

SILVERSTONE FILING NO. 4 REPLAT A

A REPLAT OF BLOCKS 1 THROUGH 17 AND OUTLOTS A THROUGH I, SILVERSTONE FILING NO. 4
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
201 LOTS & 9 OUTLOTS - 54.94 ACRES

CERTIFICATE OF OWNERSHIP, VACATION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SILVERSTONE DEVELOPMENT COMPANY, INC. AND SILVERSTONE METROPOLITAN DISTRICT 2 BEING THE OWNERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 2, BLOCK 1,
LOTS 1 THROUGH 10, BLOCK 2,
LOTS 1 THROUGH 15, BLOCK 3,
LOTS 1 THROUGH 24, BLOCK 4,
LOTS 1 THROUGH 12, BLOCK 5,
LOTS 1 THROUGH 11, BLOCK 6,
LOTS 1 THROUGH 8, BLOCK 7,
LOTS 1 THROUGH 8, BLOCK 8,
LOTS 1 THROUGH 9, BLOCK 9,
LOTS 1 THROUGH 22, BLOCK 10,
LOTS 1 THROUGH 3, BLOCK 11,
LOTS 1 THROUGH 16, BLOCK 12,
LOTS 1 THROUGH 18, BLOCK 13,
LOTS 1 THROUGH 13, BLOCK 14,
LOTS 1 THROUGH 23, BLOCK 15,
LOTS 1 THROUGH 3, BLOCK 16,
LOTS 1 THROUGH 4, BLOCK 17,
OUTLOTS A, B, C, D, E, F, G, H AND I,
SILVERSTONE FILING NO. 4, 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 A". THUS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 29.38 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. 4 FINAL PLAT RECORDED OCTOBER 25, 2019 AT RECEPTION NO. 4536352, HAVING NEVER BEEN DEVELOPED, ARE BEING VACATED WITH THIS REPLAT.

EXECUTED THIS 7th DAY OF February, 2020

SILVERSTONE DEVELOPMENT COMPANY, INC.

BY: JON LEE
AS: AUTHORIZED REPRESENTATIVE

SILVERSTONE METROPOLITAN DISTRICT 2

BY: JON LEE
AS: PRESIDENT

ACKNOWLEDGMENT:

STATE OF COLORADO

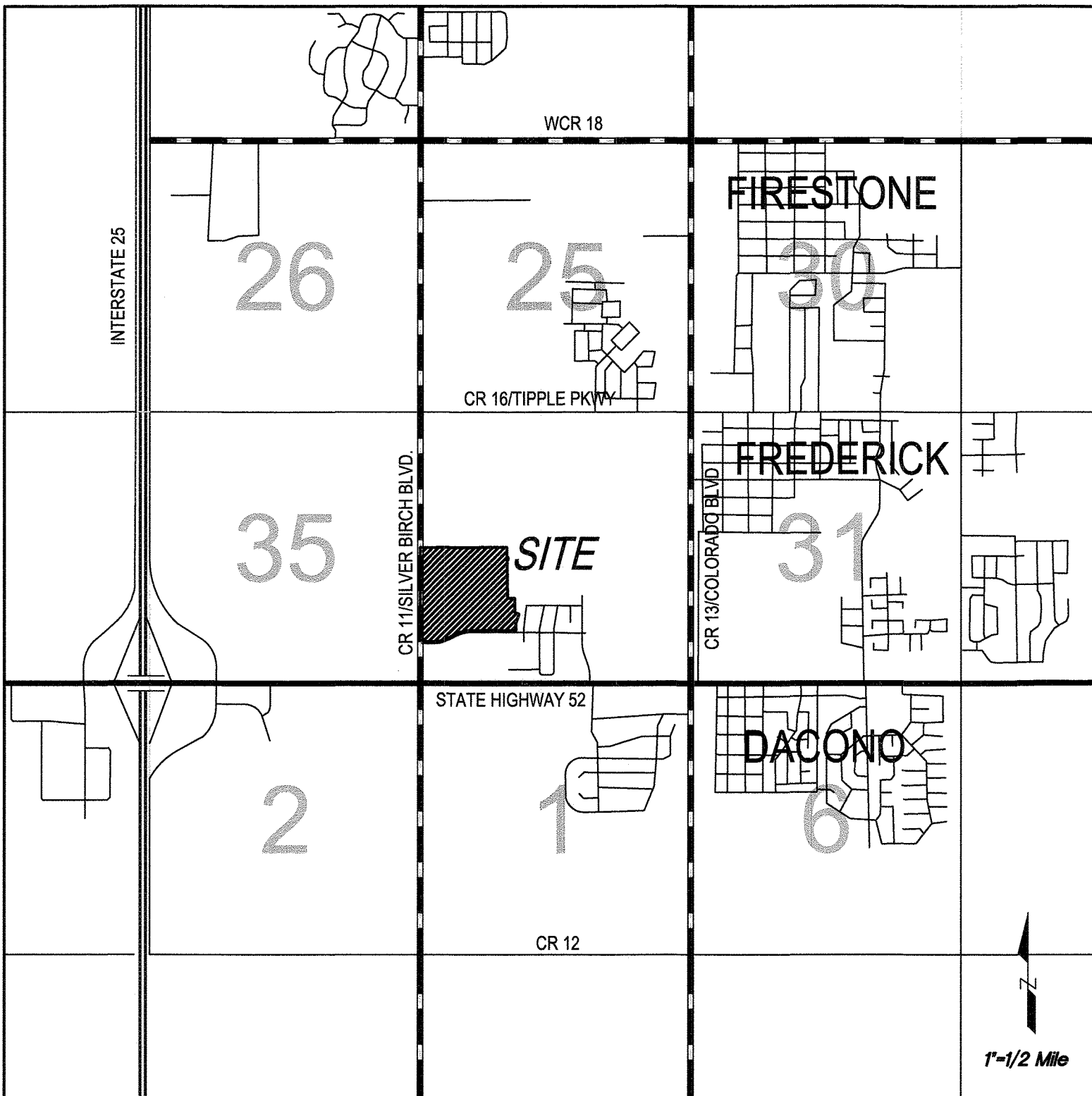
COUNTY OF Boulder } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY JON LEE AS AUTHORIZED REPRESENTATIVE OF SILVERSTONE DEVELOPMENT COMPANY, INC. AND PRESIDENT OF SILVERSTONE METROPOLITAN DISTRICT 2 THIS 7th DAY OF February, 2020

WITNESS MY HAND AND SEAL:

Mary Jane Davies
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-22-2022

MARY JANE DAVIES
NOTARY PUBLIC - STATE OF COLORADO
My Commission Expires 11/22/2022



VICINITY MAP

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 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.
- 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.
- NO LOT LINES ARE CHANGED BY THIS REPLAT, ONLY VACATION OF DRAINAGE & UTILITY EASEMENTS ALONG SIDE LOT LINES.
- ALL OUTLOTS ARE DESIGNATED FOR BLANKET DRAINAGE AND UTILITY EASEMENTS.
- CORNERS SHALL BE MONUMENTED WITH 1" PLASTIC CAPS MARKED PLS 37990 ON #4 REBAR.
- LINEAL DISTANCES ARE U.S. SURVEY FEET.

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

THIS SUBDIVISION AMENDMENT PLAT OF "SILVERSTONE FILING NO. 4 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.

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

OUTLOT SUMMARY CHART				
	AREA	USE	OWNERSHIP	MAINTENANCE
OUTLOT A	10.07 Ac.	UTILITIES, OIL/GAS OPERATIONS, LANDSCAPING	METRO DISTRICT	H.O.A./METRO DISTRICT
OUTLOT B	0.37 Ac.	UTILITIES, LANDSCAPING	METRO DISTRICT	H.O.A./METRO DISTRICT
OUTLOT C	5.46 Ac.	UTILITIES, DRAINAGE	METRO DISTRICT	H.O.A./METRO DISTRICT
OUTLOT D	1.46 Ac.	UTILITIES, OPEN SPACE	METRO DISTRICT	H.O.A./METRO DISTRICT
OUTLOT E	4.71 Ac.	UTILITIES, OIL/GAS OPERATIONS, LANDSCAPING	METRO DISTRICT	H.O.A./METRO DISTRICT
OUTLOT F	1.11 Ac.	UTILITIES, OPEN SPACE	METRO DISTRICT	H.O.A./METRO DISTRICT
OUTLOT G	1.93 Ac.	UTILITIES, OPEN SPACE	METRO DISTRICT	H.O.A./METRO DISTRICT
OUTLOT H	0.31 Ac.	UTILITIES, OPEN SPACE	METRO DISTRICT	H.O.A./METRO DISTRICT
OUTLOT I	0.15 Ac.	UTILITIES, OPEN SPACE	METRO DISTRICT	H.O.A./METRO DISTRICT

LAND USE TABLE		
	AREA	USE
BLOCKS 1-17 (201 LOTS)	29.38 Ac.	RESIDENCES
OUTLOTS (9)	25.56 Ac.	(SEE CHART)

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

SCALE VERIFICATION

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

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	Original Drawing	02/05/20	Ba
1	Remove BOT Cert per 07/21 comment	02/05/20	Ba

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

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

SILVERSTONE FILING NO. 4
REPLAT A
FREDERICK, COLORADO

DRAWN BY: BO	DESIGNED BY:	APPROVED BY:
2020-47		
DATE: 02/05/20		
SCALE: N/A		
SHEET NO: 1 OF 5		

FILE LOCATION:
G:\2020\SURVEY\PLATS\SILVERSTONE FILING NO. 4 REPLAT A SH-12

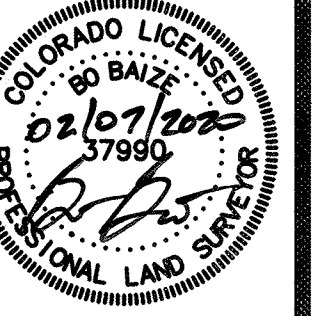
WEST QUARTER CORNER,
SECTION 36; FOUND 3.25"
BRASS CAP, BLM 1992

NOT PLATTED
(ZONING TO BE DETERMINED)

SILVERSTONE FILING NO. 4 REPLAT A SHEET 2 OF 5

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

SURVEYOR'S STAMP:



HURST & ASSOCIATES, INC.
1265 S. Public Road, Suite 8
Lafayette, CO 80026
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

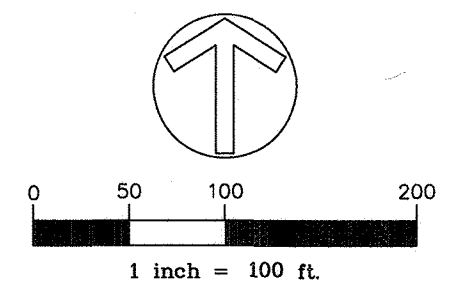
SILVERSTONE FILING NO. 4
REPLAT A
OVERALL INDEX SHEET
FREDERICK, COLORADO

DRAWN BY: BO
DESIGNED BY: BO
APPROVED BY: BO
JOB NUMBER: 2020-47
DATE: 02/05/20
SCALE: 1"=100'
SHEET NO: 2 OF 5
FILE LOCATION: G:\2020\SURVEYS\SILVERSTONE FILING NO. 4 REPLAT A SH 1-2

WELL STATUS (AS OF APRIL, 2019):

⊕ - PLUGGED AND ABANDONED WELL

☆ - PRODUCING WELL

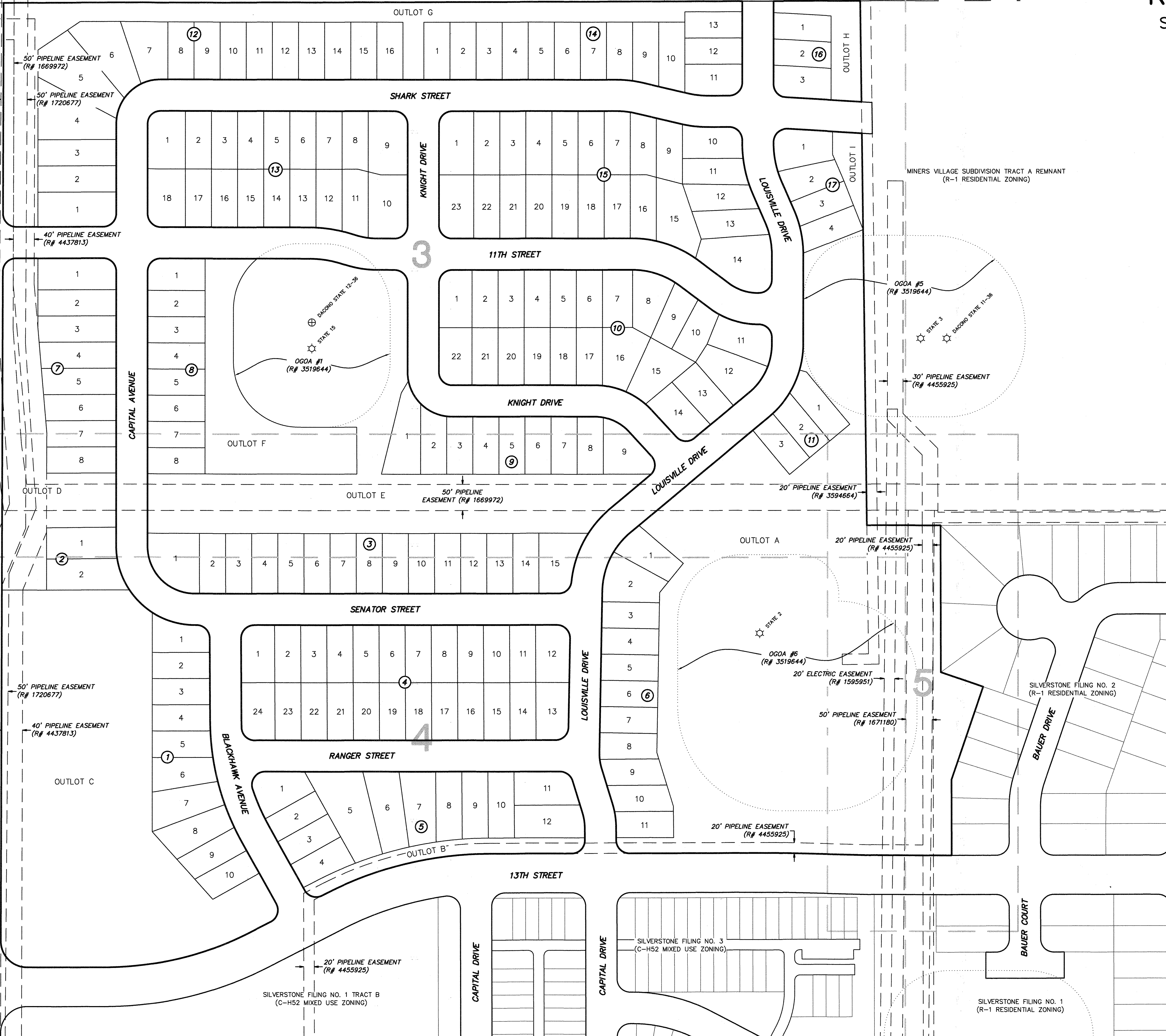


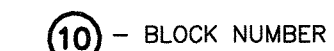
NOT PLATTED
(R-2 RESIDENTIAL ZONING)

SECTION LINE:
N00°09'21"E 2601.42'

CR11/SILVER BIRCH BLVD.

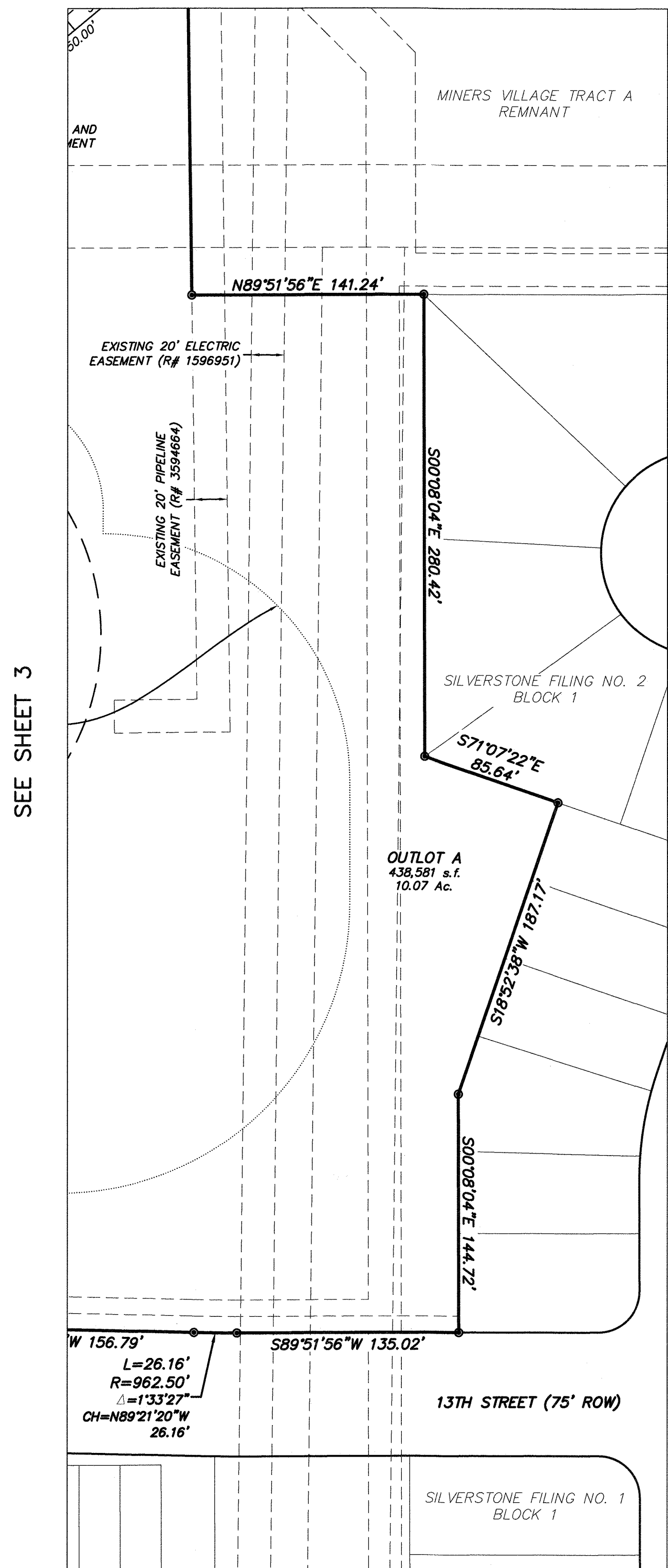
SOUTHWEST CORNER,
SECTION 36; FOUND 2.5"
AL. CAP IN RANGE BOX,
LS 13482, 1999





SILVERSTONE FILING NO. 4
REPLAT A
SHEET 5 OF 5

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



SEE SHEET 3

OUTER BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
OB1	39.27'	25.00'	90°00'00"	S45°00'00"E	35.36'
OB2	235.75'	150.00'	90°03'05"	S45°01'33"E	212.23'
OB3	39.17'	25.00'	89°46'34"	S45°09'48"E	35.29'
OB4	240.12'	475.00'	28°57'50"	S14°45'26"E	237.57'
OB5	39.37'	25.00'	90°13'26"	N44°50'12"E	35.42'
OB6	39.73'	25.00'	91°02'45"	S44°31'43"E	35.68'
OB7	38.81'	25.00'	88°57'15"	S45°28'17"W	35.03'
OB8	38.42'	25.00'	88°03'31"	N46°01'20"W	34.75'
OB9	12.44'	415.00'	1°43'03"	N01°08'03"W	12.44'
OB10	31.77'	25.00'	72°48'24"	S53°38'53"E	29.67'
OB11	29.33'	100.00'	16°48'14"	S08°50'34"E	29.22'
OB12	78.01'	415.00'	10°46'15"	N23°51'14"W	77.90'
OB13	47.31'	25.00'	108°25'01"	N35°44'24"E	40.56'
OB14	133.52'	85.00'	90°00'10"	S45°00'05"E	120.21'
OB15	74.26'	90.00'	47°16'29"	S66°21'56"E	72.17'
OB16	40.55'	25.00'	92°55'41"	S03°44'09"W	36.25'
OB17	162.64'	210.00'	44°22'24"	S28°00'48"W	158.60'
OB18	36.71'	25.00'	84°07'18"	S47°53'15"W	33.50'
OB19	141.45'	90.00'	90°03'05"	N45°01'33"W	127.34'
OB20	39.27'	25.00'	90°00'00"	N45°00'00"E	35.36'
OB21	43.99'	150.00'	16°48'14"	N08°50'34"W	43.84'
OB22	31.83'	100.00'	18°14'21"	N08°07'31"W	31.70'
OB23	128.82'	150.00'	49°12'20"	N25°35'50"E	124.90'
OB24	157.71'	180.00'	50°12'00"	N25°06'00"E	152.71'
OB25	85.77'	210.00'	23°24'04"	N11°42'02"W	85.17'

OUTER BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
OB26	73.52'	180.00'	23°24'04"	N11°42'02"W	73.01'
OB27	40.76'	25.00'	93°24'24"	N46°42'12"E	36.39'
OB28	34.26'	150.00'	13°05'09"	N83°27'25"W	34.18'
OB29	47.97'	210.00'	13°05'20"	N83°27'30"W	47.87'
OB30	133.51'	85.00'	89°59'50"	S44°59'55"W	120.21'
OB31	42.19'	140.00'	17°15'53"	N81°22'14"W	42.03'
OB32	78.33'	260.00'	17°15'43"	N81°22'09"W	78.04'
OB33	34.27'	150.00'	13°05'20"	S83°27'30"E	34.19'
OB34	47.96'	210.00'	13°05'09"	S83°27'25"E	47.86'
OB35	98.02'	240.00'	23°24'04"	S11°42'02"E	97.34'
OB36	61.26'	150.00'	23°24'04"	S11°42'02"E	60.84'
OB37	57.80'	90.00'	36°47'58"	N71°36'01"W	56.82'
OB38	134.89'	210.00'	36°48'08"	N71°36'06"W	132.58'
OB39	37.78'	25.00'	86°35'36"	N43°17'48"W	34.29'
OB40	39.27'	25.00'	89°59'50"	N44°59'55"E	35.35'
OB41	96.35'	150.00'	36°48'08"	S71°36'06"E	94.70'
OB42	96.34'	150.00'	36°47'58"	S71°36'01"E	94.69'
OB43	105.14'	120.00'	50°12'00"	S25°06'00"W	101.81'
OB44	37.99'	25.00'	87°04'19"	N86°15'51"W	34.44'
OB45	123.76'	150.00'	47°16'29"	N66°21'56"W	120.28'
OB46	39.27'	25.00'	90°00'10"	N45°00'05"W	35.36'
OB47	60.26'	200.00'	17°15'43"	S81°22'09"E	60.03'
OB48	60.27'	200.00'	17°15'53"	S81°22'14"E	60.04'

OUTER BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°26'27"E	24.01'
L2	N00°26'27"W	26.08'
L3	N00°00'00"E	2.76'
L4	S00°00'00"E	6.13'
L5	S00°00'00"E	12.48'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C22	9.55'	85.00'	6°26'17"	N03°13'09"E	9.55'
C23	42.47'	85.00'	28°37'44"	N20°45'09"E	42.03'
C24	42.61'	85.00'	28°43'11"	N49°25'36"E	42.16'
C25	38.88'	85.00'	26°12'38"	N76°53'31"E	38.55'
C26	16.76'	85.00'	11°17'53"	S05°38'56"E	16.73'
C30	29.70'	210.00'	8°06'12"	S85°57'04"E	29.68'
C31	18.27'	210.00'	4°59'08"	S79°24'25"E	18.27'
C33	11.55'	260.00'	2°32'41"	S88°43'39"E	11.55'
C34	50.59'	260.00'	11°08'51"	S81°52'53"E	50.51'
C35	16.20'	260.00'	3°34'10"	S74°31'23"E	16.20'
C36	24.78'	140.00'	10°08'30"	S77°48'32"E	24.75'
C37	17.40'	140.00'	7°07'23"	S86°26'29"E	17.39'
C38	25.25'	150.00'	9°38'44"	N85°10'49"W	25.22'
C39	9.01'	150.00'	3°26'36"	N78°38'09"W	9.01'
C40	0.36'	210.00'	0°05'53"	S76°57'47"E	0.36'
C41	47.60'	210.00'	12°59'17"	S83°30'22"E	47.50'
C42	28.94'	240.00'	6°54'31"	S03°27'15"E	28.92'
C43	51.95'	240.00'	12°24'11"	N13°06'36"W	51.85'
C44	17.13'	240.00'	4°05'23"	N21°21'22"W	17.13'
C45	22.44'	150.00'	8°34'18"	N19°06'55"W	22.42'
C46	38.82'	150.00'	14°49'46"	N07°24'53"W	38.71'
C48	6.43'	210.00'	1°45'13"	S54°04'38"E	6.43'
C49	82.62'	210.00'	22°32'35"	S66°13'32"E	82.09'
C50	45.84'	210.00'	12°30'20"	S83°45'00"E	45.74'
C53	54.63'	180.00'	17°23'24"	N08°41'42"W	54.42'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C54	18.88'	180.00'	6°00'40"	S20°23'44"E	18.88'
C55	31.97'	210.00'	8°43'19"	S19°02'24"E	31.94'
C56	51.63'	210.00'	14°05'11"	S07°38'09"E	51.50'
C58	2.17'	210.00'	0°35'33"	N00°17'47"W	2.17'
C59	85.98'	150.00'	32°50'30"	N73°34'55"W	84.81'
C60	10.37'	150.00'	3°57'38"	N55°10'51"W	10.37'
C61	19.78'	150.00'	7°33'24"	N56°58'44"W	19.77'
C62	76.56'	150.00'	29°14'33"	N75°22'43"W	75.73'
C63	43.89'	120.00'	20°57'26"	N10°28'43"E	43.65'
C64	61.25'	120.00'	29°14'33"	N35°34'43"E	60.58'
C66	17.49'	150.00'	6°40'57"	S46°04'10"E	17.48'
C67	44.39'	150.00'	16°57'17"	S57°53'17"E	44.23'
C68	46.69'	150.00'	17°50'08"	S75°17'01"E	46.51'
C69	15.19'	150.00'	5°48'05"	S87°06'08"E	15.18'
C70	50.67'	180.00'	16°07'41"	N08°03'51"E	50.50'
C71	47.27'	180.00'	15°02'50"	S23°39'06"W	47.14'
C72	51.09'	180.00'	16°15'44"	S39°18'22"W	50.92'
C74	8.68'	180.00'	2°45'45"	S48°49'07"W	8.68'
C79	2.44'	25.00'	5°35'44"	S47°24'08"W	2.44'
C80	50.00'	85.00'	33°42'00"	N28°08'53"W	49.28'
C81	56.63'	85.00'	38°10'28"	N64°05'07"W	55.59'
C82	10.13'	85.00'	6°49'49"	N86°35'16"W	10.13'
C83	16.83'	90.00'	10°42'45"	N84°38'48"W	16.80'
C84	57.43'	90.00'	36°33'43"	N61°00'33"W	56.46'
C85	38.11'	25.00'	87°19'57"	N00°56'17"E	34.52'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C86	63.60'	210.00'	17°21'04"	S41°31'28"W	63.35'
C88	99.04'	210.00'	27°01'19"	N19°20'16"E	98.13'
C90	49.20'	150.00'	18°47'31"	S40°48'14"W	48.98'
C91	79.62'	150.00'	30°24'49"	S16°12'04"W	78.69'
C92	23.73'	150.00'	9°03'51"	N04°31'55"W	23.70'
C93	65.14'	150.00'	24°52'58"	N21°30'19"W	64.63'
C94	61.38'	150.00'	23°26'44"	S45°40'10"E	60.95'
C95	85.50'	150.00'	32°39'34"	N73°43'19"W	84.35'
C103	18.47'	475.00'	2°13'40"	N01°23'21"W	18.47'
C104	50.80'	475.00'	6°07'38"	N05°34'00"W	50.77'
C105	46.78'	475.00'	5°38'32"	N11°27'05"W	46.76'
C106	46.11'	475.00'	5°33'45"	N17°03'13"W	46.10'
C107	46.97'	475.00'	5°39'57"	N22°40'04"W	46.95'
C108	30.99'	475.00'	3°44'19"	N27°22'12"W	30.99'
C110	61.90'	415.00'	8°32'47"	S22°44'30"E	61.85'
C111	16.11'	415.00'	2°13'28"	S28°07'37"E	16.11'
C114	74.70'	717.50'	5°57'56"	N65°54'44"E	74.67'
C115	55.00'	717.50'	4°23'30"	N71°05'27"E	54.98'
C116	52.56'	717.50'	4°11'49"	N75°23'07"E	52.55'
C117	52.64'	717.50'	4°12'12"	N79°35'07"E	52.63'
C118	50.27'	717.50'	4°00'52"	N83°41'40"E	50.26'
C119	50.04'	717.50'	3°59'44"	N87°41'58"E	50.03'
C120	2.11'	717.50'	0°10'06"	N89°46'53"E	2.11'
C121	13.27'	100.00'	7°36'14"	N02°48'28"W	13.26'
C122	18.56'	100.00'	10°38'06"	S11°55'38"E	18.54'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C123	15.05'	150.00'	5°44'56"	S14°22'13"E	15.04'
C124	28.94'	150.00'	11°03'18"	S05°58'06"E	28.90'
C128	337.32'	717.50'	26°56'11"	N76°23'51"E	334.22'

LINE TABLE		
LINE	BEARING	LENGTH
L6	S89°59'50"W	30.57'
L7	N76°14'38"W	20.00'
L8	N76°14'38"W	24.57'
L9	S89°59'50"W	31.50'
L10	N75°40'47"W	19.09'
L11	N75°40'47"W	51.60'
L12	N16°33'11"E	38.23'
L13	N61°14'33"W	39.82'
L14	N32°45'44"E	40.99'
L15	N62°55'46"E	35.66'



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SILVERSTONE FILING NO. 4
REPLAT A
FREDERICK, COLORADO

DRAWN BY: BO
DESIGNED BY: BO
APPROVED BY: BO
JOB NUMBER: 2020-47
DATE: 02/05/20
SCALE: N/A
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