

# GLACIER BUSINESS PARK SECOND FILING – AMENDMENT NO. 2

3939450 Pages: 1 of 2  
06/11/2013 02:49 PM R Fee: \$21.00  
Steve Brown, Clerk and Recorder, Weld County, CO

A RESUBDIVISION OF LOTS 4 AND 5, GLACIER BUSINESS PARK SECOND FILING  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF WELD, STATE OF COLORADO.

**CERTIFICATE OF OWNERSHIP**

KNOW ALL MEN BY THESE PRESENTS THAT FERROUS DEVELOPMENT LLC, BEING THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 1, GLACIER BUSINESS PARK SECOND FILING;  
THENCE N00°02'47"E, A DISTANCE OF 416.72 FEET;  
THENCE S89°57'13"E, A DISTANCE OF 402.40 FEET TO THE WEST RIGHT OF WAY LINE OF PURITAN STREET;  
THENCE ALONG A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 41,531.94 FEET, AN ARC LENGTH OF 366.85 FEET, A CHORD BEARING OF S00°19'00"E, A CHORD DISTANCE OF 366.85 FEET;  
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 78.42 FEET, A CHORD BEARING OF S45°07'06"W, A CHORD DISTANCE OF 70.63 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EUREKA WAY;  
THENCE N89°57'13"W, A DISTANCE OF 354.72 FEET TO THE POINT OF BEGINNING;

CONTAINING 3.847 ACRES, OR 167,595 SQUARE FEET MORE OR LESS,

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF GLACIER BUSINESS PARK SECOND FILING – AMENDMENT NO. 2, THUS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 3.847 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 30<sup>th</sup> DAY OF MAY, 2013.

Ferrous Development LLC  
*Richard E. Poulson*  
OWNER

STATE OF COLORADO )  
COUNTY OF WELD ) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY Richard E. Poulson, ACTING IN HIS CAPACITY AS MANAGER OF Ferrous Devel. LLC, THIS 30<sup>th</sup> DAY OF May, 2013.

WITNESS MY HAND AND SEAL JOHN J. ENRIGHT  
MY COMMISSION EXPIRES 11/10/13  
*John J. Enright*  
NOTARY PUBLIC

JOHN J. ENRIGHT  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19874058059  
MY COMMISSION EXPIRES 11/10/2013

**LENDER'S CONSENT**

THE UNDERSIGNED, COLORADO BUSINESS BANK, AS THE BENEFICIARY OF A DEED OF TRUST THAT CONSTITUTES A LIEN UPON THE OWNER'S PROPERTY, HEREBY CONSENTS TO THE DEDICATION OF EASEMENTS AS SHOWN ON THIS AMENDED PLAT OF "GLACIER BUSINESS PARK SECOND FILING – AMENDMENT NO. 2", AND HEREBY FOREVER RELEASES SAID LANDS FROM SAID LIEN.

COLORADO BUSINESS BANK

*Douglas K. Darks*  
TITLE SVP

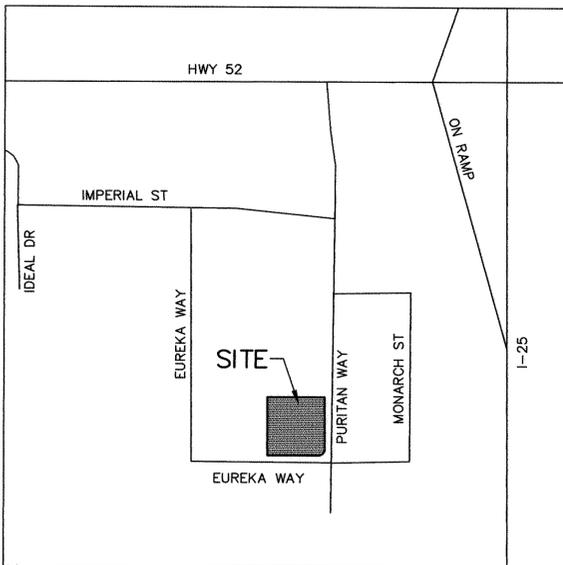
STATE OF COLORADO )  
COUNTY OF Jefferson ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Douglas K. Darks, ACTING IN HIS CAPACITY AS Sr. Vice President OF Colorado Business Bank THIS 31<sup>st</sup> DAY OF May, 2013.

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES 9-26-13  
*Diane G. Bowen*  
NOTARY PUBLIC

DIANE G. BOWEN  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 9/26/2013

VICINITY MAP N.T.S.



**NOTES**

- 1) TITLE COMMITMENT NO. 01330-20705 EFFECTIVE DATE FEBRUARY 04, 2013 AT 8:00 A.M. FROM STEWART TITLE GUARANTY COMPANY, WAS RELIED UPON FOR ANY RECORDED EASEMENTS OR RIGHTS OF WAY WHICH MAY AFFECT THE SUBJECT PROPERTY.
- 2) THE FOLLOWING EXCEPTIONS FROM SCHEDULE B OF THE ABOVE REFERENCED TITLE COMMITMENT ARE ADDRESSED AS FOLLOWS:  
1 THRU 8 – AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE  
9 THRU 11 – AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE  
12 – DOES NOT AFFECT SUBJECT PROPERTY  
10 THRU 18 – AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE  
19 – DOES NOT AFFECT SUBJECT PROPERTY  
20 – DOES NOT AFFECT SUBJECT PROPERTY  
21 – AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE  
22 – AFFECTS SUBJECT PROPERTY – AS SHOWN HEREON  
23 – AFFECTS SUBJECT PROPERTY – AS SHOWN HEREON

3) BASIS OF BEARINGS: THE NORTH RIGHT OF WAY LINE OF EUREKA WAY, N89°57'13"W (RECORD)

4) UNDERGROUND UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE AND UTILITY SKETCHES. ADDITIONAL UTILITIES, IN USE OR ABANDONED, MIGHT EXIST ON, NEAR OR CROSSING THE SUBJECT PROPERTY. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.

5) 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 CERTIFICATION SHOWN HEREON. (C.R.S. 13-80-105(3)(a))

6) BENCHMARK: "MUELLER" BOLT ON TOP FLANGE OF FIRE HYDRANT, ELEVATION=5035.43, LOCATED 257.4'W X 15.3'N OF THE SW CORNER OF LOT 5.

7) SUBJECT PROPERTY LIES IN "ZONE C", (AREAS OF MINIMAL FLOODING) AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS PER FLOOD INSURANCE RATE MAP PANEL NO. 080266 0960 D. DATED SEPTEMBER 28, 1990.

8) TOTAL AREA = 167,595 SQUARE FEET AND OR 3.847 ACRES MORE OR LESS.

9) SUBJECT PROPERTY IS ZONED: P.U.D.

10) PROPERTY CONTAINS 22 PARKING SPACES AS PER THIS PLAT.

**TOWN APPROVAL**

THIS IS TO CERTIFY THAT THE PLAT OF GLACIER BUSINESS PARK SECOND FILING AMENDMENT NO. 2 WAS APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 AND THAT THE MAYOR OF THE TOWN OF FREDERICK ON BEHALF OF THE TOWN OF FREDERICK, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR

ATTEST: TOWN CLERK

**WELD COUNTY CLERK AND RECORDER'S CERTIFICATE**

THIS PLAT OF WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ MAP \_\_\_\_\_, RECEPTION NO. \_\_\_\_\_

WELD COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_

DEPUTY \_\_\_\_\_

**STAFF CERTIFICATE OF APPROVAL**

THIS SUBDIVISION AMENDMENT PLAT OF THE GLACIER BUSINESS PARK SECOND FILING – AMENDMENT NO. 2, IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

*Jeffrey J. Mackenna*  
PLANNING DIRECTOR

**SURVEYOR'S CERTIFICATION**

I, JEFFREY J. MACKENNA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE PLAN MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SITE PLAN MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS FIFTH DAY OF MAY, 2013.

*Jeffrey J. Mackenna*  
JEFFREY J. MACKENNA  
COLORADO P.L.S. 34183  
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR  
EXPIRES: 05/28/2018

OWNER  
FERROUS DEVELOPMENT LLC  
3770 PURITAN WAY UNIT B  
FREDERICK CO 80516

ENGINEER  
LATITUDE 39 ENGINEERING  
2150 WEST 29TH AVENUE STE 335  
DENVER CO 80211

CATHY JOHNSON  
720-214-2115

SURVEYOR  
FALCON SURVEYING, INC.  
9940 WEST 25TH AVENUE  
LAKEWOOD, CO 80215

JEFF MACKENNA  
303-202-1560

**LEGEND**

- ◆ FOUND SECTION CORNER
- FOUND PIN/CAP
- ⊙ SET PIN & CAP P.L.S. 34183



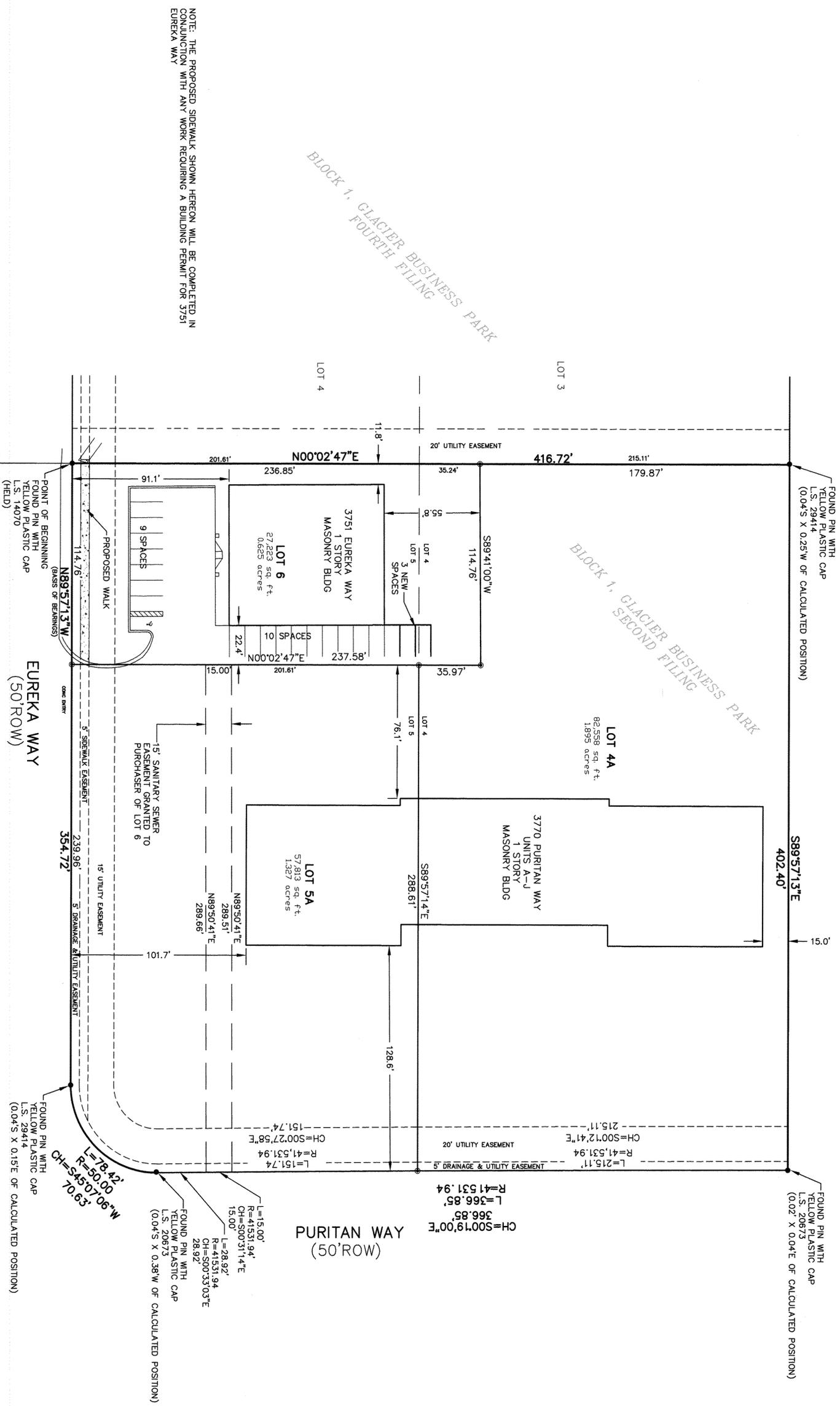
9940 WEST 25TH AVENUE  
LAKEWOOD, CO 80215  
303-202-1560  
WWW.FALCONSURVEYING.COM

FREDERICK INFORMATION BLOCK	
NAME OF SUBMITTAL:	GLACIER BUSINESS PARK SECOND FILING – AMENDMENT NO. 2
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	2
PHASE NUMBER:	
SHEET TITLE:	FINAL PLAT
PREPARATION DATE:	FEBRUARY 27, 2013
REVISION DATE:	MAY 18, 2013
REVISION DATE:	MAY 21, 2013
REVISION DATE:	MAY 28, 2013

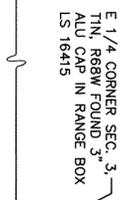
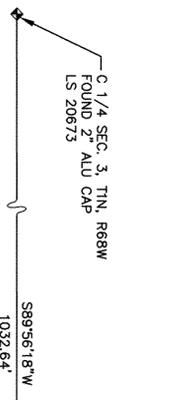
# GLACIER BUSINESS PARK SECOND FILING - AMENDMENT NO. 2

A RESUBDIVISION OF LOTS 4 AND 5, GLACIER BUSINESS PARK SECOND FILING  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH,  
 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 COUNTY OF WELD, STATE OF COLORADO.

3099489  
 06/11/2013 02:49 PM R. Cecil, S.L. 00  
 11/11/2013 09:44 AM R. Cecil, S.L. 00  
 11/11/2013 09:44 AM R. Cecil, S.L. 00



NOTE: THE PROPOSED SIDEWALK SHOWN HEREON WILL BE COMPLETED IN CONJUNCTION WITH ANY WORK REQUIRING A BUILDING PERMIT FOR 3751 EUREKA WAY



FREDERICK INFORMATION BLOCK	
NAME OF SUBMITTAL:	GLACIER BUSINESS PARK SECOND FILING - AMENDMENT NO. 2
TYPE OF SUBMITTAL:	FINAL PLAN
FILING NUMBER:	2
SHEET NUMBER:	FINAL PLAN
PREPARATION DATE:	FEBRUARY 27, 2013
REVISION DATE:	MAY 18, 2013
REVISION DATE:	MAY 21, 2013
REVISION DATE:	MAY 28, 2013