

HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 2

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 8.638 ACRES - 49 TOTAL LOTS
 SHEET 1 OF 4

CERTIFICATE OF VACATION:

KNOW ALL MEN BY THESE PRESENTS THAT CERTAIN STREETS, RIGHTS-OF-WAY, AND EASEMENTS DEDICATED TO THE TOWN OF FREDERICK, CO. BY THE HIDDEN CREEK FINAL PLAT AMENDMENT NO. 1, RECORDED AT RECEPTION NO. 4177101 ON JANUARY 27, 2016, HAVING NEVER BEEN DEVELOPED, IN ACCORDANCE WITH C.R.S. 43-2-302 (e), HAS CAUSED SAID STREETS, RIGHTS-OF-WAY AND EASEMENTS TO BE VACATED TO THE OWNER, HIDDEN CREEK DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, BY THIS REPLAT OF THE SUBDIVISION.

[Signature]
 TONY CAREY, MAYOR Laura Brown, Mayor Pro Tem
 TOWN OF FREDERICK

ATTEST:
[Signature]
 MEGHAN MARTINEZ, TOWN CLERK
 TOWN OF FREDERICK

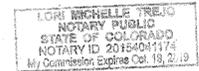


NOTARY:
 STATE OF COLORADO }
 COUNTY OF Weld } SS

THE FOREGOING CERTIFICATE OF VACATION WAS ACKNOWLEDGED BEFORE ME BY LAURA BROWN AS MAYOR OF THE TOWN OF FREDERICK AND BY MEGHAN MARTINEZ, AS TOWN CLERK OF THE TOWN OF FREDERICK THIS 15th DAY OF November, 2016.

WITNESS MY HAND AND SEAL: *[Signature]*
 NOTARY PUBLIC

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 INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME OF HIDDEN CREEK FINAL PLAT - AMENDMENT NO. 2, AND TRACTS CC AND DD 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 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.

A PARCEL OF LAND BEING LOTS 1 - 24, BLOCK 17; LOTS 1-23, BLOCK 18; TRACTS W, X AND Y; ALLEY 1; TOGETHER WITH THE RIGHTS OF WAY OF BLUE RIVER AVENUE AND ANIMAS AVENUE, HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 1, ACCORDING TO THE FINAL PLAT RECORDED JANUARY 27, 2016 AT RECEPTION NO. 4177101, IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER, SAID PARCEL 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:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
 THENCE NORTH 00°10'18" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1018.02 FEET;
 THENCE NORTH 00°00'00" EAST, A DISTANCE OF 60.00 FEET;
 THENCE SOUTH 45°11'18" EAST, A DISTANCE OF 35.57 FEET;
 THENCE NORTH 89°48'02" EAST, A DISTANCE OF 69.76 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 13, BLOCK 1, SAID POINT BEING THE POINT OF BEGINNING;
 THENCE NORTH 00°11'58" WEST, A DISTANCE OF 683.00 FEET;
 THENCE NORTH 89°48'02" EAST, A DISTANCE OF 125.00 FEET;
 THENCE NORTH 44°48'02" EAST, A DISTANCE OF 7.07 FEET;
 THENCE NORTH 89°48'02" EAST, A DISTANCE OF 432.50 FEET;
 THENCE SOUTH 44°48'02" WEST, A DISTANCE OF 21.21 FEET;
 THENCE SOUTH 00°11'58" EAST, A DISTANCE OF 658.00 FEET;
 THENCE SOUTH 45°11'58" EAST, A DISTANCE OF 21.21 FEET;
 THENCE SOUTH 89°48'02" WEST, A DISTANCE OF 562.50 FEET;

SAID PARCEL CONTAINING A CALCULATED AREA OF 376,268 SQUARE FEET OR 8.638 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, I HAVE HERETO SET OUR HANDS AND SEALS THIS 19th DAY OF October, 2016.

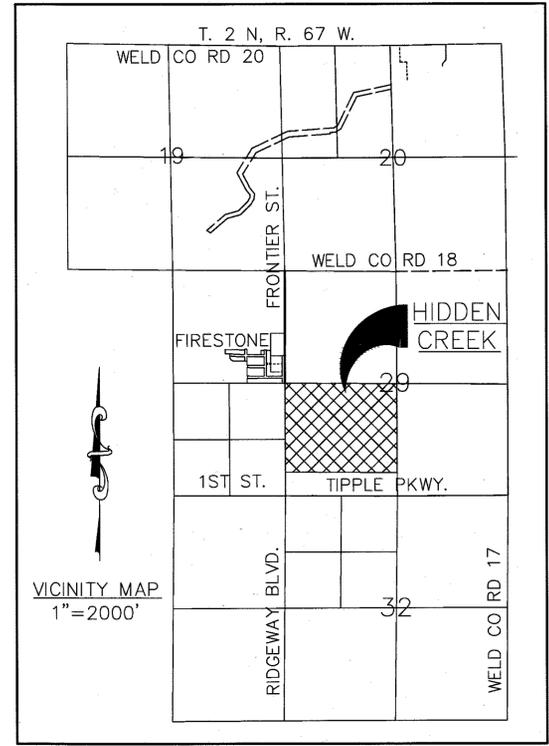
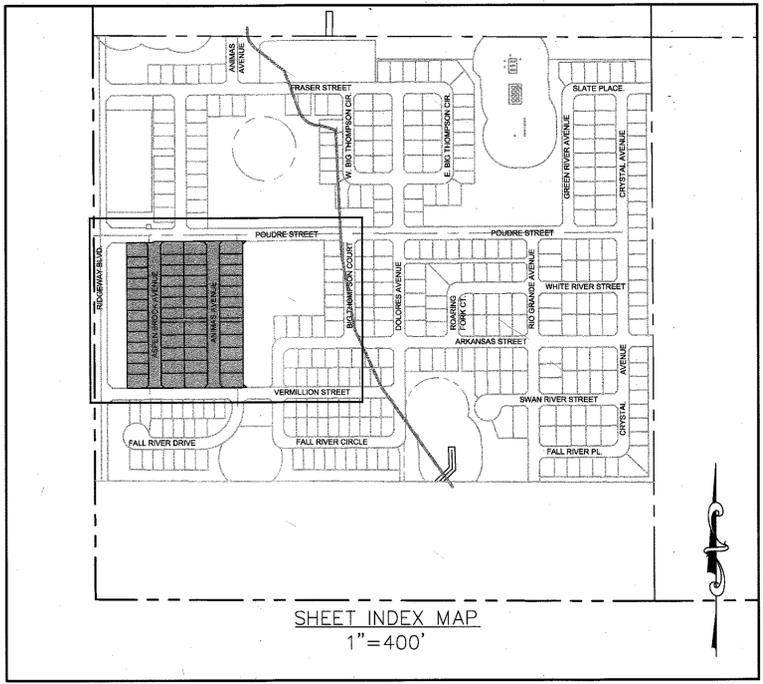
[Signature]
 NICHOLAS L. SCHEIDT, MANAGER

NOTARY:
 STATE OF COLORADO }
 COUNTY OF Wrapahke } SS

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY NICHOLAS L. SCHEIDT, ACTING IN HIS CAPACITY AS MANAGER OF HIDDEN CREEK DEVELOPMENT, LLC, THIS 19th DAY OF October, 2016.

WITNESS MY HAND AND SEAL: *[Signature]*
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/09/2019



DEED OF TRUST HOLDER:

WARREN FEDERAL CREDIT UNION, C/O CENTENNIAL LENDING, LLC, AS HOLDER OF A DEED OF TRUST ON PART OR ALL OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY AGREE AND CONSENT TO THE RE-PLATTING OF SAID PROPERTY AS SHOWN HEREON.

[Signature]
 WARREN FEDERAL CREDIT UNION,
 C/O CENTENNIAL LENDING, LLC
 AS Senior Vice President

NOTARY:
 STATE OF COLORADO }
 COUNTY OF Weld } SS

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY Kirk Wiebusch, ACTING IN THEIR CAPACITY AS Senior Vice President OF WARREN FEDERAL CREDIT UNION, C/O CENTENNIAL LENDING, LLC, THIS 2nd DAY OF November, 2016.

WITNESS MY HAND AND SEAL: *[Signature]*
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/25/20



SHEET INDEX:

- NO. SHEET
- 1. COVER SHEET
- 2. TABLES & NOTES
- 3. PLAT SHEET
- 4. ADDRESS PLAT

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 13th DAY OF October, 2016.

[Signature]
 WILLIAM F. HESSELBACH JR., PLS 25369
 FOR AND ON BEHALF OF CVL
 CONSULTANTS OF COLORADO, INC.



CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE FINAL PLAT AMENDMENT NO. 2 MAP OF HIDDEN CREEK IS APPROVED AND ACCEPTED BY ORDINANCE NO. 1225 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON March 30, 2016. 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(S) AND NOT THE TOWN. 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.

[Signature]
 TONY CAREY, MAYOR Laura Brown, Mayor Pro Tem
 TOWN OF FREDERICK

ATTEST:
[Signature]
 MEGHAN MARTINEZ, TOWN CLERK
 TOWN OF FREDERICK



PLANNING COMMISSION CERTIFICATE OF APPROVAL:

APPROVED BY THE TOWN OF FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 2016-08 THIS 16th DAY OF February, 2016.

[Signature]
 DONALD HARB, PLANNING COMMISSION CHAIRMAN
 Tracy Moe 25/11/16

[Signature]
 KATHLEEN LARSON, PLANNING COMMISSION SECRETARY

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

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

		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546		HIDDEN CREEK FINAL PLAT AMENDMENT NO. 2	
SCALE:	AS SHOWN	DRAWN BY:	MJP	CHECKED BY:	WFH
FILE NO.	8130189702	DATE:	12/03/15	1	
No.	Revisions	Date	Init.	Appr.	Date

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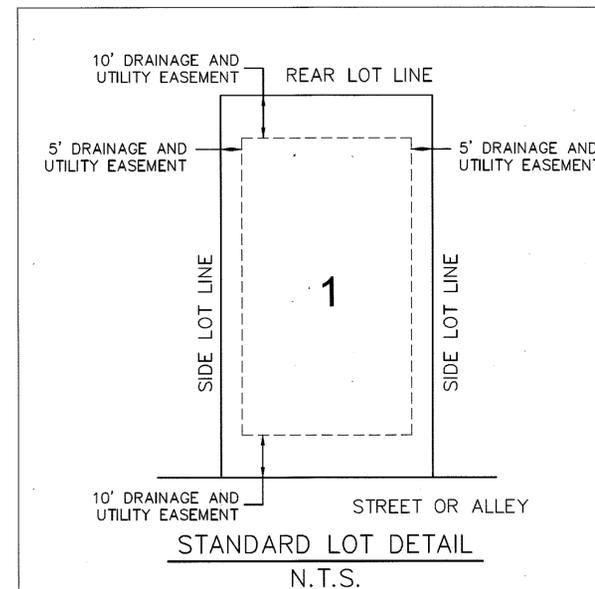
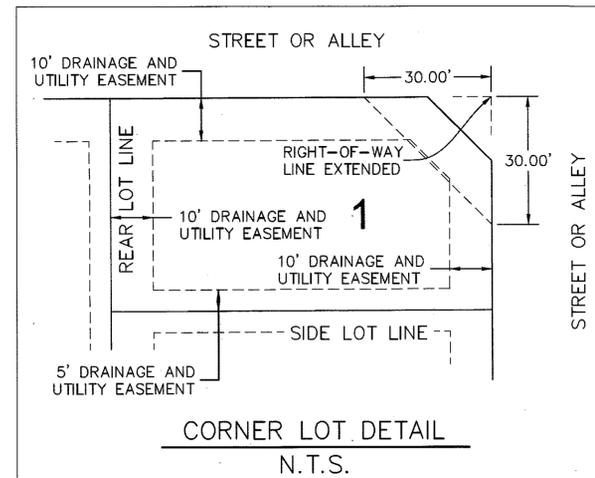
PLAT NOTES:

- 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.
- 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 CVL CONSULTANTS OF COLORADO, INC. RELIED UPON COLORADO ESCROW AND TITLE SERVICES, LLC AS AGENT FOR WESTCO LAND TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER 27445CET, VERSION NO: 6, EFFECTIVE SEPTEMBER 06, 2016 AT 8:00 AM.
- 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.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST 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 SOUTHWEST CORNER. SAID LINE BEARS SOUTH 00°10'18" EAST, A DISTANCE OF 2646.29 FEET AS SHOWN HERON.
- THIS PARCEL DOES NOT LIE WITHIN THE DESIGNATED 100-YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080266 0863, DATED SEPTEMBER 28, 1982.
- 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)
 A. TEN-FOOT WIDE UTILITY (U.E.) AND DRAINAGE (D.E.) EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO ALL STREETS 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.
- 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
- 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.
- 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 AT RECEPTION NO. 3791059.
 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:
 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.
- THE NEIGHBORHOOD PARK (TRACT M - HIDDEN CREEK FINAL PLAT AMENDMENT NO. 1) AND TRACTS CC & DD AS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE TOWN OF FREDERICK.
- TRACTS AA & BB AS SHOWN HEREON ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.) AFTER BEING DEVELOPED BY THE APPLICANT.
- DEVELOPER MUST CONSTRUCT ANY STREET/PUBLIC IMPROVEMENTS THAT MAY HAVE OIL AND GAS TRAFFIC TO STANDARDS THAT ACCOMMODATE 104,000 POUNDS GROSS.
- THIS PLAT OF HIDDEN CREEK FINAL PLAT AMENDMENT NO. 2 IS NOT WITHIN THE AREA OF THE UNDERMINING OF THE 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 FOR INFORMATIONAL PURPOSES ONLY.
- 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 & THE FINAL PLAT AMENDMENT NO. 1 RECORDED JANUARY 27, 2016 AT RECEPTION NO. 4176526, 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.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

DESCRIPTION	ACRES	PERCENTAGE
DEDICATED PARK	0.005 AC	0.06%
OPEN SPACE **	0.140 AC	1.62%
DEDICATED R.O.W.	1.911 AC	22.12%
SINGLE FAMILY LOTS	6.582 AC	76.20%
TOTALS	8.638 AC	100%

OVERALL DENSITY 49 LOTS 5.67 DU/ACRE
 **OPEN SPACE INCLUDES TRACTS: AA, BB, CC & DD

TRACT	AREA	USE	OWNERSHIP	MAINTENANCE
AA	0.090 AC	OPEN SPACE	H.O.A.	H.O.A.
BB	0.045 AC	OPEN SPACE	H.O.A.	H.O.A.
CC	0.003 AC	NEIGHBORHOOD PARK	TOWN OF FREDERICK	H.O.A.
DD	0.003 AC	NEIGHBORHOOD PARK	TOWN OF FREDERICK	H.O.A.



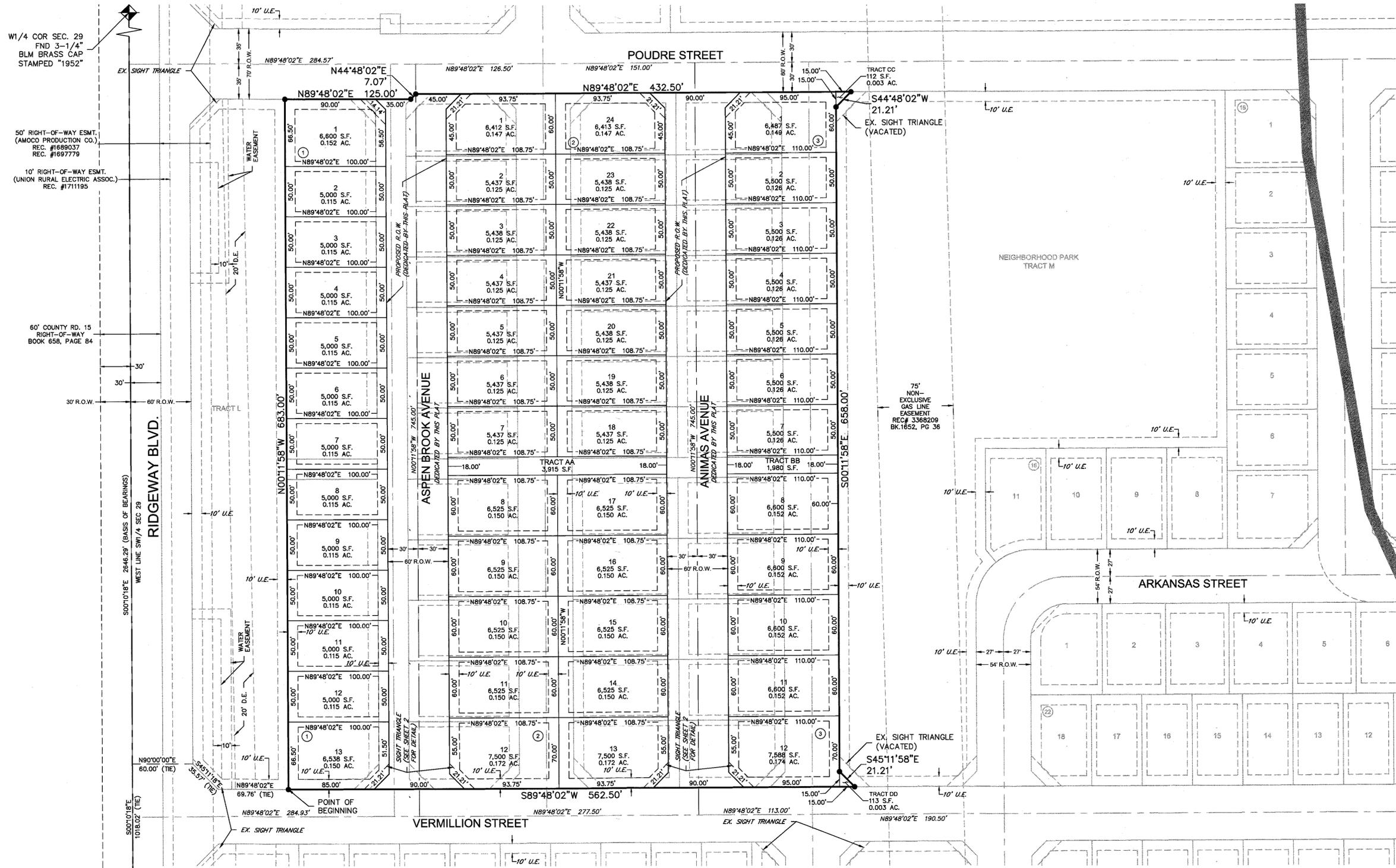
BLOCK NO.	50'-59'	60'-69'	70'-79'	80'-89'	TOTALS
	X	X	X	X	
	90'-99'	100'-109'	110'+	90'-99'	
1		11			13
2		12			24
3			6		12
TOTALS	0	23	6	0	49



	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546		HIDDEN CREEK FINAL PLAT AMENDMENT NO. 2	
	SCALE: AS SHOWN	DRAWN BY: MJP	SHEET NO: 2	CHECKED BY: WFH
FILE NO: 8130189702	DATE: 12/03/15	2/03/16	2/03/16	
No. Revisions	Date	Init.	Appr.	

HIDDEN CREEK - FINAL PLAT - AMENDMENT NO. 2

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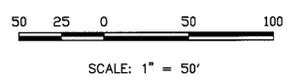


LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED
	BLOCK NUMBER
	D.E. DRAINAGE EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	I.E. IRRIGATION EASEMENT
	A.E. ACCESS EASEMENT
	S.W.E. SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	R.O.W. RIGHT-OF-WAY
	WESTERLY LIMITS OF UNDERMINING (NOTE 14)



POINT OF COMMENCEMENT
 SW COR SEC. 29
 FND 2-1/2" ALUM CAP
 STAMPED "PLS 24305 1998"

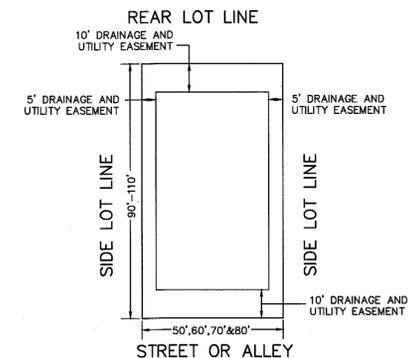
S1/4 COR SEC. 29
 FND 2-1/2" ALUM CAP
 STAMPED "PLS 24305 1998"



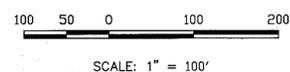
	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546		HIDDEN CREEK FINAL PLAT AMENDMENT NO. 2	
	SCALE: AS SHOWN	DRAWN BY: MJP	SHEET NO.: 3	FILE NO.: 8130189702
No.	Revisions	Date	Init.	Appr.
1	UPDATED TITLE	2/03/16	WFH	WFH
DATE:	12/03/15	DATE:	DATE:	DATE:

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 SHEET 4 OF 4



LEGEND	
—	EX. LOT LINE
—	NEW LOT LINE
—	STREET GRID
—	OIL WELL LOT LINE
—	EX. STREET CENTERLINE
—	NEW STREET CENTERLINE



	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546		HIDDEN CREEK FINAL PLAT AMENDMENT NO. 2	
	SCALE: AS SHOWN	DRAWN BY: MJP	SHEET NO.: 4	CHECKED BY: WFH
FILE NO: 8130189702	DATE: 12/03/15	REVISIONS:	DATE:	

