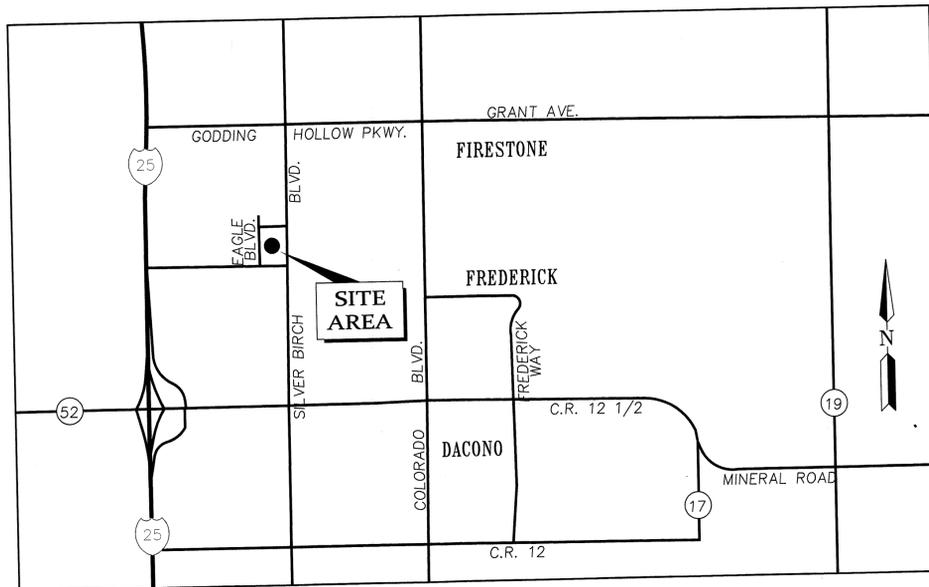
KNOW ALL MEN BY THESE PRESENTS THAT SHADETREE EAGLE, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF EAGLE BUSINESS PARK FILING No. 4B, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS-OF-WAY, EASEMENTS DESIGNATED OR DESCRIBED AS FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN. THE ENTITIES NAMED ON THE EASEMENT, OR RESPONSIBLE FOR THE SERVICES AND/OR UTILITIES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSES NAMED ON THE EASEMENT OR FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE PUBLIC STREET, PUBLIC RIGHTS-OF-WAY, PUBLIC WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION ARE DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USE AND PURPOSES. 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.

ALL OF LOT 2 OF EAGLE BUSINESS PARK FILING NO. 4A

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 26 DAY OF November A.D., 2018

FOR: SHADETREE EAGLE, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: [Signature]
 CURTIS McDONALD, MANAGER



VICINITY MAP
 Not to scale

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 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, INC:
 COMMITMENT No. ABC25136339.1, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2015 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 LANDSCAPING REQUIREMENTS FOR LOTS 1 THRU 3 SHALL BE COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND SHALL CONFORM TO THE "MASTER LANDSCAPE PLAN FOR EAGLE BUSINESS PARK FILING NO. 4B".

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.

NOTARY ACKNOWLEDGMENT

STATE OF COLORADO)
 COUNTY OF Weld) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY CURTIS McDONALD AS MANAGER OF SHADETREE EAGLE, LLC, A COLORADO LIMITED LIABILITY COMPANY, THIS 26 DAY OF November, 2018.

WITNESS MY HAND AND SEAL [Signature]
 MY COMMISSION EXPIRES Oct. 19, 2019



PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 2018-020C THIS 4 DAY OF September, 2018.

[Signature]
 CHAIRMAN
[Signature]
 PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THE FINAL PLAT MAP OF EAGLE BUSINESS PARK FILING No. 4B IS APPROVED AND ACCEPTED BY ORDINANCE NO. 1291 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON September 25, 2018. THE DEDICATIONS OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON, SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN, AND THE ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION ARE HEREBY ACCEPTED. 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 THAT 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.

THIS ACCEPTANCE OF THE FINAL 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.

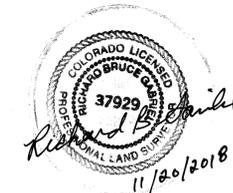
[Signature]
 MAYOR
 ATTEST:
[Signature]
 TOWN CLERK

SURVEYING CERTIFICATE

I, RICHARD B. GABRIEL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS FINAL PLAT AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 21st DAY OF November, 2018.

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



OWNERSHIP AND MAINTENANCE TABLE

I.D.	AREA (acres)	USE(S)	OWNERSHIP	MAINTENANCE
OUTLOT A	2.794 ACRES	DRAINAGE, OPEN SPACE, OIL & GAS OPERATIONS	TOWN OF FREDERICK	BUSINESS OWNERS ASSOC.
OUTLOT B	0.960 ACRES	POND/OPEN SPACE, DRAINAGE AND DETENTION, UTILITY, IRRIGATION AND LANDSCAPING	GODDING HOLLOW METRO DISTRICT	GODDING HOLLOW METRO DISTRICT
EAGLE PLACE	0.705 ACRES	PUBLIC STREET	TOWN OF FREDERICK	TOWN OF FREDERICK
PRIVATE LOTS	10.755 ACRES	PRIVATE IMPROVEMENTS	PRIVATE LANDOWNERS	PRIVATE LANDOWNERS
TOTALS:	15.214 ACRES			



TYPE OF SUBMITTAL:	FINAL PLAT
PREPARATION DATE:	AUGUST 25, 2016
REVISION DATE:	JANUARY 29, 2018
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-16-089	DWG: 16-089 PLAT.dwg

