

3463690 03/22/2007 02:02P Weld County, CO  
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

**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 N00°21'08"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1380.29 FEET; THENCE S89°38'38"E, A DISTANCE OF 69.69 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 25 FRONTAGE ROAD, BEING THE POINT OF BEGINNING; THENCE N00°21'08"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 333.21 FEET; THENCE S89°38'38"E, A DISTANCE OF 296.94 FEET; THENCE S00°21'22"W, A DISTANCE OF 333.21 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SILVER PEAKS AT DAcono FILING NO. 2 AS RECORDED AT RECEPTION NO. 3444332; THENCE N89°38'38"W, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 296.91 FEET TO THE POINT OF BEGINNING. CONTAINING 98,939 SQUARE FEET OR 2.271 ACRES MORE OR LESS.

TOGETHER WITH:

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 N00°21'08"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1003.78 FEET; THENCE S89°38'38"E, A DISTANCE OF 69.69 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 25 FRONTAGE ROAD, BEING THE POINT OF BEGINNING; THENCE N00°21'08"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 316.51 FEET TO A POINT ON THE BOUNDARY OF SILVER PEAKS AT DAcono FILING NO. 2 AS RECORDED AT RECEPTION NO. 3444332; THENCE ALONG SAID BOUNDARY THE FOLLOWING FIVE (5) COURSES:

1. S89°38'38"E, A DISTANCE OF 539.91 FEET TO A POINT OF CURVE;
2. ALONG A CURVE TO THE RIGHT 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;
3. S00°21'22"W, ALONG SAID TANGENT, A DISTANCE OF 201.53 FEET TO A POINT OF CURVE;
4. ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 22°43'14", A RADIUS OF 220.00 FEET AND AN ARC LENGTH OF 87.24 FEET;
5. N89°38'38"W, A DISTANCE OF 552.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 179,707 SQUARE FEET OR 4.126 ACRES MORE OR LESS.

TOGETHER WITH:

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 N44°13'06"E, A DISTANCE OF 1003.37 FEET TO A POINT ON A CURVE ON THE BOUNDARY OF SILVER PEAKS AT DAcono FILING NO. 2 AS RECORDED AT RECEPTION NO. 3444332, BEING THE POINT OF BEGINNING; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES:

1. ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 13°51'06", A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 53.19 FEET AND A CHORD BEARING N44°22'17"E, A DISTANCE OF 53.06 FEET TO A POINT OF REVERSE CURVE;
2. ALONG A CURVE TO THE LEFT 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 TANGENT;
3. N00°21'22"E, A DISTANCE OF 239.58 FEET; THENCE S89°38'38"E, A DISTANCE OF 287.16 FEET; THENCE S00°49'01"E, A DISTANCE OF 464.24 FEET; THENCE S10°15'11"E, A DISTANCE OF 95.01 FEET; THENCE S89°28'12"W, A DISTANCE OF 213.85 FEET TO A POINT ON THE BOUNDARY OF SAID SILVER PEAKS AT DAcono FILING NO. 2 AS RECORDED AT RECEPTION NO. 3444332; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. N44°57'04"W, A DISTANCE OF 93.39 FEET;  
2. N89°38'38"W, A DISTANCE OF 174.37 FEET TO THE POINT OF BEGINNING.  
CONTAINING 171,845 SQUARE FEET OR 3.945 ACRES MORE OR LESS.

SUCH PARCELS TOGETHER CONTAINING 450,491 SQUARE FEET OR 10.342 ACRES MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF SILVER PEAKS AT DAcono FILING NO. 4A, 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 OTHER PUBLIC PLACES 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.

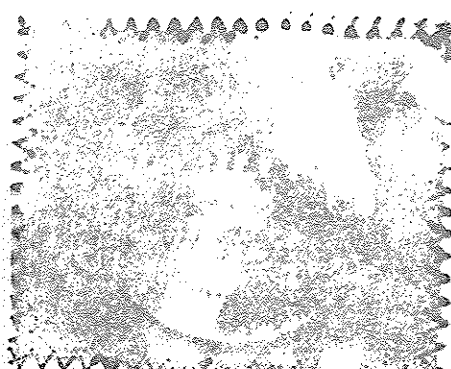
SIGNED THIS 9th DAY OF March A.D., 2007

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

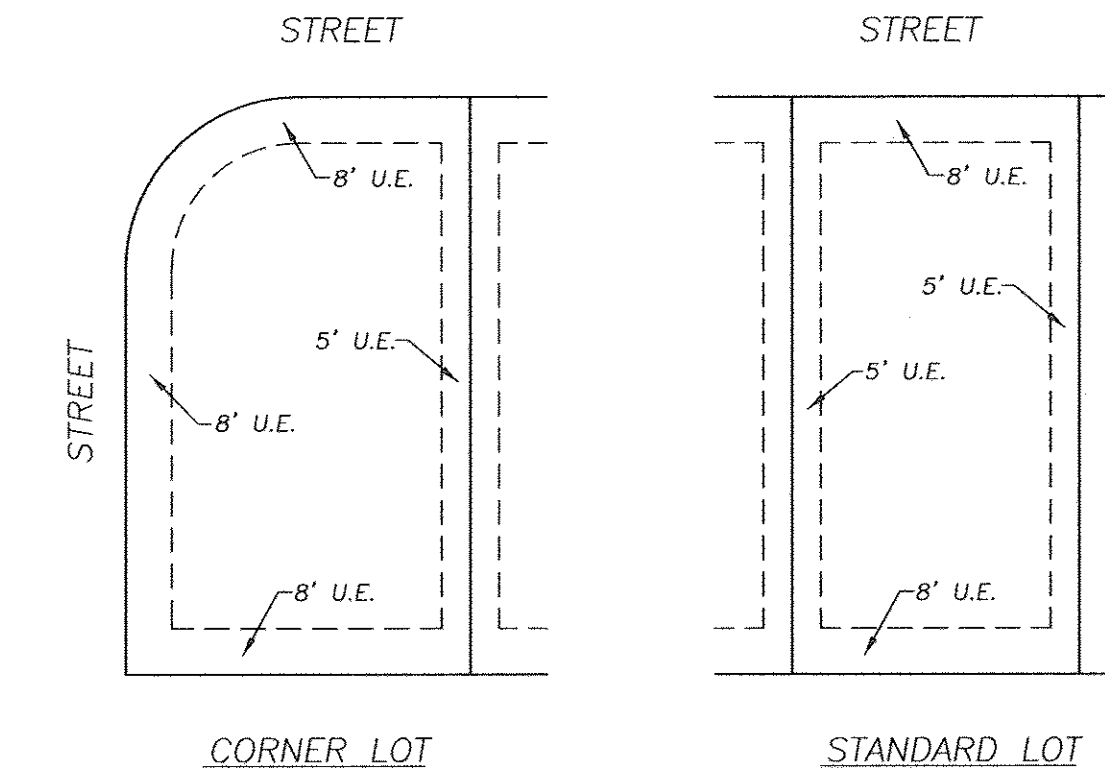
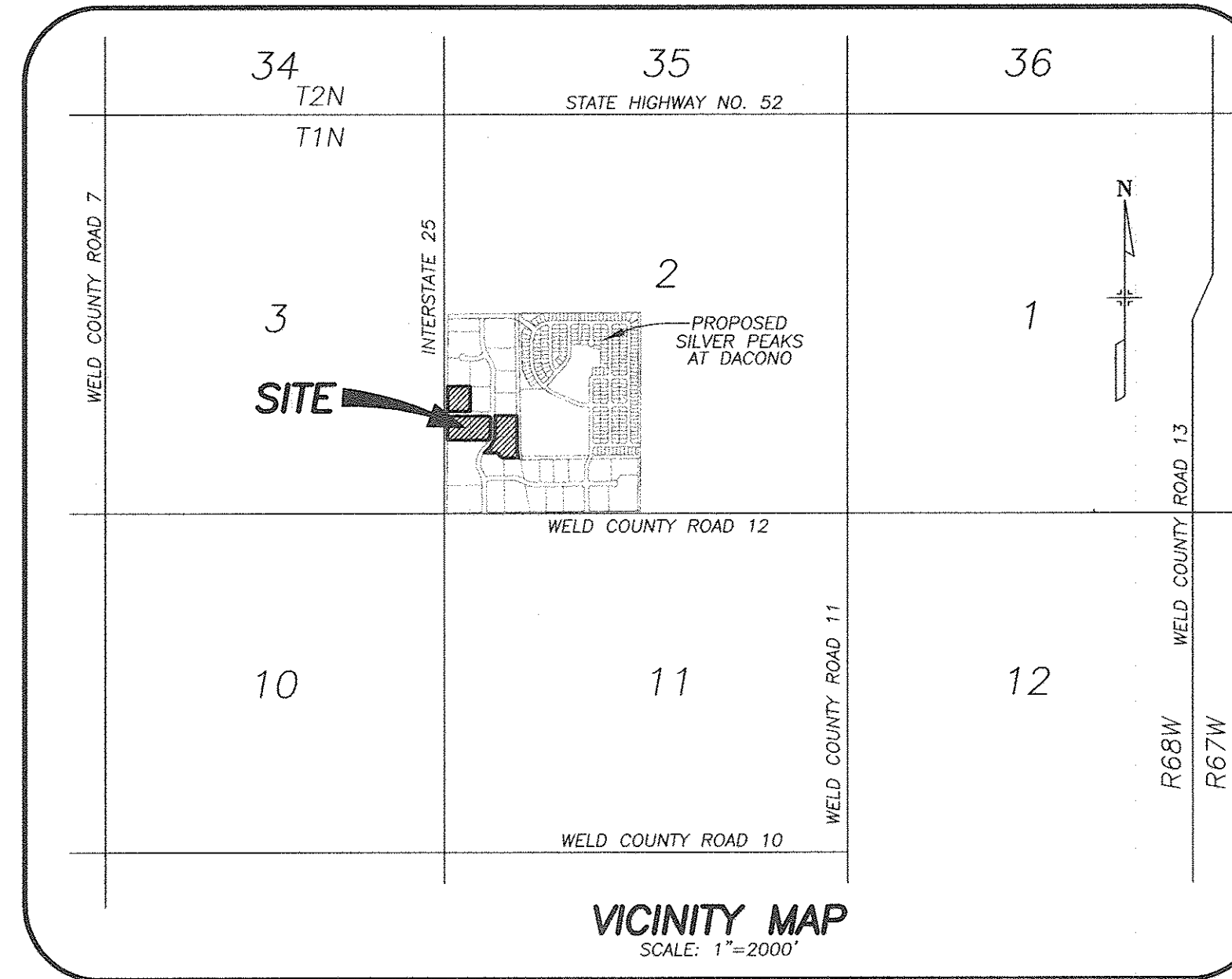
BY: Robert C. Swenson, Manager

BY: Stephen J. Foley, Manager

DATE: 3/19/07



FINAL PLAT  
**SILVER PEAKS AT DAcono FILING NO. 4A**  
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



**TYPICAL LOT EASEMENTS**

**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 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.
3. 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. FCC25070123-2, DATED FEBRUARY 9, 2007.
4. THE PROPERTY IS SUBJECT TO A SUBSIDENCE INVESTIGATION REPORT BY WESTERN ENVIRONMENTAL & ECOLOGY INC., DATED JANUARY 16, 2001, PROJECT NO. 235-001-01.
5. 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.
6. NO STRUCTURES SHALL BE LOCATED WITHIN THE 150 FOOT OIL AND GAS EQUIPMENT SETBACK 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  
JOHN G. VIGIL  
L.S. COLORADO REGISTRATION NO. 26606



**GAS AND ELECTRIC EASEMENT APPROVAL**

3/19/07  
KN-ENERGY/KUORZ MORGAN DATE UNITED POWER DATE

**WATER AND SANITARY SEWER EASEMENT APPROVAL**

3/8/2007  
ST VRAIN SANITATION DISTRICT DATE  
3/8/07  
CENTRAL WELD COUNTY WATER DISTRICT DATE

**PLANNING AND ZONING COMMISSION APPROVAL**

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DAcono, THIS 29th DAY OF August, 2007

Mary E. Davis  
CHAIRPERSON

**CITY COUNCIL APPROVAL**

THIS IS TO CERTIFY THAT THE PLAT OF SILVER PEAKS AT DAcono FILING NO. 4A WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF DAcono BY RESOLUTION NO. 04-28, ON THIS 27th DAY OF March, 2007, 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 THE PURPOSES INDICATED HEREON.

Wade Jackson  
MAYOR



**ACKNOWLEDGMENTS**

STATE OF COLORADO }  
COUNTY OF Weld }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF March A.D., 2007, 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.

John D. Seaman  
NOTARY PUBLIC

**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.

Grail Kister  
BY: GRAIL KISTER  
TITLE: MARKET PRESIDENT

**ACKNOWLEDGMENTS**

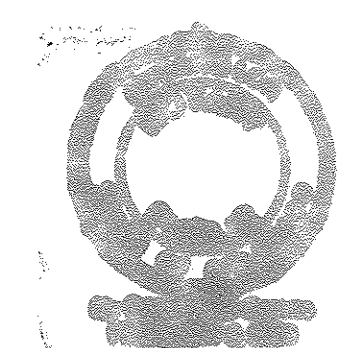
STATE OF COLORADO }  
COUNTY OF Adams }SS

THE FOREGOING LENDER'S CONSENT AND SUBORDINATION WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF March, 2007, BY GRAIL KISTER AS MARKET PRESIDENT OF First Tier Bank.

MY COMMISSION EXPIRES: 2/9/08

WITNESS MY HAND AND OFFICIAL SEAL.

Michael J. ...  
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



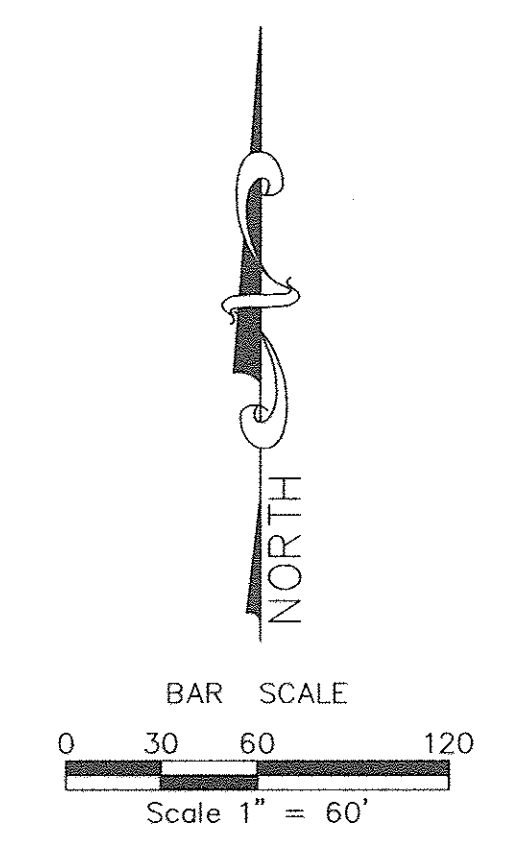
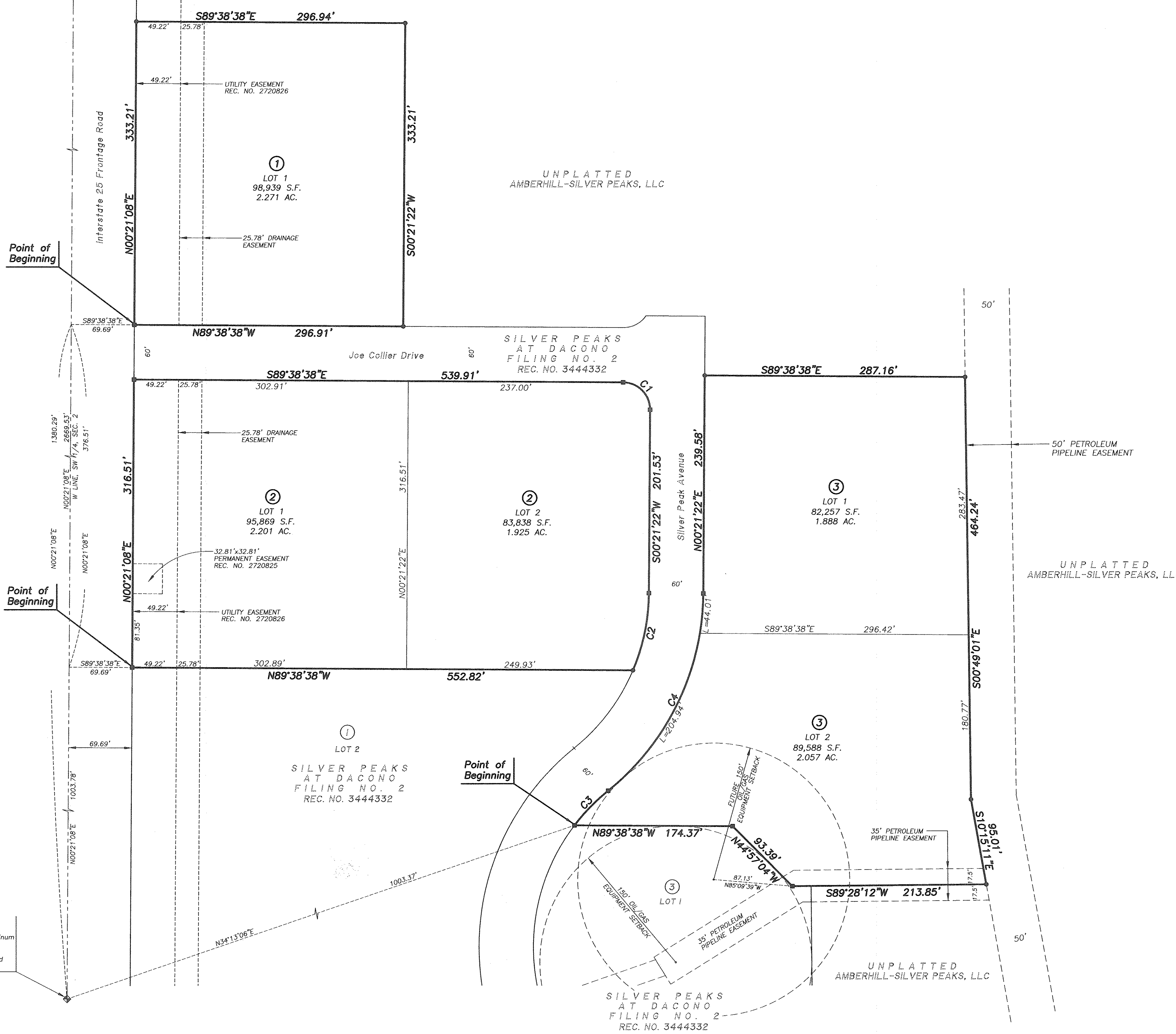
# FINAL PLAT

## SILVER PEAKS AT DAcono FILING NO. 4A

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 16415  
 Per Monument Record  
 Dated 12-16-1994)

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

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	
C1	30.00'	47.12'	42.43'	S44°38'38"E	90°00'00"	
C2	220.00'	87.24'	86.67'	S11°42'59"W	22°43'14"	
C3	220.00'	53.19'	53.06'	N44°22'17"E	13°51'06"	
C4	280.00'	248.95'	240.83'	N25°49'36"E	50°56'28"	