

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36;

THENCE N00°01'34"E, 234.72 FEET ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER TO AN ANGLE POINT OF THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 52, AS DEDICATED BY DEED RECORDED SEPTEMBER 27, 2007 AT RECEPTION NO. 3507077, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING SIX COURSES:

- 1) N89°45'56"W, 30.00 FEET;
- 2) S39°00'10"W, 63.66 FEET;
- 3) S89°44'41"W, 92.08 FEET;
- 4) 618.15 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 6,091.50 FEET, A CENTRAL ANGLE OF 05°48'51", AND A CHORD BEARING S86°50'15"W, 617.88 FEET;
- 5) S83°55'50"W, 190.34 FEET;
- 4) 433.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 5,908.50 FEET, A CENTRAL ANGLE OF 04°12'30", AND A CHORD BEARING S86°02'05"W, 433.88 FEET;
- 6) S88°08'20"W, 224.73 FEET;

THENCE ALONG THE BOUNDARY OF SILVERSTONE FILING NO. 5 THE FOLLOWING SEVEN COURSES:

- 1) N00°00'00"E, 242.85 FEET;
- 2) N90°00'00"W, 284.87 FEET;
- 3) 36.78 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 137.50 FEET, A CENTRAL ANGLE OF 15°19'28", A CHORD BEARING OF S82°18'27"W WITH A CHORD DISTANCE OF 36.67 FEET;
- 4) 11.53 ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 24.50 FEET, A CENTRAL ANGLE OF 26°58'09", A CHORD BEARING OF S61°11'36"W WITH A CHORD DISTANCE OF 11.43 FEET;
- 5) 66.40 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 687.50 FEET, A CENTRAL ANGLE OF 05°32'01", A CHORD BEARING OF N17°56'30"W WITH A CHORD DISTANCE OF 66.37 FEET;
- 6) N20°42'31"W, A DISTANCE OF 181.89 FEET;
- 7) 143.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 612.50 FEET, A CENTRAL ANGLE OF 13°24'06", A CHORD BEARING OF N14°00'27"W WITH A CHORD DISTANCE OF 142.94 FEET;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF WILLIAM BAILEY AVENUE AS DEDICATED BY THE SILVERSTONE FILING 1 PLAT, THE FOLLOWING FOUR COURSES:

- 1) 76.67 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 612.50 FEET, A CENTRAL ANGLE OF 07°10'20", A CHORD BEARING OF N03°43'22"W WITH A CHORD DISTANCE OF 76.62 FEET;
- 2) N00°08'04"W, A DISTANCE OF 125.14 FEET;
- 3) 47.13 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'35", A CHORD BEARING OF N44°51'56"E WITH A CHORD DISTANCE OF 42.43 FEET;
- 4) N00°08'07"W, A DISTANCE OF 75.00 FEET;

THENCE ALONG THE NORTH RIGHT OF WAY OF 13TH STREET THE FOLLOWING FIVE COURSES:

- 1) N89°51'56"E, A DISTANCE OF 264.73 FEET;
- 2) 231.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 962.50 FEET, A CENTRAL ANGLE OF 13°46'46", A CHORD BEARING OF N82°58'33"E WITH A CHORD DISTANCE OF 230.92 FEET;
- 3) N78°05'10"E, A DISTANCE OF 923.85 FEET;
- 4) 252.42 FEET ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1037.50 FEET, A CENTRAL ANGLE OF 13°56'24", A CHORD BEARING OF N83°03'22"E WITH A CHORD DISTANCE OF 251.80 FEET;
- 5) S89°58'26"E, A DISTANCE OF 292.41 FEET;

THENCE N70°46'38"E, A DISTANCE OF 10.71 FEET;

THENCE S89°57'43"E, A DISTANCE OF 26.44 FEET;

THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 49.50 FEET, A CENTRAL ANGLE OF 06°52'48", A DISTANCE OF 5.94 FEET, A CHORD BEARING OF N86°35'53"E WITH A CHORD DISTANCE OF 5.94 FEET;

THENCE ALONG THE PERIMETER OF THE PARCEL OF LAND DESCRIBED IN THE DEED OF DEDICATION RECORDED APRIL 19, 2010 AT RECEPTION NUMBER 3687510, THE FOLLOWING FIVE COURSES:

- 1) S50°10'21"W, A DISTANCE OF 17.75 FEET;
- 2) N89°58'25"W, A DISTANCE OF 49.50 FEET;
- 3) S00°01'35"W, A DISTANCE OF 60.00 FEET;
- 4) S89°58'25"E, A DISTANCE OF 49.50 FEET;
- 5) S50°07'12"E, A DISTANCE OF 26.13 FEET;

THENCE CONTINUING S50°07'12"E 52.68 FEET ALONG THE NORTHEASTERLY LINE OF VACATED RIGHT OF WAY AS DESCRIBED IN ORDINANCE RECORDED 04/16/2010 AT RECEPTION NO. 3687517;

THENCE N00°01'34"E, 80.50 FEET ALONG A LINE PARALLEL WITH AND 30.00 FEET WEST OF THE EASTERLY LINE OF THE SOUTHEAST QUARTER;

THENCE S89°58'26"E, A DISTANCE OF 30.00 FEET;

THENCE S00°01'34"W, 1,013.58 FEET ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,979,754 SQUARE FEET OR 45.449 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF SILVERSTONE MARKETPLACE, AND DO HEREBY DEDICATE TO THE TOWN OF FREDERICK, ITS SUCCESSORS AND ASSIGNS FOREVER SUCH PUBLIC STREETS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, IN FEE-SIMPLE ABSOLUTE, AND DO HEREBY DEDICATE TO THE TOWN OF FREDERICK AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED.

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 SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 28th DAY OF August, A.D., 2023.

SILVERSTONE DEVELOPMENT COMPANY, INC
A COLORADO CORPORATION

JON LEE, AUTHORIZED REPRESENTATIVE

BY: [Signature]
ITS: Authorized Representative of Silverstone Development Company
DATE: 8/23/23

STATE OF)
) SS
COUNTY OF)

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY Jon Lee, ACTING IN HIS CAPACITY AS Authorized Representative of Silverstone Development Company, THIS 28th DAY OF August, 2023.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES 10/13/2025

NOTARY PUBLIC

MEGHAN C. MARTINEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY # 20204033508
My Commission Expires 02/13/2025

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 28th DAY OF August, A.D., 2023.

FREDERICK INVESTMENT COMPANY LLC, A COLORADO LIMITED LIABILITY

JON LEE, AUTHORIZED REPRESENTATIVE

BY: [Signature]
ITS: Authorized Representative of Frederick Investment Company
DATE: 8/23/23

STATE OF)
) SS
COUNTY OF)

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY Jon Lee, ACTING IN HIS CAPACITY AS Authorized Representative of Frederick Investment Company, THIS 28th DAY OF August, 2023.

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NOTARY PUBLIC

MEGHAN C. MARTINEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY # 20204033508
My Commission Expires 02/13/2025

SILVERSTONE MARKETPLACE

LOCATED IN THE SOUTHEAST QUARTER, SECTION 36, T. 2 N. R. 68 W., OF THE 6TH P.M.
TOWN OF FREDERICK, COUNTY OF WELD, COLORADO
45.449 ACRES, 15 LOTS/ 6 OUTLOTS
FINAL PLAT: 2023-006



VICINITY MAP
SCALE: 1" = 2000'

LAND USE SUMMARY CHART						
OUTLOT	AREA (SF)	AREA (ACRES)	OWNERSHIP	MAINTENANCE	USE	% OF TOTAL
A	35,790	0.822	METRO DISTRICT	METRO DISTRICT	LANDSCAPE	1.81%
B	56,647	1.300	METRO DISTRICT	METRO DISTRICT	LANDSCAPE	2.86%
C	50,493	1.159	METRO DISTRICT	METRO DISTRICT	DRAINAGE AND UTILITY EASEMENT	2.55%
D	43,256	0.993	METRO DISTRICT	METRO DISTRICT	DRAINAGE AND UTILITY EASEMENT	2.18%
E	98,783	2.268	DEVELOPER	DEVELOPER	FUTURE DEVELOPMENT	4.99%
F	2,400	0.055	DEVELOPER	DEVELOPER	DRAINAGE EASEMENT	0.12%
TOTAL AREA OF OUTLOTS	287,369	6.597				14.52%
RIGHT-OF-WAY	AREA (SF)	AREA (ACRES)				
TOTAL INTERNAL PUBLIC ROADWAY RIGHT-OF-WAY	163,711	3.758				8.27%
LOTS (15)	AREA (SF)	AREA (ACRES)				
TOTAL AREA OF LOTS	1,528,674	35.094				77.22%
TOTAL AREA	1,979,754	45.449				100.00%

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE FINAL PLAT MAP OF THE SILVERSTONE MARKETPLACE IS APPROVED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON August 8th, 2023. 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 ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS.

TRACIE CRITES, Mayor
MEGHAN C. MARTINEZ, CMC, TOWN CLERK

GENERAL NOTES

- 1) BASIS OF BEARING: ALL BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST CORNER OF SECTION 36, HAVING AN ASSUMED BEARING OF NORTH 00°01'34" EAST, MONUMENTED ON THE SOUTH BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 3-1/4" ALUMINUM CAP, STAMPED "LS 38209," AND ON THE NORTH BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 2-1/2" ALUMINUM CAP WITNESS CORNER, STAMPED "LS 38512."
- 2) THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
- 3) PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08123C2079E, HAVING A MAP REVISED DATE OF JANUARY 20, 2016, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY.
- 4) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 5) EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
- 6) CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
- 7) 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. C.R.S. 13-80-105(3)(A).
- 8) FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NCS-1070434-CO, DATED FEBRUARY 13, 2023 AT 5:00 P.M. WAS RELIED UPON FOR INFORMATION REGARDING EASEMENTS AND ENCUMBRANCES OF RECORD IN THE PREPARATION OF THIS PLAT. SAID COMMITMENT COVERS MORE PROPERTY THAN INCLUDED IN THIS PLAT.
- 9) THE 80' UTILITY EASEMENT RECORDED AT RECEPTION NO. 3687517 IS VACATED WITH THIS PLAT.

SURVEYOR'S CERTIFICATE:

I, READE COLIN ROSELLES, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

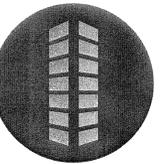
BY: [Signature]
DATE: 8/21/23

READE COLIN ROSELLES
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37911
PROJECT NO.: ED10000026.10
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

Galloway

5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
GallowayUS.com

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SILVERSTONE MARKETPLACE

LOCATED IN THE SOUTHEAST QUARTER, SECTION 36, T. 2 N. R. 68 W., OF THE 6TH P.M. TOWN OF FREDERICK, COUNTY OF WELD, COLORADO

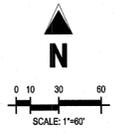
#	Date	Issue / Description	Init.
1	6/14/2023	TOWN COMMENTS	AN
2	6/19/2023	CLIENTS REVISIONS	AN
3	8/17/2023	TOWN COMMENTS	AN

Project No: ED10000026.10
Drawn By: RCR
Checked By: RCR
Date: 5/10/2023

SILVERSTONE MARKETPLACE

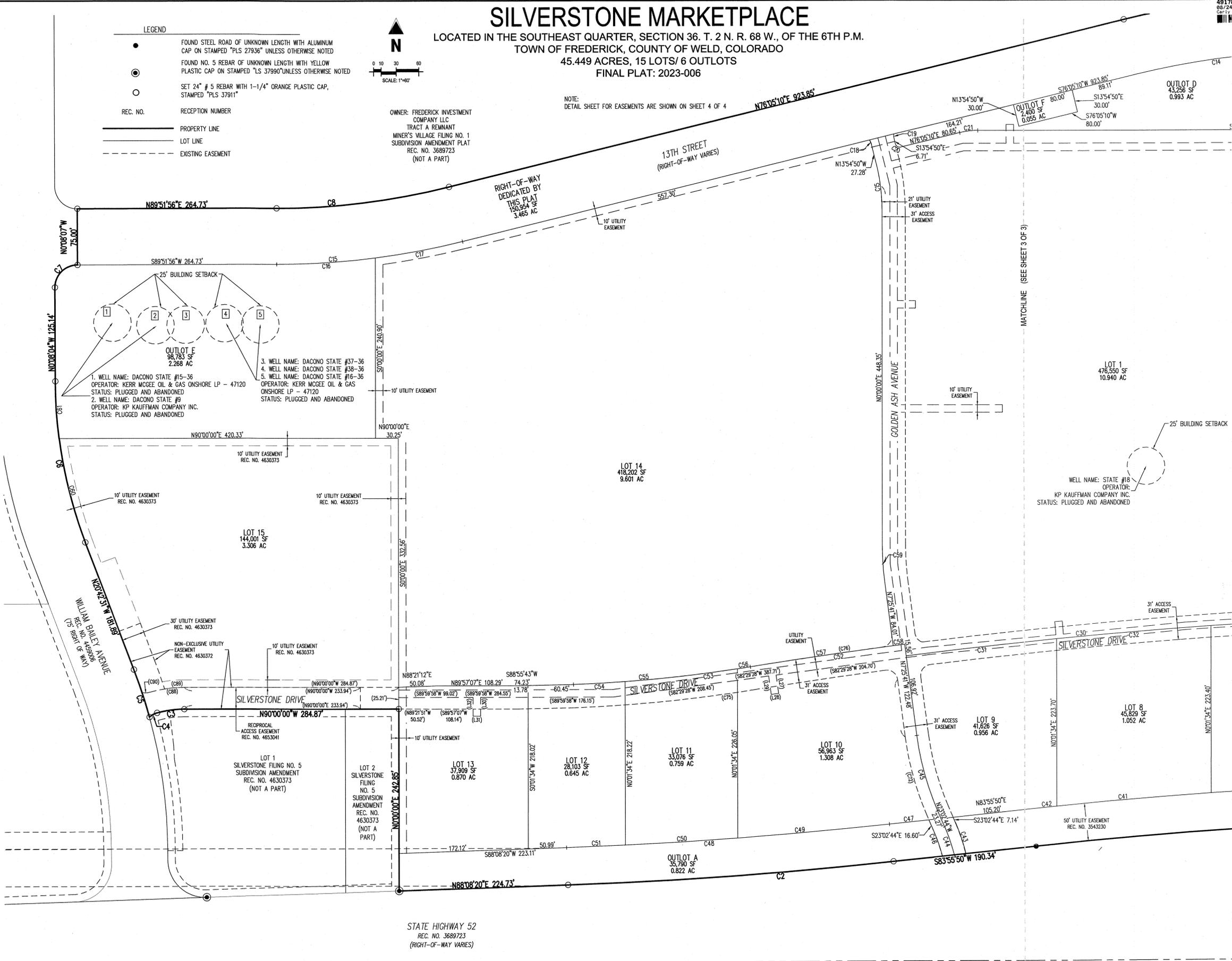
LOCATED IN THE SOUTHEAST QUARTER, SECTION 36. T. 2 N. R. 68 W., OF THE 6TH P.M.
 TOWN OF FREDERICK, COUNTY OF WELD, COLORADO
 45.449 ACRES, 15 LOTS/ 6 OUTLOTS
 FINAL PLAT: 2023-006

- LEGEND**
- FOUND STEEL ROAD OF UNKNOWN LENGTH WITH ALUMINUM CAP ON STAMPED "PLS 27936" UNLESS OTHERWISE NOTED
 - FOUND NO. 5 REBAR OF UNKNOWN LENGTH WITH YELLOW PLASTIC CAP ON STAMPED "LS 37990" UNLESS OTHERWISE NOTED
 - SET 24" # 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911"
 - REC. NO. RECEPTION NUMBER
 - PROPERTY LINE
 - LOT LINE
 - - - EXISTING EASEMENT

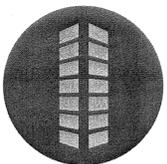


OWNER: FREDERICK INVESTMENT COMPANY LLC
 TRACT A REMNANT
 MINER'S VILLAGE FILING NO. 1
 SUBDIVISION AMENDMENT PLAT
 REC. NO. 3689723
 (NOT A PART)

NOTE:
 DETAIL SHEET FOR EASEMENTS ARE SHOWN ON SHEET 4 OF 4



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SILVERSTONE MARKETPLACE

LOCATED IN THE SOUTHEAST QUARTER, SECTION 36. T. 2 N. R. 68 W., OF THE 6TH P.M. TOWN OF FREDERICK, COUNTY OF WELD, COLORADO

#	Date	Issue / Description	Init.
1	6/14/2023	TOWN COMMENTS	AN
2	6/19/2023	CLIENTS REVISIONS	AN
3	8/17/2023	TOWN COMMENTS	AN

Project No: ED0000028.10
 Drawn By: AN
 Checked By: RCR
 Date: 6/10/2023

OWNER: LAYC INVESTMENTS LLC
 LOT 2, BLOCK 1
 SHARPE SUBDIVISION THIRD FILING
 REC. NO. 3321875

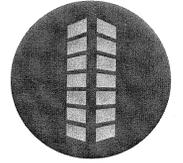
SILVERSTONE MARKETPLACE

LOCATED IN THE SOUTHEAST QUARTER, SECTION 36, T. 2 N. R. 68 W., OF THE 6TH P.M.
 TOWN OF FREDERICK, COUNTY OF WELD, COLORADO
 45.449 ACRES, 15 LOTS/ 6 OUTLOTS
 FINAL PLAT: 2023-006

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PARCEL LINE SEGMENT TABLE			PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)	LINE TAG #	BEARING	LENGTH (FT)
(L14)	N89°57'32"W	17.09	(L34)	N80°00'00"W	24.00
(L15)	N89°59'59"W	10.00	(L35)	N0°00'00"E	10.00
(L16)	N62°30'13"E	3.78	(L36)	N80°00'00"E	24.00
(L17)	S90°00'00"E	38.44	(L37)	N0°00'00"W	10.00
(L18)	S0°00'01"W	25.25	(L38)	S4°35'48"E	17.81
(L19)	S89°59'59"E	10.00	(L39)	S85°24'12"W	10.00
(L20)	N0°00'01"E	25.25	(L40)	N4°35'48"W	17.87
(L21)	S0°00'01"W	25.25	(L41)	S4°35'48"E	23.17
(L22)	S89°59'59"E	10.00	(L42)	S85°24'12"W	10.00
(L23)	N0°00'01"E	25.25	(L43)	N4°35'48"W	23.34
(L24)	S45°00'01"W	11.21	(L44)	S45°00'01"W	11.21
(L25)	S45°00'01"W	2.83	(L45)	S45°00'01"W	2.83
(L26)	S0°00'00"E	10.00	(L46)	S80°00'00"E	16.50
(L27)	S7°55'32"E	24.61	(L47)	S0°00'00"W	10.00
(L28)	S82°04'28"W	10.00	(L48)	N80°00'00"W	16.50
(L29)	N7°55'32"W	24.68	(L49)	N62°30'13"E	6.22
(L30)	S0°00'02"E	25.18	(L50)	S13°54'50"E	6.71
(L31)	S89°59'58"W	10.00	(L51)	S0°00'00"E	2.09
(L32)	N0°00'02"W	25.18	(L52)	S89°59'59"E	31.00
(L33)	N13°54'50"W	22.56			

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
(C63)	33°39'05"	88.39	150.50	S16°49'32"E	87.13
(C64)	89°59'44"	22.78	14.50	S44°59'51"E	20.51
(C65)	66°59'17"	16.95	14.50	S56°30'25"W	16.00
(C66)	23°00'46"	1.81	4.50	S11°30'24"W	1.80
(C67)	90°34'50"	15.02	9.50	S45°17'25"E	13.50
(C68)	3°01'14"	281.94	4988.78	N87°54'33"E	281.91
(C69)	3°43'41"	440.95	6777.04	N84°50'24"E	440.87
(C70)	89°24'32"	22.63	14.50	N38°04'48"E	20.40
(C71)	15°35'41"	100.57	369.50	N15°14'53"W	100.26
(C72)	15°35'41"	109.01	400.50	N15°14'53"W	108.67
(C73)	89°23'38"	22.62	14.50	N52°07'31"W	20.40
(C74)	127°55"	176.75	6911.78	S81°43'10"W	176.75
(C75)	65°25'55"	240.28	2000.45	S84°24'58"W	240.13
(C76)	127°53"	177.49	6942.78	N81°43'08"E	177.48
(C77)	89°56'25"	22.76	14.50	N37°28'53"E	20.50
(C78)	40°32'18"	5.31	7.50	S76°47'47"E	5.20
(C79)	49°05'58"	12.43	14.50	S31°59'40"E	12.05
(C80)	72°5'41"	47.90	369.50	S3°42'51"E	47.87
(C81)	13°54'50"	68.12	280.50	S65°57'25"E	67.95
(C82)	3°46'07"	447.79	6808.04	N84°48'08"E	447.71
(C83)	3°01'31"	284.00	4988.78	N87°54'45"E	283.97
(C84)	88°25'30"	14.83	9.50	N44°42'46"E	13.37
(C85)	68°22'57"	11.34	9.50	N34°11'27"W	10.68
(C86)	35°40'34"	74.40	119.49	N17°50'17"W	73.20
(C87)	33°39'05"	106.01	180.50	N16°49'32"W	104.50
(C88)	15°50'23"	46.03	166.50	S82°04'49"W	45.68
(C89)	9°31'24"	29.34	176.50	S85°14'19"W	29.30
(C90)	24°58'15"	10.68	24.50	S86°38'43"W	10.59

LEGEND

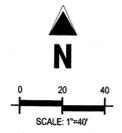
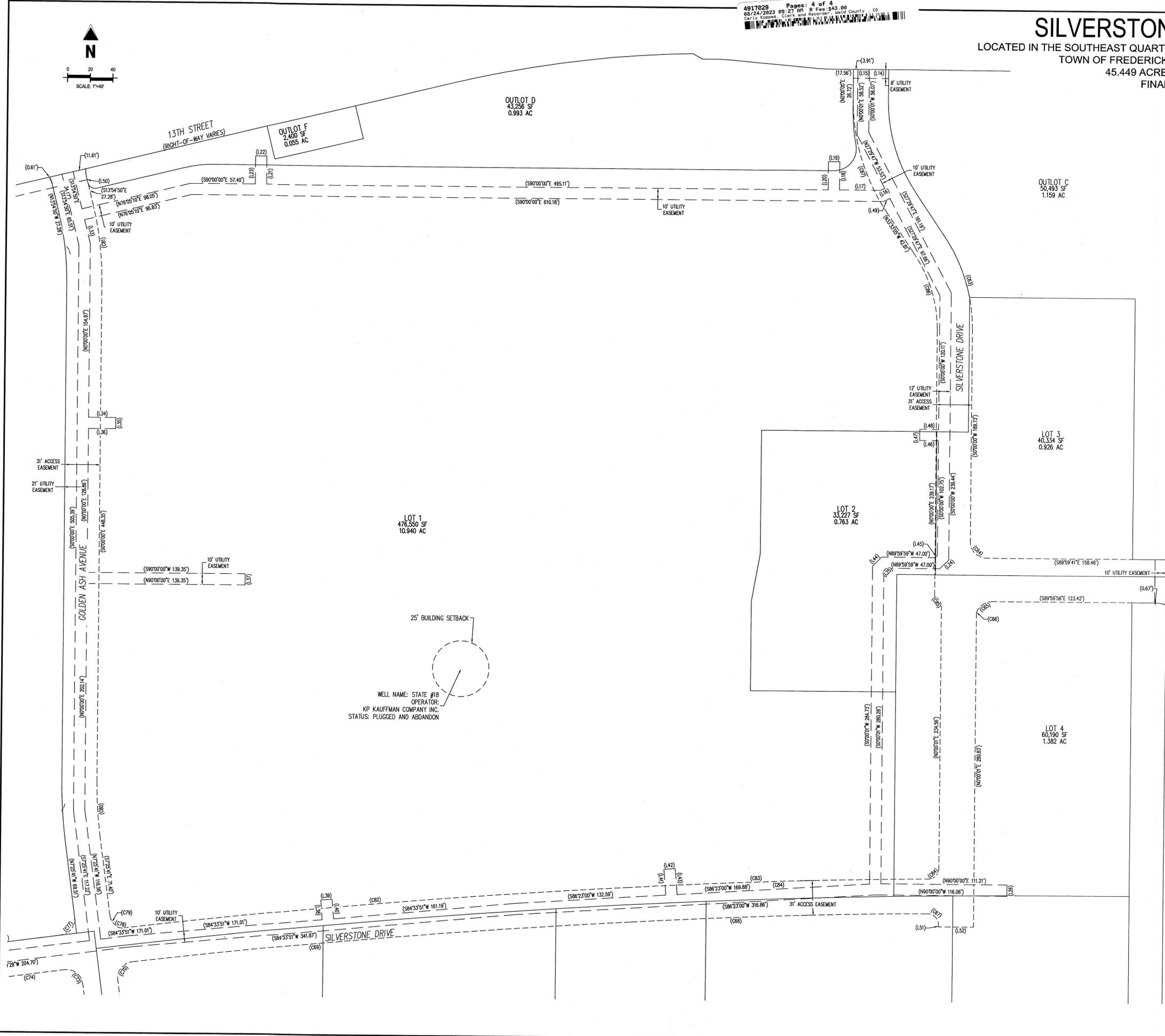
REC. NO.	RECEPTION NUMBER
—	PROPERTY LINE
—	LOT LINE
- - -	EXISTING EASEMENT
- - - - -	ACCESS EASEMENT
- - - - -	UTILITY EASEMENT

SILVERSTONE MARKETPLACE

LOCATED IN THE SOUTHEAST QUARTER, SECTION 36, T. 2 N. R. 68 W., OF THE 6TH P.M. TOWN OF FREDERICK, COUNTY OF WELD, COLORADO

#	Date	Issue / Description	Init.
1	6/14/2023	TOWN COMMENTS	AN
2	6/19/2023	CLIENTS REVISIONS	AN
3	8/17/2023	TOWN COMMENTS	AN

Project No: ED0000026.10
 Drawn By: AN
 Checked By: PCR
 Date: 5/10/2023



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