

CERTIFICATE OF DEDICATION AND OWNERSHIP:

Know all men by these presents that, FCAP RMCP, LLC, being sole owner in fee simple of all that real property situated in Eagle County, Colorado, described as follows:

Parcels A and B, Spring Creek Park, according to the plat recorded November 8, 1982 in Book 348 at Page 520.

County of Eagle, State of Colorado.

containing 28.63 acres (1,247,313 Sq. Ft.) more or less;

and has caused the same to be surveyed, laid out, subdivided, and designated as ROCKY MOUNTAIN COMMERCE PARK, a Resubdivision of Parcel A and Parcel B of the Final Plat of Spring Creek Park in the Town of Gypsum, and has caused this plat to be made, filed and further

1. The street rights—of—way and easements shown hereon are dedicated to the public forever for the purpose of ingress & egress, vehicular movement, utility lines and facilities, drainage, and other public facilities as may be described hereon together with the right to construct, maintain, and operate such lines and facilities as deemed appropriate and necessary.

In consideration of the approval of this subdivision plat, the owner and lienholder hereby waive any and all claims of damages against Town of Gypsum occasioned by the alteration of land surfaces to conform to this subdivision plat.

In witness	thereof, this instrument is executed this day of,
OWNER:	
	FCAP RMCP, LLC Mike Pearson
ADDRESS:	245 Chapel Place #C201 Avon, Colorado 81620

EXECUTED this	day o	of,	A.D., 20

		FCAP RMCP, LLC Mike Pearson	
STATE OF COLORADO)		

COUNTY OF EA	AGLE							
		of Dedication	and Ownership	was	acknowledged	before r	ne this	;

ay of, A.D., 20, by	
ly commission expires:	

latari Dublia		

Witness my hand and official seal.

Acceptance of Easements:

The undersigned states that they accept the easements as shown hereon.

Representative Holy Cross Energy		 	
STATE OF COLORADO)		

)	SS		
COUNTY OF EAGLE			
The foregoing Acceptance	was	acknowledged	hefor

The	foregoing	Acceptance	was a	cknowledged	before	me	this		day	of	
A.D.	, 20,	by						·			

My commission expires:
Witness my hand and official seal.

Notary Public	

Final Plat Rocky Mountain Commerce Park

A Resubdivision of Parcel A and Parcel B of the Final Plat of Spring Creek Park Tract 60, Township 5 South, Range 85 West of the 6th P.M. Town of Gypsum, Eagle County, Colorado

all liens and encumbrances, ex	·
Dated this day of	, A.D., 20
D. a	
By: Agent	
Certificate of Taxes Paid	
	certify that the entire amount of taxes and assessments due and payable as of
	upon all parcels of real estate described on this Plat are paid in full.
Dated this day of	, A.D., 20
Ву:	
By: Treasurer of Eagle Count	ty
<u>Lien Holder Certificate</u>	
The undersigned beneficiary of	a Deed of trust upon the real property covered by this Final Plat hereby consents to
the subdivision of such real pro-	operty to provisions of The Final Plat.
Mortgagee:	Address:
_	
Ву:	Attest:
Title:	Title:
This plat and the statements h Town of Gypsum, Colorado. This	_
This plat and the statements h Town of Gypsum, Colorado. This other service facility.	hereon are approved this day of, by the Planning Commission of approval does not extend to the design of utilities, sewage disposal, roads, or any
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LAND USE TABLE

<u>LOT</u>	<u>ACREAGE</u>	STREET ADDRESS	<u>USE</u>
LOT 1	2.05	0060 Spring Creek Road	LIGHT INDUSTRIAL
LOT 2A	4.27	0450 Plane Street	LIGHT INDUSTRIAL
LOT 2B	4.54	0500 Plane Street	LIGHT INDUSTRIAL
LOT 3	3.48	0550 Plane Street	LIGHT INDUSTRIAL
LOT 4	1.48	0400 Plane Street	LIGHT INDUSTRIAL
LOT 5	2.10	0405 Plane Street	LIGHT INDUSTRIAL
LOT 6	1.05	0425 Plane Street	LIGHT INDUSTRIAL
LOT 7	1.32	0445 Plane Street	LIGHT INDUSTRIAL
LOT 8	1.83	0465 Plane Street	LIGHT INDUSTRIAL
LOT 9	1.05	0485 Plane Street	LIGHT INDUSTRIAL
LOT 10	1.04	0505 Plane Street	LIGHT INDUSTRIAL
LOT 11	1.31	0525 Plane Street	LIGHT INDUSTRIAL
LOT 12	1.31	0545 Plane Street	LIGHT INDUSTRIAL
PLANE STREET	1.81	N/A	PUBLIC RIGHT OF WAY
TOTALS	28.63		

- 1. The purpose of this Plat and Map is to subdivide the subject property, to create and vacate easements, and to dedicate rights—of—way, as shown hereon.
- 2. Basis of Bearings: Bearings shown hereon are based on the west line of Spring Creek Park, according to the plat recorded November 8, 1982 in Book 348 at Page 520, Reception No. 244861. having a bearing of N00°05'07"E, and being monumented by a rebar with 1.5" aluminum cap stamped LS 11204 and a rebar with 1.5" aluminum cap stamped LS 11204, both as shown
- 3. This map has been prepared pursuant to client request for a Subdivision Plat.
- 4. Field Survey performed December 2020 through February 2021.
- 5. Units of linear measurements are displayed in US Survey Feet.
- 6. SGM is not responsible for any changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.
- 7. Any subsurface utilities not shown, were not marked by appropriate utility companies at the time of this survey and therefore may not be shown hereon. Only paint marks and utility pin flags on the ground surface were surveyed. Client/contractor must contact specific utility companies to verify both the location and depth of respective utilities. Additional surveying work may be required to show any such subsurface utility locations on this drawing. SGM will not be responsible for protection of subsurface utilities.
- 8. Property descriptions shown hereon are based on Spring Creek Park, according to the plat recorded November 8, 1982 in Book 348 at Page 520, Reception No. 244861.
- 9. Fences shown hereon, if any, have been shown for general reference and do not necessarily depict limits of ownership.
- 10. Current Property Address: 145 Spring Creek Road, Gypsum, Colorado 81637
- 11. Zoning, According to Town of Gypsum Municipal Code Title 18: Light Industrial (LI) Building Setback Requirements: 10' Minimum Front Yard, Side Yard, Rear Yard
- 12. No known wetlands on subject parcels.
- 13. No known hazardous areas on subject parcels.
- 14. No known steep slopes on subject parcels
- 15. Driveways not designed at time of filing.

16. The found monument at the southeast corner of Lot B (also the southeast corner of the newly created Lot 5 in this Survey), being a nail and 2" brass disc stamped L.S. 37902, was is not held as a control corner in this Survey and the corner has been re—established with a new monument. Research finds that the said found monument was set in a Survey for a Final Plat titled SCS Industrial Center, A Resubdivision of Parcel C, Carlin Minor P.U.D., recorded March 12, 2008 as Reception No. 200805321 in the office of the Eagle County Clerk and Recorder. In said SCS Industrial Center Survey, the Surveyor is showing evidence of locating only one monument (at the northwest corner of Parcel C) from the original Subdivision of the property, being the Final Plat of Spring Creek Park, recorded November 8, 1982 in Book 348, Page 520, Reception No. 244861 in the office of the Eagle County Clerk and Recorder. Said SCS Industrial Center Survey did not hold the location of that original found monument. This Survey found six monuments shown on the Survey for said Final Plat of Spring Creek Park that are relatively harmonious with the original platted locations. This Survey holds the original monuments as control corners and re—establishes the southeast corner of Lot B based on the original record location.

- 17. Documents used in the preparation of this survey include: Final Plat of Spring Creek Park filed for record November 8, 1982 in Book 348, Page 520, Reception No. 244861 in the
 - office of the Eagle County Clerk and Recorder. Spring Creek Annexation to the Town of Gypsum filed for record November 29, 1999 at Reception No. 715951 in the office of the Eagle County Clerk and Recorder.
 - Annexation Boundary Map to the Town of Gypsum filed for record September 17, 1998 at Reception No. 669688 in the office of the Eagle County Clerk and Recorder. Easement Plat Spring Creek Special Improvement District filed for record October 9, 2002 at Reception No. 809869 in
 - the office of the Eagle County Clerk and Recorder. Unrecorded Topographic Map by Peak Land Surveying, Project No. 2287, dated 8/20/20.
 - 18. Terms, conditions, provisions, burdens and obligations as set forth in Subdivision Improvements Agreement Rocky Mountain Commerce Park recorded ______, 2021 under Reception No. ___
- 19. Lot line adjustments only shall be permitted with a Final Plat Amendment Administrative Review application process.

20. The property shown hereon is subject to all easements, rights—of—way, building setbacks or other restrictions of record, as such items may affect this property. This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record. All information pertaining to ownership, easement and other encumbrances of record has been taken from the title insurance commitment issued by Old Republic National Title Insurance Company, Commitment No. ABJ50057596-2, having an effective date of December 7, 2020.

Every attempt has been made to show all easements, rights—of—way, etc. referred to in the Schedule B2 Exceptions recited in said title insurance policy. Some such items may not be shown (i.e. Items 1—9) if they are standard title commitment exceptions, or if not sufficiently described in recorded documents to be shown graphically, or if they are situated on adjacent properties, or if they affect the property in general, etc. In regards to other such items:

- Item 10: Right of Way Easement as granted to Colorado—Ute Electric Association, Inc., a Colorado Corporation in Instrument recorded December 23, 1963, in Book 178 at Page 413. Does not affect subject parcels.
- Item 11: Easements, conditions, covenants, restrictions, reservations and notes on the plat of Spring Creek Park recorded November 8, 1982 in Book 348 at Page 520 and at Reception No. 244861. Affects the subject parcel and is shown
- Item 12: Terms, conditions and provisions of Standard Avigation and Hazard Easement recorded February 24, 1982 in Book 336 at Page 887. Partial release recorded May 10, 1994 in Book 639 at Page 841. May affect subject parcels, the extents of which cannot be graphically depicted.
- Item 13: Restrictive covenants, which do not contain a forfeiture or reverter clause, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as contained in Instrument recorded November 08, 1982, in Book 348 at Page 519 and Amendment recorded May 15, 1987 in Book 462 at Page 766. May affect subject parcels, the extents of which cannot be graphically depicted.
- Item 14: Terms, conditions and provisions of Sewer and Utility Easement recorded July 06, 1998 at Reception No. 661787. Affects the subject parcel and is shown hereon.
- Item 15: Terms, conditions and provisions of Easement recorded December 16, 1998 at Reception No. 680286. Affects the subject parcel and is shown hereon.
- Item 16: Easements, conditions, covenants, restrictions, reservations and notes on the plat of Spring Creek Annexation recorded November 29, 1999 at Reception No. 715951 and Annexation Boundary Map recorded September 17, 1998 at Reception No. 669688. Affects the subject parcel and is shown hereon.
- Item 17: Terms, conditions and provisions of Agreement recorded October 13, 2000 at Reception No. 741606. May affect subject parcels, the extents of which cannot be graphically depicted.
- Item 18: Easements, conditions, covenants, restrictions, reservations and notes on the plat of Spring Creek Special Improvement District recorded October 9, 2002 at Reception No. 809869. Affects the subject parcel and is shown hereon.

SURVEYOR'S CERTIFICATE:

I, Timothy A. Barnett, a duly Registered Professional Surveyor in the State of Colorado, do hereby certify that this plat of Rocky Mountain Commerce Park, a Resubdivision of Parcel A and Parcel B of the Final Plat of Spring Creek Park in the Town of Cypsum, was prepared under my direction, truly and correctly represents a field survey of the same and was monumented in accordance with sections 38—51—101, et sea. C.R.S.

Colorado PLS # 38404

Park ommer Mountain Gypsum, E own of

FINAL SUBDIVISION PLAT

Final Plat Rocky Mountain Commerce Park A Resubdivision of Parcel A and Parcel B of the Final Plat of Spring Creek Park Tract 60, Township 5 South, Range 85 West of the 6th P.M. Town of Gypsum, Eagle County, Colorado In U.S. Feet : 1" = 60' FOUND 1" IRON PIPE COOLEY MESA ROAD 70' RIGHT-OF-WAY N00°05'07"E 5.96' -FROM CORNER FOUND #5 REBAR (RECEPTION NO. 669688) N71°23'25"E 12.99' -FROM CORNER FOUND REBAR & 1.5" ALUMINUM CAP FOUND REBAR & N89°01'28"E __1315.76 1.5" ALUMINUM CAP LS 23089 290.22 REFERENCE MONUMENT — 379.18' WITNESS CORNER 293.13' AP 3, TRACT 60 AP 4, TRACT 61 BRASS CAP S86°08'26"E 14.36' ─ DRAINAGE EASEMENT -DRAINAGE EASEMENT (RECEPTION NO. FOUND #5 REBAR ~ <u>N89°01'28"E</u> <u>160.0</u>0' \ 10' UTILITY & DRAINAGE EASEMENT (TYPICAL) 80' ACCESS, UTILITY & DRAINAGE 89308 SQ FT 20' SEWER & UTILITY EASEMENT EASEMENT (RECEPTION NO. 809869) 2.05 ACRES HATCHED PORTION TO BE VACATED WITH THE FILING OF THIS PLAT (RECEPTION NO. 661787) OF-WAY 10' UTILITY & (RECEPTION DRAINAGE EASEMENT (TYPICAL) NO. 809869) 10' UTILITY AND DRAINAGE EASEMENT (RECEPTION NO. LOT 2A 186140 SQ FT 4.27 ACRES LOT 2B 197555 SQ FT 4.54 ACRES LOT 3 151405 SQ FT 3.48 ACRES AIRPORT COMMERCE CENTER FILING 2 (RECEPTION NO. 10' UTILITY & DRAINAGE EASEMENT (TYPICAL) 64499 SQ FT 1.48 ACRES DRAINAGE EASEMENT (TYPICAL) FOUND REBAR & 1.5" ALUMINUM CAP — LS 28267 379.13 S89°57'33"W 1314.26' PLANE STREET PLANE STREET 60' WIDE RIGHT OF WAY 60' Right-of-Way DEDICATED BY THIS PLAT (REC. NO. 201718795) FOUND #5 REBAR S89**·**57'33"W 1314.12' __124.73**'**____<u></u>*_ _218.60'-_-249.67' -FOUND REBAR & 1.5" ALUMINUM CAP — FOUND REBAR & Parcel A LS 28627 1.5" ALUMINUM CAP — (Removed by this plat) N89°50'18"W 1106.02' LS 11204, Parcel B LOT LINE TO BE REMOVED WITH FOUND REBAR & (Removed by this plat) 1.5" ALUMINUM CAP ~ THE FILING OF LS ILLEGIBLE LOT LINE TO BE THIS PLAT REMOVED WITH THE -FILING OF THIS PLAT LOT LINE TO BE FOUND REBAR & REMOVED WITH THE WELL & ACCESS EASEMENT 1.5" ALUMINUM CAP — (RECEPTION NO. 244861) _ TO BE VACATED WITH THE FILING OF THIS PLAT 10' UTILITY & LS 11204 10' UTILITY & DRAINAGE FILING OF THIS PLAT DRAINAGE 10' UTILITY AND EASEMENT (TYPICAL) LOT 5B DRAINAGE EASEMENT (TYPICAL) 20' SEWER & UTILITY AIRPORT COMMERCE EASEMENT EASEMENT CENTER FILING 1 RECEPTION NO. (RECEPTION NO. 661787) (RECEPTION NO. LOT 12 LOT 10 57015 SQ FT 57080 SQ FT 45410 SQ FT 45562 SQ FT 79813 SQ FT 57485 SQ FT 45889 SQ FT 91301 SQ FT 1.31 ACRES 1.04 ACRES 1.05 ACRES 1.31 ACRES 1.32 ACRES 1.83 ACRES 1.05 ACRES 2.10 ACRES 10' UTILITY & DRAINAGE 10' UTILITY & EASEMENT (TYPICAL) DRAINAGE 10' UTILITY & EASEMENT (TYPICAL) DRAINAGE EASEMENT (TYPICAL) - LEGEND - -AIRPORT COMMERCE CENTER FILING 1 Found Monument as Described (RECEPTION NO. - 18" Long #5 Rebar with 2" Aluminum Cap Stamped LS 38404 to be set upon approval 200917650) ♦ - 1" Brass Pin stamped LS 38404 to be set upon FOUND REBAR & 1.5" ALUMINUM CAP — N89°50'18"W 1313.24' FOUND NAIL & 2" BRASS DISC - Easement to be vacated LS 11204 LS 37902 S36*08'44"E 0.81' FROM CORNER FINAL LOT 3 SCS INDUSTRIAL CENTER LOT 2 SCS INDUSTRIAL CENTER (RECEPTION NO. 2008053210) (RECEPTION NO. 200805321) PHOENIX COMMERCIAL CENTER SUBDIVISION PLAT (NOT ACCEPTED (RECEPTION NO. 201816734) SEE NOTE #16 ON SHEET 1)