

Doc # 2014081549 09/29/2014 11:14:26 AM County of Jefferson State of Colorado \$2100

# 8TH STREET RESIDENCES

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO  
TOWNHOME PLAT  
SHEET 1 OF 2

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ RECEPTION NUMBER \_\_\_\_\_  
DATE OF RECORDING \_\_\_\_\_

### OWNERSHIP AND DEDICATION CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, BEING THE OWNER AND HOLDER OF DEED OF TRUST, OF CERTAIN LANDS IN THE CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOTS 10, 11, AND 12, BLOCK 20, BARBER'S ADDITION TO THE CITY OF GOLDEN, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 12, BARBER'S ADDITION TO THE CITY OF GOLDEN, THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF CHEYENNE STREET NORTH 80°37'44" WEST A DISTANCE OF 146.00 FEET; THENCE NORTH 54°35'51" EAST A DISTANCE OF 150.00 FEET; THENCE SOUTH 35°13'14" EAST A DISTANCE OF 160.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 8TH STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 54°35'51" WEST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 20,999 SQUARE FEET OR 0.482 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, REPLATED AND SUBDIVIDED THE SAME INTO LOTS AND A TRACT, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF 8TH STREET RESIDENCES, AND DO HEREBY DEDICATE TO THE CITY OF GOLDEN, COLORADO, THE EMERGENCY ACCESS AND UTILITY EASEMENT AND DRAINAGE EASEMENTS, SHOWN HEREON FOR THE PURPOSES STATED.

### OWNER:

8TH STREET RESIDENTIAL, L.L.C., A COLORADO LIMITED LIABILITY COMPANY  
BY: COH - 8TH STREET, L.L.C. A COLORADO LIMITED LIABILITY COMPANY, MANAGER

BY: Anthony J. Walsh  
NAME: Anthony J. Walsh  
TITLE: Manager

### NOTARY PUBLIC:

STATE OF Colorado }  
COUNTY OF Jefferson }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25<sup>th</sup> DAY OF July, 2014, BY Anthony J. Walsh AS Manager OF 8TH STREET RESIDENTIAL, L.L.C., A COLORADO LIMITED LIABILITY COMPANY.

### WITNESS MY HAND AND SEAL:

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 7-18-16

### MY COMMISSION EXPIRES:

### DEED OF TRUST HOLDER:

ZEPHYR INVESTMENTS, L.L.C., A COLORADO LIMITED LIABILITY COMPANY

BY: Andrew McCabe  
NAME: Andrew McCabe  
TITLE: Manager

### NOTARY PUBLIC:

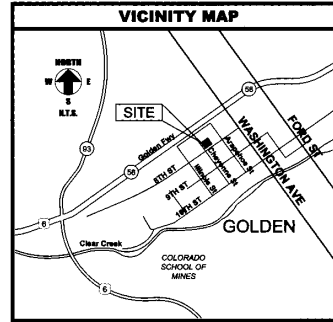
STATE OF Colorado }  
COUNTY OF Jefferson }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF July, 2014, BY Andrew McCabe AS Manager OF ZEPHYR INVESTMENTS, L.L.C., A COLORADO LIMITED LIABILITY COMPANY.

### WITNESS MY HAND AND SEAL:

[Signature]  
NOTARY PUBLIC  
My Commission Expires: April 6, 2016

MY COMMISSION EXPIRES: April 6, 2016



### SHEET INDEX:

COVER SHEET AND NOTES ..... 1  
PLAT ..... 2

### NOTES:

- THIS PLAT WAS PREPARED UTILIZING A TITLE COMMITMENT ISSUED BY ASSURED TITLE AGENCY, LLC. TITLE COMMITMENT NO. 0004738-003-8C, EFFECTIVE DATE OF DECEMBER 5, 2013 AND CORNERS FOUND IN PLACE. THIS COMMITMENT WAS RELIED UPON FOR OWNERSHIP, RIGHTS-OF-WAY, ENCUMBRANCES AND EASEMENTS OF RECORD. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH PERFORMED BY THE SURVEYOR OF RECORD OR ON CIVIL, LLC.
- 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 CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. SEC 18-4-508.
- FIELD WORK FOR THIS PLAT WAS COMPLETED ON JANUARY 11, 2014.
- THE BASIS OF BEARINGS FOR THIS MAP IS A BEARING OF N54°35'51"E BETWEEN A FOUND IR REBAR AT THE SOUTHWEST CORNER OF LOT 8 BLOCK 20 AND A FOUND REBAR AND CAP IS #28518 AT THE SOUTHEAST CORNER OF LOT 7 BLOCK 19.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 0.3048 METERS.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NGS POINT K407, A FOUND ROD SET IN A MONUMENT BOX AT THE EASTERLY CORNER OF JACKSON ST. AND 16TH STREET. PUBLISHED ELEVATION= 5689.34 NAVD 88.
- FLOOD ZONE DESIGNATION: BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY LIES INSIDE ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. D86600186F, PANEL 188 OF 676, HAVING AN EFFECTIVE DATE OF FEBRUARY 5, 2014. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
- THE PLAT OF BARBER'S ADDITION TO THE CITY OF GOLDEN WAS RECORDED AUGUST 1, 1967 IN PLAT BOOK 1 AT PAGE 38 OF THE JEFFERSON COUNTY CLERK AND RECORDERS OFFICE.
- THE PURPOSE OF THIS SUBDIVISION PLAT IS TO SUBDIVIDE THE ABOVE DESCRIBED PROPERTY INTO EIGHT (8) LOTS AND ONE (1) TRACT AND TO DEDICATE AN EMERGENCY ACCESS, UTILITY, AND DRAINAGE EASEMENT TO THE CITY OF GOLDEN.
- 8TH STREET RESIDENCES PLAT IS AFFECTED BY THE TERMS, CONDITIONS, AND PROVISIONS AS SHOWN IN DECLARATIONS AND COVENANTS AS RECORDED, OR TO BE RECORDED, IN THE OFFICES OF THE CLERK AND RECORDER OF THE COUNTY OF JEFFERSON AT RECEPTION NO. \_\_\_\_\_.
- TRACT A WILL BE OWNED AND MAINTAINED BY 8TH STREET RESIDENCES HOA, INC.
- A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY DEDICATED OVER AND ACROSS TRACT A FOR EMERGENCY ACCESS FOR INGRESS AND EGRESS TO THE CITY OF GOLDEN.
- A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY DEDICATED OVER AND ACROSS TRACT A FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES TO THE CITY OF GOLDEN.
- A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY DEDICATED OVER AND ACROSS TRACT A FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE AND RELATED DRAINAGE APPURTENANCES TO THE CITY OF GOLDEN.
- A PERMANENT NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED OVER AND ACROSS LOTS 2 THROUGH 8 FOR ACCESS AND MAINTENANCE OF PRIVATE STORM SEWER FACILITIES TO 8TH STREET RESIDENCES HOA, INC.
- AREAS WITHIN TRACT A THAT ARE IMMEDIATELY ADJACENT TO DWELLING UNITS OR GARAGES ON SITE SHALL BE PERMANENTLY MAINTAINED FREE AND CLEAR OF ALL PERMANENT AND TEMPORARY STRUCTURES OR OUTBUILDINGS.

### ATTORNEY'S CERTIFICATION:

I, JEFFREY ORTON, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF LANDS HEREIN DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC LANDS, PUBLIC WAYS AND EASEMENTS, AND THE TITLE OF SUCH LANDS IS IN THE DEDICATOR(S), FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

ATTEST: AT LAW  
[Signature]  
REGISTRATION NUMBER 11470

### APPROVALS:

CITY COUNCIL

THE FOREGOING PLAT IS APPROVED FOR FILING AND THE DEDICATION OF THE EMERGENCY ACCESS, UTILITY, AND DRAINAGE EASEMENT ARE ACCEPTED BY THE CITY OF GOLDEN, COLORADO THIS 17<sup>th</sup> DAY OF July, 2014.

APPROVED BY THE CITY OF GOLDEN COUNCIL THIS 10<sup>th</sup> DAY OF July, 2014.

BY: [Signature] Mayor  
[Signature] Clerk  
CITY OF GOLDEN

### SURVEYOR'S STATEMENT:

I, JAY L. AXTELL, JR., A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREIN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THE PLAT ACCURATELY REPRESENTS SAID SURVEY.

I ATTEST THE ABOVE ON THIS 24<sup>th</sup> DAY OF July, 2014.

[Signature]  
JAY L. AXTELL, JR., P.L.S. 2008  
FOR AND ON BEHALF OF  
2N CIVIL, LLC  
6 INVERNESS COURT EAST, SUITE 100  
ENGLEWOOD, COLORADO 80112

### CLERK AND RECORDER'S CERTIFICATE:

THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO AT 11:14:26 (P.M.) ON THE 28<sup>th</sup> DAY OF July, 2014 A.D., IN BOOK NA, PAGE NA, MAP NA, RECEPTION NO. 2014081549

[Signature]  
CLERK AND RECORDER  
BY: [Signature]  
DEPUTY



PREPARED BY:  
2N CIVIL, LLC  
6 INVERNESS COURT EAST, SUITE 100  
ENGLEWOOD, CO 80112



SUBDIVISION APPLICATION CASE NUMBER PCN-26  
CITY COUNCIL RESOLUTION NUMBER 2350

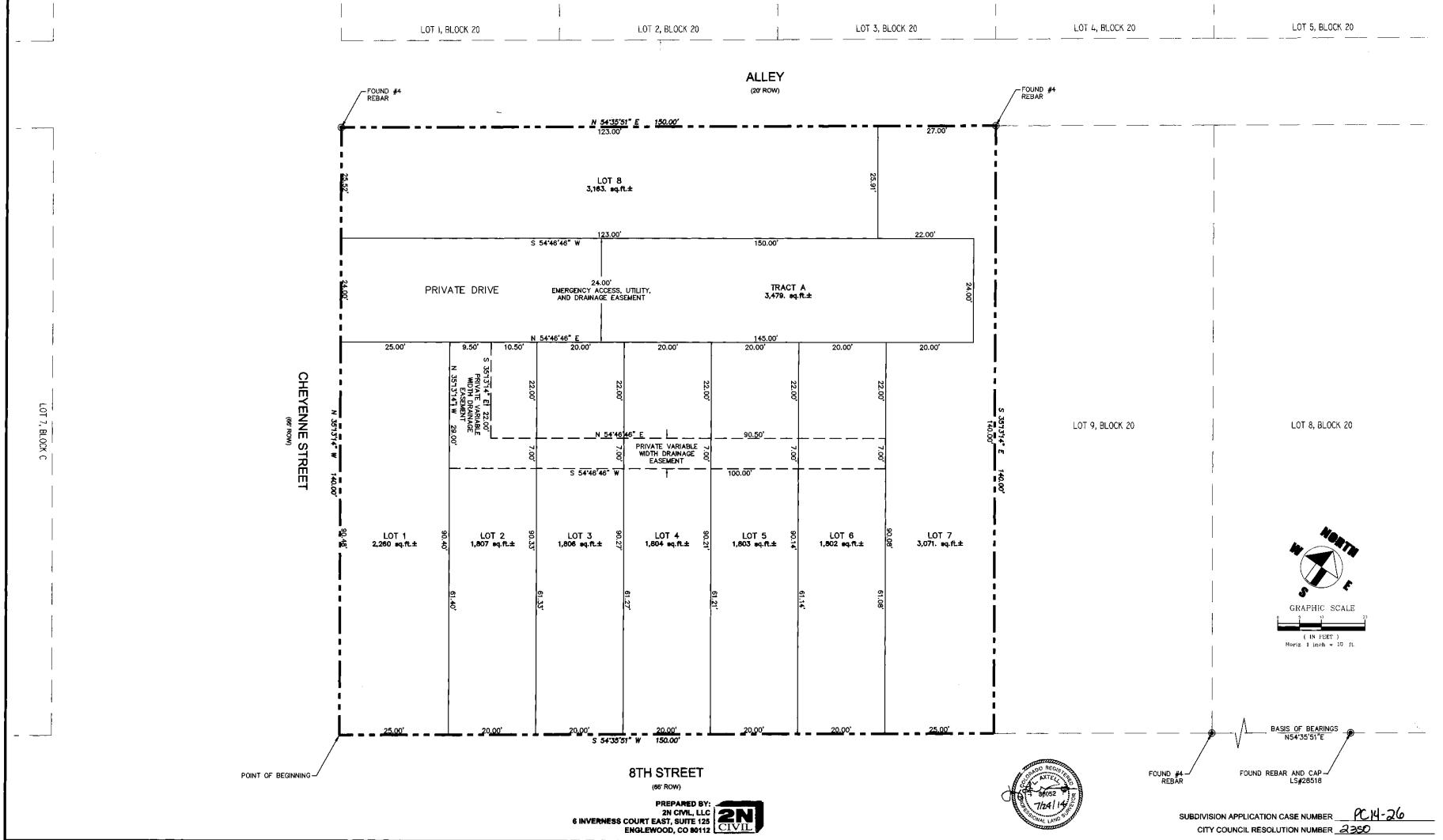
114-183 1/2

Rev #2014081529

# 8TH STREET RESIDENCES

A REPLAT OF LOTS 10, 11, AND 12, BLOCK 20, BARBER'S ADDITION TO THE CITY OF GOLDEN  
BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO  
TOWNHOME PLAT  
SHEET 2 OF 2

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ RECEPTION NUMBER \_\_\_\_\_  
DATE OF RECORDING \_\_\_\_\_



PREPARED BY:  
2N CIVIL, LLC  
6 INVERNESS COURT EAST, SUITE 125  
ENGLEWOOD, CO 80112



SUBDIVISION APPLICATION CASE NUMBER PC14-26  
CITY COUNCIL RESOLUTION NUMBER 2380

114-183 2/2