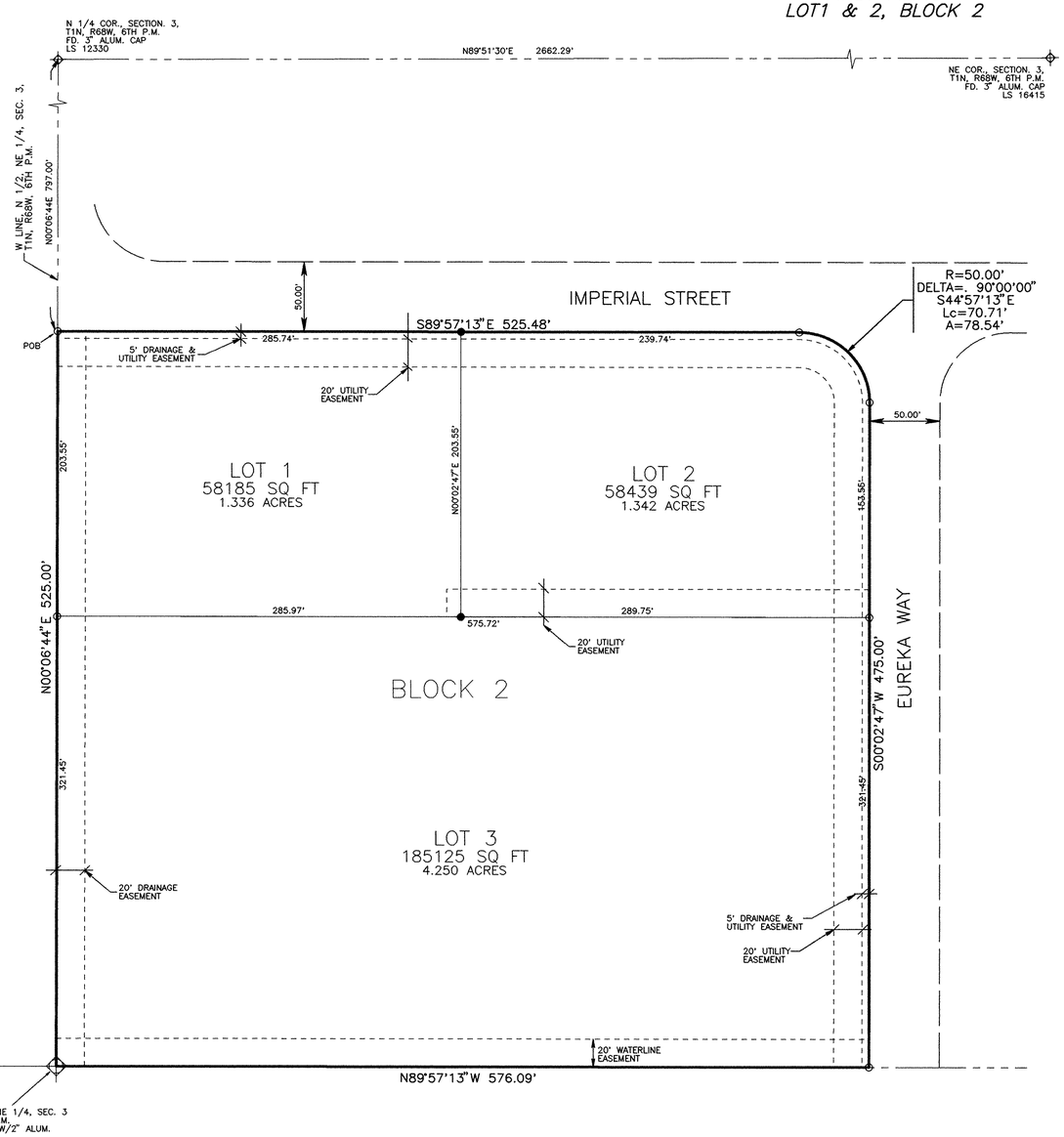
GLACIER BUSINESS PARK AMENDED FIRST FILING
REPLAT OF LOTS 1 & 2, BLOCK 2

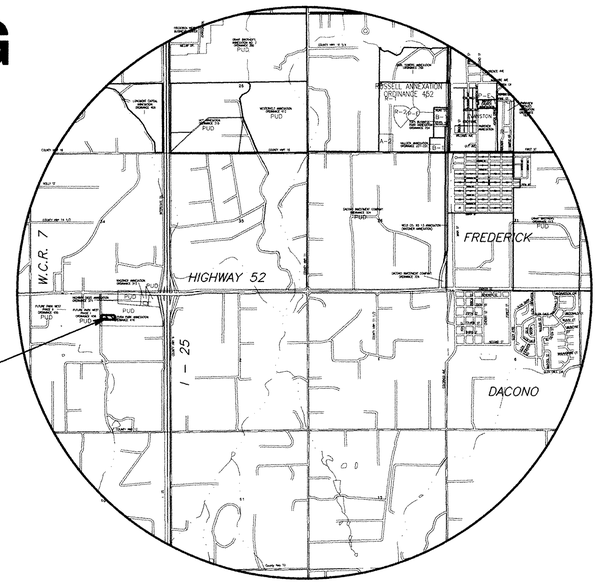
408
ENW
6022.1

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

2778408 07/05/2000 12:03P JA Suki Tsukamoto
1 of 1 R 10.00 D 0.00 Weld County CO

GLACIER BUSINESS PARK AMENDED FIRST FILING LOT1 & 2, BLOCK 2





VICINITY MAP
NOT TO SCALE

1"=50'

GRAPHIC SCALE 1"=50'
0 50 100 150 300

DATE PREPARED: May 19,2000

LEGEND:

- ⌖ FOUND MONUMENT AS NOTED
- ○ FOUND NO. 5 PIN WITH PLASTIC CAP LS NO. 20673
- ● SET NO. 5 PIN WITH PLASTIC CAP LS 20673

NOTES:

1. SITE SPECIFIC GEOTECHNICAL INVESTIGATIONS MUST BE DONE PRIOR TO ANY BUILDING ON ANY LOT.
2. TOTAL AREA = 6.927 ACRES +/-
3. ZONING = PUD
4. 5' WALK ON NORTH OR EAST SIDE OF ALL STREETS, TO BE INSTALLED AND MAINTAINED BY INDIVIDUAL LOT OWNERS.

OWNERS:

GLACIER, LLC
2299 PEARL STREET
BOULDER, CO.
80302

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST AS BEARING NORTH 89°51'30" EAST AND MONUMENTED AS SHOWN.

LOTS

TOTAL NUMBER OF LOTS = 3

FLOOD PLAIN INFORMATION

THIS PROPERTY LIES WITHIN FLOOD ZONE C (AREAS OF MINIMAL FLOODING) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 080266 0960 D, DATED SEPTEMBER 28, 1990.

LEGAL DESCRIPTION:

LOTS 1 & 2, BLOCK 2 OF GLACIER BUSINESS PARK AMENDED FIRST FILING RECORDED AT RECEPTION NO. 2712809 OF THE WELD COUNTY RECORDS BEING 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 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 3 WHENCE THE NORTHEAST CORNER OF SAID SECTION 3 BEARS NORTH 89°51'30" EAST 2662.29 FEET; THENCE ALONG THE WEST LINE OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 3 SOUTH 00°06'44" WEST 797.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°57'13" EAST 525.48 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND CHORD THAT BEARS SOUTH 44°57'13" EAST 70.71 FEET) A DISTANCE OF 78.54 FEET; THENCE SOUTH 00°02'47" WEST 475.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF NORTHEAST QUARTER OF SAID SECTION 3; THENCE ALONG SAID SOUTH LINE NORTH 89°57'13" WEST 576.09 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 NORTH 00°06'44" EAST 525.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6.927 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 AMENDED FIRST FILING REPLAT OF LOTS 1 & 2, BLOCK 2 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 23RD DAY OF MAY, 2000

BY: Philip D. Erwin
GLACIER LLC.

NOTARIAL CERTIFICATION:

STATE OF COLORADO)
) SS
COUNTY OF Boulder)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF May, 2000. BY GLACIER LLC.
MY COMMISSION EXPIRES: 4-20-2004

Susan C. Irwin
NOTARY PUBLIC

NOTARY PUBLIC SUSAN C. IRWIN STATE OF COLORADO

MORTGAGEE'S DEDICATION:

THE UNDERSIGNED HERITAGE BANK - LONGMONT, AS BENEFICIARY OF A DEED OF TRUST WHICH CONSTITUTES A LIEN UPON THE DECLARANT'S PROPERTY, RECORDED AT RECEPTION NUMBER 2600656 OF WELD COUNTY CLERK AND RECORDER, HEREBY CONSENTS TO THE DEDICATION OF LAND TO STREETS, ALLEYS, ROADS AND OTHER PUBLIC AREAS, AS DESIGNATED ON THIS PLAT, AND FOREVER RELEASES SAID LANDS FROM THE LIEN CREATED BY SAID INSTRUMENT.

HERITAGE BANK - LONGMONT

BY: John Shetter
JOHN SHETTER, PRESIDENT

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)
THE FOREGOING MORTGAGEE'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF May, 2000, BY JOHN SHETTER, PRESIDENT, HERITAGE BANK - LONGMONT.
MY COMMISSION EXPIRES: April 3, 2004
WITNESS MY HAND AND OFFICIAL SEAL.

James V. McClure
NOTARY PUBLIC

JAMES V. McCLURE NOTARY PUBLIC STATE OF COLORADO

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.

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., 2000. 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: _____ TOWN CLERK

_____ 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., 20_____. AND IS RECORDED IN PLAT BOOK NO. _____. FILM NO. _____. RECEPTION NO. _____.

_____ DEPUTY

_____ RECORDER

_____ FEES

ROCKY MOUNTAIN CONSULTANTS INC.
825 DELAWARE AVE., SUITE 500, LONGMONT, CO 80501
(303)772-5282 METRO:(303)665-6283 FAX:(303)665-6969

GLACIER BUSINESS PARK FIRST FILING REPLAT LOT 1, BLOCK2 80-3181.008.00

1 of 1

PLOTTED: Fr, May 19 12:18:11 2000 R:\3181_008.wd\replat block 2 lot 1.pro