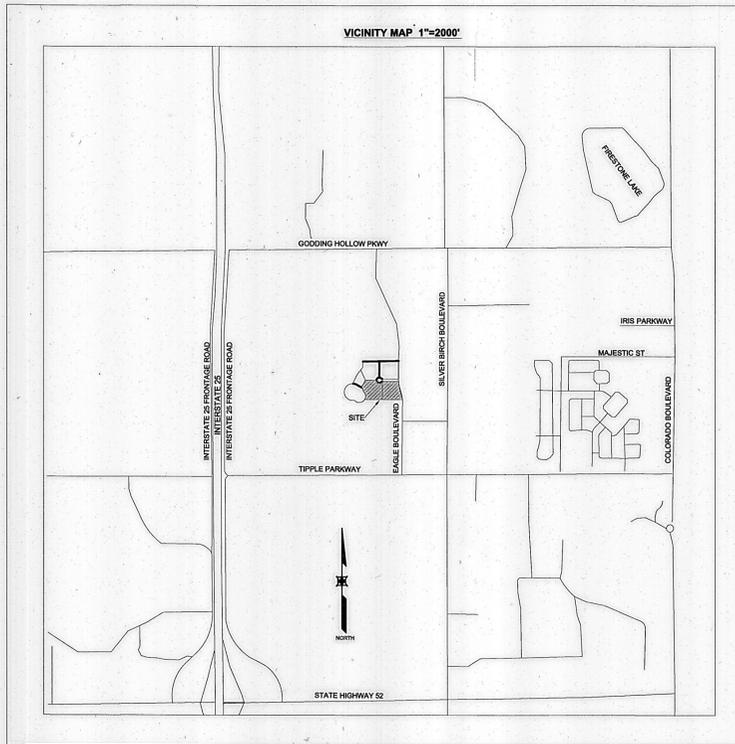


EAGLE BUSINESS PARK FILING NO. 5, REPLAT A
 A REPLAT OF LOT 1 AND 2 OF EAGLE BUSINESS PARK FILING NO. 5
 LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 2 NORTH - RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 SHEET 1 OF 2



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT FLIGHT WORKSPACES, LLC & FNBO BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

LOT 1 AND LOT 2, EAGLE BUSINESS PARK FILING NO. 5, REPLAT A

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF LOT 1 AND LOT 2, EAGLE BUSINESS PARK FILING NO.5, REPLAT A. THUS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 8.6 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 23rd DAY OF MARCH A.D., 2023

[Signature]
 FLIGHT WORKSPACES, LLC.
[Signature]
 MORTGAGE OR LIENHOLDER

STATE OF COLORADO)
) S.S.
 COUNTY OF Adams)

NICOLE GOOSEN
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID: 20214631156
 MY COMMISSION EXPIRES AUGUST 4, 2025

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY BRIAN OJALA, ACTING IN HIS CAPACITY AS OWNER OF Flight Workspaces LLC, THIS 23 DAY OF March A.D., 2023.
 (NAME) (TITLE)
 (COMPANY OR IN HIS/HER CAPACITY)

WITNESS MY HAND AND SEAL Nicole Goosen
 MY COMMISSION EXPIRES August 4th 2025
[Signature]
 NOTARY PUBLIC

OWNERS & CONSULTANTS

OWNER: FLIGHT WORKSPACES, LLC.
 CONTACT: BRIAN OJALA
 BRIAN@ENTASISGROUP.COM

ENGINEERING: ROCKY RIDGE CIVIL ENGINEERING
 CONTACT: JOEL PAAS
 JPAAS@ROCKYRIDGECIVIL.COM

SURVEY: MOUNTAIN NAVIGATION, INC.
 CONTACT: GEORGE MOODY
 GEORGE.MOODY@MOUNTAINNAV.COM

STAFF CERTIFICATE OF APPROVAL

THIS SUBDIVISION AMENDMENT PLAT OF THE LOT 1 AND LOT 2, EAGLE BUSINESS PARK FILING NO.5, REPLAT A IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 5 DAY OF April, 2023 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

[Signature]
 PLANNING MANAGER

SURVEYOR'S STATEMENT

I, GEORGE CHRISTIAN MOODY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE PLAN MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SITE PLAN MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS THIS, 21st DAY OF MARCH, 2023

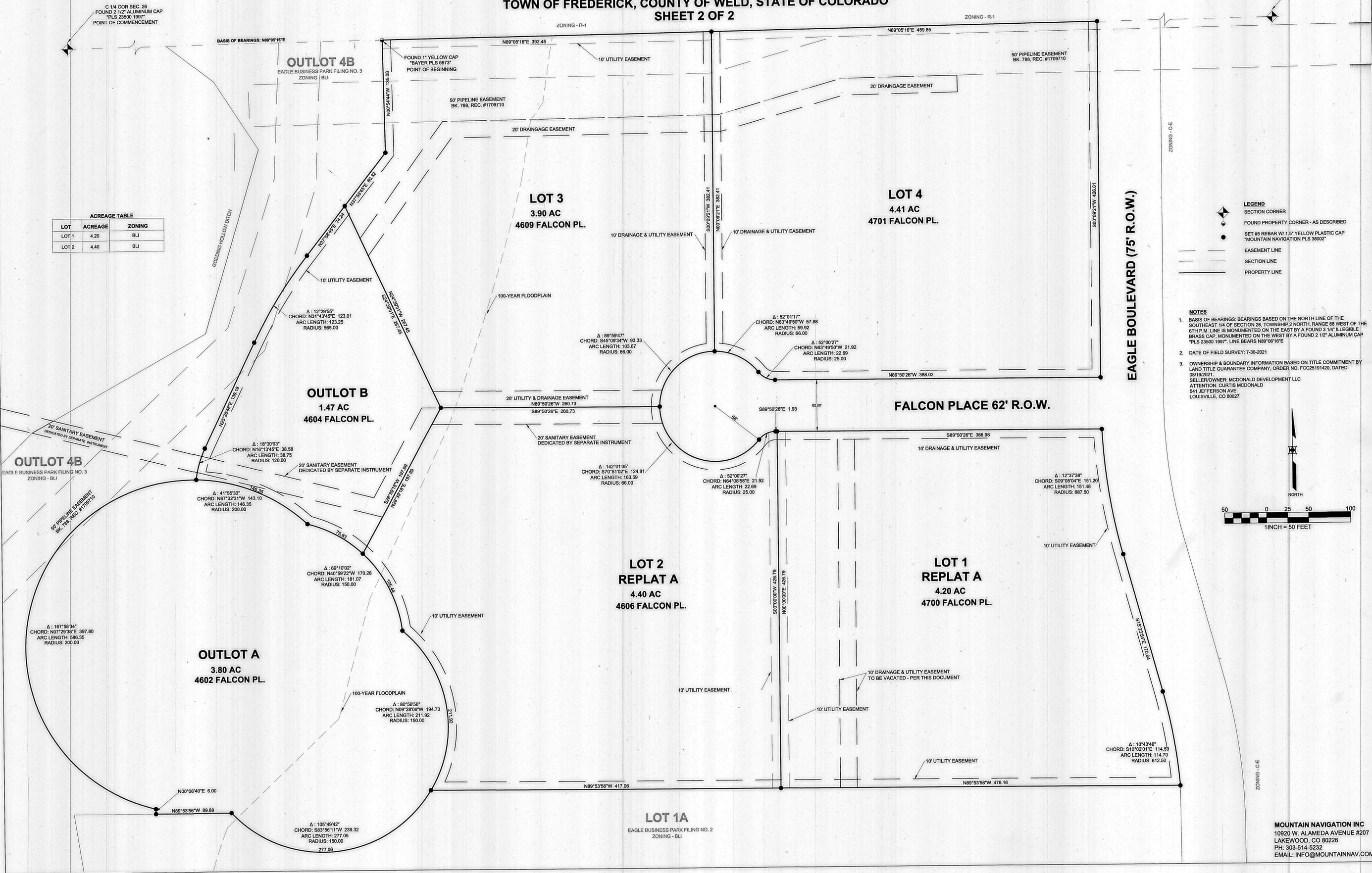
BY: [Signature]
 GEORGE C. MOODY, PLS REG. # 38002



EAGLE BUSINESS PARK FILING NO. 5, REPLAT A

A REPLAT OF LOT 1 AND 2 OF EAGLE BUSINESS PARK FILING NO. 5
 LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 2 NORTH - RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 SHEET 2 OF 2

ACREAGE TABLE		
LOT	ACREAGE	ZONING
LOT 1	4.20	BLI
LOT 2	4.40	BLI



LEGEND

- SECTION CORNER
- FOUND PROPERTY CORNER - AS DESCRIBED
- SET #5 REBAR W/ 1.5" YELLOW PLASTIC CAP "MOUNTAIN NAVIGATION PLS 38002"
- EASEMENT LINE
- SECTION LINE
- PROPERTY LINE

- NOTES**
1. BASIS OF BEARINGS: BEARINGS BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M. LINE IS MONUMENTED ON THE EAST BY A FOUND 3 1/4" ILLEGIBLE BRASS CAP, MONUMENTED ON THE WEST BY A FOUND 2 1/2" ALUMINUM CAP "PLS 23500 1997". LINE BEARS N89°05'16"E
 2. DATE OF FIELD SURVEY: 7-30-2021
 3. OWNERSHIP & BOUNDARY INFORMATION BASED ON TITLE COMMITMENT BY LAND TITLE GUARANTEE COMPANY, ORDER NO. FCC25191420, DATED 08/19/2021.
 SELLER/OWNER: MCDONALD DEVELOPMENT LLC
 ATTENTION: CURTIS MCDONALD
 541 JEFFERSON AVE
 LOUISVILLE, CO 80027

