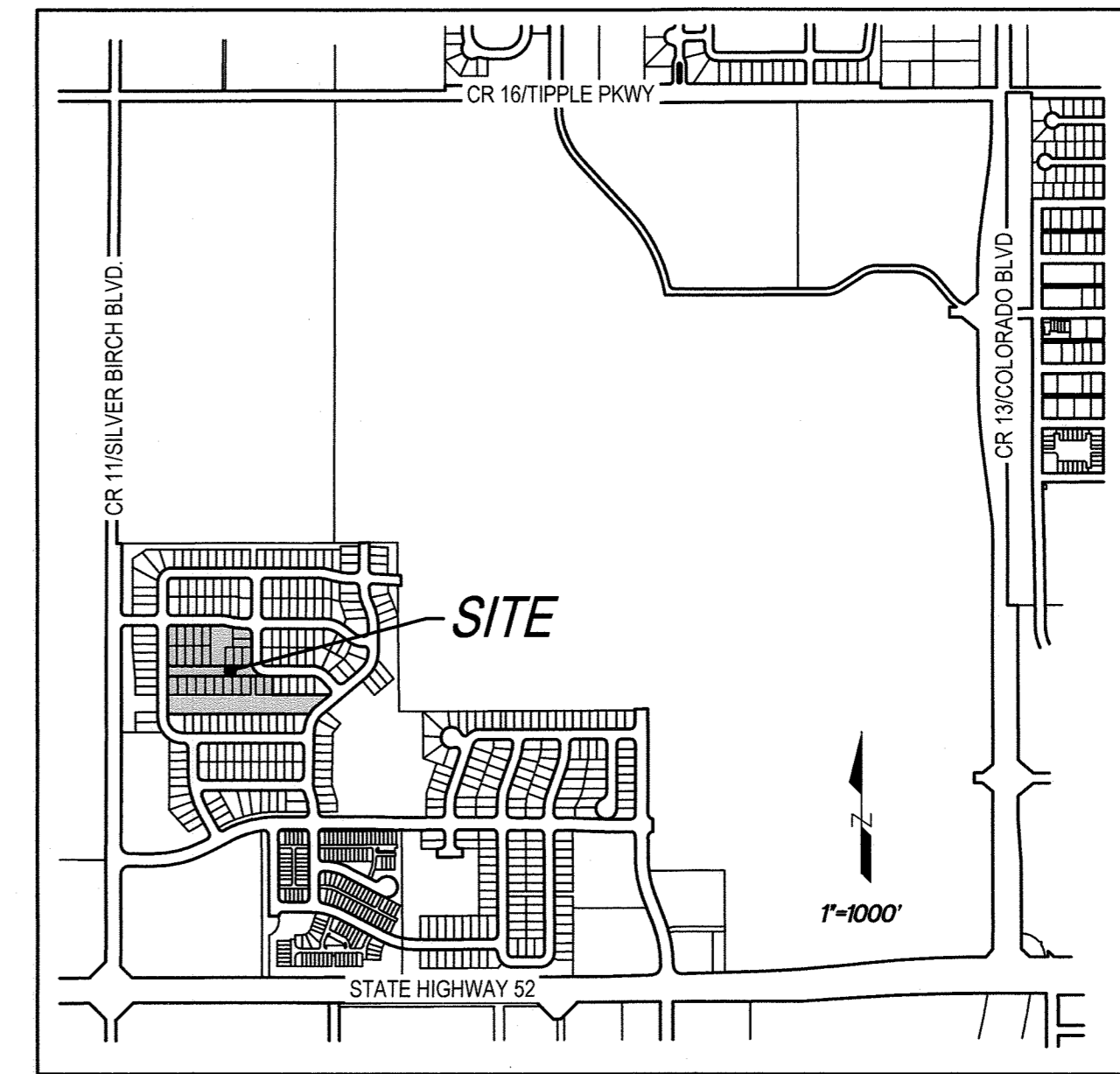
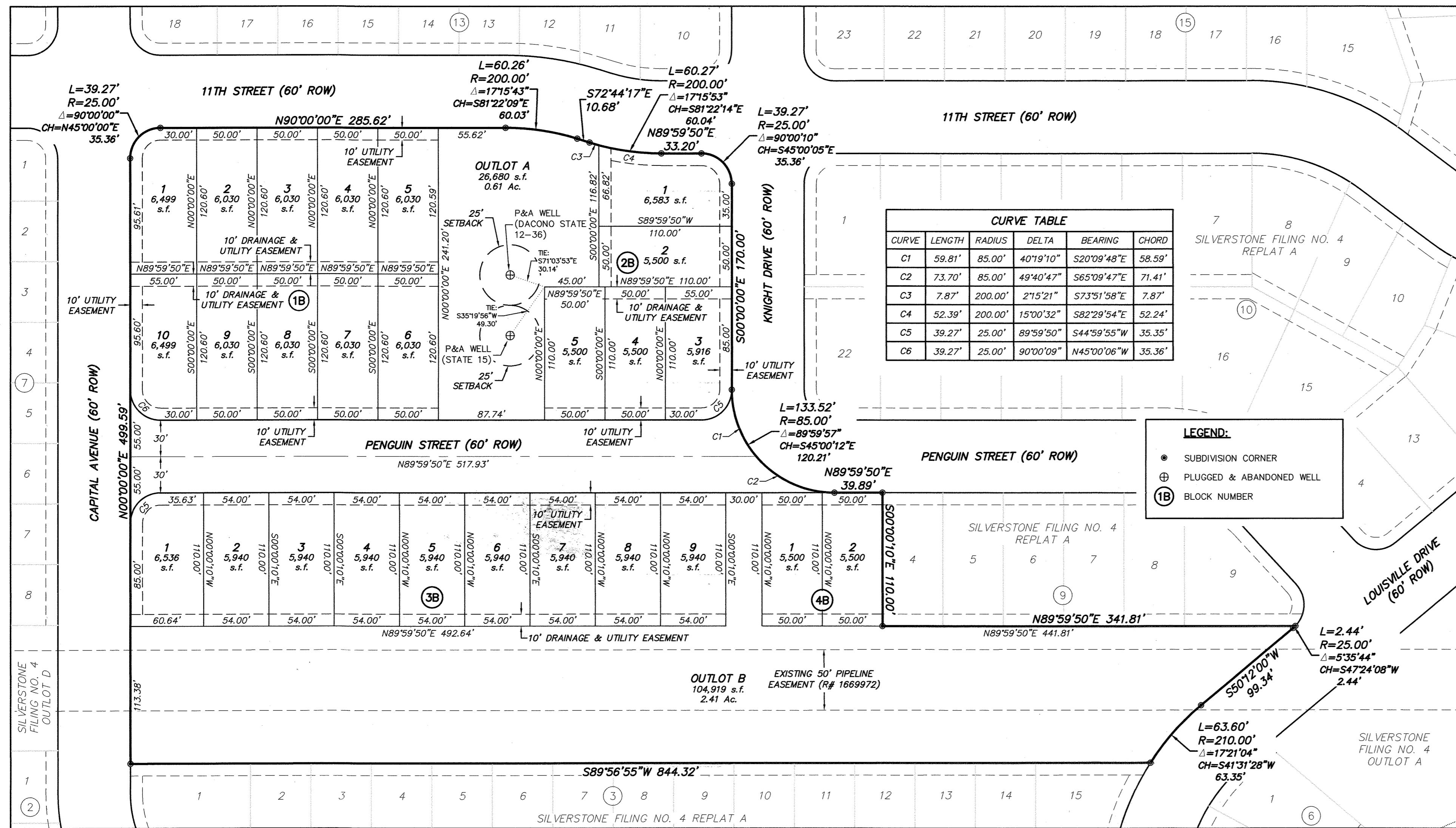


# SILVERSTONE FILING NO. 4 REPLAT B

A REPLAT OF LOTS 1 THROUGH 8, BLOCK 8 & LOTS 1 THROUGH 3, BLOCK 9 AND OUTLOTS E & F,  
 SILVERSTONE FILING NO. 4 REPLAT A  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,  
 TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO  
 26 LOTS & 2 OUTLOTS - 7.32 ACRES



VICINITY MAP



### CERTIFICATE OF OWNERSHIP, VACATION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SILVERSTONE DEVELOPMENT COMPANY, INC. BEING THE OWNERS, MORTGAGEE OR LIENHOLDERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF "SILVERSTONE FILING NO. 4 REPLAT B" AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS-OF-WAY AND EASEMENTS DESIGNATED OR DESCRIBED AS FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN. THE ENTITIES NAMED ON THE EASEMENT, OR RESPONSIBLE FOR THE SERVICES AND/OR UTILITIES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSES NAMED ON THE EASEMENT OR FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE PUBLIC STREET, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES SHOWN HEREON AND THE ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION ARE DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USE AND PURPOSES. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

### DESCRIPTION:

LOTS 1 THROUGH 8, BLOCK 8, LOTS 1 THROUGH 3, BLOCK 9, OUTLOTS E AND F, SILVERSTONE FILING NO. 4 REPLAT A, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.  
 HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF "SILVERSTONE FILING NO. 4 REPLAT B". THIS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 7.32 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY EXISTING AND/OR OF PUBLIC RECORD.  
 ALL UTILITY AND DRAINAGE/UTILITY EASEMENTS CONTAINED WITHIN THE BOUNDARY OF THIS AMENDMENT THAT WERE DEDICATED TO THE TOWN OF FREDERICK, COLORADO BY SILVERSTONE FILING NO. 4 FINAL PLAT RECORDED OCTOBER 25, 2019 AT RECEPTION NO. 4535352 AND SILVERSTONE FILING NO. 4 REPLAT A RECORDED MARCH 10, 2020 AT RECEPTION NO. 4573390, HAVING NEVER BEEN DEVELOPED, ARE BEING VACATED WITH THIS REPLAT. NEW UTILITY AND DRAINAGE/UTILITY EASEMENTS ARE DEDICATED WITH THIS REPLAT.

EXECUTED THIS 8<sup>th</sup> DAY OF January 2021  
 SILVERSTONE DEVELOPMENT COMPANY, INC.  
 BY: JON LEE  
 AS AUTHORIZED REPRESENTATIVE

### ACKNOWLEDGMENT:

STATE OF COLORADO }  
 COUNTY OF Boulder } SS  
 THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY JON LEE AS AUTHORIZED REPRESENTATIVE OF SILVERSTONE DEVELOPMENT COMPANY, INC. THIS 8<sup>th</sup> DAY OF January 2021.

WITNESS MY HAND AND SEAL:  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 12-7-2024

REBEKAH J. REBEL  
 NOTARY PUBLIC - STATE OF COLORADO  
 My Commission Expires 12/7/2024

### PLANNING COMMISSION CERTIFICATE OF APPROVAL:

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 2020-18 AT THIS 19 DAY OF November 2020.  
 [Signature]  
 CHAIRMAN  
 [Signature]  
 PLANNING COMMISSION SECRETARY

### CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

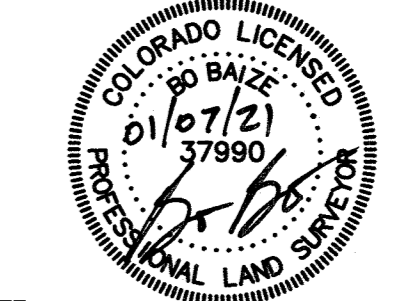
THE FINAL PLAT MAP OF "SILVERSTONE FILING NO. 4 REPLAT B" IS APPROVED AND ACCEPTED BY ORDINANCE NO. 1311A, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON December 8, 2020. THE DEDICATIONS OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THE TOWN. THE CONSTRUCTION OF IMPROVEMENTS BENEFITING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A SEPARATE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS.  
 THIS ACCEPTANCE OF THE FINAL PLAT DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.

[Signature]  
 TRACIE CRITES, MAYOR  
 ATTEST:  
 [Signature]  
 MEGHAN B. MARTINEZ, CLERK, TOWN CLERK

SURVEYOR'S CERTIFICATE:  
 I, BO BAIZE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS FINAL PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 07<sup>th</sup> DAY OF JANUARY, 2021.



BY: BO BAIZE,  
 FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.  
 COLORADO PLS NO. 37990

ADDRESSES:  
 OWNER/APPLICANT:  
 SILVERSTONE DEVELOPMENT COMPANY, INC.  
 2500 ARAPAHOE AVENUE, SUITE 220  
 BOULDER, COLORADO 80302  
 303-442-2299  
 ENGINEER/SURVEYOR:  
 HURST & ASSOCIATES, INC.  
 1265 S PUBLIC ROAD, SUITE B  
 LAFAYETTE, CO 80026  
 303-449-9105

### NOTES:

- 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.
- BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, ASSUMED N00°09'21"E, 2,651.42 FEET BETWEEN THE SOUTHWEST CORNER BEING A 2.5" ALUMINUM CAP MARKED LS 13482, 1999 AND THE WEST QUARTER CORNER BEING A 3.25" BRASS CAP MARKED BLM 1952.
- THIS PROPERTY IS LOCATED IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NUMBER 08123C2079E WITH AN EFFECTIVE DATE OF 01/20/2016.
- ALL OUTLOTS ARE DESIGNATED FOR BLANKET DRAINAGE AND UTILITY EASEMENTS.
- RESIDENTIAL LOTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY AND 10' DRAINAGE AND UTILITY EASEMENTS ALONG REAR LOT LINES.
- CORNERS SHALL BE MONUMENTED WITH 1" PLASTIC CAPS MARKED PLS 37990 ON #4 REBAR.
- LINEAL DISTANCES ARE U.S. SURVEY FEET.

	AREA (Ac.)	USE	OPEN SPACE AREA (Ac.)	OWNERSHIP	MAINTENANCE
REPLAT A OUTLOT A	10.07	LANDSCAPE/P&A WELL/TRAIL	5.05	METRO DISTRICT	H.O.A./METRO DISTRICT
REPLAT A OUTLOT B	0.37	LANDSCAPE	0.37	METRO DISTRICT	H.O.A./METRO DISTRICT
REPLAT A OUTLOT C	5.46	DETENTION	5.46	METRO DISTRICT	H.O.A./METRO DISTRICT
REPLAT A OUTLOT D	1.46	LANDSCAPE/TRAIL/BUFFER	1.46	METRO DISTRICT	H.O.A./METRO DISTRICT
REPLAT A OUTLOT G	1.93	LANDSCAPE/TRAIL/BUFFER	1.93	METRO DISTRICT	H.O.A./METRO DISTRICT
REPLAT A OUTLOT H	0.31	LANDSCAPE	0.31	METRO DISTRICT	H.O.A./METRO DISTRICT
REPLAT A OUTLOT I	0.15	LANDSCAPE	0.15	METRO DISTRICT	H.O.A./METRO DISTRICT
REPLAT B OUTLOT A	0.61	PARK/P&A WELL	0.61	METRO DISTRICT	H.O.A./METRO DISTRICT
REPLAT B OUTLOT B	2.41	LANDSCAPE/TRAIL	2.41	METRO DISTRICT	H.O.A./METRO DISTRICT

(P&A: PLUGGED AND ABANDONED)

SCALE VERIFICATION  
 BAR IS ONE INCH ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	DATE	BY
1	Original Drawing	08/12/20	Ba
1	Update per 17/71 comments	12/01/20	Ba

REVISIONS

HURST  
 CIVIL ENGINEERING  
 PLANNING  
 SURVEYING  
 HURST & ASSOCIATES, INC.  
 1265 S PUBLIC ROAD, SUITE B  
 LAFAYETTE, CO 80026  
 303.449.9105

SILVERSTONE FILING NO. 4  
 REPLAT B  
 FREDERICK, COLORADO

DRAWN BY: BO  
 DESIGNED BY: BO  
 APPROVED BY: BO  
 JOB NUMBER: 2020-47  
 DATE: 12/01/20  
 SCALE: 1"=60'  
 SHEET NO: 1 OF 1