

REPLAT OF  
**LOT 1, BLOCK 2 OF SILVER PEAKS AT DAcono FILING NO. 2**  
**AND LOT 1 & LOT 2 OF 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 PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED AMERCO REAL ESTATE COMPANY, A NEVADA CORPORATION, BEING THE SOLE OWNER OF THE LAND SHOWN IN THIS REPLAT AND DESCRIBED AS FOLLOWS:

A 7.0931 ACRE 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 BEING ALL OF LOT 1, BLOCK 2, SILVER PEAKS AT DAcono, FILING NO. 2, A SUBDIVISION OF A PART OF THE CITY OF DAcono, COUNTY OF WELD, STATE OF COLORADO, RECORDED IN DOCUMENT NO. 3444332, DATED 12/28/2006, OFFICIAL RECORDS OF WELD COUNTY, STATE OF COLORADO; AND LOT 1 & LOT 2, BLOCK 1, SILVER PEAKS AT DAcono, FILING NO. 3, A SUBDIVISION OF A PART OF THE CITY OF DAcono, COUNTY OF WELD, STATE OF COLORADO, RECORDED IN DOCUMENT NO. 3549003, DATED 04/21/2008, OFFICIAL RECORDS OF WELD COUNTY, STATE OF COLORADO. SAID 7.0931 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIN (NO CAP) ON THE WEST LINE OF LOT 1, BLOCK 2, SILVER PEAKS AT DAcono, FILING NO. 2 AND BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF SILVER PEAK AVENUE, AN EXISTING PUBLIC RIGHT-OF-WAY, SAID POINT BEING NORTH 89°28'05" EAST-569.98 FEET, NORTH 00°31'48" WEST-60.00 FEET AND NORTH 89°28'12" EAST-30.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 68 WEST; THENCE ON SAID WEST LINE AND RIGHT-OF-WAY LINE, NORTH 00°31'48" WEST, A DISTANCE OF 366.19 FEET TO A FOUND 1/2" IRON PIN (NO CAP); THENCE, CONTINUING ON SAID LINE, ON A CURVE TO THE LEFT, HAVING RADIUS OF 280.00 FEET, A CHORD BEARING OF NORTH 00°42'36" WEST, A CHORD DISTANCE OF 1.76 FEET, FOR AN ARC DISTANCE OF 1.76 FEET TO A FOUND 1/2" IRON PIN (NO CAP); THENCE, ON CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF NORTH 38°31'49" EAST, A CHORD DISTANCE OF 38.10 FEET, FOR AN ARC DISTANCE OF 41.28 FEET TO A FOUND 1/2" IRON PIN (NO CAP), ON THE NORTH LINE OF SAID LOT 1, BLOCK 2, SILVER PEAKS AT DAcono, FILING NO. 2 AND BEING A POINT AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF SILVER PEAK AVENUE WITH THE SOUTH RIGHT-OF-WAY LINE OF SUNSHINE DRIVE, AN EXISTING PUBLIC RIGHT-OF-WAY; THENCE, ON SAID NORTH LINE AND SOUTH RIGHT-OF-WAY LINE, NORTH 77°57'01" EAST, A DISTANCE OF 3.69 FEET TO A FOUND 1/2" IRON PIN (NO CAP); THENCE CONTINUING ON SAID LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET, A CHORD BEARING OF NORTH 83°42'36" EAST, A CHORD DISTANCE OF 44.16 FEET, FOR AN ARC DISTANCE OF 44.23 FEET TO A FOUND 1/2" IRON PIN (NO CAP); THENCE, CONTINUING ON SAID LINE, NORTH 89°28'12" EAST, AT A DISTANCE OF 166.44 FEET PASSING THE COMMON NORTH CORNER OF SAID LOT 1, BLOCK 2, SILVER PEAKS AT DAcono, FILING NO. 2 AND LOT 1, BLOCK 1, SILVER PEAKS AT DAcono FILING NO. 3, FOR A TOTAL DISTANCE OF 269.26 FEET TO A FOUND 1/2" IRON PIN (NO CAP); THENCE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET, A CHORD BEARING OF SOUTH 74°12'36" EAST, A CHORD DISTANCE OF 123.64 FEET, FOR AN ARC DISTANCE OF 125.33 FEET TO A FOUND 1/2" IRON PIN (NO CAP); THENCE ON A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF SOUTH 35°00'51" EAST, A CHORD DISTANCE OF 23.32 FEET, FOR AN ARC DISTANCE OF 23.96 FEET TO A FOUND 1/2" IRON PIN (NO CAP); THENCE ON A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 62.00 FEET, A CHORD BEARING OF SOUTH 88°01'37" EAST, A CHORD DISTANCE OF 120.26 FEET, FOR AN ARC DISTANCE OF 164.25 FEET, BEING A POINT ON THE NORTH LINE OF LOT 2, BLOCK 1, SILVER PEAKS AT DAcono FILING NO. 3; THENCE ON SAID NORTH LINE OF LOT 2, BLOCK 1, NORTH 89°28'03" EAST, A DISTANCE OF 197.33 FEET TO A FOUND 5/8" IRON PIN WITH "HAMILTON L518982" CAP AT THE NORTHEAST CORNER OF LOT 2, BLOCK 1; THENCE, ON THE EAST LINE OF SAID LOT 2, BLOCK 1, SOUTH 00°31'48" EAST, A DISTANCE OF 363.45 FEET TO A FOUND NAIL WITH TAG AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 1 AND BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 12, AN EXISTING PUBLIC RIGHT-OF-WAY; THENCE ON THE SOUTH LINE OF SAID LOT 2, BLOCK 1 AND RIGHT-OF-WAY LINE, SOUTH 89°28'05" WEST, AT A DISTANCE OF 216.79 FEET PASSING THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, AT A DISTANCE OF 335.37 FEET PASSING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, FOR A TOTAL DISTANCE OF 770.15 FEET TO A FOUND 1/2" IRON PIN (NO CAP) ON THE SOUTH LINE OF LOT 1, BLOCK 2, SILVER PEAKS AT DAcono FILING NO. 2; THENCE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF NORTH 45°31'51" WEST, A CHORD DISTANCE OF 28.28 FEET, FOR AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF BEGINNING. (CONTAINING AN AREA OF 308,974 SQUARE FEET OR 7.0931 ACRES, MORE OR LESS.)

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF LOT 1, BLOCK 2 OF SILVER PEAKS AT DAcono FILING NO. 2 AND LOT 1 & 2 LOT 2 OF SILVER PEAKS AT DAcono FILING NO. 3, SUBDIVISIONS 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 STREETS, AVENUES 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 THEREON WHICH ARE APPROVED BY THE CITY OF DAcono, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF DAcono, AND THAT ANY 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

AMERCO REAL ESTATE COMPANY, A NEVADA CORPORATION

BY: \_\_\_\_\_

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

**ACKNOWLEDGEMENTS**

STATE OF ARIZONA  
 COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_ BY \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_



**VICINITY MAP**

NOT TO SCALE

OWNER(S)/SUBDIVIDER:  
 AMERCO REAL ESTATE COMPANY  
 2727 N. CENTRAL AVENUE, Ste. 500  
 PHOENIX, AZ 85004  
 ph: (602) 263-6555

Property Info:  
 APN #'s: R4647407, R5299408 & R5299508

SURVEYOR:  
 JAMES M. POWERS, PLS  
 RED PLAINS SURVEYING COMPANY  
 1917 S. HARVARD AVENUE  
 OKLAHOMA CITY, OK 73128  
 ph: (405) 603-7842

ENGINEER:  
 MATT ERICHSEN  
 Kiowa Engineering  
 7175 West Jefferson Ave, Suite 2200  
 Lakewood, Colorado 80235  
 Phone: (303) 692-0369

**SURVEYOR'S CERTIFICATE:**

I, JAMES M. POWERS, 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.

JAMES M. POWERS PLS  
 LS No.: 35594  
 IN THE STATE OF: COLORADO

PROFORMA  
 DRAWING  
 FOR REVIEW

**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 ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS SHOWN ON THE FINAL PLAT OF "SILVER PEAKS AT DAcono FILING NO. 3", RECORDING NO. 3549003, WELD COUNTY, CO, STEVE MORENO CLERK & RECORDER, BEING NORTH 89°28'05" WEST, AND MONUMENTED AS SHOWN HEREON.

3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RED PLAINS SURVEYING COMPANY 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, RED PLAINS SURVEYING COMPANY RELIED UPON TITLE COMMITMENTS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENTS NO. NCS-889762-PHX1, WITH AN EFFECTIVE DATE OF SEPTEMBER 04, 2019 AND COMMITMENT NO. NCS-906745-PHX1, WITH AN EFFECTIVE DATE OF SEPTEMBER 05, 2019.

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. THE PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN. IT FALLS IN ZONE "X", AREAS OF MINIMAL FLOODING, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08123C2080E, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2016.

6. NO STRUCTURES SHALL BE LOCATED WITHIN ANY OIL & GAS EQUIPMENT SETBACKS SHOWN ON PLAT. (NO STRUCTURES CURRENTLY ON PROPERTY AS OF DATE OF THIS PLAT.)

7. ALL PROPOSED COMMERCIAL LAND USES MUST BE REVIEWED AND APPROVED AS A SITE PLAN BY THE DAcono PLANNING COMMISSION AND CITY COUNCIL.

8. PER RESEARCH OF THE CITY OF DAcono SETBACK REQUIREMENTS, THE PROPERTY(S) SHOWN HEREON ARE SUBJECT TO THE FOLLOWING SETBACKS: FRONT: 50 FEET; INTERIOR SIDE: NONE; REAR SIDE: 20 FEET.

**CITY COUNCIL APPROVAL:**

THIS IS TO CERTIFY THAT THE REPLAT OF LOT 1, BLOCK 2 OF SILVER PEAKS AT DAcono FILING NO. 2 AND LOT 1 & LOT 2 OF SILVER PEAKS AT DAcono FILING NO. 3 WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF DAcono BY RESOLUTION NO. \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AND THAT THE MAYOR OF THE CITY OF DAcono, ON THE BEHALF OF THE CITY OF DAcono, HEREBY ACKNOWLEDGES SAID REPLAT UPON WHICH THIS CERTIFICATION IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.

ATTEST:

\_\_\_\_\_  
 MAYOR

ATTEST:

\_\_\_\_\_  
 CITY CLERK

**PLANNING AND ZONING COMMISSION APPROVAL:**

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DAcono, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
 CHAIRPERSON

**WATER AND SANITARY SEWER EASEMENT APPROVAL**

ST VRAIN SANITATION DISTRICT \_\_\_\_\_ DATE \_\_\_\_\_

CENTRAL WELD COUNTY WATER DISTRICT \_\_\_\_\_ DATE \_\_\_\_\_

**GAS AND ELECTRIC EASEMENT APPROVAL**

UNITED POWER \_\_\_\_\_ DATE \_\_\_\_\_

BLACK HILLS ENERGY \_\_\_\_\_ DATE \_\_\_\_\_

Prepared By:  
**RED PLAINS**  
 SURVEYING COMPANY  
 Red Plains Surveying Company  
 1917 S. Harvard Avenue, Oklahoma City, OK 73128  
 Phone: 405-603-7842 / Fax: 405-603-7852  
 Email: Comments@rpsurveying.com

NO.	REVISIONS	DATE	SCALE: NA	REDLINED BY: SF
			SURVEY DATE: 10/02/2019	APPROVED BY: JMP
			DWN. BY: SF	J.N.: 19.324-01E
			FIELD BY: HN	SHEET 1 OF 2



REPLAT OF  
**LOT 1, BLOCK 2 OF SILVER PEAKS AT DACONO FILING NO. 2**  
**AND LOT 1 & LOT 2 OF 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)

**LOT 1, BLOCK 3  
 SILVER PEAKS AT  
 DACONO FILING No. 2  
 I-1 LIGHT INDUSTRIAL**

APN: 146702303001  
 SILVER PEAKS BUSINESS  
 ASSOCIATION INC.

**LOT 5, BLOCK 1  
 SILVER PEAKS AT  
 DACONO FILING No. 3  
 I-1 LIGHT INDUSTRIAL**

APN: 146702303005  
 DCM PROPERTIES, LLC

**LOT 4, BLOCK 1  
 SILVER PEAKS AT  
 DACONO FILING No. 3  
 I-1 LIGHT INDUSTRIAL**

APN: R5299708  
 SILVER PEAKS LLC

**LOT 3, BLOCK 1  
 SILVER PEAKS AT  
 DACONO FILING No. 03  
 I-1 LIGHT INDUSTRIAL**

APN: R89252601  
 SILVER PEAKS LLC

60.0' PUBLIC R.O.W.  
**SUNSHINE DRIVE**  
 REC.#3549003

60.0' PUBLIC R.O.W.  
**SILVER PEAK AVENUE**  
 REC.#3444332

LOT 1, BLOCK 1, SILVER PEAKS AT  
 DACONO FILING No. 2 - REC.#3444332

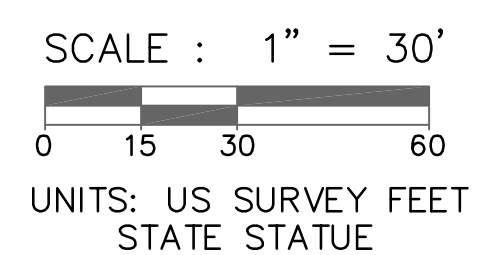
**LOT 1, BLOCK 2  
 SILVER PEAKS AT  
 DACONO FILING No. 2  
 I-1 LIGHT INDUSTRIAL**

**LOT 1, BLOCK 1  
 308,974 SQ. FT.±  
 7.0931 ACRES±**

**LOT 1, BLOCK 1  
 SILVER PEAKS AT  
 DACONO FILING No. 3  
 I-1 LIGHT INDUSTRIAL**

**LOT 2, BLOCK 1  
 SILVER PEAKS AT  
 DACONO FILING No. 3  
 I-1 LIGHT INDUSTRIAL**

**LOT 3, BLOCK 1  
 SILVER PEAKS AT  
 DACONO FILING No. 3  
 I-1 LIGHT INDUSTRIAL**



APN: R6787738  
 UNITZ, LLC

SW CORNER, SEC. 2, T1N-R68W, 6th P.M.  
 (REF.: 3 1/4" ALUMINUM CAP IN RANGE BOX  
 STAMPED PLS 8953  
 PER RECORDED PLAT OF FINAL PLAT  
 "SILVER PEAKS AT DACONO FILING NO. 3"  
 #3549003-WELD COUNTY, CO CLERK & RECORDER

VARIABLE WIDTH PUBLIC R.O.W.  
**COUNTY ROAD NO. 12  
 (GRANDVIEW BOULEVARD)**

**LEGEND**  
 R.O.W. - RIGHT OF WAY  
 REC. - RECORDING  
 FND. - FOUND  
 I.P. - IRON PIN (REBAR)  
 REF. - REFERENCE  
 (0.00) - EXISTING  
 PLAT DISTANCE

Prepared By:  
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 Email: Comments@rpsurveying.com

NO.	REVISIONS	DATE	SCALE: 1" = 30'	REDLINED BY: SF
			SURVEY DATE: 10/02/2019	APPROVED BY: JMP
			DWN. BY: SF	J.N.: 19-324-01E
			FIELD BY: HN	SHEET 2 OF 2