

# SILVERSTONE FILING NO. 1 REPLAT B

A REPLAT OF OUTLOT D, "SILVERSTONE FILING NO. 1",  
 LOT 2 BLOCK 1 & LOT 2 BLOCK 2, "SILVERSTONE REPLAT A" AND A VACATED PORTION OF BAUER COURT  
 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  
 5.216 ACRES - 13 LOTS, 1 OUTLOT

**CERTIFICATE OF VACATION:**

KNOW ALL MEN BY THESE PRESENTS THAT THE PORTION OF THE RIGHT-OF-WAY OF BAUER COURT AS DEDICATED TO THE TOWN OF FREDERICK, COLORADO BY THE PLAT OF "SILVERSTONE FILING NO. 1" RECORDED JANUARY 10, 2019 AT RECEPTION NO. 4459006 AND DEED OF DEDICATION RECORDED JULY 09, 2019 AT RECEPTION NO. 4504103 DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY LOT CORNER COMMON TO LOTS 1 AND 2, BLOCK 1 OF SILVERSTONE FILING NO. 1 REPLAT A;

THENCE S00°08'04"E, 25.00 FEET ALONG THE WESTERLY RIGHT OF WAY OF BAUER COURT TO THE POINT OF BEGINNING;

THENCE N89°51'56"E, 60.00 FEET TO THE EASTERLY RIGHT OF WAY OF BAUER COURT;

THENCE ALONG THE RIGHT OF WAY OF BAUER COURT THE FOLLOWING SEVEN COURSES:

- 1) 39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S45°08'04"E, 35.36 FEET;
- 2) N89°51'56"E, 20.00 FEET;
- 3) S00°08'04"E, 50.00 FEET;
- 4) S89°51'56"W, 150.00 FEET;
- 5) N00°08'04"W, 50.00 FEET;
- 6) N89°51'56"E, 20.00 FEET;
- 7) 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N44°51'56"E, 35.36 FEET TO THE POINT OF BEGINNING.

IN ACCORDANCE WITH C.R.S. 43-2-302(e), THE TOWN OF FREDERICK HAS CAUSED SAID STREETS AND RIGHTS-OF-WAY TO BE VACATED TO THE OWNERS, RICHMOND AMERICAN HOMES OF COLORADO, INC. AND SILVERSTONE METROPOLITAN DISTRICT 2, BY THIS REPLAT OF THE SUBDIVISION.

*Trace Crites*  
 TRACE CRITES, MAYOR

ATTEST:

*Meghan D. Martinez*  
 MEGHAN D. MARTINEZ, CMC, TOWN CLERK

ACKNOWLEDGMENT:

STATE OF Colorado } SS  
 COUNTY OF Weld }

THE FOREGOING CERTIFICATE OF VACATION WAS ACKNOWLEDGED BEFORE ME BY TRACE CRITES AS MAYOR AND MEGHAN D. MARTINEZ, CMC AS TOWN CLERK OF THE TOWN OF FREDERICK, THIS 11th DAY OF Feb, 2021.

WITNESS MY HAND AND SEAL:

*Kathleen L. Larson*  
 KATHLEEN L. LARSON  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 11/21/24

KATHLEEN L. LARSON  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20004031701  
 MY COMMISSION EXPIRES NOVEMBER 21, 2024

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT RICHMOND AMERICAN HOMES OF COLORADO, INC. AND SILVERSTONE METROPOLITAN DISTRICT 2, BEING THE OWNERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF "SILVERSTONE FILING NO. 1 REPLAT B", AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS OF WAY, AND EASEMENTS DESIGNATED OR DESCRIBED AS FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN. THE ENTITIES NAMED ON THE EASEMENT, OR RESPONSIBLE FOR THE SERVICES AND/OR UTILITIES FOR WHICH THE EASEMENTS ARE ESTABLISHED, ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSES NAMED ON THE EASEMENT OR FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE PUBLIC STREET, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USE AND PURPOSES. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

DESCRIPTION:

OUTLOT D, SILVERSTONE FILING NO. 1

TOGETHER WITH:

LOT 2, BLOCK 1,  
 LOT 2, BLOCK 2,  
 SILVERSTONE FILING NO 1 REPLAT A

TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

EXECUTED THIS 11th DAY OF January, 2021

RICHMOND AMERICAN HOMES OF COLORADO, INC.

*Eric R. Kubly*  
 BY: ERIC R. KUBLY  
 AS: SVP OF LAND DEVELOPMENT

ACKNOWLEDGMENT:

STATE OF COLORADO } SS  
 COUNTY OF Denver }

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION

WAS ACKNOWLEDGED BEFORE ME BY

Eric R. Kubly AS SVP of Land Development

RICHMOND AMERICAN HOMES OF COLORADO, INC. THIS 11th

DAY OF January, 2021

WITNESS MY HAND AND SEAL:

*Ryan Kelley Teater*  
 RYAN KELLEY TEATER  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20204022807  
 MY COMMISSION EXPIRES: JULY 07, 2024

SILVERSTONE METROPOLITAN DISTRICT 2

BY: *Jon Lee*  
 JON LEE  
 AS: PRESIDENT

ACKNOWLEDGMENT:

STATE OF COLORADO } SS  
 COUNTY OF Boulder }

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION

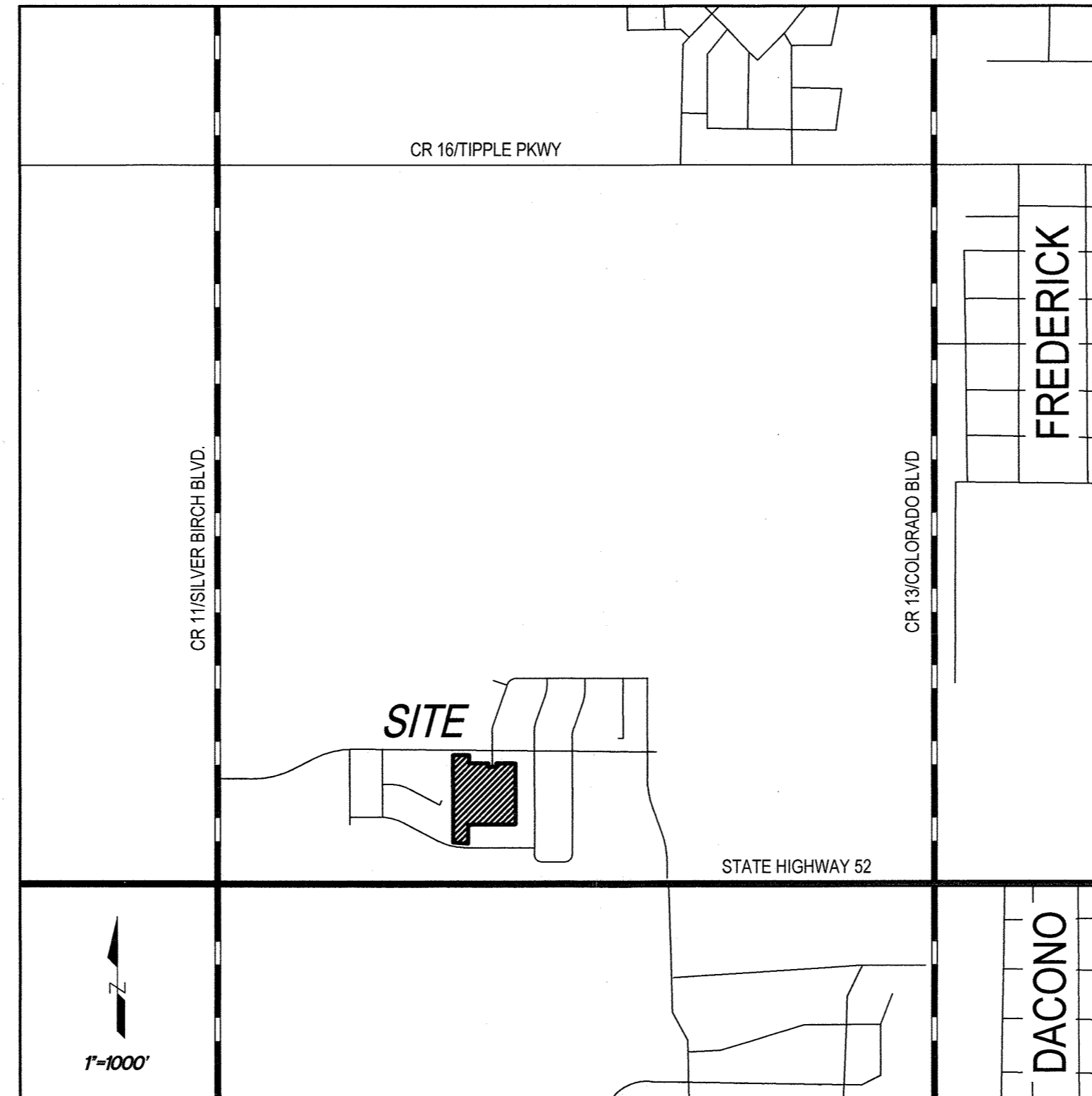
WAS ACKNOWLEDGED BEFORE ME BY JON LEE AS PRESIDENT

OF SILVERSTONE METROPOLITAN DISTRICT 2 THIS 11th DAY OF

January, 2021

WITNESS MY HAND AND SEAL:

*Brian J. Trubl*  
 BRIAN J. TRUBL  
 NOTARY PUBLIC - STATE OF COLORADO  
 Notary ID 1994401848/  
 My Commission Expires 12/17/2024



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 UNSHADOWED 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. LOTS SHALL HAVE A 10' UTILITY EASEMENT ALONG RIGHTS OF WAY AND A 10' DRAINAGE & UTILITY EASEMENT ALONG REAR LOT LINES.
5. OUTLOT A SHALL HAVE A BLANKET ACCESS, DRAINAGE AND UTILITY EASEMENT.
6. THE PLAT FOR SILVERSTONE FILING NO. 1 WAS RECORDED 01/10/2019 AT RECEPTION NO. 4459006. SILVERSTONE FILING NO. 1 REPLAT A WAS RECORDED 03/10/2020 AT RECEPTION NO. 4573389.
7. CORNERS ARE MONUMENTED AS SHOWN ON SHEET 2.
8. LINEAL DISTANCES ARE U.S. SURVEY FEET.

LAND USE TABLE		
	AREA	USE
BLOCK 1B (2 LOTS)	0.311 Ac.	RESIDENCES
BLOCK 2B (4 LOTS)	0.657 Ac.	RESIDENCES
BLOCK 3B (7 LOTS)	1.049 Ac.	RESIDENCES
OUTLOT A	2.517 Ac.	(SEE CHART)
RIGHTS OF WAY	0.682 Ac.	-

OUTLOT CHART				
OUTLOT	AREA	USE/FUNCTION	MAINTENANCE/RESPONSIBILITY	OWNERSHIP
A	2.517 Ac.	UTILITY, DRAINAGE, LANDSCAPING	H.O.A./METRO DISTRICT	METRO DISTRICT

**PLANNING COMMISSION CERTIFICATE OF APPROVAL:**

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION NO. 1844-B PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON December 8, 2020. THE DEDICATIONS OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS.

*Trace Crites*  
 CHAIRMAN  
*Meghan D. Martinez*  
 PLANNING COMMISSION SECRETARY

**CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:**

THE FINAL PLAT MAP OF "SILVERSTONE FILING NO. 1 REPLAT B" IS APPROVED AND ACCEPTED BY ORDINANCE NO. 1844-B PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON December 8, 2020. THE DEDICATIONS OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THE TOWN. THE CONSTRUCTION OF IMPROVEMENTS BENEFITING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A SEPARATE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS.

THIS ACCEPTANCE OF THE FINAL PLAT DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.

*Trace Crites*  
 TRACE CRITES, MAYOR

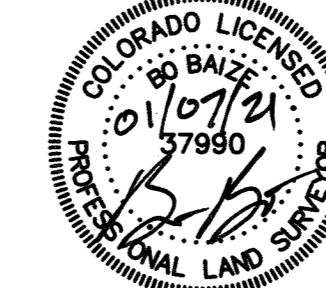
ATTEST:

*Meghan D. Martinez*  
 MEGHAN D. MARTINEZ, CMC, TOWN CLERK

**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 27th DAY OF January, 2021.



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

SILVERSTONE METROPOLITAN DISTRICT 2  
 2500 ARAPAHOE AVE., #220  
 BOULDER CO 80302

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	DATE	BY
1	Original	08/08/20	Ba
1	Update per 11/71 comments	12/01/20	Ba

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

**HURST**  
 CIVIL ENGINEERING  
 PLANNING  
 SURVEYING

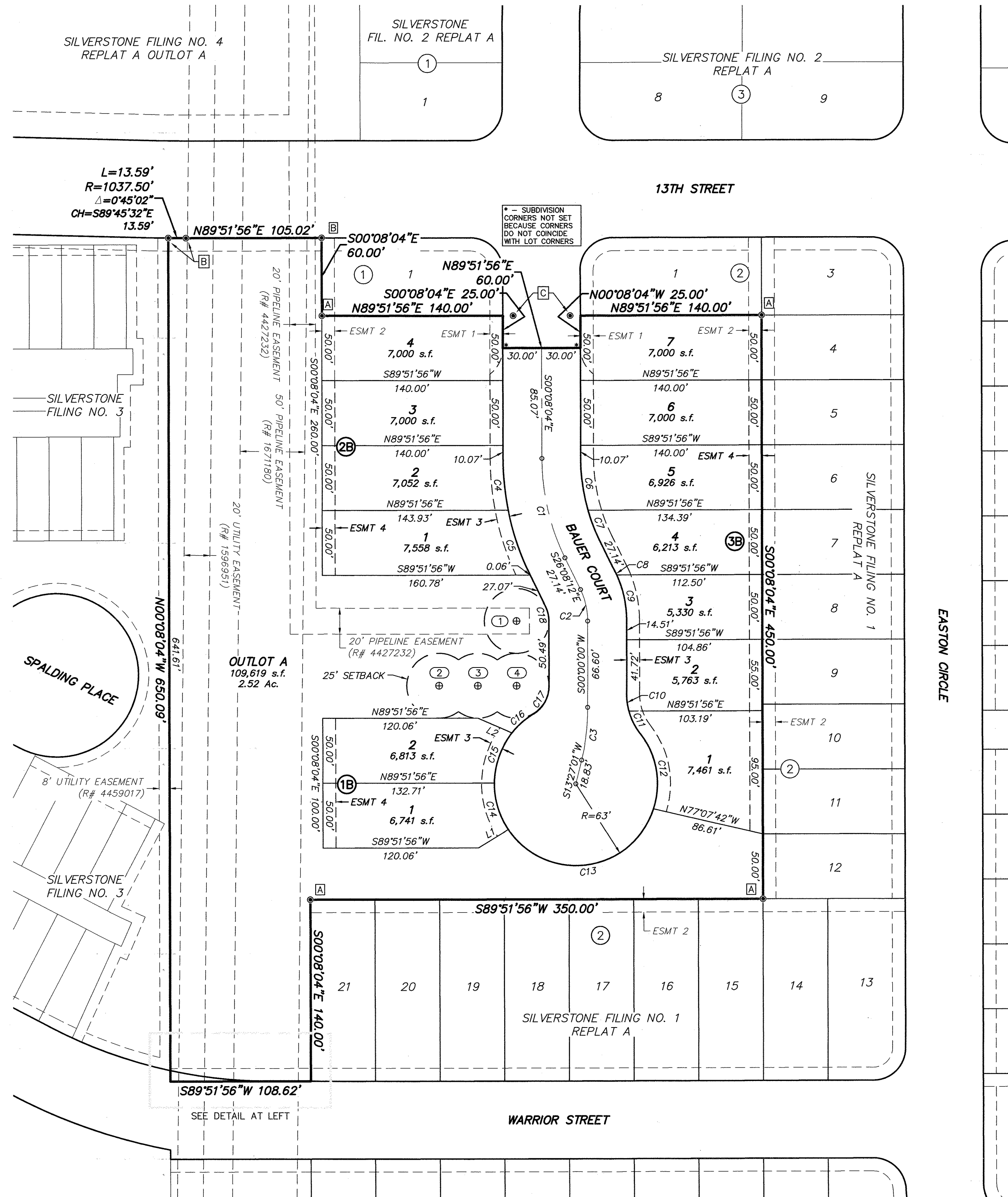
SILVERSTONE FILING NO. 1  
 REPLAT B  
 FREDERICK, COLORADO

DRAWN BY: BO	DESIGNED BY:	APPROVED BY:
JOB NUMBER: 2020-47	DATE: 12/01/20	SCALE: N/A
SHEET NO: 1 OF 2	FILE LOCATION: G:\2020\SURVEY\PLAT\FILING 185\Fig 1 Replat B	

# SILVERSTONE FILING NO. 1 REPLAT B

## SHEET 2 OF 2

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

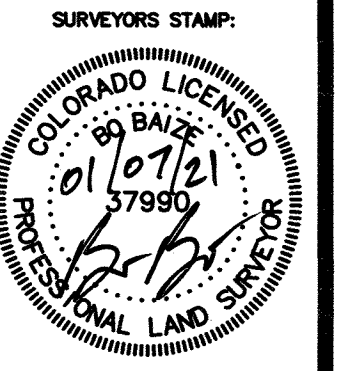
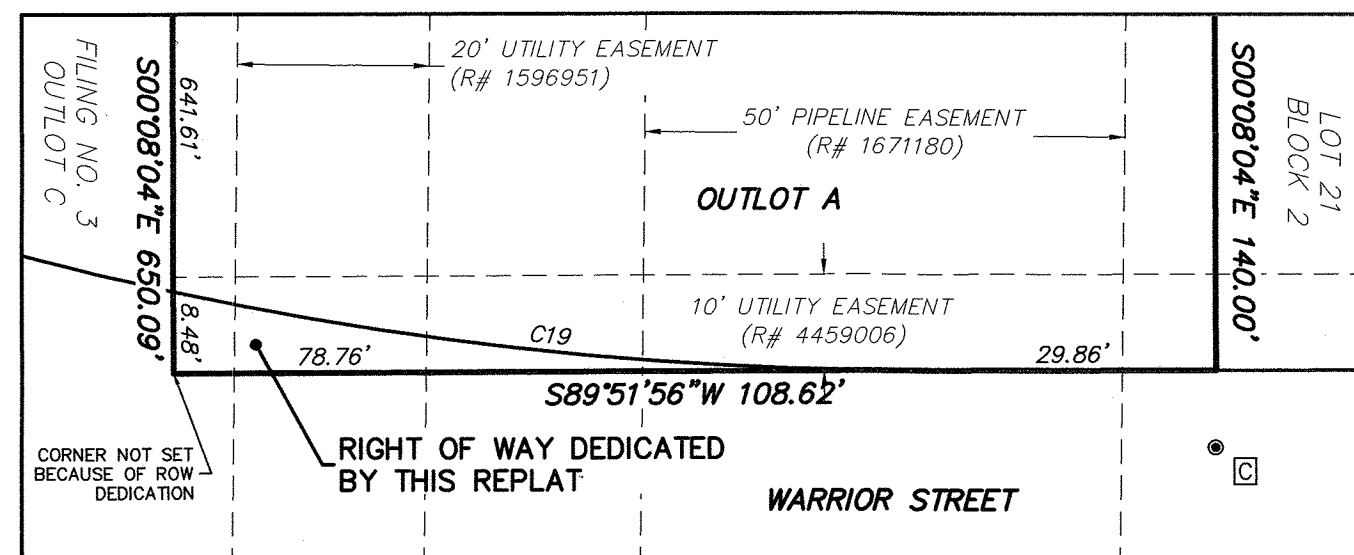


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	79.42'	175.00'	26°00'08"	S13°08'08"E	78.74'
C2	25.09'	55.00'	26°08'12"	S13°04'06"E	24.87'
C3	41.08'	175.00'	13°27'01"	S06°43'30"W	40.99'
C4	40.19'	205.00'	11°13'55"	S05°45'01"E	40.12'
C5	52.85'	205.00'	14°46'13"	S18°45'05"E	52.70'
C6	40.45'	145.00'	15°59'05"	N08°07'36"W	40.32'
C7	25.35'	145.00'	10°01'03"	N21°07'40"W	25.32'
C8	2.18'	85.00'	1°28'09"	N25°24'07"W	2.18'
C9	36.59'	85.00'	24°40'03"	N12°20'01"W	36.31'
C10	13.44'	50.00'	15°24'04"	N07°42'02"W	13.40'
C11	19.62'	50.00'	22°29'14"	N26°38'41"W	19.50'
C12	61.33'	63.00'	55°46'21"	N10°00'07"W	58.93'
C13	140.91'	63.00'	128°09'15"	N81°57'41"E	113.32'
C14	37.99'	63.00'	34°33'11"	S16°41'06"E	37.42'
C15	41.64'	63.00'	37°52'06"	S19°31'33"W	40.88'
C16	22.17'	63.00'	20°09'45"	S48°32'28"W	22.06'
C17	25.58'	25.00'	58°37'21"	S29°18'40"W	24.48'
C18	11.40'	25.00'	26°08'12"	S13°04'06"E	11.31'
C19	79.36'	370.00'	127°17'23"	S83°59'22"E	79.21'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S58°38'17"W	27.26'
L2	S66°36'00"E	28.80'

- Ⓟ - BLOCK NUMBER
- - MONUMENTED SUBDIVISION CORNER
- ⓐ - FOUND 1" PLASTIC CAP, LS 37990
- ⓑ - FOUND NAIL/SHINER, LS 37990 AT 8' OFFSET IN WALK
- ⓒ - FOUND NAIL/SHINER, LS 37990 AT 1' OFFSET IN WALK
- ⓓ - PLUGGED & ABANDONED WELL
- ① - STATE 17
- ② - DACONO STATE 13-36
- ③ - DACONO STATE 36-36
- ④ - DACONO STATE 14-36

- EASEMENTS:**
- ESMT 1: EXISTING 10' UTILITY EASEMENT (R# 4459006)
  - ESMT 2: EXISTING 10' DRAINAGE & UTILITY EASEMENT (R# 4459006)
  - ESMT 3: 10' UTILITY EASEMENT
  - ESMT 4: 10' DRAINAGE & UTILITY EASEMENT



**HURST**  
 CIVIL ENGINEERING  
 PLANNING  
 SURVEYING

SILVERSTONE FILING NO. 1  
 REPLAT B  
 FREDERICK, COLORADO

DRAWN BY: BCO  
 DESIGNED BY:  
 APPROVED BY:  
 JOB NUMBER: 2020-47  
 DATE: 12/01/20  
 SCALE: 1"=60'  
 SHEET NO: 2 OF 2

