

FINAL PLAT

ELIZABETH CROSS ROADS BUSINESS PARK

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, T8S, R64W, 6th P.M., TOWN OF ELIZABETH, ELBERT COUNTY, COLORADO

12-126
1/2

PROPERTY DESCRIPTION:

A parcel of land in the Southeast 1/4 of Section 7, Township 8 South, Range 64 West of the 6th Principal Meridian, Elbert County, Colorado, more particularly described as follows: Commencing at the Southeast corner of said Section 7 and considering the East line of the Southeast 1/4 to bear N00°02'40"W with all bearings contained herein relative thereto; Thence N00°02'40"W along said East line a distance of 88.00 feet; Thence N89°43'03"W a distance of 40.00 feet to a point on the North Right of Way line of State Highway No. 86 and the true point of beginning; Thence N89°43'03"W along said North Right of Way line a distance of 591.60 feet; Thence S89°38'57"W along said North Right of Way line a distance of 410.44 feet; Thence N02°00'00"W a distance of 218.33 feet; Thence N13°00'00"W a distance 376.77 feet; Thence N12°28'23"E a distance 181.28 feet; Thence N89°58'27"E a distance of 1089.02 feet; Thence S00°02'40"E a distance of 748.44 feet to the point of beginning; Containing 17.81 acres, more or less.

PLANNING COMMISSION:

The Final Plat was reviewed by the Planning Commission on July 19, 2005.

Robert J. ...
Chair, Planning Commission

SURVEYOR'S CERTIFICATE:

I, David E. Archer, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made in January, 2005, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical errors are less than 1:50,000 (second order); and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivisions or surveying of land and all provisions, within my control, of the Town Subdivision regulations.

I attest the above on this 15th day of SEPTEMBER, 2005.

David E. Archer
Colorado Registered Professional Land Surveyor
David E. Archer
Land Surveyor #1833

GENERAL NOTES:

- This property is subject to the Subdivision Agreement between Elizabeth Cross Roads Business Park, LLC, and the Town of Elizabeth, Colorado, which was executed on _____, 2005, and recorded at Reception No. _____ in the office of the Clerk and Recorder for Elbert County, Colorado.
- This property is subject to the Declaration of Covenants for Elizabeth Cross Roads Business Park, which will be recorded in the office of the Clerk and Recorder for Elbert County, Colorado immediately after recording of this plat.
- Tract "C" depicted hereon will be dedicated to the Elizabeth Cross Roads Owners Association in the Declaration of Covenants for Elizabeth Cross Roads Business Park, on which a detention pond will be constructed for which the Association will assume all maintenance responsibility. Tract "C" will be deemed a common element of the Elizabeth Cross Roads Business Park.
- All water mains not located within the public road right of way shall be constructed in the center of the easement.
- The use of all lots shall be consistent with Highway Commercial District Zone (B-1). No Lot shall be larger than 40,000 square feet unless approved by the Board of Trustees.
- Each Lot shall comply with the Town of Elizabeth's Site Plan Standards and Procedures, including but not limited to lighting, landscaping, parking, and signage requirements.
- Tracts B and C and Lots 6, 7 and 8 are affected by an agreement between the U.S. Fish and Wildlife Service Permit No. TE-078424-0 Dated: September 23, 2004. The property owner will provide habitat for the Preble's Meadow Jumping Mouse. Development of these Tracts and Lots are restricted by the agreement for as long as the agreement remains in effect.
- Developed drainage patterns shall be consistent with those outlined in the approved final drainage report for the site.
- In the event that easements over private property are necessary to obtain water and sewer service, the Developer shall obtain at their own expense all necessary water and sewer utility easements and dedicate said easements to the Town.

DEDICATION STATEMENT:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests of the lands described herein, have laid out, subdivided and platted said lands into lots, tracts, blocks, streets and easements as shown hereon under the name and subdivision of Elizabeth Cross Roads Business Park. The utility easements as shown hereon are hereby dedicated for public utilities and cable communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities. All streets and rights-of-way, shown hereon are dedicated and conveyed to the Town of Elizabeth, Colorado, in fee simple absolute, for public use and purposes.

Robert J. ...
By: *Robert J. ...*
Title: *Manager*

ATTEST:
Elizabeth Cross Roads Bus Park LLC
Secretary: *...*

Subscribed and sworn to before me this 19 day of September, 2005, by *Robert J. ...*

WITNESS my hand and official seal.
Walter C. ...
Notary Public

My commission expires 10/25/07



TITLE VERIFICATION:

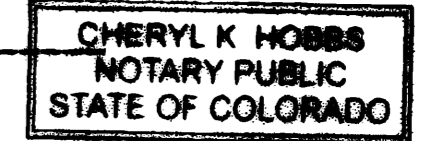
We, Security Title Guaranty Company, a qualified title insurance company, do hereby certify that we have examined the title of all land platted hereon and that title to such land is in the dedication(s) free and clear of all liens, taxes and encumbrances, except as follows:

Date: October 3rd 2005 *Lawrence R. ...*

Subscribed and sworn to before me this 3 day of October, 2005.

by *Lawrence R. ...* Vice President

WITNESS my hand and official seal.
Notary Public *Cheryl K. Hobbs*



My Commission Expires 08/15/2008

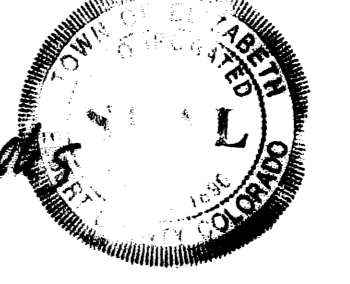
BOARD OF TRUSTEES:

This plat was approved for filing by the Board of Trustees of the Town of Elizabeth, Colorado on the 15th day of July, 2005 for filing. The dedications are hereby accepted.

All expenses incurred with respect to improvements for all utility services, paving, grading, curbs, gutter, sidewalks, road lighting, road signs, flood protection devices, drainage structures and all other improvements that may be required shall be the responsibility of the subdivider and not the Town of Elizabeth. The Town shall only accept maintenance of the roadway improvements after construction has been completed, and after the warranty period, in accordance with Town Regulations.

Wendell C. ...
Mayor, Town of Elizabeth

Attest: *...*
Town Clerk



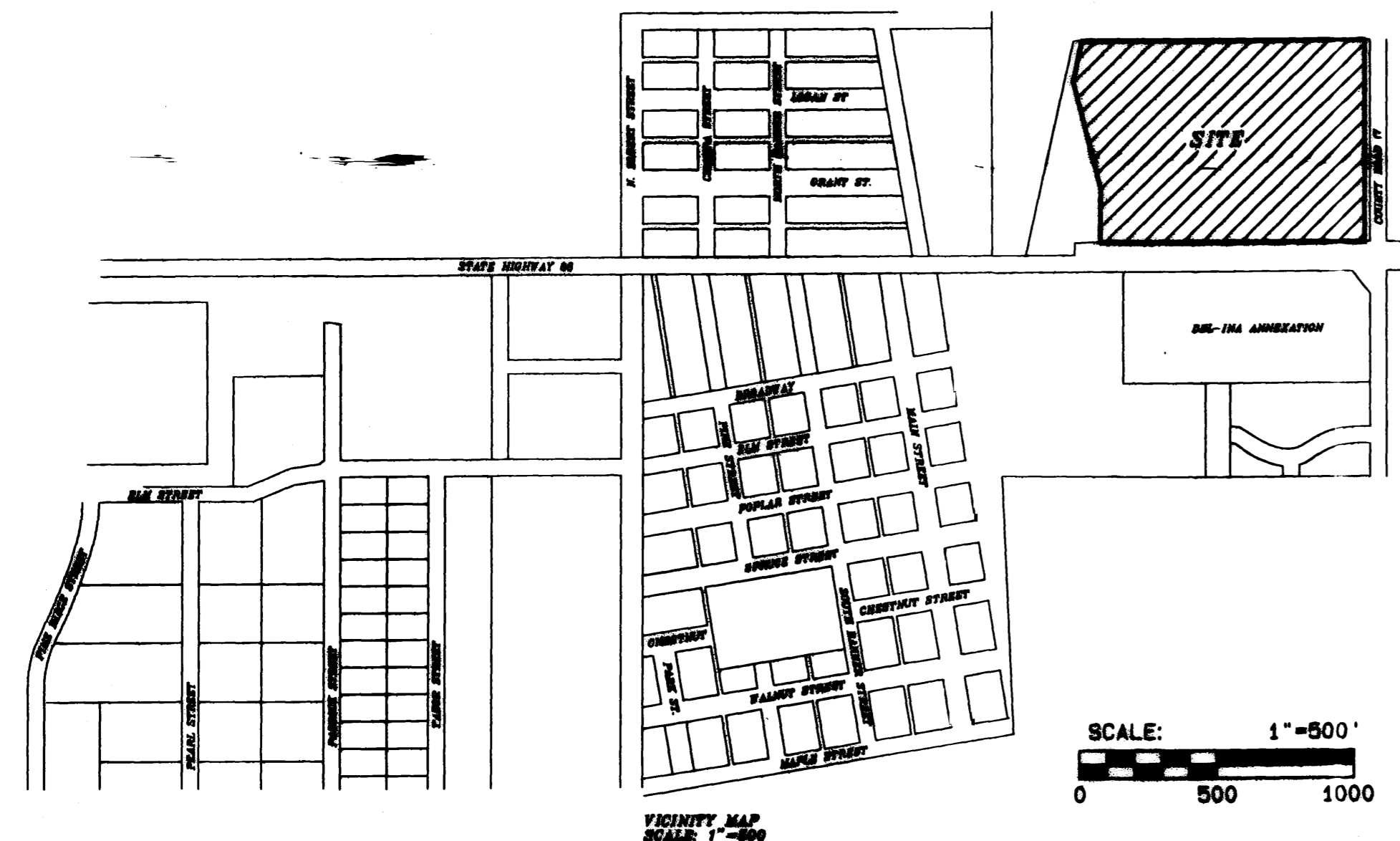
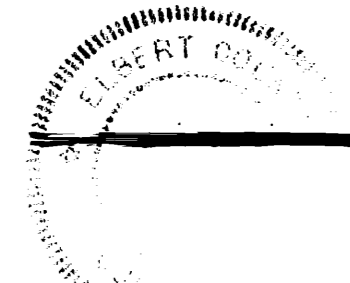
CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF ELBERT }

I hereby certify that this plat was filed in my office on this 17th day of October, 2005, A.D., at 1:28 p.m., and was recorded at

Reception Number 467458 Book T2 Page 126

Christina ...
County Clerk and Recorder



<p>REVISED Revised 8-18-05</p>	<p>DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 888-4648 100 WILSON ST. GARTLE ROCK, COLORADO 80104</p>		<p>FINAL PLAT ELIZABETH CROSS ROADS BUSINESS PARK ELIZABETH CROSSROADS LLC Sheet <u>1</u> of <u>2</u> <u>97-0119</u></p>
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*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.

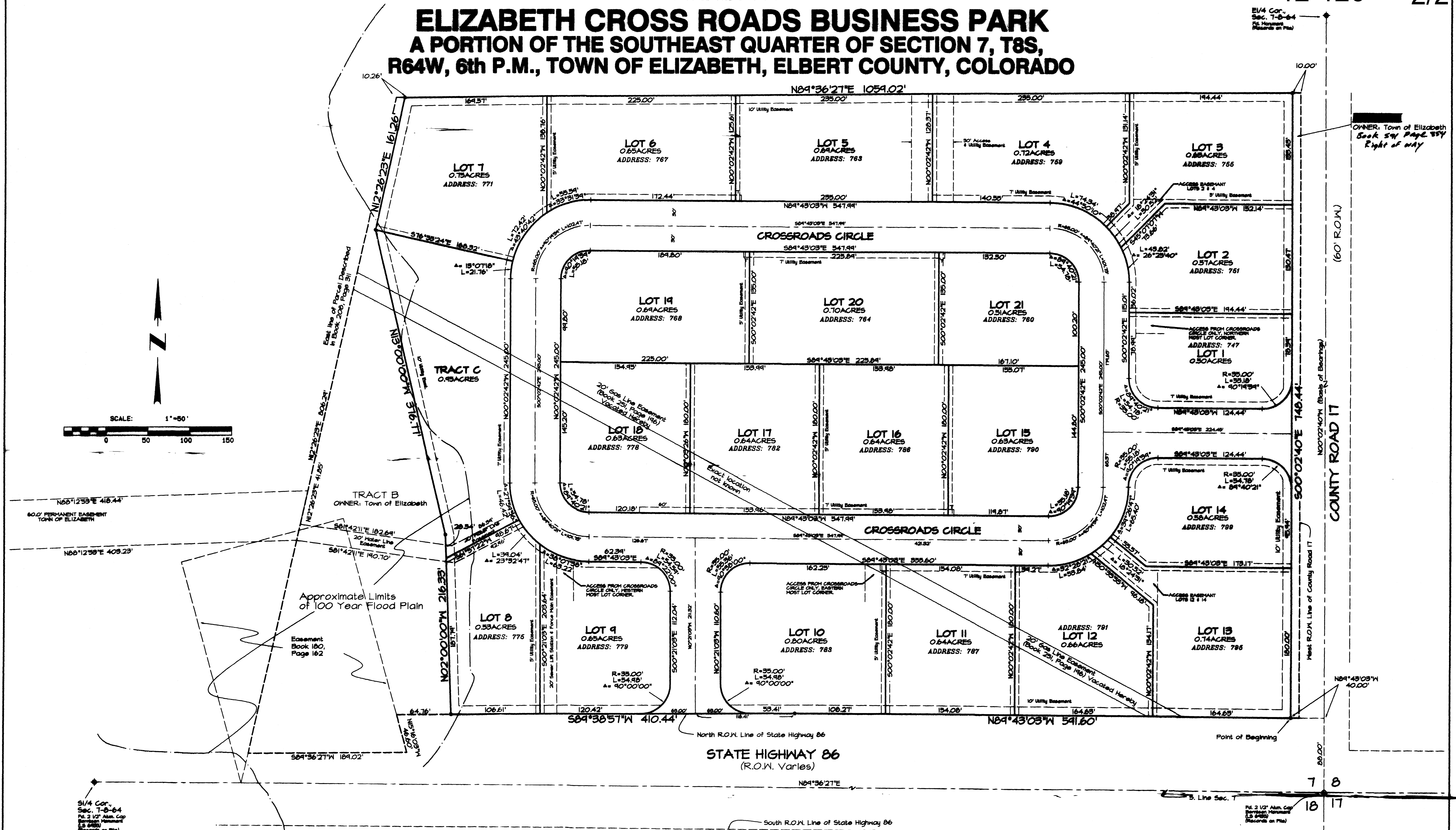
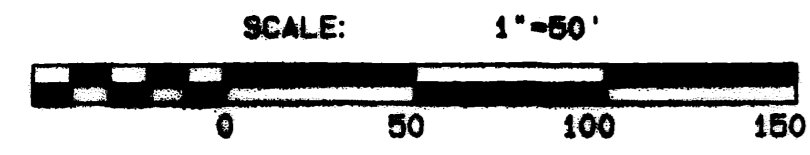
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1/4 Cor. Sec. 7-8-64
Pt. Monument
Records on File

OWNER: Town of Elizabeth
Book 541 Page 884
Right of way



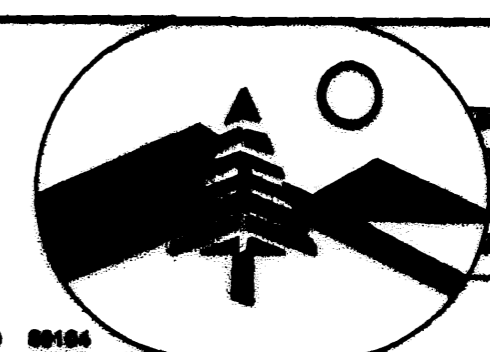
1/4 Cor. Sec. 7-8-64
Pt. 2 1/2" Altm. Cap.
Monument
(Records on File)

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REVISIONS
Revised 8-13-05

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4445
108 WILSON ST., CASTLE ROCK, COLORADO 80104



FINAL PLAT
ELIZABETH CROSS ROADS BUSINESS PARK

ELIZABETH CROSSROADS LLC

Scale: 1"=50'
Date: 2-7-09
Sheet 2 of 2 97-0119