

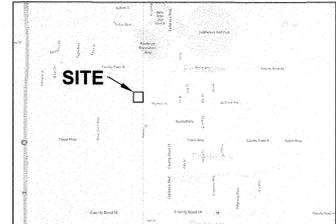
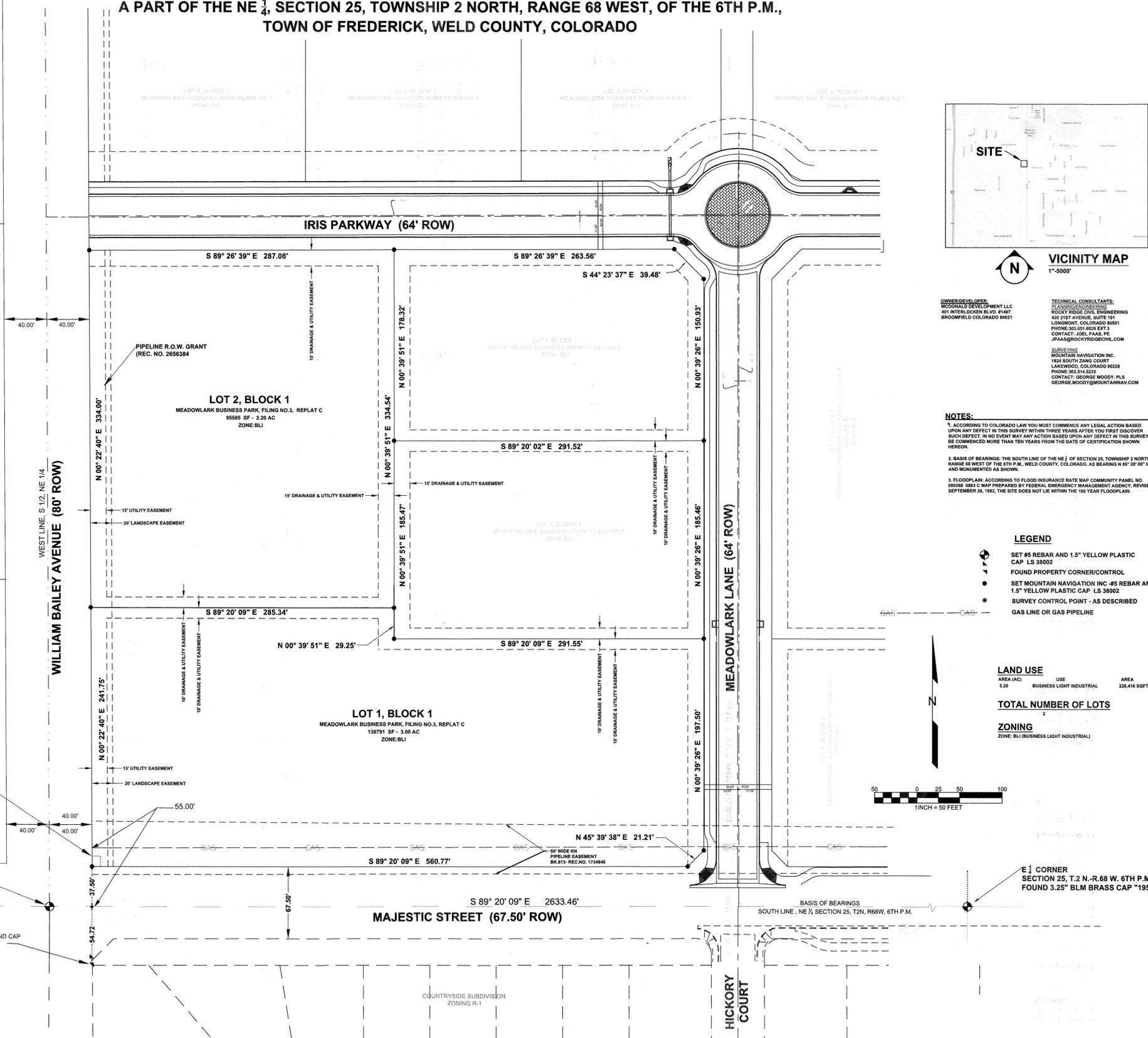
MEADOWLARK BUSINESS PARK FILING NO.3, REPLAT C SUBDIVISION AMENDMENT PLAT

A REPLAT OF LOTS 1 AND 2, BLOCK 2 MEADOWLARK BUSINESS PARK FILING NO.3
 A PART OF THE NE 1/4, SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH P.M.,
 TOWN OF FREDERICK, WELD COUNTY, COLORADO

DREAM ACRES
 BLOCK 27
 ZONE-WELD COUNTY AGRICULTURE

DREAM ACRES
 BLOCK 28
 ZONE-WELD COUNTY AGRICULTURE

DREAM ACRES
 BLOCK 29
 ZONE-WELD COUNTY AGRICULTURE



OWNER/DEVELOPER:
 McDONALD DEVELOPMENT LLC
 461 INTERLOCKEN BLVD. #407
 WOODFIELD, COLORADO 80021

TECHNICAL CONSULTANTS:
 ROCKY RIDGE CIVIL ENGINEERING
 425 25TH AVENUE, SUITE 105
 LONGMONT, COLORADO 80501
 PHONE: 303.551.8023
 CONTACT: JOEL PAAS, PE
 JPAAS@ROCKYRIDGEENGINEERING.COM

SURVEYING:
 MOUNTAIN NAVIGATION INC.
 1824 SOUTH ZANG COURT
 LAKEWOOD, COLORADO 80228
 PHONE: 303.514.5232
 CONTACT: GEORGE MOODY, PLS
 GEORGE.MOODY@MOUNTAINNAV.COM

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 CERTIFICATION SHOWN HEREON.
2. BASIS OF BEARINGS: THE SOUTH LINE OF THE NE 1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, AS BEARING N 89° 20' 09" W AND MONUMENTED AS SHOWN.
3. FLOODPLAIN: ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080236 9883 C MAP PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, REVISED SEPTEMBER 26, 1982, THE SITE DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN.

LEGEND

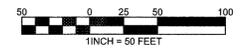
- SET #5 REBAR AND 1.5" YELLOW PLASTIC CAP - LS 38002
- FOUND PROPERTY CORNER/CONTROL
- SET MOUNTAIN NAVIGATION INC -#5 REBAR AND 1.5" YELLOW PLASTIC CAP - LS 38002
- SURVEY CONTROL POINT - AS DESCRIBED
- GAS LINE OR GAS PIPELINE

LAND USE

AREA (AC)	USE	AREA
5.20	BUSINESS LIGHT INDUSTRIAL	226,416 SQFT

TOTAL NUMBER OF LOTS
2

ZONING
ZONE: BLI (BUSINESS LIGHT INDUSTRIAL)



Certificate of Ownership, Vacation and Dedication.

Know all men by these presents that Meadowlark Industrial LLC, being the Owner of certain lands in Frederick, Colorado, described as follows:
 Lot 1 and Lot 2, Block 2, Meadowlark Business Park, Filing No.3.

Have laid out this Subdivision Amendment Plat of the above described land under the name and style of Meadowlark Business Park Filing No.3, Replat C. This described Subdivision Amendment Plat contains 5.20 acres more or less, together with and subject to all easements and rights-of-way existing and/or of public record.

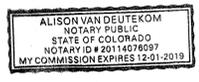
The 15' drainage easements that originally were between Lots 1 and 2, Block 2 of Meadowlark Business Park Filing No.3 dedicated to the Town of Frederick, Colorado by Meadowlark Business Park Filing No.3 final plat recorded May 18, 2016 at reception number 4204718 having never been developed, have been vacated and relocated as needed on this plat.

Executed this 2nd day of May, 2019.
 Curtis McDonald, Manager

State of Colorado)
 County of Weld) ss

The foregoing certificate of ownership and maintenance was acknowledged before me by Curtis McDonald acting in his capacity as Manager of Meadowlark Industrial LLC, on this 2nd day of May, 2019.

Witness My Hand and Seal
 My commission expires December 1, 2019
 Alison Van Deutekom
 Notary Public



SURVEYORS AFFIDAVIT OF CORRECTION:

I, George C. Moody, a Registered Professional Land Surveyor in the State of Colorado, and the Surveyor of Record on the Plat of Meadowlark Business Park Filing No.3, Replat C, recorded April 5, 2019 at Reception no. 4479103, records of Weld County, Colorado, ("the Plat") hereby makes the following Corrections to said Plat:

Certificate of Ownership:
 The land described is corrected to read as follows:
 Lot 1 and Lot 2, Block 2, Meadowlark Business Park, Filing No.3

Caption of Plat:
 The Caption of the Plat is hereby corrected to match the dedicated name of the plat, and to read as follows:
 MEADOWLARK BUSINESS PARK FILING NO. 3, REPLAT C
 SUBDIVISION AMENDMENT PLAT
 A REPLAT OF LOTS 1 AND 2, BLOCK 2, MEADOWLARK BUSINESS PARK FILING NO.3
 A PART OF THE NE 1/4, SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF FREDERICK, WELD COUNTY, COLORADO

Dated this 2nd day of May, 2019.
 George C. Moody
 PLS No. 38002



State of Colorado)
 County of Jefferson/Weld) ss

The foregoing instrument was acknowledged before me this 2nd day of May, 2019 by George C. Moody.

Witness my hand and official seal.
 My commission expires 2/28/2022.
 Michael Rhomberg
 Notary Public



Staff Certificate of Approval.

This Subdivision Amendment Plat of the Lot 1 and Lot 2, Block 1, Meadowlark Business Park, Filing No. 3, Replat C, is approved and accepted by the Town of Frederick, Planning Department this 23rd day of May, 2019 in accordance with Section 4.11.2 of the Land Use Code for Subdivision Amendments.

Planning Director

SUBDIVISION AMENDMENT PLAT
 LOT 1 AND LOT 2, BLOCK 1,
 MEADOWLARK BUSINESS PARK, FILING NO.3,
 REPLAT C

Mountain Navigation Inc.
 1824 South Zang Court
 Lakewood, CO 80228
 PH: 303-514-5232
 EMAIL: INFO@MOUNTAINNAV.COM

DATE: 4-29-19 | REV:1 | SHEET 1 OF 1