

GLACIER WEST BUSINESS PARK FILING NO. 2

A REPLAT OF LOT 9, GLACIER WEST BUSINESS PARK
 BEING A PORTION OF THE NORTHWEST QUARTER OF
 SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST, 6th P.M.
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 FINAL PLAT

CERTIFICATE OF OWNERSHIP

Know all men by these presents that UP Frederick Retail LLC, a Minnesota limited liability company, being the owner of certain lands in Frederick, Colorado, described as follows:

Lot 9, Glacier West Business Park, Town of Frederick, County of Weld, State of Colorado, described by metes and bounds to wit:

Commencing at the Southeast Corner of the Northeast Quarter of the Northwest Quarter of Section 3, Township 1 North, Range 68 West of the 6th P.M., being a 2" aluminum cap monument stamped LS 20673 1999, said point being the southeast corner of Glacier West Business Park, from which point the Northeast Corner of the Northwest Quarter of Section 3, being a 3.25" aluminum cap monument stamped LS 7242 1994, bears North 00°07'47" West;

Thence along the easterly boundary of Glacier West Business Park the following five (5) courses:

1. North 00°07'47" West, a distance of 525.13 feet;
2. South 89°48'28" West, a distance of 66.88 feet;
3. North 00°09'40" West, a distance of 51.01 feet;
4. Along the arc of a curve to the left having a radius of 41.96 feet and a central angle of 90°00'00", an arc distance of 65.91 feet (chord bears North 44°52'13" East, 59.34 feet);
5. North 00°07'47" West, a distance of 237.91 feet to the southeast corner of Lot 9, Glacier West Business Park, being the Point of Beginning;

Thence along the boundary of said Lot 9, Glacier West Business Park he following ten (10) courses:

1. North 00°07'47" West, a distance of 69.11 feet;
 2. North 10°15'03" West, a distance of 142.56 feet;
 3. North 00°07'47" West, a distance of 159.55 feet;
 4. South 89°38'05" West, a distance of 500.00 feet;
 5. North 00°07'47" West, a distance of 20.00 feet;
 6. South 89°38'05" West, a distance of 114.19 feet;
 7. South 00°07'47" East, a distance of 311.04 feet;
 8. North 89°54'14" East, a distance of 81.35 feet;
 9. Along the arc of a curve to the right having a radius of 175.00 feet and a central angle of 55°05'37", an arc distance of 168.27 feet (chord bears South 62°32'58" East, 161.87 feet);
 10. North 89°55'58" East, a distance of 414.42 feet to the Point of Beginning,
- containing 217,800 Square Feet, or 5.0000 Acres, more or less,

have laid out this Subdivision Amendment Plat of the above described land under the name and style of Glacier West Business Park Filing No. 2.

Thus described Subdivision Amendment Plat contains 5.0000 acres more or less, together with and subject to all easements and rights-of-way existing and/or of public record.

Executed this 15TH day of APRIL, 20 19.

Alicia Rhmer
 Owner

UP Frederick Retail LLC, a Minnesota limited liability company

State of Colorado }
 County of DENVER } ss

The foregoing certificate of ownership was acknowledged before me by

ALICIA RHYMER, acting in the capacity as VICE PRESIDENT

of UP Frederick Retail LLC, a Minnesota limited liability company this 15TH day of APRIL, 20 19.

Witness My Hand and Seal

COURTNEY SCHNEIDER
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20094031471
 MY COMMISSION EXPIRES JAN. 17, 2020

My commission expires JANUARY 17, 2020

Courtney Schneider
 Notary Public

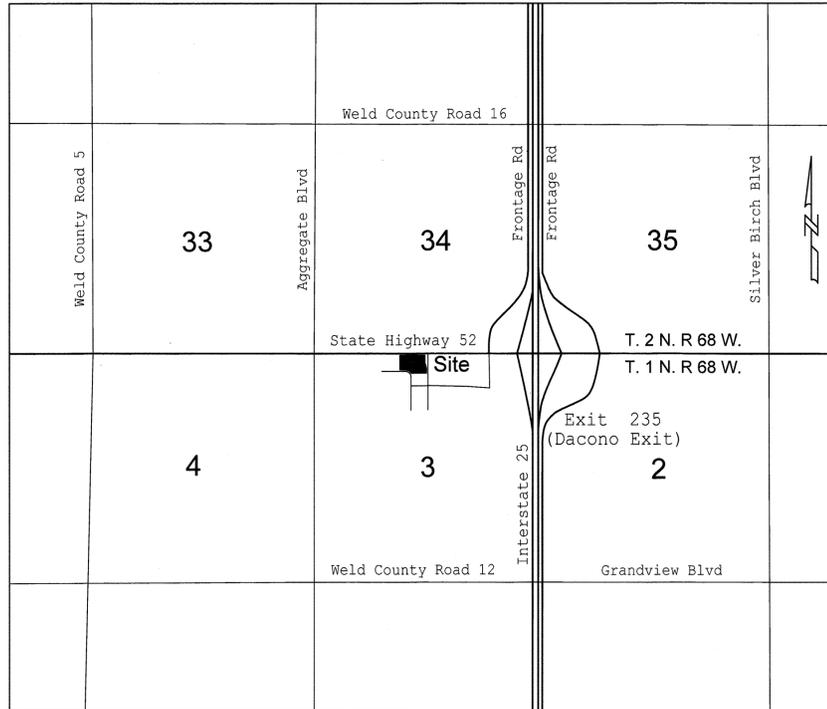
STAFF CERTIFICATE OF APPROVAL

This Subdivision Amendment Plat of Glacier West Business Park Filing No. 2 is approved and accepted by the Town of Frederick Planning Department this

18th day of April, 20 19 in accordance

with Section 4.11.2 of the Land Use Code for Subdivision Amendments.

J. Johnson
 Planning Director



VICINITY MAP 1"=2000'

GENERAL NOTES

1. Statute of limitations disclosure required per 13-80-105, C.R.S.: Notice: 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. Statement of lined units required per 38-51-106, C.R.S.: Lined unit of measure used in this survey: U.S. Survey Foot.
3. Preservation of Boundary Monumentation: Any person who knowingly removes, alters or defaces ANY public land survey monument (defined by 38-53-103(18) C.R.S. as any land boundary monument established on the ground by a cadastral survey of the United States government and any mineral survey monument established by a United States mineral surveyor and made a part of the United States public land records) or ANY land survey corner (defined by 38-53-103(6) C.R.S. as any land survey corner the position of which controls the location of the boundaries of a tract or parcel of land), or a restoration of any such monument, even if said person has title to the land on which said monument is located, commits a class 2 misdemeanor punishable by a fine of up to \$1,000 and/or 1 year in jail unless, prior to such removal, said person has caused a Colorado professional land surveyor to establish at least two witness corners or reference marks for each such monument removed and has filed or caused to be filed a monument record pursuant to article 53 of title 38, C.R.S. (18-4-508, C.R.S.)
4. For all information regarding right to title and easements, rights-of-way or other title burdens affecting such right to title to this property, Foresight West Surveying Inc. relied solely upon title policy issued by Old Republic National Title Insurance Company, order number ABN25159087-4, with an effective date of 03/29/2019.
5. Bearings are based upon the east line of the Northeast Quarter of the Northwest Quarter of Section 3, Township 1 North, Range 68 West, said line bearing North 00°07'47" West as shown on the recorded plat of Glacier West Business Park under Reception No. 3266941. Said line is monumented in the field as described herein, and those monuments are the same as those shown on said plat of Glacier West Business Park.
6. This parcel lies within Zone X (Area of Minimal Flood Hazard), as shown on FEMA FIRM panel no. 08013C0453J, dated 12/18/2012.
7. The right-of-way for State Highway 52 was conveyed March 27, 1963 in Book 1642 Page 200 and November 10, 1988 in Book 1215 Reception No. 2161551. Title as described in those deeds is anchored to the north line of the Northwest Quarter of Section 3. The deeds for the parcel west of Glacier West Business Park call for concrete and brass markers along the right-of-way, but none were found during this survey.

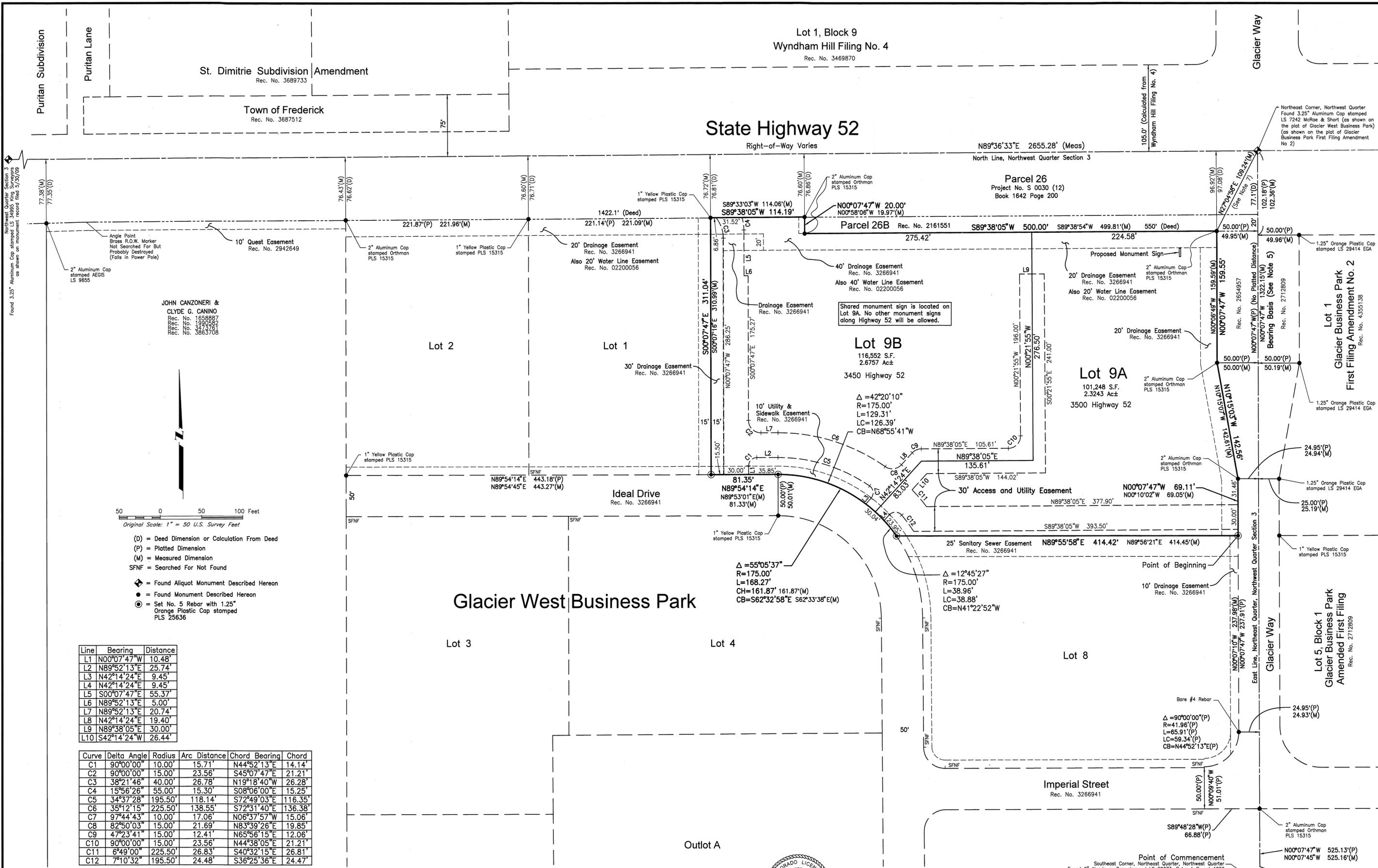
The plat of Glacier West Business Park was recorded March 9, 2005. That plat shows no tie to the north quarter corner other than a single bearing along the east line of the northwest quarter. If that surveyor had evidence of the State Highway right-of-way line, he didn't disclose it. Title to Glacier West Business Park is not defined relative to the north line of the Northwest Quarter of Section 3 and exists where its original monuments were placed, which is approximately 0.2 feet inside the recorded highway right-of-way.

8. An ambiguity exists on the plat of Glacier West Business Park wherein the 10' Utility & Sidewalk Easement along Ideal Drive was dedicated to the Town of Frederick in fee simple absolute, with marketable title, which would dedicate the underlying fee ownership rather than a mere easement. Since that 10' strip is labeled as an easement on sheet 2 of Glacier West Business Park, for the purposes of this plat the strip is shown hereon as merely an easement.

SURVEYING CERTIFICATE

I, Lester J. Ludeman, licensed Colorado Professional Land Surveyor No. 25636, hereby certify that the survey upon which this Subdivision Amendment Plat is based was performed under my responsible charge in 2018 to the normal standard of care of professional land surveyors practicing in Weld County, Colorado and in compliance with all applicable state laws controlling the practice of land surveying, and that the results of that survey are correctly shown on this Subdivision Amendment Plat.

By: Lester J. Ludeman
 Lester J. Ludeman, PLS No. 25636



Line	Bearing	Distance
L1	N00°07'47"W	10.48'
L2	N89°52'13"E	25.74'
L3	N42°14'24"E	9.45'
L4	N42°14'24"E	9.45'
L5	S00°07'47"E	55.37'
L6	N89°52'13"E	5.00'
L7	N89°52'13"E	20.74'
L8	N42°14'24"E	19.40'
L9	N89°38'05"E	30.00'
L10	S42°14'24"W	26.44'

Curve	Delta Angle	Radius	Arc Distance	Chord Bearing	Chord
C1	90°00'00"	10.00'	15.71'	N44°52'13"E	14.14'
C2	90°00'00"	15.00'	23.56'	S45°07'47"E	21.21'
C3	38°21'46"	40.00'	26.78'	N19°18'40"W	26.28'
C4	15°56'26"	55.00'	15.30'	S08°08'00"E	15.25'
C5	34°37'28"	195.50'	118.14'	S72°49'03"E	116.35'
C6	35°12'15"	225.50'	138.55'	S72°31'40"E	136.38'
C7	97°44'43"	10.00'	17.06'	N06°37'57"W	15.06'
C8	82°50'03"	15.00'	21.69'	N83°39'26"E	19.85'
C9	47°23'41"	15.00'	12.41'	N65°56'15"E	12.06'
C10	90°00'00"	15.00'	23.56'	N44°38'05"E	21.21'
C11	6°49'00"	225.50'	26.83'	S40°32'15"E	26.81'
C12	7°10'32"	195.50'	24.48'	S36°25'36"E	24.47'

- (D) = Deed Dimension or Calculation From Deed
- (P) = Platted Dimension
- (M) = Measured Dimension
- SFNF = Searched For Not Found
- ◆ = Found Aliquot Monument Described Hereon
- = Found Monument Described Hereon
- ⊙ = Set No. 5 Rebar with 1.25" Orange Plastic Cap stamped PLS 25636

