

SILVERSTONE FILING NO. 2 REPLAT A

A REPLAT OF LOTS 1-17 BLOCK 1, LOTS 1-15 BLOCK 2, LOTS 1-16 BLOCK 3, LOTS 1-16 BLOCK 4,
LOTS 1-16 BLOCK 5 AND LOTS 1-9 BLOCK 6, SILVERSTONE FILING NO. 2
LOCATED IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
89 LOTS - 13.55 ACRES

CERTIFICATE OF OWNERSHIP, VACATION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CENTURY LAND HOLDINGS LLC,
BEING THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED
AS FOLLOWS:

LOTS 1 THROUGH 17, BLOCK 1,
LOTS 1 THROUGH 15, BLOCK 2,
LOTS 1 THROUGH 16, BLOCK 3,
LOTS 1 THROUGH 16, BLOCK 4,
LOTS 1 THROUGH 16, BLOCK 5,
LOTS 1 THROUGH 9, BLOCK 6,
SILVERSTONE FILING NO. 2, 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. 2 REPLAT A".
THIS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 13.55 ACRES, MORE
OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF
WAY EXISTING AND/OR OF PUBLIC RECORD.

THE 5' DRAINAGE AND UTILITY EASEMENTS THAT WERE ORIGINALLY ALONG ALL
SIDE LOT LINES DEDICATED TO THE TOWN OF FREDERICK, COLORADO BY
SILVERSTONE FILING NO. 2 FINAL PLAT RECORDED JANUARY 10, 2019 AT
RECEPTION NO. 4459011 HAVING NEVER BEEN DEVELOPED, ARE BEING VACATED
WITH THIS REPLAT.

EXECUTED THIS 11th DAY OF February, 2020

BY: Brian Mulqueen
AS: Vice President

ACKNOWLEDGMENT:

STATE OF COLORADO

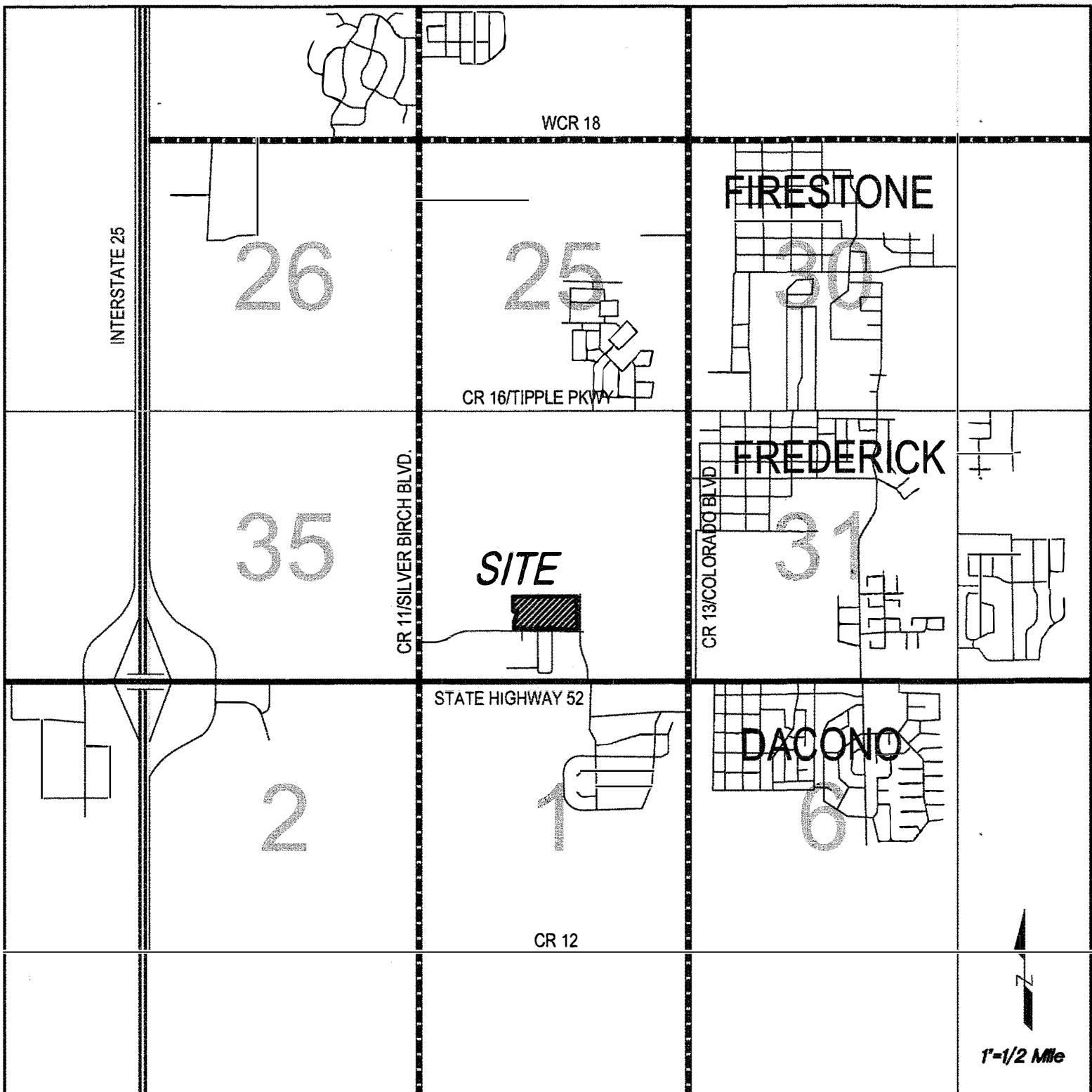
COUNTY OF Arapahoe } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME
BY Brian Mulqueen AS Vice President OF CENTURY LAND
HOLDINGS, LLC, THIS 11th DAY OF February, 2020

WITNESS MY HAND AND SEAL:

Amy L. Ward
NOTARY PUBLIC
MY COMMISSION EXPIRES 5-2-2020

AMY L. WARD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20084015686
MY COMMISSION EXPIRES 05-02-2020



VICINITY MAP

NOTES:

1. 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.
2. BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHEAST 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.
3. 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.
4. NO LOT LINES ARE CHANGED BY THIS REPLAT, ONLY THE VACATION OF DRAINAGE & UTILITY EASEMENTS ALONG SIDE LOT LINES.
5. CORNERS SHALL BE MONUMENTED WITH 1" PLASTIC CAPS MARKED PLS 37990 ON #4 REBAR.
6. LINEAL DISTANCES ARE U.S. SURVEY FEET.

LAND USE TABLE		
	AREA	USE
BLOCK 1 (17 LOTS)	2.74 Ac.	RESIDENCES
BLOCK 2 (15 LOTS)	1.94 Ac.	RESIDENCES
BLOCK 3 (16 LOTS)	2.56 Ac.	RESIDENCES
BLOCK 4 (16 LOTS)	2.42 Ac.	RESIDENCES
BLOCK 5 (16 LOTS)	2.68 Ac.	RESIDENCES
BLOCK 6 (9 LOTS)	1.21 Ac.	RESIDENCES

TOTAL RESIDENTIAL AREA (89 LOTS): 13.55 Ac.

STAFF CERTIFICATE OF APPROVAL:

THIS SUBDIVISION AMENDMENT PLAT OF "SILVERSTONE FILING NO. 2 REPLAT A"
IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING
DEPARTMENT THIS 12th DAY OF February, 2020 IN
ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION
AMENDMENTS.

John Simmons
PLANNING DIRECTOR

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 07th DAY OF
February, 2020



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

ADDRESSES:

OWNER/APPLICANT:

CENTURY LAND HOLDINGS LLC
8390 E. CRESCENT PARKWAY SUITE 650
GREENWOOD VILLAGE, CO 80111

ENGINEER/SURVEYOR:

HURST & ASSOCIATES, INC.
1265 S PUBLIC ROAD, SUITE B
LAFAYETTE, CO 80026

SCALE VERIFICATION

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

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	Original Drawing	Bo	02/05/20
1	Remove BOT per 01/21 comment	Bo	02/05/20

HURST & ASSOCIATES, INC.
1265 S Public Road, Suite B
Lafayette, CO 80026
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

SILVERSTONE FILING NO. 2
REPLAT A
FREDERICK, COLORADO

DRAWN BY:	BO
DESIGNED BY:	BO
APPROVED BY:	
JOB NUMBER:	2020-47
DATE:	02/05/20
SCALE:	N/A
SHEET NO.:	1 OF 2

FILE LOCATION:
G:\2020\SI\PLAT\PLAT\SILVERSTONE FL 2 REPLAT A

SILVERSTONE FILING NO. 2 REPLAT A SHEET 2 OF 2

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



OUTER BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
OB1	81.68'	105.00'	44°34'21"	S67°34'46"W	79.64'
OB2	48.53'	25.00'	111°13'40"	N79°05'35"W	41.26'
OB3	54.83'	25.00'	125°39'30"	S43°57'07"E	44.48'
OB4	68.02'	205.00'	19°00'41"	S09°22'17"W	67.71'
OB5	39.27'	25.00'	90°00'00"	S44°51'56"W	35.36'
OB6	48.11'	145.00'	19°00'41"	N09°22'17"E	47.89'
OB7	55.75'	45.00'	70°59'19"	N54°22'17"E	52.26'
OB8	39.60'	25.00'	90°46'05"	S44°51'01"E	35.59'
OB9	64.13'	195.00'	18°50'35"	S10°03'18"W	63.84'
OB10	87.28'	255.00'	19°36'39"	S09°40'16"W	86.85'

OUTER BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
OB11	39.58'	25.00'	90°42'14"	S45°13'03"W	35.57'
OB12	18.89'	1537.50'	0°42'14"	N89°46'57"W	18.89'
OB13	39.27'	25.00'	90°00'00"	N45°08'04"W	35.36'
OB14	66.74'	195.00'	19°36'39"	N09°40'16"E	66.42'
OB15	85.21'	255.00'	19°08'41"	N09°54'15"E	84.81'
OB16	39.07'	25.00'	89°32'02"	N45°05'56"E	35.21'
OB17	39.27'	25.00'	90°00'00"	S45°08'04"W	35.36'
OB18	66.74'	195.00'	19°36'39"	S09°40'16"W	66.42'
OB19	87.28'	255.00'	19°36'39"	S09°40'16"W	86.85'
OB20	38.63'	25.00'	88°31'51"	N44°23'59"W	34.90'

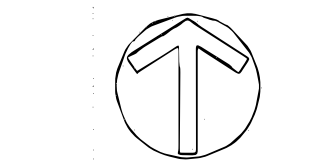
OUTER BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
OB21	66.74'	195.00'	19°36'39"	N09°40'16"E	66.42'
OB22	87.28'	255.00'	19°36'39"	N09°40'16"E	86.85'
OB23	39.27'	25.00'	90°00'00"	N44°51'56"E	35.36'
OB24	47.56'	40.00'	68°07'38"	S33°55'45"W	44.81'
OB25	168.54'	62.00'	155°44'58"	S09°52'55"E	121.23'
OB26	28.53'	687.50'	2°22'38"	N88°56'44"W	28.52'
OB27	99.96'	62.00'	92°22'38"	N46°03'16"E	89.48'
OB28	25.41'	612.50'	2°22'38"	N88°56'44"W	25.41'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C17	40.06'	205.00'	11°11'48"	40.00'	S09°42'55"W
C18	12.75'	205.00'	3°33'49"	12.75'	S17°05'43"W
C19	32.86'	62.00'	30°22'04"	32.48'	N88°24'10"E
C20	42.98'	62.00'	39°43'11"	42.13'	S56°33'11"E
C22	42.86'	62.00'	39°36'39"	42.01'	S16°53'18"E
C23	40.92'	62.00'	37°49'02"	40.18'	S21°49'33"W
C24	42.40'	62.00'	39°11'12"	41.58'	S60°19'40"W
C25	58.84'	62.00'	55°18'04"	57.55'	N72°25'42"W
C26	23.05'	62.00'	21°17'55"	22.91'	N34°01'42"W
C28	4.30'	25.00'	2°51'54"	4.30'	N50°11'32"E
C29	54.38'	105.00'	20°40'17"	53.77'	S80°07'44"W
C30	27.31'	105.00'	14°54'04"	27.23'	S82°24'55"W
C31	25.66'	145.00'	10°08'20"	25.63'	S04°56'07"W
C32	22.45'	145.00'	8°52'21"	22.43'	S14°26'27"W
C35	34.90'	195.00'	10°15'12"	34.85'	N05°45'37"E
C36	29.23'	195.00'	8°35'23"	29.21'	N15°10'54"E

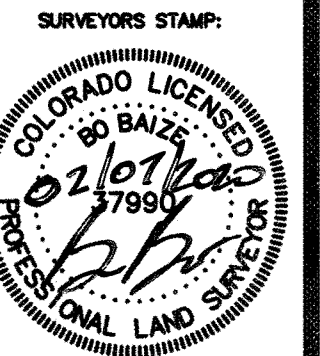
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C37	21.46'	255.00'	4°49'16"	21.45'	S17°03'58"W
C38	45.31'	255.00'	10°10'48"	45.25'	S09°33'56"W
C39	20.52'	255.00'	4°36'36"	20.51'	S02°01'44"W
C40	10.88'	195.00'	3°11'51"	10.88'	S01°22'52"W
C41	55.86'	195.00'	16°24'48"	55.67'	S11°16'12"W
C42	49.82'	255.00'	11°12'17"	49.79'	N13°52'27"E
C43	35.34'	255.00'	7°56'24"	35.31'	N04°18'07"E
C46	47.84'	195.00'	14°03'26"	47.72'	N06°53'40"E
C47	18.90'	195.00'	5°33'13"	18.89'	N16°41'59"E
C48	33.01'	255.00'	7°25'00"	32.99'	S13°46'06"W
C49	42.75'	255.00'	10°43'46"	42.68'	S06°41'43"W
C50	6.52'	255.00'	1°27'53"	6.52'	S00°35'53"W
C51	6.39'	195.00'	1°52'37"	6.39'	S00°48'15"W
C52	56.06'	195.00'	16°28'19"	55.87'	S09°58'43"W
C53	4.30'	195.00'	1°15'44"	4.30'	S18°50'44"W
C54	38.09'	255.00'	8°33'30"	38.05'	N15°11'51"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C55	49.19'	255.00'	11°03'10"	49.11'	N05°23'31"E
C57	38.77'	40.00'	55°32'07"	37.27'	N27°38'00"E
C58	8.79'	40.00'	12°39'31"	8.77'	N61°41'49"E
C59	67.03'	62.00'	61°56'37"	63.81'	S37°01'16"W
C60	101.51'	62.00'	93°48'22"	90.54'	S40°51'14"E
C62	18.27'	1462.50'	0°42'56"	18.27'	S89°01'23"E
C63	19.23'	1462.50'	0°45'12"	19.23'	S89°45'27"E

10 - BLOCK NUMBER



1 inch = 60 feet



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SILVERSTONE FILING NO. 2
REPLAT A
FREDERICK, COLORADO

DRAWN BY: BO
DESIGNED BY: BO
APPROVED BY: BO
JOB NUMBER: 2020-47
DATE: 02/05/20
SCALE: 1"=60'
SHEET NO: 2 OF 2
FILE LOCATION: C:\2020\47\SURVEYS\SILVERSTONE FILING 2 REPLAT A