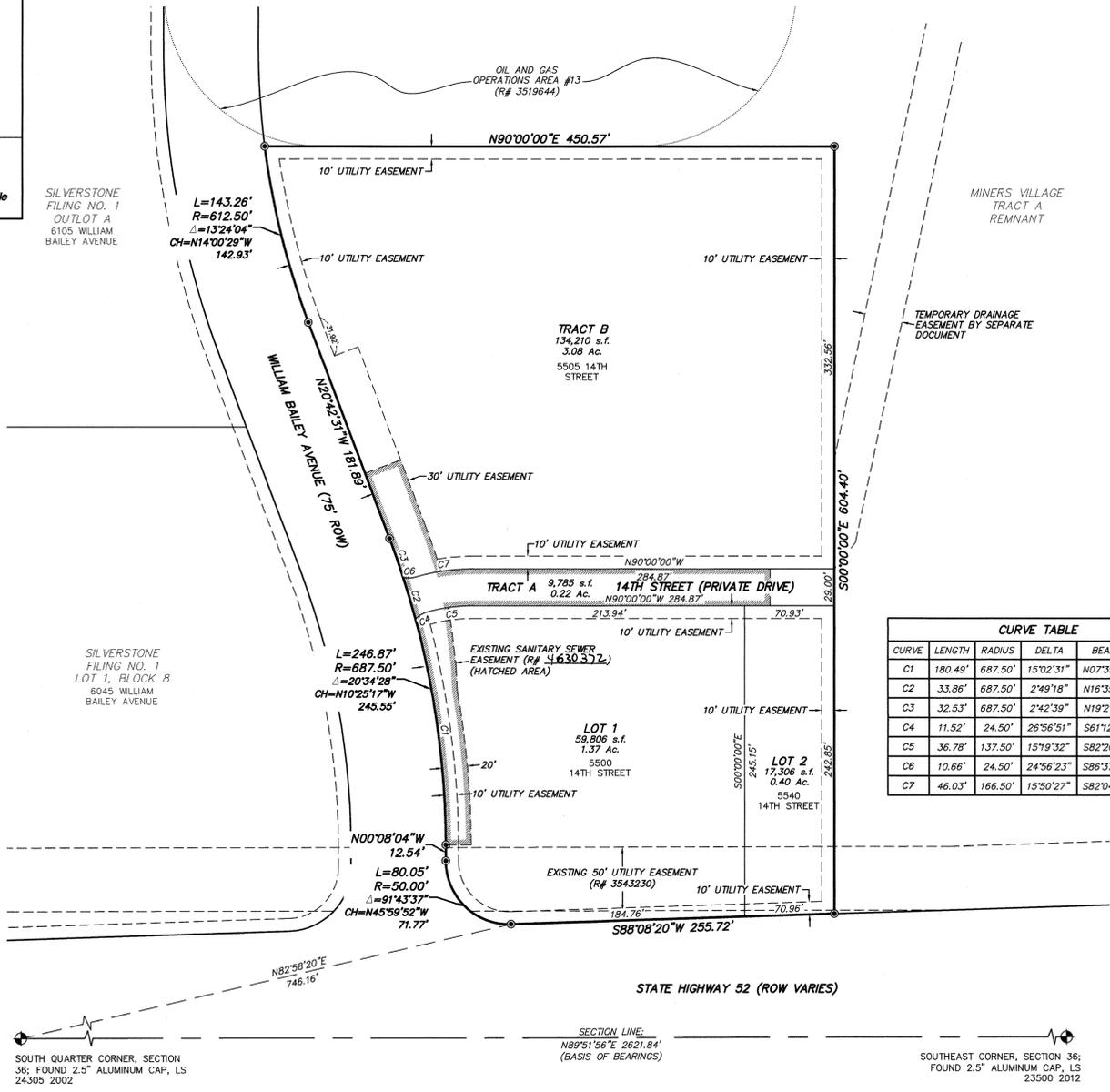


VICINITY MAP

SILVERSTONE FILING NO. 5 SUBDIVISION AMENDMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36,
 TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 2 LOTS, 2 TRACTS – 5.076 ACRES



CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	180.49'	687.50'	15'02'31"	N07°39'19"W	179.97'
C2	33.86'	687.50'	2°49'18"	N16°35'14"W	33.85'
C3	32.53'	687.50'	2°42'39"	N19°21'12"W	32.52'
C4	11.52'	24.50'	26°56'51"	S61°12'02"W	11.42'
C5	36.78'	137.50'	15°19'32"	S82°20'14"W	36.67'
C6	10.66'	24.50'	24°56'23"	S86°37'45"W	10.58'
C7	46.03'	166.50'	15°50'27"	S82°04'47"W	45.89'

TRACT	AREA	USE
TRACT A	0.22 Ac.	ACCESS & UTILITIES
TRACT B	3.08 Ac.	FUTURE DEVELOPMENT

CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SILVERSTONE DEVELOPMENT COMPANY, INC. AND FREDERICK INVESTMENT COMPANY, LLC, BEING THE OWNER, MORTGAGEE OR LEINHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 36 (2.5" ALUMINUM CAP, LS 24305 2002) FROM WHENCE THE SOUTHEAST CORNER (2.5" ALUMINUM CAP, LS 23500 2012) LIES N89°51'56"E, 2,621.84 FEET (BASIS OF BEARINGS);

THENCE N82°58'20"E, 746.16 FEET TO THE EASTERLY POINT OF CURVATURE OF THE NORTHEAST CORNER OF THE INTERSECTION OF STATE HIGHWAY AND WILLIAM BAILEY AVENUE AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF WILLIAM BAILEY AVENUE AS DEDICATED BY THE "SILVERSTONE FILING NO. 1" PLAT THE FOLLOWING FIVE COURSES:

- 80.05 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 91°43'37", AND A CHORD BEARING N45°59'52"W, 71.77 FEET;
- N00°08'04"W, 12.54 FEET;
- 246.87 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 687.50 FEET, A CENTRAL ANGLE OF 20°34'28", AND A CHORD BEARING N10°25'18"W, 245.55 FEET;
- N20°42'31"W, 181.89 FEET;
- 143.26 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 612.50 FEET, A CENTRAL ANGLE OF 13°24'04", AND A CHORD BEARING N14°00'29"W, 142.93 FEET;

THENCE N90°00'00"E, 450.57 FEET;

THENCE S00°00'00"E, 604.40 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 52;

THENCE S88°08'20"W, 255.72 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING;

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME OF SILVERSTONE FILING NO. 5. THIS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 5.076 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 19th DAY OF August A.D., 2020

SILVERSTONE DEVELOPMENT COMPANY, INC.

FREDERICK INVESTMENT COMPANY, LLC.

BY: [Signature]
 AS: AUTHORIZED REPRESENTATIVE

BY: [Signature]
 AS: MANAGER

ACKNOWLEDGMENT:
 STATE OF COLORADO)
 COUNTY OF Boulder) SS

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 19th DAY OF August 2020

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY Charles Bellock AS Manager OF FREDERICK INVESTMENT COMPANY, LLC. THIS 19th DAY OF August 2020

WITNESS MY HAND AND SEAL:

WITNESS MY HAND AND SEAL:

[Signature]
 MARY JANE DAVIES
 NOTARY PUBLIC - STATE OF COLORADO
 MY COMMISSION EXPIRES 11-22-2022

[Signature]
 MARY JANE DAVIES
 NOTARY PUBLIC - STATE OF COLORADO
 MY COMMISSION EXPIRES 11-22-2022

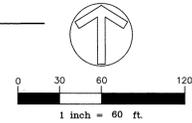
MARY JANE DAVIES
 NOTARY PUBLIC - STATE OF COLORADO
 Notary ID 19874045755
 My Commission Expires 11/22/2022

MARY JANE DAVIES
 NOTARY PUBLIC - STATE OF COLORADO
 Notary ID 19874045756
 My Commission Expires 11/22/2022

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 SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, ASSUMED N89°51'56"E BETWEEN THE SOUTH QUARTER CORNER OF SECTION 36 (2.5" ALUMINUM CAP, LS 24305 2002) AND THE SOUTHEAST CORNER (2.5" ALUMINUM CAP, LS 23500 2012).
- 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.

- THIS PROPERTY IS CURRENTLY ZONED C-H52 (MIXED USE HIGHWAY 52).
- CURRENT MINERAL OWNERSHIP IS BY THE STATE OF COLORADO.
- UNLESS OTHERWISE NOTED, SUBDIVISION CORNERS ARE MONUMENTED WITH 1" PLASTIC CAPS, PLS 37990 SET ON 18" LONG #4 REBAR.
- LINEAL DISTANCES ARE U.S. SURVEY FEET.
- TRACT A SHALL HAVE A BLANKET ACCESS, DRAINAGE AND UTILITY EASEMENT.



STAFF CERTIFICATE OF APPROVAL:

THIS SUBDIVISION AMENDMENT PLAT OF "SILVERSTONE FILING 5" IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 10th DAY OF September 2022 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

[Signature]
 PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE:

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

I FURTHER CERTIFY THAT THIS SUBDIVISION AMENDMENT PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 14th DAY OF August 2022



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

ADDRESSES:

OWNER/APPLICANT:
 FREDERICK INVESTMENTS COMPANY, LLC
 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

NO.	DESCRIPTION	DATE	BY
1	Edits per 02/24 Town comments; create a line from tract	07/20/20	Bo

REVISIONS

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

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

SILVERSTONE FILING NO. 5
 SUBDIVISION AMENDMENT
 FREDERICK, COLORADO

DRAWN BY:	DESIGNED BY:	APPROVED BY:
BO		

JOB NUMBER: 2020-47
 DATE: 07/20/20
 SCALE: 1"=60'
 SHEET NO: 1 of 1

FILE LOCATION: C:\COLORADO\REV\PLATS\SILVERSTONE\FILING NO. 5 SUB AMEND