

# HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 5

A REPLAT OF: LOTS 5 AND 6, BLOCK 8 AND TRACTS O, Q AND S, HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1 AND LOTS 1-17, BLOCK 1, LOTS 1-18, BLOCK 2 AND TRACTS C, D, E, F, G AND R, HIDDEN CREEK - AMENDMENT NO. 4, 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 LGI 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 5 AND 6, BLOCK 8 AND TRACTS O, Q, AND S, 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 AND LOTS 1 - 17, BLOCK 1, LOTS 1 - 18, BLOCK 2 AND TRACTS C, D, E, F, G AND R, HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 4 ACCORDING TO THE FINAL PLAT RECORDED SEPTEMBER 14, 2020 AT RECEPTION NO. 4629473, IN THE RECORDS OF WELD COUNTY CLERK AND RECORDER, SAID PARCELS 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:

TOTAL AREA  
 1,245,886 SQ FT, OR 28.60 ACRES,  
 MORE OR LESS  
 SHEET 1 OF 7

PARCEL 1 (BLOCK 1 AND 8)  
 COMMENCING AT THE WEST QUARTER CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 29 BEARS SOUTH 89°40'53" EAST, A DISTANCE OF 2638.08 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER 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 1954.63 FEET TO THE CENTER QUARTER 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 195.87 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 8, HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1; THENCE ALONG THE EAST LINE OF SAID LOT 4 NORTH 00°11'58" WEST, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE NORTH LINE OF SAID BLOCK 8 SOUTH 89°48'02" WEST, A DISTANCE OF 239.78 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", AND 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" WEST, 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 THE SOUTHWEST QUARTER 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, WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 29 BEARS SOUTH 89°40'53" EAST, A DISTANCE OF 2638.08 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; 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 NORTH 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 1413.87 FEET TO A POINT OF CURVATURE AND THE WESTERLY LINE OF TRACT O, HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1; THENCE 196.35 FEET ALONG SAID WEST LINE AND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, AN INCLUDED ANGLE OF 74°59'59" AND BEING SUBTENDED BY A CHORD BEARING NORTH 09°23'57" WEST, A DISTANCE OF 182.63 FEET TO A POINT OF NON-TANGENT CURVATURE AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FALL RIVER DRIVE; THENCE 111.46 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, AN INCLUDED ANGLE OF 31°55'55" AND BEING SUBTENDED BY A CHORD BEARING NORTH 43°42'52" EAST, A DISTANCE OF 110.03 FEET TO THE SOUTHWEST CORNER OF TRACT P, HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1 SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID TRACT P NORTH 89°48'02" EAST, A DISTANCE OF 159.83 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF FALL RIVER CIRCLE; THENCE ALONG THE WEST AND SOUTH RIGHT-OF-WAY LINES OF FALL RIVER CIRCLE THE FOLLOWING THREE (3) COURSES:
    - 1) SOUTH 00°11'58" EAST, A DISTANCE OF 51.27 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 SOUTH 45°11'58" EAST, A DISTANCE OF 77.78 FEET;
    - 3) THENCE NORTH 89°48'02" EAST, A DISTANCE OF 40.93 FEET TO THE NORTHWEST CORNER OF BLOCK 20, HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1 SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID BLOCK 20 SOUTH 00°12'05" EAST, A DISTANCE OF 100.75 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 20; THENCE ALONG THE SOUTH LINE OF SAID BLOCK 20 SOUTH 89°41'28" EAST A DISTANCE OF 505.02 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 20; THENCE ALONG THE EAST LINE OF SAID BLOCK 20 THE FOLLOWING TWO (2) COURSES:
      - 1) NORTH 00°12'05" EAST, A DISTANCE OF 81.02 FEET;
      - 2) NORTH 19°37'27" WEST, A DISTANCE OF 28.99 FEET TO A POINT OF NON-TANGENT CURVATURE AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FALL RIVER CIRCLE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE EAST RIGHT-OF-WAY LINE OF DOLORES AVENUE THE FOLLOWING THREE (3) COURSES:
        - 1) 67.75 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET, AN INCLUDED ANGLE OF 70°34'31" AND BEING SUBTENDED BY A CHORD BEARING NORTH 35°05'17" EAST, A DISTANCE OF 63.54 FEET;
        - 2) THENCE NORTH 00°11'58" WEST, A DISTANCE OF 398.00 FEET;
        - 3) THENCE NORTH 44°48'02" EAST, A DISTANCE OF 21.21 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCELS CONTAINING 1,245,886 SQ. FT. OR 28.60 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. 5, THUS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 28.60 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

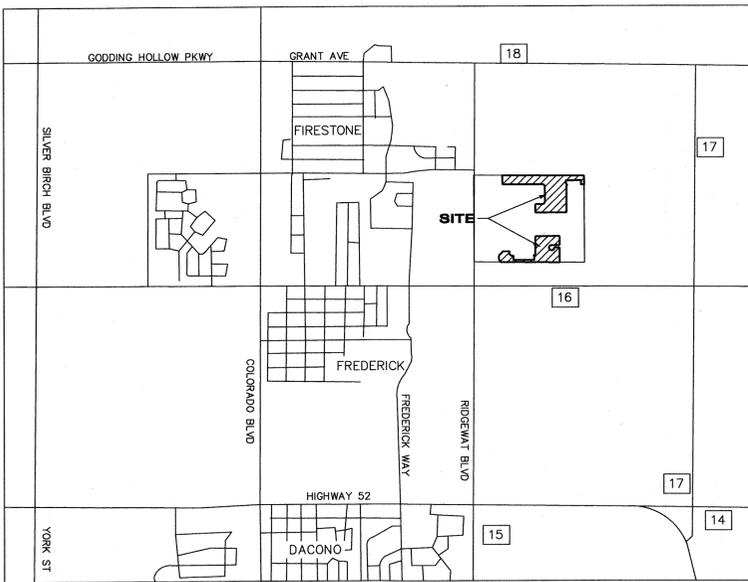
EXECUTED THIS 26 DAY OF April, 2023  
  
 OWNER

MORTGAGE OR LIENHOLDER

NOTARY PUBLIC - STATE OF COLORADO  
 Notary ID #0521408000  
 My Commission Expires 1/18/2025

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY Loi Homes, THIS 26 DAY OF April, 2023, ACTING IN HIS CAPACITY AS VP of Acquisitions OF

WITNESS MY HAND AND SEAL  
 MY COMMISSION EXPIRES 1/18/2025  
  
 NOTARY PUBLIC



Vicinity Map  
 SCALE: 1"=2000'

**OWNER:**  
 LGI HOMES LLC  
 1450 LAKE ROBBINS DR #430  
 THE WOODLANDS, TX, 77380  
 (720) 563-7701

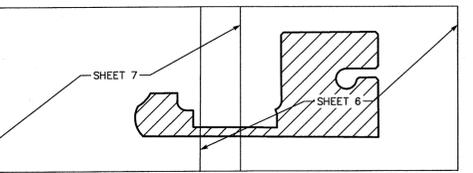
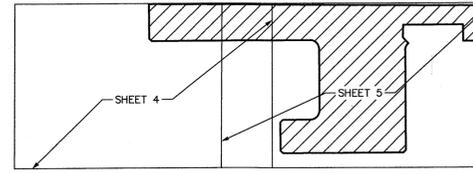
**SURVEYOR:**  
 FLATIRONS INC.  
 3825 IRIS AVE, STE 395  
 BOULDER, CO 80301  
 (303) 443-7001

**ENGINEER:**  
 ENERTIA CONSULTING GROUP, LLC.  
 1529 MARKET ST, SUITE 200  
 DENVER, CO 80202  
 (303) 875-7131

**LANDSCAPE ARCHITECT:**  
 CONSILIUM DESIGN  
 2755 SOUTH LOCUST STREET, SUITE 200  
 DENVER, CO 80222  
 (303) 224-9520

- SHEET INDEX:**
- 1-COVER SHEET
  - 2-LAND USE TABLES AND NOTES
  - 3-OUTER BOUNDARY AND ZONING DETAIL
  - 4-PLAT SHEET AND BLOCK 1 EASEMENT DETAILS
  - 5-PLAT SHEET (BLOCK 1)
  - 6-PLAT SHEET (BLOCK 2)
  - 7-PLAT SHEET (BLOCK 2) AND EASEMENT LINE AND CURVE TABLES

**SHEET LAYOUT KEY**



**STAFF CERTIFICATE OF APPROVAL:**  
 THIS SUBDIVISION AMENDMENT PLAT OF THE HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 5 IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 27 DAY OF April, 2023 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.  
  
 PLANNING MANAGER

REVISION	DATE
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HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 5  
 COPYRIGHT 2023 FLATIRONS, INC.

**Flatirons, Inc.**  
 Land Surveying Services  
 www.FlatironsInc.com  
 4501 LOGAN ST.  
 DENVER, CO 80216  
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 3825 IRIS AVE, STE 395  
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 PH: (303) 443-7001  
 PH: (303) 776-1733  
 PH: (303) 443-9830  
 PH: (303) 776-4355  
 PH: (303) 936-6997  
 PH: (303) 443-9830  
 PH: (303) 923-3180



**SURVEYOR CERTIFICATE:**  
 I, JESS J. KUNTZ, 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 11th DAY OF April, 2023.

BY JESS J. KUNTZ COLORADO P.L.S. #38409  
 VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER:  
 22-77,614  
 DATE:  
 04/11/2023  
 DRAWN BY:  
 B. OELKE  
 CHECKED BY:  
 MV/JJK/JZG  
 SHEET 1 OF 7

# HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 5

A REPLAT OF: LOTS 5 AND 6, BLOCK 8 AND TRACTS O, Q AND S, HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1 AND LOTS 1-17, BLOCK 1, LOTS 1-18, BLOCK 2 AND TRACTS C, D, E, F, G AND R, HIDDEN CREEK - AMENDMENT NO. 4, 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  
 SHEET 2 OF 7

**PLAT NOTES:**

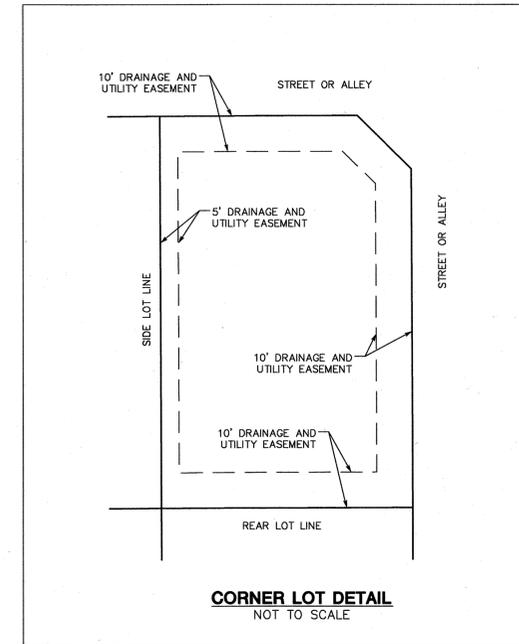
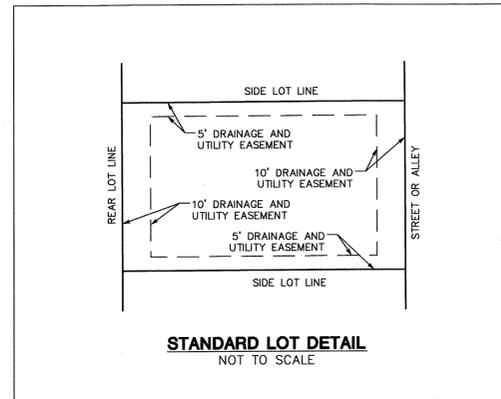
- FIDELITY NATIONAL TITLE INSURANCE COMPANY BINDER NUMBER N0036637-010-T02-NB, DATED SEPTEMBER 28, 2022 AT 8:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS A PORTION 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 DEFACES 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, DEFACES, 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 DEFACES, 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 1,245,886 SQ. FT. OR 28.60 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-MCCREE 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	13.75	48.07%
OIL LEASE	9.16	32.03%
SINGLE FAMILY LOTS	5.69	19.90%
TOTAL	28.60	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	5.23 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	1.53 AC	OPEN SPACE	H.O.A.	H.O.A.
S	3.13 AC	OIL LEASE	H.O.A.	H.O.A.
Q	1.36 AC	OPEN SPACE	H.O.A.	H.O.A.
O	1.49 AC	OIL LEASE	H.O.A.	H.O.A.



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HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 5  
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JOB NUMBER:  
22-77,614  
 DATE:  
04/11/2023  
 DRAWN BY:  
B. OELKE  
 CHECKED BY:  
MV/JJK/JZG

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# HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 5

A REPLAT OF: LOTS 5 AND 6, BLOCK 8 AND TRACTS O, Q AND S, HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1 AND LOTS 1-17, BLOCK 1, LOTS 1-18, BLOCK 2 AND TRACTS C, D, E, F, G AND R, HIDDEN CREEK - AMENDMENT NO. 4, 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

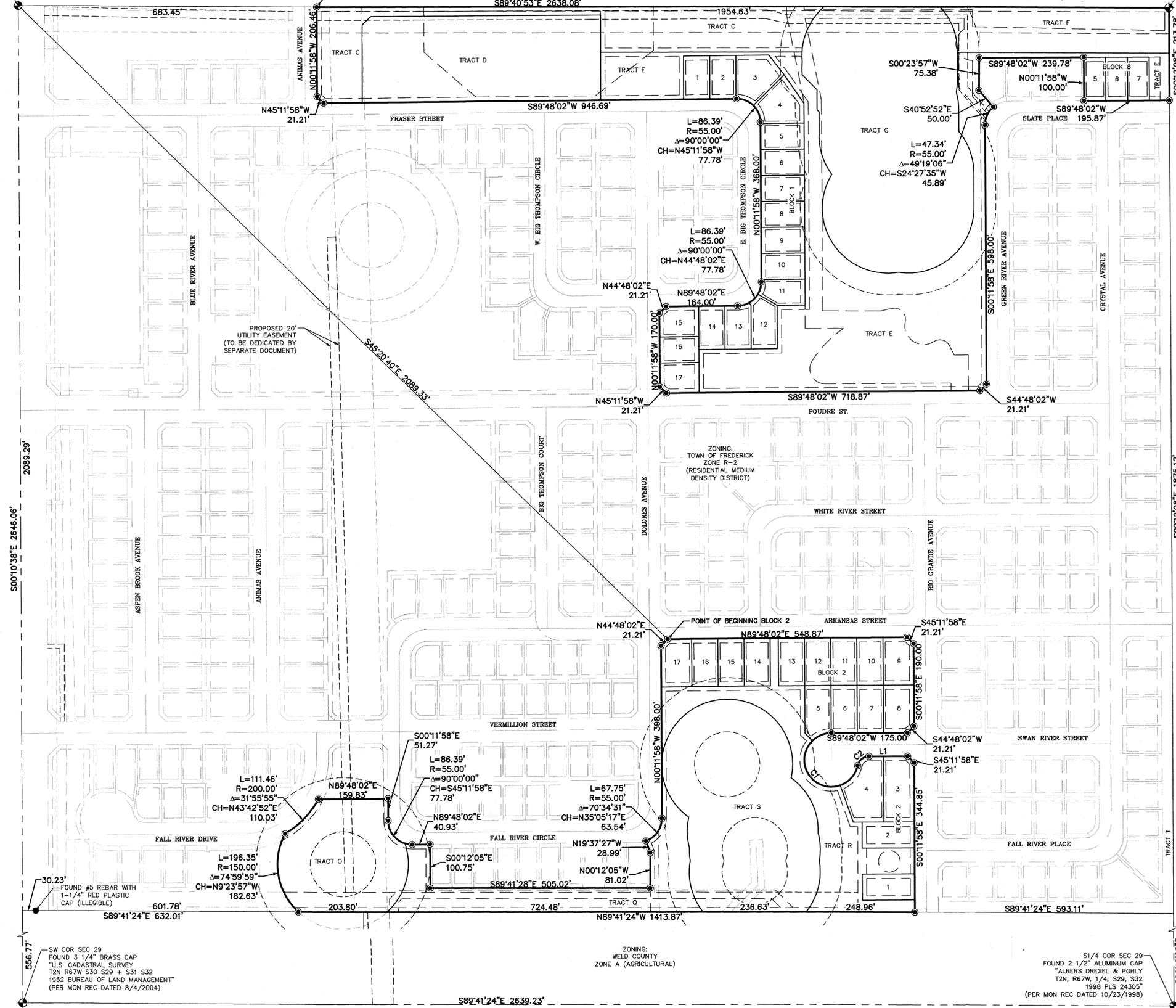
SHEET 3 OF 7

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)

ZONING:  
 TOWN OF FIRESTONE  
 R-A PUD (RESIDENTIAL - LOW DENSITY, SF DETACHED, PLANNED UNIT DEVELOPMENT)

ZONING:  
 TOWN OF FIRESTONE  
 R-A PUD (RESIDENTIAL - LOW DENSITY, SF DETACHED, PLANNED UNIT DEVELOPMENT)

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)



ZONING:  
 WELD COUNTY  
 ZONE A (AGRICULTURAL)

S1/4 COR SEC 29  
 FOUND 2 1/2" ALUMINUM CAP "ALBERS DREXEL & POHLY T2N, R67W, 1/4, S29, S32 1998 PLS 24305" (PER MON REC DATED 10/23/1998)

ZONING:  
 WELD COUNTY  
 ZONE A (AGRICULTURAL)

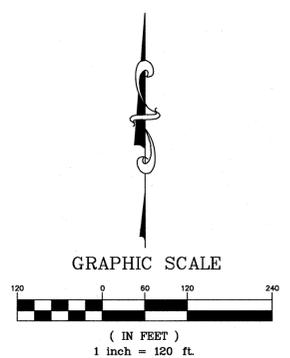
PARCEL LINE TABLE

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

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	278.83	62.00	257°40'24"	S39°02'10"E	96.59
C2	36.60	27.00	77°40'24"	N50°57'50"E	33.86

- Legend**
- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
  - FOUND MONUMENT AS DESCRIBED
  - SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON'S SURV 38409"
  - EXTERIOR BOUNDARY
  - INTERIOR LOT LINES
  - - - ADJACENT LOT LINES OUTSIDE OF THE PLAT



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HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 5

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CHECKED BY:	MV/JJK/JZG

SHEET 3 OF 7



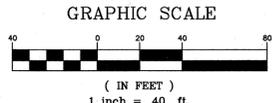
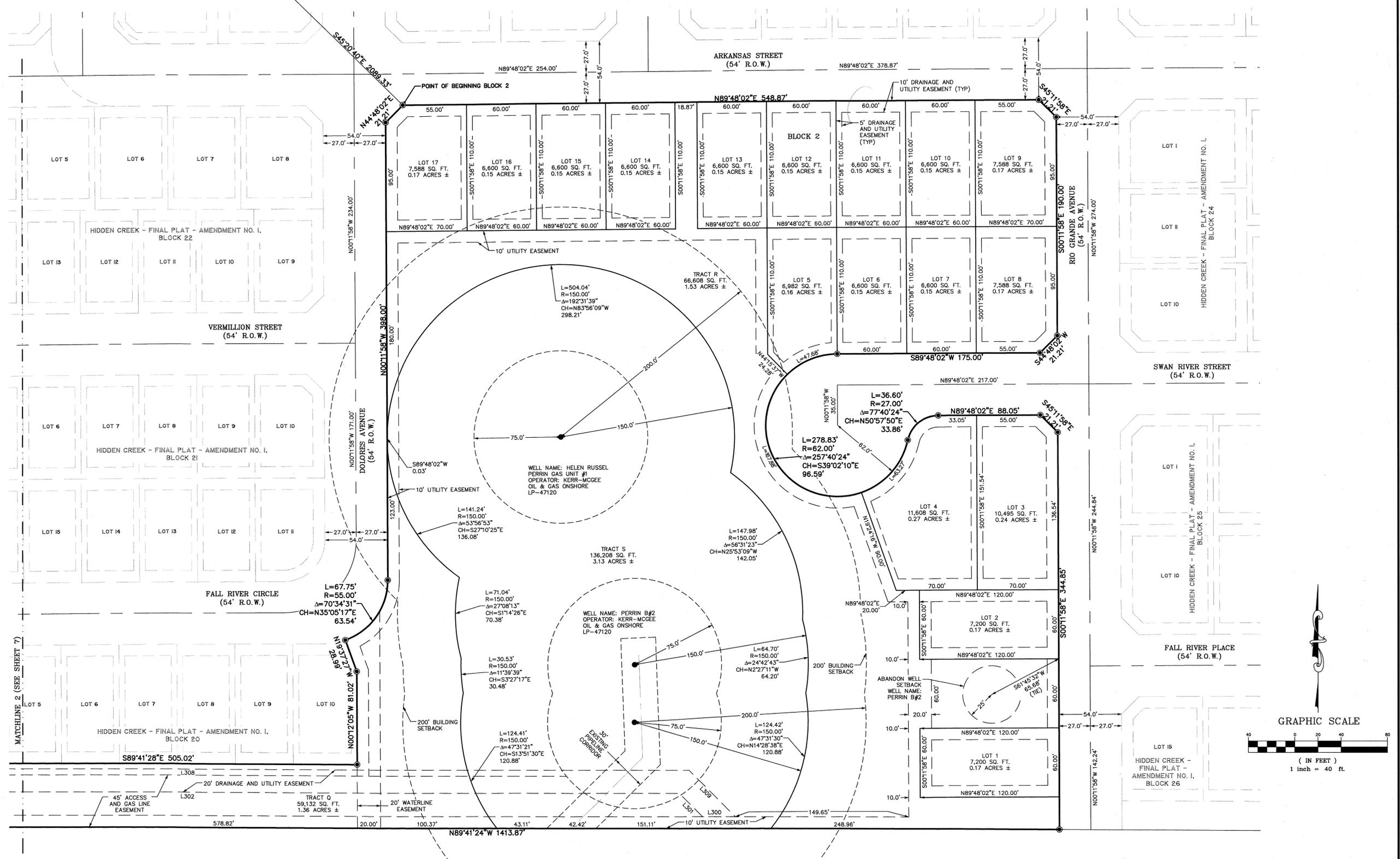


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A REPLAT OF: LOTS 5 AND 6, BLOCK 8 AND TRACTS O, Q AND S, HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1 AND LOTS 1-17, BLOCK 1, LOTS 1-18, BLOCK 2 AND TRACTS C, D, E, F, G AND R, HIDDEN CREEK - AMENDMENT NO. 4, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

SHEET 6 OF 7

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)



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**HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 5**

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JOB NUMBER:  
 22-77,614  
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 DRAWN BY:  
 B. OELKE  
 CHECKED BY:  
 MV/JJK/JZG

SHEET 6 OF 7

# HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 5

A REPLAT OF: LOTS 5 AND 6, BLOCK 8 AND TRACTS O, Q AND S, HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1 AND LOTS 1-17, BLOCK 1, LOTS 1-18, BLOCK 2 AND TRACTS C, D, E, F, G AND R, HIDDEN CREEK - AMENDMENT NO. 4, 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

SHEET 7 OF 7

DRAINAGE AND UTILITY EASEMENT (BLOCK 1)

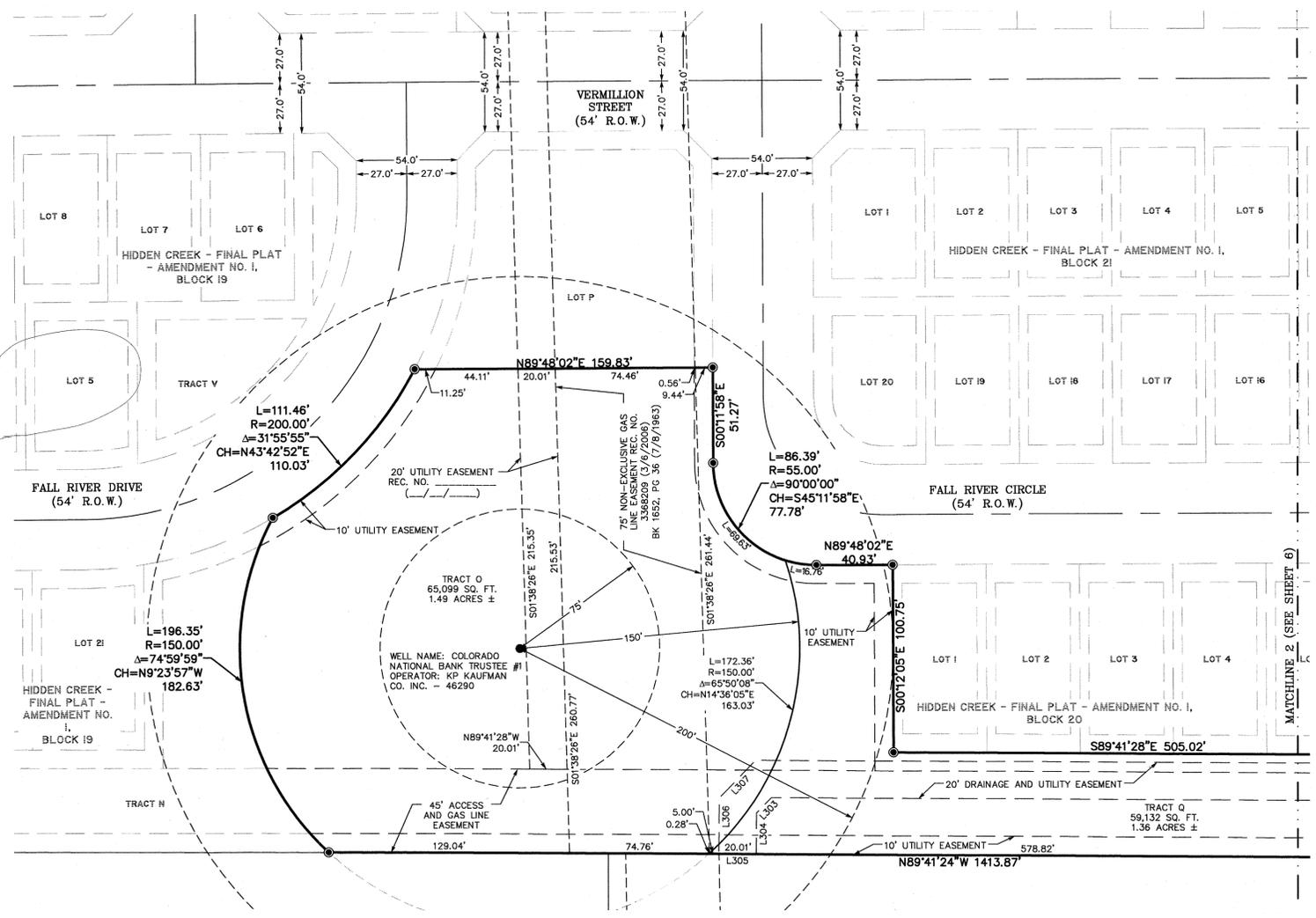
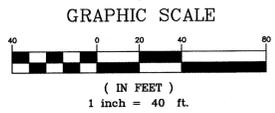
PARCEL LINE TABLE			CURVE TABLE					
LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
L100	17.98	N00°11'58"W	C100	75.30	35.00	123°15'59"	N28°34'09"W	61.59
L101	288.61	S89°47'52"W	C101	103.76	272.00	21°51'25"	N43°59'33"E	103.13
L102	87.74	S89°57'10"W	C102	0.57	48.00	0°41'00"	N28°27'59"W	0.57
L103	523.46	N00°11'58"W	C103	22.95	332.54	3°57'14"	N26°49'52"W	22.94
L104	203.80	N11°05'59"W	C104	42.70	25.00	97°51'06"	N73°46'48"W	37.69
L105	19.78	N00°00'40"W	C105	103.02	43.32	136°15'02"	N54°34'50"W	80.41
L106	40.00	S89°40'53"E	C106	49.13	25.00	112°36'00"	N42°45'20"W	41.60
L107	7.66	S00°00'40"E	C107	28.48	272.00	5°59'59"	S77°56'41"W	28.47
L108	386.48	S89°51'11"E	C108	100.52	39.01	147°37'34"	S15°03'51"E	74.94
L109	39.46	S00°08'38"E						
L110	440.06	S88°46'20"E						
L111	42.94	N00°12'08"W						
L112	82.48	N00°11'58"W						
L113	32.11	N90°00'00"W						
L114	133.55	S89°57'10"W						
L115	487.38	N00°11'58"W						
L116	191.50	N11°05'59"W						
L117	364.17	S89°51'11"E						
L118	25.18	S00°08'38"E						
L119	82.36	S00°21'49"W						
L120	53.86	S40°17'22"E						
L121	24.77	N89°48'02"E						
L122	100.00	S00°11'58"E						
L123	21.10	N89°48'02"E						

20' ST. VRAIN UTILITY EASEMENT (BLOCK 1)

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L200	93.06	N40°20'21"W
L201	153.65	N00°07'50"W
L202	391.20	N89°51'11"W
L203	52.57	N76°39'30"W
L204	398.84	N89°51'11"W
L205	400.00	N89°51'11"W
L206	231.50	N89°51'20"W
L207	20.00	N00°11'58"W
L208	231.62	S89°51'20"E
L209	400.00	S89°51'11"E
L210	401.15	S89°51'11"E
L211	52.57	S76°39'30"E
L212	408.80	S89°51'11"E
L213	166.23	S00°07'50"E
L214	75.19	S40°20'21"E

20' DRAINAGE AND UTILITY EASEMENT (BLOCK 2)

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L300	28.28	N89°41'28"W
L301	28.61	N44°41'26"W
L302	848.57	N89°41'27"W
L303	11.54	S43°50'05"W
L304	22.08	S00°18'33"W
L305	20.01	N89°41'24"W
L306	30.06	N00°18'33"E
L307	28.12	N43°50'05"E
L308	865.44	S89°41'27"E
L309	56.89	S44°41'26"E



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**HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 5**

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SHEET 7 OF 7

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