

3444332 12/28/2006 04:34P Weld County, CO
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

FINAL PLAT SILVER PEAKS AT DAcono FILING NO. 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF DAcono, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 2

OWNER: AMBERHILL-SILVER PEAKS LLC
6321 NEWPORT COURT
ENGLEWOOD, CO. 80111
(303) 591-1321/(720) 890-1111

ENGINEER: MB CONSULTING ENGINEERS
333 WEST COLFAX AVENUE
DENVER CO. 80204
(303) 825-7475

OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED AMBERHILL-SILVER PEAKS LLC, BEING THE SOLE OWNER OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

A PLAT OF A PARCEL OF LAND IN THE CITY OF DAcono, COUNTY OF WELD, STATE OF COLORADO LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST QUARTER OF SAID SECTION 2, WHENCE THE WEST QUARTER CORNER THEREOF BEARS N00°21'08"E, A DISTANCE OF 2669.53 FEET; THENCE N89°28'08"E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 69.69 FEET; THENCE N00°21'08"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHEAST INTERSECTION OF COUNTY ROAD 12 AND INTERSTATE 25 FRONTAGE ROAD RIGHT-OF-WAY LINE, BEING THE POINT OF BEGINNING; THENCE CONTINUING N00°21'08"E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE 25 FRONTAGE ROAD, A DISTANCE OF 972.70 FEET; THENCE S89°38'38"E, A DISTANCE OF 552.82 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 22°43'14", A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 87.24 FEET AND A CHORD BEARING N11°42'59"E, A DISTANCE OF 86.67 FEET TO A POINT OF TANGENT; THENCE N00°21'22"E, ALONG SAID TANGENT, A DISTANCE OF 201.53 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 90°00'00", A RADIUS OF 30.00 FEET AND AN ARC LENGTH OF 47.12 FEET TO A POINT OF TANGENT; THENCE N89°38'38"W, ALONG SAID TANGENT, A DISTANCE OF 539.91 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE 25 FRONTAGE ROAD; THENCE N00°21'08"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET; THENCE S89°38'38"E, A DISTANCE OF 539.91 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 55°28'55", A RADIUS OF 30.00 FEET AND AN ARC LENGTH OF 29.05 FEET; THENCE S89°38'38"E, A DISTANCE OF 65.28 FEET; THENCE S00°21'22"W, A DISTANCE OF 304.53 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 50°56'28", A RADIUS OF 280.00 FEET AND AN ARC LENGTH OF 248.95 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 13°51'06", A RADIUS OF 220.00 FEET AND AN ARC LENGTH OF 53.19 FEET; THENCE S89°38'38"E, A DISTANCE OF 174.37 FEET; THENCE S44°57'04"E, A DISTANCE OF 93.39 FEET; THENCE N89°28'12"E, A DISTANCE OF 20.65 FEET; THENCE S00°31'48"E, A DISTANCE OF 232.32 FEET; THENCE N89°28'12"E, A DISTANCE OF 5.71 FEET; THENCE S00°31'48"E, A DISTANCE OF 492.69 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 12; THENCE S89°28'05"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 767.81 FEET TO THE POINT OF BEGINNING, CONTAINING 755,511 SQUARE FEET OR 17.344 ACRES MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF SILVER PEAKS AT DAcono FILING NO. 2, A SUBDIVISION OF A PART OF THE CITY OF DAcono, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATED TO THE CITY OF DAcono THE STREETS, AVENUES AND TRACT A AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE CITY OF DAcono AND ALL SERVING PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE CITY OF DAcono, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF DAcono, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF DAcono SHALL BECOME THE SOLE PROPERTY OF SAID CITY OF DAcono, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, CUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR QWEST, INC., WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR QWEST, INC., AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF DAcono, COLORADO.

SIGNED THIS 9th DAY OF November A.D., 2006

AMBERHILL-SILVER PEAKS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: FS LAND LLC, MANAGER

BY: Robert C. Swenson
ROBERT C. SWENSON, MANAGER

BY: Stephen J. Foley
STEPHEN J. FOLEY, MANAGER

DATE: 11-9-2006

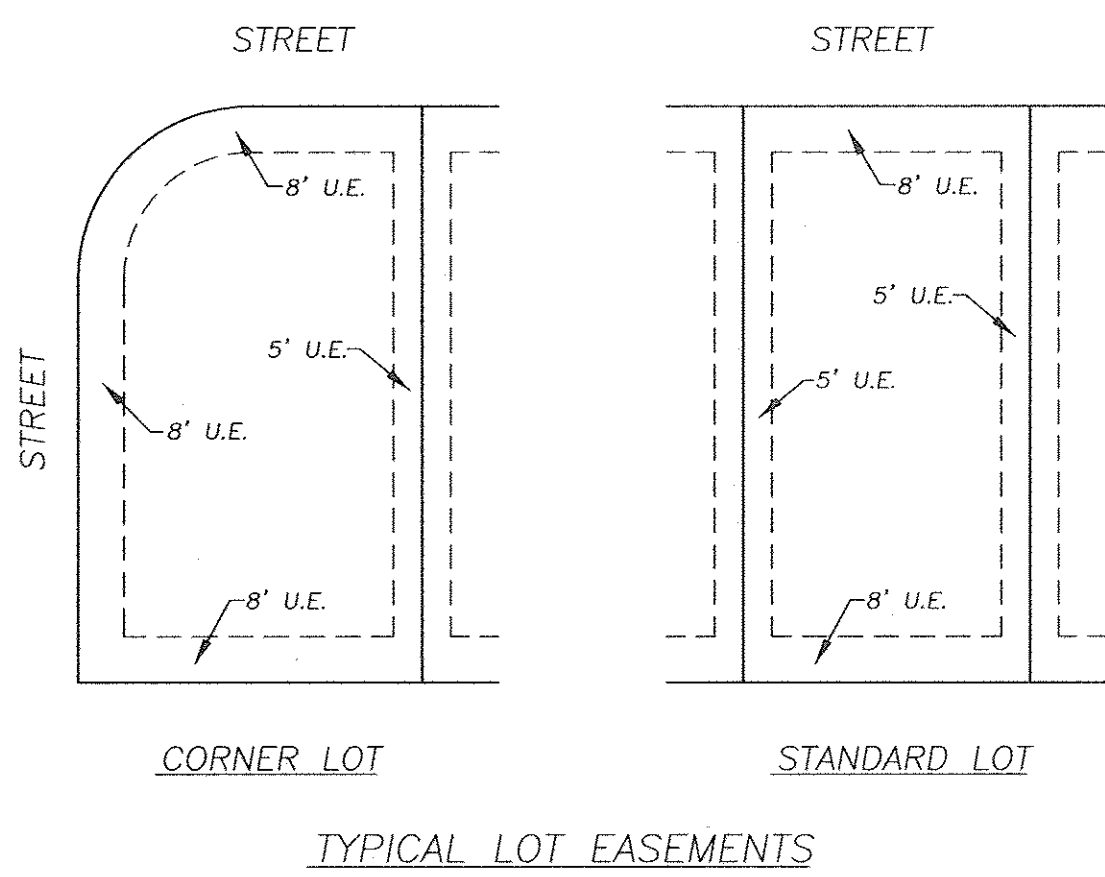
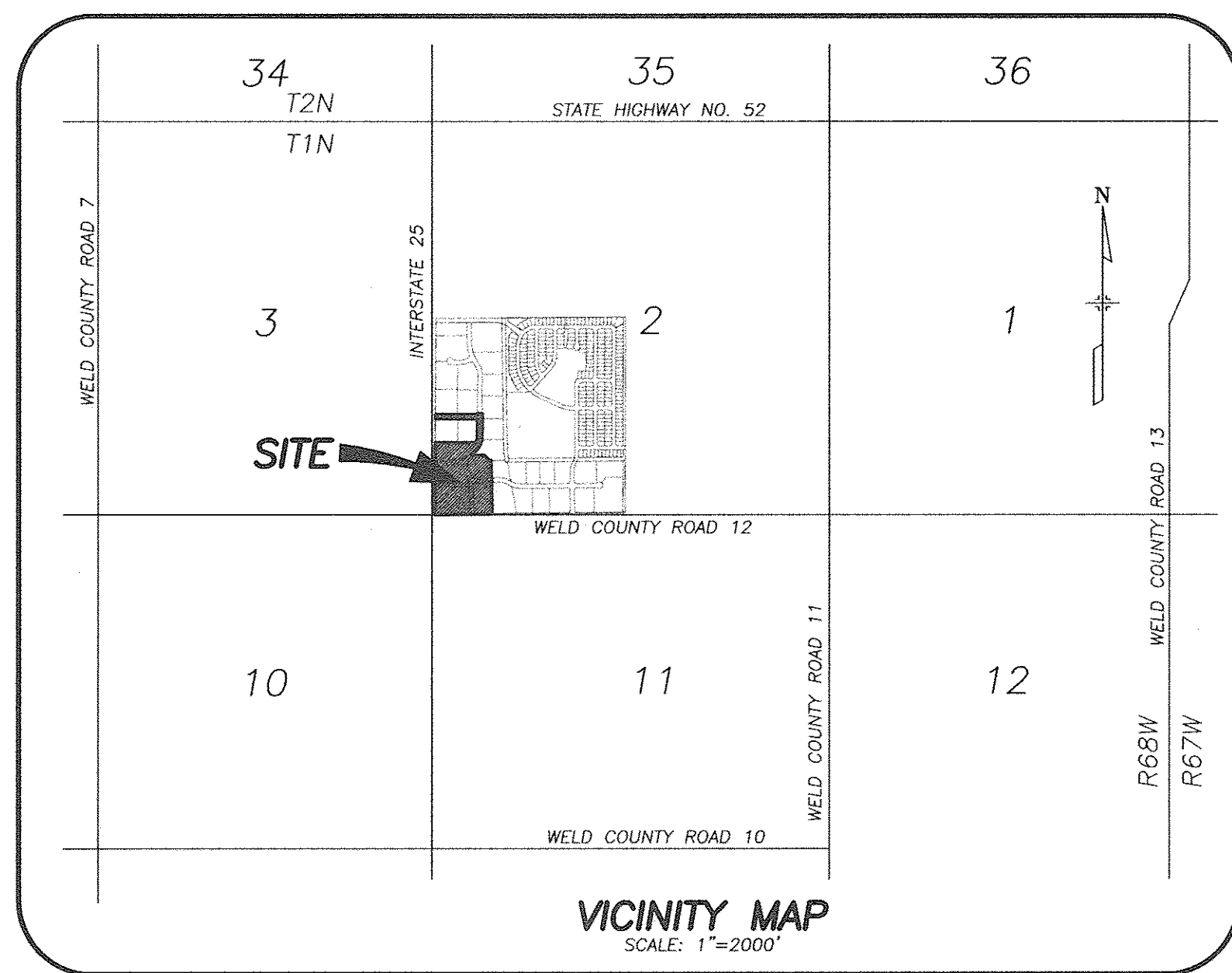
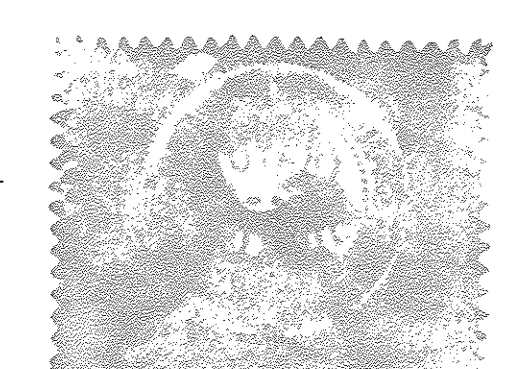
ACKNOWLEDGMENTS

STATE OF COLORADO }
COUNTY OF Adams }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF November A.D., 2006 BY ROBERT C. SWENSON AS MANAGER AND STEPHEN J. FOLEY AS MANAGER OF FS LAND LLC, MANAGER FOR AMBERHILL-SILVER PEAKS LLC, A DELAWARE LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: 10-4-2010

WITNESS MY HAND AND OFFICIAL SEAL.
Jerome D. Seaman
NOTARY PUBLIC



LOT EASEMENTS:
FRONT LOT LINE - 8' UTILITY EASEMENT
BACK LOT LINE - 8' UTILITY EASEMENT
SIDE LOT LINE - 8' UTILITY EASEMENT (ADJACENT TO STREET/OPEN SPACE)
INTERIOR SIDE LOT LINE - 5' UTILITY EASEMENT

LENDER'S CONSENT AND SUBORDINATION

THE UNDERSIGNED, GRAIL KISTER, OF FIRST TIER BANK, AS BENEFICIARY OF A DEED OF TRUST THAT CONSTITUTES A LIEN UPON THE PROPERTY DEPICTED ON THE ACCOMPANYING PLAT, HEREBY CONSENTS TO THIS PLAT AND TO THE DEDICATION OF THE STREETS, ALLEYS, ROADS, EASEMENTS, OUTLOTS AND OTHER PUBLIC USES AS SHOWN ON THIS PLAT, AND FOREVER RELEASES SAID LANDS FROM THE LIENS CREATED BY SAID INSTRUMENTS.

BY: Grail Kister
GRAIL KISTER
TITLE: MARKET PRESIDENT

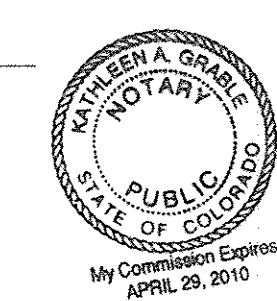
ACKNOWLEDGMENTS

STATE OF COLORADO }
COUNTY OF Adams }SS

THE FOREGOING LENDER'S CONSENT AND SUBORDINATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF November, 2006, BY Grail Kister AS Market President OF First Tier Bank.

MY COMMISSION EXPIRES: 4-29-2010

WITNESS MY HAND AND OFFICIAL SEAL.
Kathleen A. Thabe
NOTARY PUBLIC



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 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.
- BASIS OF BEARINGS IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, T1N, R68W OF THE SIXTH P.M., BEING N00°21'08"E AND MONUMENTED AS SHOWN.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY VIGIL LAND CONSULTANTS INC. TO DETERMINE OWNERSHIP, EASEMENTS OF RECORD, OR ANY ENCUMBRANCE WHICH MAY AFFECT THIS SURVEY. FOR INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND OTHER ENCUMBRANCES SHOWN ON THIS PLAT, VIGIL LAND CONSULTANTS, INC., RELIED UPON TITLE POLICY BY LAND TITLE GUARANTEE COMPANY, ORDER NO. FC25015273, DATED JULY 29, 2002.
- THE PROPERTY IS SUBJECT TO A SUBSIDENCE INVESTIGATION REPORT BY WESTERN ENVIRONMENTAL & ECOLOGY INC., DATED JANUARY 16, 2001, PROJECT NO. 233-001-01.
- THIS PROPERTY DOES NOT LIE WITH A 100-YEAR FLOOD PLAIN, IT FALLS IN ZONE C. AREAS OF MINIMAL FLOODING, ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 080266 0960 D, DATED SEPTEMBER 28, 1990.
- NO STRUCTURES SHALL BE LOCATED WITHIN THE 150 FOOT OIL AND GAS EQUIPMENT SETBACKS SHOWN ON THE PLAT.

SURVEYOR'S CERTIFICATE

I, JOHN G. VIGIL, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLETED ACCORDING TO THE APPLICABLE STATE OF COLORADO REQUIREMENTS.

JOHN G. VIGIL
L.S. COLORADO REGISTRATION NO. 26606
11-8-06

GAS AND ELECTRIC EASEMENT APPROVAL

Steve Bal 11/9/06 UNITED POWER 11-9-06
KN ENERGY DATE UNITED POWER DATE

WATER AND SANITARY SEWER EASEMENT APPROVAL

Steve Bal 11/9/06
ST VRAIN SANITATION DISTRICT DATE
Steve Bal 11/13/06
CENTRAL WELD COUNTY WATER DISTRICT DATE

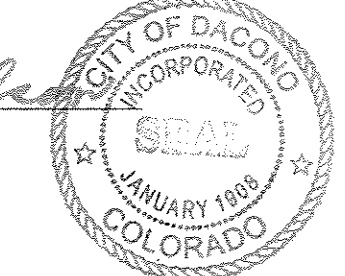
PLANNING AND ZONING COMMISSION APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DAcono, THIS 24th DAY OF August, 2006.
Mark C. Coland
CHAIRPERSON

CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THE PLAT OF SILVER PEAKS AT DAcono WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF DAcono BY RESOLUTION NO. 04-08, THIS 22nd DAY OF September 2006, AND THAT THE MAYOR OF THE CITY OF DAcono, ON BEHALF OF THE CITY OF DAcono, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATION IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.

ATTEST:
Mark C. Coland
MAYOR



Mark C. Coland
CITY CLERK

REV: 11-02-06
REV: 08-16-06
REV: 08-10-06
REV: 06-19-06 Job No. 02042

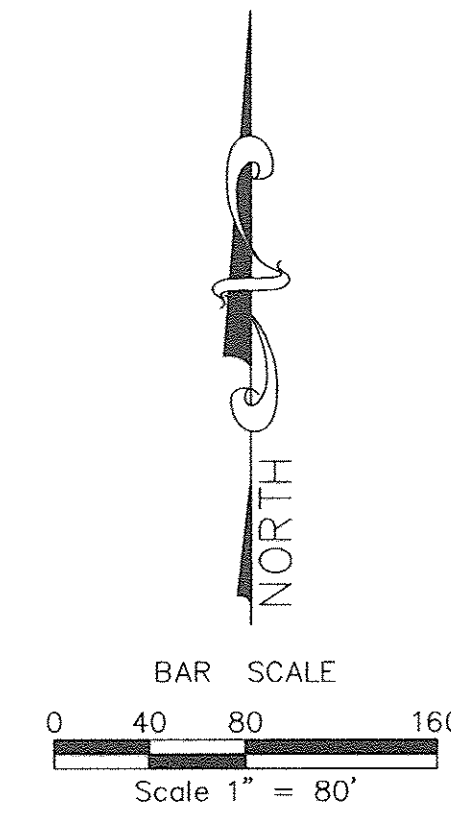
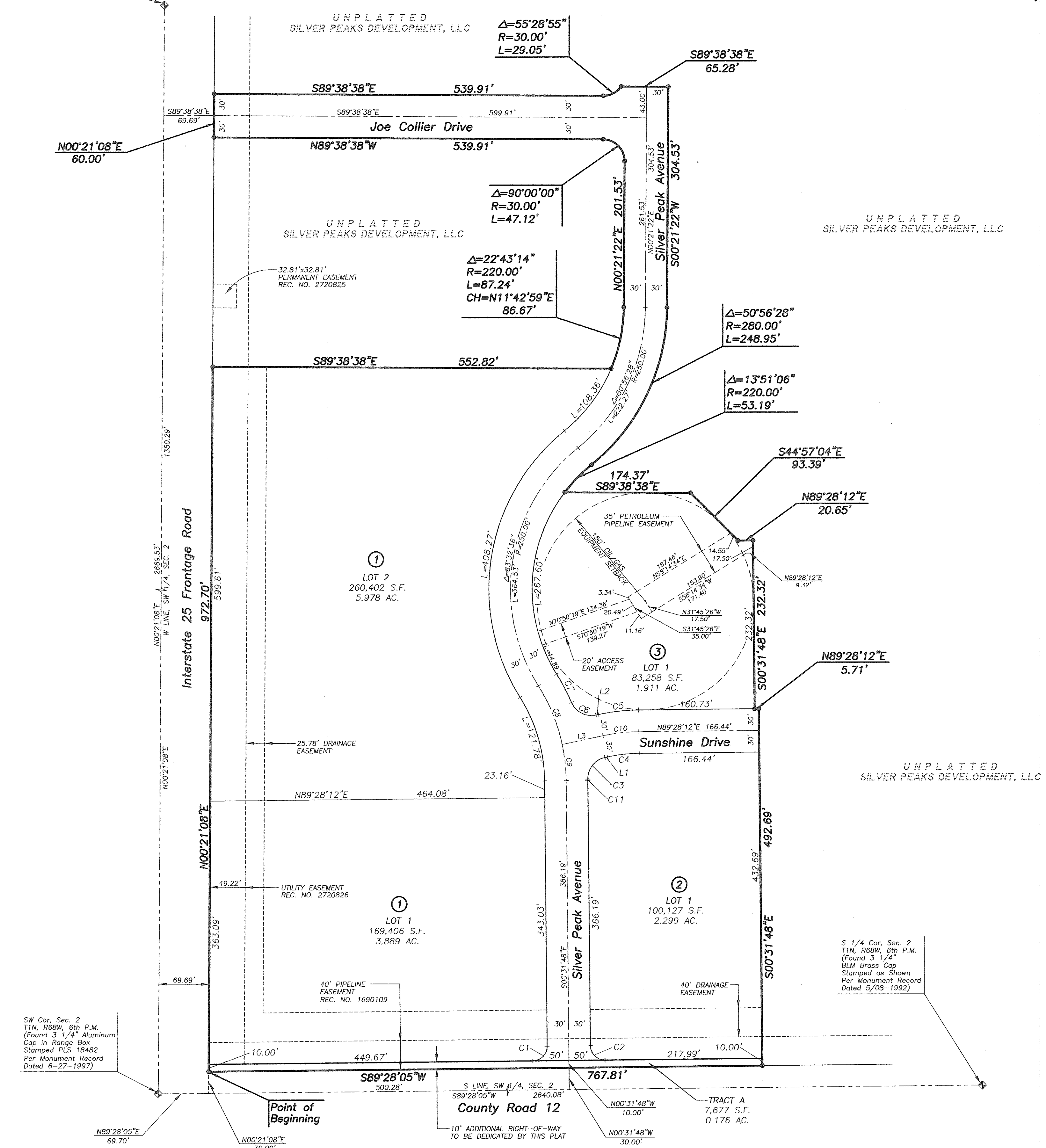
Vigil Land Consultants
480 Yuma Street ■ Denver, Colorado 80204
Off: (303) 436-9233 ■ Fax: (303) 436-9235

FINAL PLAT
SILVER PEAKS AT DAcono FILING NO. 2
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF DAcono, COUNTY OF WELD, STATE OF COLORADO
 SHEET 2 OF 2

W 1/4 Cor. Sec. 2
 T1N, R68W, 6th P.M.
 (Found 3 1/2" Brass
 Cap in Range Box
 Stamped LS 18415
 Per Monument Record
 Dated 12-16-1994)

3444332 12/28/2006 04:34P Weld County, CO
 2 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

SW Cor. Sec. 2
 T1N, R68W, 6th P.M.
 (Found 3 1/4" Aluminum
 Cap in Range Box
 Stamped PLS 18482
 Per Monument Record
 Dated 6-27-1997)



LEGEND

- SET NO. 5 REBAR WITH CAP STAMPED LS 26606
- ③ BLOCK NUMBER

LINE	LENGTH	BEARING
L1	3.69'	N77°57'01"E
L2	3.69'	S77°57'01"W
L3	57.83'	N77°57'01"E
L8	11.17'	S82°58'09"E
L9	11.17'	S82°58'09"E
L14	57.83'	N77°57'01"E
L16	17.50'	S89°53'44"E

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.42'	28.28'	N44°28'09"E	89°59'53"
C2	20.00'	31.42'	28.28'	S45°31'51"E	90°00'07"
C3	30.00'	41.28'	38.10'	S38°31'49"W	78°50'24"
C4	220.00'	44.23'	44.16'	S83°42'36"W	11°31'11"
C5	280.00'	56.30'	56.20'	S83°42'36"W	11°31'11"
C6	30.00'	41.28'	38.10'	S62°37'47"E	78°50'24"
C7	280.00'	44.16'	44.11'	N27°43'40"W	9°02'11"
C8	250.00'	88.12'	87.67'	N22°08'52"W	20°11'46"
C9	250.00'	50.26'	50.18'	N06°17'24"W	11°31'11"
C10	250.00'	50.26'	50.18'	S83°42'36"W	11°31'11"
C11	280.00'	1.76'	1.76'	N00°42'36"W	0°21'35"
C17	25.00'	39.27'	35.36'	S44°53'44"E	90°00'00"
C18	200.00'	31.81'	31.78'	N04°39'41"E	9°06'49"
C19	25.00'	39.27'	35.36'	S45°06'16"W	90°00'00"
C20	25.00'	39.27'	35.36'	S44°53'44"E	90°00'00"
C23	25.00'	39.27'	35.36'	N45°06'16"E	90°00'00"
C24	25.00'	39.27'	35.36'	S44°53'44"E	90°00'00"
C27	25.00'	39.27'	35.36'	N45°06'16"E	90°00'00"
C65	30.00'	41.28'	38.10'	N52°38'39"E	78°50'24"
C66	150.00'	36.40'	36.31'	N19°28'11"E	13°54'17"
C69	250.00'	29.27'	29.25'	N86°17'23"W	6°42'29"
C70	250.00'	88.12'	87.67'	N22°08'52"W	20°11'46"
C71	250.00'	50.26'	50.18'	N06°17'24"W	11°31'11"
C72	250.00'	50.26'	50.18'	S83°42'36"W	11°31'11"
C74	175.00'	80.38'	79.68'	N13°15'48"E	26°19'04"

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