

# FINAL PLAT

# FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT

A REPLAT OF LOT 1, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.  
 2.019 ACRES - 2 LOTS  
 SHEET 1 OF 2

4390533 Pages: 1 of 2  
 04/12/2018 03:17 PM R Fee: \$23.00  
 City & County Clerk and Recorder - Weld County, CO

### OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED THF FIRESTONE DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

LOT 1, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, AS PER THE PLAT RECORDED FEBRUARY 13, 2017 AT RECEPTION NO. 4277731 IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF WELD, STATE OF COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE.


CONTAINING AN AREA OF 2.019 ACRES (87,937 SQ. FT.), MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF **FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT**, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM 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 TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC UTILITIES AND/OR CENTURY LINK, INC. WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURY LINK, INC. AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

### OWNER

OWNER: THF FIRESTONE DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY  
 BY: THF FIRESTONE INVESTORS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, ITS MANAGER

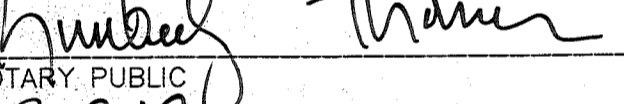
BY:   
 MICHAEL H. STAENBERG, MANAGER

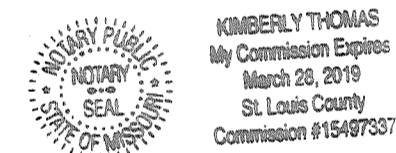
### NOTARY CERTIFICATE

STATE OF MISSOURI )  
 ) SS  
 COUNTY OF ST. LOUIS )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF MARCH, 2018.

BY MICHAEL H. STAENBERG, AS MANAGER OF THF FIRESTONE INVESTORS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, MANAGER OF THF FIRESTONE DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY.

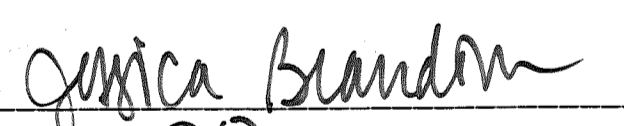
WITNESS MY HAND AND OFFICIAL SEAL:

  
 NOTARY PUBLIC  
3.28.18  
 MY COMMISSION EXPIRES



### LENDER CONSENT

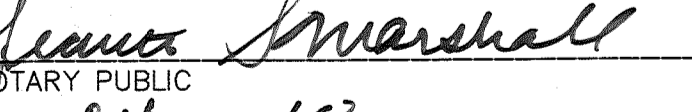
THE UNDERSIGNED, ASSOCIATED BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS THE BENEFICIARY OF A DEED OF TRUST RECORDED WITH THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3956290 AND THAT CONSTITUTES A LIEN UPON THE OWNER'S PROPERTY, HEREBY CONSENTS TO THE DEDICATION OF EASEMENTS AS SHOWN ON THIS FINAL PLAT OF FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT, AND HEREBY FOREVER RELEASES SAID LANDS FROM SAID LIEN.

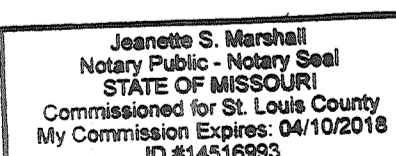
BY:   
 TITLE: SVP

### NOTARY CERTIFICATE

STATE OF MISSOURI )  
 ) SS  
 COUNTY OF ST. LOUIS )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF MARCH, 2018, BY Jessica Brandon, AS SVP, OF ASSOCIATED BANK, NATIONAL ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL:

  
 NOTARY PUBLIC  
04-10-18  
 MY COMMISSION EXPIRES

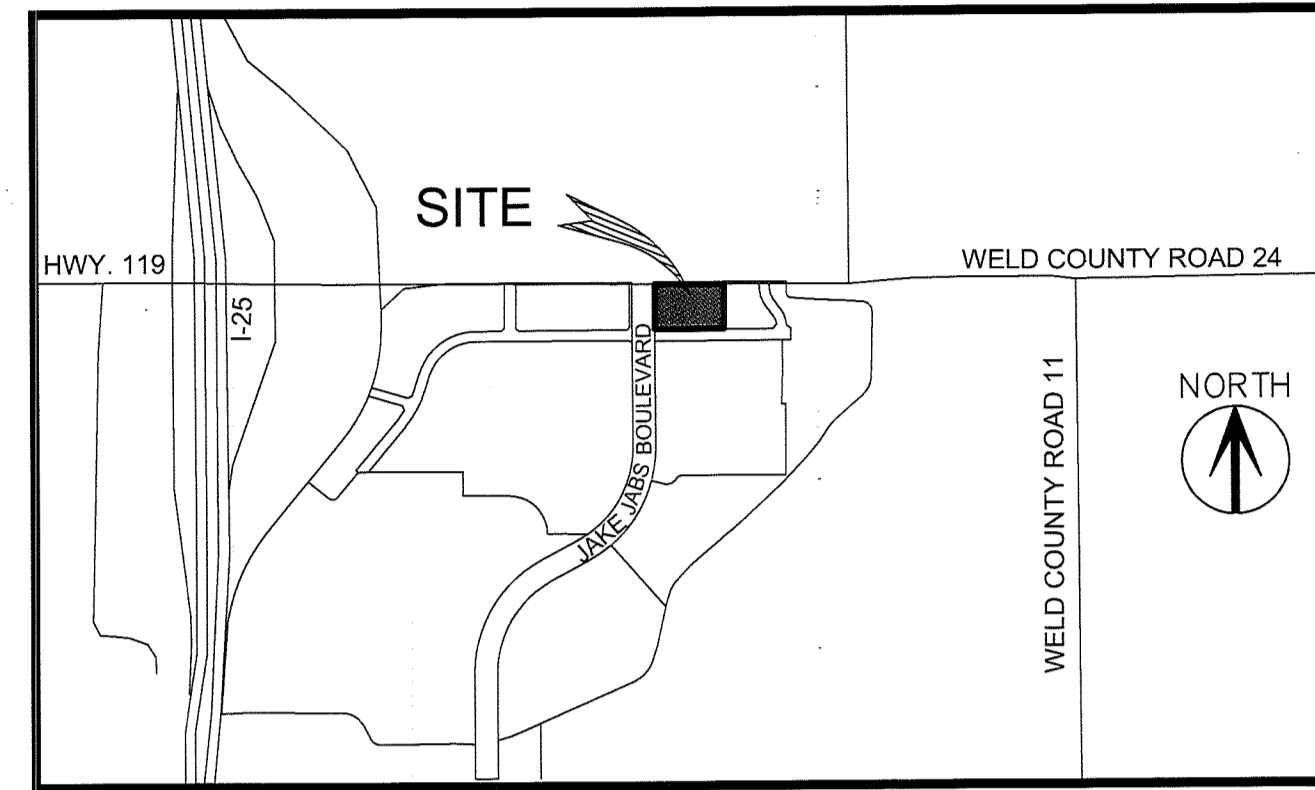


OWNER:  
 THF FIRESTONE DEVELOPMENT, L.L.C.  
 2127 INNERBELT BUS CENTER DR. SUITE 310  
 ST. LOUIS, MISSOURI 63114-5700  
 314-513-1500  
 CONTACT: MICHAEL H. STAENBERG  
 MSTAENBERG@TSGPROPERTIES.COM

SURVEYOR:  
 AZTEC CONSULTANTS, INC.  
 300 EAST MINERAL AVE., SUITE 1  
 LITTLETON, COLORADO 80122  
 303-713-1898  
 CONTACT: DEREK BROWN  
 DBROWN@AZTECCONSULTANTS.COM

DEVELOPER:  
 THF FIRESTONE DEVELOPMENT, L.L.C.  
 2127 INNERBELT BUS CENTER DR. SUITE 310  
 ST. LOUIS, MISSOURI 63114-5700  
 314-513-1500  
 CONTACT: MICHAEL H. STAENBERG  
 MSTAENBERG@TSGPROPERTIES.COM

ENGINEER:  
 REDLAND  
 1500 WEST CANAL COURT  
 LITTLETON, COLORADO 80122  
 720-293-6783  
 CONTACT: TRAVIS FRAZIER, P.E.  
 TFRAZIER@REDLAND.COM



VICINITY MAP  
 SCALE: 1" = 1000'

### GENERAL NOTES

- 1) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
- 2) BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11 TOWNSHIP 2 NORTH, RANGE 68 WEST, THE SIXTH PRINCIPAL MERIDIAN AND ASSUMED TO BEAR NORTH 89°51'57" EAST, MONUMENTED AS SHOWN AND DESCRIBED HEREON.
- 3) COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. 100-N0013547-020-JY, AMENDMENT No. 2, WITH AN EFFECTIVE DATE OF MARCH 6, 2018 AT 7:00 A.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- 4) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08123C1890E, EFFECTIVE JANUARY 20, 2016, THE SUBJECT PARCEL IS WITHIN THE OTHER AREAS ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 5) BENCHMARK: ELEVATIONS ARE BASED ON THE TOWN OF FIRESTONE BENCHMARK NO. 6, A CHISELED SQUARE ON THE SOUTH END OF THE HEAD WALL OF THE DITCH CROSSING UNDER I-25. ELEVATION = 4856.97' (NGVD 29)
- 6) DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 7) UPON AND AFTER RECORDATION, THIS PLAT SHALL SUPERSEDE AND REPLACE ALL SUBDIVISION PLATS PREVIOUSLY FILED OF RECORD WITH RESPECT TO THE PROPERTY DESCRIBED IN THIS PLAT, WITH THE LEGAL EFFECT THAT ALL SUCH PREVIOUSLY RECORDED PLATS SHALL BE CONSIDERED VOID AND OF NO FURTHER LEGAL AFFECT AS APPLIED TO THE PROPERTY DESCRIBED IN THIS PLAT, AND THAT THE PROPERTY DESCRIBED IN THIS PLAT SHALL BE CONCLUSIVELY RELEASED FROM THE ENCUMBRANCE OF ALL SUCH RECORDED PLATS UPON AND AFTER RECORDATION OF THIS PLAT.
- 8) DATE OF SURVEY: NOVEMBER 03, 2017

### SHEET INDEX

- SHEET 1 - DEDICATION, APPROVALS, VICINITY MAP, AND GENERAL NOTES
- SHEET 2 - OVERALL BOUNDARY, LOTS

### REPLAT STATEMENT

FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT HAS BEEN CREATED TO SUBDIVIDE LOT 1, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, INTO TWO LOTS.

### SURVEYING CERTIFICATE:

I, SHAUN LEE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THE TOWN OF FIRESTONE.



BY: SHAUN LEE, L.S. NO. 38158  
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

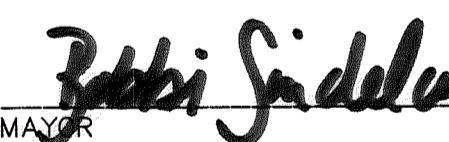
FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC.

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. 13-80-105(3)(A) C.R.S.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

### TOWN OF FIRESTONE APPROVAL

THIS IS TO CERTIFY THAT THE PLAT OF FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT WAS APPROVED ON THIS 14th DAY OF MARCH, 2018 BY RESOLUTION NO. 18-14 AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.


  
 MAYOR



  
 ATTEST: TOWN CLERK

FIRESTONE INFORMATION BLOCK	
Name of Application	FIRESTONE CITY CENTRE
Type of Submittal	FINAL PLAT, 1ST REPLAT
Filing Number	FOUR
Phase Number	N/A
Preparation Date	11-08-2017
Revision Date	
Revision Date	

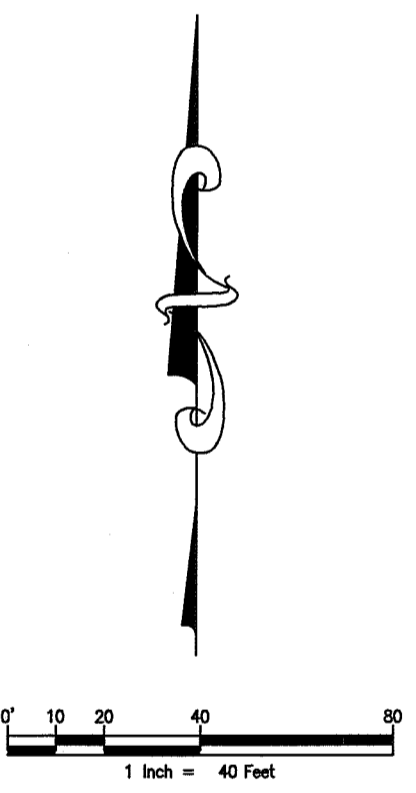
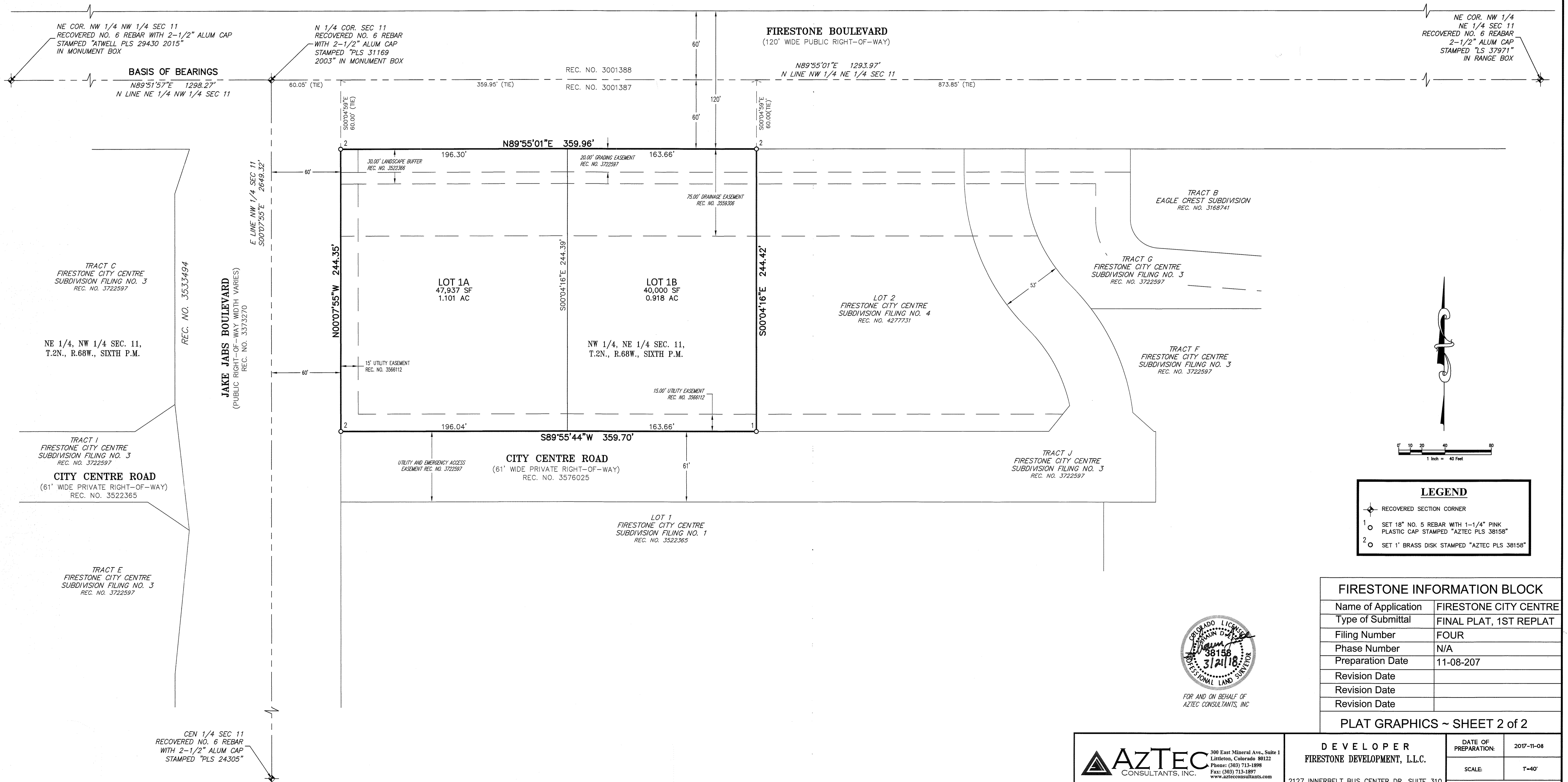
COVER PAGE ~ SHEET 1 of 2

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com Aztec Proj. No.: 54817-43	DEVELOPER FIRESTONE DEVELOPMENT, L.L.C. 2127 INNERBELT BUS CENTER DR. SUITE 310 ST. LOUIS, MISSOURI 63114-5700 303.831.9300	DATE OF PREPARATION: 2017-11-08 SCALE: N/A SHEET 1 OF 2
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# FINAL PLAT FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT

4390533 Pages: 2 of 2  
04/12/2018 03:17 PM R Fee: \$23.00  
Carly Kopras, Clerk and Recorder - Weld County, CO

A REPLAT OF LOT 1, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.  
2.019 ACRES - 2 LOTS  
SHEET 2 OF 2



LEGEND	
	RECOVERED SECTION CORNER
1	SET 18" NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38158"
2	SET 1" BRASS DISK STAMPED "AZTEC PLS 38158"

FIRESTONE INFORMATION BLOCK	
Name of Application	FIRESTONE CITY CENTRE
Type of Submittal	FINAL PLAT, 1ST REPLAT
Filing Number	FOUR
Phase Number	N/A
Preparation Date	11-08-2017
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<p><b>AZTEC</b> CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p><b>DEVELOPER</b> FIRESTONE DEVELOPMENT, L.L.C. 2127 INNERBELT BUS CENTER DR. SUITE 310 ST. LOUIS, MISSOURI</p>	DATE OF PREPARATION: 2017-11-08
		SCALE: 1"=40'
AzTec Proj. No.: 54817-43		SHEET 2 OF 2