

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO
FINAL PLAT
SHEET 1 OF 2

BOOK: _____ PAGE: _____
RECEPTION NUMBER: _____
DATE OF RECORDING: _____

A PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 2015090321 RECORDED ON AUGUST 25TH, 2015 IN THE JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE, LYING IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER SECTION CORNER OF SAID SECTION 4, THENCE S02°46'21"E, ALONG THE EAST LINE OF SAID SECTION 4 A DISTANCE OF 637.31 FEET TO THE NORTHERLY BOUNDARY OF MARSTON TRAIL, A 4.5 FEET WIDE STRIP; THENCE ALONG SAID NORTHERLY BOUNDARY ON A CURVE TO THE LEFT WHOSE CHORD BEARS S73°20'58"W 5.75 FEET, WHOSE CENTRAL ANGLE IS 01°25'37", WHOSE RADIUS IS 232.50 FEET AND ARC LENGTH OF 5.78 FEET TO A POINT OF TANGENCY, THENCE ALONG SAID TANGENCY BEARING S02°46'21"E 1.00 FEET TO THE NORTHERLY BOUNDARY OF SAID SECTION 4, THENCE ALONG SAID NORTHERLY BOUNDARY ON A CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 35°14'22", WHOSE RADIUS IS 122.50 FEET, WHOSE CHORD BEARS S55°08'07"W AN ARC LENGTH OF 75.34 FEET, THENCE R7°13'39"W 394.91 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE AFORESAID SECTION 4, THENCE N80°21°59'58"W TO THE CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, THENCE N88°41°29'00"E 55.15 FEET TO THE POINT OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO.

A PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 2015090321 RECORDED ON AUGUST 25TH, 2015 IN THE JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE, LYING IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 4 (A FOUND CHISELED CROSS ON A 1.8x1.3x0.5" METAMORPHIC STONE); WHENCE THE SOUTH SIXTEENTH CORNER COINCIDENT WITH SECTION 4 AND SECTION 3 SAID TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN (A FOUND #5 REBAR 0.4' ABOVE GRADE) BEARS S302°58'57"E (BASIS OF BEARINGS-ASSUMED) A DISTANCE OF 1306.88 FEET:

THENCE S02°58'57"E COINCIDENT WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4 A DISTANCE OF 637.28 FEET TO THE NORTHEAST SUBDIVISION CORNER OF SHELTON STUDIO RANCH FILING NUMBER 1 DESCRIBED AT RECEPTION NUMBER F0751520 RECORDED ON DECEMBER 7TH, 1998 IN THE JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE:

THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE NORTHERLY LINE OF SAID SHELTON STUDIO RANCH FILING NUMBER 1:

- [illegible]

CONTAINING 404.338 SQUARE FEET. (9.28 Acres). MORE OR LESS.

THE UNDERSIGNED, BEING THE OWNERS OF THE PROPERTY DESCRIBED ABOVE, HAVE LAID OUT, SUBDIVIDED, AND PLATTED THE SAME INTO LOTS, TRACTS, EASEMENTS AND STREET RIGHT-OF-WAY AS HEREIN SHOWN UNDER THE NAME AND STYLE OF "SHELTON STUDIO RANCH FLING NO. 2" AND DOES HEREBY GRANT AND CONVEY TO THE CITY OF GOLDEN STREET RIGHT-OF-WAY, UTILITY EASEMENTS, TRACT NO. 3, DRAINAGE EASEMENTS OVER, UPON, UNDER AND ACROSS SAID LOTS AND TRACTS A & B AT LOCATIONS SHOWN ON THE ACCOMPANYING PLAT. DEDICATION OF THE DRAINAGE EASEMENTS DOES NOT CREATE AN OBLIGATION ON THE CITY'S PART TO MAINTAIN THE DETENTION POND.

SIGNED THIS DAY OF , 20

BY: _____

BY:

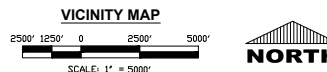
STATE OF COLORADO)
)
COUNTY OF JEFFERSON) ss

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20

BY: _____

WITNESS MY HAND AND NOTARIAL SEAL, _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EUGENE LYNN TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-61-106 AND THE RULES OF PROCEDURE AND BOARD POLICY ESTABLISHED BY THE STATE BOARD OF LICENSES FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS. SPECIFICALLY, THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. TITLE COMMITMENT NUMBER _____ DATED _____ AT _____ P.M. PREPARED BY _____

_____ WAS REPLIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.

2. BASIS OF BEARINGS: THE EAST LINE OF THE NE 1/4 OF SE 1/4 OF SECTION 4, TOWNSHIP 45S, RANGE 70W, BEARING S02°59'57"E AT A DISTANCE OF 1308.88'.

3. THE FIELD WORK WAS PERFORMED IN AUGUST OF 2018.

4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMASS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-64-08, C.R.S.

5. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

6. DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

7. PROPERTY LIES PRIMARILY IN "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS PER FLOOD INSURANCE RATE MAP PANEL NUMBER 08030C02C, EFFECTIVE DATE FEBRUARY 07, 2014. WEST FORK KENNEDY'S RIVER TRIBUTARY 1 IS IN "ZONE AE", WHICH IS CONTAINED WITHIN DRAINAGE TRACT B.

8. TRACTS A AND B ARE FOR STORM DRAINAGE, DETENTION AND MAINTENANCE ACCESS. TRACT C IS FOR FUTURE ACCESS AND EMERGENCY VEHICLE ACCESS.

9. UTILITY EASEMENTS ARE AS SHOWN ARE HEREBY DESIGNATED BY THIS PLAT.

10. A MAINTENANCE ACCESS EASEMENT IS DEDICATED TO THE CITY ALONG THE ENTIRE NORTH SIDE OF LOT 9 AS SHOWN ON THE ACCOMPANYING PLAT.

11. Tracts A and B will be conveyed to the HOA and maintenance responsibility for said Tracts is the HOA.

12. RESIDENCES AND ANCILLARY STRUCTURES SHALL BE LOCATED WITHIN THE DESIGNATED BUILDING ENVELOPES. PRIVACY FENCES ARE PROHIBITED WITHIN THE DEVELOPMENT.

13. THE UTILITY AND EMERGENCY VEHICLE ACCESS TURNAROUND EASEMENT SHOWN ON FINAL PLAT RESTRICTS FENCES, SIGN POSTS, TREES, BOLLARDS, OTHER OBSTRUCTIONS AND MAIL BOXES WITH THE EXCEPTION OF LOTS 8 AND 9 WHICH ARE EACH ALLOWED TO PLACE A SINGLE MAILBOX WITHIN THE EASEMENT.

I, HEATH HILDEBRAND, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF SHELTON STUDIO RANCH FILING NO. 2 WAS MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THE SURVEY IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

HEATH E. HILDEBRAND
LICENSED COLORADO LAND SURVEYOR
LICENSE NUMBER: 38211
DATE:

KNOWN BY ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE HOLDER(S) OF DEED OF TRUST OF THOSE LAND DESCRIBED HEREON, CONSENT TO THE SUBDIVISION OF LAND AS SHOWN HEREON AND THE SUBORDINATION OF DEED OF TRUST INTEREST TO THE PROPERTY RIGHTS BEING DEDICATED TO THE CITY.

- BORROWER: NATHAN T HERMAN AND AMY BETH HERMAN, HUSBAND AND WIFE
- LENDER: JPMORGAN CHASE BANK, N.A.
- DATED: AUGUST 21, 2015
- PROPERTY: 850 SHELTON ROAD, GOLDEN CO 80401
- RECORDED: 08/25/2015 AS DOC ID 201509032
- RECORDED IN JEFFERSON COUNTY, STATE OF CO

SIGNED THIS DAY OF

JPMORGAN CHASE BANK, N.A.

BY: _____

ITS:

STATE OF LOUISIANA

ON _____, BEFORE ME, APPEARED _____, TO ME PERSONALLY KNOWN, WHO DID SAY THAT HE/SHE IS THE _____ OF JPMORGAN CHASE BANK, N.A. AND THAT THE INSTRUMENT WAS EXECUTED ON BEHALF OF THE CORPORATION (OR ASSOCIATION), BY AUTHORITY FROM ITS BOARD OF DIRECTORS, AND THAT SHE/HE ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE ACT AND DEED OF THE CORPORATION (OR ASSOCIATION).

_____, NOTARY PUBLIC

LA NOTARY ID: _____

LIFETIME COMMISSION

I, _____, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE RECORDS ASSEMBLED BY _____ FOR ALL LANDS HEREIN DEDICATED AND SHOWN UPON THE WITHIN PLAT AND THAT THE TITLE TO SUCH LAND IS IN THE DEDICATED FREE AND CLEAR, OF ALL LIENS AND ENCUMBRANCES. I FURTHER CERTIFY THAT ALL PARTIES SIGNATORY TO THE DEDICATION CERTIFICATE ARE THOSE SUFFICIENT TO CONVEY CLEAR TITLE TO THE CITY FOR ALL PROPERTY RIGHTS SO DEDICATED.

DATED THIS DAY OF , 20

ATTORNEY AT LAW

THE FOREGOING PLAT IS APPROVED FOR FILING, THE CONVEYANCE OF STREET RIGHT-OF-WAY, AND ALL OTHER PLACES DESIGNATED FOR PUBLIC USE SHOWN THEREON, AND THE GRANT OF ALL EASEMENTS ARE ACCEPTED BY THE CITY OF GOLDEN, COLORADO, THIS 14 DAY OF _____, 20____, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF STREET RIGHT-OF-WAY, AND ALL OTHER PLACES DESIGNATED FOR PUBLIC USE ONLY AFTER CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDER AND ACCEPTED BY THE CITY.

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO THIS _____ DAY OF _____, 20____

ATTEST: _____
CITY CLERK MAYOR

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO
AT _____ O'CLOCK M. THIS _____ DAY OF _____, 20____.

RECEPTION NO.	JEFFERSON COUNTY CLERK AND RECORDER	DEPUTY CLERK
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CASE No. _____ RESOLUTION No. _____

SHELTON STUDIO RANCH FILING NO. 2

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO
FINAL PLAT - SHEET 2 OF 2

BOOK: _____ PAGE: _____
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