

**Parcel Description**

(Provided by Client)  
 LOTS 4 AND 5 OF BLOCK 6, HERITAGE DELLS,  
 AND LOTS 14, BLOCK 3, HERITAGE DELLS FILING NO. 2B,  
 CITY OF GOLDEN,  
 COUNTY OF JEFFERSON,  
 STATE OF COLORADO.

**Legend**

- FOUND MONUMENT AS DESCRIBED
- ⊙ SET #5 REBAR WITH 1 1/2" ALUMINUM CAP LS-16406
- + FOUND CHISELED CROSS IN CONCRETE
- (P1) AS PER HERITAGE DELLS SUBDIVISION PLAT (BK 57, PG 57)
- (P2) AS PER HERITAGE DELLS FILING NO. 2B SUBDIVISION PLAT (BK 67, PG 22)

**Notes**

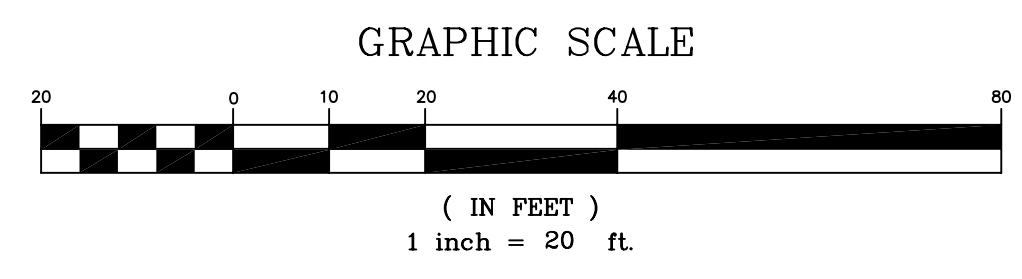
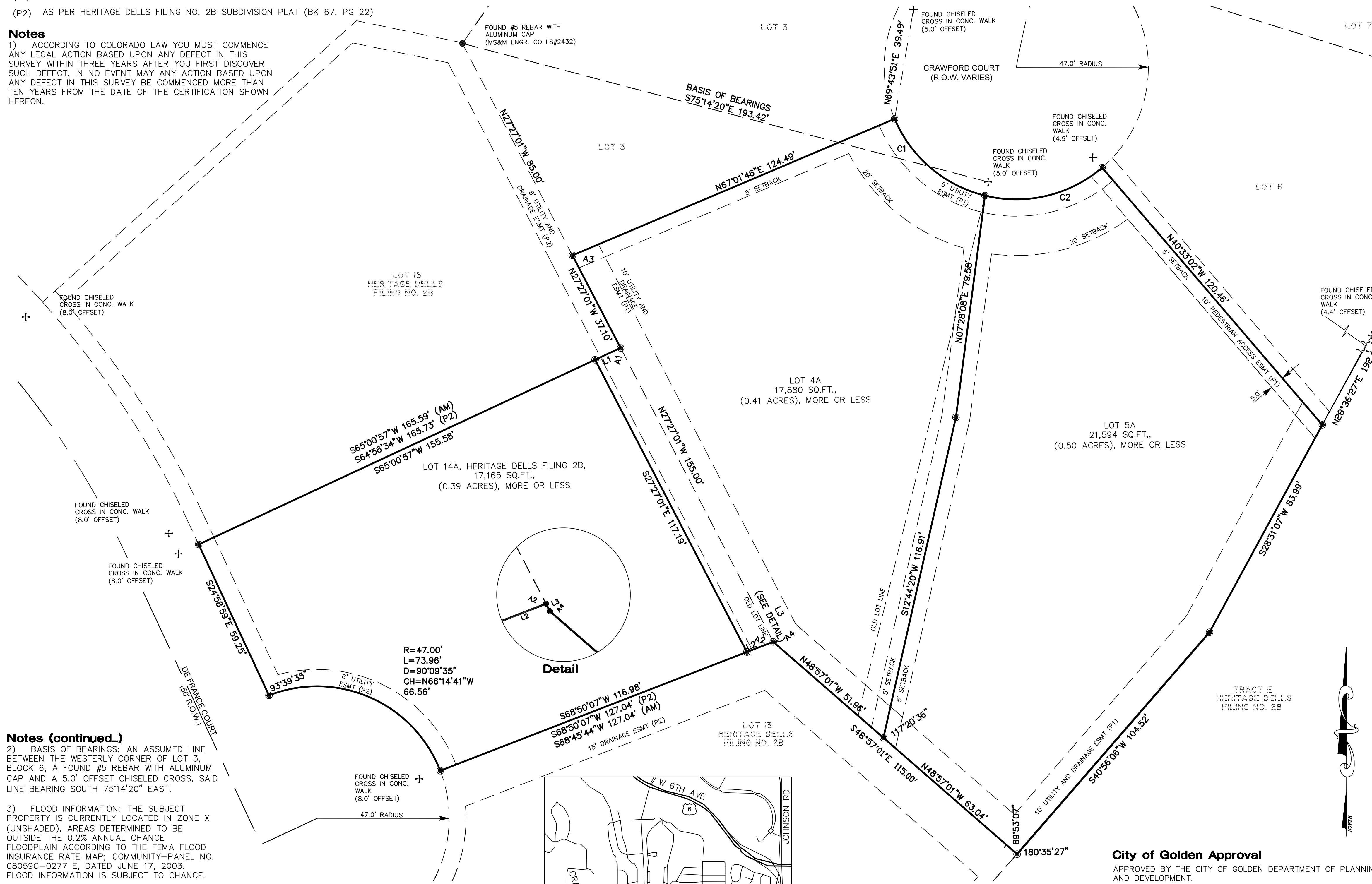
1) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**Notes (continued...)**

- 2) BASIS OF BEARINGS: AN ASSUMED LINE BETWEEN THE WESTERLY CORNER OF LOT 3, BLOCK 6, A FOUND #5 REBAR WITH ALUMINUM CAP AND A 5.0' OFFSET CHISELED CROSS, SAID LINE BEARING SOUTH 75°14'20" EAST.
- 3) FLOOD INFORMATION: THE SUBJECT PROPERTY IS CURRENTLY LOCATED IN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 08059C-0277 E, DATED JUNE 17, 2003. FLOOD INFORMATION IS SUBJECT TO CHANGE.
- 4) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC. 18-4-508.

# HERITAGE DELLS, REPLAT A MINOR SUBDIVISION - FINAL PLAT

A REPLAT OF LOTS 4 AND 5, BLOCK 6, HERITAGE DELLS, AND LOT 14, BLOCK 3,  
 HERITAGE DELLS FILING NO. 2B, LOCATED IN A PART OF  
 SECTION 10, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,  
 CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO.  
 SHEET 1 OF 1



VICINITY MAP (NOT TO SCALE)

**Curve Table**

C1	R=47.00'	L=43.74'	D=53°19'13"	CH=S49°38'18\" E 42.18'
C2	R=47.00'	L=44.50'	D=54°15'02"	CH=N78°34'35\" E 42.86'

**Angle Table**

A1	92°23'35\"(P2)
A2	83°47'15\"(P2)
A3	85°31'13\"(P1)
A4	158°30'00\"(P1)

**Line Table**

L1	S65°00'57\" W	10.15'
L2	S68°50'07\" W	10.06'
L3	S27°27'01\" E	0.04'

**City of Golden Approval**  
 APPROVED BY THE CITY OF GOLDEN DEPARTMENT OF PLANNING AND DEVELOPMENT.

**Clerk and Recorder's Certificate**  
 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ RECEPTION \_\_\_\_\_ ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.  
 JEFFERSON COUNTY CLERK AND RECORDER  
 BY: \_\_\_\_\_ DEPUTY CLERK

**Dedication**

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNERS OF THAT PARCEL OF LAND SITUATED IN THE COUNTY OF JEFFERSON, AND LYING WITHIN HERITAGE DELLS, RECORDED IN BOOK 57, PAGE 57 OF THE JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE, BEING LOCATED IN A PORTION OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOTS 4 AND 5 OF BLOCK 6, HERITAGE DELLS,  
 CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO.

HAVE CAUSED SAID PROPERTY TO BE LAID OUT, SURVEYED, SUBDIVIDED AND PLATTED UNDER THE NAME OF "HERITAGE DELLS, REPLAT A", A SUBDIVISION IN THE COUNTY OF JEFFERSON, STATE OF COLORADO.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

**Certificate of Ownership**

TIMOTHY C. ARMITAGE, BEING THE OWNER OF THE PROPERTY DESCRIBED HEREON, HAVE REPLATTED THE SAME INTO LOTS 4A AND 5A OF HERITAGE DELLS, REPLAT A, MINOR SUBDIVISION PLAT AND LOT 14A OF HERITAGE DELLS FILING NO. 2B.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007,  
 BY TIMOTHY C. ARMITAGE, OWNER.

\_\_\_\_\_  
 TIMOTHY C. ARMITAGE

**NOTARIAL**  
 STATE OF COLORADO )  
 COUNTY OF JEFFERSON ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.  
 BY TIMOTHY C. ARMITAGE, OWNER.

WITNESS MY HAND AND OFFICIAL SEAL:  
 MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**Certificate of Ownership**

DEAN R. MAUGHAN, BEING THE OWNER OF THE PROPERTY DESCRIBED HEREON, HAVE REPLATTED THE SAME INTO LOTS 4A AND 5A OF HERITAGE DELLS, REPLAT A, MINOR SUBDIVISION PLAT AND LOT 14A OF HERITAGE DELLS FILING NO. 2B.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007,  
 BY DEAN R. MAUGHAN, OWNER.

\_\_\_\_\_  
 DEAN R. MAUGHAN

**NOTARIAL**  
 STATE OF COLORADO )  
 COUNTY OF JEFFERSON ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.  
 BY DEAN R. MAUGHAN, OWNER.

WITNESS MY HAND AND OFFICIAL SEAL:  
 MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**Certificate of Ownership**

IRA A. SANDERS, BEING THE OWNER OF THE PROPERTY DESCRIBED HEREON, HAVE REPLATTED THE SAME INTO LOTS 4A AND 5A OF HERITAGE DELLS, REPLAT A, MINOR SUBDIVISION PLAT AND LOT 14A OF HERITAGE DELLS FILING NO. 2B.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007,  
 BY IRA A. SANDERS, OWNER.

\_\_\_\_\_  
 IRA A. SANDERS

**NOTARIAL**  
 STATE OF COLORADO )  
 COUNTY OF JEFFERSON ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.  
 BY IRA A. SANDERS, OWNER.

WITNESS MY HAND AND OFFICIAL SEAL:  
 MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**Surveyor's Statement**

I, JOHN B. GUYTON, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRON, INC., THAT THE SURVEY OF A REPLAT OF LOTS 4 AND 5, BLOCK 6, HERITAGE DELLS, WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JOHN B. GUYTON  
 COLORADO P.L.S. #16406  
 CHAIRMAN & CEO, FLATIRON, INC.

DATE \_\_\_\_\_  
 FSI JOB NO. 06-51,580

HERITAGE DELLS, REPLAT A		
PREPARED FOR		
TIMOTHY C. ARMITAGE		
SHEET 1 OF 1		
DRAWN BY: O. WATKINS	DATE: OCTOBER 18, 2006	DATE: 3/20/07
FSI JOB NO. 06-51,580	Flatirons, Inc. - Surveying & Engineering 8525 IRIS AVENUE, #100 BOULDER, CO 80301 PH: (303) 443-7001 FAX: (303) 443-9830 www.flatirons.com	INT: DATE: REVISIONS: CHECKED BY: WW, ETB