

SILVER PEAKS AT DAcono FILING NO. 2, FIRST REPLAT

FINAL PLAT
 A REPLAT OF LOT 2, BLOCK 1, SILVER PEAKS AT DAcono FILING NO. 2
 BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 2,
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY OF DAcono, COUNTY OF WELD, STATE OF COLORADO
 SHEET 1 OF 1



VICINITY MAP
 (NOT TO SCALE)

OWNERSHIP AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED, LONGS PEAK BUSINESS CENTER, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING 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 ONE-QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 1, SILVER PEAKS AT DAcono FILING NO. 2, CITY OF DAcono, COUNTY OF WELD, STATE OF COLORADO

HAS/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. 2, FIRST REPLAT, A SUBDIVISION OF A PART OF THE CITY OF DAcono, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE CITY OF DAcono, COLORADO, THE STREETS, AVENUES (AND OTHER PUBLIC PLACES TRACTS/OUTLOTS) 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 (AND OTHER APPROPRIATE ENTITIES) 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 CITY FRANCHISED UTILITIES, OR OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURYLINK, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH CITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURYLINK AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF DAcono, COLORADO.

PROPERTY OWNER:

PROPERTY OWNER/TITLE

NOTARY CERTIFICATE

STATE OF _____)

COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2015, BY _____

NOTARY PUBLIC

LENDER'S CONSENT

THE UNDERSIGNED WELLS FARGO BANK NA THE BENEFICIARY OF A DEED OF TRUST WHICH CONSTITUTES A LIEN UPON THE OWNERS' PROPERTY, RECORDED WITH THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3709953 HEREBY CONSENTS TO THE DEDICATION OF THE EASEMENTS AS SHOWN ON THIS PLAT AND FOREVER RELEASES SAID LANDS FROM THE LIEN CREATED BY SAID INSTRUMENT.

(NAME OF BENEFICIARY)

(SIGNATURE)

(TITLE)

STATE OF _____)

COUNTY OF _____) SS

THE FOREGOING LENDER'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2015, BY WELLS FARGO BANK NA.

MY COMMISSION EXPIRES: _____

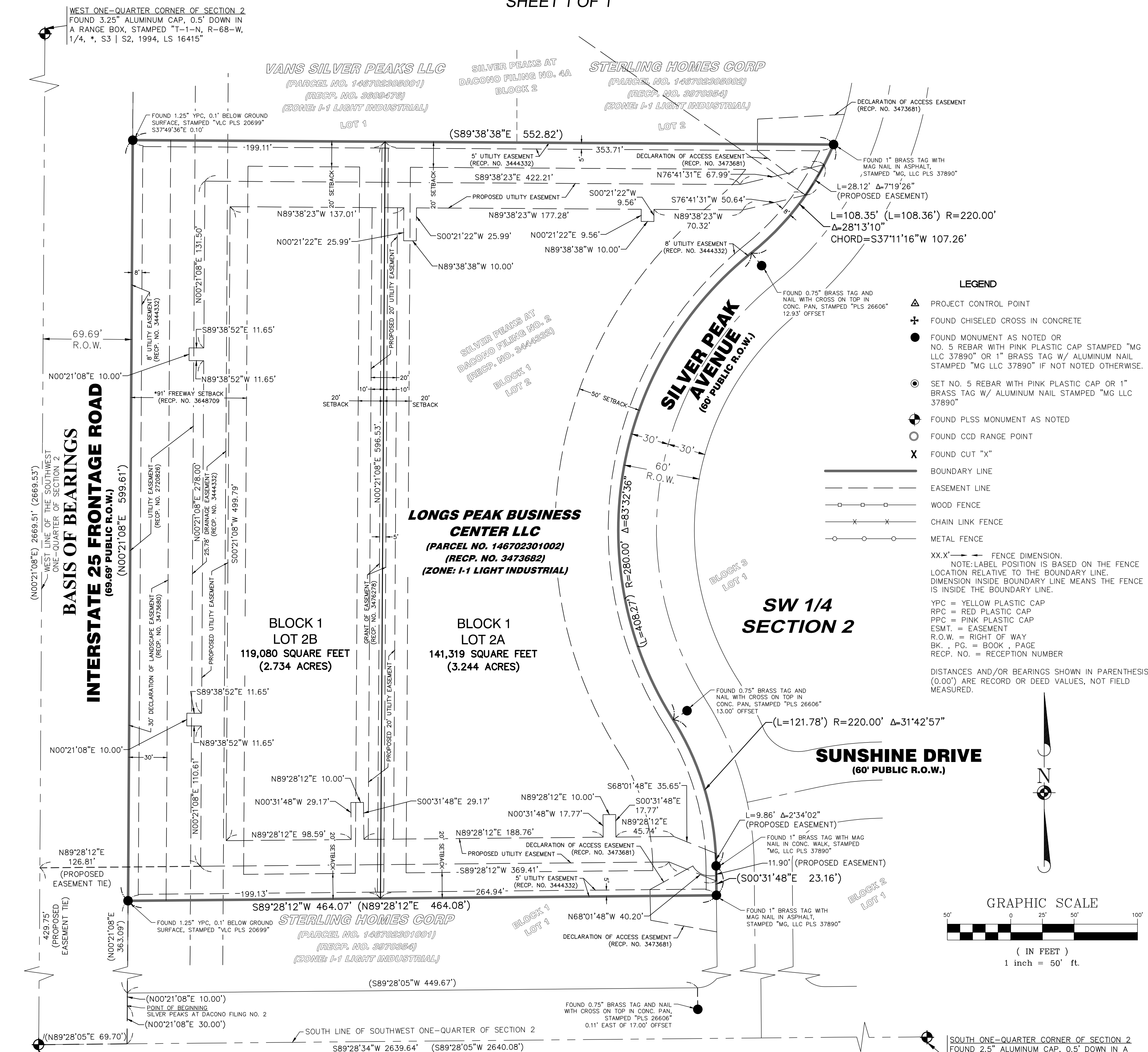
NOTARY PUBLIC

SURVEYED AREA

TOTAL: 260,399 SQUARE FEET (5.978 ACRES) MORE OR LESS

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN U.S. SURVEY FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (0.00') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN, ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN.



LAND USE TABLE:	AREA (SQ.FT.)	AREA (AC.)	PERCENTAGE
LOTS (2)	260,399	5.978	100.0%
OUTLOTS (0)	0	0	0.0%
RIGHT OF WAY	0	0	0.0%
TOTAL:	260,399	5.978	100.0%

SETBACKS:	FRONTAGE	FREEWAY	REAR	SIDE
LOT 2A	50'	N/A	20'	20'
LOT 2B	N/A	150'-VARIANCE REQUESTED*	20'	20'

* 91' PER APPROVED SITE PLAN OF LONGS PEAK BUSINESS CENTER SILVER PEAKS SUBDIVISION, NOVEMBER 28, 2006; RECEPTION NO. 3648709.

SUBDIVIDER/DEVELOPER:
 RESOLUTE INVESTMENTS, INC.
 7374 SOUTH ALTON WAY, SUITE 203
 ENGLEWOOD, CO 80112

ENGINEER/SURVEYOR:
 CWC CONSULTING GROUP, INC.
 210 FRONT STREET
 CASTLE ROCK, CO 80104

SURVEYOR'S NOTES

- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CWC CONSULTING GROUP, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO LAND TITLE GUARANTEE COMPANY ORDER NUMBER: ABJ25153538, WITH AN EFFECTIVE DATE OF 07-29-2015 AT 5:00 P.M. FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDERS OFFICE.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID TO BEAR N00°21'08"E, A DISTANCE OF 2,669.53 FEET, FROM THE SOUTHWEST CORNER OF SAID SECTION 2 BEING MONUMENTED BY A 3.25" ALUMINUM CAP, 0.6" DOWN IN A RANGE BOX AT THE INTERSECTION OF FRONTAGE ROAD AND WCR 12, STAMPED "COLO. DEPT. OF TRANSPORTATION, TIN R68W, S 3 | S 2, --, S 10 | S 11, 2004, PLS 8953" TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 2 BEING MONUMENTED BY A 3.25" ALUMINUM CAP, 0.5" DOWN IN A RANGE BOX, STAMPED "T-1-N, R-68-W, S 3 | S 2, 1994, LS 16415".
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- DEFINITION: CERTIFY, CERTIFICATION - A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.
- CWC CONSULTING GROUP, INC. DOES NOT WARRANT THAT THE PARCEL, AS DESCRIBED HEREON, COMPLIES WITH COLORADO SENATE BILL 35. (30-28-101).
- 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.
- THE PROPERTY IS LOCATED WITHIN "ZONE C" (AREAS OF MINIMAL FLOODING) AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NUMBERED 0802660960D WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 1990.

SURVEYOR'S CERTIFICATE

I, ERIC DAVID CARSON, 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.

COLORADO PROFESSIONAL LAND SURVEYOR NO. 37890
 FOR AND ON BEHALF OF
 CWC CONSULTING GROUP, INC.
 EMAIL: ERIC@CWC-CONSULTING.COM

PLANNING AND ZONING COMMISSION APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DAcono, THIS ____ DAY OF _____, 2015.

CHAIRPERSON

CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THE SILVER PEAKS AT DAcono FILING NO. 2, FIRST REPLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF DAcono BY RESOLUTION NO. _____ THIS ____ DAY OF _____, 2015, 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.

ATTES:

MAYOR

CITY CLERK

SILVER PEAKS AT DAcono FILING NO. 2, FIRST REPLAT
 A REPLAT OF LOT 2, BLOCK 1, SILVER PEAKS AT DAcono FILING NO. 2
 BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 2,
 TOWNSHIP 1 NORTH, RANGE 68 WEST, 6TH P.M.
 SHEET 1



DATE	REVISION	BY
11/25/15	1ST SUBMITTAL REVISIONS	SLG3
12/11/15	REVIEW #2	EDC
	REVIEW COMMENTS	

DRAWN:	CHECKED:	DATE:	JOB NO.:
SLG3	E.D.C.	AUG. 25, 2015	130-00015
			130-00015

SURVEY PREPARED FOR:
 LONGS PEAK BUSINESS CENTER LLC

SHEET NO.
 1 OF 1 SHEETS