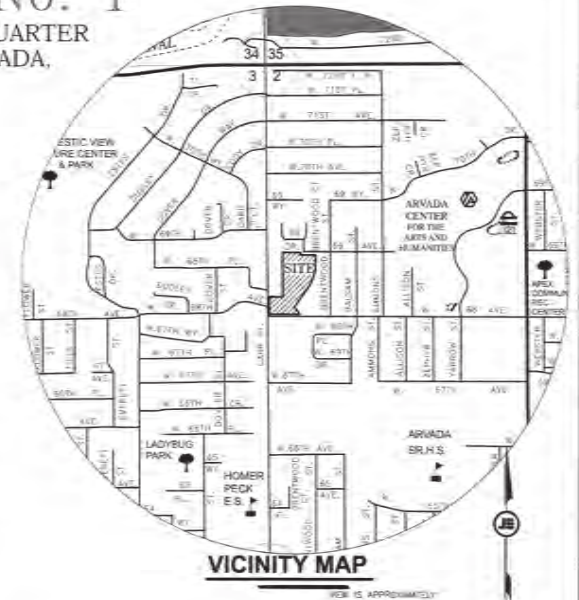


HILLSIDE COTTAGES AMENDMENT NO. 1

TRACTS C AND D OF HILLSIDE COTTAGES BEING LOCATED IN NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 69 WEST, 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 4



LEGAL DESCRIPTION AND DEDICATION:

THE UNIMPROVED BEING THE OWNERS OF A TRACT OF LAND SITUED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS C AND D
HILLSIDE COTTAGES
RECEPTION #2017033087
CITY OF ARVADA
COUNTY OF JEFFERSON
STATE OF COLORADO

CONTAINING 184,107 SQUARE FEET OR 4.227 ACRES, MORE OR LESS.

HAVE Laid Out, Platted, and Subdivided the Above Described Land, Under the Name and Title of Hillside Cottages Amendment No. 1, and Hereby Dedicated to the City of Arvada in Fee Simple, Except Those of Prior Record, Tract J for Street and Related Associated Purposes as Shown on the Plat and Grant to the City of Arvada such Non-Private Easements as are Created Hereby and Depicted or, by Note, Referenced Herein, Along with the Right to Install, Maintain and Operate Mains, Transmission Lines, Service Lines and Appurtenances, Either Directly or Through the Various Applicable Service Providers as may be Necessary to Accomplish the Intended Purpose of such Easement, Unless More Narrowly Defined by Note Herein, Utility shall Mean Sewer, Water, Drainage, Electricity, Gas, Telephone, Cable and Other Telecommunications Facilities.

OWNER/DEVELOPER:

ROYAL OAK LLC, A COLORADO LIMITED LIABILITY COMPANY

By: *Steven Van Winkle*
STEVEN VAN WINKLE, AS PRESIDENT

NOTARY:

STATE of Colorado)
COUNTY of Jefferson)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY of October 2017

BY: STEVEN VAN WINKLE, AS PRESIDENT OF ROYAL OAK LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL: *Sandra Monte*
MY COMMISSION EXPIRES: 10-26-2017



GENERAL NOTES:

- 1.) THE LINEAL UNITS USED ON THIS PLAT ARE IN U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
- 2.) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTO ANY PUBLIC LAND SURVEY MONUMENT, LAND SURVEY BOUNDARY MONUMENT OR ACCESSORY COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 3.) 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.
- 4.) CHICAGO TITLE OF COLORADO TITLE REPORT NUMBER C000936-000-H-00FF EFFECTIVE DATED APRIL 3, 2017 AT 8:00 A.M., WAS EXTREMELY REPLIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- 5.) JOHN ENGINEERING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR RECORDED/UNRECORDED EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 6.) ALL LOT CORNER MONUMENTS SHALL BE SET PER COLORADO STATE STATUTE 38-31-102.
- 7.) BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 2 BEING CONSIDERED TO BEAR IN 002°51'41" BETWEEN MONUMENTS AS SHOWN WITHIN THIS PLAT.
- 8.) (A) THE STORMWATER DETENTION AREA SHOWN HEREON (WITHIN AN EASEMENT GRANTED TO THE CITY OF ARVADA FOR SUCH PURPOSE) SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNERS AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. IN THE EVENT THAT SAID CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY THE OWNERS, THE CITY OF ARVADA SHALL (WITHOUT WAIVING ANY OTHER RIGHTS AVAILABLE TO IT) HAVE THE RIGHT TO PERFORM THE NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS AND ASSIGNS AGREES TO PAY UPON BILLING.
(B) NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED WITHIN THE STORMWATER DETENTION EASEMENT AND NO CHANGES OR ALTERATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE DETENTION AREA WILL BE MADE WITHOUT THE APPROVAL OF THE CITY OF ARVADA.
- 9.) IF ANY PORTION OF A LOT IMPROVEMENT INCLUDING, BUT NOT LIMITED TO ANY PORCHES, EAVES, FIREPLATE STAKES AND CANTILEVERS, ENCROACHES UPON ANY ADJOINING LOT, A VALID EASEMENT FOR SUCH ENCROACHMENT AND FOR MAINTENANCE OF THE SAME, SO LONG AS IT STANDS, SHALL AND DOES EXIST PROVIDED SUCH EASEMENTS DO NOT EXCEED TWELVE (12) INCHES WITHIN THE BOUNDARIES OF THE ADJOINING LOT, AND SUCH ENCROACHMENTS DO NOT INTERFERE WITH THE ENJOYMENT OF THE ADJOINING LOT. SUCH ENCROACHMENTS AND EASEMENTS SHALL NOT BE CONSIDERED OR DETERMINED TO BE ENCUMBRANCES ON ANY LOTS AFFECTED THEREBY. FURTHER, SUCH EASEMENTS FOR THE PURPOSES DESIGNATED ABOVE AND IN THE SIZE STATED ABOVE SHALL BE DEEMED TO RUN WITH THE LAND UPON WHICH THE IMPROVEMENTS MAY BE FOUND.
- 10.) UTILITY EASEMENTS ARE HEREBY SHOWN AS DEPICTED ON THIS DOCUMENT. UTILITY MEANS SEWER, WATER, ELECTRICITY, TELEPHONE, CABLE AND OTHER TELECOMMUNICATIONS FACILITIES. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATELY RIGHT ANGLES BUT IN NO EVENT SHALL ANY PERMANENT STRUCTURE BE ALLOWED IN THE AREA RESERVED FOR GAS MAINS PROVIDED HOWEVER CONCRETE DRIVES, SIDEWALKS, AND UTILITIES ARE FENCEABLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES. ALL SIDE AND REAR LOT LINE EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSES. NO RETAINING WALLS, FENCES, SHRUBS, TREES OR OTHER OBSTRUCTIONS MAY BE PLACED WITHIN THE EASEMENTS THAT WILL OBSTRUCT THE FLOW OF DRAINAGE IN SAID EASEMENTS. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY EASEMENT OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE EASEMENT OR RIGHT-OF-WAY IS GRANTED.
- 11.) TRACT J IS INTENDED FOR PUBLIC RIGHT-OF-WAY THAT IS BEING DEDICATED IN FEE SIMPLE BY THE PLAT FOR STREET AND ASSOCIATED PURPOSES TO THE CITY OF ARVADA.
- 12.) THE EASTERN BOUNDARY OF THIS PLAT WAS ESTABLISHED BY HILLSIDE COTTAGES RECEPTION #2017033087, NOTE #8 OF SAID PLAT STATES "THE EASTERN BOUNDARY OF THE SUBJECT PARCEL AS DESCRIBED AND THE WESTERN BOUNDARY OF THE ADJOINING PLAT OF METRO VIEW SUBDIVISION REC. #1818486 WERE BOTH FOUND TO BE NOT IN GOOD HARMONY AND BOTH HAD SIGNIFICANT CLOSURE ERRORS. TO RESOLVE THE COMMON BOUNDARY, THE QUARTER SECTION CORNERS WERE LOCATED, AND THEN THE CENTERLINE OF BROADWOOD STREET WAS PLATTED WITHIN METRO VIEW AND AS IT ALONGS THE PLAT OF 300' WEST REC. #1818486, PARTICULARLY, THE NORTH LINE OF METRO VIEW FROM THE CENTERLINE OF BROADWOOD STREET WAS HELD TO MATCH TOGETHER WITH THE DISTANCES ACROSS THE SOUTHERLY BOUNDARY OF 300' VISTA TO HELP ESTABLISH THE PROPER BOUNDARY OF BROADWOOD STREET TOGETHER WITH THE DISTANCES ALONG THE EAST-WEST CENTERLINE OF SECTION 2 (BEING THE CENTERLINE OF WEST 68TH AVENUE). THE DISTANCES ALONG THE COMMON BOUNDARY WERE THEN HELD AS CLOSELY AS POSSIBLE WHILE HOLDING THE EAST-WEST DISTANCES OF LOTS A1 THROUGH 50 OF METRO VIEW AND DISREGARDING THE CALLED BEARINGS ALONG ITS WESTERN BOUNDARY. THIS DISTANCE/DISTANCE INTERSECTION METHOD GAVE THE GREATEST HARMONY BETWEEN THE ADJACENT PLATS AND THE SUBJECT PROPERTY. THE EXISTING FENCE RANGE ON BOTH SIDES OF THE BOUNDARY LINE AS PRESENTED IN THIS SOLUTION. IE IT NOTED THAT NO SOLUTION TRIED BY THIS SURVEYOR FITTED THE FENCES AS CONSTRUCTED. THIS SURVEYOR HAS ACCEPTED THE BOUNDARY AS SHOWN AND EXPLAINED HEREON AS THE LEAST DISRUPTIVE TO THE COMMUNITY."

ATTORNEY'S CERTIFICATE:

I, ROBERT W. HANSEN, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREON ABOVE INDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC RIGHTS AND EASEMENTS AND THAT TITLE TO SUCH LAND IS THE DESIGNATOR'S, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES OF RECORD.
DATED THIS 17th DAY OF OCTOBER, 2017.
Robert W. Hansen
ATTORNEY AT LAW

SURVEYOR'S CERTIFICATE:

I, ROBERT J. HENNESSY, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF HILLSIDE COTTAGES AMENDMENT NO. 1 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 17th DAY OF JANUARY, 2016, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. I HAVE BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THE SURVEY IS NOT A GUARANTEE OF WARRANTY, EXPRESS OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SURVEY AND THE SURVEY THEREOF.
Robert J. Hennessy 10/10/17
ROBERT J. HENNESSY, P.L.S., 1580, LICENSED COLORADO LAND SURVEYOR FOR AND ON BEHALF OF JOHN ENGINEERING, INC.

TRACT TABLE

TRACT	OWNERSHIP	USE	AREA
E	H.O.A.	PRIVATE STREET AND ASSOCIATED PURPOSES AND UTILITY EASEMENT	11,186 SQ. FT.
F	H.O.A.	PRIVATE STREET AND ASSOCIATED PURPOSES AND UTILITY EASEMENT	11,186 SQ. FT.
G	H.O.A.	PRIVATE STREET AND ASSOCIATED PURPOSES AND UTILITY EASEMENT	17,722 SQ. FT.
H	H.O.A.	OPEN SPACE, DRAINAGE & STORM WATER DETENTION & UTILITY EASEMENT	26,542 SQ. FT.
I	H.O.A.	OPEN SPACE, DRAINAGE & STORM WATER DETENTION & UTILITY EASEMENT	14,500 SQ. FT.
J	CITY OF ARVADA	PUBLIC STREET AND ASSOCIATED PURPOSES	TOTAL 81,136 SQ. FT.

SHEET TABLE:

- SHEET 1 COVER SHEET
- SHEET 2 PARCEL DIVISION SHEET
- SHEET 3 UTILITY AND WATER LINE EASEMENT SHEET
- SHEET 4 FIRE LANE & EMERGENCY ACCESS AND PUBLIC ACCESS EASEMENT SHEET

APPROVAL CERTIFICATE:

THE FOREGOING PLAT IS APPROVED FOR FILING AND ACCEPTANCE BY THE CITY OF ARVADA, COLORADO ON THIS 12th DAY OF OCTOBER, 2017.
Paula Kraemer 10/18/17
COMMUNITY DEVELOPMENT DIRECTOR
DATE
CITY ENGINEER
Paula Kraemer 10/16/2017
DATE
CITY ATTORNEY
Paula Kraemer 10/16/2017
DATE

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTING FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, AT GOLDEN COLORADO ON THIS 9th DAY OF NOVEMBER 2017 AT 12:17:45 O'Clock.
By: *Paula Kraemer*
JEFFERSON COUNTY CLERK AND RECORDER
RECEPTION NUMBER: 2017115996
DATE: 11/9/17



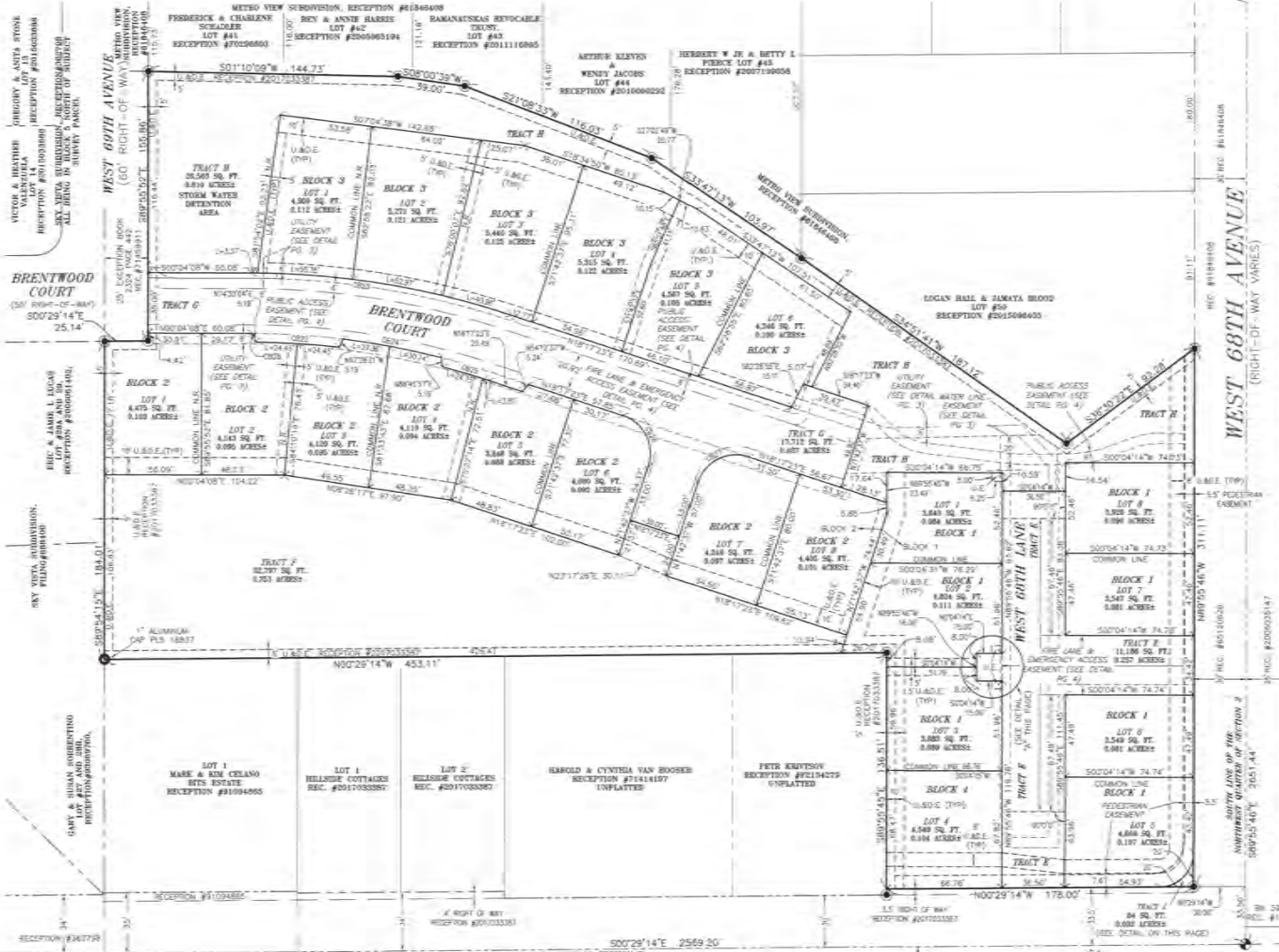
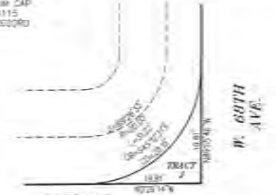
SHEET 1 OF 4



HILLSIDE COTTAGES AMENDMENT NO. 1

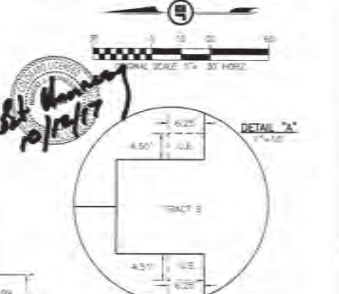
TRACTS C AND D OF HILLSIDE COTTAGES BEING LOCATED IN NORTHWEST QUARTER OF SECTION 2,
TOWNSHIP 3 SOUTH, RANGE 69 WEST, 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 2 OF 4

FOUND CENTER 1/4 CORNER
SECTION 2 2" ALUMINUM CAP
IN RANGE BOX PLS 14115
MATCHES MONUMENT RECORD
ON FILE



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
0202	48.91	446.92	106°22'37"	N73°21'21"E	45.88
0203	102.65	480.00	109°13'15"	N70°36'47"E	152.00
0204	58.11	445.00	107°28'54"	N70°26'47"E	58.00
0205	28.57	442.95	102°41'44"	N76°25'47"E	28.56
0206	36.13	23.00	090°00'00"	N07°17'27"E	22.53
0207	36.13	23.00	090°00'00"	N07°17'27"W	22.53
0208	0.87	445.00	100°28'14"	N05°17'02"E	0.87

- LEGEND**
- FOUND BUREY MONUMENT AS DESCRIBED
 - FOUND SECTION CORNER AS DESCRIBED HEREON
 - FOUND #5 REBAR AND 1" YELLOW PLASTIC PLS 24892
- EASEMENT LINES**
- UTILITY EASEMENT
 - LOT LINE
 - SECTION LINE
 - BOUNDARY LINE
 - RIGHT-OF-WAY LINE
- NOTES**
- SEE PAGES 3 AND 4 FOR ADDITIONAL EASEMENT DETAIL, WATERLINE, FIRE LINE, EMERGENCY ACCESS, PUBLIC ACCESS, AND TRACT E & G UTILITY EASEMENTS.



SHEET 2 OF 4



FOUND NORTHWEST CORNER SECTION 2 2" ALUMINUM CAP IN RANGE BOX PLS 13256 MATCHES MONUMENT RECORD ON FILE

FOUND WEST 1/4 CORNER SECTION 2 2" ALUMINUM CAP IN RANGE BOX PLS 11445 MATCHES MONUMENT RECORD ON FILE POINT OF BEGINNING

WEST COMMUNICATIONS INC. A PORTION OF BLOCK 223 RECEPTION #27415550
 MERRIN & RUTH PERKINS A PORTION OF BLOCK 223 RECEPTION #2007030513
 MERRITH KAPUSHOV & JOHN ERSHOFF LOT #17 RECEPTION #2014327467
 JOHN & SUELA WERE LOT #18 RECEPTION #201116080
 BANNY & JESSE WANDERLIND LOT #19 RECEPTION #2007030620
 PAN D 2008 2008 SUBDIVISION RECEPTION #55603856

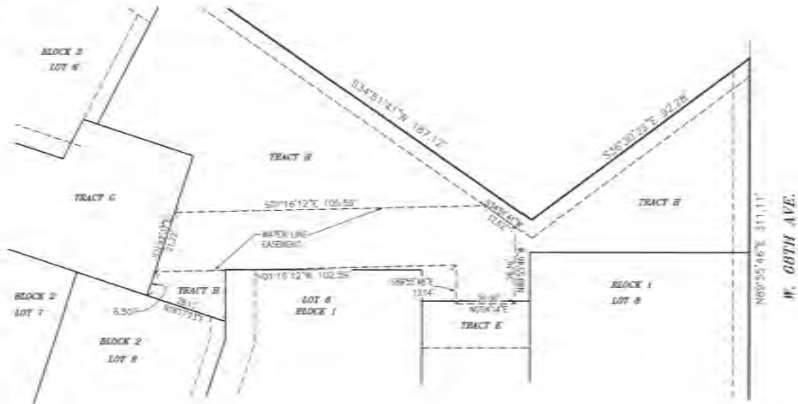
HILLSIDE COTTAGES AMENDMENT NO. 1

TRACTS C AND D OF HILLSIDE COTTAGES BEING LOCATED IN NORTHWEST QUARTER OF SECTION 2,
TOWNSHIP 3 SOUTH, RANGE 69 WEST, 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON,
STATE OF COLORADO
SHEET 3 OF 4



UTILITY EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
02'	141.02	445.00	019°21'31"	N89°12'46"E	140.92
03'	136.67	436.00	019°21'31"	N89°12'46"E	136.02
04'	145.20	458.00	017°07'47"	N89°42'30"E	144.26
05'	138.19	480.00	016°28'45"	N90°02'31"E	137.72
06'	14.02	476.82	001°41'03"	N89°54'40"E	14.02
07'	8.02	482.82	001°02'46"	N89°28'32"E	8.02



WATER LINE EASEMENT DETAIL
17-20

Paul H. ...
10/12/17

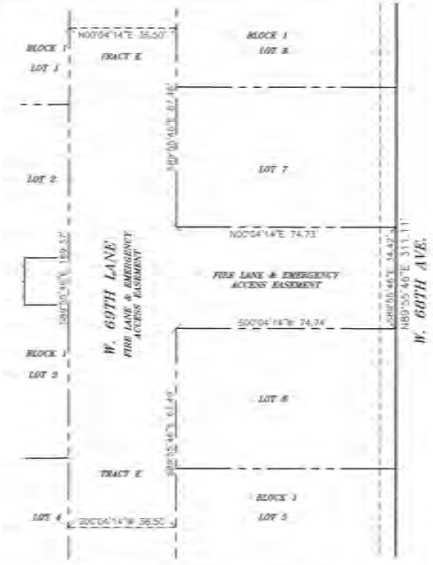
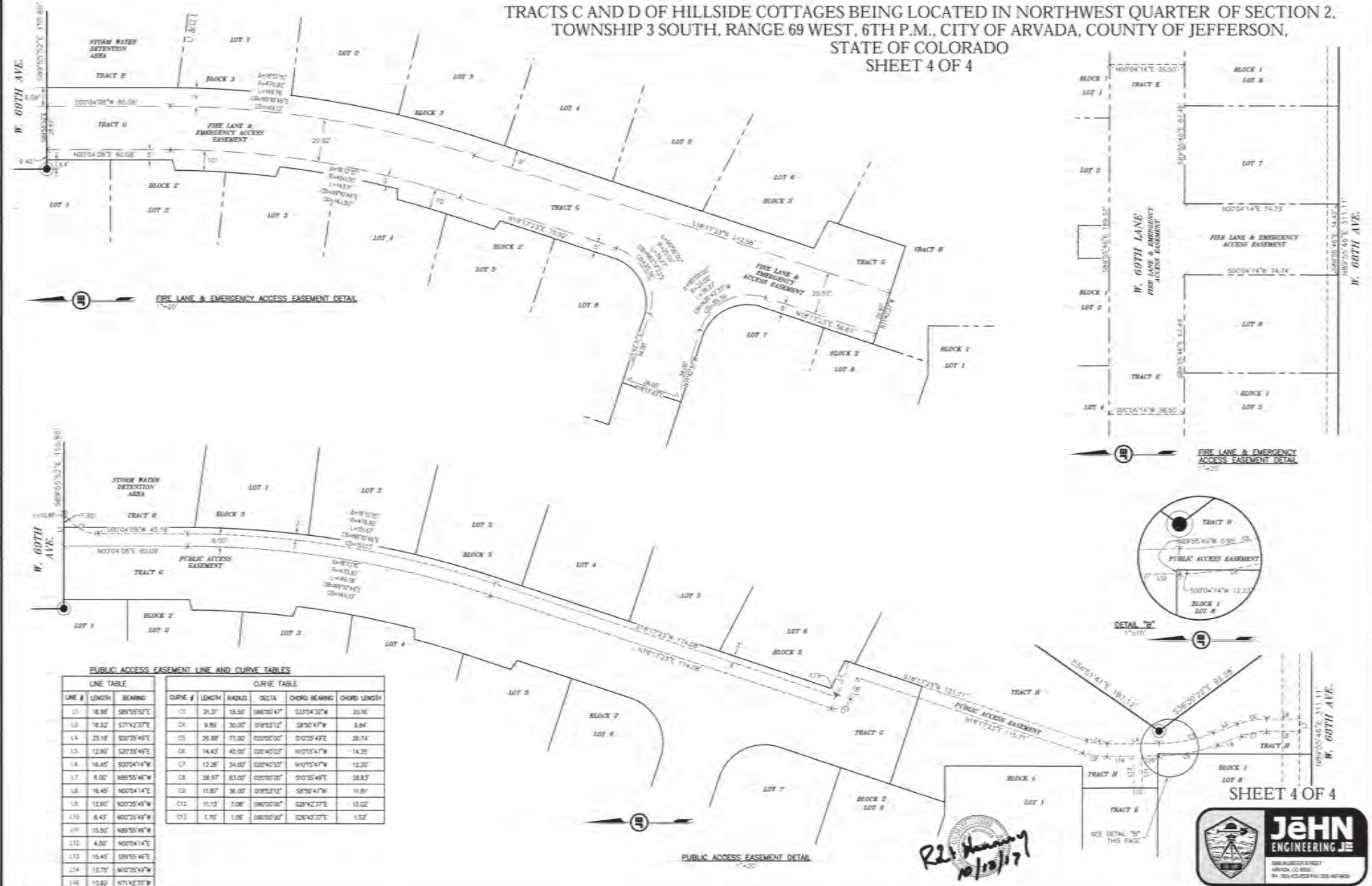
JēHN
ENGINEERING JE

888 HIGHTOWER STREET
ARVADA, CO 80005
PH: 781-234-0200 FAX: 781-234-0200

J:\234\020-000\DWG\PLAT\0317.DWG AND 03PLAT.DWG

HILLSIDE COTTAGES AMENDMENT NO. 1

TRACTS C AND D OF HILLSIDE COTTAGES BEING LOCATED IN NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 69 WEST, 6TH P.M., CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 4 OF 4



FIRE LANE & EMERGENCY ACCESS EASEMENT DETAIL
1"=20'

FIRE LANE & EMERGENCY ACCESS EASEMENT DETAIL
1"=20'



DETAIL "B"
1"=10'

PUBLIC ACCESS EASEMENT LINE AND CURVE TABLES

LINE TABLE			CURVE TABLE					
LINE #	LENGTH	BEARING	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
L1	18.98	S89°55'32"E	C1	21.37	18.50	086°00'47"	S37°54'32"W	20.16
L2	18.52	S71°42'57"E	C4	9.89	36.00	018°52'12"	S8°50'47"W	9.84
L4	25.18	S00°35'49"E	C5	26.88	77.00	020°00'00"	S70°35'49"E	25.74
L5	12.80	S20°35'49"E	C6	14.43	40.00	020°40'00"	N10°15'47"W	14.35
L6	16.45	S20°04'14"W	C7	12.35	34.00	020°40'00"	N10°15'47"W	12.20
L7	8.00	N89°55'46"W	C8	28.87	83.00	020°00'00"	S70°35'49"E	28.83
L8	16.45	N00°04'14"E	C3	11.87	36.00	018°52'12"	S8°50'47"W	11.81
L9	12.80	N00°25'49"W	C12	11.13	7.00	090°00'00"	S28°42'57"E	10.02
L10	6.43	N00°35'49"W	C13	1.70	1.00	090°00'00"	S28°42'57"E	1.57
L11	15.50	N89°55'46"W						
L12	4.00	N89°04'14"E						
L13	15.45	S89°55'46"E						
L14	13.75	N00°25'49"W						
L15	10.92	N71°42'37"W						

PUBLIC ACCESS EASEMENT DETAIL
1"=20'

R21 January 10/10/17

