

SILVERSTONE FILING NO. 2 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
 89 LOTS & 1 OUTLOT - 17.95 ACRES

CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DACONO INVESTMENT CO, L.L.P., CURRENTLY KNOWN AS FREDERICK INVESTMENT COMPANY, L.L.C. 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. 2" 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 N61°25'45"E, 2,144.13 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 13TH STREET AS DEDICATED BY "SILVERSTONE FILING NO. 1", BEING THE POINT OF BEGINNING;
 THENCE N00°08'04"W, 144.72 FEET;
 THENCE N18°52'38"E, 187.17 FEET;
 THENCE N71°07'22"W, 85.64 FEET;
 THENCE N00°08'04"W, 280.42 FEET;
 THENCE N89°51'56"E, 1,263.53 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WILLIAM BAILEY AVENUE;
 THENCE ALONG THE OUTER BOUNDARY OF "SILVERSTONE FILING NO. 1" THE FOLLOWING TWENTY-SIX COURSES:

- 1) S00°08'04"E, 80.00 FEET;
- 2) 47.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, 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;
- 3) S00°08'04"E, 60.00 FEET;
- 4) 47.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, 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;
- 5) S00°08'04"E, 420.00 FEET;
- 6) 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S44°51'56"W, 35.36 FEET;
- 7) S89°51'56"W, 103.74 FEET;
- 8) 25.41 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 612.50 FEET, A CENTRAL ANGLE OF 02°22'38", AND A CHORD BEARING N88°56'44"W, 25.41 FEET;
- 9) N87°45'25"W, 214.11 FEET;
- 10) 28.53 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 687.50 FEET, A CENTRAL ANGLE OF 02°22'38", AND A CHORD BEARING N88°56'44"W, 28.52 FEET;
- 11) S89°51'56"W, 61.94 FEET;
- 12) 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N45°08'04"W, 35.36 FEET;
- 13) S89°51'56"W, 60.00 FEET;
- 14) 39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S44°51'56"W, 35.36 FEET;
- 15) S89°51'56"W, 65.77 FEET;
- 16) 37.50 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,462.50 FEET, A CENTRAL ANGLE OF 01°28'09", AND A CHORD BEARING N89°23'59"W, 37.50 FEET;
- 17) N88°39'55"W, 67.40 FEET;
- 18) 38.63 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°31'51", AND A CHORD BEARING N44°23'59"W, 34.90 FEET;
- 19) N87°34'31"W, 60.06 FEET;
- 20) 39.58 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°42'14", AND A CHORD BEARING S45°13'03"W, 35.57 FEET;
- 21) 18.89 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,537.50 FEET, A CENTRAL ANGLE OF 00°42'14", AND A CHORD BEARING N89°46'57"W, 18.89 FEET;
- 22) S89°51'56"W, 180.81 FEET;
- 23) 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N45°08'04"W, 35.36 FEET;
- 24) S89°51'56"W, 60.00 FEET;
- 25) 39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S44°51'56"W, 35.36 FEET;
- 26) S89°51'56"W, 85.00 FEET TO THE POINT OF BEGINNING, CONTAINING 17.95 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION (CONTINUED):

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

DACONO INVESTMENT CO, L.L.P., CURRENTLY KNOWN AS FREDERICK INVESTMENT COMPANY, L.L.C.

Michael Stieper
 BY: Michael Stieper
 AS: Manager

ACKNOWLEDGMENT:

STATE OF COLORADO }
 COUNTY OF Denver } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY Michael Stieper AS Manager OF DACONO INVESTMENT CO, L.L.P., CURRENTLY KNOWN AS FREDERICK INVESTMENT COMPANY, L.L.C. THIS 11th DAY OF December, 2018

WITNESS MY HAND AND SEAL:

Mary Jane Davies
 MARY JANE DAVIES
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID: 19874045758
 MY COMMISSION EXPIRES 11-22-2022

SILVERSTONE DEVELOPMENT COMPANY, INC.

Jon Lee
 BY: Jon Lee
 AUTHORIZED REPRESENTATIVE

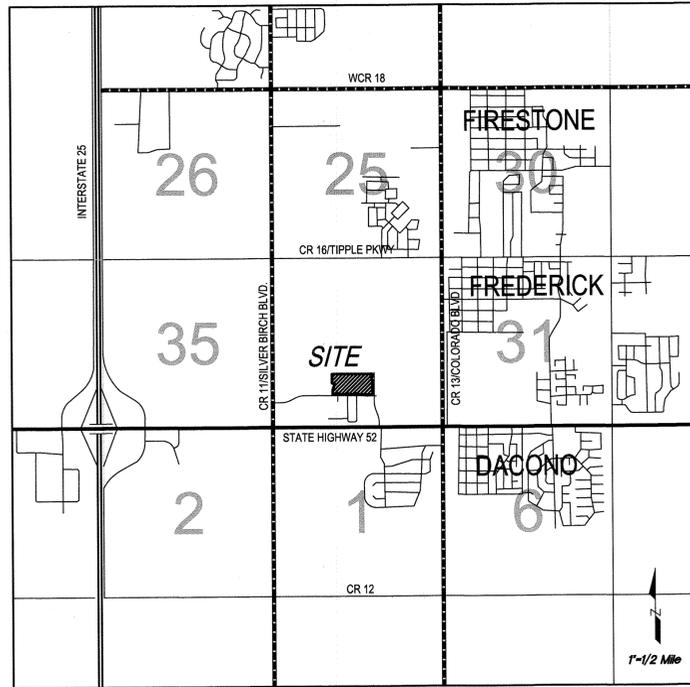
ACKNOWLEDGMENT:

STATE OF COLORADO }
 COUNTY OF Boulder } SS

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

WITNESS MY HAND AND SEAL:

Mary Jane Davies
 MARY JANE DAVIES
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID: 19874045758
 MY COMMISSION EXPIRES 11-22-2022



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, 2,651.42 FEET BETWEEN THE SOUTHWEST CORNER BEING A 2.5" ALUMINUM CAP MARKED LS 13482, 1999 AND THE WEST QUARTER CORNER BEING A 3.25" BRASS CAP MARKED 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. SUBDIVISION CORNERS TO BE MONUMENTED BY 1" PLASTIC CAPS MARKED PLS 37990 SET ON 18" #4 REBARS AFTER GRADING ACTIVITIES.
5. CURRENT MINERAL OWNERSHIP IS BY THE STATE OF COLORADO.
6. SUBJECT AND SURROUNDING PROPERTY IS ZONED RESIDENTIAL LOW DENSITY AND IS CURRENTLY FALLOW AGRICULTURAL GROUND.
7. OUTLOT A SHALL HAVE BLANKET UTILITY AND DRAINAGE EASEMENT.
8. LINEAL DISTANCES ARE U.S. SURVEY FEET.

LAND USE TABLE		
BLOCK	AREA	USE
BLOCK 1 (17 LOTS)	2.74 Ac.	RESIDENCES
BLOCK 2 (15 LOTS)	1.94 Ac.	RESIDENCES
BLOCK 3 (16 LOTS)	2.56 Ac.	RESIDENCES
BLOCK 4 (16 LOTS)	2.42 Ac.	RESIDENCES
BLOCK 5 (16 LOTS)	2.68 Ac.	RESIDENCES
BLOCK 6 (9 LOTS)	1.21 Ac.	RESIDENCES
OUTLOT A	0.08 Ac.	(SEE CHART)

TOTAL RESIDENTIAL AREA (89 LOTS): 13.55 Ac.

OUTLOT SUMMARY CHART				
OUTLOT	AREA	USE	OWNERSHIP	MAINTENANCE
OUTLOT A	0.18 Ac.	UTILITY, LANDSCAPING, OPEN SPACE	METRO DISTRICT	H.O.A./METRO DISTRICT

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION NO. 12-10, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON November 20, 2018. THIS 2nd DAY OF November, 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. 2" IS APPROVED AND ACCEPTED BY ORDINANCE NO. 12-10, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON November 20, 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.

Kerilyn
 MAYOR
 ATTEST:
Meghan A. Hartley
 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	DATE	BY
1	Original Plat	02/07/18	Ba
2	Edits per town comments	03/22/18	Ba
3	Adjust 2 lots for mortgage	05/16/18	Ba
4	Update ownership	11/21/18	Ba

HURST & ASSOCIATES, INC.
 1265 S PUBLIC ROAD, SUITE B
 LAFAYETTE, CO 80026
 303-449-9103

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

SILVERSTONE FILING NO. 2
 FINAL PLAT
 FREDERICK, COLORADO

DATE	BY	APPROVED BY
2020-47	DESIGNED BY	APPROVED BY
DATE	11/27/18	
SCALE	N/A	
SHEET NO.	1 OF 2	

SILVERSTONE FILING NO. 2

FINAL PLAT

SHEET 2 OF 2

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



WEST QUARTER CORNER, SECTION 36; FOUND 3.25" BRASS CAP, BLM 1952
 POINT OF BEGINNING
 SOUTH-SW CORNER, SECTION 36; FOUND 2.5" ALUMINUM CAP, LS 13482, 1999
 POINT OF COMMENCEMENT

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	47.92'	30.00'	90°00'00"	42.43'	S44°51'56"W
C2	47.12'	30.00'	90°00'00"	42.43'	S45°08'04"W
C3	39.27'	25.00'	90°00'00"	35.36'	S44°51'56"W
C4	25.41'	612.50'	2°22'38"	25.41'	N88°56'44"W
C5	28.53'	687.50'	2°22'38"	28.53'	N88°56'44"W
C6	39.27'	25.00'	90°00'00"	35.36'	N45°08'04"W
C7	38.63'	25.00'	88°31'51"	34.90'	N44°23'59"W
C8	39.58'	25.00'	90°42'14"	35.57'	S45°10'17"W
C9	18.89'	1537.50'	0°42'14"	18.89'	N89°46'57"W
C10	58.07'	175.00'	19°00'41"	57.80'	S08°22'17"W
C11	82.92'	76.00'	70°58'19"	87.09'	S54°22'17"W
C12	77.01'	225.00'	19°36'39"	76.64'	S08°40'16"W
C13	77.01'	225.00'	19°36'39"	76.64'	N09°40'16"E
C14	77.01'	225.00'	19°36'39"	76.64'	S08°40'16"W
C15	77.01'	225.00'	19°36'39"	76.64'	N09°40'16"E

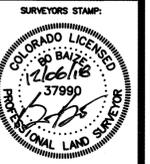
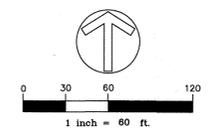
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C16	19.27'	205.00'	4°15'05"	19.27'	S21°59'28"W
C17	40.06'	205.00'	11°11'48"	40.00'	S09°42'55"W
C18	12.75'	205.00'	3°13'49"	12.75'	S17°05'43"W
C19	54.83'	25.00'	125°39'30"	44.48'	N43°57'07"W
C20	32.86'	62.00'	30°22'04"	32.48'	N88°24'10"E
C21	42.98'	62.00'	39°43'11"	42.13'	S56°33'17"E
C22	42.88'	62.00'	39°38'39"	42.01'	S16°53'18"E
C23	40.92'	62.00'	37°49'02"	40.18'	S21°49'33"W
C24	42.40'	62.00'	39°11'52"	41.58'	S60°19'40"W
C25	59.84'	192.00'	55°18'04"	57.55'	N22°25'42"W
C26	23.05'	62.00'	21°17'55"	22.91'	N34°07'42"W
C27	44.23'	25.00'	101°21'46"	38.68'	S74°09'38"E
C28	4.30'	25.00'	9°51'54"	4.30'	N50°13'32"E
C29	54.38'	105.00'	29°40'17"	53.77'	S80°07'44"W
C30	47.84'	185.00'	14°31'28"	47.72'	S82°24'55"W
C31	25.66'	145.00'	10°08'20"	25.63'	S04°56'07"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C32	22.42'	145.00'	8°52'21"	22.42'	S14°26'27"W
C33	55.75'	45.00'	70°58'10"	52.25'	S54°21'77"W
C34	39.80'	25.00'	90°46'05"	35.59'	N44°45'01"W
C35	34.90'	195.00'	10°15'12"	34.85'	N05°45'37"E
C36	29.23'	195.00'	8°35'23"	29.21'	N15°10'54"E
C37	21.46'	255.00'	4°49'16"	21.45'	S17°03'58"W
C38	45.31'	255.00'	10°10'48"	45.25'	S09°43'56"W
C39	20.52'	255.00'	4°36'35"	20.51'	S02°10'14"W
C40	10.88'	195.00'	3°11'51"	10.88'	S01°22'52"W
C41	55.86'	195.00'	16°24'48"	55.67'	S11°16'12"W
C42	49.87'	255.00'	11°12'17"	49.79'	N13°52'27"E
C43	35.34'	255.00'	7°56'24"	35.31'	N04°18'07"E
C44	39.07'	25.00'	89°32'02"	35.27'	S45°05'56"W
C45	39.27'	25.00'	90°00'00"	35.36'	N45°08'04"W
C46	47.84'	185.00'	14°31'28"	47.72'	N05°34'07"E
C47	18.90'	195.00'	5°31'13"	18.89'	N16°41'59"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C48	33.01'	255.00'	7°25'00"	32.99'	S15°46'06"W
C49	47.75'	255.00'	10°43'46"	47.68'	S06°41'43"W
C50	6.52'	255.00'	1°27'53"	6.52'	S00°35'53"W
C51	6.39'	195.00'	1°52'37"	6.39'	S00°48'15"W
C52	56.06'	195.00'	16°28'19"	55.87'	S09°58'43"W
C53	4.30'	195.00'	1°15'44"	4.30'	S18°50'44"W
C54	38.09'	255.00'	8°13'30"	38.05'	N15°11'51"E
C55	49.19'	255.00'	11°03'10"	49.11'	N05°23'51"E
C56	38.27'	25.00'	80°00'00"	35.36'	S44°51'56"W
C57	38.27'	40.00'	55°32'07"	37.27'	N27°38'00"E
C58	8.79'	40.00'	12°35'31"	8.77'	N61°41'49"E
C59	67.03'	62.00'	61°56'37"	63.81'	S37°01'16"W
C60	101.51'	62.00'	93°48'22"	90.54'	S40°51'14"E
C61	99.98'	62.00'	92°22'38"	89.48'	N46°03'15"E
C62	18.27'	1462.50'	0°42'56"	18.27'	S89°01'23"E
C63	18.23'	1462.50'	0°45'12"	18.23'	S89°45'27"E

LINE	BEARING	LENGTH
L1	S18°52'39"W	0.78'
L2	N00°08'04"W	28.81'
L3	S89°51'56"W	32.00'

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.



HURST & ASSOCIATES, INC.
 1265 S Public Road, Suite B
 Lafayette, CO 80006
 303.448.9105

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

SILVERSTONE FILING NO. 2
 FINAL PLAT
 FREDERICK, COLORADO

DATE: 11/27/18
 SCALE: 1"=60'
 SHEET NO: 2 OF 2

FILE LOCATION: SURVEYS/SILVERSTONE FILING 2 PLAT