

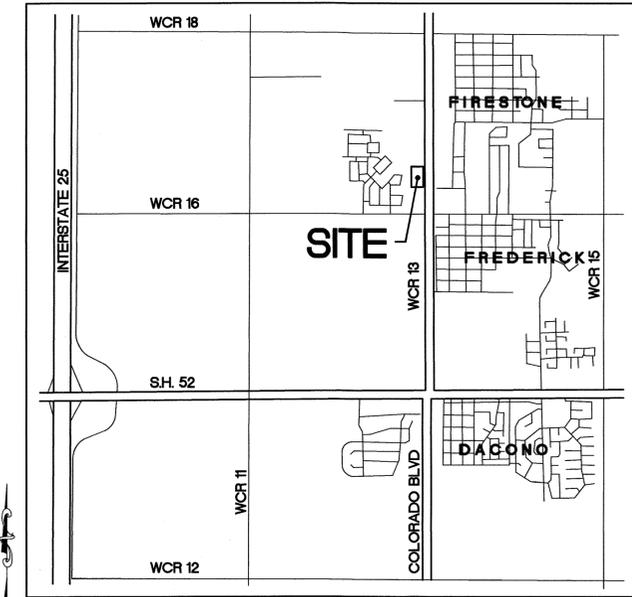
TOPS BUSINESS PARK SUBDIVISION AMENDMENT NO. 2

A REPLAT OF LOTS 6 AND 7, "TOPS BUSINESS PARK"
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,
 TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 2.866 ACRES - 2 LOTS

4442170 Pages: 1 of 1
 10/29/2018 03:04 PM R Fee: \$13.00
 Carly Kosner, Clerk and Recorder, Weld County, CO

SCALE VERIFICATION
 BAR IS ONE INCH
 ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	DATE	BY
1	Original Plat	06/22/18	BK
2	Update per Form comments	09/25/18	BK
3	Correct Backlot	10/15/18	BK



VICINITY MAP (1"=0.5 MILE)

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT COLORADO PROFESSIONAL HOLDINGS LLC AND BLACKFOX REAL ESTATE GROUP, LLC, BEING THE OWNERS OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF "TOPS BUSINESS PARK SUBDIVISION AMENDMENT NO. 2", AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH EASEMENTS DESIGNATED OR DESCRIBED AS FOR PUBLIC USES AS SHOWN HEREON. 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 EASEMENTS, OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES SHOWN HEREON AND THE ELECTRIC AND 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, OR 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.

PARCEL DESCRIPTION:

LOTS 6 AND 7 OF "TOPS BUSINESS PARK" (PLAT RECORDED 03/11/1985 AT RECEPTION NO. 2001489), LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, CONTAINING 2.866 ACRES, MORE OR LESS. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 25th DAY OF October, 2018, A.D.

COLORADO PROFESSIONAL HOLDINGS LLC

Madison Lampe
 AS: *Notary Public*

MADISON LAMPE
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20164014419
 MY COMMISSION EXPIRES APRIL 14, 2020

ACKNOWLEDGMENT:

STATE OF COLORADO }
 COUNTY OF Weld } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF October, 2018, A.D. BY Madison Lampe AS Notary Public OF COLORADO PROFESSIONAL HOLDINGS LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: April 14, 2020

Madison Lampe
 NOTARY PUBLIC

BLACKFOX REAL ESTATE GROUP, LLC

Jason Hepp
 AS: REPRESENTATIVE

MADISON LAMPE
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20164014419
 MY COMMISSION EXPIRES APRIL 14, 2020

ACKNOWLEDGMENT:

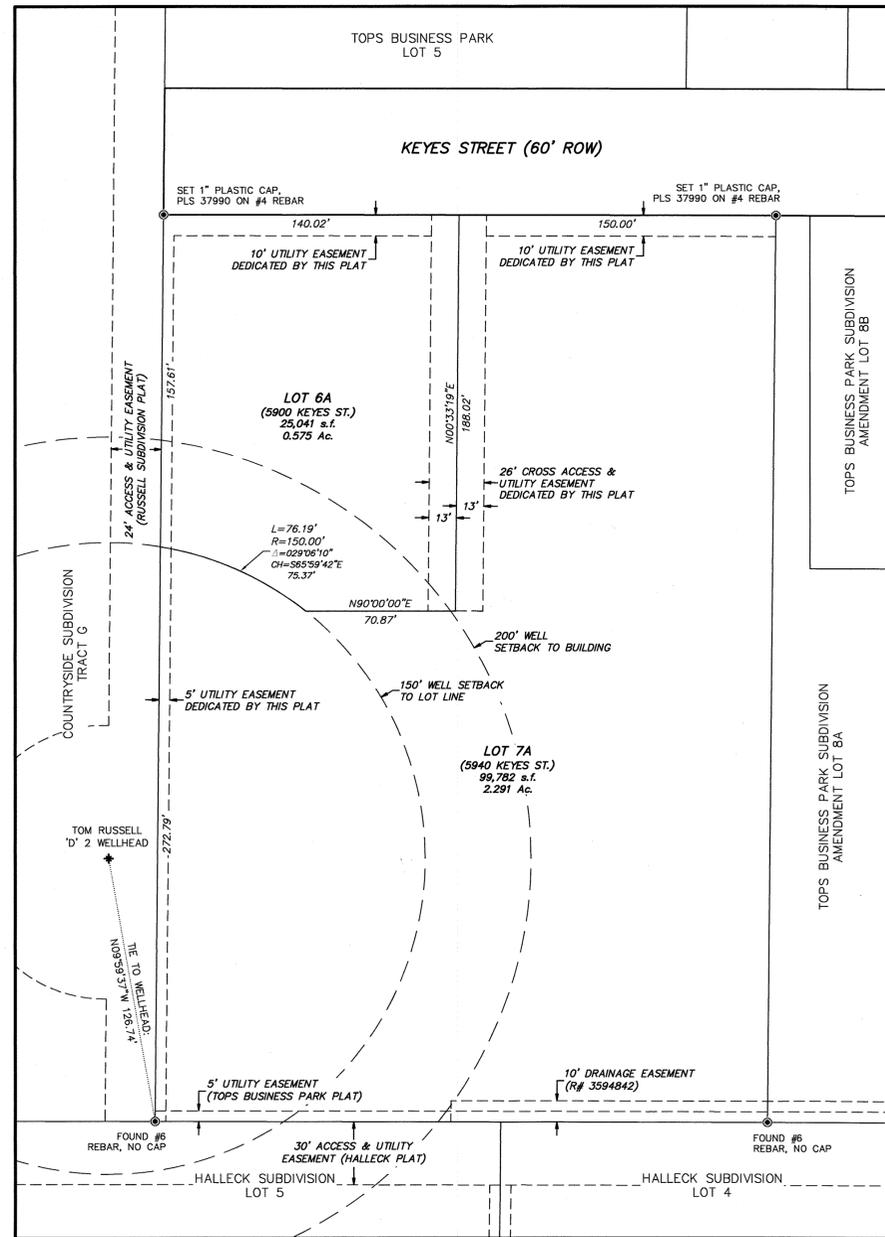
STATE OF COLORADO }
 COUNTY OF Weld } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF October, 2018, A.D. BY JASON HEPP AS REPRESENTATIVE OF BLACKFOX REAL ESTATE GROUP, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: April 14, 2020

Madison Lampe
 NOTARY PUBLIC



NOTES:

- NOTICE: ACCORDING TO COLORADO LAW, ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY MUST COMMENCE WITHIN THREE YEARS AFTER SUCH DEFECT IS FIRST DISCOVERED. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARING IS ASSUMED N00°33'19"E, 2,666.67 FEET BETWEEN THE SOUTHEAST CORNER OF SECTION 25 (3.25" ALUMINUM CAP, PLS 37990 2007) AND THE EAST QUARTER CORNER (3.25" BRASS CAP, BLM 1952).
- PROPERTY IS LOCATED IN UNSHADED "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NUMBER 08123C2077E WITH AN EFFECTIVE DATE OF JANUARY 20, 2016.
- THE TOPS BUSINESS PARK PLAT SHOWS TWO EASEMENTS RECORDED AT RECEPTION NUMBERS 1696080 AND 1697788 CROSSING PROPERTY. SAID EASEMENTS HAVE BEEN RELEASED BY RELEASE OF EASEMENTS RECORDED AT RECEPTION NUMBER 3348510 AND ARE NOT SHOWN ON THIS SURVEY.
- DEVELOPMENT SHALL OCCUR IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN FOR THE TOWN OF FREDERICK AND IS SUBJECT TO THE REQUIREMENTS OF THE LAND USE CODE INCLUDING BUT NOT LIMITED TO THE SITE PLAN PROCESS, ROAD RIGHTS-OF-WAY REQUIREMENTS, AND DEDICATIONS AS NOTED IN SECTIONS 2.7 ROADS, 2.9 SIDEWALKS, 2.11 PARKS AND OPEN SPACE, AND 2.14 LANDSCAPING OF THE LAND USE CODE.
- ALL LANDSCAPING REQUIRED AND APPROVED AS PART OF THE DEVELOPMENT SHALL BE MAINTAINED IN GOOD HEALTH BY THE PROPERTY OWNER. SITE MAINTENANCE SHALL EXTEND TO THE EDGE OF ROAD / BACK OF CURB IN ACCORDANCE WITH THE PROVISIONS OF THE LAND USE CODE.
- THERE ARE NO PROVISIONS FOR OUTDOOR STORAGE WITHIN THESE LOTS.
- THIS SITE IS IN PROXIMITY TO AN UNDERGROUND COAL MINE AND MAY BE UNDERMINED. DEVELOPMENT MAY REQUIRE SUBSIDENCE INVESTIGATIONS AND AN ENGINEERED FOUNDATION.
- ALL LINEAR DISTANCES ARE IN U.S. SURVEY FEET.

STAFF CERTIFICATE OF APPROVAL:

THIS SUBDIVISION AMENDMENT OF "TOPS BUSINESS PARK SUBDIVISION AMENDMENT NO. 2" IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK STAFF THIS 26 DAY OF October, 2018, IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

Shirley
 STAFF PLANNER

SURVEYOR'S CERTIFICATE

I, BO BAIZE, 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 THE FINAL PLAT AND THE LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 15th DAY OF October, 2018.



BY: BO BAIZE
 COLORADO PLS NO. 37990
 FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.

OWNERS:

COLORADO PROFESSIONAL HOLDINGS, LLC
 6399 ST VRAIN RANCH BLVD
 FIRESTONE, CO 80504
 BLACKFOX REAL ESTATE GROUP, LLC
 P.O. BOX 209
 HYGIENE, CO 80533

SURVEYOR:

HURST & ASSOCIATES, INC.
 1265 S. PUBLIC ROAD, SUITE B
 LAFAYETTE CO 80026

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING
 HURST & ASSOCIATES, INC.
 1265 S. Public Road, Suite B
 Lafayette, CO 80026
 303.449.9105

TOPS BUSINESS PARK
 SUBDIVISION AMENDMENT NO. 2
 FREDERICK, COLORADO

DRAWN BY:	BO
DESIGNED BY:	BO
APPROVED BY:	BO
JOB NUMBER:	2570-01
DATE:	10/15/18
SCALE:	1"=40'
SHEET NO.:	1 OF 1

FILE LOCATION: G:\2570\SUBDIV\TOPS_BUSINESS_PARK_AMEND_2