

SILVERSTONE FILING NO. 1 REPLAT A

A REPLAT OF LOTS 1-2 BLOCK 1, LOTS 1-21 BLOCK 2, LOTS 1-9 BLOCK 3, LOTS 1-14 BLOCK 4,
 LOTS 1-14 BLOCK 5, LOTS 1-7 BLOCK 6 AND LOTS 1-7 BLOCK 7, SILVERSTONE FILING NO. 1
 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
 75 LOTS - 17.71 ACRES

CERTIFICATE OF OWNERSHIP, VACATION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT RICHMOND AMERICAN HOMES OF COLORADO, INC. BEING THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 2, BLOCK 1,
 LOTS 1 THROUGH 21, BLOCK 2,
 LOTS 1 THROUGH 9, BLOCK 3,
 LOTS 1 THROUGH 14, BLOCK 4,
 LOTS 1 THROUGH 14, BLOCK 5,
 LOTS 1 THROUGH 7, BLOCK 6,
 LOTS 1 THROUGH 7, BLOCK 7,
 SILVERSTONE FILING NO. 1, 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. 1 REPLAT A". THIS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 17.71 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. 1 FINAL PLAT RECORDED JANUARY 10, 2019 AT RECEPTION NO. 4459006 HAVING NEVER BEEN DEVELOPED, ARE BEING VACATED WITH THIS REPLAT.

EXECUTED THIS 10 DAY OF February, 2020

BY: Eric R. Kuby
 AS: SUP OF LAND DEVELOPMENT

ACKNOWLEDGMENT:

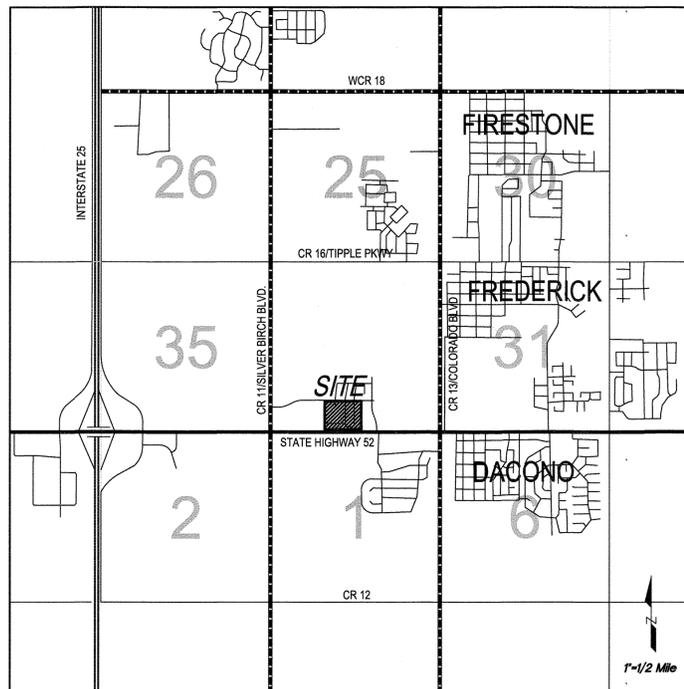
STATE OF COLORADO }
 COUNTY OF Denver } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY Eric Kuby AS Sup. Vice Pres. OF RICHMOND AMERICAN HOMES OF COLORADO, INC. THIS 10 DAY OF February, 2020

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC
 MY COMMISSION EXPIRES 7/18/21

PHILICITY KRYSIAL FLOREZ
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20174029913
 MY COMMISSION EXPIRES JULY 18, 2021



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 (2 LOTS)	0.35 Ac.	RESIDENCES
BLOCK 2 (21 LOTS)	3.11 Ac.	RESIDENCES
BLOCK 3 (9 LOTS)	1.18 Ac.	RESIDENCES
BLOCK 4 (14 LOTS)	1.82 Ac.	RESIDENCES
BLOCK 5 (14 LOTS)	1.81 Ac.	RESIDENCES
BLOCK 6 (7 LOTS)	0.91 Ac.	RESIDENCES
BLOCK 7 (7 LOTS)	0.95 Ac.	RESIDENCES

STAFF CERTIFICATE OF APPROVAL:

THIS SUBDIVISION AMENDMENT PLAT OF "SILVERSTONE FILING NO. 1 REPLAT A" IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 12 DAY OF February, 2020 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

John M. ...
 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 07 DAY OF FEBRUARY, 2020.



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

ADDRESSES:

OWNER/APPLICANT:
 RICHMOND AMERICAN HOMES OF COLORADO, INC.
 4350 S MONACO STREET
 DENVER CO 80237

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

NO.	DESCRIPTION	BY	DATE
-	Original Drawing	Bo	07/07/20
1	Remove BOT. Cert. per 07/21 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

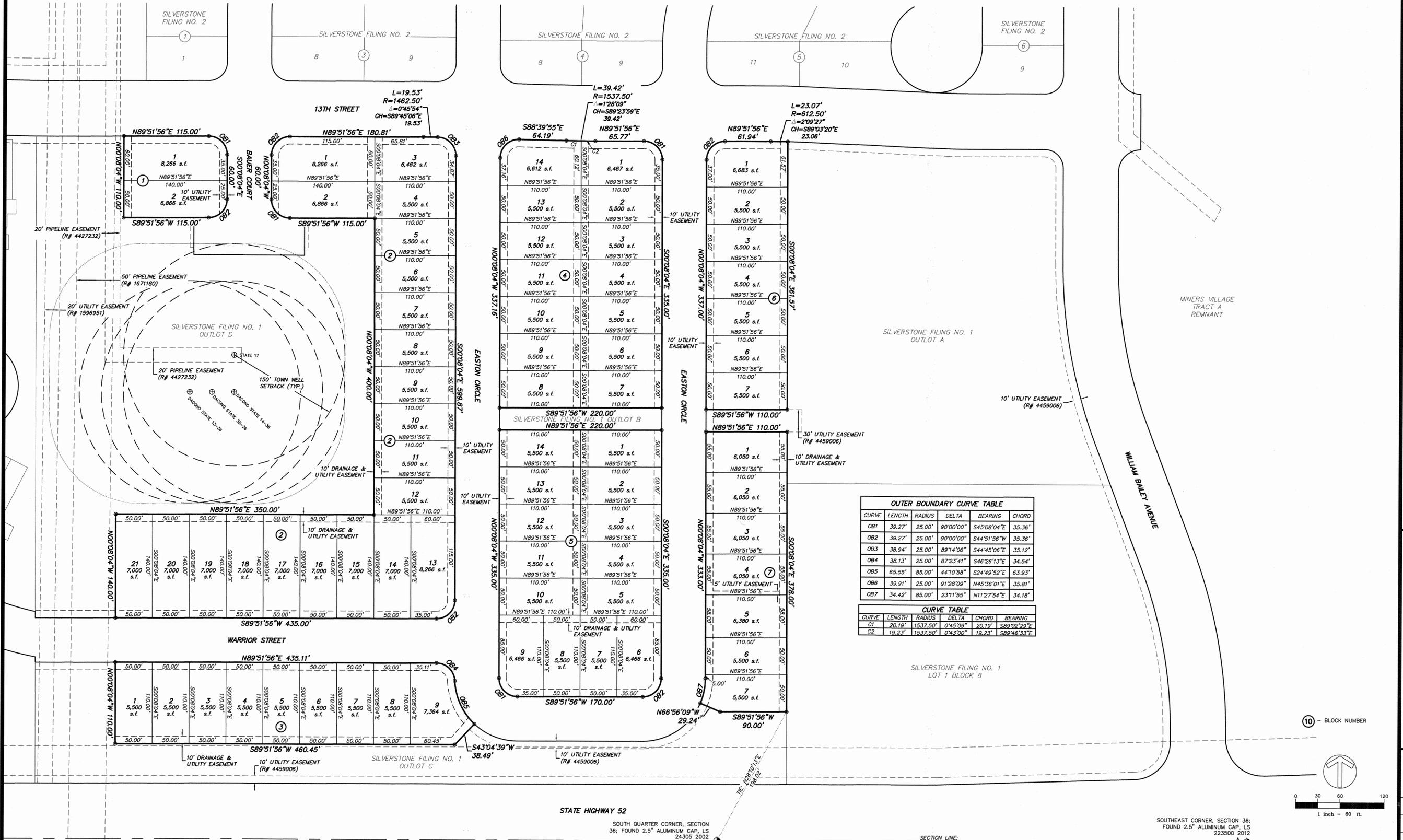
SILVERSTONE FILING NO. 1
 REPLAT A
 FREDERICK, COLORADO

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

SILVERSTONE FILING NO. 1 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

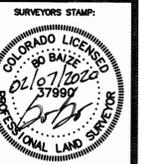


OUTER BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
OB1	39.27'	25.00'	90°00'00"	S45°08'04"E	35.36'
OB2	39.27'	25.00'	90°00'00"	S44°51'56"W	35.36'
OB3	38.94'	25.00'	89°14'06"	S44°45'06"E	35.12'
OB4	38.13'	25.00'	87°23'41"	S46°26'13"E	34.54'
OB5	65.55'	85.00'	44°10'58"	S24°49'52"E	63.93'
OB6	39.91'	25.00'	91°28'09"	N45°36'01"E	35.81'
OB7	34.42'	85.00'	23°11'55"	N11°27'54"E	34.18'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	20.19'	1537.50'	0°45'09"	20.19'	S89°02'29"E
C2	19.23'	1537.50'	0°43'00"	19.23'	S89°46'33"E

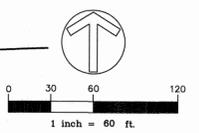


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SILVERSTONE FILING NO. 1
 REPLAT A
 FREDERICK, COLORADO

DRAWN BY: BO
 DESIGNED BY:
 APPROVED BY:
 JOB NUMBER: 2020-47
 DATE: 02/05/20
 SCALE: 1"=60'
 SHEET NO: 2 OF 2



STATE HIGHWAY 52
 SOUTH QUARTER CORNER, SECTION
 36; FOUND 2.5" ALUMINUM CAP, LS
 24305 2002

SECTION LINE:
 S89°51'56"W 2621.84'

SOUTHEAST CORNER, SECTION 36;
 FOUND 2.5" ALUMINUM CAP, LS
 223500 2012

10 - BLOCK NUMBER