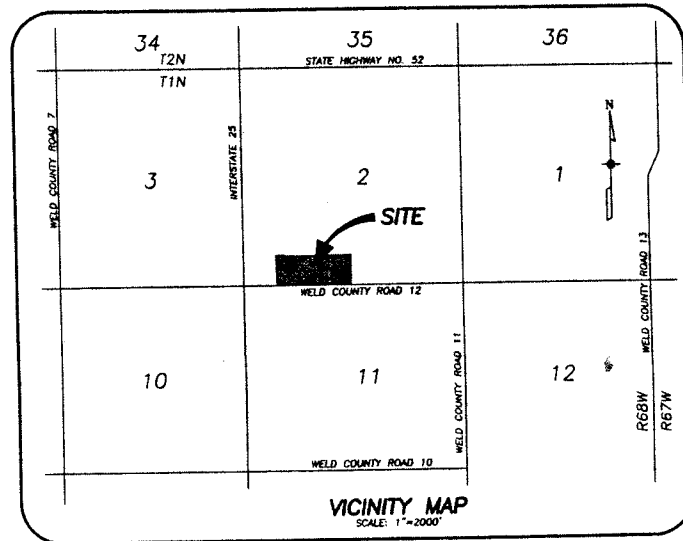


**FINAL PLAT**  
**SILVER PEAKS AT DAcono FILING NO. 3**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,  
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF DAcono, COUNTY OF WELD, STATE OF COLORADO  
 SHEET 1 OF 2



**OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED SILVER PEAKS DEVELOPMENT, 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 SOUTH QUARTER CORNER OF SAID SECTION 2, WHENCE THE SOUTHWEST CORNER THEREOF BEARS S89°28'05"W, A DISTANCE OF 2640.08 FEET; THENCE N00°06'16"E, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 12, BEING THE POINT OF BEGINNING; THENCE S89°28'05"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1802.44 FEET TO THE SOUTHEAST CORNER OF SILVER PEAKS AT DAcono FILING NO. 2; THENCE ALONG THE EASTERLY LINE OF SAID SILVER PEAKS AT DAcono FILING NO. 2 THE FOLLOWING THREE COURSES:

1. N00°31'48"W, A DISTANCE OF 492.69 FEET;
2. S89°28'12"W, A DISTANCE OF 5.71 FEET;
3. N00°31'48"W, A DISTANCE OF 232.32 FEET TO A POINT ON THE SOUTH LINE OF LOT 2, BLOCK 3, SILVER PEAKS AT DAcono FILING NO. 4A; THENCE N89°28'12"E, ALONG SAID SOUTH LINE, A DISTANCE OF 193.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S10°15'11"E, A DISTANCE OF 25.36 FEET; THENCE N89°28'12"E, A DISTANCE OF 1618.41 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, THENCE S00°06'16"W, ALONG SAID EAST LINE, A DISTANCE OF 699.99 FEET TO THE POINT OF BEGINNING, CONTAINING 1,270,439 SQUARE FEET OR 29.165 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. 3, A SUBDIVISION OF A PART OF THE CITY OF DAcono, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF DAcono THE STREETS, AVENUES AND OUTLOT 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, GUTTER 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 31<sup>st</sup> DAY OF MARCH A.D. 2008

AMBERHILL-SILVER PEAKS, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
 BY: Robert C Swenson, MANAGER

BY: Stephen J Foley, MANAGER

DATE: 3-31-08

**ACKNOWLEDGMENTS**

STATE OF COLORADO }  
 COUNTY OF ARAPAHOE }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31<sup>st</sup> DAY OF MARCH A.D. 2008 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: 10-4-10

WITNESS MY HAND AND OFFICIAL SEAL

Yolande O'Sullivan  
 NOTARY PUBLIC



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

**OUTLOT SUMMARY CHART**

OUTLOT NO.	OWNERSHIP	MAINTENANCE	INTENDED USE
A	CITY	CITY	DETENTION POND
B	OA	OA	OIL & GAS FLOWLINE CORRIDOR

CITY = CITY OF DAcono  
 OA = OWNERS ASSOCIATION

**LENDER'S CONSENT**

THE UNDERSIGNED, GRAL 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  
 TITLE: MARKET PRESIDENT

**ACKNOWLEDGMENTS**

STATE OF COLORADO }  
 COUNTY OF Adams }SS

THE FOREGOING LENDER'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 1<sup>st</sup> DAY OF April, 2008 BY Grail Kister AS Market President OF First Tier Bank.

MY COMMISSION EXPIRES: 4-29-2010

WITNESS MY HAND AND OFFICIAL SEAL

Kathleen A. Shaver  
 NOTARY PUBLIC



**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 IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2, T1N, R68W OF THE SIXTH P.M., BEING S89°28'05"W AND MONUMENTED AS SHOWN.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WGL 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, WGL LAND CONSULTANTS, INC. RELIED UPON TITLE POLICY BY LAND TITLE GUARANTEE COMPANY, ORDER NO. FCC25079239-2 DATED JANUARY 28, 2008.
4. THE PROPERTY IS SUBJECT TO A SUBSIDENCE INVESTIGATION REPORT BY WESTERN ENVIRONMENTAL & ECOLOGY INC., DATED JANUARY 16, 2001, PROJECT NO. 233-001-01.
5. THIS PROPERTY LIES WITHIN 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.
6. NO STRUCTURES SHALL BE LOCATED WITHIN THE 150 FOOT OIL AND GAS EQUIPMENT SETBACKS SHOWN ON THE PLAT.
7. OUTLOT A SHALL BE OWNED AND MAINTAINED BY THE CITY OF DAcono.
8. OUTLOT B SHALL BE OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION.
9. THE RIGHT-OF-WAY EASEMENT GRANTED TO ST. VRAIN RAILROAD CO. IN INSTRUMENT RECORDED NOVEMBER 27, 1877 IN BOOK 11 AT PAGE 296 CAN NOT BE LOCATED AND IS NOT SHOWN.
10. LOT 2, BLOCK 2 IS NON-BUILDABLE UNTIL SUCH TIME AS THE EXISTING WELLS OR OIL AND GAS FACILITIES ARE CAPPED AND ABANDONED OR RELOCATED IN ACCORDANCE WITH APPLICABLE COGCC REGULATIONS.
11. THE DOCUMENT RECORDED UNDER RECEPTION NO. 3208031 IS A STORM WATER DRAINAGE EASEMENT THAT CONCERNS THE DEVELOPMENT OF THE DRAINAGE AND STORM WATER SYSTEM ON THIS OVERALL PLAT.
12. THE DOCUMENT RECORDED UNDER RECEPTION NO. 3236570 IS A SANITARY SEWER LINE EASEMENT THAT AFFECTS THE DEVELOPMENT OF THE SANITARY SEWER OUTFALL LOCATED OFFSITE EAST OF OUTLOT B.

**SURVEYOR'S CERTIFICATE**

I, JOHN G. WIGIL, 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. Wigil  
 JOHN G. WIGIL  
 LS COLORADO REGISTRATION NO. 26806



**GAS AND ELECTRIC EASEMENT APPROVAL**

John A. Valdes 3/27/08 DATE  
 UNITED POWER 3-27-08

**WATER AND SANITARY SEWER EASEMENT APPROVAL**

Rustad 3/27/08 DATE  
 ST VRAIN SANITATION DISTRICT  
Wade Spohn 3/28/08 DATE  
 CENTRAL WELD COUNTY WATER DISTRICT

**PLANNING AND ZONING COMMISSION APPROVAL**

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DAcono, THIS 31<sup>st</sup> DAY OF MARCH, 2008.

Maya R. Dorian  
 CHAIRPERSON

**CITY COUNCIL APPROVAL**

THIS IS TO CERTIFY THAT THE SILVER PEAKS AT DAcono FILING NO. 3 FINAL PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF DAcono BY RESOLUTION NO. 12-12 THIS 11<sup>th</sup> DAY OF February, 2008, 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:  
Wade Spohn  
 MAYOR



REV: 03-11-08  
 REV: 02-26-08  
 REV: 01-31-08  
 12-11-07

**Vigil Land Co**

480 Vista Street - Denver

**FINAL PLAT**  
**SILVER PEAKS AT DAcono FILING NO. 3**  
 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

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	30.00'	23.85'	23.32'	N35°00'48"W	45°42'05"
C2	30.00'	17.78'	17.86'	N81°34'10"E	24°24'03"
C3	30.00'	14.14'	14.01'	S77°44'35"E	27°02'28"
C4	20.00'	31.42'	28.28'	N44°28'09"E	82°58'53"
C5	20.00'	31.42'	28.28'	S45°31'31"E	92°02'07"
C6	200.00'	11.28'	11.28'	N27°10'13"E	7°09'12"
C7	250.00'	38.82'	38.82'	S87°17'44"E	1°03'10"
C8	30.00'	47.12'	42.43'	N44°28'12"E	90°02'00"
C9	30.00'	47.12'	42.43'	N44°28'12"E	90°02'00"
C10	280.00'	121.31'	120.36'	S88°10'52"E	24°48'21"
C11	220.00'	8.74'	8.14'	N56°48'48"W	2°02'09"
C12	280.00'	18.88'	18.95'	S52°30'17"W	3°28'11"
C13	220.00'	101.13'	100.24'	S88°58'19"E	26°20'14"
C14	30.00'	47.12'	42.43'	S44°28'12"W	90°02'00"
C15	25.00'	16.67'	16.37'	N71°23'24"W	3°12'48"
C16	45.00'	142.82'	89.89'	N36°33'19"E	141°35'21"
C17	45.00'	58.78'	54.89'	S88°40'32"W	24°50'14"
C18	25.00'	16.67'	16.37'	N72°21'48"E	3°12'48"
C19	30.00'	47.12'	42.43'	S44°28'12"W	90°02'00"
C20	280.00'	48.56'	48.50'	S82°31'40"E	7°58'18"
C21	220.00'	37.34'	37.31'	S88°18'07"E	6°25'22"

LINE	BEARING	LENGTH
L1	N30°44'49"E	13.55'
L2	N30°44'49"E	38.53'
L3	N30°44'49"E	31.77'
L4	S26°25'20"W	37.81'

**LEGEND**  
 • SET NO. 5 REBAR WITH CAP STAMPED LS 26606  
 ① BLOCK NUMBER



SILVER PEAKS AT DAcono FILING NO. 4A REG NO 3463690

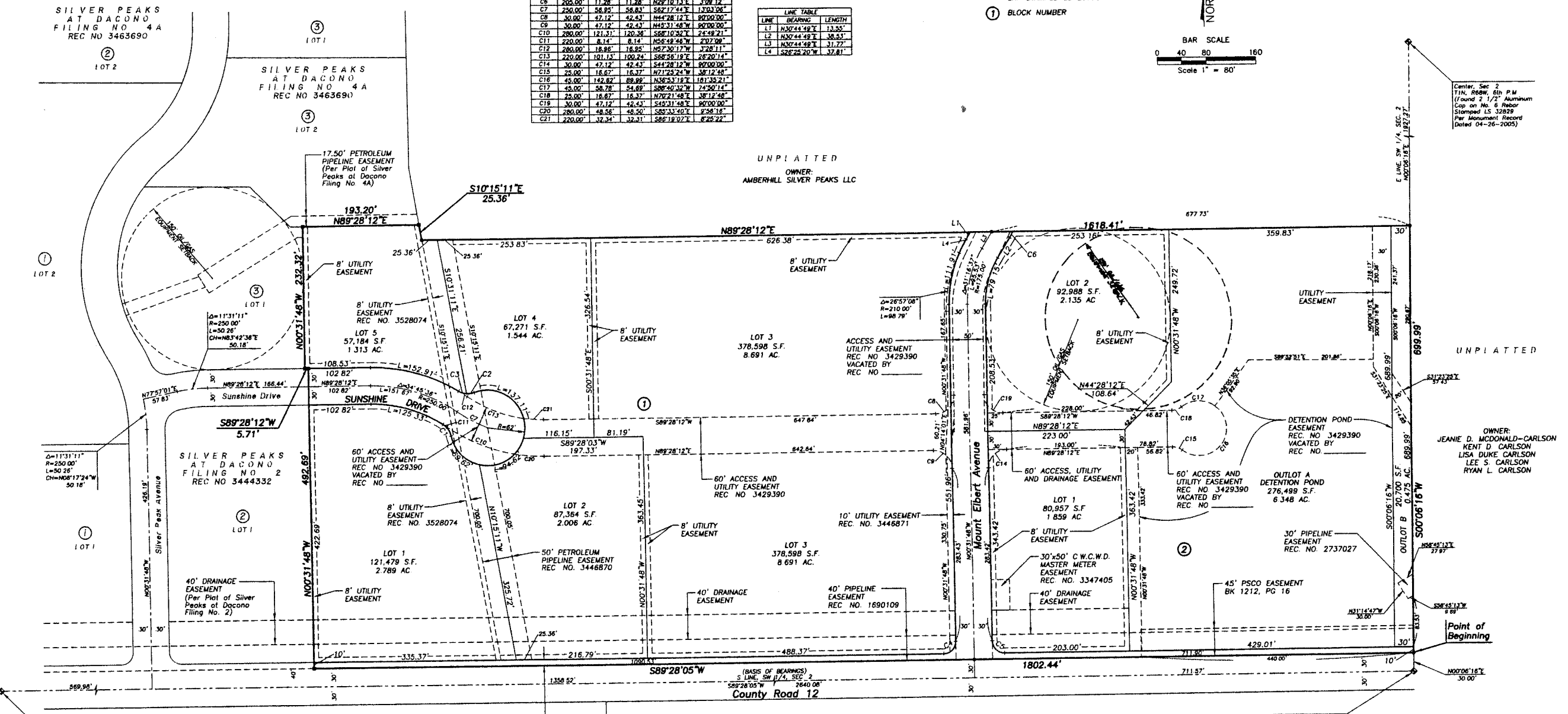
SILVER PEAKS AT DAcono FILING NO. 4A REG NO 3463690

SILVER PEAKS AT DAcono FILING NO. 2 REG NO 3444332

UNPLATTED  
 OWNER:  
 AMBERHILL SILVER PEAKS LLC

Center, Sec. 2  
 T1N, R68W, 6th P.M.  
 (Found 2 1/2" Aluminum Cap on No. 6 Rebar  
 Stamped LS 32829  
 Per Monument Record  
 Dated 04-26-2005)

UNPLATTED  
 OWNER:  
 JEANIE D. McDONALD-CARLSON  
 KENT D. CARLSON  
 LISA DUKE CARLSON  
 RYAN L. CARLSON



SW Cor. Sec. 2  
 T1N, R68W, 6th P.M.  
 (Found 3 1/4" Aluminum Cap in Range Box  
 Stamped PLS 8983  
 Per Monument Record  
 Dated 06-18-2005)

OWNER:  
 ERIE AUTO SALVAGE INC.

OWNER:  
 ROLAND K. COCHRAN  
 MARY E. COCHRAN

S 1/4 Cor. Sec. 2  
 T1N, R68W, 6th P.M.  
 (Found 3 1/4" BLM Brass Cap  
 Stamped as Shown  
 Per Monument Record  
 Dated 5-08-1992)

REV: 03-11-08  
 REV: 02-26-08  
 REV: 01-31-08  
 12-11-07

**Vigil Land Consultants**

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

Job No. 02042