

SILVERSTONE FILING NO. 1 FINAL PLAT

LOCATED IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
75 LOTS, 4 OUTLOTS & 2 TRACTS - 69.16 ACRES

CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DAQONO INVESTMENT CO. LLLP, CURRENTLY KNOWN AS FREDERICK INVESTMENT COMPANY, LLC, AND SILVERSTONE DEVELOPMENT COMPANY, INC. BEING THE OWNERS, MORTGAGEE OR LIENHOLDERS 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 "SILVERSTONE FILING NO. 1" AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS-OF-WAY AND EASEMENTS DESIGNATED OR DESCRIBED AS 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 STREET, 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.

DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36 (2.5" ALUMINUM CAP, LS 13482 1999) FROM WHENCE THE WEST QUARTER CORNER (3.25" BRASS CAP, BLM 1952) LIES N00°09'21"E, 2,651.42 FEET (BASIS OF BEARINGS);

THENCE N00°09'21"E, 171.24 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36 TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE N00°09'21"E 689.79 FEET;

THENCE S89°50'39"E, 60.00 FEET;

THENCE 78.54 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'19", AND A CHORD BEARING S44°50'49"E, 70.71 FEET;

THENCE S89°50'58"E, 145.98 FEET;

THENCE 291.00 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 612.50 FEET, A CENTRAL ANGLE OF 90°00'19", AND A CHORD BEARING S44°50'49"E, 70.71 FEET;

THENCE N62°55'46"E, 166.08 FEET;

THENCE 323.21 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 687.50 FEET, A CENTRAL ANGLE OF 26°56'11", AND A CHORD BEARING N76°23'51"E, 320.24 FEET;

THENCE N89°51'56"E, 539.24 FEET;

THENCE 28.20 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,037.50 FEET, A CENTRAL ANGLE OF 01°33'27", AND A CHORD BEARING S89°21'20"E, 28.16 FEET;

THENCE S88°34'37"E, 156.79 FEET;

THENCE 26.16 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 962.50 FEET, A CENTRAL ANGLE OF 01°33'27", AND A CHORD BEARING S89°21'20"E, 28.16 FEET;

THENCE N89°51'56"E, 220.02 FEET;

THENCE 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N44°51'56"E, 35.36 FEET;

THENCE N89°51'56"E, 60.00 FEET;

THENCE 39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N44°51'56"E, 35.36 FEET;

THENCE N89°51'56"E, 180.81 FEET;

THENCE 18.89 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,537.50 FEET, A CENTRAL ANGLE OF 00°42'14", AND A CHORD BEARING S89°46'57"E, 18.89 FEET;

THENCE 39.58 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°42'14", AND A CHORD BEARING N45°13'03"E, 35.57 FEET;

THENCE S87°34'31"E, 60.06 FEET;

THENCE 38.63 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°31'51", AND A CHORD BEARING S44°23'59"E, 34.90 FEET;

THENCE S88°39'55"E, 67.40 FEET;

THENCE 37.50 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,462.50 FEET, A CENTRAL ANGLE OF 01°28'09", AND A CHORD BEARING S89°23'59"E, 37.50 FEET;

THENCE N89°51'56"E, 65.77 FEET;

THENCE 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N44°51'56"E, 35.36 FEET;

THENCE N89°51'56"E, 60.00 FEET;

THENCE 39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S45°08'04"E, 35.36 FEET;

THENCE N89°51'56"E, 61.94 FEET;

THENCE 28.53 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 687.50 FEET, A CENTRAL ANGLE OF 02°22'38", AND A CHORD BEARING S88°56'45"E, 28.52 FEET;

CERTIFICATE OF DEDICATION (CONTINUED):

THENCE S87°45'25"E, 214.11 FEET;

THENCE 25.41 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 612.50 FEET, A CENTRAL ANGLE OF 02°22'38", AND A CHORD BEARING S88°56'44"E, 25.41 FEET;

THENCE N89°51'56"E, 103.74 FEET;

THENCE 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N44°51'56"E, 35.36 FEET;

THENCE N00°08'04"W, 420.00 FEET;

THENCE 47.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N45°08'04"W, 42.43 FEET;

THENCE N00°08'04"W, 60.00 FEET;

THENCE 47.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N44°51'56"E, 42.43 FEET;

THENCE N00°08'04"W, 88.91 FEET;

THENCE N89°51'56"E, 75.00 FEET;

THENCE S00°08'04"E, 623.91 FEET;

THENCE 47.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S45°08'04"E, 42.43 FEET;

THENCE S00°08'04"E, 75.00 FEET;

THENCE 47.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S44°51'56"W, 42.43 FEET;

THENCE S00°08'04"E, 125.14 FEET;

THENCE 219.94 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 612.50 FEET, A CENTRAL ANGLE OF 20°34'28", AND A CHORD BEARING S10°25'18"E, 218.76 FEET;

THENCE S20°42'31"E, 181.89 FEET;

THENCE 246.87 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 687.50 FEET, A CENTRAL ANGLE OF 20°34'28", AND A CHORD BEARING S10°25'17"E, 245.55 FEET;

THENCE S00°08'04"E, 12.54 FEET;

THENCE 80.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 91°43'37", AND A CHORD BEARING S45°59'52"E, 71.77 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 52;

THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 52 THE FOLLOWING FOUR COURSES:

- 1) S88°08'20"W, 443.23 FEET;
- 2) S89°52'40"W, 2,830.60 FEET;
- 3) N45°11'20"W, 138.19 FEET;
- 4) N89°50'39"W, 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 69.16 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 11th DAY OF December, A.D., 2018.

DAQONO INVESTMENT CO. LLLP, CURRENTLY KNOWN AS FREDERICK INVESTMENT COMPANY, LLC

Michael J. Street
BY: *Michael J. Street*
AS: *Manager*

ACKNOWLEDGMENT:

STATE OF COLORADO

COUNTY OF *Denver* } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY *Michael J. Street* AS *Manager* OF DAQONO INVESTMENT CO. LLLP, CURRENTLY KNOWN AS FREDERICK INVESTMENT COMPANY, LLC, THIS 11th DAY OF *December*, 2018.

WITNESS MY HAND AND SEAL:

Mary Jane Davies
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-22-2022

SILVERSTONE DEVELOPMENT COMPANY, INC.

BY: *Don Lee*
AS: AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT:

STATE OF COLORADO

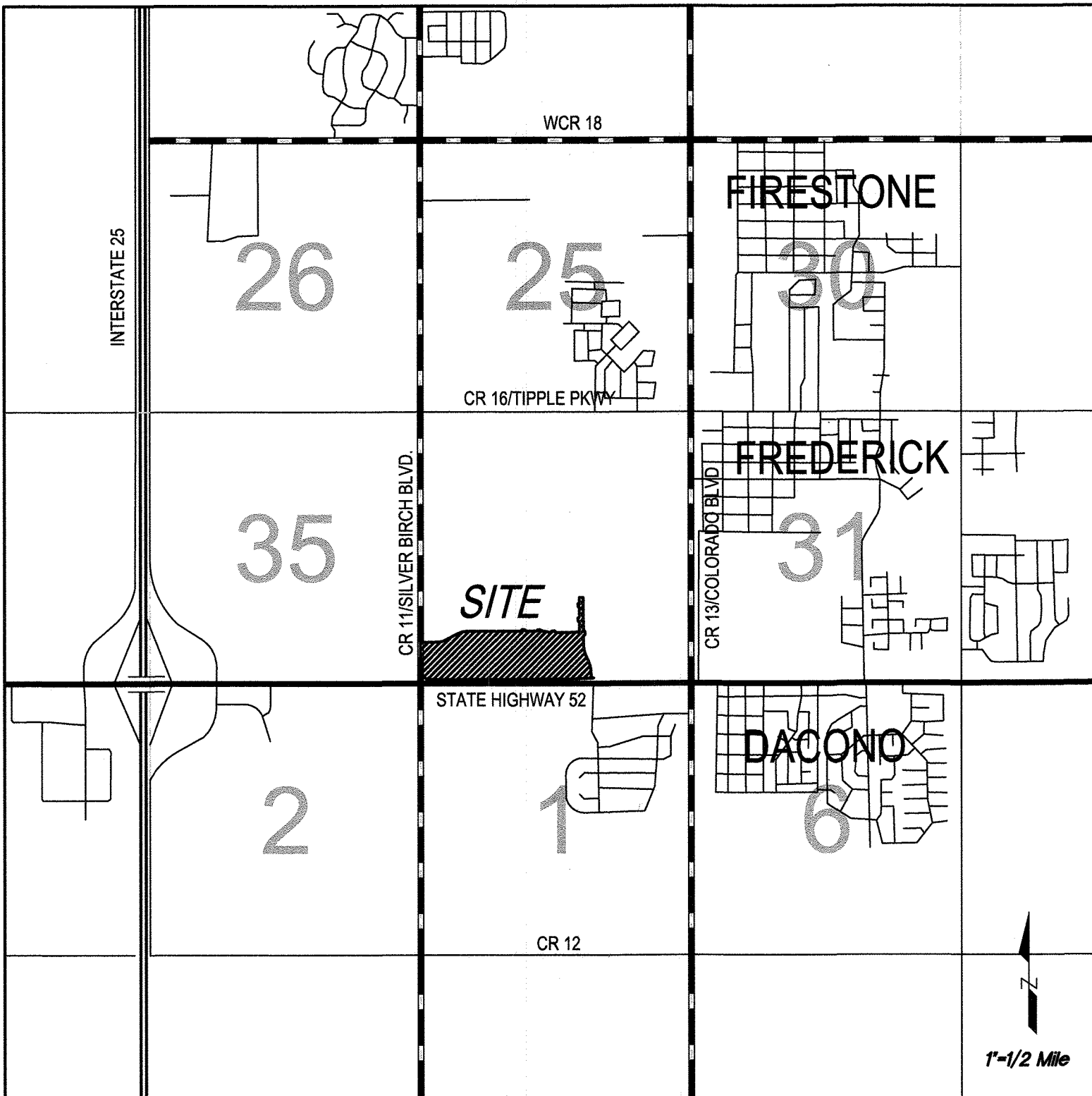
COUNTY OF *Boulder* } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY *Don Lee* AS AUTHORIZED REPRESENTATIVE OF SILVERSTONE DEVELOPMENT COMPANY, INC. THIS 11th DAY OF *December*, 2018.

WITNESS MY HAND AND SEAL:

Mary Jane Davies
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-22-2022

MARY JANE DAVIES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874045755
EXPIRES NOV 22, 2022



VICINITY MAP

NOTES:

1. 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.
2. BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, ASSUMED N00°09'21"E BETWEEN THE SOUTHWEST CORNER OF SECTION 36 (2.5" ALUMINUM CAP, LS 13482 1999) AND THE WEST QUARTER CORNER (3.25" BRASS CAP, BLM 1952).
3. THIS PROPERTY IS LOCATED IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NUMBER 08123C2079E WITH AN EFFECTIVE DATE OF 01/20/2016.
4. THIS PROPERTY IS CURRENTLY ZONED R-1 (RESIDENTIAL LOW DENSITY) AND C-H52 (MIXED USE HIGHWAY 52). SEE "MINER'S VILLAGE SUBDIVISION ZONING MAP" RECORDED 08/29/2008 AT RECEPTION NO. 3575521 FOR ZONING BOUNDARIES. ZONING INFORMATION FOR ADJACENT PROPERTIES ARE FROM THE TOWN OF FREDERICK ZONING MAP DATED 11/23/2016, CITY OF DAQONO ZONING MAP DATED 08/07/2017 AND THE WELD COUNTY WEBSITE ACCESSED 09/05/2017.
5. TITLE COMMITMENT NO. FCC25073386-9, PREPARED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF 08/20/2015 WAS RELIED UPON FOR EASEMENT INFORMATION. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH OR EASEMENT RESEARCH BY HURST & ASSOCIATES. RATHER, ALL INFORMATION REGARDING TITLE AND EASEMENT MATTERS SHOULD BE OBTAINED FROM THE TITLE COMMITMENT.
6. CURRENT MINERAL OWNERSHIP IS BY THE STATE OF COLORADO.
7. LINEAL DISTANCES ARE U.S. SURVEY FEET.
8. UNLESS OTHERWISE NOTED, SUBDIVISION CORNERS ARE MONUMENTED WITH 1" PLASTIC CAPS, PLS 37990 SET ON 18" LONG #4 REBAR.
9. OUTLOT A SHALL HAVE A BLANKET UTILITY AND DRAINAGE EASEMENT. OUTLOTS B, C AND D SHALL HAVE BLANKET UTILITY EASEMENTS

OUTLOT/TRACT SUMMARY CHART				
	AREA	USE	OWNERSHIP	MAINTENANCE
OUTLOT A	4.13 Ac.	UTILITY, DRAINAGE, LANDSCAPING, PARK	METRO DISTRICT	H.O.A./METRO DISTRICT
OUTLOT B	0.15 Ac.	UTILITY, LANDSCAPING	METRO DISTRICT	H.O.A./METRO DISTRICT
OUTLOT C	1.72 Ac.	UTILITY, LANDSCAPING, BUFFER	METRO DISTRICT	H.O.A./METRO DISTRICT
OUTLOT D	4.76 Ac.	OIL/GAS OPERATIONS, UTILITY	METRO DISTRICT	H.O.A./METRO DISTRICT
TRACT A	16.82 Ac.	FUTURE DEVELOPMENT	DEVELOPER	DEVELOPER
TRACT B	13.99 Ac.	FUTURE DEVELOPMENT	DEVELOPER	DEVELOPER

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION NO. *2018-001* THIS *2nd* DAY OF *March*, 2018.

Kathy Larson
CHAIRMAN

Kathy Larson
PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE FINAL PLAT MAP OF "SILVERSTONE FILING NO. 1" IS APPROVED AND ACCEPTED BY ORDINANCE NO. *12-11*, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON *March 22nd*, 2018. 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 IMPROVEMENTS BY THE TOWN 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.

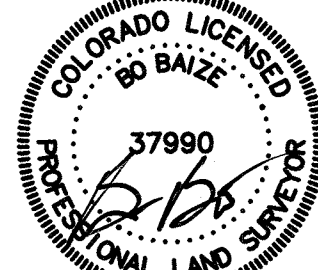
Benjamin
MAYOR

Michael C. Watkins
ATTEST:
TOWN CLERK

SURVEYOR'S CERTIFICATE:

I, BO BAIZE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT 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 *06th* DAY OF *December*, 2018.



BY: BO BAIZE,
FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.,
COLORADO PLS NO. 37990

SCALE VERIFICATION

BAR IS ONE INCH
ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	BY	DATE
1	Original layout	Ba	12/22/17
2	Add flow for State Birch	Ba	01/04/18
3	Edits per comments dated 07/25/18	Ba	03/07/18
4	Add tables, misc. corrections	Ba	05/16/18
5	Update ownership	Ba	11/27/18

HURST & ASSOCIATES, INC.
1265 S PUBLIC ROAD, SUITE 8
LAFAYETTE, CO 80026
303-449-9105

CIVIL ENGINEERING
PLANNING
SURVEYING

SILVERSTONE FILING NO. 1
FINAL PLAT
FREDERICK, COLORADO

DRAWN BY: BO
DESIGNED BY: BO
APPROVED BY: BO

JOB NUMBER:
2020-47

DATE:
11/27/18

SCALE:
N/A

SHEET NO:
1 OF 4

ADDRESSES:

OWNER/APPLICANT:

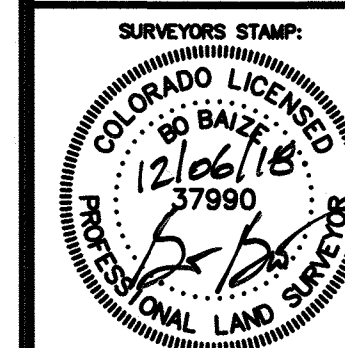
SILVERSTONE DEVELOPMENT COMPANY, INC.
2500 ARAPAHOE AVENUE, SUITE 220
BOULDER, COLORADO 80302
303-442-2299

ENGINEER/SURVEYOR:

HURST & ASSOCIATES, INC.
1265 S PUBLIC ROAD, SUITE 8
LAFAYETTE, CO 80026
303-449-9105

SILVERSTONE FILING NO. 1 FINAL PLAT

SCALE VERIFICATION
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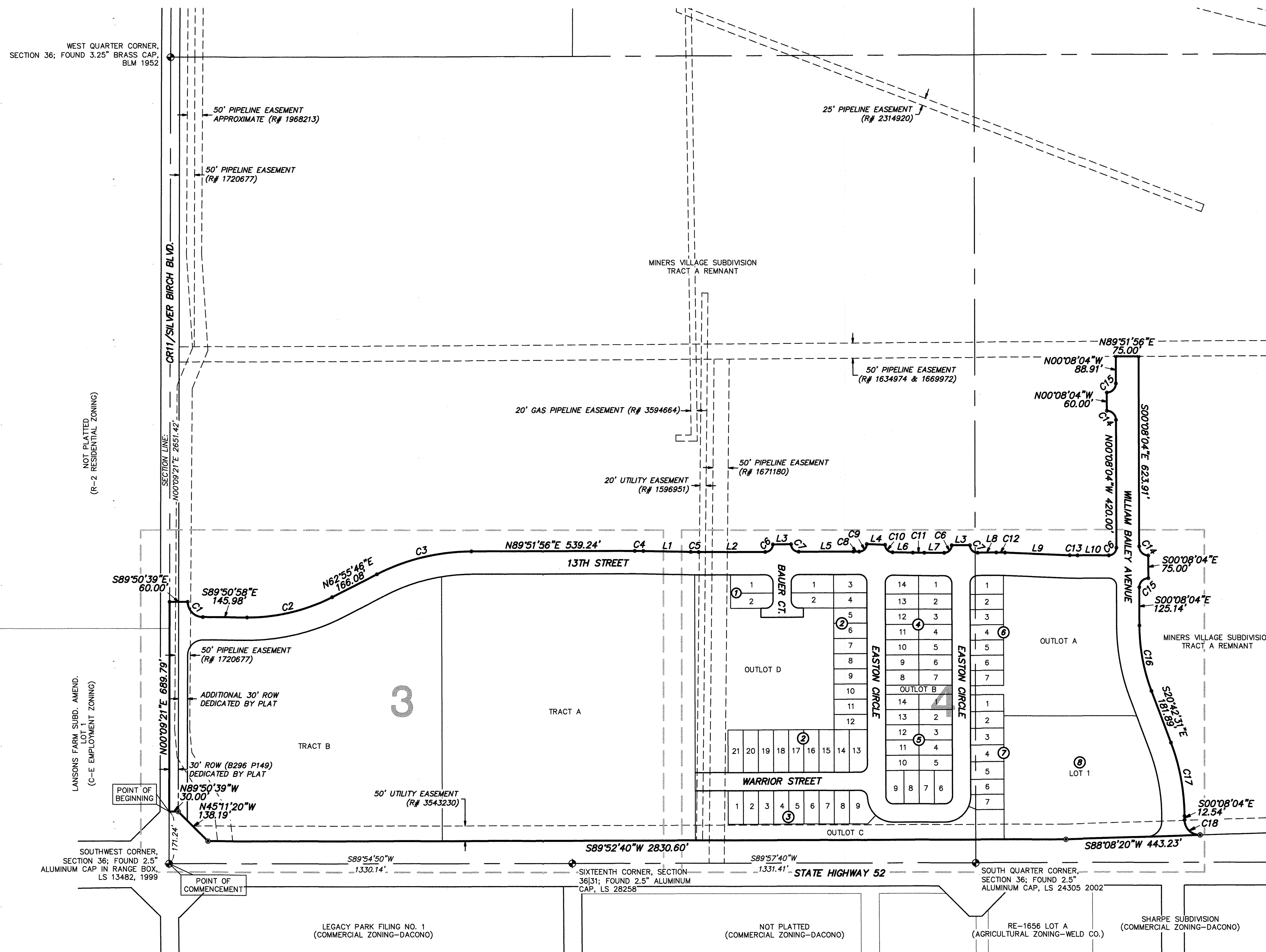


HURST & ASSOCIATES, INC.
1265 S Public Road, Suite 8
Lafayette, CO 80026
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

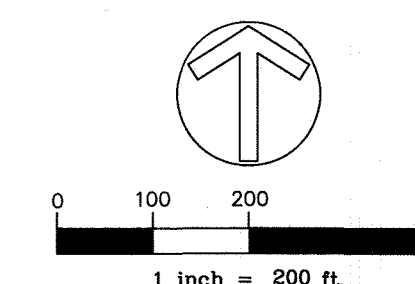
SILVERSTONE FILING NO. 1
FINAL PLAT
OVERALL INDEX SHEET
FREDERICK, COLORADO

DRAWN BY: BO
DESIGNED BY: BO
APPROVED BY: BO
JOB NUMBER: 2020-47
DATE: 11/27/18
SCALE: 1"=200'
SHEET NO: 2 OF 4
FILE LOCATION: C:\DATA\SURVEY\PLAT\SILVERSTONE.FL FINAL PLAT SH-12

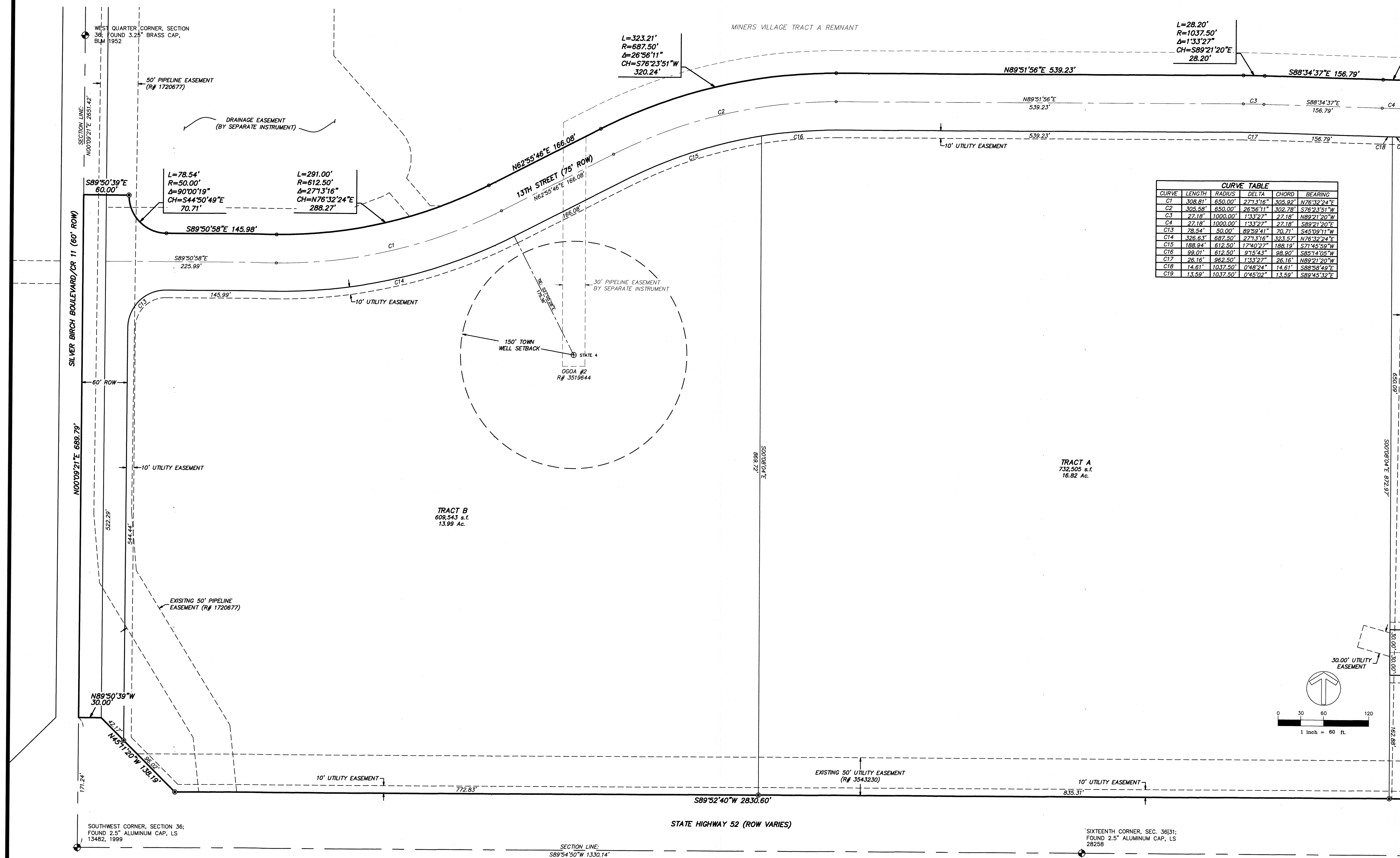


LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°34'37"E	156.79'
L2	N89°51'56"E	220.02'
L3	N89°51'56"E	60.00'
L4	S87°34'31"E	60.06'
L5	N89°51'56"E	180.81'
L6	S88°39'55"E	67.40'
L7	N89°51'56"E	65.77'
L8	N89°51'56"E	61.94'
L9	S87°45'25"E	214.11'
L10	N89°51'56"E	103.74'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	78.54'	50.00'	90°00'19"	70.71'	S44°50'49"E
C2	291.00'	612.50'	27°13'16"	288.27'	N76°32'24"E
C3	323.21'	687.50'	26°56'11"	320.24'	N76°23'51"E
C4	28.20'	1037.50'	1°33'27"	28.20'	S89°21'20"E
C5	26.16'	962.50'	1°33'27"	26.16'	S89°21'20"E
C6	39.27'	25.00'	90°00'00"	35.36'	N44°51'56"E
C7	39.27'	25.00'	90°00'00"	35.36'	S45°08'04"E
C8	18.89'	1537.50'	0°42'14"	18.89'	N89°46'57"W
C9	39.58'	25.00'	90°42'14"	35.57'	N45°13'03"E
C10	38.63'	25.00'	88°51'51"	34.90'	S44°23'59"E
C11	37.50'	1462.50'	1°28'09"	37.50'	S89°21'59"E
C12	28.53'	687.50'	2°22'39"	28.52'	S88°56'44"E
C13	25.42'	612.50'	2°22'39"	25.41'	S88°56'44"E
C14	47.12'	30.00'	90°00'00"	42.43'	N45°08'04"W
C15	47.12'	30.00'	90°00'00"	42.43'	N44°51'56"E
C16	219.94'	612.50'	20°34'28"	218.76'	S10°25'17"E
C17	246.87'	687.50'	20°34'28"	245.65'	S10°25'17"E
C18	80.05'	50.00'	91°43'57"	71.77'	S45°59'52"E

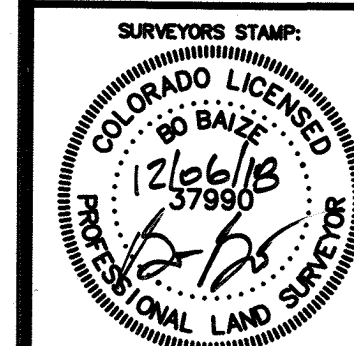


SILVERSTONE FILING NO. 1
FINAL PLAT



SCALE VERIFICATION
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IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	308.81'	650.00'	27°13'16"	305.92'	N76°32'22"
C2	305.58'	650.00'	26°56'11"	302.78'	S76°23'35"
C3	27.18'	1000.00'	1°33'27"	27.18'	N89°21'21"
C4	27.18'	1000.00'	1°33'27"	27.18'	S89°21'21"
C13	78.54'	50.00'	89°59'41"	70.71'	S45°09'11"
C14	326.63'	687.50'	27°13'16"	323.57'	N76°32'22"
C15	188.94'	612.50'	17°40'27"	188.19'	S71°45'53"
C16	99.01'	612.50'	9°15'43"	98.90'	S85°14'05"
C17	26.16'	962.50'	1°33'27"	26.16'	N89°21'21"
C18	14.61'	1037.50'	0°48'94"	14.61'	S88°58'54"
C19	13.59'	1037.50'	0°48'10"	13.59'	S88°45'47"



HURST & ASSOCIATES, INC.
265 S Public Road, Suite B
Lafayette, CO 80026
303 440 0105

HURST

CIVIL ENGINEERING
PLANNING
SURVEYING

SILVERSTONE FILING NO. 1
FINAL PLAT
FREDERICK, COLORADO

DRAWN BY:	BO	DESIGNED BY:	APPROVED BY:
JOB NUMBER: 2020-47			
DATE: 11/27/18			
SCALE: 1"=60'			
SHEET NO: 3 OF 4			

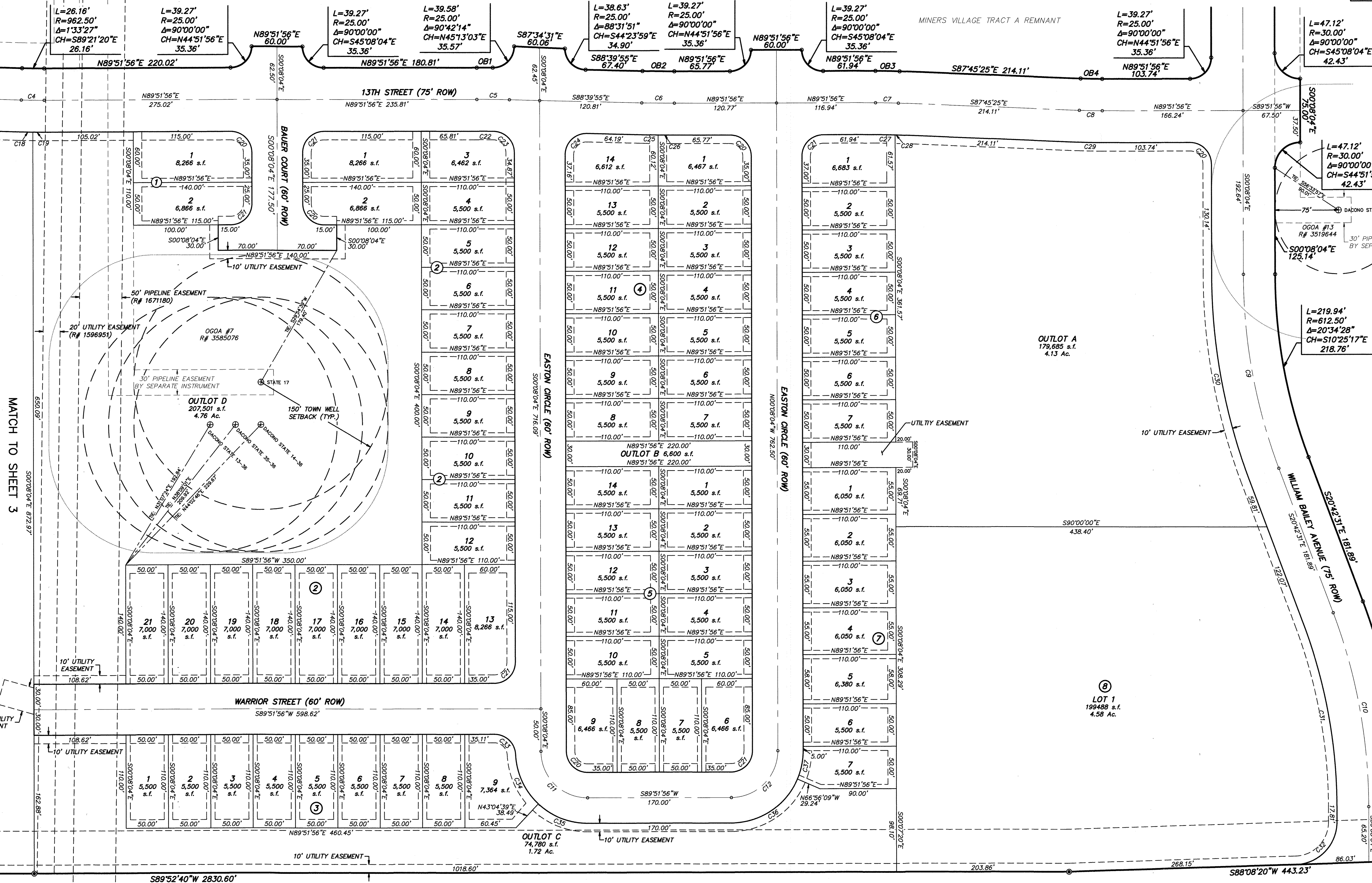
FILE LOCATION:					
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SILVERSTONE FILING NO. 1 FINAL PLAT

SEE SHEET 2

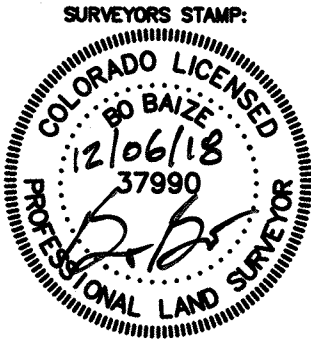
EASEMENT NOTE:

- ALL RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
- 5 FOOT DRAINAGE & UTILITY EASEMENTS ALONG SIDE LOT LINES
- 10 FOOT DRAINAGE & UTILITY EASEMENTS ALONG REAR LOT LINES
- 10 FOOT UTILITY EASEMENTS ALONG FRONT LOT LINES.



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
OB1	18.89	1537.50	0°42'14"	18.89	S89°46'57"E
OB2	37.50	1462.50	1°28'09"	37.50	S89°23'59"E
OB3	28.53	687.50	2°22'38"	28.52	S88°56'44"E
OB4	25.41	612.50	2°22'38"	25.41	S88°56'44"E
C4	27.18	1000.00	1°33'27"	27.18	S89°21'20"E
C5	38.46	1500.00	1°28'09"	38.46	S89°23'59"W
C6	38.46	1500.00	1°28'09"	38.46	S89°23'59"E
C7	26.97	650.00	2°22'38"	26.97	N88°56'44"W
C8	26.97	650.00	2°22'38"	26.97	S88°56'44"E
C9	233.41	650.00	20°34'28"	232.16	S10°25'17"E
C10	233.41	650.00	20°34'28"	232.16	N10°25'17"W
C11	86.39	55.00	90°00'00"	77.78	S45°08'04"E
C12	86.39	55.00	90°00'00"	77.78	N44°51'56"E
C18	14.61	1037.50	0°48'24"	14.61	S88°58'49"E
C19	13.59	1037.50	0°45'02"	13.59	S89°45'32"E
C20	39.27	25.00	90°00'00"	35.36	N45°08'04"W
C21	39.27	25.00	90°00'00"	35.36	S44°51'56"W
C22	19.53	1462.50	0°45'54"	19.53	N89°45'06"W
C23	38.94	25.00	89°14'06"	35.12	N44°45'06"W
C24	39.91	25.00	91°28'09"	36.91	S45°36'01"W
C25	20.12	1537.50	0°45'09"	20.12	S89°22'29"E
C26	19.23	1537.50	0°43'00"	19.23	S89°46'33"E
C27	23.07	612.50	2°09'22"	23.06	N89°03'20"W
C28	2.35	612.50	0°13'11"	2.35	N87°52'01"W
C29	28.53	687.50	2°22'38"	28.52	S88°56'44"E
C30	246.87	687.50	20°34'28"	245.55	S10°25'17"E
C31	219.94	612.50	20°34'28"	218.78	N10°25'17"W
C32	77.03	50.00	88°16'21"	68.64	N44°00'08"E
C33	38.13	25.00	87°23'41"	34.54	N46°26'13"W
C34	65.55	85.00	44°10'58"	63.93	S24°49'52"E
C35	64.11	85.00	43°12'43"	62.60	S88°31'42"E
C36	99.10	85.00	66°48'05"	93.58	N56°27'54"E
C37	34.42	85.00	23°11'55"	34.18	N11°27'54"E

SCALE VERIFICATION
BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY



HURST & ASSOCIATES, INC.
1265 S Public Road, Suite 8
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SOUTH QUARTER CORNER, SECTION 36;
FOUND 2.5" ALUMINUM CAP, LS
24305 2002

SOUTHEAST CORNER, SECTION 36;
FOUND 2.5" ALUMINUM CAP, LS
223500 2012

