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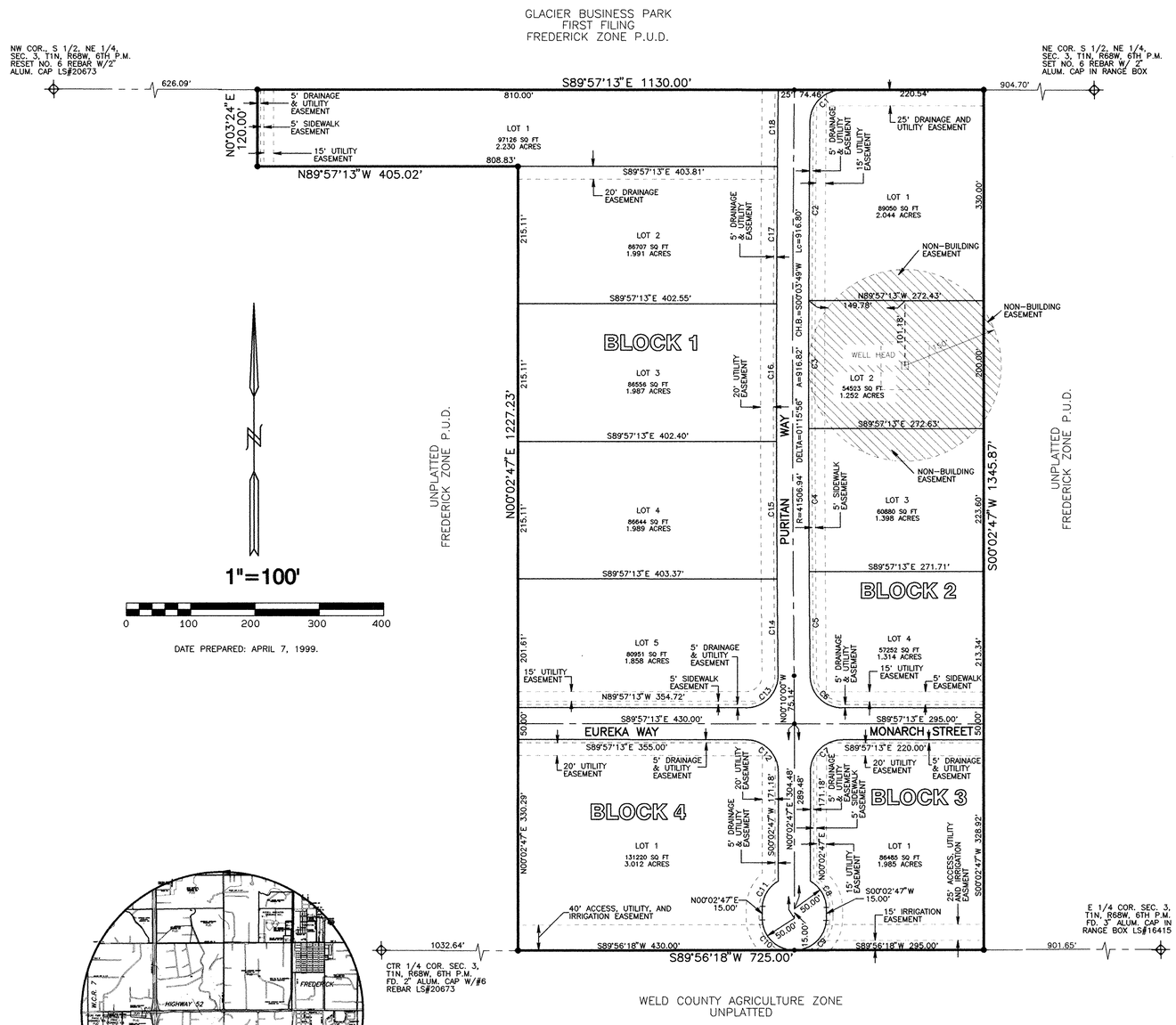
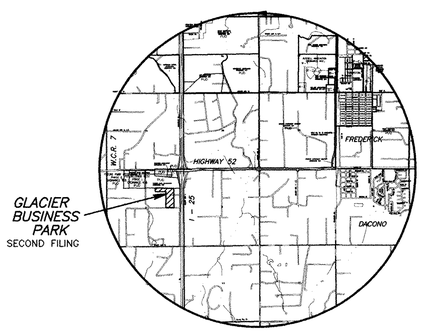
2736392 12/03/1999 11:56A JA Suki Tsukamoto
1 of 1 R 10.00 D 0.00 Weld County CO

FINAL PLAT
GLACIER BUSINESS PARK AMENDED SECOND FILING

A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.





VICINITY MAP
NOT TO SCALE

CURVE DATA TABLE

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	50.00'	89°40'23"	78.25'	N45°12'35"E	70.51'
C2	41481.94'	0°23'14"	280.29'	N00°28'05"E	280.29'
C3	41481.94'	0°16'34"	200.00'	N00°08'11"E	200.00'
C4	41481.94'	0°18'32"	223.60'	N00°11'22"W	223.60'
C5	41481.94'	0°13'32"	163.35'	N00°27'24"W	163.35'
C6	50.00'	90°19'02"	78.82'	N45°06'42"W	70.91'
C7	50.00'	90°00'00"	78.54'	N45°02'47"E	70.71'
C8	50.00'	59°57'13"	52.32'	N29°58'37"W	49.96'
C9	50.00'	90°02'47"	78.58'	N45°01'23"E	70.74'
C10	50.00'	89°57'13"	78.50'	S44°58'37"E	70.68'
C11	50.00'	60°02'47"	52.40'	S30°01'23"W	50.04'
C12	50.00'	90°00'00"	78.54'	S44°57'13"E	70.71'
C13	50.00'	89°51'58"	78.42'	S45°07'06"W	70.63'
C14	41531.94'	0°12'34"	151.74'	S00°27'58"E	151.74'
C15	41531.94'	0°17'48"	215.11'	S00°12'41"E	215.11'
C16	41531.94'	0°17'48"	215.11'	S00°05'06"W	215.11'
C17	41531.94'	0°17'48"	215.11'	S00°22'56"W	215.11'
C18	41531.94'	0°09'56"	120.01'	S00°36'48"W	120.01'

BASIS OF BEARINGS:

SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 3 AS BEARING NORTH 89°56'18" EAST (ASSUMED AND MONUMENTED AS SHOWN).

FLOOD PLAIN INFORMATION:

THIS PROPERTY LIES WITHIN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080266 0960 D, DATED SEPTEMBER 28, 1990.

NOTES:

1. SITE SPECIFIC GEOTECHNICAL INVESTIGATIONS MUST BE DONE PRIOR TO BUILDING.
2. TOTAL AREA = 23.527 ACRES.
3. ZONING = P.U.D.
4. 5' WALK ON NORTH OR EAST SIDE OF ALL STREETS TO BE INSTALLED BY INDIVIDUAL LOT OWNERS.
5. THERE SHALL BE NO BUILDING STRUCTURES PLACED WITHIN THE 150 FOOT RADIUS NON-BUILDING EASEMENT AROUND THE WELL.

LEGEND:

BOUNDARY LINE

FOUND MONUMENT AS NOTED

DENOTES END OF A CURVE OR LINE

SET NO. 5 PIN WITH PLASTIC CAP LS 20673

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF 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 FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH HALF; WHENCE THE NORTHWEST CORNER OF SAID SOUTH HALF BEARS NORTH 89°57'13" WEST WEST 626.09 FEET, SAID POINT ALSO BEING ON THE SOUTH BOUNDARY LINE OF GLACIER BUSINESS PARK, FILING NO. 1 AS RECORDED IN RECEPTION NUMBER 2654119 OF WELD COUNTY RECORDS; THENCE ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 3, SOUTH 89°57'13" EAST 1,130.00 FEET; THENCE SOUTH 00°02'47" WEST 1,345.87 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, WHENCE THE EAST ONE-QUARTER CORNER OF SAID SECTION 3 BEARS NORTH 89°56'18" EAST 901.65 FEET; THENCE ALONG SAID SOUTH LINE, SOUTH 89°56'18" WEST 725.00 FEET TO A POINT WHENCE THE CENTER ONE-QUARTER CORNER OF SAID SECTION 24 BEARS SOUTH 89°56'18" WEST 1,032.64 FEET; THENCE NORTH 00°02'47" EAST 1227.23 FEET; THENCE NORTH 89°57'13" WEST 405.02 FEET; THENCE NORTH 00°03'24" EAST 120.00 FEET TO THE POINT OF BEGINNING; CONTAINING 23.527 ACRES MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, GLACIER LLC, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREIN HAS CAUSED SAID LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF GLACIER BUSINESS PARK, SECOND FILING AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL PUBLIC STREETS AND RIGHTS-OF-WAY, EASEMENTS AND PLACES DESIGNATED OR DESCRIBED AS FOR PUBLIC ACCESS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HANDS AND SEALS THIS 11th DAY OF November, 19 99.

BY: Philip E. Calvin

GLACIER LLC.

NOTARIAL CERTIFICATION:

STATE OF COLORADO)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF November, 19 99. BY GLACIER LLC.

MY COMMISSSION EXPIRES: Oct 19, 2003

Julie Conde
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I HERE BY CERTIFY THIS FINAL PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

Peter A. Bryant

ROCKY MOUNTAIN CONSULTANTS, INC.
BY: PETER A. BRYANT
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 20673

TRUSTEE CERTIFICATE:

APPROVED BY THE BOARD OF TRUSTEES THIS _____ DAY OF _____ A.D., 1999. ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE TOWN FOR CONSTRUCTION OF ANY STREETS, HIGHWAYS, ALLEYS, BRIDGES, RIGHTS-OF-WAY OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

ATTEST: Jacqueline McConnell
TOWN CLERK

Edward J. Taglienti, MAYOR
BOARD OF TRUSTEES

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF WELD)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____.M., THIS _____ DAY OF _____ A.D., 19 _____. AND IS RECORDED IN PLAT BOOK NO._____, FILM NO._____. RECEPTION NO._____.

DEPUTY _____ RECORDER _____

FEES _____

RMC 825 DELAWARE AVE., SUITE 500, LONGMONT, CO 80501
(303)772-5282 METRO:(303)655-5283 FAX:(303)655-5659

PLOTTED: Wed Nov 10 10:59:03 1999 R:\3181_004-K(1)\planning\final\GBP second filing final plat.pro