

FINAL PLAT GLACIER PARK STORAGE ADDITION FIRST FILING

BEING A REPLAT OF LOT 6A, ELMORE & SPELTS SUBDIVISION FILING NO. 1 - 1ST AMENDMENT AND LOTS 6 & 7, BLOCK 1, GLACIER BUSINESS PARK AMENDED FIRST FILING,
 SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DOM A. KICKBUSH, ANA A. KICKBUSH AND BANK OF THE WEST, BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

LOT 6A, ELMORE & SPELTS SUBDIVISION FILING NO. 1 - 1ST AMENDMENT, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

AND

LOTS 6 AND 7, BLOCK 1, GLACIER BUSINESS PARK AMENDED FIRST FILING, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF GLACIER PARK STORAGE ADDITION FIRST FILING, THIS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 6.760 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 11th DAY OF October, 2021.

OWNER: DOM A. KICKBUSH

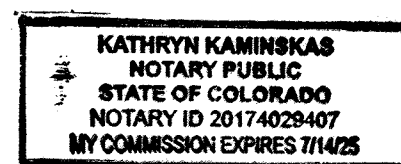
BY: Dom A. Kickbush
 DOM A. KICKBUSH

STATE OF COLORADO)
) SS
 COUNTY OF Adams

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY Dom Kickbush ACTING IN HIS CAPACITY AS owner OF GLACIER COMMERCIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY THIS 11th DAY OF October, 2021.

WITNESS MY HAND AND SEAL Kathryn Kaminskas

MY COMMISSION EXPIRES 7/14/2025
Kathryn Kaminskas
 NOTARY PUBLIC



OWNERS: DOM A. KICKBUSH AND ANA A. KICKBUSH

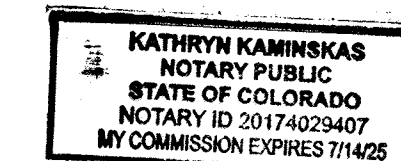
BY: Dom A. Kickbush and Ana A. Kickbush
 DOM A. KICKBUSH ANA A. KICKBUSH

STATE OF COLORADO)
) SS
 COUNTY OF Adams

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY DOM A. KICKBUSH, ACTING IN HIS INDIVIDUAL CAPACITY THIS 11th DAY OF October, 2021.

WITNESS MY HAND AND SEAL Kathryn Kaminskas

MY COMMISSION EXPIRES 7/14/2025
Kathryn Kaminskas
 NOTARY PUBLIC

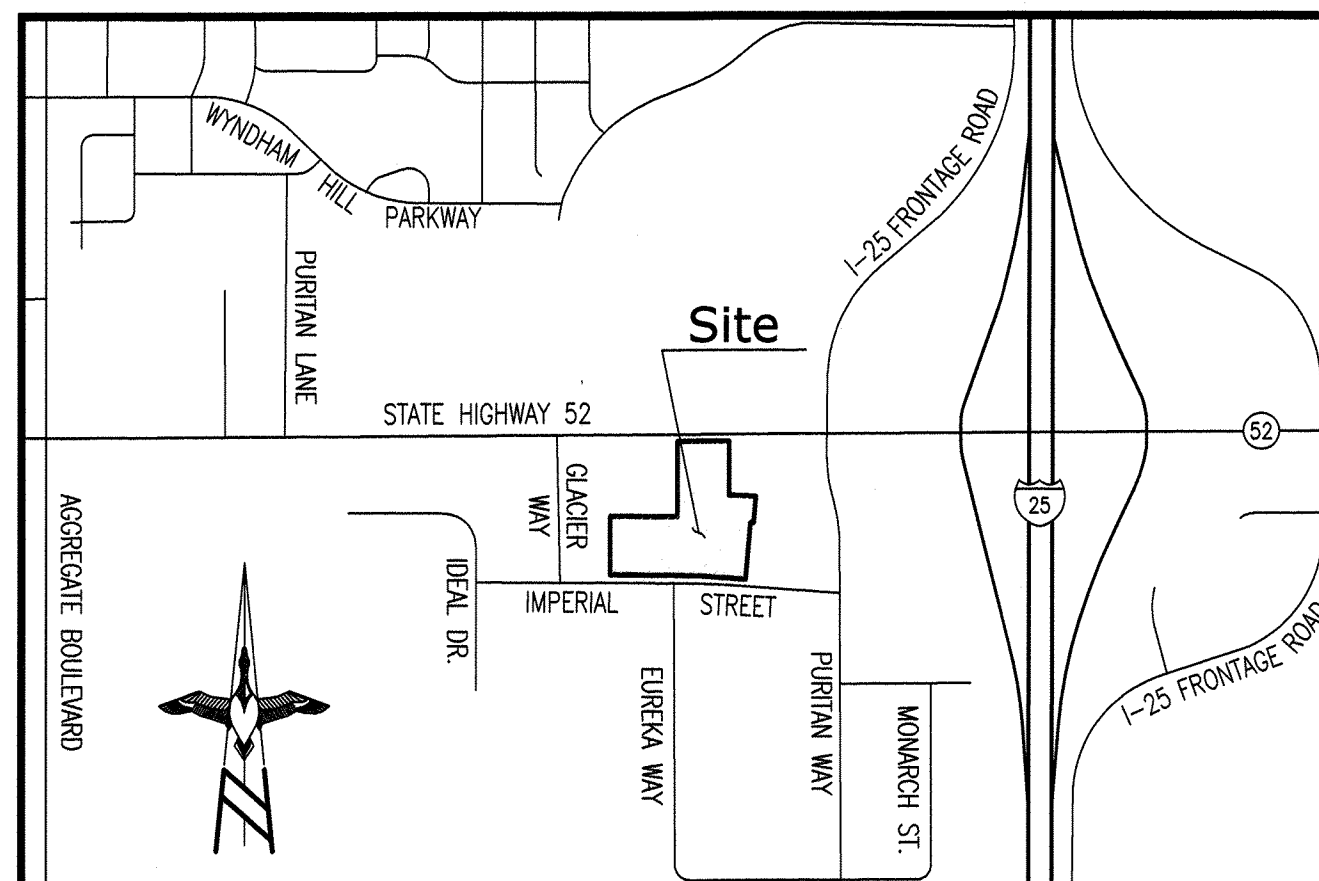
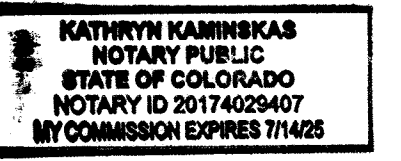


STATE OF COLORADO)
) SS
 COUNTY OF Adams

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY ANA A. KICKBUSH, ACTING IN HER INDIVIDUAL CAPACITY THIS 11th DAY OF October, 2021.

WITNESS MY HAND AND SEAL Kathryn Kaminskas

MY COMMISSION EXPIRES 7/14/2025
Kathryn Kaminskas
 NOTARY PUBLIC



Vicinity Map - 1" = 1000'

CERTIFICATE OF OWNERSHIP AND DEDICATION (continued):

MORTGAGEE: BANK OF THE WEST

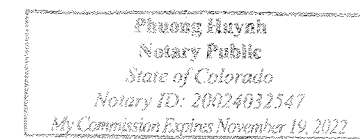
BY: Max Heyman V.P.
 (NAME) (TITLE)

STATE OF Colorado
) SS
 COUNTY OF Denver

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY Max Heyman ACTING IN HIS CAPACITY AS V.P. OF BANK OF THE WEST THIS 12 DAY OF October, 2021.

WITNESS MY HAND AND SEAL Phuong Huynh

MY COMMISSION EXPIRES November 19, 2022
Phuong Huynh
 NOTARY PUBLIC



CERTIFICATE OF VACATION:

KNOW ALL MEN BY THESE PRESENTS THAT A PORTION A 20.00-FOOT-WIDE UTILITY EASEMENT DEDICATED TO THE TOWN OF FREDERICK, COLORADO BY THE PLAT OF PURITAN PLACE COMMERCIAL SUBDIVISION RECORDED SEPTEMBER 28, 1982 AT RECEPTION NO. 1904833 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF WELD, STATE OF COLORADO, BEING THE EAST 10.00 FEET AS SHOWN HEREON, IS NOT BEING USED AND IS UNNECESSARY AND THEREFORE VACATED TO THE OWNER(S), GLACIER COMMERCIAL, LLC, DOM A. KICKBUSH AND ANA A. KICKBUSH, BY THIS REPLAT OF THE SUBDIVISION.

TOWN OF FREDERICK, COLORADO.

(MAYOR) _____

ATTEST: signature block not needed 10/14/21

(TOWN CLERK) _____

STATE OF _____) SS

COUNTY OF _____)

THE FOREGOING CERTIFICATE OF VACATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021 BY _____ AS MAYOR AND _____ AS TOWN CLERK OF THE TOWN OF FREDERICK.

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

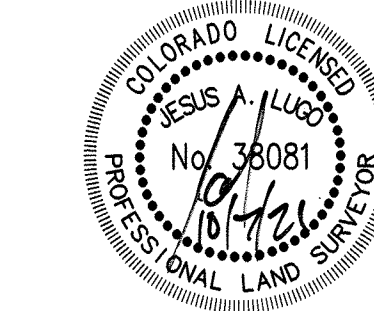
GENERAL NOTES:

1. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, WHICH BEARS SOUTH 89°44'28" EAST, BETWEEN THE MONUMENTS SHOWN HEREON, PER THE PLAT OF ELMORE & SPELTS SUBDIVISION FILING NO. 1 - 1ST AMENDMENT RECORDED JULY 25, 2009 AT RECEPTION ON. 3305756 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY.
2. FLOOD INFORMATION: BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08013004533, DATED DECEMBER 18, 2012 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
3. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. PROPERTY INFORMATION BINDER ORDER NO. FOIF25187744, WITH AN EFFECTIVE DATE OF APRIL 26, 2021 AND PROPERTY INFORMATION BINDER ORDER NO. FOIF25164529, WITH AN EFFECTIVE DATE OF APRIL 4, 2019, BOTH PREPARED BY LAND TITLE GUARANTEE COMPANY, WERE RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
4. 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.
5. THE FIELD WORK FOR THIS PLAT WAS PERFORMED ON MARCH 6, 2019.
6. THE LINEAL UNITS OF MEASURE SHOWN ON THIS PLAT ARE BASED UPON THE U.S. SURVEY FOOT.
7. FOR RECORD DIMENSIONS OF THE EASEMENTS SHOWN HEREON, REFER TO THE RECORDING INFORMATION AS INDICATED. IN THE EVENT THAT THERE IS A DISCREPANCY IN THE LOCATION OF THE RECORDED EASEMENT AS SHOWN HEREON, THE RECORD DOCUMENT WILL TAKE PRECEDENCE.
8. THE ADDRESS OF THE COMBINED LOTS (LOT 1, BLOCK 1) SHALL BE 3759 IMPERIAL STREET, FREDERICK, COLORADO.

SURVEYOR'S CERTIFICATE:

I, JESUS A. LUGO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SUBDIVISION AMENDMENT PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SUBDIVISION AMENDMENT PLAT WAS PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS ____ DAY OF _____, 2021.



JESUS A. LUGO, PLS 38081
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
 FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC

STAFF CERTIFICATE OF APPROVAL:

THIS SUBDIVISION AMENDMENT PLAT OF GLACIER PARK STORAGE ADDITION FIRST FILING IS APPROVED AND ACCEPTED BY THE FREDERICK PLANNING DEPARTMENT THIS 1st DAY OF October, 2021 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

Signature
 PLANNING DIRECTOR

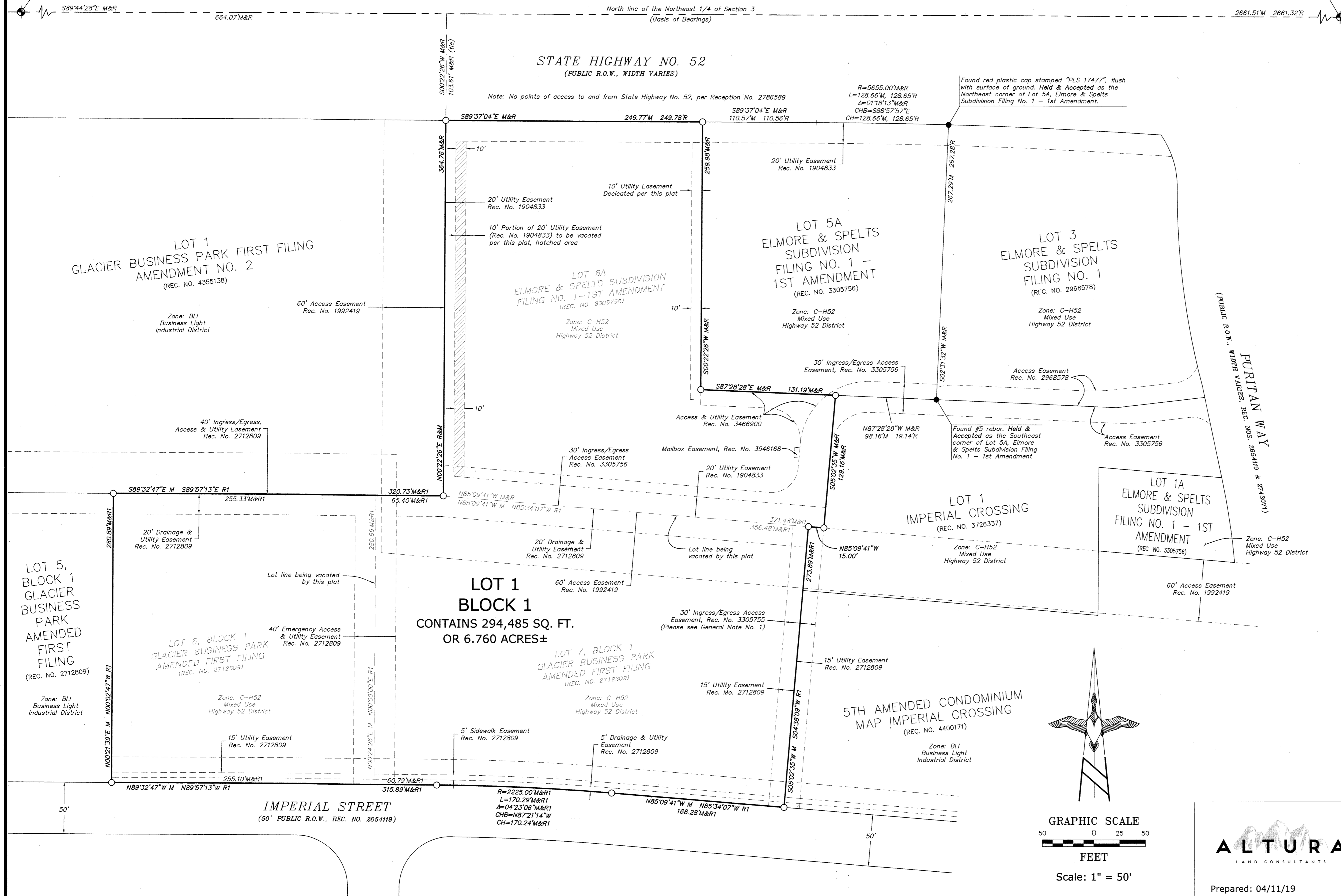
 Prepared: 04/11/19 Job No. 19038	COVER SHEET	
	5/30/19	SUBMITTAL
	6/25/21	1ST SUBMITTAL REVIEW REVISION
	8/16/21	2ND SUBMITTAL REVIEW REVISION
SHEET 1 OF 2		

FINAL PLAT GLACIER PARK STORAGE ADDITION FIRST FILING

BEING A REPLAT OF LOT 6A, ELMORE & SPELTS SUBDIVISION FILING NO. 1 - 1ST AMENDMENT AND LOTS 6 & 7, BLOCK 1, GLACIER BUSINESS PARK AMENDED FIRST FILING,
 SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

North 1/4 corner of Section 3
 Found 3 1/4" aluminum cap stamped
 "McRAE & SHORT INC. LS 7242", 1" below
 ground surface, per the Colorado Land
 Survey Monument Record accepted
 01/15/2008. Held & Accepted as said
 monument described above.

Northeast corner of Section 3
 Found 3 1/2" brass cap stamped "COLO
 DEPT OF TRANSPORTATION 2001 PLS NO
 23524", per the Colorado Land Survey
 Monument Record, accepted 03/31/2016,
 Held & Accepted as said monument
 described above.



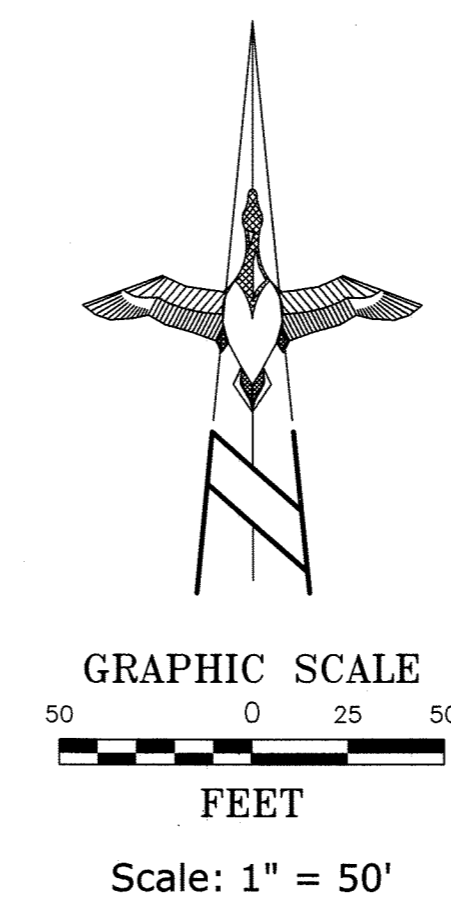
- MONUMENT LEGEND**
- INDICATES FOUND MONUMENT AS NOTED.
 - INDICATES SET MONUMENT BEING A NO. 5 REBAR WITH A GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081".
 - ✦ INDICATES FOUND SECTION CORNER MONUMENT AS NOTED.

- LINE LEGEND**
- = SUBJECT PARCEL BOUNDARY LINES
 - - - = SECTION LINES
 - · - · = ADJOINING PARCEL BOUNDARY LINES
 - - - = EASEMENT LINES
 - - - = LOT LINES BEING VACATED BY THIS PLAT

- MISCELLANEOUS NOTES**
- R INDICATES RECORD INFORMATION PER THE PLAT OF ELMORE & SPELTS SUBDIVISION FILING NO. 1 - 1ST AMENDMENT RECORDED JULY 25, 2005 AT RECEPTION NO. 3305756 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF WELD, STATE OF COLORADO.
 - R1 INDICATES RECORD INFORMATION PER THE PLAT OF GLACIER BUSINESS PARK AMENDED FIRST FILING RECORDED AUGUST 9, 1999 AT RECEPTION NO. 2712809 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF WELD, STATE OF COLORADO.
 - M INDICATES MEASURED BEARINGS AND DISTANCES.

GENERAL NOTES

1. THE WIDTH OF THE INGRESS/EGRESS ACCESS EASEMENT AS DEPICTED ON THE EXHIBIT CONTAINED IN THE INSTRUMENT RECORDED 07/25/2005 AT RECEPTION NO. 3305756 IS NOT CLEARLY DEFINED. THE WIDTH DEPICTED ON THIS PLAT WAS OBTAINED FROM THE PLAT OF ELMORE & SPELTS SUBDIVISION FILING NO. 1 - FIRST AMENDMENT RECORDED JULY 25, 2005 AT RECEPTION NO. 3305756 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF WELD, STATE OF COLORADO.



ALTURA
LAND CONSULTANTS

6950 South Tucson Way, Unit C
 Centennial, Colorado 80112
 Phone: (720) 488-1303
 Email: jesse@alturaland.com
 Contact: Jesus Lugo

BOUNDARY, LOT & EASEMENT DETAIL	
5/30/19	SUBMITTAL
6/25/21	1ST SUBMITTAL REVIEW REVISION
8/16/21	2ND SUBMITTAL REVIEW REVISION

Prepared: 04/11/19 Job No. 19038

SHEET 2 OF 2