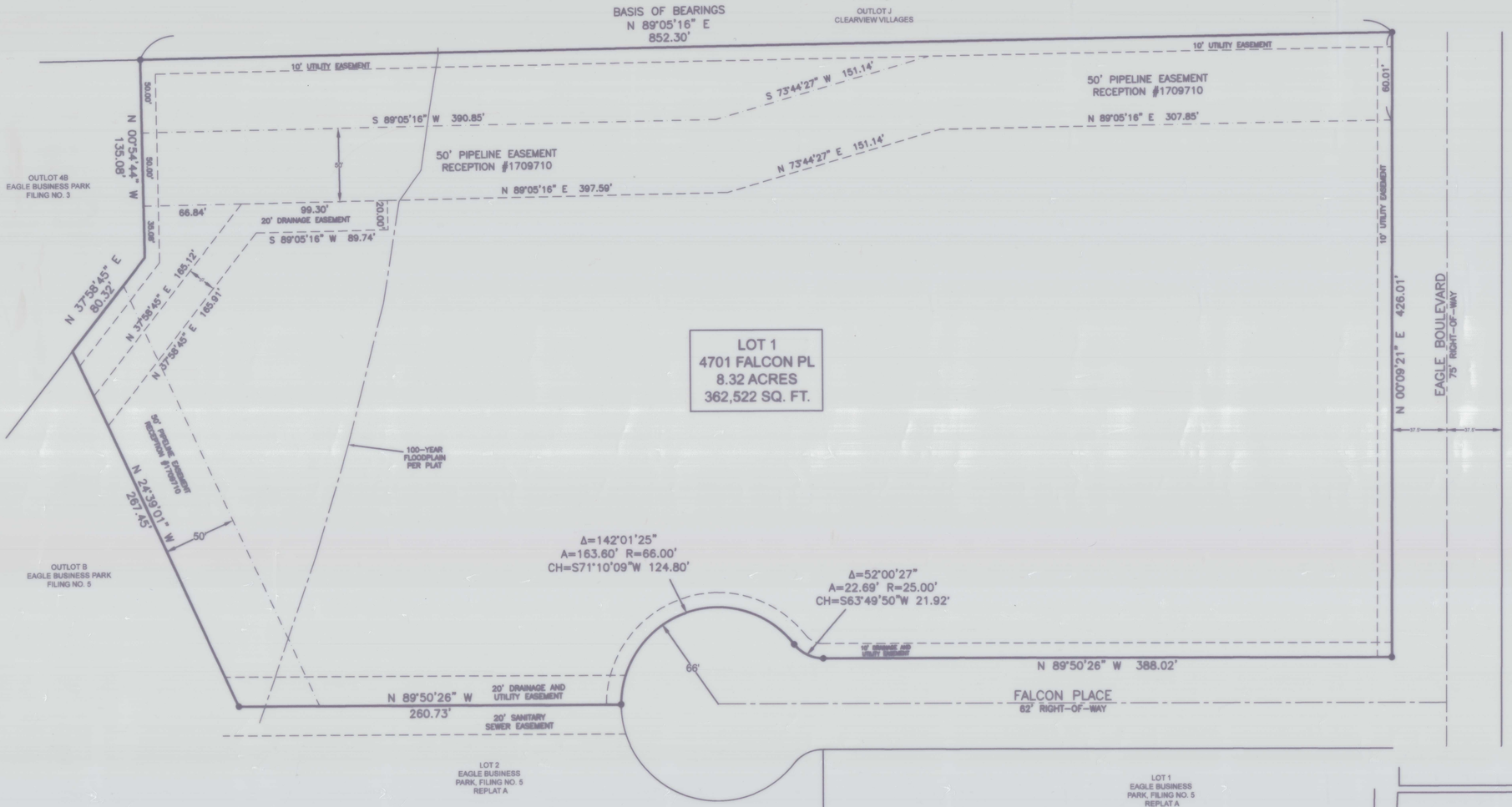
4957804 Pages: 1 of 1
04/30/2024 02:24 PM R Fee:$13.00
Carly Koppes, Clerk and Recorder, Weld County, CO

EAGLE BUSINESS PARK FILING NO. 5, REPLAT B

BEING A REPLAT OF LOTS 3 AND 4, EAGLE BUSINESS PARK, FILING NO. 5,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK,
COUNTY OF WELD, STATE OF COLORADO
AND CONTAINING 1 LOT AND 8.32 ACRES



CERTIFICATE OF DEDICATION AND OWNERSHIP:

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 AND BLOCKS) AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF EAGLE BUSINESS PARK FILING NO. 5, REPLAT B , 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.

EXECUTED THIS 24th DAY OF April A.D., 2024.

BY: Daniel Feller
DANIEL FELLER AS INTERIM DISTRICT MANAGER, ST. VRAIN SANITATION DISTRICT

STATE OF COLORADO)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY DANIEL FELLER, AS INTERIM DISTRICT MANAGER, ST. VRAIN SANITATION DISTRICT.

ON THIS 24th DAY OF April, 2024.

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES May 20, 2024

Heidi Ann Hurtado
NOTARY PUBLIC

HEIDI ANN HURTADO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164071941
MY COMMISSION EXPIRES MAY 20, 2024

LEGEND:

- FOUND #4 REBAR WITH PLASTIC CAP-LS 38002
- PROPERTY LINE
- EASMENT AS DESCRIBED
- FLOODPLAIN BOUND
- ROAD CENTERLINE

OWNER AND CONSULTANTS:

SURFACE AND MINERAL RIGHTS OWNER: SAINT VRAIN SANITATION DISTRICT
DANIEL FELLER, INTERIM DISTRICT MANAGER

ENGINEERING: PEC
KENT BRUXVOORT, PE
KENT.BRUXVOORT@PEC1.COM

SURVEYING: CDS ENGINEERING CORP.
STEVEN WOOD, PLS
SWOOD@CDS-ENG.NET

TOWN OF FREDERICK CERTIFICATE:

THIS SUBDIVISION AMENDMENT PLAT OF EAGLE BUSINESS PARK FILING NO. 5, REPLAT B IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 25 DAY OF April, 2024 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

Ali Van Dentuken
PLANNING MANAGER

SURVEYOR'S CERTIFICATE :

I, THOMAS M. DONNELLY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF EAGLE BUSINESS PARK FILING NO.5, REPLAT B IS BASED ON AN ACTUAL SURVEY, THAT MONUMENTATION WAS FOUND OR SET AS SHOWN, AND THAT SAID PLAT IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COLORADO REGISTERED THOMAS M. DONNELLY 37620 PROFESSIONAL LAND SURVEYOR
4/24/24

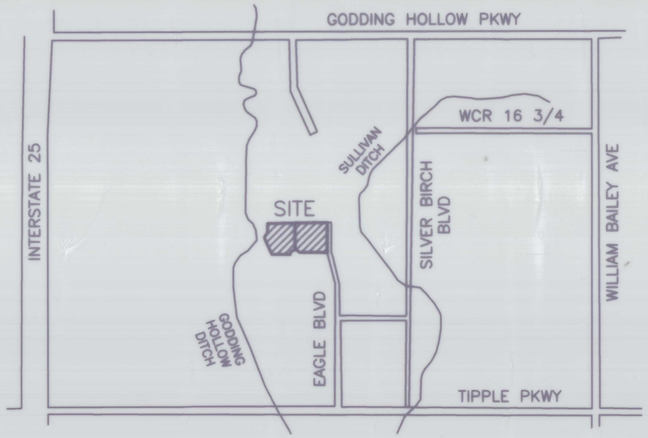
THOMAS M. DONNELLY, PLS 37620

N

0 40 80
SCALE: 1" = 40'

NOTES:

1. THE BASIS OF BEARINGS USED IN THE PREPARATION OF THIS PLAT IS THE NORTH LINE OF LOTS 3 AND 4 OF THE EAGLE BUSINESS PARK FILING NO. 5 BETWEEN THE MONUMENTS AS SHOWN HEREON. SAID LINE BEARS NORTH 89°06'16 EAST.
2. THE LINEAL UNIT USED IN THE CREATION OF THIS PLAT IS THE U.S. SURVEY FOOT.
3. THE FINAL PLAT OF THE EAGLE BUSINESS PARK FILING NO. 5 WAS RELIED UPON FOR INFORMATION REGARDING BOUNDARIES, EASEMENTS, AND RIGHTS-OF-WAY IN THE CREATION OF THIS PLAT.
4. TWO 20' DRAINAGE EASEMENTS CREATED BY EAGLE BUSINESS PARK, FILING 5, RECORDED AT RECEPTION NO. 4826187, ARE VACATED BY THIS PLAT.
5. 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.



VICINITY MAP
SCALE: 1=1000'

No.	Revisions:	By:	Date:
	REVISED ADDRESS	TMD	11/8/23
	REVISED PER PLANNING DEPARTMENT COMMENTS	TMD	02/05/24
	REVISED NOTARY SIGNATURE BLOCK	TMD	04/24/24

CDS Engineering Corporation
165 2nd St. S.W., Loveland, Colorado 80537 Tel: (970) 667-0310
CIVIL STRUCTURAL ENGINEERS, GEOTECHNICAL AND TOXICOLOGY ENGINEERS, DAMS AND RESERVOIRS, LAND AND NUCLEAR, PLANNERS, LAND AND CONSTRUCTION SURVEYS, ROAD CONSTRUCTION, CONTRACTING AND CONSULTING

PROJECT: 1411	DESIGNED BY:	DATE: 10/04/23
DRAWN BY: SAW / TD	REVIEWED BY: SDW	SCALE: 1"=40'

ST. VRAIN SANITATION DISTRICT

Sheet
REPLAT

1 Of 1 Sheets