

Silver Owl Lane Minor Subdivision Amendment

Of a portion of the Northwest 1/4 of Section 10,
 T.2.N., R.68W. of the 6th P.M. (Lot 1, Silvers Minor Subdivision)
 County of Weld, State of Colorado. 337,039 sf or 7.737 Acres

Certificate of Ownership:

Know all men by these presents that Jeffery C. Van Sambeek and Andrea L. Van Sambeek, and FirstBank, being the Owners, Mortgagee or Lienholder of certain lands in Frederick, Colorado, described as follows:
 Lot 1, Silvers Minor Subdivision, described as follows. Beginning at the West 1/4 corner of Section 10, Township 2 North, Range 68 West of the 6th Principal Meridian, County of Weld, State of Colorado, thence N00°14'58"W, along the West line of the Southwest 1/4 of the Northwest 1/4 of said Section 10, a distance of 808.18' to the Northwest corner of Lot 1, Silvers Minor Subdivision; thence, around the perimeter of said Lot 1, Silvers Minor Subdivision the following 6 courses; N89°49'41"E, a distance of 662.18'; thence S00°14'21"W, a distance of 619.20'; thence S89°51'07"W, a distance of 318.68'; thence N47°36'42"W, a distance of 322.67'; thence S89°14'58"W, a distance of 104.34'; thence N00°14'58"W a distance of 400.05' to the Northwest corner of Lot 1, Silvers Minor Subdivision and the True Point of Beginning.
 Have laid out this Subdivision Amendment Plat of the above described land under the name and style of Silver Owl Lane Subdivision Amendment. Thus described Subdivision Amendment Plat contains 7.737 acres more or less, together with and subject to all easements and right-of-way existing and/or of public record.

Notes

- 1) Legal Description and Easements were taken from Commonwealth Land Title Company Title Commitment # 598-H0517103-042-BK6, Amendment No. 2, dated December 4, 2017.
- 2) This property lies within Flood Zone "A" (100 Year Flood Plain) according to the FIRM Flood Insurance Rate Map community panel # 08123C 1890E Dated 01/20/2016.
- 3) Bearings are based on the West line of the SW 1/4 of the NW 1/4 of Section 10, T2N, R68W, of the 6th P.M., as bearing N00°14'58"E, as shown on the recorded Subdivision Plat of "Subdivision Amendment Frederick Firestone Fire Protection District Station 4" using the shown found Monuments on this drawing.
- 4) Address of the property is 10608 Weld County Road 7, Frederick, Co. 80504.
- 5) Mineral rights granted to Charles W. Larson & Dorothy E. Larson, December 26, 1985 (Rec.#02037082).
- 6) Distances shown are in U.S. Survey Feet.
- 7) The property is Zoned Agricultural

Executed this 11th day of SEPTEMBER A.D., 2020.

Jeffery C. Van Sambeek
 Jeffrey C. Van Sambeek (owner)
Andrea L. Van Sambeek
 Andrea L. Van Sambeek (owner)

The foregoing certificate of ownership was acknowledged before me by Jeffrey Van Sambeek and Andrea Van Sambeek, acting in his and her individual capacities, this 11th day of SEPTEMBER, 2020

State of Colorado)
 County of Weld)
 Witness my hand and seal

MICHELLE FERNANDA SIGALA SANDOVAL
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 2020065731
 MY COMMISSION EXPIRES 02/10/2024

My commission expires 02/10/2024

Michelle Fernanda Sigala Sandoval
 Notary Public

Derek Longwell
 Derek Longwell for FirstBank

State of Colorado)
 County of Weld)
 Witness my hand and seal

HEIDI SIMONIS
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 2018400219
 MY COMMISSION EXPIRES 02/28/2024

My commission expires 02-28-24

Heidi Simonis
 Notary Public

Surveyor's Certificate:

I, Andrew J. Patterson, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the minor subdivision plat shown hereon is a correct delineation of the above described parcel of land.

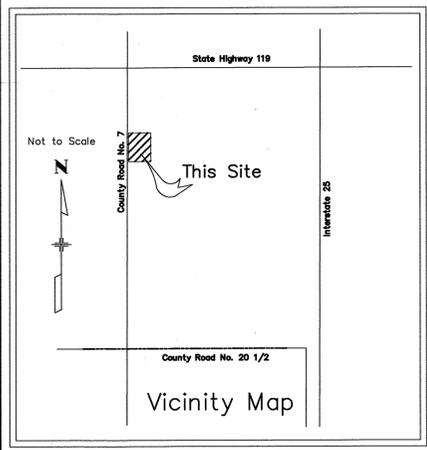
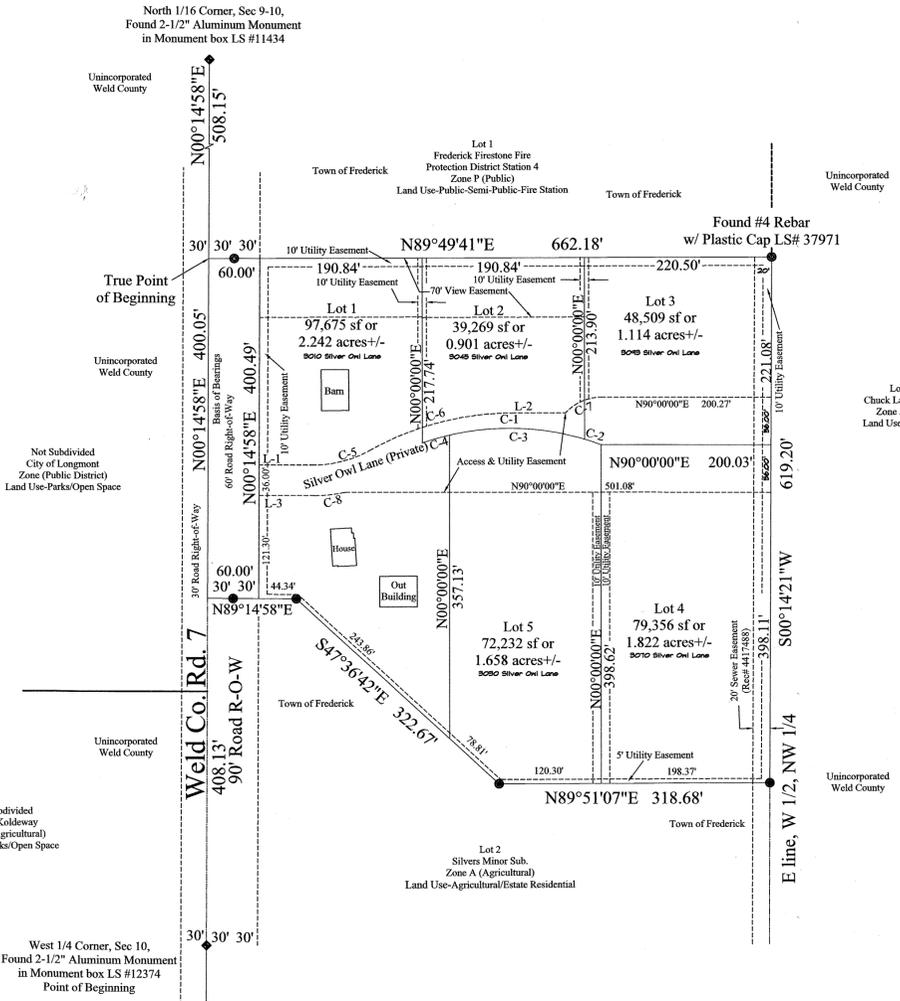
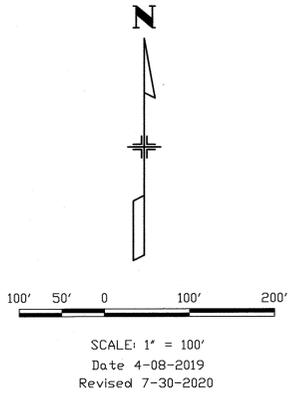
I further certify that this Minor Subdivision Plat Map and legal description were prepared under my personal supervision and in accord with applicable State of Colorado requirements on this 9th day of SEPTEMBER, 2020.

Andrew J. Patterson
 Andrew J. Patterson RPLS #26971

Staff Certificate of Approval:

This Subdivision Amendment Plat of the Silver Owl Lane Minor Subdivision is approved and accepted by the Town of Frederick Planning Department this 14th day of Sept, 2020 in accordance with Section 4.11.2 of the Land Use Code for Subdivision Amendments.

Jim Miller
 Planning Director



Owners
 Jeff and Andrea Van Sambeek
 10608 County Rd. 7
 Frederick, Co. 80504
 303-819-4134

Consultant
 Patterson Partners
 9176 Aljan Dr.
 Longmont, Co. 80503
 303-678-7072

Land Use Table

Total Land	7.737 Acres	100%
Residential Lots (5)	7.737 Acres	100%

Curve & Line Table

C1	R=311.07	L=199.45'	Ch=N88°40'33"E, 190.89'
C2	R=311.07	L=20.60'	Ch=S71°33'32"E, 20.60'
C3	R=311.07	L=220.05'	Ch=S89°25'37"E, 210.39'
C4	R=311.07	L=33.19'	Ch=N73°51'23"E, 33.18'
C5	R=138.21'	L=70.32'	Ch=N75°25'19"E, 69.57'
C6	R=345.61'	L=175.86'	Ch=N75°25'29"E, 173.96'
C7	R=56.00'	L=47.05'	Ch=N65°55'59"E, 45.67'
C8	R=168.00'	L=36.33'	Ch=N83°48'19"E, 36.26'
L1	N90°00'00"E, 63.32'		
L2	N90°00'00"E, 61.56'		
L3	N90°00'00"E, 65.11'		