

FREDERICK WEST BUSINESS CENTER, REPLAT "H"

AMENDED FINAL PLAT

A REPLAT OF LOTS 5-G AND 6-G, BLOCK 4, FREDERICK WEST BUSINESS CENTER REPLAT "G" AND PART OF LOT 1B, BLOCK 4, FREDERICK WEST BUSINESS CENTER, REPLAT "B", ALL BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.
 SHEET 1 OF 1

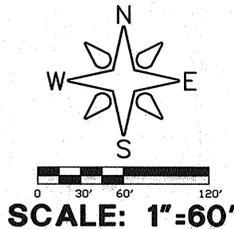
N.W. CORNER SEC. 26, T.2N., R. 68W.
 (EXISTING 2-1/2" ALUMINUM CAP, P.L.S.
 25614, IN RANGE BDX)

Prepared By:
R. W. BAYER & ASSOCIATES, INC.
 2090 EAST 104TH AVENUE, SUITE 200
 THORNTON, COLORADO 80233-4316
 (303) 452-4433 FAX (303) 452-4515
 CAF FILE: AD13053C/AD13053C.DWG
 Date Prepared: APRIL 13, 2013
 REVISED ON 08-06-2013 PER CITY

LOT 2B, BLOCK 1, FREDERICK WEST BUSINESS CENTER, REPLAT "B"
 (RECEPTION NO. 2602979, WELD COUNTY RECORDS)

A= 131'06'44"
 R= 48.00'
 L= 109.84'
 Ch= S65°33'22"E,
 87.40'

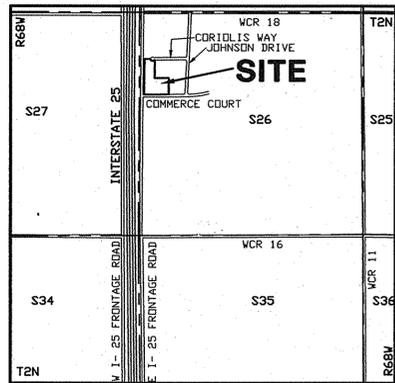
A= 41'06'44"
 R= 25.00'
 L= 17.94'
 Ch= N69°26'38"E,
 17.56'



LEGEND

- DENOTES: FOUND MONUMENT AS DESCRIBED HEREON
- DENOTES: SET #5 REBAR & CAP, BAYER - P.L.S. 6973
- (P) DENOTES: PLATTED BEARING AND/OR DISTANCE
- (D) DENOTES: DESCRIBED BEARING AND/OR DISTANCE
- (M) DENOTES: MEASURED BEARING AND/OR DISTANCE

VICINITY MAP



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT GEP INVESTMENTS, INC., A COLORADO CORPORATION, BEING THE OWNERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

LOT 5-G AND 6-G, BLOCK 4, FREDERICK WEST BUSINESS CENTER REPLAT "G", (RECORDED IN RECEPTION NO. 3216712, WELD COUNTY RECORDS), TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, AND LOT 1B, BLOCK 4, FREDERICK WEST BUSINESS CENTER, REPLAT "B", (RECORDED IN RECEPTION NO. 2602979, WELD COUNTY RECORDS), TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY DEED RECORDED JULY 09, 2002 AT RECEPTION NO. 2967547, TOGETHER CONTAINING 7.596 ACRES MORE OR LESS, EXCLUDING THE EXCEPTED PARCEL, ADDRESS - 4001 COMMERCE DRIVE

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF FREDERICK WEST BUSINESS CENTER, REPLAT "H", THUS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 7.596 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR PUBLIC RECORD.

EXECUTED THIS 29 DAY OF August, 2013

OWNER: GEP INVESTMENTS, INC., A COLORADO CORPORATION
 7626 BRIGHTON ROAD, COMMERCE CITY, COLORADO 80022

By: George Eidsness
 GEORGE EIDSSNESS, PRESIDENT

NOTARIAL CERTIFICATE:

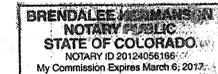
STATE OF COLORADO
 COUNTY OF Adams

THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE George Eidsness ACTING IN HIS CAPACITY AS President THIS 29 DAY OF August, 2013

Brendalee Hermanson
 WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 3-6-17

Brendalee Hermanson
 NOTARY PUBLIC



NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS MAPPING WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. 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.

THE LINEAL UNITS USED AND SHOWN HEREON IS U S SURVEY FOOT.

FOR OWNERSHIP OF THIS TRACT OF LAND, EASEMENTS AND/OR ENCUMBRANCES AFFECTING THIS TRACT OF LAND, R. W. BAYER & ASSOCIATES RELIED UPON COMMITMENTS FOR LOT 5-G AND 6-G - LAND TITLE GUARANTEE COMPANY, ORDER NO. AB25115263, DATED APRIL 02, 2013 AND FOR LOT 1-B - LAND TITLE GUARANTEE COMPANY, ORDER NO. FCC25115279. THIS LOT IS SUBJECT TO THE EXCEPTIONS CONTAINED IN THE ORDER NO. 'S FROM THE TITLE COMPANY.

IT IS THE INTENT OF THIS REPLAT TO VACATE THE LOT LINE BETWEEN LOTS 5-G AND 6-G AND BETWEEN LOT 1-B AND 6-G AND CREATE ONE LOT. ADDITIONALLY, THE 14' WIDE UTILITY EASEMENT ALONG THE LOT LINE BETWEEN LOTS 5-G AND 6-G IS VACATED BY RESOLUTION NO. 13-R-33. ALL OTHER EASEMENTS ARE TO REMAIN AS PLATTED OR DESCRIBED IN SEPARATE DOCUMENTS.

CERTIFICATE OF SURVEY:

I, Raymond W. Bayer, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE AMENDED FINAL PLAT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND. I FURTHER CERTIFY THAT THIS AMENDED FINAL PLAT WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REGULATIONS ON THIS 28th DAY OF AUGUST, 2013



Raymond W. Bayer
 RAYMOND W. BAYER, REGISTRATION NO. 6973,
 WITHIN THE STATE OF COLORADO

STAFF CERTIFICATE OF APPROVAL:

THIS SUBDIVISION AMENDMENT PLAT OF FREDERICK WEST BUSINESS CENTER, REPLAT "H" IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 20th DAY OF September, 2013 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

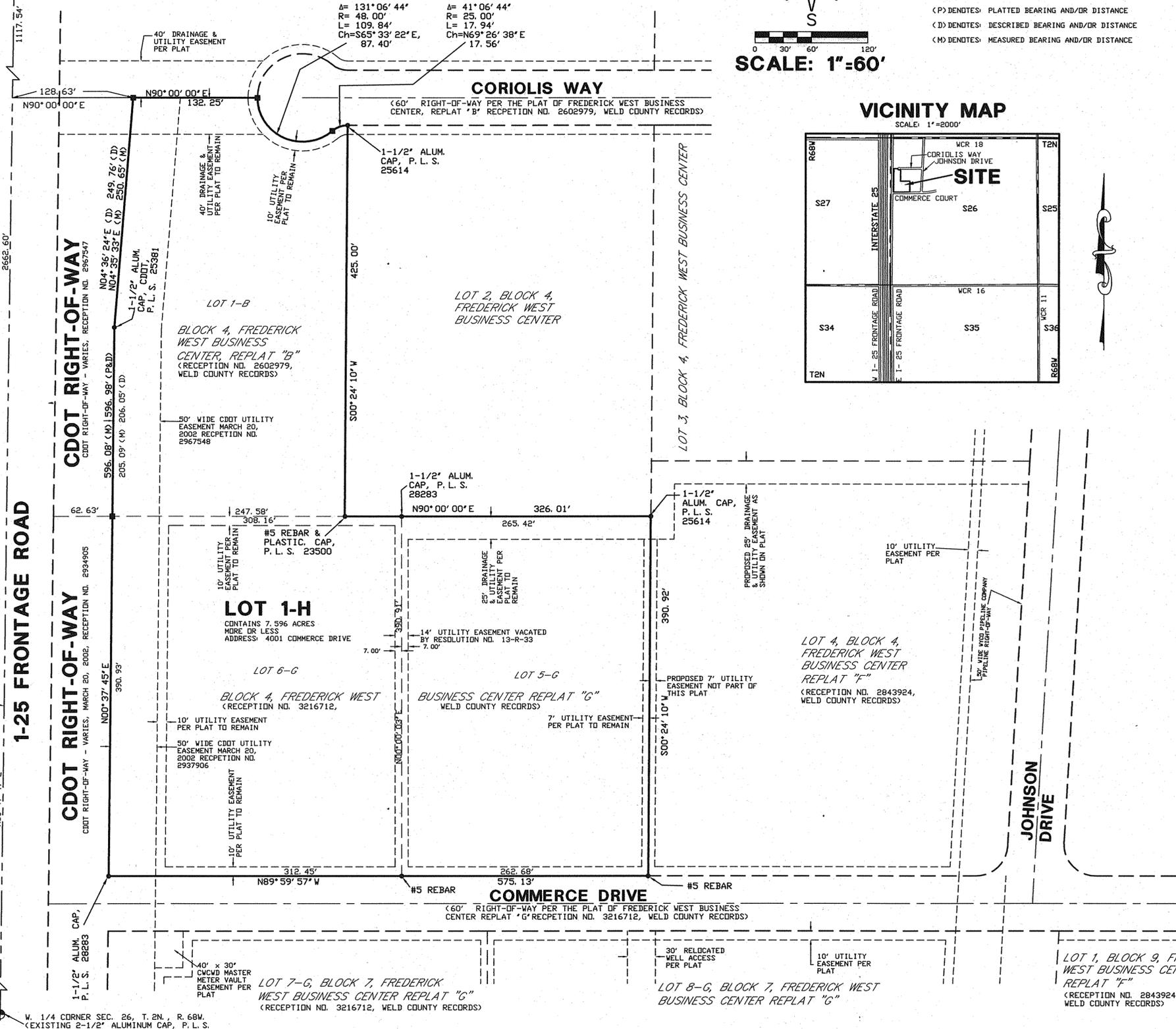
John Simons
 PLANNING DIRECTOR

CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY, COLORADO AT _____ ON THE _____ DAY OF _____, 20____
 IN RECEPTION 04/01/13

By: _____
 DEPUTY

CLERK AND RECORDER:



WEST LINE N.W. 1/4 SEC. 26
1-25 FRONTAGE ROAD
 N00°47'47"E
 2652.50'

CDOT RIGHT-OF-WAY
 CDOT RIGHT-OF-WAY - VARIES, RECEPTION NO. 2957947
 N04°36'24"E (D) 249.76' (D)
 N04°35'32"E (M) 250.65' (M)
 1-1/2" ALUM. CAP, CDDT, P.L.S. 25381
 596.08' (M) 1596.98' (P&D)
 205.09' (M) 206.05' (D)

CDOT RIGHT-OF-WAY
 CDOT RIGHT-OF-WAY - VARIES, MARCH 20, 2002, RECEPTION NO. 2934905
 N00°37'45"E
 390.93'

LOT 1-B
 BLOCK 4, FREDERICK WEST BUSINESS CENTER, REPLAT "B"
 (RECEPTION NO. 2602979, WELD COUNTY RECORDS)

50' WIDE CDOT UTILITY EASEMENT MARCH 20, 2002 RECEPTION NO. 2967548

LOT 1-H

CONTAINS 7.596 ACRES MORE OR LESS
 ADDRESS: 4001 COMMERCE DRIVE

LOT 6-G

BLOCK 4, FREDERICK WEST BUSINESS CENTER REPLAT "G"
 (RECEPTION NO. 3216712, WELD COUNTY RECORDS)

10' UTILITY EASEMENT PER PLAT TO REMAIN

50' WIDE CDOT UTILITY EASEMENT MARCH 20, 2002 RECEPTION NO. 2937906

10' UTILITY EASEMENT PER PLAT TO REMAIN

1-1/2" ALUM. CAP, P.L.S. 28283

#5 REBAR & PLASTIC, CAP, P.L.S. 23500

10' UTILITY EASEMENT PER PLAT TO REMAIN

14' UTILITY EASEMENT VACATED BY RESOLUTION NO. 13-R-33

7' UTILITY EASEMENT PER PLAT TO REMAIN

10' UTILITY EASEMENT PER PLAT TO REMAIN

CORIOLIS WAY

60' RIGHT-OF-WAY PER THE PLAT OF FREDERICK WEST BUSINESS CENTER, REPLAT "B" RECEPTION NO. 2602979, WELD COUNTY RECORDS

1-1/2" ALUM. CAP, P.L.S. 25614

LOT 2, BLOCK 4, FREDERICK WEST BUSINESS CENTER

1-1/2" ALUM. CAP, P.L.S. 28283

#5 REBAR & PLASTIC, CAP, P.L.S. 23500

10' UTILITY EASEMENT PER PLAT TO REMAIN

14' UTILITY EASEMENT VACATED BY RESOLUTION NO. 13-R-33

7' UTILITY EASEMENT PER PLAT TO REMAIN

10' UTILITY EASEMENT PER PLAT TO REMAIN

1-1/2" ALUM. CAP, P.L.S. 25614

10' UTILITY EASEMENT PER PLAT TO REMAIN

COMMERCE DRIVE

60' RIGHT-OF-WAY PER THE PLAT OF FREDERICK WEST BUSINESS CENTER REPLAT "G" RECEPTION NO. 3216712, WELD COUNTY RECORDS

#5 REBAR

LOT 3, BLOCK 4, FREDERICK WEST BUSINESS CENTER

1-1/2" ALUM. CAP, P.L.S. 25614

10' UTILITY EASEMENT PER PLAT TO REMAIN

LOT 4, BLOCK 4, FREDERICK WEST BUSINESS CENTER REPLAT "F"
 (RECEPTION NO. 2843924, WELD COUNTY RECORDS)

1-1/2" ALUM. CAP, P.L.S. 25614

10' UTILITY EASEMENT PER PLAT TO REMAIN

JOHNSON DRIVE

1-1/2" ALUM. CAP, P.L.S. 25614

10' UTILITY EASEMENT PER PLAT TO REMAIN

LOT 1, BLOCK 9, FREDERICK WEST BUSINESS CENTER REPLAT "F"
 (RECEPTION NO. 2843924, WELD COUNTY RECORDS)

10' UTILITY EASEMENT PER PLAT TO REMAIN

W. 1/4 CORNER SEC. 26, T.2N., R. 68W.
 (EXISTING 2-1/2" ALUMINUM CAP, P.L.S.
 25614, IN RANGE BDX)