

ELMORE & SPELTS SUBDIVISION FILING NO. 1 - 1ST AMENDMENT
A REPLAT OF LOTS 1, 2, AND 4, ELMORE & SPELTS SUBDIVISION FILING NO. 1
SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, T 1 N, R 68 W, 8TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

202578 8702000 10'x6" VLM County, CO
 3 1/4" ALUMINUM CAP SET 0.37
 1" OF 1 N 11.50 D 8.00 Storm Mitres Clerk & Recorder

POINT OF COMMENCEMENT
 END NW CORNER NE 1/4 SECTION 3, T.1N., R.68W.
 3 1/4" ALUMINUM CAP SET 0.37
 BELOW SURFACE, STAMPED U.S. 7242, 1986
 PER AMENDMENT RECORDS FILED 11-04-00 BY 15 7242

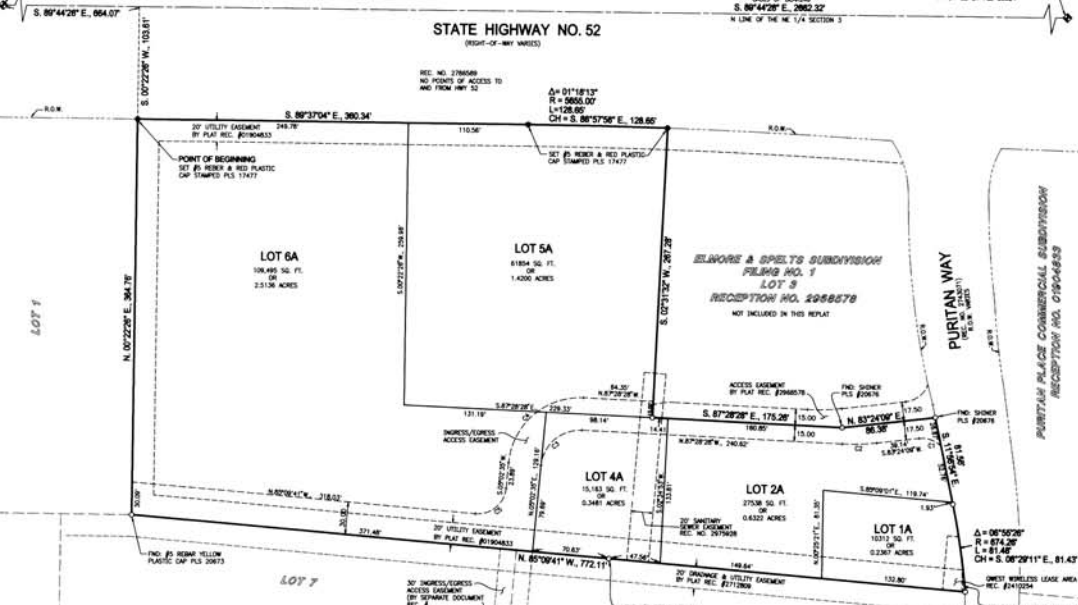
END NE CORNER SECTION 3,
 T.1N., R.68W.
 3 1/4" ALUMINUM CAP
 STAMPED U.S. 7242A, 2001
 PER AMENDMENT RECORDS FILED
 11-04-00 BY 15 2304

MISS OF BEARING
 S. 89°42'00" E. 2662.32'
 N. LINE OF THE NE 1/4 SECTION 3

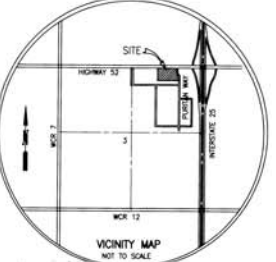
STATE HIGHWAY NO. 52
 (RIGHT-OF-WAY VARISS)

REC. NO. 279689
 NO POINT OF ACCESS TO
 AND FROM HWY 52

Δ = 01°18'37"
 R = 5608.00'
 L = 128.80'
 CH = S. 89°57'50" E. 128.80'



COURSE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD BEARING
C1	509°31'4"	25.00'	22.23'	8.717071° W	21.51'
C2	09°07'23"	200.00'	31.85'	5.879757° W	31.81'
C3	87°28'27"	36.00'	34.97'	5.487470° W	40.78'
C4	87°28'27"	66.00'	100.77'	5.487470° W	91.27'
C5	89°47'43"	26.00'	40.75'	5.479522° W	36.70'



- LEGEND**
- ◆ FOUND SECTION CORNER
 - ◆ SET NO. 5 BEARING & RED PLASTIC CAP PLS 20078
 - FOUND NO. 5 BEARING & RED PLASTIC CAP PLS 20078 (UNLESS OTHERWISE NOTED)

CERTIFICATE OF DEDICATION

I, MICHAEL W. LUST, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCELS OF LAND.

I FURTHER CERTIFY THAT THIS FINAL PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND IN ACCORDANCE WITH APPLICABLE STATE OF COLORADO REQUIREMENTS, THAT THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS, AND ALL BOUNDARY ADJUSTMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON SEPTEMBER 26, 2003.

KNOW ALL MEN BY THESE PRESENTS THAT GLACIER COMMERCIAL, LLC AND GLACIER, LLC AND BEING THE OWNERS, MORTGAGEE OF LEND AND HOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREON HAS CHARGED SAID LAND TO BE FINAL PLATTED AND LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF ELMORE & SPELTS SUBDIVISION FILING NO. 1 - 1ST AMENDMENT, AND DO HEREBY DEDICATE TO THE PUBLIC SUCH PUBLIC STREETS AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN. THE ENTRIES NAMED ON THE EASEMENT ARE RESPONSIBLE FOR THE SERVICES AND UTILITIES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF ACCESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSES NAMED ON THE EASEMENT OR FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES SHOWN HEREON ARE DEDICATED AND BOUNDARY FLOODING AND IS NOT LOCATED IN A FLOOD-DESIGNATED SPECIAL FLOOD HAZARD AREA. THIS FLOOD PLANE DESIGNATION HAS BEEN BASED SOLELY UPON THE ABOVE MENTIONED FIRM CONDUITS AND PANELS. NO FIELD SURVEY CALCULATIONS HAVE BEEN PERFORMED BY THIS SURVEYOR TO VERIFY THIS DESIGNATION.

WE, BEING THE OWNER AND MORTGAGE HOLDER OF A PARCEL OF LAND SITUATE IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING ALL OF LOTS 1, 2, AND 3, ELMORE & SPELTS SUBDIVISION FILING NO. 1, AS RECORDED JULY 12, 2002 AS RECEPTION NO. 2002058 OF THE OFFICIAL RECORDS OF WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 3; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 3, S. 89°42'00" E. A DISTANCE OF 864.01 FEET; THENCE S. 02°22'00" W. A DISTANCE OF 103.61 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S. 89°37'00" E. A DISTANCE OF 360.24 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°18'37" AND A RADIUS OF 5608.00 FEET, AN ARC DISTANCE OF 128.85 FEET (CHORD BEARS S. 89°57'50" E. A DISTANCE OF 128.85 FEET TO A NON-TANGENT POINT; THENCE S. 02°12'00" W. A DISTANCE OF 247.28 FEET TO A POINT; THENCE S. 87°28'27" E. A DISTANCE OF 179.28 FEET TO A POINT; THENCE N. 82°24'00" E. A DISTANCE OF 179.28 FEET TO A POINT; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF PURITAN WAY THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE N. 17°56'45" E. A DISTANCE OF 87.64 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°02'00" AND A RADIUS OF 874.28 FEET, AN ARC DISTANCE OF 81.48 FEET TO THE TRUE POINT OF BEGINNING; CONTINUING SAID SQUARE FEET TO A NON-TANGENT POINT; THENCE N. 89°04'17" W. A DISTANCE OF 772.11 FEET TO A POINT; THENCE N. 02°22'00" E. A DISTANCE OF 364.78 FEET TO THE TRUE POINT OF BEGINNING; CONTINUING SAID SQUARE FEET OR 5.1008 ACRES, MORE OR LESS.

AND BEING THESE PRESENTS LAND OBTAIN AND PLATTED UNDER THE NAME AND STYLE OF ELMORE & SPELTS SUBDIVISION FILING NO. 1 - 1ST AMENDMENT, AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN OF PUBLIC USE HEREINAFTER THE STREETS, ALLEYS, AND PUBLIC UTILITIES, AS Laid out AND DESIGNATED ON THIS PLAT.

WE, BEING THE OWNER AND MORTGAGE HOLDER OF A PARCEL OF LAND SITUATE IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING ALL OF LOTS 1, 2, AND 3, ELMORE & SPELTS SUBDIVISION FILING NO. 1, AS RECORDED JULY 12, 2002 AS RECEPTION NO. 2002058 OF THE OFFICIAL RECORDS OF WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE S. 89°37'00" E. A DISTANCE OF 360.24 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°18'37" AND A RADIUS OF 5608.00 FEET, AN ARC DISTANCE OF 128.85 FEET (CHORD BEARS S. 89°57'50" E. A DISTANCE OF 128.85 FEET TO A NON-TANGENT POINT; THENCE S. 02°12'00" W. A DISTANCE OF 247.28 FEET TO A POINT; THENCE S. 87°28'27" E. A DISTANCE OF 179.28 FEET TO A POINT; THENCE N. 82°24'00" E. A DISTANCE OF 179.28 FEET TO A POINT; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF PURITAN WAY THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE N. 17°56'45" E. A DISTANCE OF 87.64 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°02'00" AND A RADIUS OF 874.28 FEET, AN ARC DISTANCE OF 81.48 FEET TO THE TRUE POINT OF BEGINNING; CONTINUING SAID SQUARE FEET TO A NON-TANGENT POINT; THENCE N. 89°04'17" W. A DISTANCE OF 772.11 FEET TO A POINT; THENCE N. 02°22'00" E. A DISTANCE OF 364.78 FEET TO THE TRUE POINT OF BEGINNING; CONTINUING SAID SQUARE FEET OR 5.1008 ACRES, MORE OR LESS.

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IN WITNESS WHEREOF, I, MICHAEL W. LUST, HERETOFORE SET OUR HANDS AND SEALS THIS 26th DAY OF MAY, 2005.

BY: GLACIER COMMERCIAL, LLC
 MICHAEL W. LUST, REGISTERED PROFESSIONAL LAND SURVEYOR

IN WITNESS WHEREOF, I, MICHAEL W. LUST, HERETOFORE SET OUR HANDS AND SEALS THIS 26th DAY OF MAY, 2005.

BY: GLACIER COMMERCIAL, LLC
 MICHAEL W. LUST, REGISTERED PROFESSIONAL LAND SURVEYOR

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 MICHAEL W. LUST, REGISTERED PROFESSIONAL LAND SURVEYOR

IN WITNESS WHEREOF, I, MICHAEL W. LUST, HERETOFORE SET OUR HANDS AND SEALS THIS 26th DAY OF MAY, 2005.

BY: GLACIER COMMERCIAL, LLC
 MICHAEL W. LUST, REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I, MICHAEL W. LUST, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCELS OF LAND.

I FURTHER CERTIFY THAT THIS FINAL PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND IN ACCORDANCE WITH APPLICABLE STATE OF COLORADO REQUIREMENTS, THAT THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS, AND ALL BOUNDARY ADJUSTMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON SEPTEMBER 26, 2003.



MICHAEL W. LUST
 PROFESSIONAL LAND SURVEYOR NO. 36060

NOTES

ACCORDING TO THE FIRM COMMUNITY PANEL NO. "02058 0560" OF LAST REVISION SEPTEMBER 26, 1990 AND "02058 0560" OF LAST REVISION SEPTEMBER 26, 1993, THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "1" DEFINED AS "AREA OF SPECIAL FLOODING" AND IS NOT LOCATED IN A FLOOD-DESIGNATED SPECIAL FLOOD HAZARD AREA. THIS FLOOD PLANE DESIGNATION HAS BEEN BASED SOLELY UPON THE ABOVE MENTIONED FIRM CONDUITS AND PANELS. NO FIELD SURVEY CALCULATIONS HAVE BEEN PERFORMED BY THIS SURVEYOR TO VERIFY THIS DESIGNATION.

THE BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3, T.1N., R.68W. OF THE 6TH P.M. WITH A BEARING OF S. 89°42'00" W. AND IS MONUMENTED AS SHOWN HEREON.

COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. CM06000225 C-4 WITH AN EFFECTIVE DATE OF FEBRUARY 28, 2005 WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS, AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH TO DETERMINE OWNERSHIP, EASEMENT OR OTHER MATTERS OF PUBLIC RECORD BY FOREGOING MENTIONED SURVEYOR.

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. YOU MAY NOT ACT ON ANY DEFECT IN THIS SURVEY UNLESS YOU HAVE BEEN ADVISED BY THIS SURVEYOR WITHIN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DESTAYS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCORDARY MONUMENT OR CLASS TWO (2) MESSORIAN MONUMENT OF STATE OF COLORADO IS SUBJECT TO PENALTY.

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE FREDERICK PLANNING COMMISSION THIS 26th DAY OF MAY, 2005.

 Kathy Larson
 CHAIRMAN

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS FINAL PLAT MAP OF ELMORE & SPELTS SUBDIVISION FILING NO. 1 - 1ST AMENDMENT IS APPROVED AND ACCEPTED BY ORDINANCE NO. 2005-05A OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON SEPTEMBER 20, 2005 AND RECORDED IN THE OFFICIAL RECORDS OF WELD COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF FREDERICK, COLORADO. THE DEDICATIONS OF PUBLIC STREETS, ALLEYS AND PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS OR RIGHTS OF WAY FOR THE PURPOSES SHOWN ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREON SHALL BE BINDING ON THE OWNER, HIS HEIRS, SUCCESSORS AND ASSIGNS.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, BRIDGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVE THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNERS AND NOT THE TOWN. THE CONTRIBUTION OF IMPROVEMENTS BENEFITTING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A SEPARATE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS.

IN WITNESS WHEREOF, I, MICHAEL W. LUST, HERETOFORE SET OUR HANDS AND SEALS THIS 26th DAY OF MAY, 2005.

BY: MICHAEL W. LUST, REGISTERED PROFESSIONAL LAND SURVEYOR

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BY: MICHAEL W. LUST, REGISTERED PROFESSIONAL LAND SURVEYOR

FOREIGN WEST SURVEYING INC.

1241 E. WEAVER PARK, SUITE 100, COLORADO, CO 80111 (303) 504-4440
 Broadway Central Construction (8) and Mineral Global Positioning
 Survey by: MICHAEL W. LUST
 Plan Date: 04-12-05
 Drawn by: MICHAEL W. LUST
 Check by: MICHAEL W. LUST
 Drawing Name: d:\Wood\WMS2-Report.dwg

