

ULYSSES GARDEN SUBDIVISION

LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 2,
TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 3

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, BEING THE OWNER OF THOSE LANDS DESCRIBED BELOW, HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS AND EASEMENTS, AS SHOWN HEREON UNDER THE NAME AND STYLE OF ULYSSES GARDEN AND DO, BY THESE PRESENTS, OF ITS OWN FREE WILL, AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, GRANT, DEDICATE, AND CONVEY TO THE COUNTY OF JEFFERSON, STATE OF COLORADO, IN FEE SIMPLE, TRACT(S) 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 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932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A COMBINATION OF THOSE PARCELS OF LAND RECORDED AT RECEPTION NO. F0656533 AND RECEPTION NO. F0677889 AND LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS AND DISTANCES ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 2 BEING N 00°29'25" W AND N 89°27'29" E, ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 335.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THE CENTER 1/4 CORNER OF SECTION 2, BEING A FOUND 3 1/4" ALUMINUM CAP, PLS 16837, IN RANGE BOX, PER MONUMENT RECORD DATED 4-30-98

- NORTH 1/4 CORNER OF SECTION 2, BEING A FOUND RAILROAD RAIL ON END, STAMPED LS #1210, PER MONUMENT RECORD DATED 2-27-02

BEGINNING AT THE CENTER 1/4 CORNER OF SECTION 2,

THENCE N 00°29'25" W, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 600.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, GOLDEN CHURCH OF CHRIST SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NO. F0874271,

THENCE N 89°27'29" E, ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 335.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE N 00°29'25" W, ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF MORRISSEY SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NO. 7357852,

THENCE N 89°27'29" E, ALONG THE SOUTHERLY LINE OF SAID MORRISSEY SUBDIVISION, A DISTANCE OF 167.50 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. F0656533;

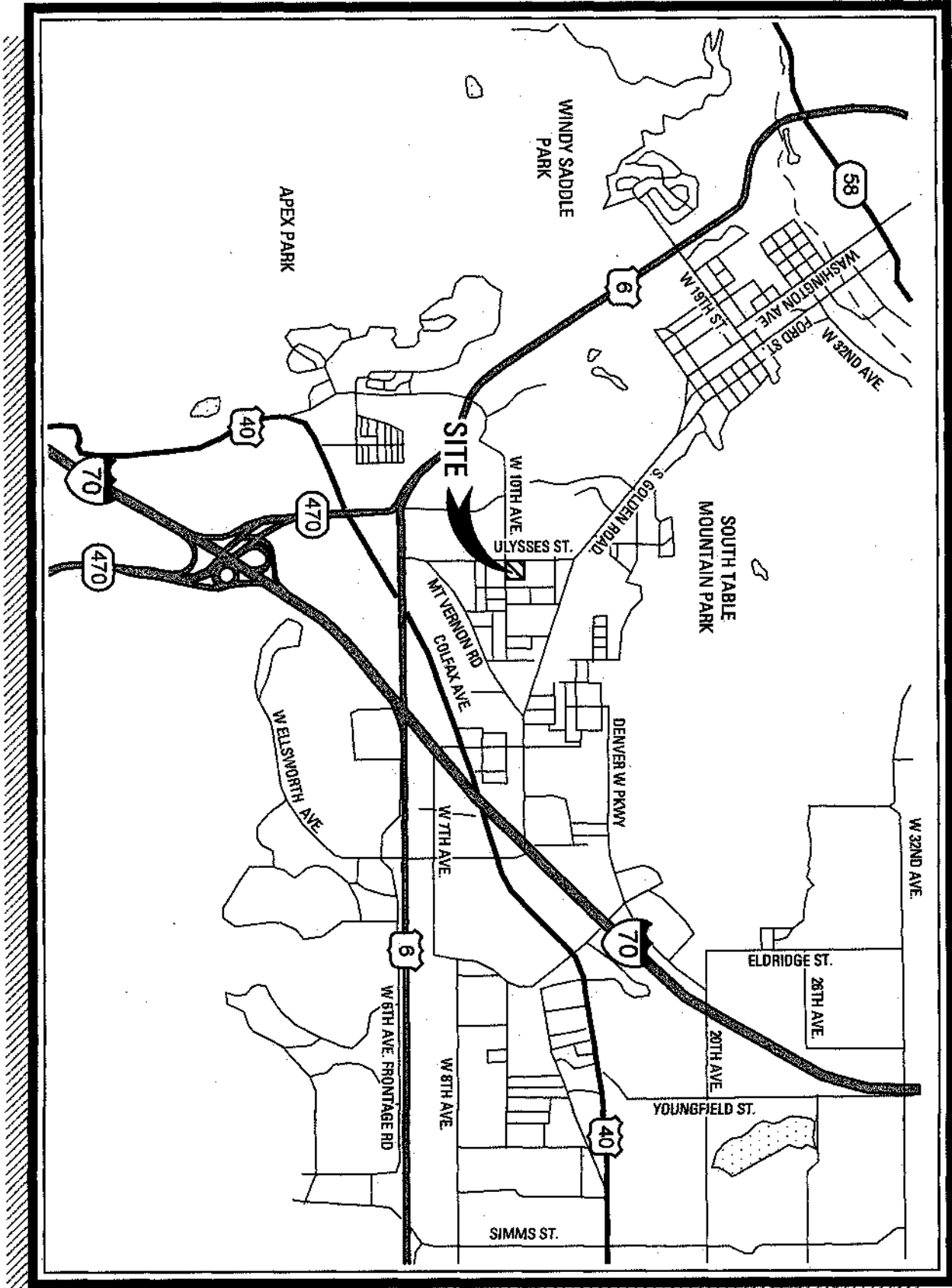
THENCE S 00°29'25" E, ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. F0656533, A DISTANCE OF 389.94 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. F0656533;

THENCE S 89°27'29" W, ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. F0656533, A DISTANCE OF 167.50 FEET TO A POINT ON THE EASTERLY LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. F0677889;

THENCE S 00°29'25" E, ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. F0677889, A DISTANCE OF 260.06 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 2;

THENCE S 89°27'29" W, ALONG SAID SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 335.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 286.34 SQUARE FEET, OR 6.137 ACRES MORE OR LESS.



VICINITY MAP
1" = 2000'

COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER:

AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY AND TO MEET THE REQUIREMENTS OF SECTION 30-28-157, C.R.S. AS AMENDED, NO CONVEYANCE, SALE OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION, OR OF ANY LOT, TRACT OR TRACTS OF LAND IDENTIFIED HEREON, SHALL BE MADE, NOR SHALL ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED UNTIL A CERTIFICATE OF COMPLIANCE HAS BEEN GRANTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, DULY RECORDED BY THE CLERK AND RECORDER OF SAID SAME COUNTY, CERTIFYING THAT:

- THOSE PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF THE SUBDIVISION IMPROVEMENT AGREEMENT, RECORDED AT RECEPTION NO. F0656533 AND F0677889, SHALL BE COMPLETED TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, C.R.S. AS AMENDED, AND THE PORTION OF SAID IMPROVEMENTS AS SHALL BE NECESSARY TO TOTALLY SERVE SPECIFIC LOTS OR TRACTS COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE, HAVE BEEN PROPERLY DESIGNED, ENGINEERED, CONSTRUCTED AND ACCEPTED AS MEETING THE STANDARDS OF THE COUNTY OF JEFFERSON, APPLICABLE SPECIAL DISTRICTS, AND APPLICABLE SERVING AUTHORITIES, OR, THAT A SUBSTITUTED SECURITY OR COLLATERAL AUTHORIZED PURSUANT TO SECTION 30-28-101, C.R.S., AS AMENDED, HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COUNTY OF JEFFERSON, WHICH IS SUFFICIENT IN THE JUDGMENT OF THE COUNTY TO ASSURE COMPLETION OF ALL PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF SAID SUBDIVISION IMPROVEMENT AGREEMENT RECORDED UNDER RECEPTION NUMBER 2018053422, OR ANY PORTION THEREOF NECESSARY TO SERVE THE SPECIFIC LOTS OR TRACTS TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE, AND TO ASSURE SAID IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH REASONABLE DESIGN AND THE SPECIFICATIONS, AND
- THE APPLICABLE SPECIAL DISTRICT OR SERVING AUTHORITY HAS CERTIFIED IN WRITING TO THE COUNTY OF JEFFERSON THAT ALL NECESSARY WATER TAPS NEEDED TO SERVE THE SPECIFIC LOTS (S) OR TRACTS (S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE HAVE OR WILL IN FACT BE ISSUED BY SUCH DISTRICT OR AUTHORITY;
- A COMPLIANCE REPORT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COUNTY OF JEFFERSON WHICH SHOWS DEVELOPMENT REGULATIONS.

A BUILDING PERMIT MAY BE ISSUED FOR UP TO SIX (6) HOMES TO BE DESIGNATED AS "SHOW HOMES" WITHOUT COMPLETING PUBLIC IMPROVEMENTS OR OBTAINING THE NECESSARY WATER TAPS PROVIDED NEITHER THE SUBDIVIDER, ANY HOLDERS OF DEEDS OF TRUST NOR ANY OTHER PERSON SHALL BE PERMITTED TO SELL, LEASE, RENT, CONVEY, TRANSFER OR ASSIGN ANY SUCH HOMES, LOTS, OR TRACTS OR TO OCCUPY AS A DWELLING OR TO PERFORM ANY CONSTRUCTION OF SUCH HOMES (S) PRIOR TO THE STATE BUILDING DEPARTMENT MUST BE COMPLETED AND A COMPLIANCE REPORT SUBMITTED BY THE SUBDIVIDER PRIOR TO ANY USE OF A HOME AND PRIOR TO ISSUANCE OF A BUILDING PERMIT. IN ADDITION, AS PART OF THE BUILDING DEPARTMENT'S FINAL INSPECTION, THE SUBDIVIDER SHALL DEMONSTRATE THAT ALL REQUIRED FIRE HYDRANTS HAVE BEEN INSTALLED AND ARE OPERATIONAL. THE SUBDIVIDER AND HOLDERS OF DEEDS OF TRUST AGREE AND PROMISE TO FOREVER RELEASE, HOLD HARMLESS, AND INDEMNIFY THE COUNTY OF JEFFERSON, STATE OF COLORADO, ITS ELECTED OFFICIALS, EMPLOYEES, AND AGENTS FROM ANY SUIT, CLAIM, DAMAGES OR OTHER LEGAL LIABILITY, INCLUDING COSTS AND ATTORNEY'S FEES, ARISING EITHER DIRECTLY OR INDIRECTLY OUT OF THE CONSTRUCTION OF ANY SUCH HOMES (S) OR THE USE OF ANY SUCH HOMES (S). THE SUBDIVIDER HEREBY ACKNOWLEDGES AND AGREES THAT A DOCUMENT WILL BE RECORDED IN JEFFERSON COUNTY UPON ISSUANCE OF A BUILDING PERMIT FOR A SHOW HOMES THAT WILL CONTAIN RESTRICTIONS SET FORTH HEREIN.

BEFORE, HOWEVER, THAT A CONVEYANCE, SALE OR TRANSFER OF A SPECIFIC LOT(S) OR TRACT(S) OF LAND IDENTIFIED HEREON IS MADE, THE SUBDIVIDER SHALL FILE WITH THE CLERK AND RECORDER OF SAID COUNTY A COPY OF THIS COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER, AND THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY HAVE EXECUTED AN AMENDMENT TO THE SUBDIVISION IMPROVEMENT AGREEMENT WHEREBY THE TRANSFEREE SUBDIVIDER AGREES TO COMPLY WITH THE SAME REQUIREMENTS AND RESTRICTIONS OF THIS COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER.

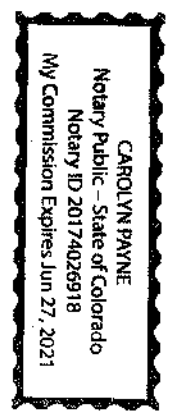
THESE RESTRICTIONS ON CONVEYANCE, SALE OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION OR ANY LOTS (S) OR TRACTS (S) OF LAND IDENTIFIED HEREON SHALL RUN WITH THE LAND AND SHALL EXTEND TO AND BE BINDING UPON THE HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS OF THE SUBDIVIDER AND SHALL BE ENFORCEABLE PURSUANT TO THE PROVISIONS OF SECTION 30-28-157, C.R.S., AS AMENDED.

APPROVED, COVENANTED AND AGREED TO AS CONSIDERATION FOR FINAL PLAT APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS THIS 12th DAY OF June 2018

OWNERS/SUBDIVIDERS:
ODYSSEY, LLC, A COLORADO LIMITED LIABILITY COMPANY

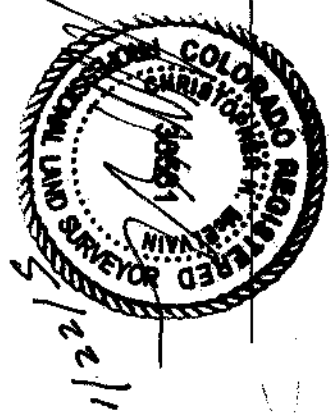
BY: *[Signature]*
GULLAVNE POLCHOFF-MANAGING MEMBER
STATE OF COLORADO

ACKNOWLEDGMENT:
COUNTY OF Jefferson) SS
I, CLERK AND RECORDER OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING DEDICATION AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 30th DAY OF June 2018.
WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES 12/31/21



SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER H. MCELVAIN, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF ULYSSES GARDEN WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 28TH DAY OF JANUARY, 2018, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF THE PRACTICE OF THE SURVEYING AND MAPPING INDUSTRY AND THE FACE OF THE COMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.



CHRISTOPHER H. MCELVAIN
LICENSED COLORADO LAND SURVEYOR 35561
FOR AND ON BEHALF OF KT ENGINEERING, LLC.

TITLE COMPANY CERTIFICATE:

I, *Shari Jacobs*, AS AUTHORIZED AGENT OF THE UNDERSIGNED TITLE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF SAID LANDS HEREIN DEDICATED AND SHOWN ON THIS PLAT, AND THE TITLE OF SAID LANDS IS IN THE DEED RECORDS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN IN FILE NUMBER 2018053422, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF May 18, 2018.

AS AUTHORIZED AGENT OF FIRST AMERICAN TITLE INSURANCE COMPANY

REVIEW CERTIFICATE:

REVIEWED BY JEFFERSON COUNTY PUBLIC HEALTH THIS 6th DAY OF June 2018
PUBLIC HEALTH
REVIEWED BY THE JEFFERSON COUNTY PLANNING COMMISSION THIS 6th DAY OF June 2018
CHAIRMAN

ACCEPTANCE CERTIFICATE:

THE FOREGOING PLAT IS APPROVED FOR FILING AND CONVEYANCE OF THE EASEMENTS AND TRACT 6 IS ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS 12th DAY OF June 2018.
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
Cam Griffin



CLERK AND RECORDER CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF SAID COUNTY, COLORADO THIS 12th DAY OF June 2018
Faye Griffin
DEPUTY CLERK



KT ENGINEERING
ENGINEERS • SURVEYORS
12300 W. 58TH AVE #230
ARVADA, CO 80002
PH: 720.638.5190

D.K. Nathan S.

2018053422

ULYSSES GARDEN SUBDIVISION

LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 2,
TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 2 OF 3

CASE NO. 17-126552PF
MAP NO. 78

CENTERLINE CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	5°25'53"	500.00'	47.40'
C2	5°25'53"	500.00'	47.40'
C3	2°44'29"	100.00'	4.78'
C4	13°24'03"	200.00'	46.78'

TRACTS CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C5	64°56'15"	23.50'	22.53'
C6	96°32'46"	23.50'	39.60'
C7	10°00'11"	182.00'	31.77'
C8	4°28'30"	182.00'	14.21'
C9	79°59'49"	23.50'	32.81'
C10	3°14'38"	482.00'	27.29'
C11	92°01'09"	24.00'	38.54'
C12	0°52'53"	482.00'	7.42'
C13	3°33'25"	518.00'	32.18'
C14	88°17'28"	24.00'	36.98'
C15	90°10'05"	30.00'	47.21'

LOTS CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C16	1°39'45"	518.00'	15.03'
C17	90°00'00"	15.00'	23.56'
C18	6°32'46"	218.00'	24.91'
C19	4°1'36'30"	23.50'	17.07'
C20	5°31'41"	182.00'	17.56'
C21	90°00'00"	15.00'	23.56'
C22	90°00'00"	15.00'	23.56'
C23	90°00'00"	15.00'	23.56'
C24	0°07'20"	482.00'	1.03'
C25	4°25'39"	482.00'	37.25'
C26	3°46'07"	518.00'	34.07'

EXPANSIVE SOIL PLAT RESTRICTION:

- PRIOR TO THE ISSUANCE OF EACH BUILDING PERMIT, AN ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN DESIGN AND CONSTRUCTION OF STRUCTURES ON EXPANSIVE SOILS, SHALL CERTIFY TO THE COUNTY THE FOLLOWING:
- THAT A SUBSURFACE SOILS INVESTIGATION, INCLUDING A TEST BORING, HAS BEEN CONDUCTED ON THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES AND THAT A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.
 - THAT PROPER SUBSURFACE DRAINAGE HAS BEEN DESIGNED FOR THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES AND THAT A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.
 - THAT THE PLANS SUBMITTED TO BUILDING SAFETY HAVE BEEN REVIEWED AND/OR PREPARED BY THE SUBJECT ENGINEER AND THAT HE HAS BEFORE THE COUNTY PERFORMS A FINAL INSPECTION PURSUANT TO THE JEFFERSON COUNTY BUILDING CODE, AN ENGINEER, LICENSED IN THE STATE OF COLORADO, AND EXPERIENCED IN THE FIELD OF DESIGN AND CONSTRUCTION OF STRUCTURES ON EXPANSIVE SOILS, SHALL VERIFY AND CERTIFY THAT THE ACTUAL CONSTRUCTION OF THE FOUNDATION AND SUBSURFACE DRAINAGE SYSTEM MEETS THE SPECIFICATIONS IN THE PLANS AS SUBMITTED IN THE BUILDING PERMIT APPLICATION.

LANDSCAPE MAINTENANCE:

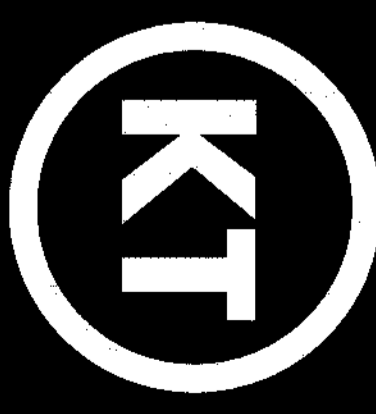
- MAINTENANCE OF REQUIRED LANDSCAPING, INCLUDING IRRIGATION SYSTEMS, FENCES, WALLS, SIDEWALKS, AND OTHER LANDSCAPE STRUCTURES WHERE THEY EXIST, IS THE ONGOING RESPONSIBILITY OF THE LANDOWNER.
- PLANT MATERIALS REQUIRED AS PART OF THE COUNTY-APPROVED LANDSCAPE PLAN SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY, GROWING, AND ORDERLY CONDITION. THIS SHALL INCLUDE PROPER PRUNING, MOWING OF TURF AREAS, FERTILIZATION, THE REGULAR APPLICATION OF APPROPRIATE QUANTITIES OF WATER, AND THE REGULAR TREATMENT AND REPAIR OF ALL DISEASED OR INSECT RIDDEN MATERIALS. ALL UNHEALTHY, DAMAGED, DESTROYED, IRREPARABLE, OR DEAD PLANT MATERIALS SHALL BE REPLACED WITHIN ONE (1) GROWING SEASON (WHERE A GROWING SEASON IS DEFINED AS THE DAYS BETWEEN APRIL 15 AND OCTOBER 15) WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE. IN ALL CASES, THE REPLACEMENT PLANT MATERIAL SHALL PRESERVE THE INTENT AND PURPOSE OF THE ORIGINAL PLANT MATERIAL AND THE COUNTY APPROVED LANDSCAPE PLAN.
- STRUCTURES REQUIRED AS PART OF THE COUNTY-APPROVED LANDSCAPE PLAN, SUCH AS IRRIGATION SYSTEM, FENCES, WALLS, SIDEWALK, AND OTHER LANDSCAPE ELEMENTS, SHALL BE CONTINUOUSLY MAINTAINED IN A STRUCTURALLY SOUND, AND ORDERLY CONDITION. ALL DAMAGED, DESTROYED, IRREPARABLE, OR REMOVED LANDSCAPE STRUCTURES SHALL BE REPLACED WITHIN ONE (1) YEAR WITH SIMILAR STRUCTURES. IN ALL CASES, THE REPLACEMENT STRUCTURE SHALL PRESERVE THE INTENT AND PURPOSE OF THE ORIGINAL STRUCTURE AND THE COUNTY-APPROVED LANDSCAPE PLAN.
- REQUIRED LANDSCAPE AREAS, AS DELINEATED IN THE COUNTY-APPROVED LANDSCAPE PLAN SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, PEAWS, AND OTHER SUCH ELEMENTS NOT PART OF THE COUNTY-APPROVED PLAN.
- ENTRANCE ONTO THE PROPERTY AND PERIODIC INSPECTIONS OF LANDSCAPING BY PERSONNEL FROM THE COUNTY SHALL BE ALLOWED BY THE LANDOWNER.
- ANY DEVIATION FROM THE PROVISIONS AND TERMS OF THE COUNTY-APPROVED LANDSCAPE PLANS IS PROHIBITED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS OR STAFF PURSUANT TO THE PROVISIONS OF THE LAND DEVELOPMENT REGULATION.

GENERAL NOTES:

- EIGHT-FOOT (8') WIDE UTILITY EASEMENTS OR AS OTHERWISE SHOWN HEREON ARE HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO THE FRONT AND REAR LOT LINES OF EACH LOT IN THE SUBDIVISION OR PLATTED AREA. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, EXCLUDING WATER METERS, SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
- FIVE (5) FOOT WIDE DRAINAGE EASEMENTS, 2.5 FEET ON EACH SIDE OF THE COMMON SIDE LOT LINES BETWEEN SINGLE-FAMILY ATTACHED UNITS(S), ARE HEREBY GRANTED FOR DRAINAGE PURPOSES.
- A FIFTEEN (15) FOOT WIDE DRY UTILITY AND DRAINAGE EASEMENT IS HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO THE REAR LOT LINES OF LOTS 1 THROUGH 8 PLUS EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE AND TELECOMMUNICATIONS FACILITIES AND DRAINAGE PURPOSES. PERMANENT STRUCTURES ASSOCIATED WITH DRAINAGE FACILITIES SHALL BE PERMITTED WITHIN THE REAR TEN (10) FEET OF THE EASEMENT.
- TRACTS A, C, D, E AND H ARE FOR UTILITY, DRAINAGE, AND LANDSCAPE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY. TRACTS A, C, AND D WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THESE TRACTS ARE CONVEYED TO THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY.
- TRACT B IS FOR PRIVATE ACCESS, DRAINAGE, AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY. TRACT B WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THESE TRACTS ARE CONVEYED TO THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY.
- TRACTS G IS DEDICATED BY THIS PLAT TO JEFFERSON COUNTY FOR RIGHT-OF-WAY PURPOSES.
- TRACTS F IS CONVEYED BY SEPARATE DEED TO THE CITY OF GOLDEN FOR RIGHT-OF-WAY AND LANDSCAPING PURPOSES.
- THE TOTAL NUMBER OF LOTS WITHIN THE SUBDIVISION IS 32.
- THE ULYSSES GARDEN OFFICIAL DEVELOPMENT PLAN FOR THIS PLAT IS RECORDED AT RECEPTION NO. 201730451.
- ONLY ONE (1) RESIDENTIAL DWELLING MAY BE PERMITTED TO BE CONSTRUCTED ON ANY RESIDENTIAL LOT.
- THE APPROVED STORM DRAINAGE PLANS FOR ULYSSES GARDEN ARE ON FILE WITH THE JEFFERSON COUNTY PLANNING AND ZONING DIVISION. THE "DRAINAGE SYSTEM" INCLUDES THE DRAINAGE FACILITIES AND ASSOCIATED APPURTENANCES AS DESCRIBED ON THE APPROVED DRAINAGE PLANS. NO MODIFICATIONS TO THE DRAINAGE SYSTEM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM JEFFERSON COUNTY. THE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY. THE DRAINAGE SYSTEM SHALL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS UNTIL SUCH TIME AS THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY ACCEPTS SUCH RESPONSIBILITY.

GENERAL NOTES:

- FOR EACH SINGLE-FAMILY ATTACHED UNIT, THE UNDERGROUND CONCRETE COUNTERTOPS MAY EXTEND UP TO 15' INTO THE 25' DRAINAGE EASEMENT THAT IS LOCATED ADJACENT TO THE SIDE LOT LINES.
- NOTICE: ACCORDING TO THE 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.
- LANDSCAPING SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN APPROVED BY AND ON FILE WITH THE JEFFERSON COUNTY PLANNING AND ZONING DIVISION. NO ALTERATIONS OR MODIFICATIONS TO THE LANDSCAPING PLAN SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE PLANNING AND ZONING DIVISION.
- LANDSCAPE MATERIALS LOCATED WITHIN FIVE (5) FEET OF THE BACK OF CURB SHALL NOT EXCEED TWENTY-FOUR INCHES IN HEIGHT. TREES AND ANY OTHER LANDSCAPE MATERIALS SHALL NOT CAUSE SIGHT DISTANCE PROBLEMS WITH VEHICLES ENTERING THE ADJOINING STREET FROM DRIVEWAYS OR NEARBY INTERSECTIONS. IN CASE OF FUTURE DISPUTES REGARDING SIGHT DISTANCE, THE COUNTY'S SIGHT DISTANCE TABLE SHALL BE USED TO DETERMINE THE OUTCOME.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY DWELLING STRUCTURE ON ANY LOT WHERE DRIVEWAY CONSTRUCTION COUNTY AND HAVE BEEN FOUND TO COMPLY WITH COUNTY REGULATIONS.
- THE CENTERLINE OF NEW DRIVEWAYS SHALL NOT BE PERMITTED WITHIN THIRTY (30) FEET OF ANY STREET/ROAD INTERSECTION. DISTANCES WILL BE MEASURED FROM THE CURB AND GUTTER FLOWLINE.
- DIRECT VEHICLE ACCESS IS NOT PERMITTED BETWEEN ADJOINING LOTS OR TRACTS AND ONTO ULYSSES STREET OR W. 10TH AVENUE EXCEPT FOR TRACT B.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KT ENGINEERING, LLC TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPOSITION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER NCS-812462-2-CO WITH AN EFFECTIVE DATE OF JANUARY 09, 2018 WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMENTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUS 18-4-508, C.R.S.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE NE 1/4 OF SECTION 2 BEARS N 07°28'25" W, WITH MONUMENTS SHOWN HEREON.
- RADON MITIGATION RESTRICTION: PRIOR TO THE ROUGH FRAMING INSPECTION, A COMPLETED FROM LETTER R IS REQUIRED TO VERIFY THE INSTALLATION OF A RADON MITIGATION SYSTEM IN EACH RESIDENTIAL BUILDING.
- PURSUANT TO SECTION 1P OF THE JEFFERSON COUNTY ZONING RESOLUTION, THE DIRECTOR OF PLANNING AND ZONING GRANTED THE FOLLOWING MINOR VARIATION:
THE DIRECTOR OF PLANNING AND ZONING HAS APPROVED THE FOLLOWING MINOR VARIATION REQUEST:
 - A REDUCTION IN THE STREET TREE REQUIREMENT ALONG ULYSSES STREET FROM NINETEEN (19) TREES TO ZERO (0) TREES, PLACING TREES ALONG ULYSSES STREET DIRECTLY IN THE ROW PER CITY OF GOLDEN REGULATIONS AND THE REMAINING TREES THROUGHOUT THE SITE.
 - A REDUCTION IN THE STREET TREE REQUIREMENT ALONG WEST 10TH AVENUE FROM 11 TREES TO ZERO (0) TREES, PLACING THE 11 TREES THROUGHOUT THE SITE.
- THE PRIVATE ACCESS DRIVES WILL BE MAINTAINED BY THE SUBDIVIDER, THEIR SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS MAINTENANCE OF THE PRIVATE ACCESS DRIVES IS ASSUMED BY THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY. THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY SHALL BE RESPONSIBLE FOR KEEPING THE PRIVATE ACCESS DRIVE PASSABLE AT ALL TIMES. THE PRIVATE ACCESS DRIVES SHALL NOT BE ACCEPTED FOR OWNERSHIP OR MAINTENANCE BY JEFFERSON COUNTY IN THE FUTURE.



KT ENGINEERING
ENGINEERS • SURVEYORS
12500 W. 58th AVE. #250
ARVADA, CO 80007
PH: 720.638.5190

DATE: 05/18/2018

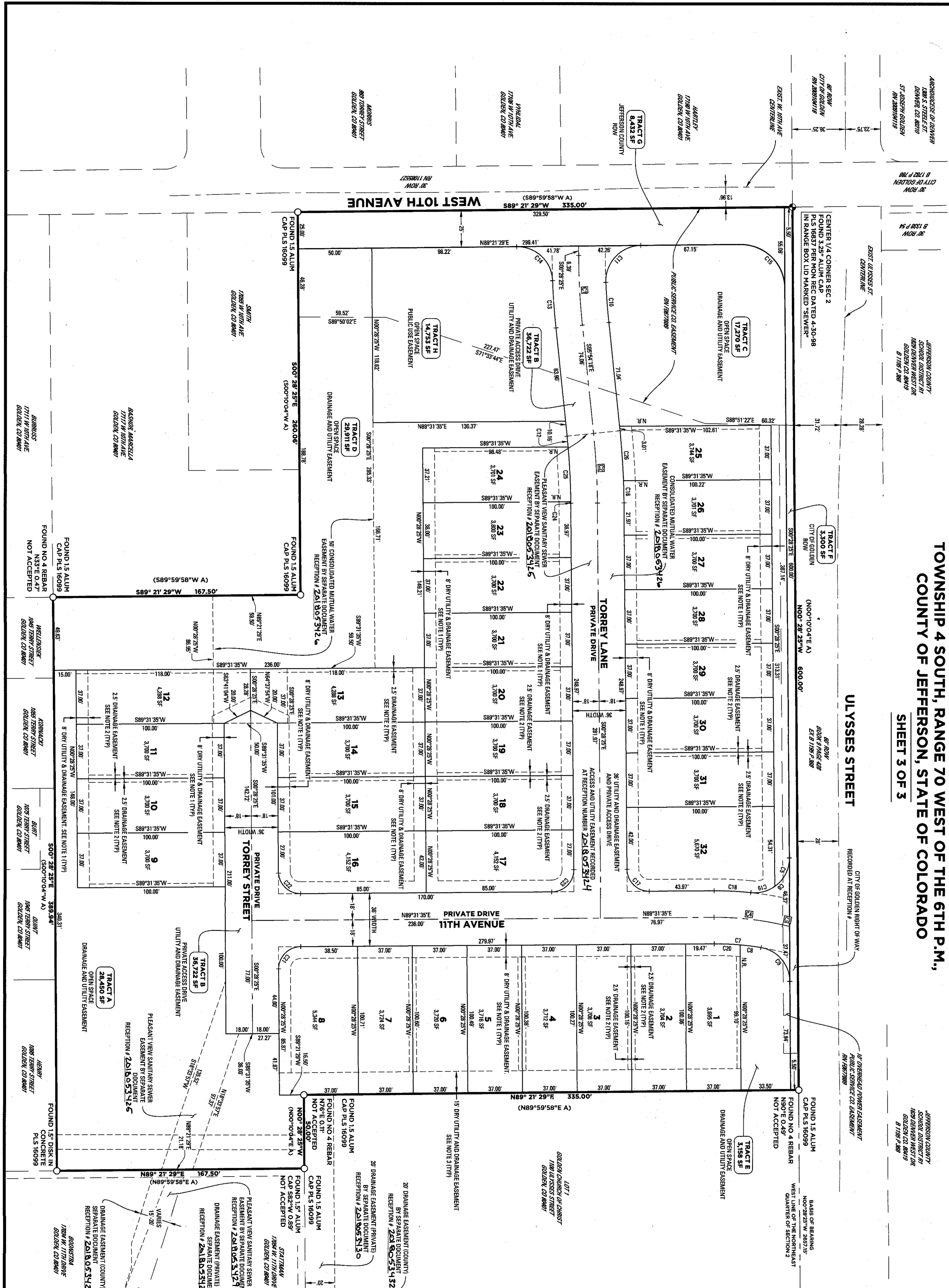
2018 05 34 22

ULYSSES GARDEN SUBDIVISION

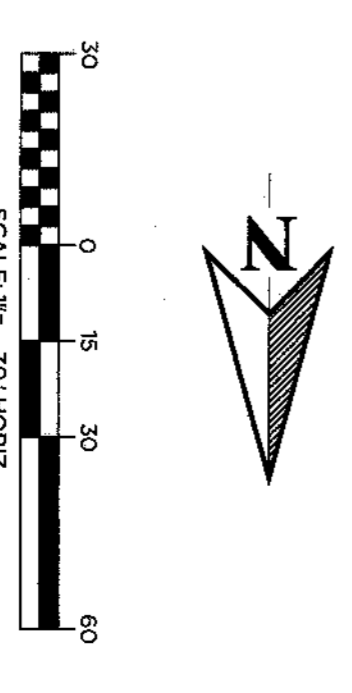
LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 2,
TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 3 OF 3

CASE NO. 17-12652PF
MAP NO. 78



LEGEND:
SECTION CORNER
FOUND PROPERTY PIN AS DESCRIBED
NON-RADIAL LOT LINE
PROPERTY BOUNDARY
EASEMENT LINE
ADJACENT PROPERTY LINE
RECORD INFORMATION SHOWN IN PARENTS THIS WITH AN 'X' DESIGNATION IS (S) (S) (S) (S) SURVEY BY GUS CHAMBERS DATED 12-08-2011 AND RECORDED AT RECEPTION NO. 201201899.



DATE: 05/18/2018



KT ENGINEERING
ENGINEERS • SURVEYORS
12300 W. 58th AVE #230
ARVADA, CO 80002
PH: 720.638.5190



NORTH 1/4 CORNER OF SECTION 2
FOUND 1.5 ALUM CAP PLS 16099
N00°28'25"W 2857'15"
BASIS OF BEARING
WEST LINE OF THE NORTHEAST
QUARTER OF SECTION 2

FOUND 1.5 ALUM CAP PLS 16099
N00°28'25"W 2857'15"
BASIS OF BEARING
WEST LINE OF THE NORTHEAST
QUARTER OF SECTION 2