

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 1 OF 2

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

LEGAL DESCRIPTION

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°48'21"E, ALONG THE EAST LINE OF SAID SECTION 4 A DISTANCE OF 637.33 FEET TO THE NORTHERLY BOUNDARY OF MARSTON TRAIL, A 45 FEET WIDE STREET; THENCE ALONG SAID NORTHERLY BOUNDARY ON A CURVE TO THE LEFT WHOSE CHORD BEARS S73°28'05"W 5.79 FEET, WHOSE CENTRAL ANGLE IS 01°25'37", AND WHOSE RADIUS IS 232.50 FEET AND ARC LENGTH OF 5.79 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID TANGENT ON MARSTON TRAIL NORTHERLY BOUNDARY S72°45'17"W 90.36 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 35°14'22", WHOSE RADIUS IS 122.50 FEET, AND WHOSE CHORD IS 74.16 FEET BEARING S55°08'07"W AN ARC LENGTH OF 75.34 FEET; THENCE S7°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 N02°59'58"W QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE N88°41'29"E 601.55 FEET TO THE POINT OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO.

ALSO DESCRIBED AS:

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 1.8FT X 1.3FT 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) BEARS S02°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:

1. ALONG THE ARC OF A CURVE TO THE LEFT, NON-TANGENT WITH THE PREVIOUS COURSE, HAVING A CENTRAL ANGLE OF 01°25'37", A RADIUS OF 232.50 FEET, A CHORD BEARING OF S73°15'30"W A DISTANCE OF 5.79 FEET, AND AN ARC DISTANCE OF 5.79 FEET;
2. THENCE S72°32'42"W, TANGENT WITH THE PREVIOUS COURSE, A DISTANCE OF 90.36 FEET;
3. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, TANGENT WITH THE PREVIOUS COURSE, HAVING A CENTRAL ANGLE OF 35°14'22", A RADIUS OF 122.50 FEET, A CHORD BEARING OF S54°55'31"W A DISTANCE OF 74.16 FEET, AND AN ARC DISTANCE OF 75.34 FEET;
4. THENCE N57°23'34"W, NON-TANGENT WITH THE PREVIOUS COURSE, A DISTANCE OF 58.78 FEET;
5. THENCE S87°01'03"W A DISTANCE OF 394.91 FEET TO THE NORTHWEST SUBDIVISION CORNER OF SAID SHELTON STUDIO RANCH FILING NUMBER 1, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED AT RECEPTION NUMBER 2015090321;

THENCE N03°12'34"W COINCIDENT WITH THE WEST LINE OF SAID PARCEL A DISTANCE OF 681.93 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED AT RECEPTION NUMBER 2015090321;

THENCE N88°29'33"E COINCIDENT WITH THE NORTH LINE OF SAID PARCEL A DISTANCE OF 601.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 404,338 SQUARE FEET, (9.28 ACRES), MORE OR LESS.

DEDICATION:

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 FILING NO. 2" AND DOES HEREBY GRANT AND CONVEY TO THE CITY OF GOLDEN STREET RIGHT-OF-WAY; UTILITY EASEMENTS; TRACT C; 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 15th DAY OF July, 2019.

BY: Amy Beth Herman
AMY BETH HERMAN

BY: Nathan T. Herman
NATHAN T. HERMAN

STATE OF COLORADO)
COUNTY OF Jefferson) ss

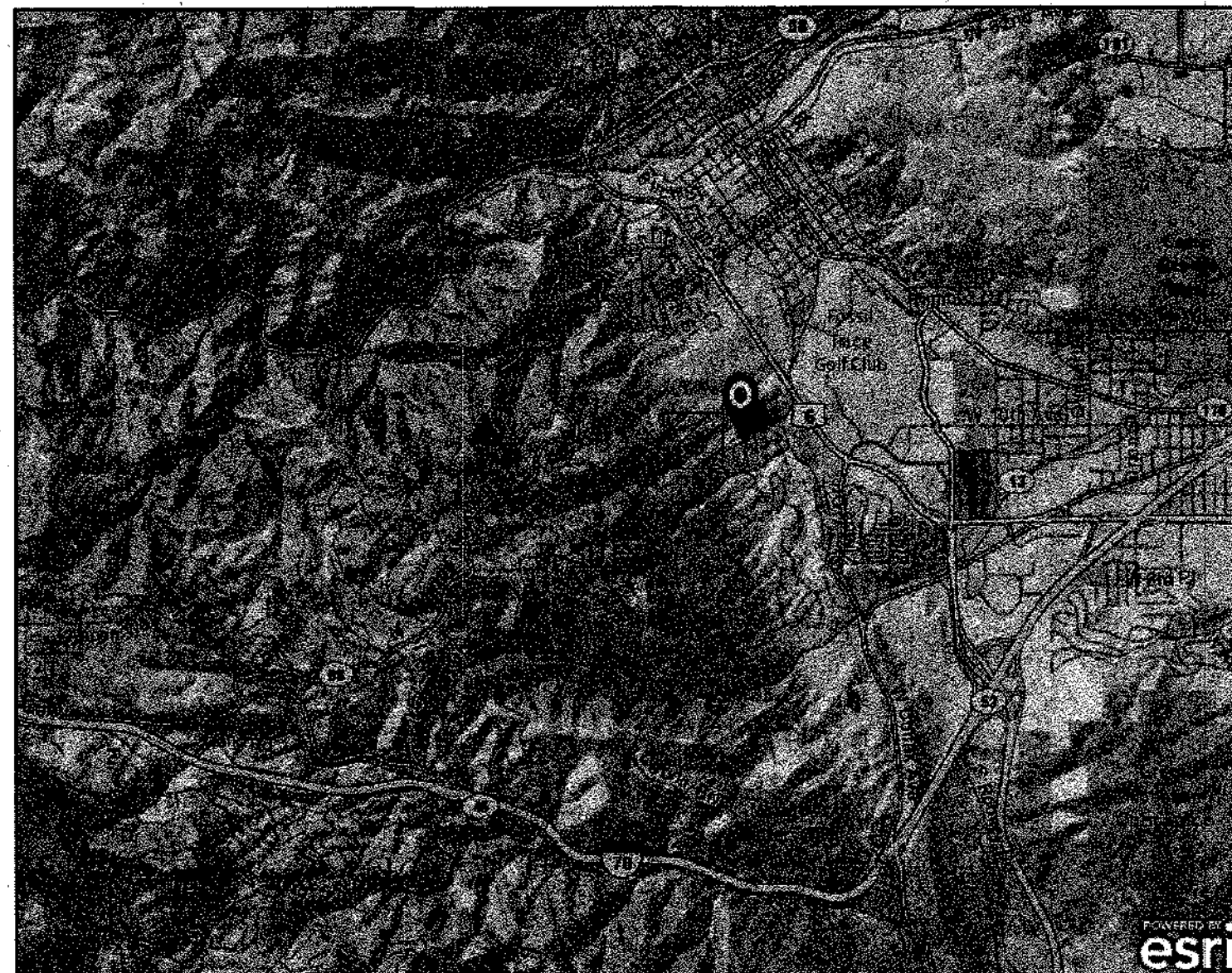
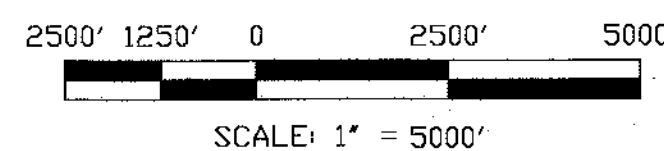
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July, 2019.

BY: Amy Beth Herman & Nathan T. Herman

WITNESS MY HAND AND NOTARIAL SEAL, Therese Maestas
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-13-2020

THERESE MAESTAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 18964013976
My Commission Expires August 13, 2020

**VICINITY MAP****GENERAL NOTES**

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EUGENE LYNNE 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 STATEMENTS OF THE STATE BOARD OF LICENSURE 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 ABC72617657-3, DATED July 10, 2019, AT 5:00 P.M., PREPARED BY LAND TITLE GUARANTEE COMPANY WAS RELIED 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 4S, RANGE 70W, BEARING S02°58'57"E A DISTANCE OF 1306.88'.
3. THE FIELD WORK WAS PERFORMED IN AUGUST OF 2018.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, 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 08059C0270F, EFFECTIVE DATE FEBRUARY 5TH, 2014. WEST FORK KENNEDY'S RUN 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 AS SHOWN ARE HEREBY DEDICATED 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 HOME OWNERS ASSOCIATION (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, BOULDERS, OTHER OBSTRUCTIONS AND MAIL BOXES WITH THE EXCEPTION OF LOTS 8 AND 9 WHICH ARE EACH ALLOWED TO PLACE A SINGLE MAILBOX WITHIN THIS EASEMENT.

SURVEYOR'S CERTIFICATE

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 DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 24 DAY OF April, 2019, AND THAT 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 GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

Heath Hildebrand
HEATH E. HILDEBRAND
LICENSED COLORADO LAND SURVEYOR
LICENSE NUMBER 38211
DATE: 7/15/2019

HOLDER AND DEED OF TRUST CERTIFICATE:

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.

MORTGAGE INFORMATION WITH RECORDING INFORMATION

- 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 2015090322
- RECORDED IN JEFFERSON COUNTY, STATE OF CO

SIGNATURE BLOCK

SIGNED THIS 17 DAY OF July, 2019

JPMORGAN CHASE BANK, N.A.

BY: Edna Williams

ITS: Vice President

**NOTARY BLOCK**

STATE OF LOUISIANA

PARISH OF OUACHITA

ON 7-17-2019, BEFORE ME, APPEARED Edna Williams TO ME PERSONALLY KNOWN, WHO DID SAY THAT HE/SHE IS THE Vice President 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/HIS ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE ACT AND DEED OF THE CORPORATION (OR ASSOCIATION).

Doris O. Britton

Doris O. Britton, NOTARY PUBLIC

LA NOTARY ID: 87705

LIFETIME COMMISSION

**TITLE COMPANY CERTIFICATE:**

I, Sam Powers, AS AUTHORIZED AGENT OF LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OR CURRENT COMMITMENT FOR TITLE INSURANCE FOR ALL LAND HEREIN DEDICATED AND SHOWN UPON THE PLAT AS EASEMENTS, AND TITLE TO SUCH LAND IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT FOR THOSE MATTERS SHOWN IN LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ABC72617657-3, WITH AN EFFECTIVE DATE OF July 10, 2019 AT 5:00 P.M.

I FURTHER CERTIFY THAT ALL PARTIES SIGNATORY TO THE DEDICATION CERTIFICATE ARE THOSE SUFFICIENT TO CONVEY TITLE TO THE CITY FOR ALL PROPERTY RIGHTS SO DEDICATED.

SIGNED THIS 15th DAY OF July, 2019

LAND TITLE GUARANTEE COMPANY

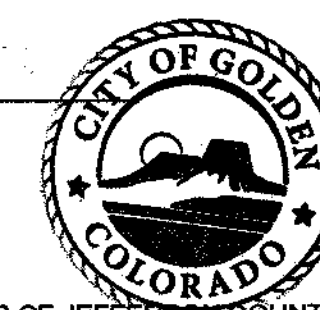
Sam Powers
AUTHORIZED AGENT

CITY COUNCIL APPROVAL:

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 25th DAY OF July, 2019, 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 21st DAY OF March, 2019.

ATTEST: Shirley K. Kline Mayor
CITY CLERK, Deputy

**COUNTY CLERK AND RECORDER:**

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO, AT 03:38:04 O'CLOCK P.M. THIS 25th DAY OF July, 2019.

2019063990
RECEPTION NO.

George P. Steen
JEFFERSON COUNTY CLERK AND RECORDER

George P. Steen
DEPUTY CLERK



EUGENE LYNNE PROJECT NO. _____
CLIENT PROJECT NO. _____
REVISION DESCRIPTION _____
DATE _____
EUGENE LYNNE
2440 S. Chase Ln.
Lakewood, CO 80227

SHELTON STUDIO RANCH FILING No. 2
850 SHELTON ROAD
GOLDEN, CO 80401
FINAL PLAT
SE 1/4 SEC 4, T4S, R70W
SHEET NO. 1 of 2

