

# HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 4

A REPLAT OF: HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1, LOTS 1-20 OF BLOCK 7,  
 LOTS 1-15 OF BLOCK 23 AND TRACTS C, D, E, F, G AND R  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.,  
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

**CERTIFICATE OF OWNERSHIP:**

KNOW ALL MEN BY THESE PRESENTS THAT LCI HOMES - COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

TWO PARCELS OF LAND BEING LOTS 1 - 20, BLOCK 7; LOTS 1 - 15, BLOCK 23; AND TRACTS C, D, E, F, G AND R, HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1, ACCORDING TO THE FINAL PLAT RECORDED JANUARY 27, 2016 AT RECEPTION NO. 4176526, IN THE RECORDS OF WELD COUNTY CLERK AND RECORDER, SAID PARCEL LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 (BLOCK 1)  
 COMMENCING AT THE WEST QUARTER CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE ALONG THE NORTH LINE OF SAID SECTION 29 SOUTH 89°40'53" EAST, A DISTANCE OF 683.45 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ANIMAS AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 89°40'53" EAST, A DISTANCE OF 2638.08 FEET TO THE C1/4 CORNER OF SAID SECTION 29; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 SOUTH 00°12'08" EAST, A DISTANCE OF 213.78 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SLATE PLACE; THENCE DEPARTING SAID EAST LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 89°48'02" WEST, A DISTANCE OF 75.87 FEET TO THE SOUTHEAST CORNER OF BLOCK 8, HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1; THENCE ALONG THE EAST LINE OF SAID BLOCK 8 NORTH 00°11'58" WEST, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 8; THENCE ALONG THE NORTH LINE OF SAID BLOCK 8 SOUTH 89°48'02" WEST, A DISTANCE OF 359.78 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 8; THENCE ALONG THE WEST LINE OF SAID BLOCK 8 THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 00°23'57" WEST, A DISTANCE OF 75.38 FEET;
- 2) THENCE SOUTH 40°52'52" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GREEN RIVER AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
- 1) 47.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, AN INCLUDED ANGLE OF 49°19'06" BEING SUBTENDED BY A CHORD BEARING SOUTH 24°27'35" WEST, A DISTANCE OF 45.89 FEET;
- 2) THENCE SOUTH 00°11'58" EAST, A DISTANCE OF 598.00 FEET;
- 3) THENCE SOUTH 44°48'02" WEST, A DISTANCE OF 21.21 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF POUDE STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY SOUTH 89°48'02" WEST, A DISTANCE OF 718.87 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DOLORES AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 45°11'58" WEST, A DISTANCE OF 21.21 FEET;
- 2) THENCE NORTH 00°11'58" WEST, A DISTANCE OF 170.00 FEET;
- 3) THENCE NORTH 44°48'02" EAST, A DISTANCE OF 21.21 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF E. BIG THOMPSON CIRCLE;

THENCE ALONG THE SOUTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF E. BIG THOMPSON CIRCLE AND THE NORTH RIGHT-OF-WAY LINE OF FRASER STREET THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 89°48'02" EAST, A DISTANCE OF 164.00 FEET TO A POINT OF CURVATURE;
- 2) THENCE 86.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET, AN INCLUDED ANGLE OF 90°00'00" BEING SUBTENDED BY A CHORD BEARING NORTH 44°48'02" EAST, A DISTANCE OF 77.78 FEET;
- 3) THENCE NORTH 00°11'58" EAST, A DISTANCE OF 368.00 FEET TO A POINT OF CURVATURE;
- 4) THENCE 86.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET, AN INCLUDED ANGLE OF 90°00'00" BEING SUBTENDED BY A CHORD BEARING NORTH 45°11'58" WEST, A DISTANCE OF 77.78 FEET;
- 5) THENCE SOUTH 89°48'02" WEST, A DISTANCE OF 946.69 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ANIMAS AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
- 1) NORTH 45°11'58" WEST, A DISTANCE OF 21.21 FEET;
- 2) THENCE NORTH 00°11'58" WEST, A DISTANCE OF 206.46 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 29, SAID POINT ALSO BEING THE POINT OF BEGINNING.

PARCEL 2 (BLOCK 2)  
 COMMENCING AT THE WEST QUARTER CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE SOUTH 45°20'40" EAST, A DISTANCE OF 2089.33 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ARKANSAS STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°48'02" EAST, A DISTANCE OF 548.87 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF RIO GRANDE AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 45°11'58" EAST, A DISTANCE OF 21.21 FEET;
- 2) THENCE SOUTH 00°11'58" EAST, A DISTANCE OF 190.00 FEET;
- 3) THENCE SOUTH 44°48'02" EAST, A DISTANCE OF 21.21 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SWAN RIVER STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 89°48'02" WEST, A DISTANCE OF 175.00 FEET TO A POINT OF CURVATURE;
- 2) THENCE 278.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET, AN INCLUDED ANGLE OF 257°40'24" BEING SUBTENDED BY A CHORD BEARING SOUTH 39°02'10" EAST, A DISTANCE OF 96.59 FEET TO A POINT OF REVERSE CURVATURE;
- 3) THENCE 36.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 27.00 FEET, AN INCLUDED ANGLE OF 77°40'24" BEING SUBTENDED BY A CHORD BEARING NORTH 50°57'50" EAST, A DISTANCE OF 33.86 FEET;
- 4) THENCE NORTH 89°48'02" EAST, A DISTANCE OF 88.05 FEET;
- 5) THENCE SOUTH 45°11'58" EAST, A DISTANCE OF 21.21 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF RIO GRANDE AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°11'58" EAST, A DISTANCE OF 344.85 FEET TO A POINT ON THE SOUTH LINE OF HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1 SUBDIVISION; THENCE ALONG SAID SOUTH LINE NORTH 89°41'24" WEST, A DISTANCE OF 248.96 FEET TO A POINT OF CURVATURE AND THE EASTERLY LINE OF TRACT S, HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1; THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES:

- 1) 124.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, AN INCLUDED ANGLE OF 47°31'30" BEING SUBTENDED BY A CHORD BEARING NORTH 14°28'38" EAST, A DISTANCE OF 120.88 FEET TO A POINT OF NON-TANGENT CURVATURE;
  - 2) THENCE 64.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, AN INCLUDED ANGLE OF 24°42'43" BEING SUBTENDED BY A CHORD BEARING NORTH 02°27'11" WEST, A DISTANCE OF 64.20 FEET TO A POINT OF NON-TANGENT CURVATURE;
  - 3) THENCE 147.98 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, AN INCLUDED ANGLE OF 56°31'23" BEING SUBTENDED BY A CHORD BEARING NORTH 25°53'09" WEST, A DISTANCE OF 142.05 FEET TO A POINT OF NON-TANGENT CURVATURE;
  - 4) THENCE 504.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, AN INCLUDED ANGLE OF 192°31'39" BEING SUBTENDED BY A CHORD BEARING NORTH 83°56'09" WEST, A DISTANCE OF 298.21 FEET;
- THENCE SOUTH 89°48'02" WEST, A DISTANCE OF 0.03 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DOLORES AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY NORTH 00°11'58" WEST, A DISTANCE OF 275.00 FEET; THENCE NORTH 44°48'02" EAST, A DISTANCE OF 21.21 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ARKANSAS STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING.

SAID PARCELS CONTAINING 973,447 SQ. FT. OR 22.35 ACRES MORE OR LESS.

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 4, THUS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 22.35 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 11<sup>th</sup> DAY OF September, 2020

T. Boggs  
 OWNER  
 N/A  
 MORTGAGE OR LIENHOLDER

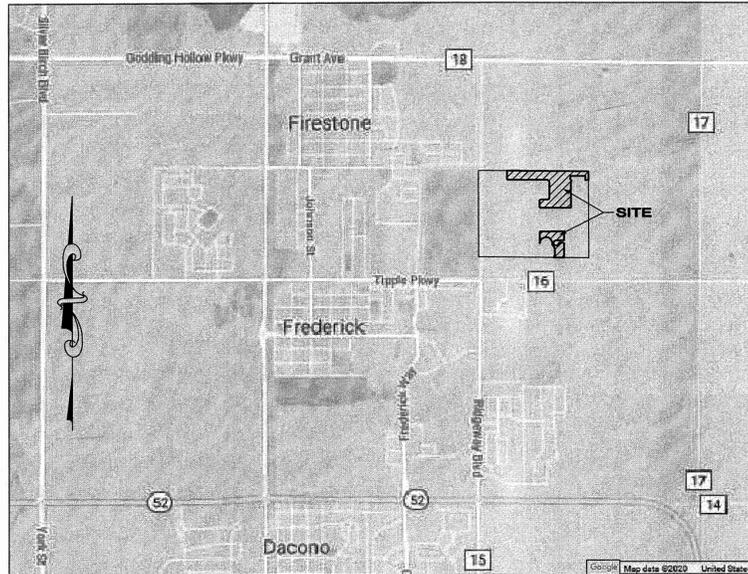
STATE OF COLORADO )  
 COUNTY OF WELD ) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY Timothy Boggs ACTING IN HIS CAPACITY AS Owner OF LCI Homes Colorado LLC THIS 11<sup>th</sup> DAY OF September, 2020

WITNESS MY HAND AND SEAL  
 MY COMMISSION EXPIRES Oct. 19, 2023  
[Signature]  
 NOTARY PUBLIC



TOTAL AREA  
 973,447 SQ FT, OR 22.35 ACRES,  
 MORE OR LESS  
 SHEET 1 OF 6

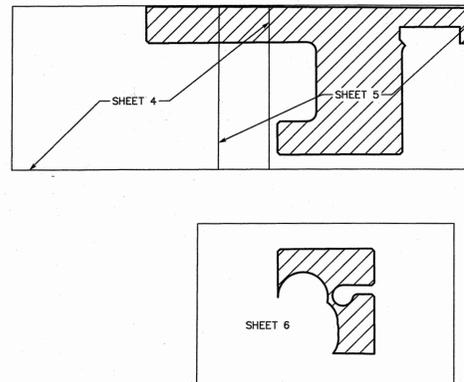


Vicinity Map  
 SCALE: 1"=2000'

**SHEET INDEX:**

- 1-COVER SHEET
- 2-TABLES AND NOTES
- 3-OUTER BOUNDARY DETAIL
- 4-PLAT SHEET AND EASEMENT DETAILS
- 5-PLAT SHEET (BLOCK 1)
- 6-PLAT SHEET (BLOCK 2)

**SHEET LAYOUT KEY**



**SURVEYOR CERTIFICATE:**

I, JOHN B. GUYTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PLAT AMENDMENT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS PLAT AMENDMENT AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.



BY JOHN B. GUYTON COLORADO P.L.S. #16406  
 CHAIRMAN & CEO EMERITUS, FLATRONS, INC.

**STAFF CERTIFICATE OF APPROVAL:**

THIS SUBDIVISION AMENDMENT PLAT OF THE HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 4 IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 13<sup>th</sup> DAY OF September, 2020 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

[Signature]  
 PLANNING DIRECTOR

**CERTIFICATE OF VACATION:**

KNOW ALL MEN BY THESE PRESENTS THAT CERTAIN STREETS, RIGHTS-OF-WAY, AND EASEMENTS DEDICATED TO THE TOWN OF FREDERICK, CO. BY THE HIDDEN CREEK FINAL PLAT AMENDMENT NO. 1, RECORDED AT RECEPTION NO. 4177101 ON JANUARY 27, 2016, HAVING NEVER BEEN DEVELOPED, IN ACCORDANCE WITH C.R.S. 43-2-302 (e), HAS CAUSED SAID STREETS, RIGHTS-OF-WAY AND EASEMENTS TO BE VACATED TO THE OWNER, HIDDEN CREEK DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, BY THIS REPLAT OF THE SUBDIVISION.

TRACIE CRITES, MAYOR  
 TOWN OF FREDERICK

ATTEST:

MEGHAN C. MARTINEZ, CMC, TOWN CLERK  
 TOWN OF FREDERICK

**NOTARY:**

STATE OF COLORADO )  
 COUNTY OF WELD ) SS

THE FOREGOING CERTIFICATE OF VACATION WAS ACKNOWLEDGED BEFORE ME BY TRACIE CRITES, ACTING IN HER CAPACITY AS MAYOR OF THE TOWN OF FREDERICK AND BY MEGHAN C. MARTINEZ, CMC, AS TOWN CLERK OF THE TOWN OF FREDERICK THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

WITNESS MY HAND AND SEAL: \_\_\_\_\_  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

DATE	9/14/2020
REVISION	1 - REVISE PER TOWN COMMENTS
	2 - REVISE EASEMENT LOCATION
	3 - REVISE EASEMENT LOCATION
	4 - REVISE EASEMENT LOCATION
	5 - REVISE EASEMENT LOCATION
	6 - REVISE EASEMENT LOCATION
	7 - REVISE EASEMENT LOCATION
	8 - REVISE EASEMENT LOCATION
	9 - REVISE EASEMENT LOCATION

HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 4

FLATRONS, INC. Surveying, Engineering & Geomatics  
 www.flatronsinc.com  
 3825 IRE AVE. STE. 305 4601 LOCAN ST.  
 BOULDER, CO 80301 DENVER, CO 80216  
 PH: (303) 443-7000 PH: (303) 936-6997  
 PH: (303) 776-1733 PH: (303) 443-9830  
 FAX: (303) 776-4355 FAX: (303) 923-3180

JOB NUMBER: 20-74,236  
 DATE: 03-11-2020  
 DRAWN BY: B. OELKE  
 CHECKED BY: EP/JZG/JK  
 SHEET 1 OF 6

# HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 4

A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.,  
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 6

**PLAT NOTES:**

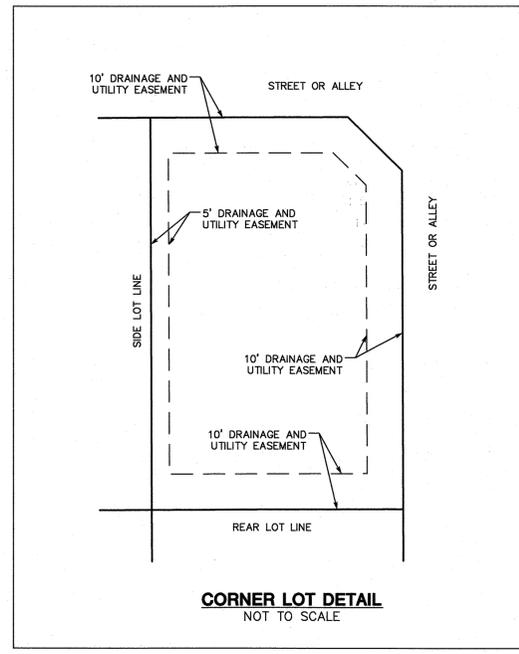
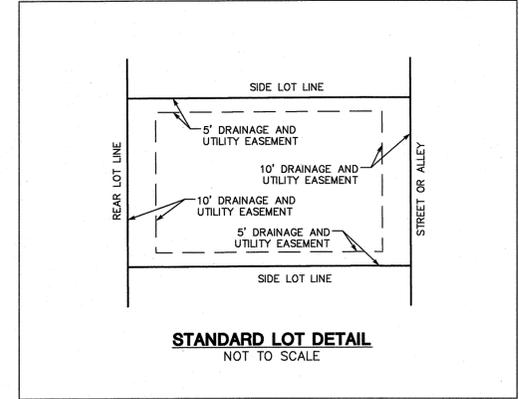
- STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER 20000310518, DATED MAY 21, 2020 AT 5:30 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 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.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: A BEARING OF SOUTH 89°40'53" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M. AS SHOWN ON THE PLAT OF HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1, AS RECORDED IN WELD COUNTY AT REC# 4176526 ON JANUARY 27, 2016, BETWEEN A FOUND 3 1/4" BRASS CAP MARKED "U.S. CADASTRAL SURVEY PENALTY \$250 FOR REMOVAL S30 + S29 1952 BUREAU OF LAND MANAGEMENT" (PER MON REC DATED 12/23/1998) AT THE WEST QUARTER CORNER OF SAID SECTION 29 AND A FOUND 2 1/2" ALUMINUM CAP "ALBERS DREXEL & POHLY, T2N, R67W, C1/4, S29, 2001, PLS 24305 1998" (PER MON REC DATED 3/19/2002) AT THE CENTER QUARTER CORNER OF SAID SECTION 29 AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACTS, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACTS, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 08123C-2081 E, DATED JANUARY 20, 2016. FLOOD INFORMATION IS SUBJECT TO CHANGE.
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS 973,447 SQ. FT. OR 22.35 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
- HOUSE BASEMENTS SHALL ONLY BE ALLOWED ON LOTS SPECIFICALLY DESIGNATED ON THE TOWN APPROVED AND PROFESSIONAL ENGINEER STAMPED GRADING PLANS AS CONTAINED WITHIN THE FINAL CONSTRUCTION PLANS FOR THE HIDDEN CREEK SUBDIVISION.
- UTILITY AND DRAINAGE EASEMENTS. (SEE DETAILS ON THIS SHEET)
  - TEN-FOOT WIDE UTILITY (U.E.) AND DRAINAGE (D.E.) EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO ALL STREET AND ALLEY RIGHT-OF-WAYS SHOWN HEREON, POSTAL FACILITIES SHALL BE ALLOWED IN SAID EASEMENTS.
  - TEN-FOOT WIDE UTILITY (U.E.) AND DRAINAGE (D.E.) EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO ALL REAR LOT LINES SHOWN HEREON.
  - FIVE FOOT WIDE UTILITY (U.E.) AND (D.E.) DRAINAGE EASEMENTS ARE HEREBY GRANTED OF PRIVATE PROPERTY ADJACENT TO SIDE LOT LINES WHERE SHOWN HEREON.
- THE 75 FOOT NON EXCLUSIVE GAS LINE EASEMENT SHOWN HEREON HAS BEEN DEDICATED TO SINCLAIR OIL CORPORATION FOR THE RIGHT TO REPLACE, MAINTAIN, INSPECT, OPERATE AND REPAIR GAS PIPELINE.
- SURFACE OWNER SHALL RECORD NOTICE WITH THE WELD COUNTY CLERK AND RECORDER THAT:
  - SUCH BUYERS ARE NOT PURCHASING AND DO NOT OWN ANY INTEREST IN THE OIL AND GAS MINERAL ESTATE;
  - THERE MAY BE ONGOING OIL AND GAS OPERATIONS AND PRODUCTION IN THE OIL AND GAS OPERATION AREAS ON THE SURFACE OF THE PROPERTY;
  - THERE MAY BE ADDITIONAL FUTURE WELLS DRILLED AND OIL AND GAS OPERATIONS AND PRODUCTION FROM THE OIL AND GAS OPERATION AREAS THAT AFFECT THE SURFACE OF THE PROPERTY;
  - FUTURE PURCHASERS OF ALL OR A PORTION OF THE PROPERTY, AS SUCCESSORS IN INTEREST TO SURFACE OWNER, WILL BE ACQUIRING A PROPORTIONATE INTEREST IN SURFACE OWNER'S RIGHTS UNDER THIS AGREEMENT AND ASSUMING THOSE OBLIGATIONS UNDERTAKEN BY SURFACE OWNER PURSUANT TO THIS AGREEMENT; AND
  - HOMEOWNER ASSOCIATIONS AND BUYERS OF INDIVIDUAL LOTS OR HOMES, AS SUCCESSORS IN INTEREST TO SURFACE OWNER, WILL BE ACQUIRING A PROPORTIONATE INTEREST IN SURFACE OWNER'S RIGHTS UNDER THIS AGREEMENT, INCLUDING BUT NOT LIMITED TO THE WAIVERS CONTAINED IN SECTIONS 3, 10 AND 21 AND THE COVENANTS CONTAINED IN SECTION 3 PROHIBITING THE LOCATION OF ANY BUILDING OR STRUCTURE WITHIN THE OIL AND GAS OPERATION AREAS.
- ALL ALLEYS WILL BE POSTED "NO PARKING"
- HIDDEN CREEK DEVELOPMENT, LLC AND KERR-MCGEE ROCKY MOUNTAIN CORPORATION (KMRMC), ITS SUCCESSORS AND ASSIGNS ARE SUBJECT TO THE SAME OIL AND GAS SURFACE USE AGREEMENT (THIS AGREEMENT) AS RECORDED IN BOOK \_\_\_ PAGE \_\_\_
 

**NOTICE TO HOMEOWNERS AND BUILDERS.** SURFACE OWNER SHALL FURNISH ALL BUYERS OF THE PROPERTY FROM SURFACE OWNER WITH A PLAT OR MAP SHOWING THE OIL AND GAS OPERATION AREAS. IN ADDITION, SURFACE OWNER SHALL PROVIDE NOTICE TO ALL BUILDERS, HOMEOWNERS AND OTHER BUYERS OF THE PROPERTY AND ALL HOMEOWNER ASSOCIATIONS THAT:

  - SUCH BUYERS ARE NOT PURCHASING AND DO NOT OWN ANY INTEREST IN THE OIL AND GAS MINERAL ESTATE;
  - THERE MAY BE ONGOING OIL AND GAS OPERATIONS AND PRODUCTION IN THE OIL AND GAS OPERATION AREAS ON THE SURFACE OF THE PROPERTY;
  - THERE ARE LIKELY TO BE ADDITIONAL FUTURE WELLS DRILLED AND OIL AND GAS OPERATIONS AND PRODUCTION FROM THE OIL AND GAS OPERATION AREAS THAT AFFECT THE SURFACE OF THE PROPERTY;
  - HEAVY EQUIPMENT WILL BE USED BY OIL AND GAS INTEREST OWNERS FROM TIME TO TIME FOR OIL AND GAS PRODUCTION OPERATIONS AND THAT SUCH OPERATIONS MAY BE CONDUCTED ON A 24 HOUR BASIS;
  - FUTURE PURCHASERS OF ALL OR A PORTION OF THE PROPERTY, AS SUCCESSORS IN INTEREST TO SURFACE OWNER, WILL BE ACQUIRING A PROPORTIONATE INTEREST IN SURFACE OWNER'S RIGHTS UNDER THIS AGREEMENT AND WILL BE ASSUMING THOSE OBLIGATIONS UNDERTAKEN BY SURFACE OWNER PURSUANT TO THIS AGREEMENT; AND
  - HOMEOWNER ASSOCIATIONS AND BUYERS OF INDIVIDUAL LOTS OR HOMES, AS SUCCESSORS IN INTEREST TO SURFACE OWNER, WILL BE ACQUIRING A PROPORTIONATE INTEREST IN SURFACE OWNER'S RIGHTS UNDER THIS AGREEMENT AND WILL BE BOUND BY THE COVENANTS, WAIVERS AND OBLIGATIONS IN THIS AGREEMENT, INCLUDING BUT NOT LIMITED TO, THE WAIVERS CONTAINED IN SECTIONS 3, 10 AND 21 AND THE COVENANTS CONTAINED IN SECTION 3 PROHIBITING THE LOCATION OF ANY BUILDING OR STRUCTURE WITHIN THE OIL AND GAS OPERATION AREAS
- DEVELOPER MUST CONSTRUCT ANY STREET/PUBLIC IMPROVEMENTS THAT MAY HAVE OIL AND GAS TRAFFIC TO STANDARDS THAT ACCOMMODATE 104,000 POUNDS GROSS.
- THE SUBJECT PROPERTY IS UNDERMINED BY AN ABANDONED COAL MINE AS NOTED ON THE PLAT OF HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1.
- A 10 FOOT WIDE EASEMENT FOR UTILITY PURPOSES IS PROVIDED AROUND THE PERIMETER OF ALL TRACTS AND IS SHOWN HEREON
- A BLANKET DRAINAGE EASEMENT SHALL BE PROVIDED ACROSS ALL TRACTS
- HIDDEN CREEK DEVELOPMENT, LLC IS THE OWNER OF THE ENTIRETY OF HIDDEN CREEK, ACCORDING TO THE FINAL PLAT RECORDED SEPTEMBER 28, 2012 AT RECEPTION NO. 3876800, COUNTY OF WELD, STATE OF COLORADO, EXCEPTING THEREFROM ALL DEDICATED STREETS, PUBLIC RIGHTS OF WAY AND PUBLIC EASEMENTS AS SHOWN ON THE RECORDED PLAT. THE TOWN OF FREDERICK OWNS THOSE STREETS, PUBLIC RIGHTS OF WAY AND PUBLIC EASEMENTS. THIS PLAT MODIFIES PORTIONS OF THOSE PUBLIC HOLDINGS. BY ACCEPTING THIS PLAT THE TOWN OF FREDERICK ACKNOWLEDGES AND ACCEPTS THOSE MODIFICATIONS TO THE PREVIOUSLY DEDICATED PUBLIC STREETS, PUBLIC RIGHTS OF WAY AND PUBLIC EASEMENTS.

LAND USE TABLE		
DESCRIPTION	ACRES	PERCENTAGE
OPEN SPACE	12.28	0.55%
OIL LEASE	4.54	0.20%
SINGLE FAMILY LOTS	5.53	0.25%
TOTAL	22.35	100%

TRACT SUMMARY TABLE				
TRACT	AREA	USE	OWNERSHIP	MAINTENANCE
C	1.94 AC	OPEN SPACE	H.O.A.	H.O.A.
D	2.48 AC	OPEN SPACE	H.O.A.	H.O.A.
E	5.29 AC	OPEN SPACE	H.O.A.	H.O.A.
F	1.20 AC	OPEN SPACE	H.O.A.	H.O.A.
G	4.54 AC	OIL LEASE	H.O.A.	H.O.A.
R	1.36 AC	OPEN SPACE	H.O.A.	H.O.A.



REVISION	DATE
1 - REVISION FOR COMMENTS	09/14/2020
2 - REVISION FOR COMMENTS	09/14/2020
3 - REVISION FOR COMMENTS	09/14/2020
4 - REVISION FOR COMMENTS	09/14/2020
5 - REVISION FOR COMMENTS	09/14/2020

HIDDEN CREEK - FINAL PLAT -  
 AMENDMENT NO. 4  
 COPYRIGHT 2020 FLATIRON, INC.

**Flatirons, Inc.**  
 Surveying, Engineering & Geomatics  
 www.FlatironsInc.com  
 655 FOURTH AVE  
 LONGMONT, CO 80501  
 PH: (303) 776-1733  
 FAX: (303) 776-4355

4501 LOGAN ST.  
 DENVER, CO 80216  
 PH: (303) 443-7001  
 PH: (303) 443-9830  
 FAX: (303) 923-3180

JOB NUMBER:  
20-74,236  
 DATE:  
03-11-2020  
 DRAWN BY:  
B. OELKE  
 CHECKED BY:  
EP/JZG/JK  
 SHEET 2 OF 6

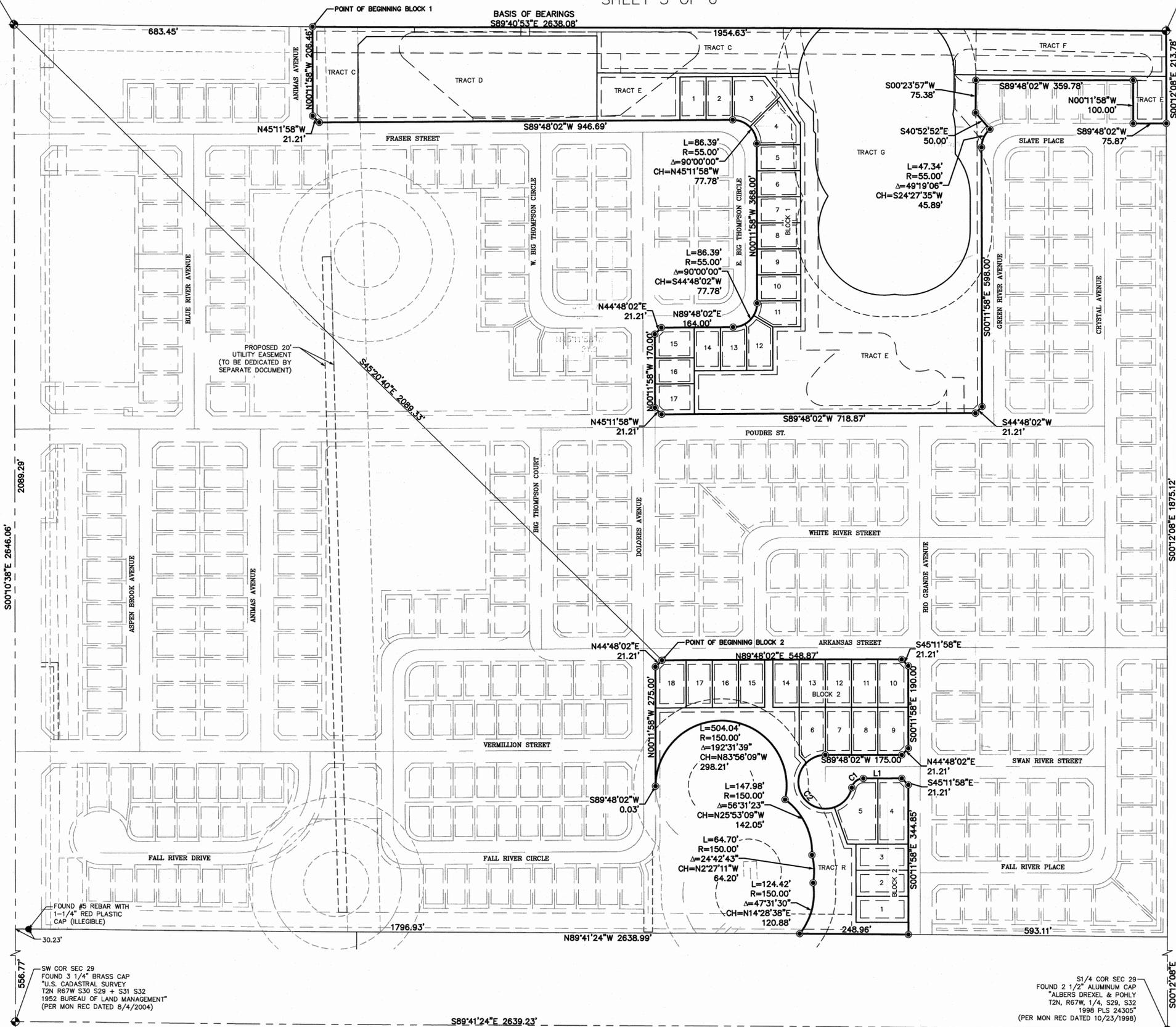
# HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 4

A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.,  
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

SHEET 3 OF 6

POINT OF COMMENCEMENT  
 W 1/4 COR SEC 29 FOUND 3 1/4"  
 BRASS CAP "U.S. CADASTRAL SURVEY  
 PENALTY \$250 FOR REMOVAL S30 + S29  
 1952 BUREAU OF LAND MANAGEMENT"  
 (PER MON REC DATED 12/23/1998)

C1/4 COR SEC 29  
 FOUND 2 1/2" ALUMINUM CAP  
 "ALBERS DREXEL & POHLY, T2N,  
 R67W, C1/4, S29, 2001, PLS  
 24305 1998"  
 (PER MON REC DATED 3/19/2002)



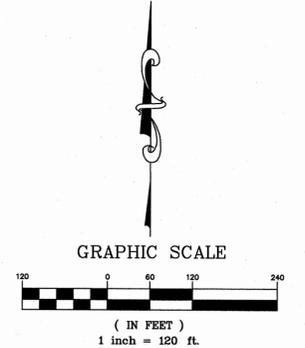
PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	88.05	N89°48'02"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	36.60	27.00	77°40'24"	N50°5'50"E	33.86
C2	278.83	62.00	257°40'24"	S39°02'10"E	96.59

- Legend**
- FOUND ALIQUOT MONUMENT AS DESCRIBED
  - FOUND MONUMENT AS DESCRIBED
  - SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATRONS SURV 16406"
  - EXTERIOR BOUNDARY
  - INTERIOR LOT LINES
  - ADJACENT LOT LINES OUTSIDE OF THE PLAT



REVISION

NO.	DATE	DESCRIPTION
1	07/17/2020	REVISE PER TOWN COMMENTS
2	08/06/2020	REVISE PER TOWN COMMENTS
3	08/06/2020	REVISE EASEMENT LOCATION
4		
5		
6		
7		
8		
9		

HIDDEN CREEK - FINAL PLAT -  
 AMENDMENT NO. 4  
 COPYRIGHT 2020 FLATRONS, INC.

**Flatrons, Inc.**  
 Surveying, Engineering & Geomatics  
 www.FlatronsInc.com  
 3825 IRLS AVE, STE. 385 4501 LOGAN ST.  
 BOULDER, CO 80501 DENVER, CO 80216  
 PH: (303) 776-1733 PH: (303) 443-7001 PH: (303) 936-6997  
 PH: (303) 776-4355 PH: (303) 443-9830 PH: (303) 923-3180  
 FAX: (303) 776-4355 FAX: (303) 443-9830 FAX: (303) 923-3180



JOB NUMBER:  
 20-74,236  
 DATE:  
 03-11-2020  
 DRAWN BY:  
 B. OELKE  
 CHECKED BY:  
 EP/JZG/JK

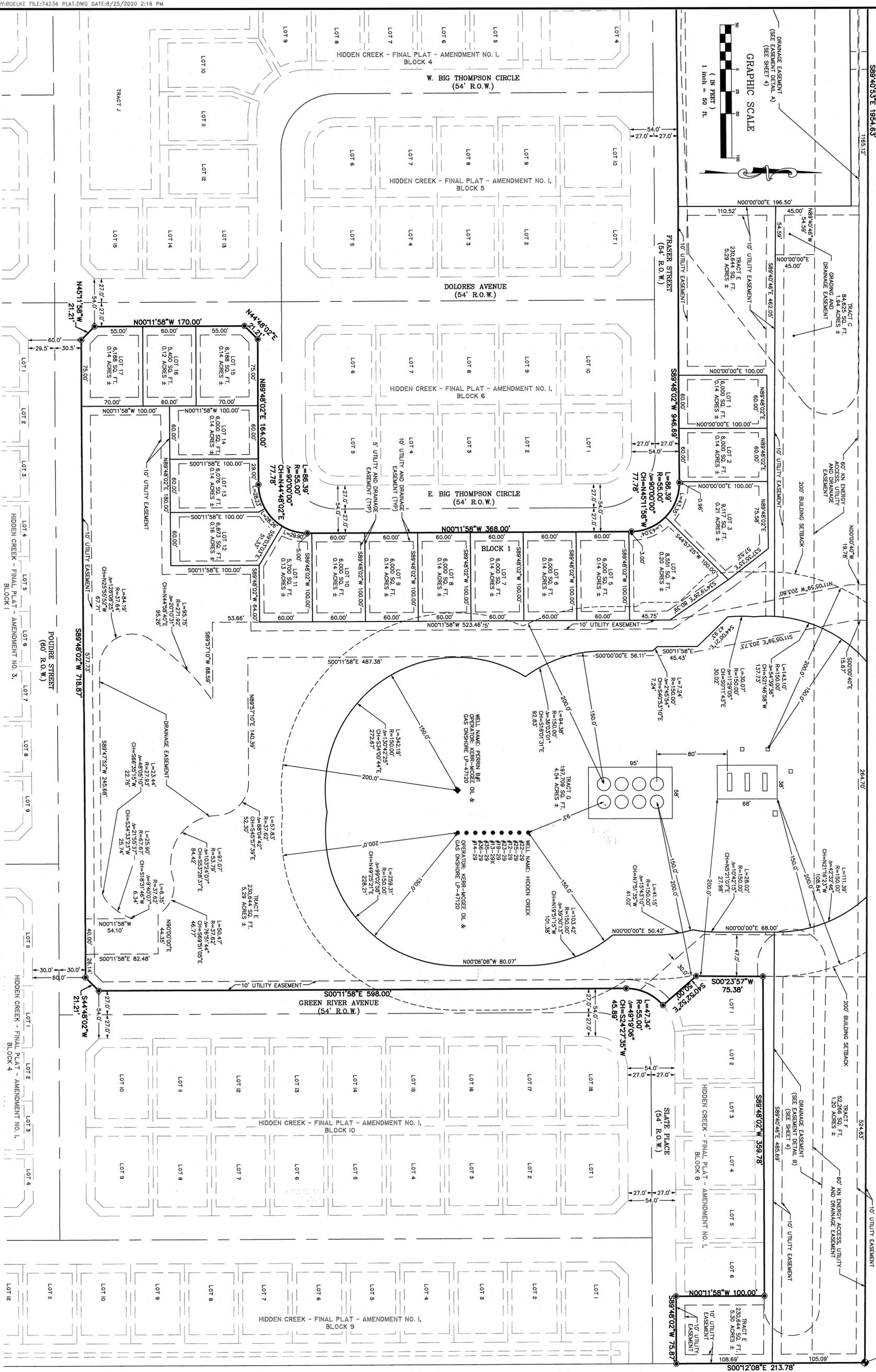
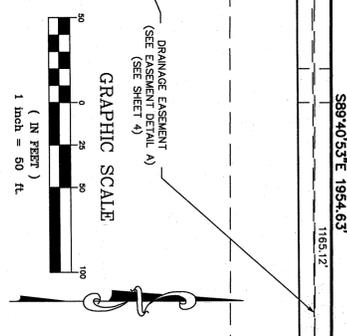
EP/BOELKE FILE: 74236 PLAT.DWG DATE: 03/11/2020 2:15 PM



# HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 4

A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.,  
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

SHEET 5 OF 6



FOUND 3.1' COR SEC 29  
 W. C/4, S29 2001, FAS 24309 1995'  
 (PER MON REC DATED 3/19/2002)

**Flatirons, Inc.**  
 Surveying, Engineering & Geomatics  
 www.FlatironsInc.com

655 FOURTH AVE. LONGMONT, CO 80501  
 PH: (303) 776-1733 FAX: (303) 776-4355

3825 IRIS AVE, STE 395 BOULDER, CO 80301  
 PH: (303) 443-7001 FAX: (303) 443-9830

4501 LOCAN ST. DENVER, CO 80216  
 PH: (303) 936-6997 FAX: (303) 923-3180



REVISION	DATE
1 - REVISE PER TOWN COMMENTS	B. DELKE 8/11/2020
2 - REVISE PER TOWN COMMENTS	B. DELKE 7/31/2020
3 - REVISE PER TOWN COMMENTS	B. DELKE 7/31/2020
4 - REVISE EASEMENT LOCATION	B. DELKE 8/4/2020
5	
6	
7	
8	
9	
10	

HIDDEN CREEK - FINAL PLAT -  
 AMENDMENT NO. 4

COPYRIGHT 2020 FLATIRONS, INC.

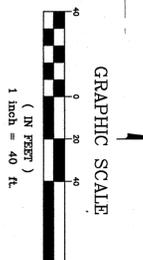
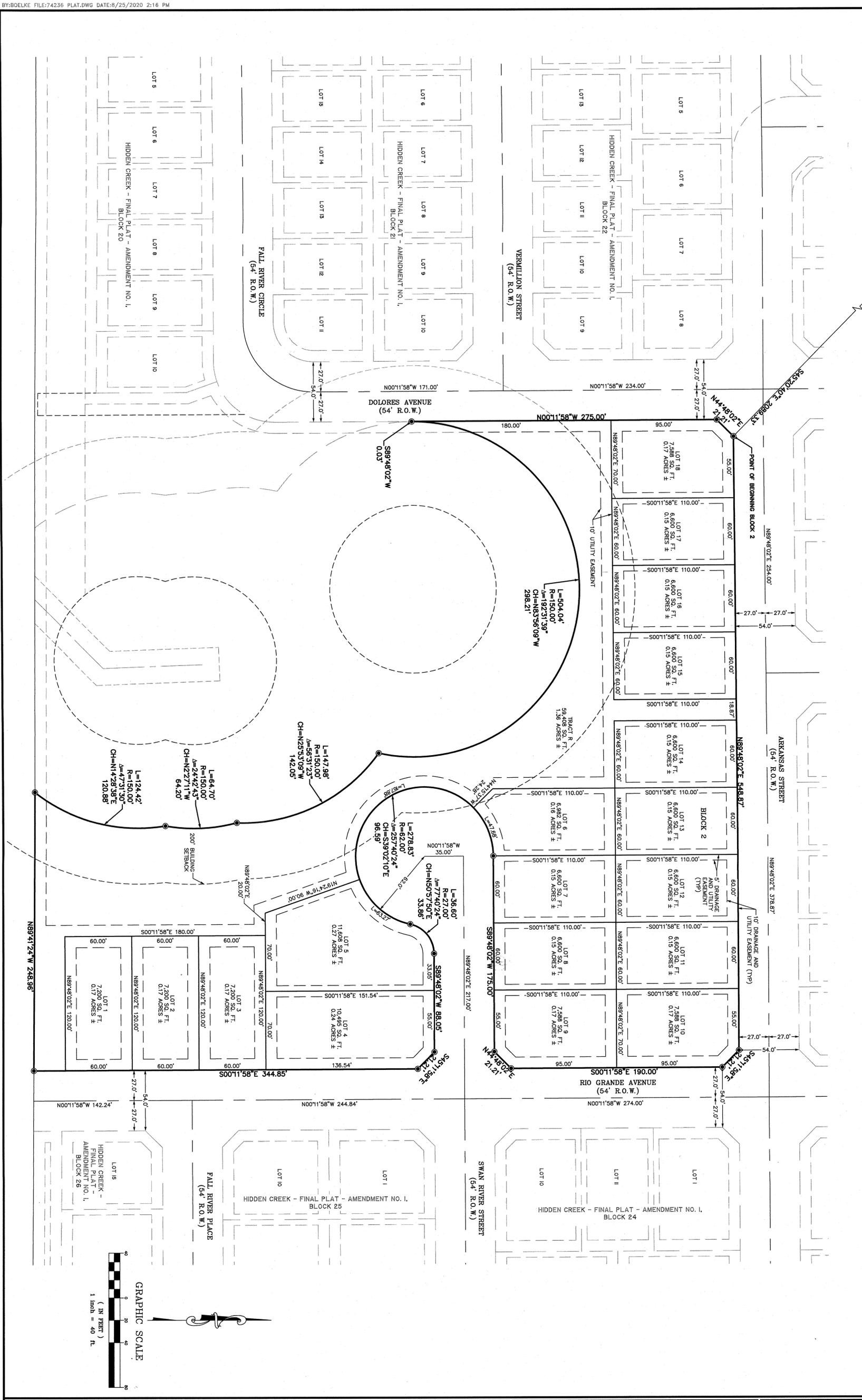
SHEET 5 OF 6

# HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 4

A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.,  
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

SHEET 6 OF 6

POINT OF COMMENCEMENT  
 W 1/4 COR SEC 29 T2N R16E  
 BRASS CAP AND IRON PIN  
 PENALTY \$250 FOR REMOVAL, \$50 + \$29  
 1952 BUREAU OF LAND MANAGEMENT  
 (PER MON REC DATED 12/23/1998)



<p>SHEET 6 OF 6</p>	<p><b>Flatirons, Inc.</b>                  Surveying, Engineering &amp; Geomatics                  www.FlatironsInc.com</p> <p>855 FOURTH AVE LONGMONT, CO 80501                  3825 IRIS AVE, STE 395 BOULDER, CO 80301                  4501 LOGAN ST. DENVER, CO 80216</p> <p>PH: (303) 776-1733 PH: (303) 443-7001 PH: (303) 936-6997                  FAX: (303) 776-4355 FAX: (303) 443-9830 FAX: (303) 923-3180</p>	<p style="text-align: center;">HIDDEN CREEK - FINAL PLAT -                  AMENDMENT NO. 4</p> <p style="text-align: center;">COPYRIGHT 2020 FLATIRONS, INC.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1 - REVISE PER TOWN COMMENTS</td> <td>B. OELKE 8/11/2020</td> </tr> <tr> <td>2 - REVISE PER TOWN COMMENTS</td> <td>B. OELKE 7/31/2020</td> </tr> <tr> <td>3 - REVISE EASEMENT LOCATION</td> <td>B. OELKE 8/4/2020</td> </tr> <tr> <td>4</td> <td></td> </tr> <tr> <td>5</td> <td></td> </tr> <tr> <td>6</td> <td></td> </tr> <tr> <td>7</td> <td></td> </tr> <tr> <td>8</td> <td></td> </tr> <tr> <td>9</td> <td></td> </tr> </tbody> </table>	REVISION	DATE	1 - REVISE PER TOWN COMMENTS	B. OELKE 8/11/2020	2 - REVISE PER TOWN COMMENTS	B. OELKE 7/31/2020	3 - REVISE EASEMENT LOCATION	B. OELKE 8/4/2020	4		5		6		7		8		9	
REVISION	DATE																						
1 - REVISE PER TOWN COMMENTS	B. OELKE 8/11/2020																						
2 - REVISE PER TOWN COMMENTS	B. OELKE 7/31/2020																						
3 - REVISE EASEMENT LOCATION	B. OELKE 8/4/2020																						
4																							
5																							
6																							
7																							
8																							
9																							