

# BEAR INDUSTRIAL PARK REPLAT SIX

BEING A REPLAT OF LOT 1, BLOCK 2, BEAR INDUSTRIAL PARK REPLAT 1 & LOT 1, BLOCK 1, BEAR INDUSTRIAL PARK 5TH REPLAT,  
 SITUATE IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.  
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO  
 (1 Lot, 5.024 Acres)

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

The undersigned certify to and for the benefit of the Town of Frederick, that as of the date set forth below and the date of recording of this document, the undersigned constitute all of the owners of the property that is the subject of this plat, that the undersigned have good right and full power to convey, encumber, and subdivide same, and that the property is free and clear of all liens, encumbrances, easements, and rights-of-way except the easements and rights-of-way depicted on this plat, and the liens held by other signatories to this document. In the event of a defect in said title that breaches the warranties in this certificate, the undersigned, jointly and severally, agree to remedy such defect upon demand by the Town of Frederick, which remedy shall not be deemed exclusive.

The undersigned have by these presents laid out, platted, and subdivided the following described land into lots as shown on this plat, under the name and style of BEAR INDUSTRIAL PARK REPLAT SIX, and do hereby dedicate, grant, and convey to the Town of Frederick those public easements as shown on this plat; and further restrict the use of all public easements to the Town of Frederick and/or its assigns; provided however, that the sole right and authority to release or quitclaim all or any such easement shall remain exclusively vested in the Town of Frederick.

Lot 1, Block 2, Bear Industrial Park Replat 1, as recorded September 1, 2000, as Reception Number 2791269 of the Records of the Weld County Clerk and Recorder, Town of Frederick, County of Weld, State of Colorado.

TOGETHER WITH:

Lot 1, Block 1, Bear Industrial Park 5th Replat, as recorded November 6, 2017, as Reception Number 4350119 of the Records of the Weld County Clerk and Recorder, Town of Frederick, County of Weld, State of Colorado.

Executed this 27<sup>th</sup> day of JUNE A.D., 2023.

OWNER: 4160 Busch Owner, LLC, a Colorado limited liability company

By: Nicholas J. Larson, its Authorized Signatory

**NOTARIAL CERTIFICATE**

STATE OF COLORADO)  
 COUNTY OF BOULDER)  
 The foregoing instrument was acknowledged before me by NICK LARSON as 4160 BUSCH OWNER, LLC this 27<sup>th</sup> day of JUNE, 2023.  
 Witness my Hand and Official Seal.

Dominique M. Journet  
 Notary Public  
 My commission expires: July 1, 2025

**DOMINIQUE M. JOURNET**  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20214026424  
 MY COMMISSION EXPIRES JULY 1, 2025

LIENHOLDERS: Firstbank, a Colorado state banking corporation

By: Jadon Wiens  
 Senior Vice President

Witness my hand and seal this 27 day of June, 2023.

**NOTARIAL CERTIFICATE**

STATE OF COLORADO)  
 COUNTY OF BOULDER)  
 The foregoing instrument was acknowledged before me by JADON WIENS as SVP FIRST BANK this 27 day of June, 2023.  
 Witness my Hand and Official Seal.

Dominique M. Journet  
 Notary Public  
 My commission expires: July 1, 2025

**DOMINIQUE M. JOURNET**  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20214026424  
 MY COMMISSION EXPIRES JULY 1, 2025

**STAFF CERTIFICATE OF APPROVAL**

This Subdivision Amendment Plat of the BEAR INDUSTRIAL PARK REPLAT SIX is approved and accepted by the Town of Frederick Planning Department this 1 day of July, 2023 in accordance with Section 4.11.2 of the Land Use Code for Subdivision Amendments.

Julian Swetkon  
 Planning Manager

**TITLE COMMITMENT NOTE**

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number K25202953-2, dated February 3, 2023, as prepared by Land Title Guarantee Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

Owner: 4160 Busch Owner, LLC  
 Attn: Nick Larson  
 Attn: Jeff Hoffman  
 1919 14th Street, Suite 700  
 Boulder, CO 80302

Applicant: 4160 Busch Owner, LLC  
 Attn: Nick Larson  
 Attn: Jeff Hoffman  
 1919 14th Street, Suite 700  
 Boulder, CO 80302

Engineer: Olsen Performance Team LLC  
 28007 Whispering Maple Way  
 Spring, TX 77386  
 Bradley Olsen P.E.  
 Phone: 303-880-4458

Planner: Maureen Welsh  
 401 Locust Street  
 Frederick, CO

Surveyor: Majestic Surveying, LLC  
 C/O Steven Parks, PLS  
 1111 Diamond Valley Drive,  
 Suite 104  
 Windsor, CO 80550  
 970-833-5698

**BASIS OF BEARINGS AND LINEAL UNIT DEFINITION**

Assuming the North line of Lot 1, Block 2, Bear Industrial Park Replat 1, and Lots 1 and 2, Block 1, Bear Industrial Park 5th Replat, monumented as shown on this drawing, as bearing North 89°59'24" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 787.58 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

**Mineral Rights Interests as provided by client:**

EnCana Oil & Gas (USA) Inc.  
 370 17th Street, Suite 1700  
 Denver, CO 80202

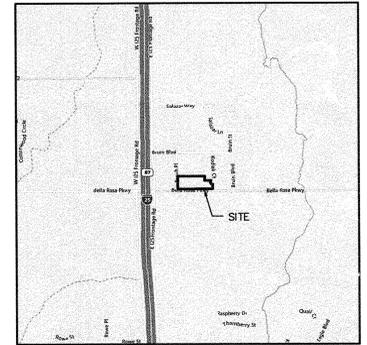
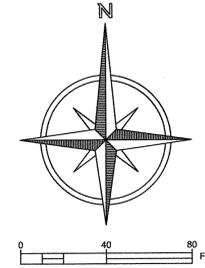
Four Amigos, LLC  
 14707 N. 95th Street.  
 Longmont, CO 80504-8006

**ZONING**

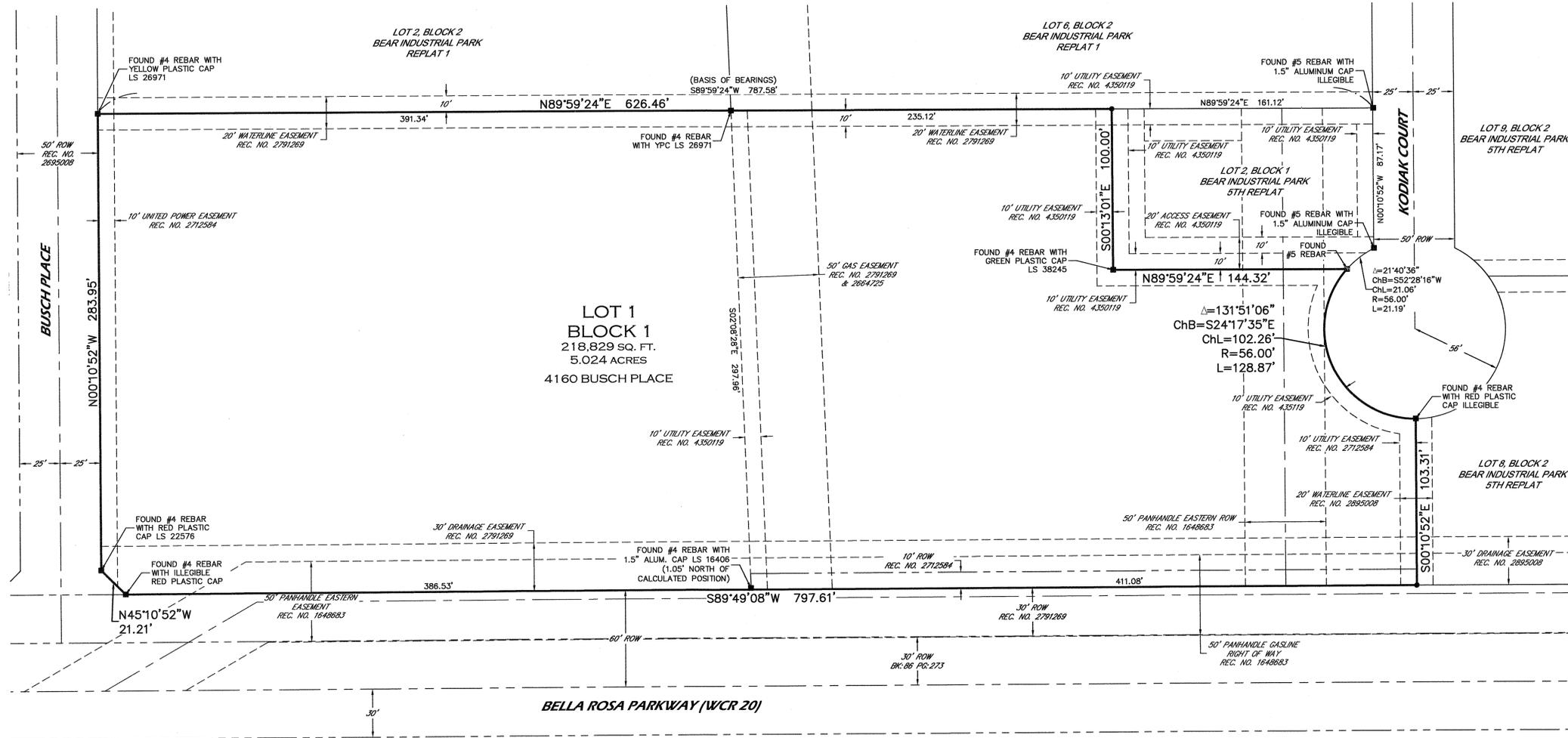
The entire property is in Zone I, Industrial District.

**LEGEND**

■ FOUND MONUMENT AS DESCRIBED	— BOUNDARY LINE
○ CALCULATED POSITION	- - - EASEMENT LINE
● SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348	- - - RIGHT OF WAY LINE
	- - - SECTION LINE
	- - - CENTERLINE
	- - - PARCEL LINE



VICINITY MAP  
 SCALE: 1" = 200'



**SURVEYOR'S CERTIFICATE:**

I, Steven Parks, a licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the final Minor Subdivision Plat shown hereon is a correct delineation of the above described parcel of land.  
 I further certify that this final Minor Subdivision Plat Map and legal description were prepared under my personal supervision and in accord with applicable State of Colorado requirements on this 25 day of June, 2023.



Steven Parks - On Behalf of Majestic Surveying, LLC  
 Colorado Licensed Professional Land Surveyor #38348



PROJECT NO: 2022489	NAME: 4021 KODIAK COURT	REVISIONS:	DATE:
DATE: 4-14-2023	CLIENT: OLSEN	REDLINES	4-25-23
DRAWN BY: MAK	FILE NAME: 2022489SUB	REDLINES	5-22-23
CHECKED BY: TBM	SCALE: 1" = 40'		

**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. (13-80-105 C.R.S. 2012)