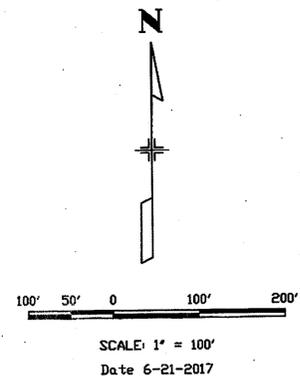


# Silvers Minor Subdivision

Of a portion of the Northwest 1/4 of Section 10,  
 T.2.N., R.68W of the 6th P.M.  
 County of Weld, State of Colorado.



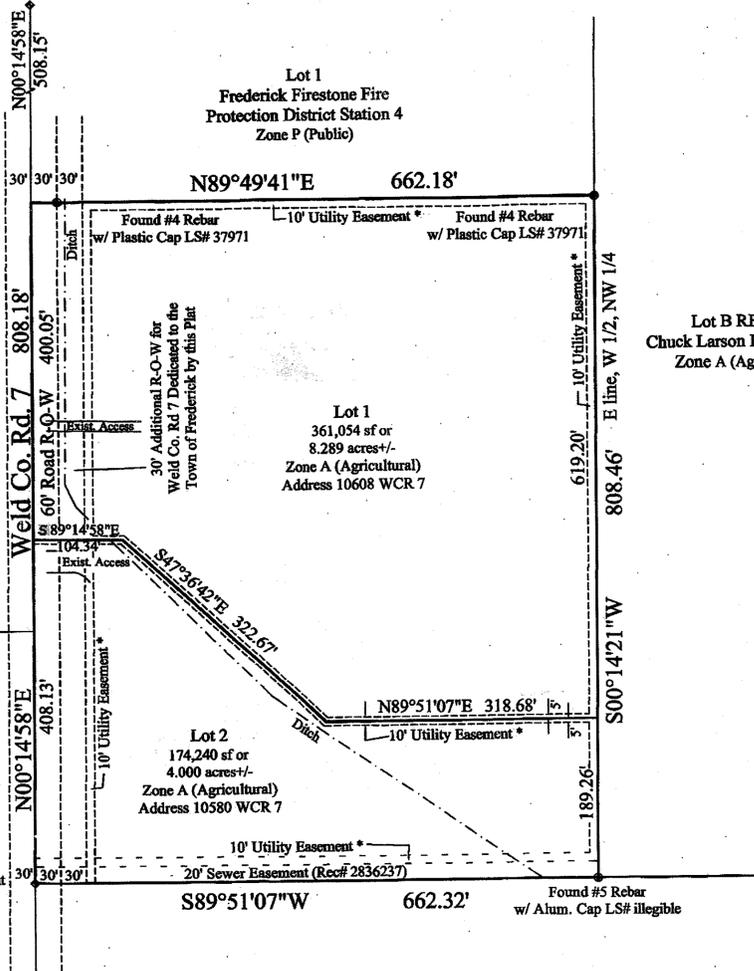
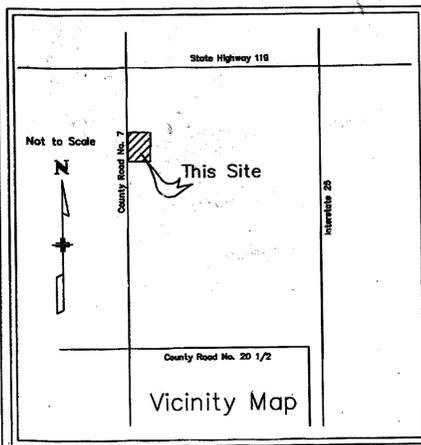
North 1/16 Corner, Sec 9-10,  
 Found 2-1/2" Aluminum Monument  
 in Monument box LS #11434

Not Subdivided  
 City of Longmont  
 Zone (Public District)

Not Subdivided  
 Donald Koldeway  
 Zone A (Agricultural)

West 1/4 Corner, Sec 10,  
 Found 2-1/2" Aluminum Monument  
 in Monument box LS #12374  
 Point of Beginning

Not Subdivided  
 LG Everist Inc.  
 Zone R-1 (with PUD Overlay)



### Notes

- 1) Legal Description and Easements were taken from Fidelity National Title Company Title Commitment # 515-F0572971-171-MSK, dated February 27, 2016. The Legal description shown on this Plat was rewritten based on that description after rotating it and adjusting it to fit the surrounding parcels of land and the existing conditions found in the field.
- 2) This property lies within Flood Zone "A" (100 Year Flood Plain) according to the FIRM Flood Insurance Rate Map community panel # 08123C 1890E Dated 01/20/2016.
- 3) Bearings are based on the West line of the SW 1/4 of the NW 1/4 of Section 10, T2N, R68W, of the 6th P.M., as bearing N00°14'58"E, as shown on the recorded Subdivision Plat of "Subdivision Amendment Frederick Firestone Fire Protection District Station 4" using the shown found Monuments on this drawing.
- 4) Address of the property is 10608 Weld County Road 7, Longmont, Co. 80504.
- 5) Mineral rights granted to Charles W. Larson & Dorothy E. Larson, December 26, 1985 (Rec.#02037082).
- 6) Distances shown are to U.S. Survey Feet.
- 7) \* indicates an easement being created by this instrument.

### Planning Commission Certificate of Approval:

Approved by the Frederick Planning Commission with Planning Commission Resolution No. 12-56, passed and adopted at the regular meeting of the Board of Trustees of Frederick, Colorado, held on August 22, 2017. All conditions, terms, and specifications designated or described herein shall be binding on the owner, its heirs, successors, and assigns.

Chairman  
 Kathy Larson  
 Planning Commission Secretary

### Certificate of Approval by the Board of Trustees:

The Final Minor Subdivision Plat Map of the Silvers Minor Subdivision is approved and accepted by Ordinance No. 12-56, passed and adopted at the regular meeting of the Board of Trustees of Frederick, Colorado, held on August 22, 2017. 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 as shown herein this plat or as otherwise may be required to service the subdivision shall be the responsibility of the owners and not the Town. The construction of improvements benefiting the subdivision and the assumption of maintenance responsibility for said improvements by the Town or other entities shall be subject to a separate Memorandum of Agreement for Public Improvements. The Town shall have no obligation to provide any improvements, maintenance thereof, or to accept such improvements or maintenance except to the extent as may be set forth in that separate Memorandum.

This acceptance of the Minor Subdivision 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.

Mayor  
 Attest:  
 Town Clerk



### Certificate of Ownership and Maintenance:

Know all men by these presents that William L. Silvers and Shirley J. Silvers, and Guaranty Bank, being the Owners, Mortgagee or Lien holder of certain lands in Frederick, Colorado, described herein, has caused said land to be final platted into lots, tracts, and blocks as shown hereon under the name of enter subdivision name. 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.

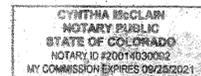
Beginning at the West 1/4 corner of Section 10, Township 2 North, Range 68 West of the 6th Principal Meridian, County of Weld, State of Colorado, thence N00°14'58"W, along the West line of the Southwest 1/4 of the Northwest 1/4 of said Section 10, a distance of 808.18' to the Southwest corner of Subdivision Amendment Frederick Firestone Fire Protection District Station 4; thence N89°49'41"E, along the South line of Subdivision Amendment Frederick Firestone Fire Protection District Station 4 a distance of 662.18' to a point on the East line of the West 1/2 of the Northwest 1/4 of said Section 10; thence S00°14'21"W along said East line of the West 1/2 of the Northwest 1/4 of said Section 10 a distance of 808.46' to a point on the South line of the Southwest 1/4 of the Northwest 1/4 of said Section 10; thence S89°51'07"W along the South line of Southwest 1/4 of the Northwest 1/4 of said Section 10 a distance of 662.32' to the West 1/4 corner of said Section 10 and the Point of Beginning.

containing 535,294 sf or 12.289 acres more or less.

In witness whereof, we have hereunto set our hands and seals this 12<sup>th</sup> day of September, A.D., 2017.

William L. Silvers  
 Shirley J. Silvers  
 William L. Silvers (owner)  
 Shirley J. Silvers (owner)

State of Colorado )  
 County of Weld ) SS

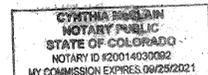


The foregoing Ownership Certificate was acknowledged before me this 12<sup>th</sup> day of September, 2017.

Witness my hand and seal

My commission expires 12-25-2021

Notary Public



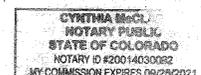
Brad Schwandt (Senior Vice President Guaranty Bank)

State of Colorado )  
 County of Weld ) SS

The foregoing Ownership Certificate was acknowledged before me this 12<sup>th</sup> day of September, 2017.

Witness my hand and seal

My commission expires 12-25-2021



### Surveyor's Certificate:

I, Andrew J. Patterson, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the final minor subdivision plat shown hereon is a correct delineation of the above described parcel of land.

I further certify that this Final Minor Subdivision Plat Map and legal description were prepared under my personal supervision and in accord with applicable State of Colorado requirements on this 22<sup>nd</sup> day of August, 2017.

