

HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1

A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
CONTAINS 126.519 ACRES - 373 TOTAL LOTS
SHEET 1 OF 12

CERTIFICATE OF VACATION:

KNOW ALL MEN BY THESE PRESENTS THAT CERTAIN STREETS, RIGHTS-OF-WAY, AND PARK LAND DEDICATED TO THE TOWN OF FREDERICK, CO. BY THE HIDDEN CREEK FINAL PLAT DATED AUGUST 30, 2012 AND RECORDED ON SEPTEMBER 28, 2012, HAVING NEVER BEEN DEVELOPED, IN ACCORDANCE WITH C.R.S. 43-2-302 (e), HAS CAUSED SAID STREETS, RIGHTS-OF-WAY AND PARK LAND TO BE VACATED TO THE OWNER, HIDDEN CREEK DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, BY THIS REPLAT OF THE SUBDIVISION.

Tony Carey
TONY CAREY, MAYOR
TOWN OF FREDERICK

ATTEST:

Meghan Martinez
MEGHAN MARTINEZ, TOWN CLERK
TOWN OF FREDERICK

STATE OF COLORADO }
COUNTY OF Weld } SS

THE FOREGOING CERTIFICATE OF VACATION WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF October, 2015 BY TONY CAREY, AS MAYOR AND MEGHAN MARTINEZ, AS TOWN CLERK OF THE TOWN OF FREDERICK.

WITNESS MY HAND AND SEAL:

Lori Michelle Trejo
NOTARY PUBLIC
Oct. 19, 2019

LORI MICHELLE TREJO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 2015041174
My Commission Expires Oct. 19, 2019

CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT HIDDEN CREEK DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE FINAL PLATTED IN TO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF HIDDEN CREEK FINAL PLAT - AMENDMENT NO. 1, AND DO HEREBY DEDICATE TO THE PUBLIC SUCH 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. 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 STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES SHOWN HEREON AND THE ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION ARE DEDICATED AND CONVEYED TO 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.

A PARCEL OF LAND BEING THE HIDDEN CREEK SUBDIVISION IN ITS ENTIRETY, ACCORDING TO THE FINAL PLAT RECORDED SEPTEMBER 28, 2012 AT RECEPTION NO. 3876800, LYING IN 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:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 29;
THENCE SOUTH 89°40'46" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 A DISTANCE OF 2638.10 FEET TO THE CENTER QUARTER OF SAID SECTION 29;
THENCE SOUTH 00°11'58" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 2088.57 FEET TO A POINT;
THENCE NORTH 89°41'28" WEST PARALLEL WITH AND 557.00 FEET NORTHERLY OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 2638.91 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER;
THENCE NORTH 00°10'38" WEST ALONG SAID WEST LINE A DISTANCE OF 2089.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 126.519 ACRES, MORE OR LESS. - SEE NOTE 17 ON SHEET 2.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 30th DAY OF October, 2015.

Nicholas L. Scheidt
NICHOLAS L. SCHEIDT, MANAGER

NOTARY:

STATE OF COLORADO }
COUNTY OF Boulder } SS

BABETTE T. RODRIGUEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 20074046313
MY COMMISSION EXPIRES DEC. 19, 2019

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY NICHOLAS L. SCHEIDT, AS MANAGER OF HIDDEN CREEK DEVELOPMENT, LLC, THIS 30th DAY OF October, 2015.

WITNESS MY HAND AND SEAL:

Babette T. Rodriguez
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/19/2019

OWNER/APPLICANT:

HIDDEN CREEK DEVELOPMENT, LLC
P.O. BOX 33724
DENVER, CO 80233
(303) 469-6878
CONTACT: NICHOLAS L. SCHEIDT

PLANNER/DESIGNER:

LAI DESIGN GROUP
8201 SOUTHPARK LANE, SUITE 110
LITTLETON, COLORADO 80120
(303) 734-1777
CONTACT: KENNETH J. PUNCERELLI

ENGINEER:

CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112
720-249-3539
CONTACT: MELINDA E. LUNDQUIST, PE

SURVEYOR:

CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112
720-249-3542
CONTACT: WILLIAM F. HESSELBACH, JR., PLS

DEED OF TRUST HOLDER:

FIRST NATIONAL BANK OF DENVER, A DIVISION OF FIRST NATIONAL BANK OF SANTA FE, AS HOLDER OF A DEED OF TRUST ON PART OR ALL OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY AGREE AND CONSENT TO THE REPLATTING OF SAID PROPERTY AS SHOWN HEREON.

Senior Vice President
AS
FIRST NATIONAL BANK OF DENVER,
A DIVISION OF FIRST NATIONAL BANK OF SANTA FE

NOTARY:

STATE OF COLORADO }
COUNTY OF Boulder } SS

BABETTE T. RODRIGUEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 20074046313
MY COMMISSION EXPIRES DEC. 19, 2019

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY *Nicholas L. Scheidt* AS *Manager of the SVP* OF

FIRST NATIONAL BANK OF DENVER, A DIVISION OF FIRST NATIONAL BANK OF SANTA FE, THIS 30th DAY OF October, 2015.

WITNESS MY HAND AND SEAL:

Babette T. Rodriguez
NOTARY PUBLIC

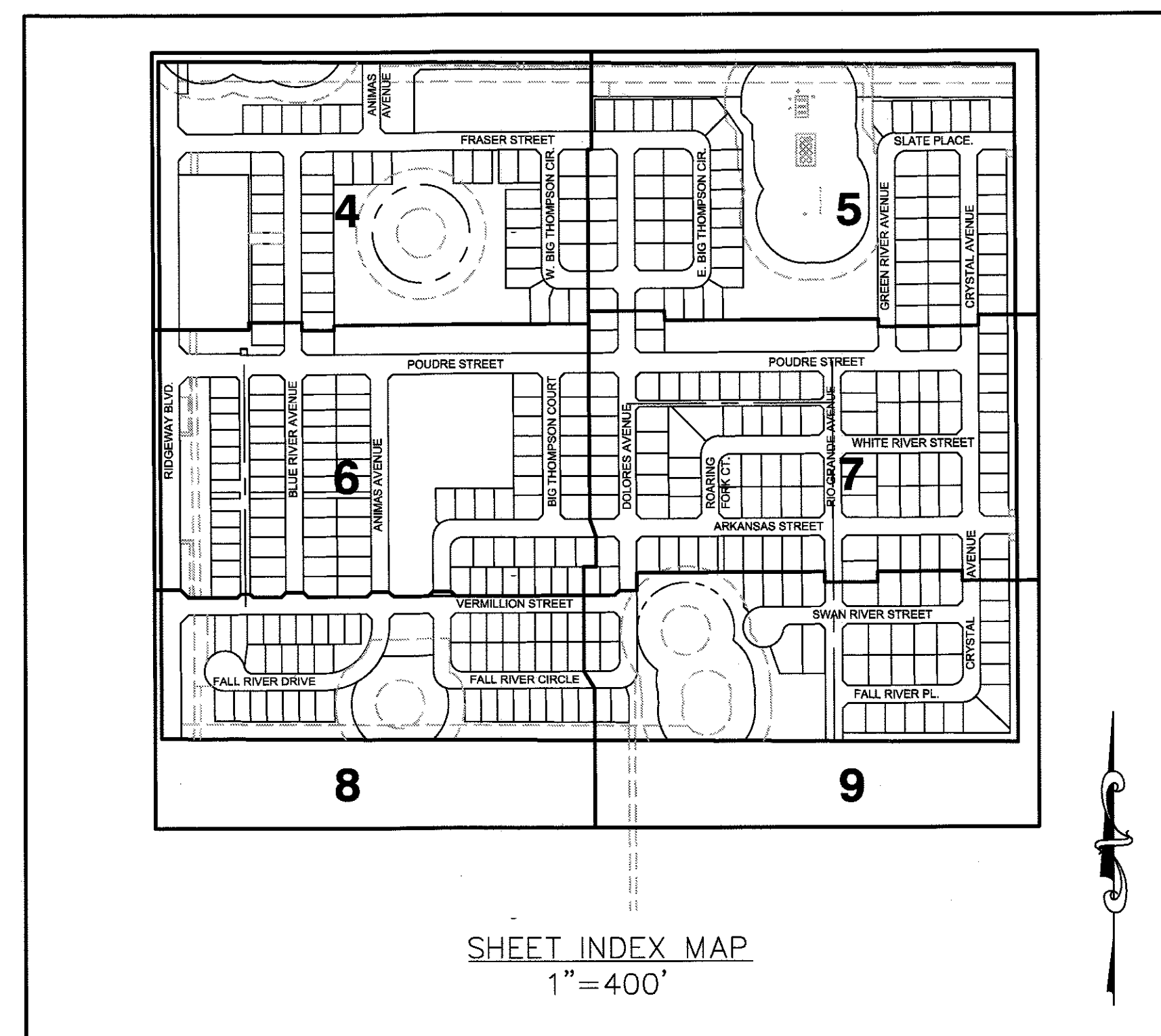
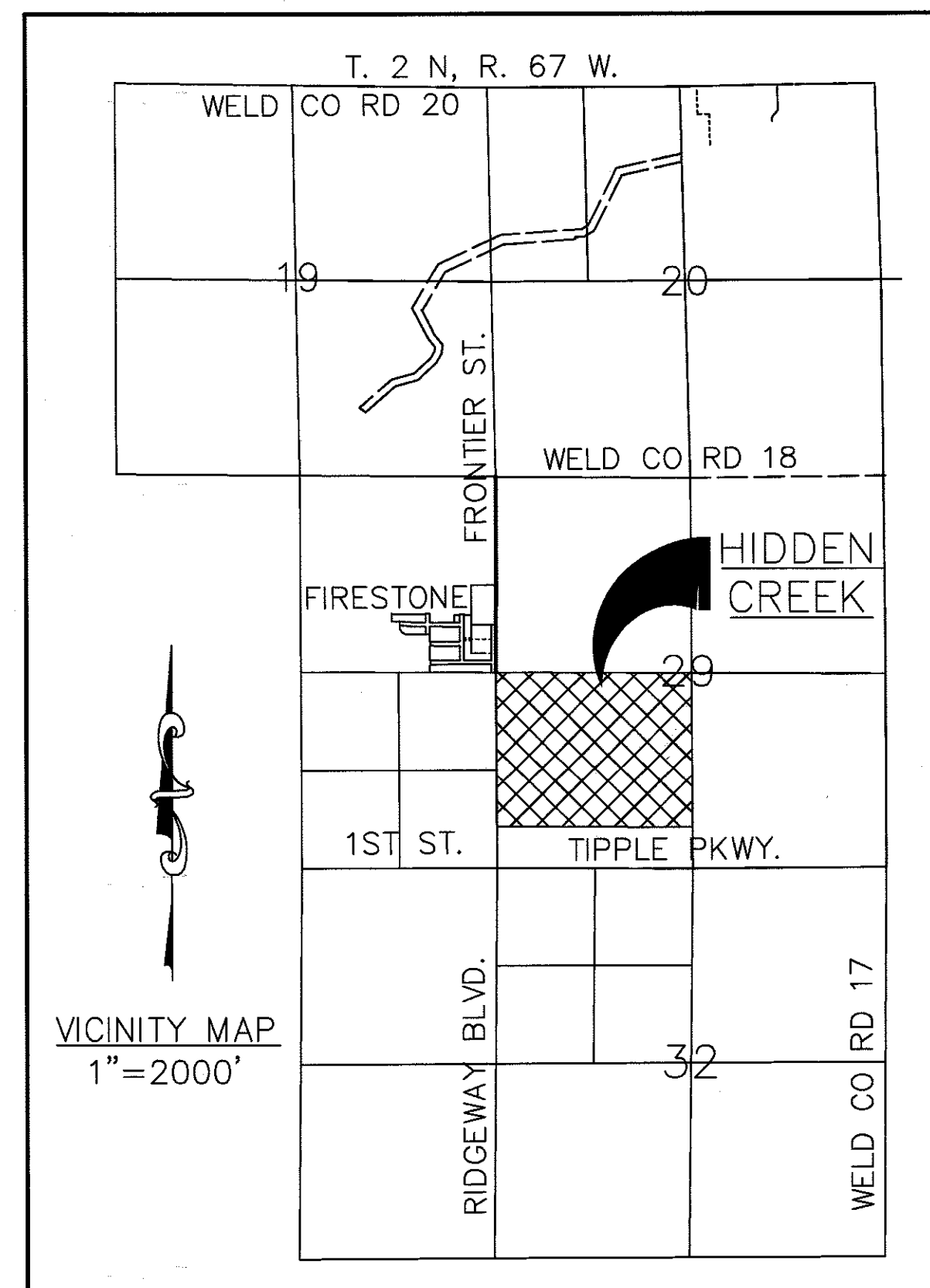
MY COMMISSION EXPIRES: 12/19/2019

EASEMENT APPROVAL CERTIFICATE:

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED:

UNITED POWER, INC.

WEST COMMUNICATIONS INTERNATIONAL INC.



CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE HIDDEN CREEK FINAL PLAT, AMENDMENT NO. 1 IS APPROVED AND ACCEPTED BY ORDINANCE NO. 12.09, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF TOWN OF FREDERICK, COLORADO, HELD ON October 13, 2015. THE DEDICATIONS OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON, SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN, AND THE ELECTRIC AND WATER DISTRIBUTION SYSTEMS TO BE INSTALLED IN THE SUBDIVISION, 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 AND NOT THE TOWN OF FREDERICK. THE CONSTRUCTION OF IMPROVEMENTS BENEFITING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENT BY THE TOWN OF FREDERICK 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.

Tony Carey
TONY CAREY, MAYOR
TOWN OF FREDERICK

ATTEST:

Meghan Martinez
MEGHAN MARTINEZ, TOWN CLERK
TOWN OF FREDERICK

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

APPROVED BY THE TOWN OF FREDERICK PLANNING COMMISSION THIS 6th DAY OF October, 2015.

Donald Hard
DONALD HARD, PLANNING COMMISSION CHAIRMAN

Kathleen Larson
KATHLEEN LARSON, PLANNING COMMISSION SECRETARY

SURVEYOR'S CERTIFICATE:

I, WILLIAM F. HESSELBACH JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT MAP 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 29th DAY OF October, 2015.

William F. Hesselbach Jr.
WILLIAM F. HESSELBACH JR., PLS 25369
FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO, INC.



		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546		SCALE: AS SHOWN	DRAWN BY: MJP	SHEET NO: 1
FILE NO: 8130189702		DATE: 09/29/15		CHECKED BY: WFH		
No.	Revisions	Date	Init.	Appr.	Date	

A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
CONTAINS 126.519 ACRES — 373 TOTAL LOTS
SHEET 2 OF 12

3. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD CIVIL CONSULTANTS OF COLORADO, INC. RELIED UPON COMMITMENT FILE NUMBER 27445CET VERSION NO. 4 PREPARED BY COLORADO ESCROW AND TITLE SERVICES, LLC AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, EFFECTIVE SEPTEMBER 30, 2015 AT 8:00 A.M.

3. THE DOCUMENTS CALLED OUT IN THE ABOVE TITLE COMMITMENT INDICATE THAT THE SUBJECT PROPERTY LIES WITHIN OR PARTIALLY WITHIN THE DESCRIPTION OR EXHIBITS FOUND IN RECORDED INSTRUMENTS AND MAY THEREFORE BE SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS OBLIGATIONS AND RESERVATIONS CONTAINED THEREIN, THOUGH NOT SPECIFICALLY SHOWN. ALL OF THE DOCUMENTS ARE ON FILE IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE.

4. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M., BETWEEN THE 3-1/4" BLM BRASS CAP AT THE W 1/4 CORNER STAMPED "1952", AND THE 2-1/2" ALUMINUM CAP "PLS 24305 1998" AT THE CENTER QUARTER CORNER. SAID LINE BEARS SOUTH 89°40'46" EAST, A DISTANCE OF 2638.10 FEET AS SHOWN HEREON.

5. THIS PARCEL DOES NOT LIE WITHIN THE DESIGNATED 100-YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY NO. 080286 0863, DATED SEPTEMBER 28, 1982.

6. 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.

7. UTILITY AND DRAINAGE EASEMENTS. (SEE DETAILS ON THIS SHEET)

A. 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.

B. 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.

C. 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.

8. 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 PIPELINES

9. SURFACE OWNER SHALL RECORD NOTICE WITH THE WELD COUNTY CLERK AND RECORDER THAT:

A. SUCH BUYERS ARE NOT PURCHASING AND DO NOT OWN ANY INTEREST IN THE OIL AND GAS MINERAL ESTATE;

B. THERE MAY BE ONGOING OIL AND GAS OPERATIONS AND PRODUCTION IN THE OIL AND GAS OPERATION AREAS ON THE SURFACE OF THE PROPERTY;

C. 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;

D. 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

E. 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.

10. ALL ALLEYS WILL BE POSTED "NO PARKING".

11. HIDDEN CREEK DEVELOPMENT, LLC AND KERR-MCGEE ROCKY MOUNTAIN CORPORATION (KMRMC), IT'S 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 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:

A. SUCH BUYERS ARE NOT PURCHASING AND DO NOT OWN ANY INTEREST IN THE OIL AND GAS MINERAL ESTATE;

B. THERE MAY BE ONGOING OIL AND GAS OPERATIONS AND PRODUCTION IN THE OIL AND GAS OPERATION AREAS ON THE SURFACE OF THE PROPERTY;

C. 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;

D. 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;

E. 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

F. 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.

12. THE NEIGHBORHOOD PARK (TRACT M) SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.) AFTER BEING DEVELOPED BY THE APPLICANT.

13. DEVELOPER MUST CONSTRUCT ANY STREET/PUBLIC IMPROVEMENTS THAT MAY HAVE OIL AND GAS TRAFFIC TO STANDARDS THAT ACCOMMODATE 104,000 POUNDS GROSS.

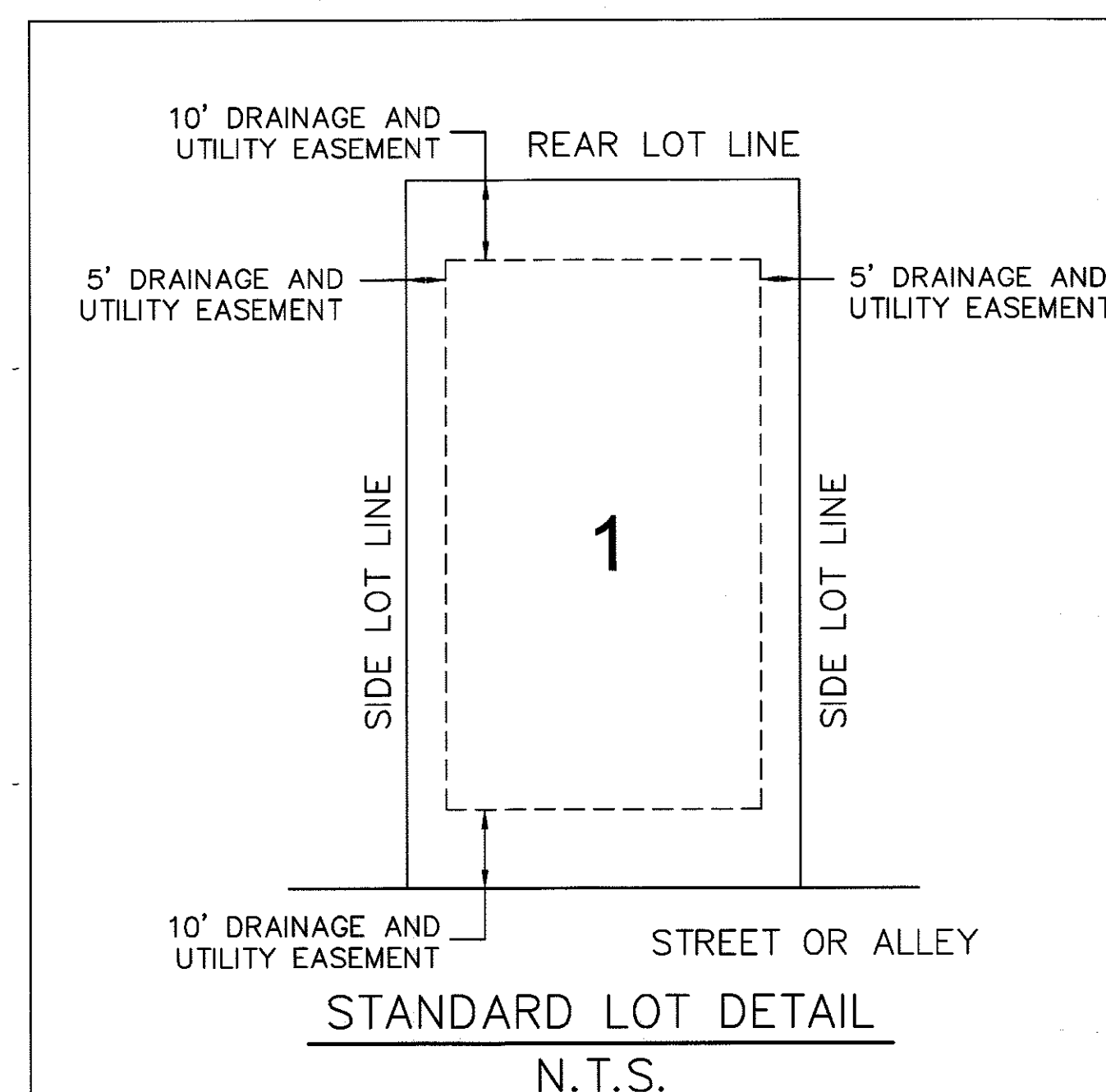
14. THE EASTERN PART OF THE SITE IS UNDERMINED BY AN ABANDONED COAL MINE AS SHOWN ON A "SUBSIDENCE INVESTIGATION" PREPARED BY CTL/THOMPSON, INC. JOB NO. 34,325, DATED MARCH 15, 2002, THE LIMITS ARE SHOWN ON THIS PLAT.

15. A 10 FOOT WIDE EASEMENT FOR UTILITY PURPOSES IS PROVIDED AROUND THE PERIMETER OF ALL TRACTS AND IS SHOWN HEREON.

16. A BLANKET DRAINAGE EASEMENT SHALL BE PROVIDED ACROSS ALL TRACTS.

17. 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.

OVERALL DENSITY 373 LOTS 3.87 DU/ACRE
* OIL LEASE AREA INCLUDES FENCED AREA AND LANDSCAPED AREA
**OPEN SPACE INCLUDES TRACTS: B C E F I J L O Q R T U V W X Y Z AND AA



TYPE OF DWELLING UNIT											
BLOCK NO.											
	50' - 59'	50' - 59'	50' - 59'	60' - 69'	60' - 69'	60' - 69'	70' - 79'	70' - 79'	70' - 79'	80' - 89'	TOTALS
	X	X	X	X	X	X	X	X	X	X	
	90' - 99'	100' - 109'	110' +	90' - 99'	100' - 109'	110' +	90' - 99'	100' - 109'	110' +	90' - 99'	
1				5			1				6
2					7			2			9
3					11			2			13
4				1	3	8	1	2			15
5							6			4	10
6							6			4	10
7				1	17		2				20
8					6						6
9				16			2				18
10					14			4			18
11					4	1		4	2		11
12					4	1		4	2		11
13					6			4			10
14				5	11	3		3			24
15				10			4				14
16				5	4		2				11
17			12			12					24
18	9		6	2		6					23
19	11	5	2	1	2						21
20		10									10
21	16			4							20
22	8			8			2				18
23						10			5		15
24						5			6		11
25							6			4	10
26				13			2				15
TOTALS	44	15	20	71	89	46	36	25	15	12	373

							10335 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546		
							SCALE:	DRAWN BY: MJP	SHEET NO: 2
							AS SHOWN	CHECKED BY:	
							FILE NO:	WFH	
No.	Revisions	Date	Init.	Appr.	Date	8130189702	DATE:	09/29/15	

HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1

A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
CONTAINS 126.519 ACRES - 373 TOTAL LOTS
SHEET 3 OF 12

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	68.00'	S0°00'00"E
L2	33.85'	S0°00'00"E
L3	38.35'	N0°00'00"E
L4	41.76'	N0°11'58"W
L5	43.71'	N44°00'21"W
L6	53.09'	S1°36'45"E
L7	72.53'	S1°36'45"E
L8	50.04'	S1°36'45"E
L9	56.88'	S1°36'45"E
L10	75.18'	S1°36'45"E
L11	250.78'	S1°36'45"E
L12	149.28'	S1°36'45"E
L13	75.18'	S1°36'45"E
L14	50.04'	S1°36'45"E
L15	56.88'	S1°36'45"E
L16	171.36'	S1°29'43"E
L17	187.11'	S1°30'24"E
L18	23.90'	N89°48'02"E
L19	27.78'	N89°48'02"E
L20	27.00'	N89°48'02"E
L21	23.00'	N89°48'02"E
L22	101.27'	S0°11'58"E
L23	77.75'	S1°26'35"E
L24	50.02'	S1°37'25"E
L25	78.57'	S1°38'26"E
L26	142.52'	S1°38'26"E
L27	39.67'	S1°38'26"E
L28	261.44'	S1°38'26"E
L29	50.02'	S1°37'50"E
L30	75.07'	S1°26'35"E

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	238.27'	150.00'	91°00'40"	N74°52'57"E	214.00'
C2	128.41'	150.00'	49°02'50"	S80°31'44"E	124.52'
C3	180.20'	150.00'	68°49'53"	N87°44'02"E	169.56'
C4	64.76'	150.00'	24°44'12"	S45°28'55"E	64.26'
C5	79.82'	150.00'	30°29'16"	S70°20'44"W	78.88'
C6	296.96'	150.00'	113°25'43"	S1°36'45"E	250.78'
C7	79.82'	150.00'	30°29'16"	S73°34'14"E	78.88'
C8	485.89'	150.00'	185°35'46"	N1°36'45"W	299.64'
C9	119.94'	150.00'	45°48'55"	S26°12'19"W	116.77'
C10	23.16'	150.00'	8°50'42"	S1°07'29"E	23.13'
C11	30.07'	150.00'	11°29'05"	S0°11'43"E	30.02'
C12	7.24'	150.00'	2°45'54"	S40°53'10"E	7.24'
C13	94.38'	150.00'	36°03'01"	S18°01'31"E	92.83'
C14	342.19'	150.00'	130°42'25"	S34°00'44"E	272.67'
C15	259.31'	150.00'	99°02'58"	N49°25'21"E	228.21'
C16	103.42'	150.00'	39°30'13"	N19°51'15"W	101.38'
C17	41.15'	150.00'	15°43'10"	N7°51'35"W	41.02'
C18	28.02'	150.00'	10°42'15"	N5°21'07"E	27.98'
C19	111.39'	150.00'	42°32'46"	N21°16'23"W	108.84'
C20	72.84'	200.00'	20°52'00"	S56°05'51"E	72.44'
C21	176.35'	200.00'	50°31'18"	N88°12'30"E	170.70'
C22	117.06'	200.00'	33°32'10"	S82°24'10"E	115.40'
C23	253.26'	200.00'	72°33'14"	N78°13'46"E	236.68'
C24	70.76'	200.00'	20°16'15"	N31°49'01"E	70.39'
C25	105.97'	200.00'	30°21'31"	N15°10'46"W	104.74'
C26	25.70'	200.00'	7°21'44"	N3°40'52"E	25.68'
C27	43.21'	200.00'	12°22'40"	N6°11'20"W	43.12'
C28	19.88'	200.00'	5°41'48"	N31°16'29"W	19.88'
C29	239.81'	200.00'	68°42'00"	N62°17'43"E	225.70'
C30	416.43'	200.00'	119°17'49"	S37°24'55"E	345.18'

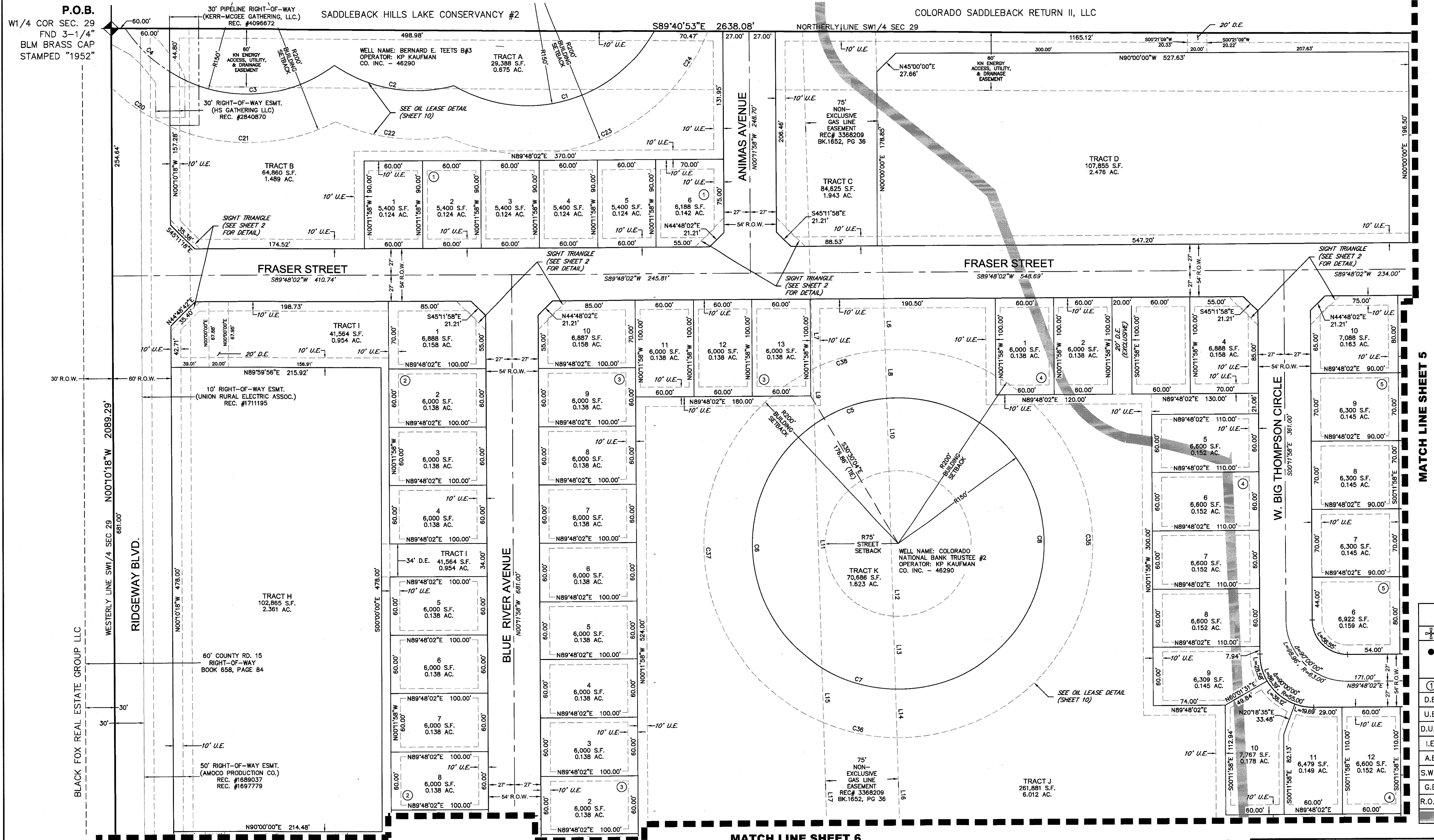
CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C31	94.05'	200.00'	26°56'32"	S13°28'16"E	93.18'
C32	8.11'	200.00'	2°19'29"	S35°13'39"E	8.11'
C33	53.59'	200.00'	15°21'07"	S3°31'06"E	53.43'
C34	135.53'	200.00'	38°49'38"	S15°15'22"W	132.95'
C35	642.97'	200.00'	184°11'46"	N1°36'45"W	399.73'
C36	77.52'	200.00'	22°12'29"	S78°24'37"E	77.04'
C37	458.63'	200.00'	131°23'16"	S1°36'45"E	364.54'
C38	77.52'	200.00'	22°12'29"	S75°11'07"W	77.04'
C39	229.72'	200.00'	65°48'37"	S0°10'40"E	217.30'
C40	124.50'	150.00'	47°33'19"	N40°31'47"E	120.96'
C41	6.33'	5.00'	72°32'18"	S36°28'07"E	5.92'
C42	47.49'	50.00'	54°25'17"	N46°31'37"W	45.73'
C43	181.58'	200.00'	52°01'10"	N7°41'36"E	175.41'
C44	172.36'	150.00'	65°50'08"	N14°36'05"E	163.03'
C45	196.35'	150.00'	74°59'59"	S9°23'57"E	182.63'
C46	120.89'	200.00'	34°37'57"	S9°49'36"E	119.06'
C47	24.74'	200.00'	7°05'20"	S3°19'39"E	24.73'
C48	55.90'	200.00'	16°00'49"	S4°38'37"E	55.72'
C49	797.78'	200.00'	228°32'46"	S69°05'25"W	364.64'
C50	158.48'	200.00'	45°23'59"	N22°28'59"W	154.36'
C51	70.30'	200.00'	20°08'24"	N2°34'49"W	69.94'
C52	120.90'	200.00'	34°38'06"	N10°26'44"E	119.07'
C53	124.41'	150.00'	47°31'21"	S13°51'30"E	120.88'
C54	30.53'	150.00'	11°39'39"	S3°27'17"E	30.48'
C55	71.04'	150.00'	27°08'13"	S1°14'26"E	70.38'
C56	141.24'	150.00'	53°56'53"	S27°10'25"E	136.08'
C57	504.04'	150.00'	192°31'39"	N83°56'09"W	298.21'
C58	147.98'	150.00'	56°31'23"	N25°53'09"W	142.05'
C59	64.70'	150.00'	24°42'43"	N2°27'11"W	64.20'
C60	124.42'	150.00'	47°31'30"	N14°28'38"E	120.88'



		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546			
		SCALE:	DRAWN BY:	SHEET NO:	
		AS SHOWN	MJP	3	
		FILE NO:	CHECKED BY:		
		8130189702	WFF		
		DATE:			
		09/29/15			
No.	Revisions	Date	Init.	Appr.	Date

HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1

A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
CONTAINS 126.519 ACRES - 373 TOTAL LOTS
SHEET 4 OF 12

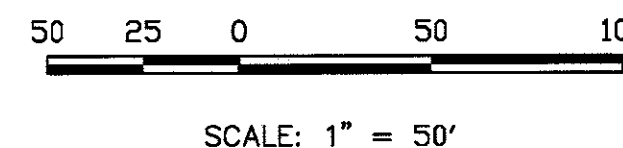
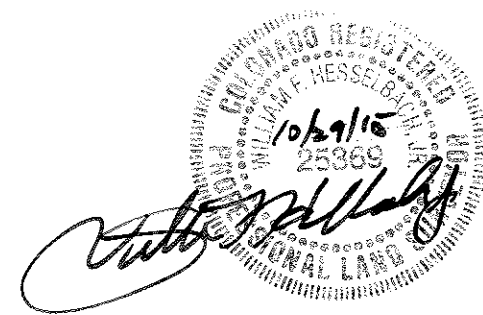


MATCH LINE SHEET 5

MATCH LINE SHEET 6

SEE SHEET 3 FOR LINE AND CURVE TABLES

LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED
	BLOCK NUMBER
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	IRRIGATION EASEMENT
	ACCESS EASEMENT
	SIDEWALK EASEMENT
	GAS EASEMENT
	RIGHT-OF-WAY
	WESTERLY LIMITS OF UNDERMINING (NOTE 15)



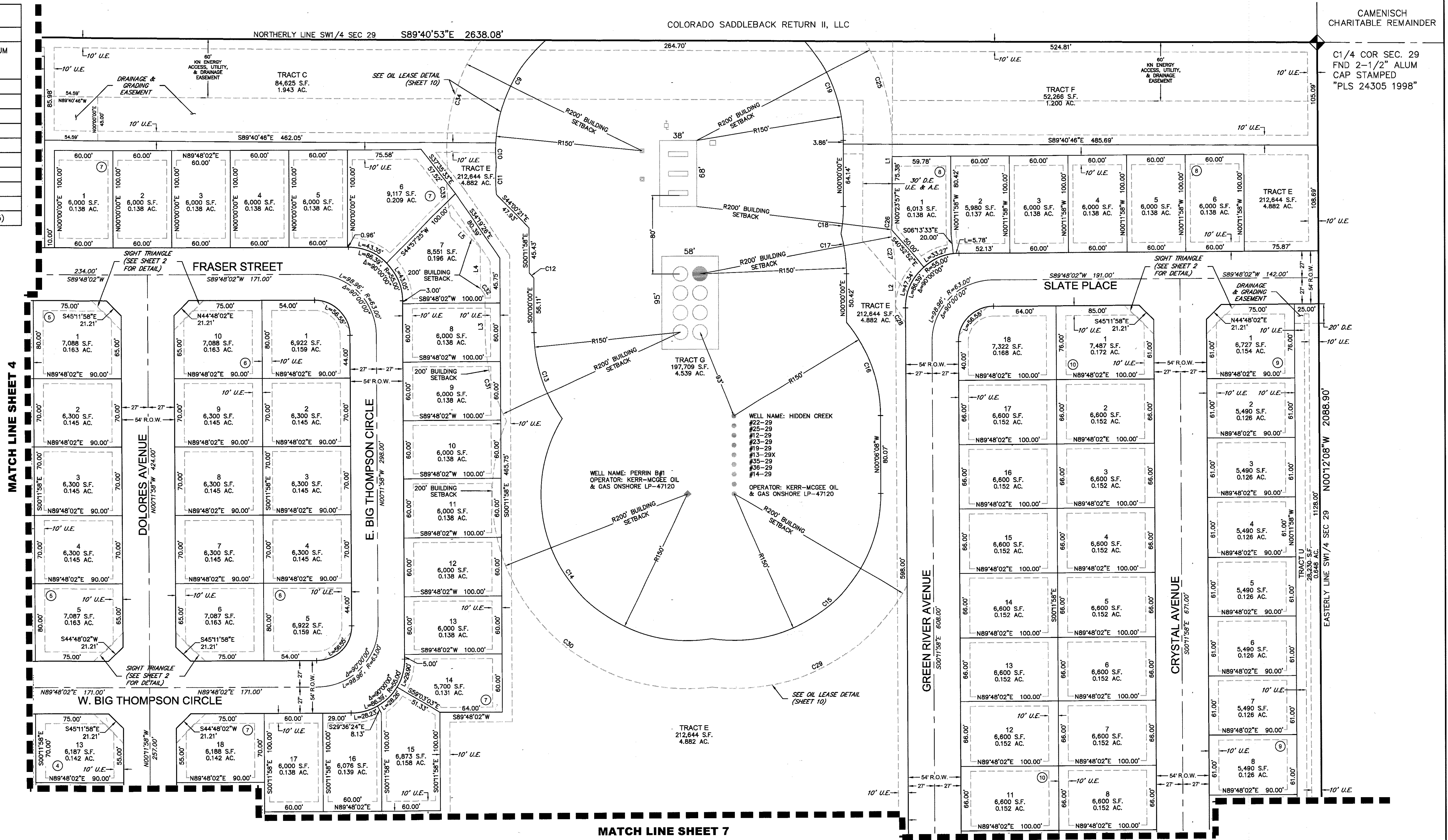
	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	
	SCALE:	DRAWN BY: MJP
	AS SHOWN	CHECKED BY: WJH
	FILE NO:	DATE: 09/29/15
8130189702		SHEET NO: 4

HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1

A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
CONTAINS 126.519 ACRES - 373 TOTAL LOTS
SHEET 5 OF 12

LEGEND

	FND. SECTION CORNER AS DESCRIBED
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED
	BLOCK NUMBER
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	IRRIGATION EASEMENT
	ACCESS EASEMENT
	SIDEWALK EASEMENT
	GAS EASEMENT
	RIGHT-OF-WAY
	WESTERLY LIMITS OF UNDERMINING (NOTE 15)



CAMENISCH CHARITABLE REMAINDER

C1/4 COR SEC. 29
FND 2-1/2" ALUM
CAP STAMPED
"PLS 24305 1998"

MATCH LINE SHEET 7

SEE SHEET 3 FOR LINE AND CURVE TABLES

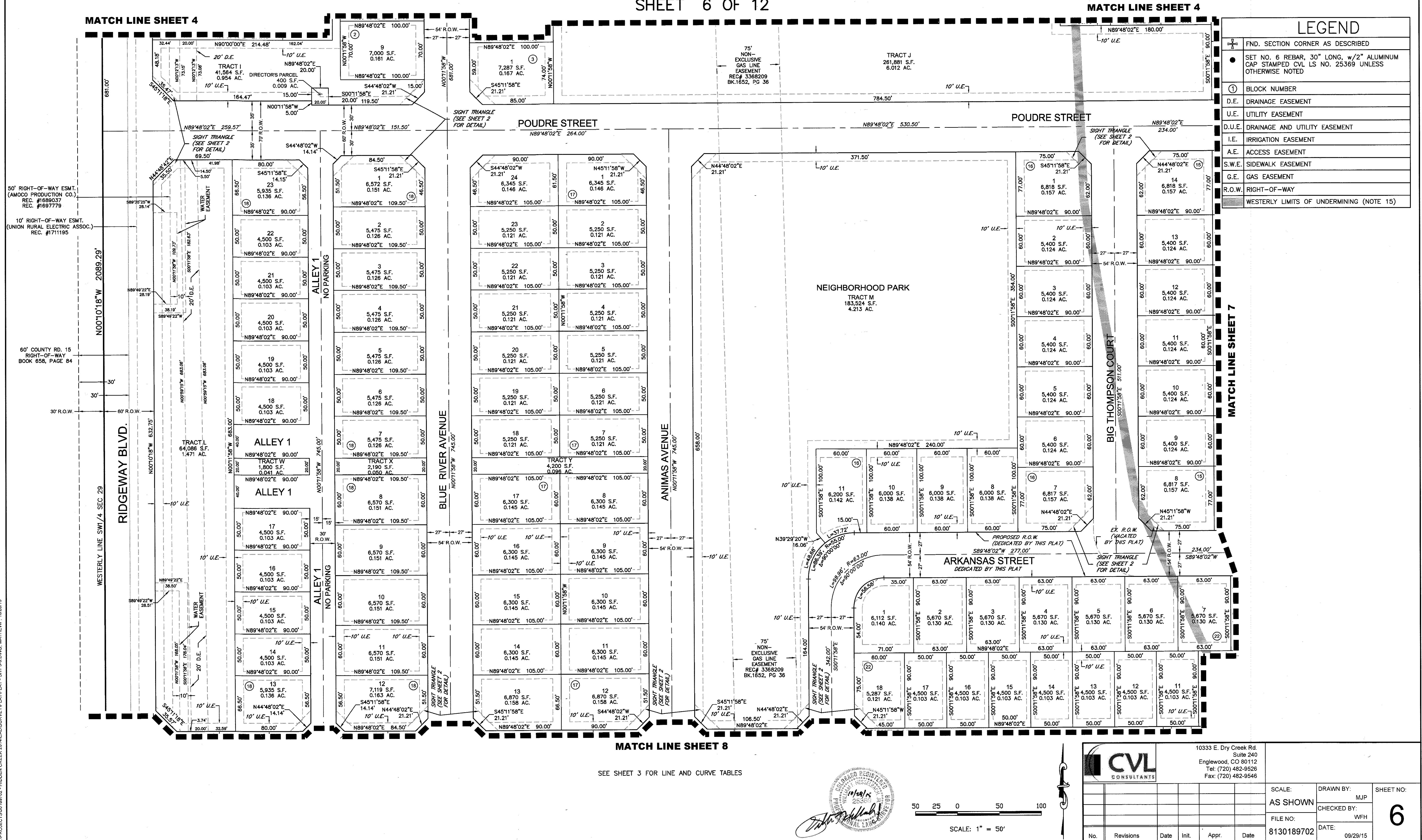
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SCALE: 1" = 50'

		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	
SCALE:		AS SHOWN	DRAWN BY: MJP
FILE NO:		8130189702	CHECKED BY: WFH
DATE:		09/29/15	SHEET NO: 5

HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1

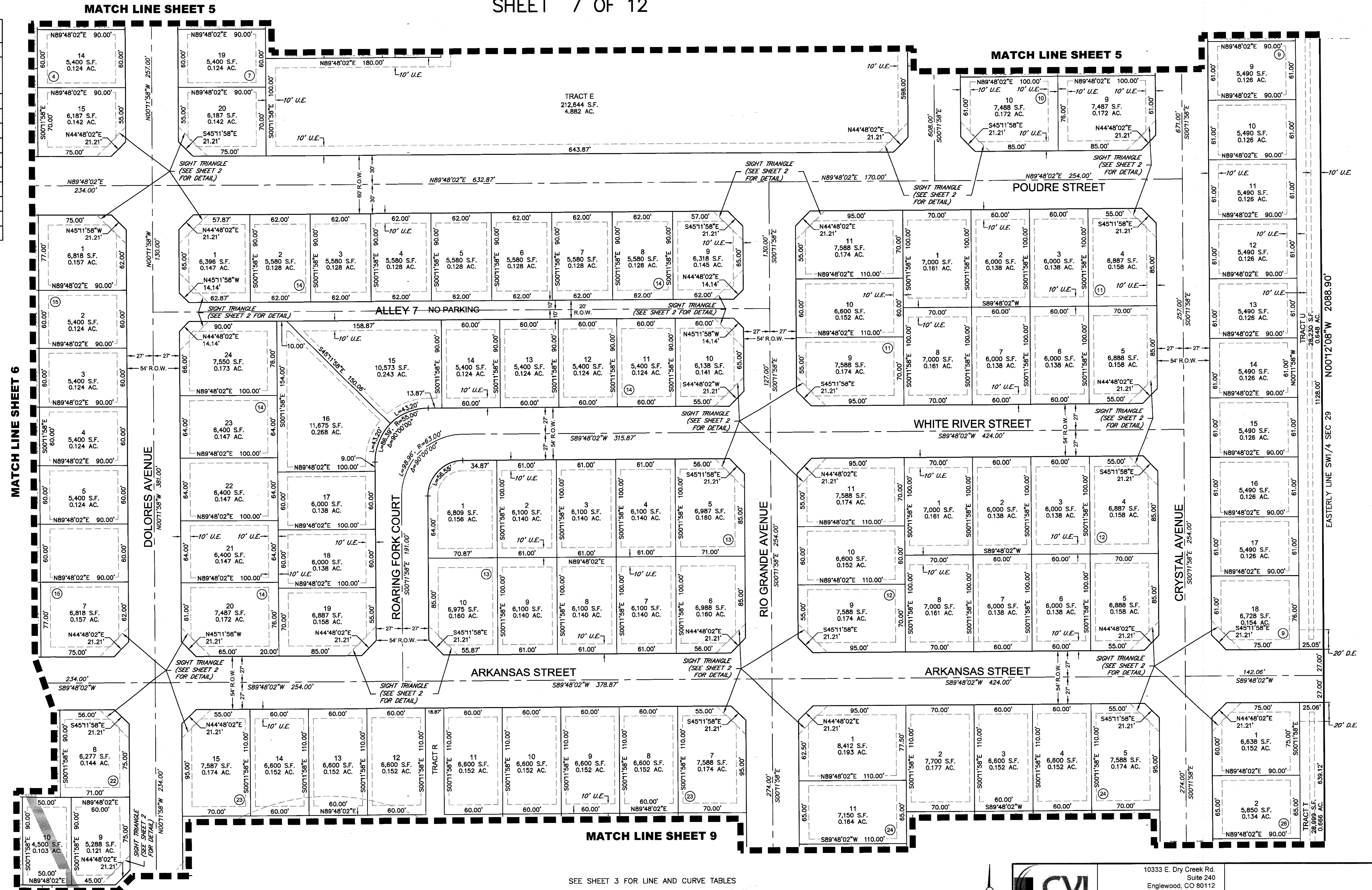
A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
CONTAINS 126.519 ACRES - 373 TOTAL LOTS
SHEET 6 OF 12



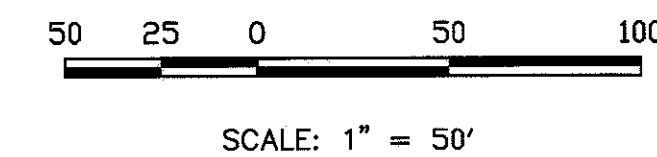
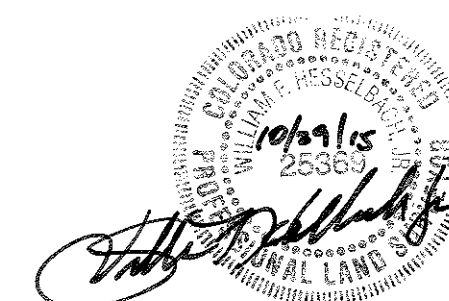
HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1

A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
CONTAINS 126.519 ACRES - 373 TOTAL LOTS
SHEET 7 OF 12

LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED
	BLOCK NUMBER
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	IRRIGATION EASEMENT
	ACCESS EASEMENT
	S.W.E. SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	R.O.W. RIGHT-OF-WAY
	WESTERLY LIMITS OF UNDERMINING (NOTE 15)



SEE SHEET 3 FOR LINE AND CURVE TABLES

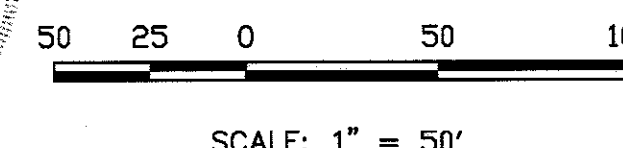


		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	
SCALE: AS SHOWN		DRAWN BY: MJP	
FILE NO: 8130189702		CHECKED BY: WFH	
No.		Revisions	Date
Date		Init.	Appr.
Date		Date	Date
		DATE: 09/29/15	
		SHEET NO: 7	

LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED
	BLOCK NUMBER
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
I.E.	IRRIGATION EASEMENT
A.E.	ACCESS EASEMENT
S.W.E.	SIDEWALK EASEMENT
G.E.	GAS EASEMENT
R.O.W.	RIGHT-OF-WAY
	WESTERLY LIMITS OF UNDERMINING (NOTE 15)

10/29/15
25369

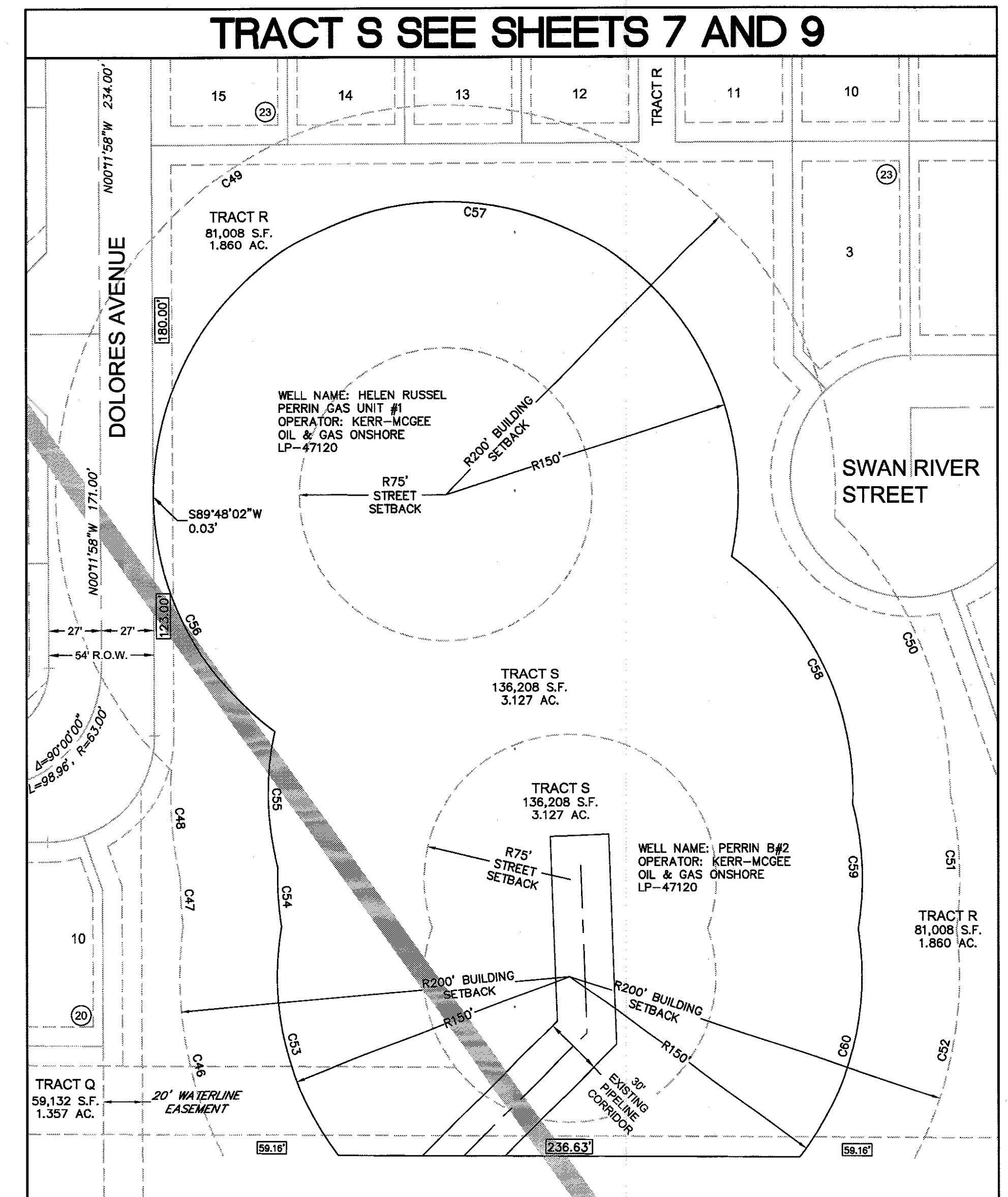
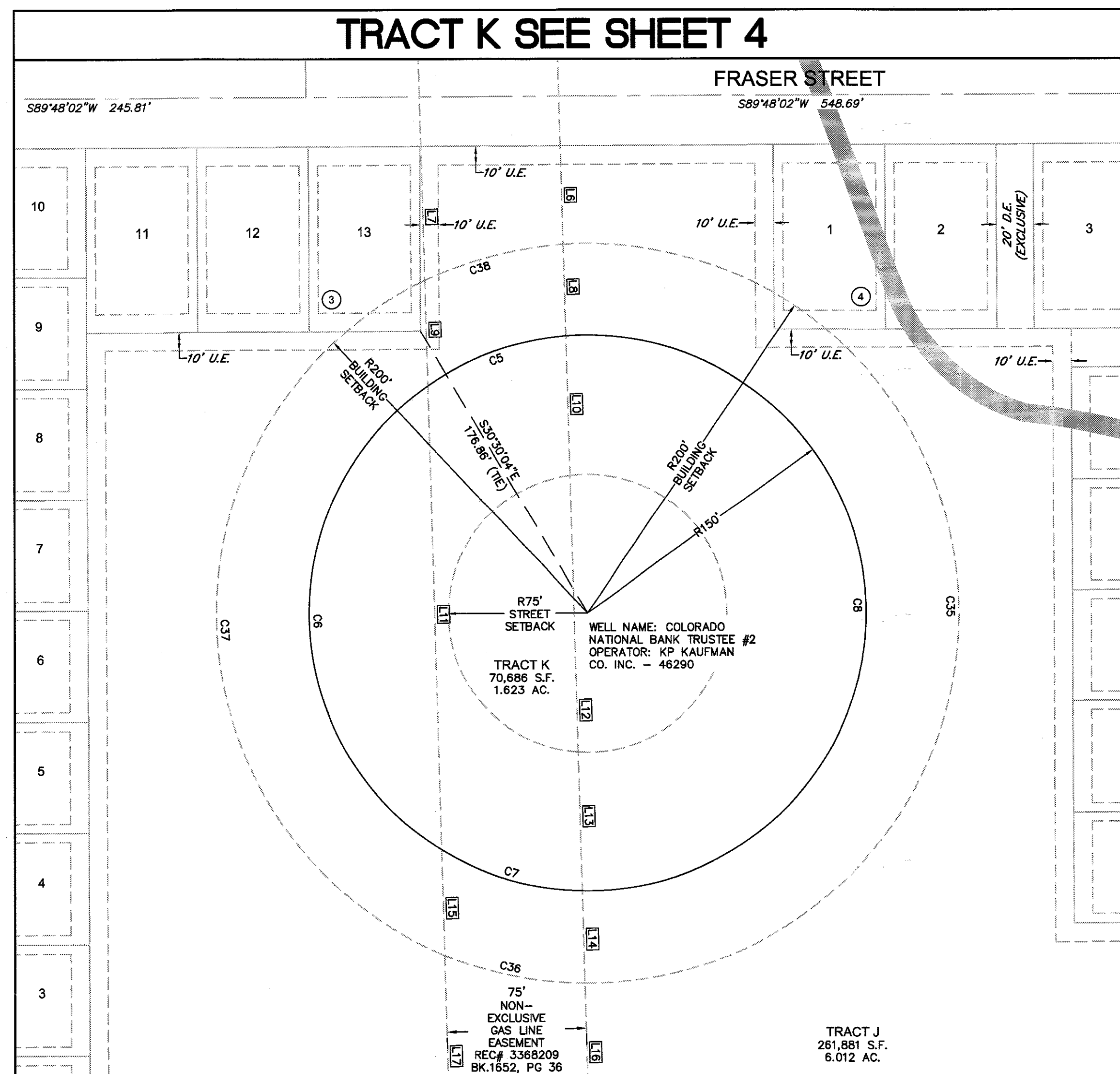
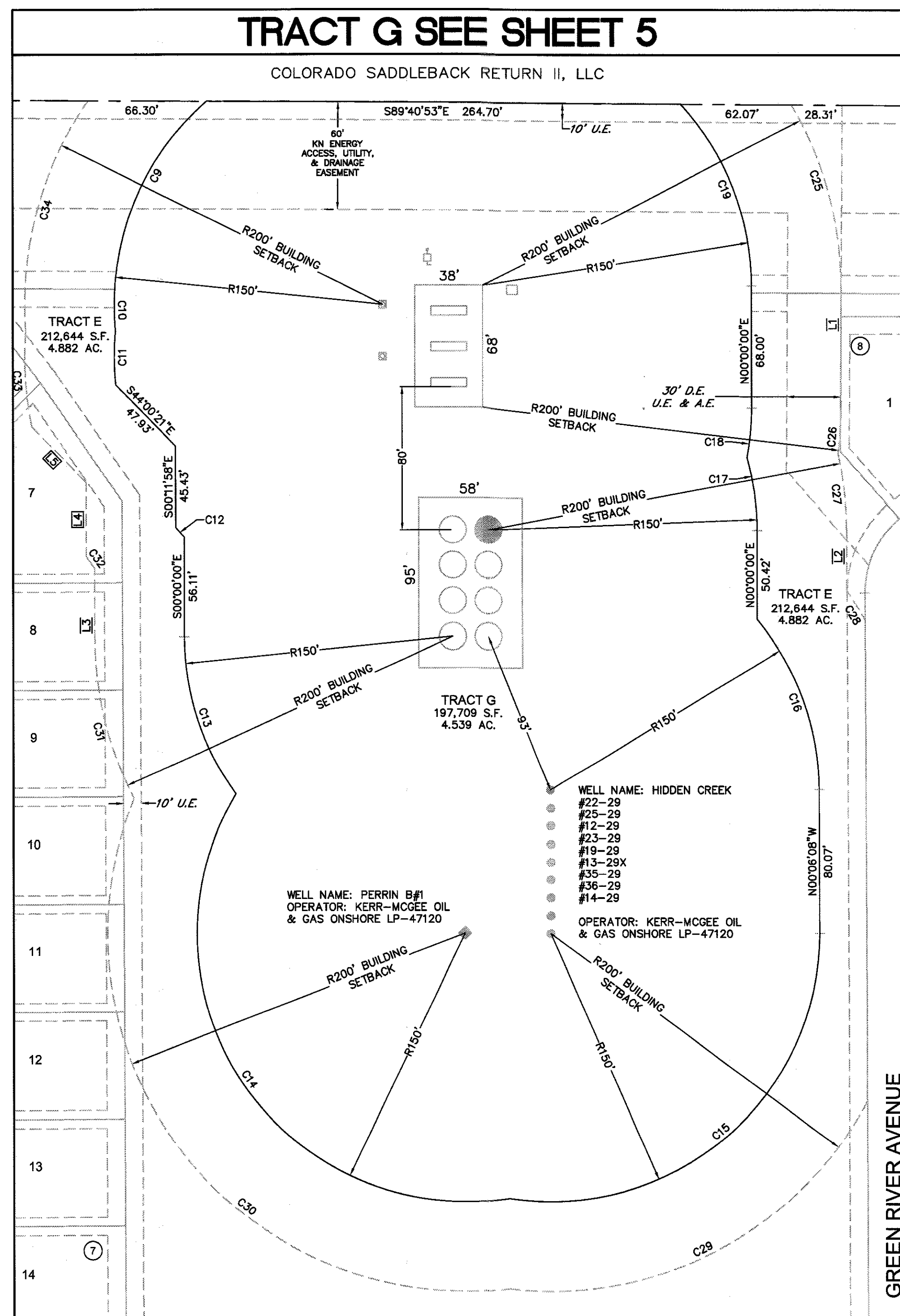
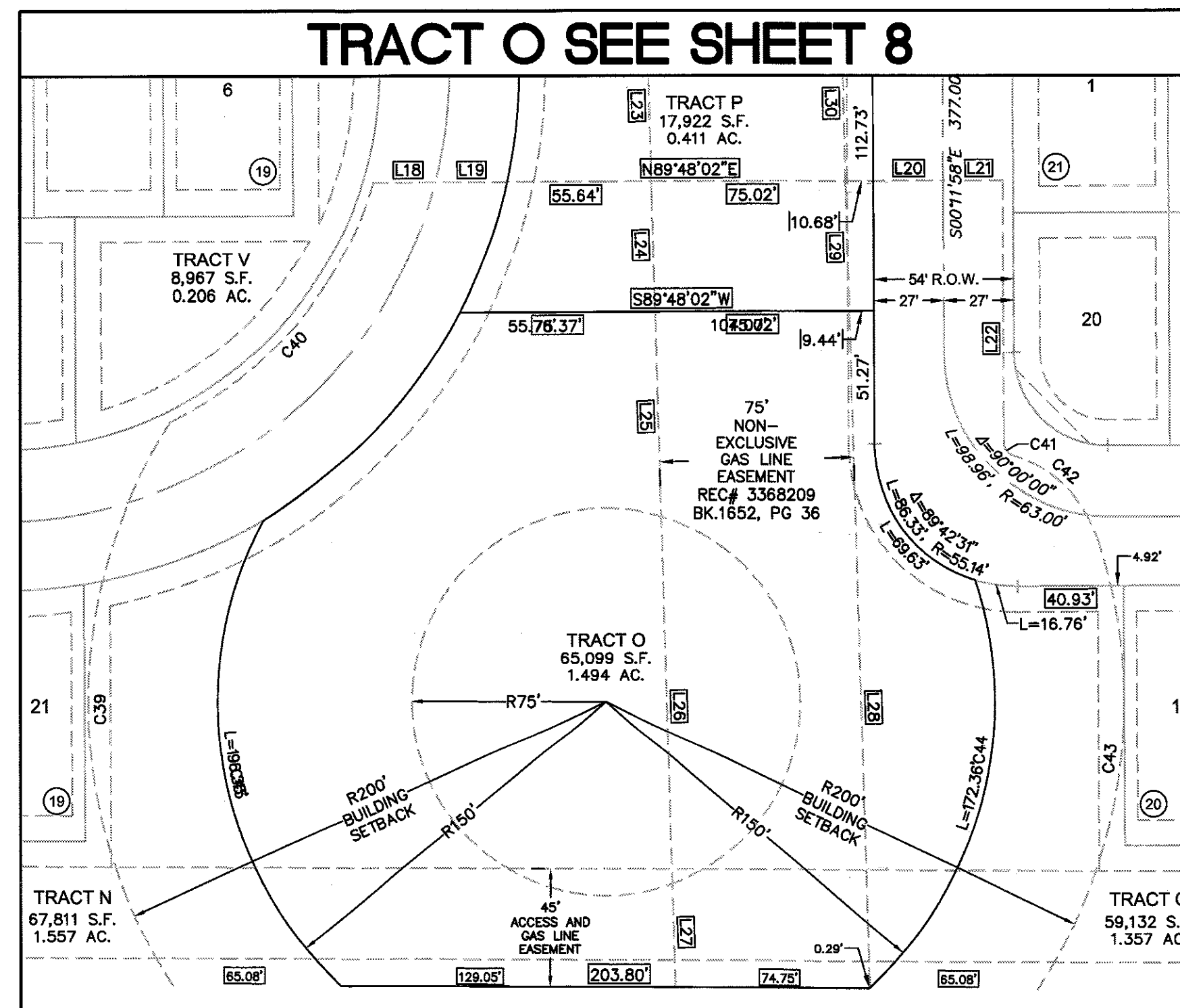
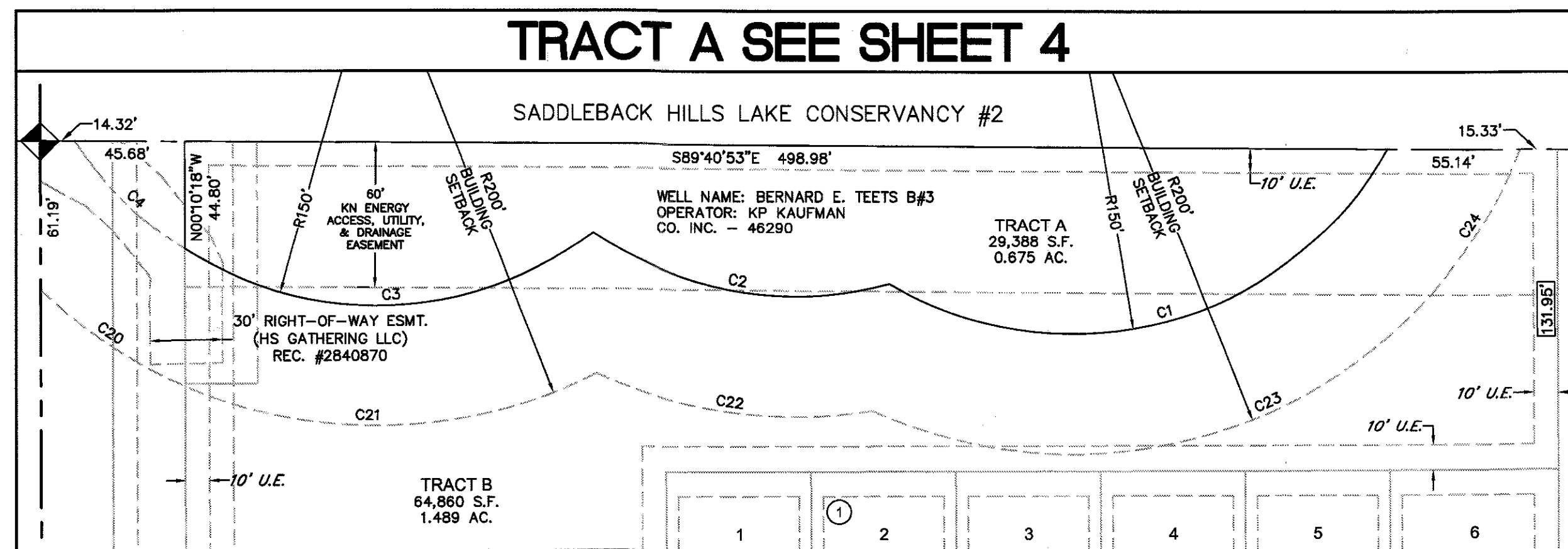
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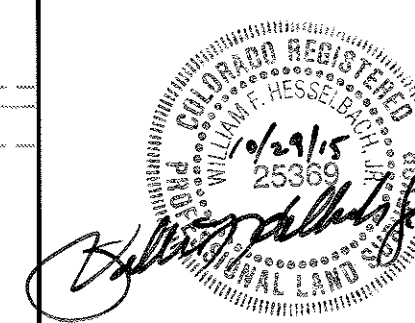
		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546				SCALE: AS SHOWN FILE NO: 81300189702		DRAWN BY: MJJP	SHEET NO: 8															
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DATE: 09/29/15																								
No.	Revisions	Date	Init.	Appr.	Date																			

HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1

A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
CONTAINS 126.519 ACRES - 373 TOTAL LOTS
SHEET 10 OF 12



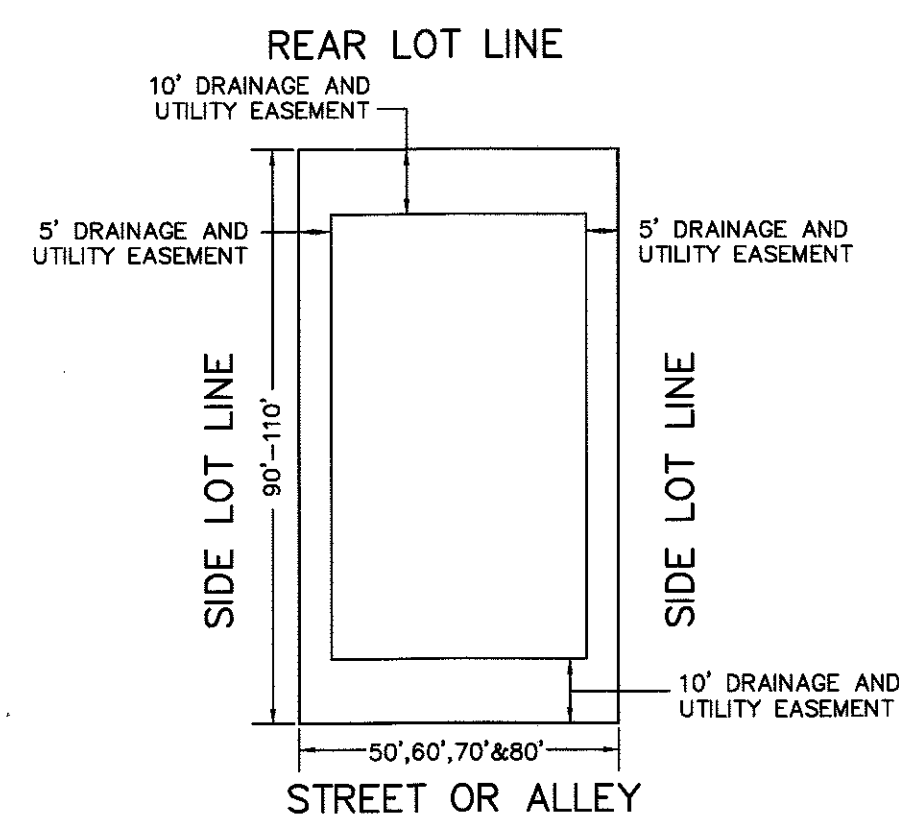
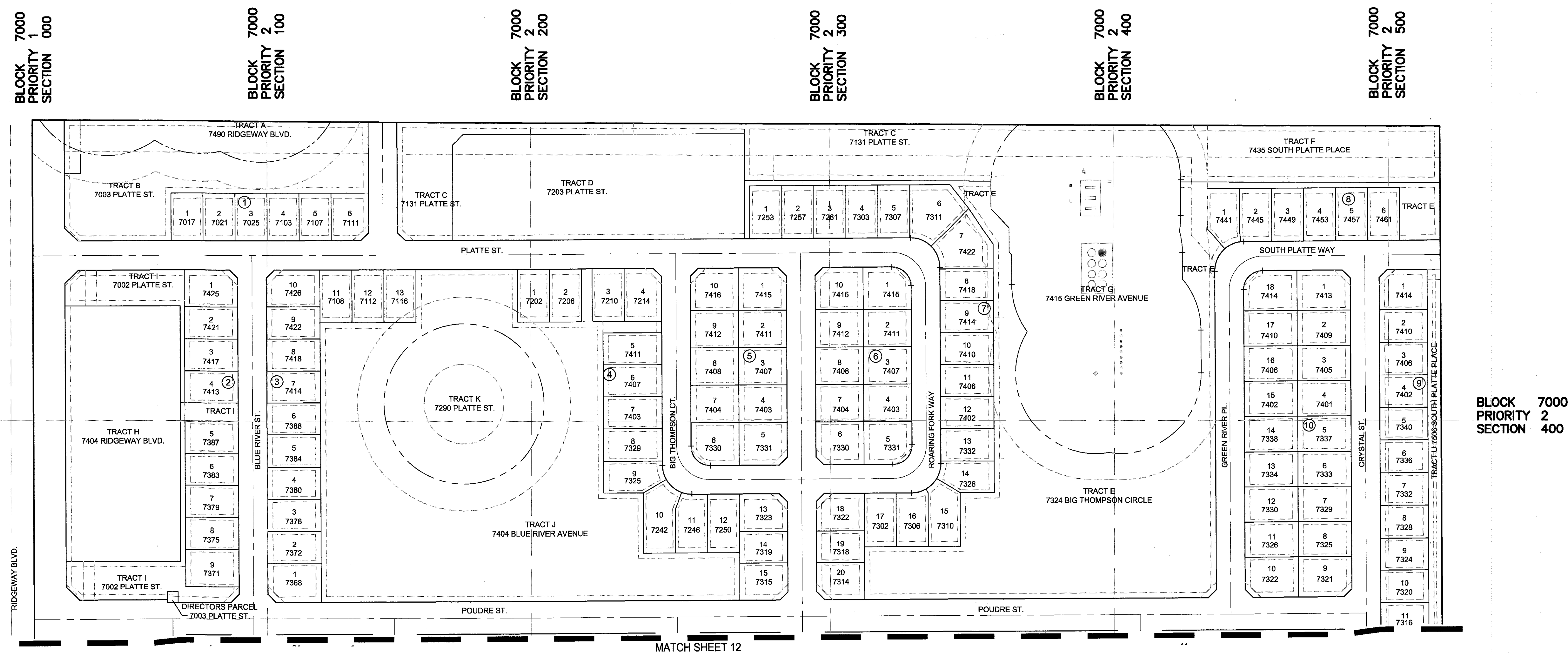
SEE SHEET 3 FOR LINE AND CURVE TABLES



CVL CONSULTANTS		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	SCALE: AS SHOWN	DRAWN BY: MJP	SHEET NO.: 10
FILE NO: 8130189702		DATE: 09/29/15	CHECKED BY: WFH		
No.	Revisions	Date	Init.	Appr.	Date

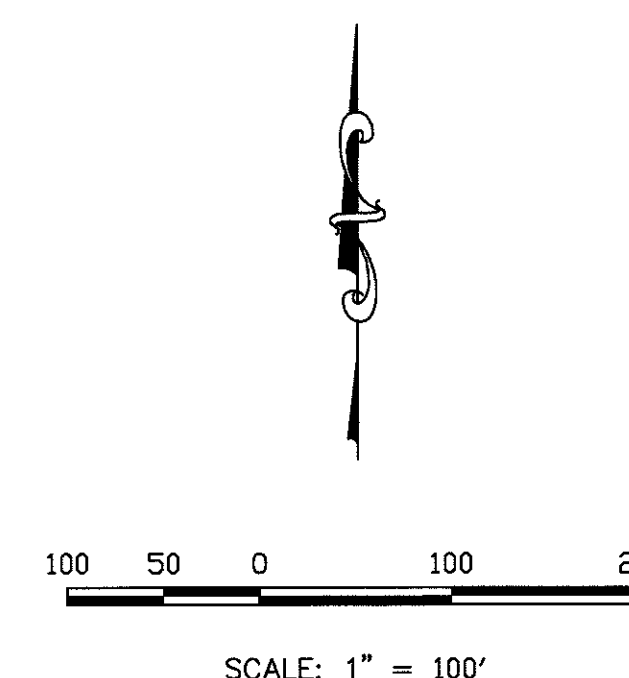
HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1

A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
CONTAINS 126.519 ACRES — 373 TOTAL LOTS
SHEET 11 OF 12



LEGEND

-  LOT LINE
 STREET GRID
 OIL WELL LOT LINE
 STREET CENTERLINE



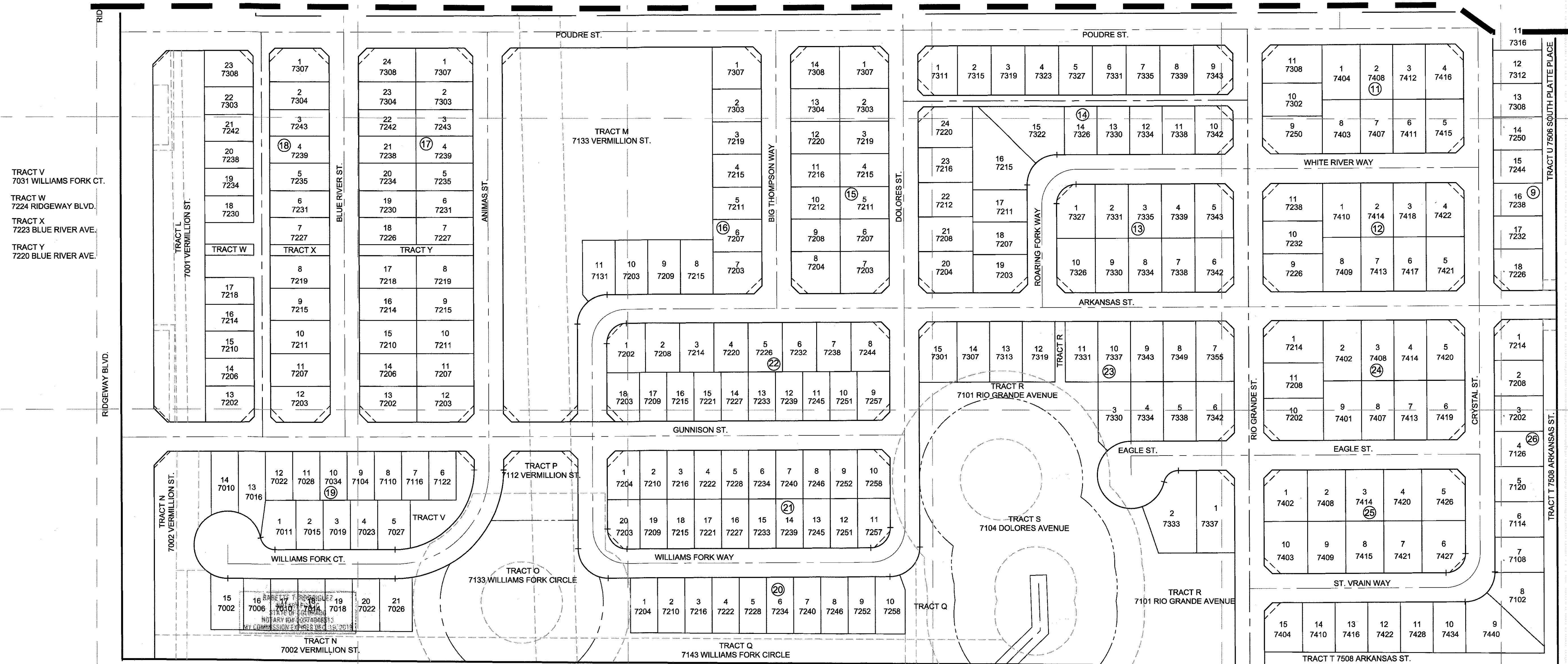
ADDRESS PLAT

	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546				
SCALE:		DRAWN BY: MJP		SHEET NO:	
AS SHOWN		CHECKED BY: WFH		11	
FILE NO:		DATE:			
8130189702		09/29/15			

HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1

A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
CONTAINS 126.519 ACRES - 373 TOTAL LOTS
SHEET 12 OF 12

MATCH SHEET 11



BLOCK 7000
PRIORITY 2
SECTION 300

BLOCK 7000
PRIORITY 2
SECTION 200

BLOCK 7000
PRIORITY 2
SECTION 100

BLOCK 7000
PRIORITY 1
SECTION 000

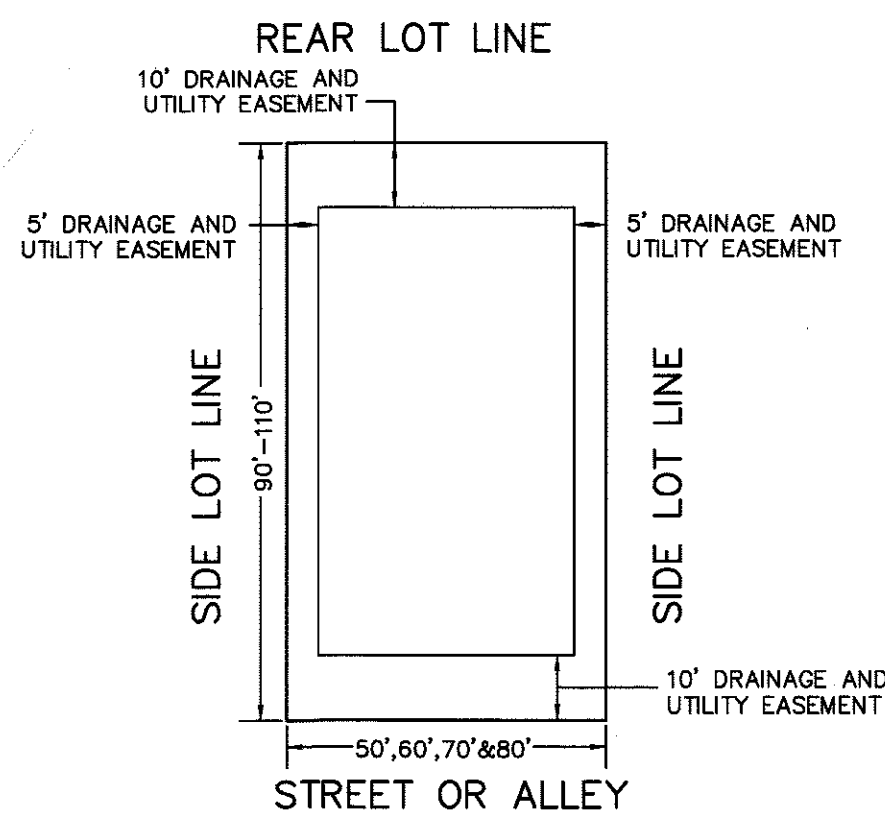
BLOCK 7000
PRIORITY 2
SECTION 100

BLOCK 7000
PRIORITY 2
SECTION 200

BLOCK 7000
PRIORITY 2
SECTION 300

BLOCK 7000
PRIORITY 2
SECTION 400

BLOCK 7000
PRIORITY 2
SECTION 500



LEGEND

- LOT LINE
- STREET GRID
- OIL WELL LOT LINE
- STREET CENTERLINE

100 50 0 100 200

SCALE: 1" = 100'

CVL CONSULTANTS		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546			
SCALE: AS SHOWN	DRAWN BY: MJP	SHEET NO: 12			
FILE NO: 8130189702	CHECKED BY: WFH	DATE: 09/29/15			
No.	Revisions	Date	Init.	Appr.	Date