

REGULAR BOOK 142 PAGE 52-64

FEE 131.00

Eagle Ridge - Flg # 1

SW $\frac{1}{4}$  Sec 3 T4S R70W. 6th P.M.

City of Golden

OWNER(S) IF GIVEN:

Golden View Ltd

Johnson Eagle Ridge LLC

Plat Book Page 52 Reception # F0679949 August 24, 1998 15:39:04 County of Jefferson Book of Colorado 431.00

DEDICATION:  
THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY, HAS LAND AND HEREBY SHOWS UNDER THE NAME AND STYLE OF EAGLE RIDGE, STREETS AND AVENUES TRACT "J", FOR PUBLIC OPEN SPACE, STORM DRAINAGE, UTILITY AND ACCESS PURPOSES, AND HEREBY GRANT AND CONVEY TO THE CITY OF GOLDEN, POSTERIOR AND UTILITY, UTILITY, AND DRAINAGE AND UTILITY EASEMENTS, AS SHOWN HEREON, OVER, UNDER, UPON AND ACROSS SAID LOTS AND WITHIN TRACTS FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF NECESSARY UTILITY AND DRAINAGE FACILITIES.

LAND DESCRIPTION:  
A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE S89°41'17" ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1324.40 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1311.13 FEET; THENCE DEPARTING SAID WEST LINE S89°24'44"E, A DISTANCE OF 255.19 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SIXTH AVENUE (STATE HIGHWAY NO. 6); THENCE S33°46'19"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1672.35 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF EAGLE RIDGE CENTER RECORDED AT RECEPTION NO. 86034814; THENCE ALONG SAID WESTERLY BOUNDARY LINE A DISTANCE OF 89.76 FEET; THENCE S00°00'33"E A DISTANCE OF 352.20 FEET TO A POINT CONTINUING TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID EAGLE RIDGE CENTER; THENCE S00°00'33"E A DISTANCE OF 261.27 FEET; THENCE S60°06'19"E A DISTANCE OF 245.32 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID EAGLE RIDGE CENTER; THENCE S17°52'59"E A DISTANCE OF 157.82 FEET; THENCE S45°00'04"E A DISTANCE OF 63.53 FEET; THENCE S00°04'05"E A DISTANCE OF 174.88 FEET; THENCE S17°05'59"E A DISTANCE OF 259.58 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF EAGLE RIDGE CENTER PLING NO. 2 RECORDED AT RECEPTION NO. 94010154; THENCE ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) THENCE S78°29'16"W A DISTANCE OF 227.83 FEET; 2) THENCE 239.61 FEET ALONG THE ARC OF A NON-CENTRAL CURVE ON THE RIGHT HAVING A CENTRAL ANGLE OF 253°57'0" FEET RECORDED AT RECEPTION NO. 86034814; THENCE ALONG SAID WESTERLY BOUNDARY LINE ON THE NORTHERLY AND WESTERLY BOUNDARY LINE OF LAKOTA HILLS SUBDIVISION RECORDED AT RECEPTION NOS. 860348075 AND 860348424; THENCE ALONG SAID NORTHERLY AND WESTERLY BOUNDARY LINES THE FOLLOWING THREE (3) CONSECUTIVE COURSES: 1) THENCE S78°32'58"W A DISTANCE OF 144.41 FEET; 2) THENCE S43°06'34"W A DISTANCE OF 143.69 FEET; 3) THENCE S16°11'17"W A DISTANCE OF 72.40 FEET; THENCE S01°21'19"W A DISTANCE OF 780.53 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE N88°39'53"W ALONG SAID SOUTH LINE A DISTANCE OF 2282.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID WEST LINE N02°46'21"W, A DISTANCE OF 1088.82 FEET; THENCE DEPARTING SAID WEST LINE S69°07'50"E A DISTANCE OF 207.93 FEET; THENCE N02°43'27"W, A DISTANCE OF 208.29 FEET; THENCE S01°21'19"W A DISTANCE OF 1881.07 FEET; THENCE S01°21'19"W A DISTANCE OF 207.97 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE N02°46'21"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 A DISTANCE OF 1306.93 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 166.75 ACRES, MORE OR LESS.

RESTRICTIONS OF CONVEYANCE AND CERTIFICATES OF OCCUPANCY:  
AS A CONDITION OF APPROVAL OF THIS PLAT BY THE CITY OF GOLDEN, COLORADO, NO CONVEYANCE, SALE OR TRANSFER OF THE ENTIRE PHASE OF THIS SUBDIVISION OR ANY PORTION THEREOF SHALL BE MADE OR PERMITTED UNTIL THE CITY OF GOLDEN HAS ISSUED A RESIDENTIAL LOTS WITHIN SUCH PHASE UNTIL THE CITY OF GOLDEN HAS ISSUED A "CERTIFICATE OF COMPLIANCE" INDICATING THAT ALL PUBLIC IMPROVEMENTS REQUIRED FOR SUCH PHASE TO BE DESIGNED AND CONSTRUCTED BY THE DEVELOPER ARE FULLY COMPLETED AND INITIALLY ACCEPTED BY THE CITY, AS MORE SPECIFICALLY PROVIDED FOR IN THE SUBDIVISION IMPROVEMENT AGREEMENT EXECUTED BY THE DEVELOPER WITH THE CITY OF GOLDEN, THIS EXTENDING TO AND BE BINDING UPON THE HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS OF THE SUBDIVIDER. THESE RESTRICTIONS ARE SUBJECT TO THE PROVISIONS OF AND MAY BE RELEASED PURSUANT TO THE SUBDIVISION IMPROVEMENT AGREEMENT EXECUTED BY THE DEVELOPER WITH THE CITY OF GOLDEN.

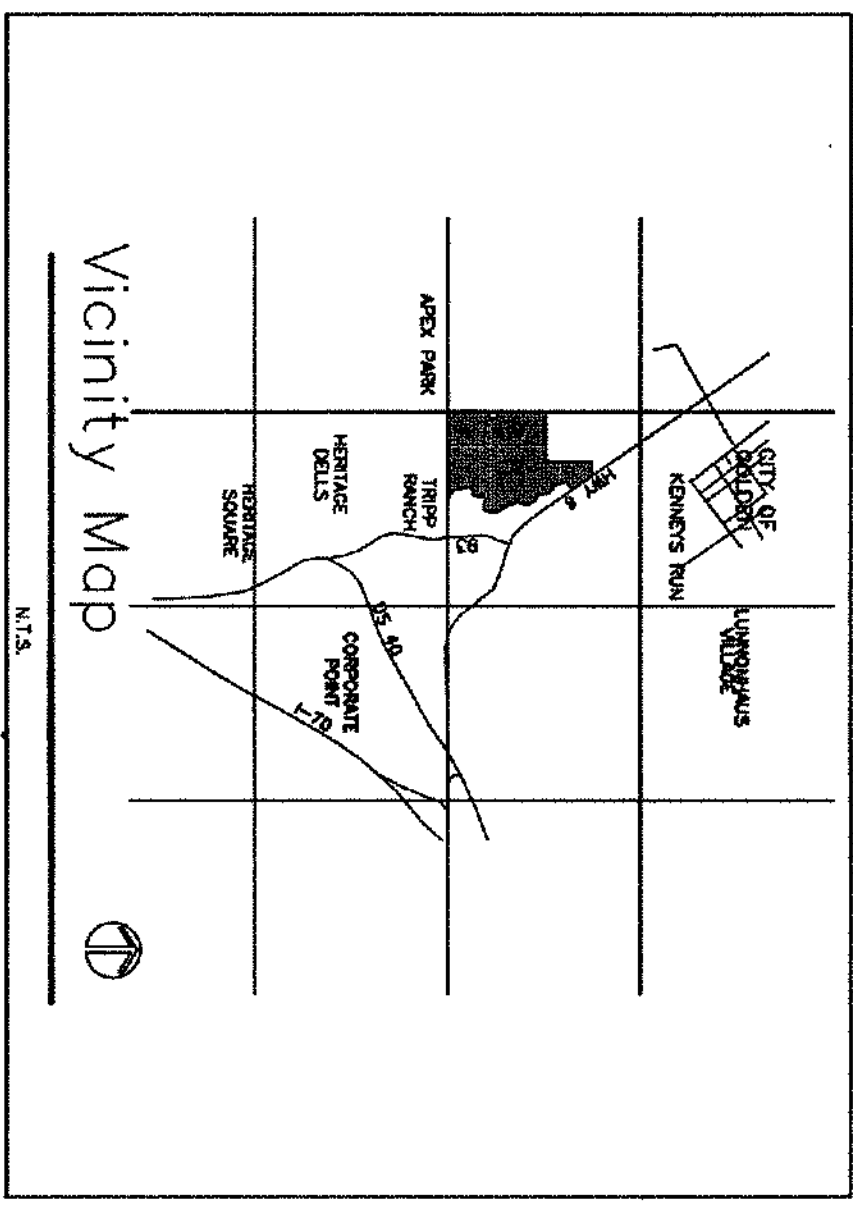
STORM WATER DRAINAGE EASEMENT:  
THE STORM DRAINAGE EASEMENTS SHOWN HEREON ARE BEING CONVEYED FOR THE PURPOSE OF OPERATION, REPAIR, ALTERATIONS AND MAINTENANCE OF THE STORM DRAINAGE SYSTEM. THE RESPONSIBILITY OF THE CITY OF GOLDEN HAS THE SAID FACILITY SHALL BE THE RESPONSIBILITY OF THE CITY OF GOLDEN WHEN THE SAID FACILITY HAS BEEN ACCEPTED BY THE CITY. THE CITY OF GOLDEN HAS THE RIGHT TO ENTER THE PROPERTY FOR THE SAID PURPOSES FOR WHICH THIS EASEMENT HAS BEEN GRANTED.

NO BUILDINGS, FILLS, EXCAVATIONS, STRUCTURES, FENCES OR OTHER ALTERATIONS SHALL BE CONSTRUCTED WITHIN ANY STORM WATER DRAINAGE EASEMENT, EXCEPT ON TRACT M, TRACT N, AND TRACT O, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF GOLDEN.  
THE WORKING AND UPPER OF LANDSCAPING IN DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS.

- GENERAL NOTES:
- (NS) AS SHOWN HEREON INDICATES THE LOT LINE IS NON-RADIAL TO ITS RESPECTIVE CURVE.
  - THE BASIS FOR THE BEARINGS SHOWN HEREON IS THE ASSUMED BEARING OF S89°39'33"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS DOCUMENTED BY THE SOUTHWEST QUARTER OF SAID SECTION 3 AND A FOUND NAIL AT THE SOUTH QUARTER CORNER OF SAID SECTION 3.
  - NO. 4 REBAR WITH PLASTIC CAP, IS NO. 23899 SET AT POINT SHOWN ON SHEET 2 OF 13. THUS SETBACK CRITERIA.
  - SETBACK CRITERIA:

FRONT (A)	20'
FRONT (B)	5'
FRONT (C)	10'
FRONT (D)	35'

**FINAL PLAT**  
**EAGLE RIDGE - FILING NO. 1**  
A PART OF SECTION 3, T4S, R70W OF THE 6TH P.M.  
CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO  
SHEET 1 OF 13



- INDIVIDUAL SITE GRADING PLANS WILL BE REQUIRED FOR LOTS IN BLOCKS 1, 4, 5, 6, 7, 8, 9, 11, AND 12 AT TIME OF BUILDING PERMIT.
- TRACTS A, B, C, D, E, F, G, H, I, K, L, M, N, O, P AND Q ARE NOT DEVELOPABLE LOTS. TRACTS K, L, M, N, O AND Q ARE FOR PRIVATE OPEN SPACE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACTS O AND P ARE RESERVED FOR FUTURE ACCESS AND UTILITY PURPOSES TO ADJACENT SHELTON P.U.D. AND WILL BE OWNED AND MAINTAINED BY THE DEVELOPER OR HOMEOWNERS ASSOCIATION OR DEDICATED TO THE CITY.
- TRACT J IS FOR PUBLIC OPEN SPACE, STORM DRAINAGE, UTILITY AND ACCESS PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF GOLDEN. TRACTS A, B, C, D, E, F, G, H AND I ARE TO BE DEDICATED TO THE CITY OF GOLDEN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE AND PURSUANT TO THE KINNEY RUN TRAIL ACQUISITIONS AND EAGLE RIDGE VESTED RIGHTS DEVELOPMENT AGREEMENT EXECUTED BY THE DEVELOPER AND THE CITY OF GOLDEN:

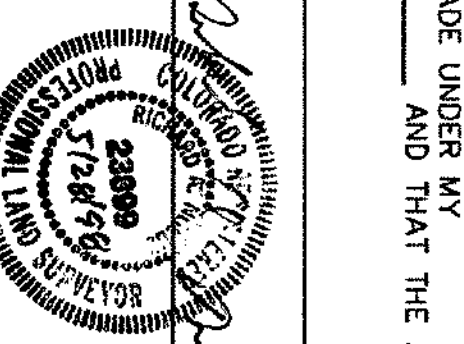
TRACT(S) TO BE DEDICATED	DATE OF DEDICATION
B, D	JANUARY 15, 1999
F, H, I	JANUARY 15, 2000
C	JANUARY 15, 2002
A, G	JANUARY 15, 2003
- THE CITY WILL GRANT USE AND MAINTENANCE OF THE RIGHT-OF-WAY FOR THE EXTENSION OF FOX HOLLOW LANE NORTH OF EAGLE RIDGE DRIVE TO THE HOMEOWNERS ASSOCIATION UNTIL SUCH TIME AS ROADWAY IS CONSTRUCTED.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR OFFENDS ANY PUBLIC LAND SURVEY MONUMENT PURSUANT TO STATE STATUTE 18-4-908, C.R.S. WISEMENDOR PURSUANT TO STATE STATUTE 18-4-908, C.R.S.
- 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.
- TO THE EXTENT THIS FINAL PLAT IS UNCONSISTENT WITH: (A) TRIMP RANCH O.D.R. RECORDED APRIL 13, 1989; (B) RECEPTION NO. 86034808; (C) UNRECORDED FINAL DEVELOPMENT PLAN RECORDED FEBRUARY 19, 1992 UNDER RECEPTION NO. 82018637; AND (D) GENERAL COMMUNITY ZONE USE MAP RECORDED JANUARY 12, 1983 UNDER RECEPTION NO. 83004421; AND (E) EAGLE RIDGE PLD. FINAL DEVELOPMENT PLAN, RECORDED JANUARY 14, 1988 UNDER RECEPTION NO. 86004847, THIS FINAL PLAT SUPERSEDES AND MODIFIES SUCH EARLIER ITEMS.
- PROPERTY IS SUBJECT TO AN EASEMENT AND RIGHT OF WAY FOR A PRIVATE ROAD IN, OVER AND ACROSS SUBJECT PROPERTY AS GRANTED BY THE STATE INDUSTRIAL SCHOOL FOR BOYS TO HIGH BEERS IN INSTRUMENT RECORDED OCTOBER 24, 1931 IN BOOK 447, AT PAGE 393, IN WHICH THE SPECIFIC LOCATION OF THE EASEMENT IS NOT DEFINED.
- BEARINGS AND DISTANCES SHOWN AS (H) ARE MEASURED AND THOSE SHOWN AS (P) ARE PLATTED.

**SURVEYOR'S CERTIFICATE:**

I, Michelle A. Walsh, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF Eagle Ridge - Filing No. 1 WAS MADE UNDER MY SUPERVISION ON July 23 AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION. SIGNED THIS 28th DAY OF MAY 1998.

**CLERK AND RECORDER'S CERTIFICATE:**

ACCEPTED FOR FILING IN THE OFFICE OF COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO ON THIS 23rd DAY OF August 1998.  
BY Debra Lynn Adams DEPUTY CLERK



OWNERSHIP/SUBDIVIDER:  
SIGNED THIS 28th DAY OF May 1998.  
GOLDEN VIEW LIMITED, A COLORADO GENERAL PARTNERSHIP  
BY: Debra L. Huffer PARTNER  
STATE OF COLORADO } SS  
COUNTY OF JEFFERSON } SS

THE ABOVE DEDICATION AND FOREGOING MAP OF EAGLE RIDGE - FILING NO. 1 WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF May 1998 BY JERRY L. HUFFER, PARTNER OF GOLDEN VIEW LIMITED, A COLORADO GENERAL PARTNERSHIP.  
MY COMMISSION EXPIRES: 12/31/01  
WITNESS MY HAND AND OFFICIAL SEAL:  
Patricia M. Baker  
NOTARY PUBLIC

ACQUIEST CORPORATION, A COLORADO CORPORATION  
BY: Richard L. Lunnorn PRESIDENT  
STATE OF COLORADO } SS  
COUNTY OF JEFFERSON } SS

STATE OF COLORADO } SS  
COUNTY OF JEFFERSON } SS  
THE ABOVE DEDICATION AND FOREGOING MAP OF EAGLE RIDGE - FILING NO. 1 WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF May 1998 BY RICHARD L. LUNNORN, PRESIDENT OF ACQUIEST CORPORATION, A COLORADO CORPORATION.  
MY COMMISSION EXPIRES: 12/31/01  
WITNESS MY HAND AND OFFICIAL SEAL:  
Patricia M. Baker  
NOTARY PUBLIC

JOHNSON EAGLE RIDGE, LLC THAT ENTITY IS A COLORADO LIMITED LIABILITY COMPANY.  
BY: Robert Johnson MANAGER  
COUNTY OF JEFFERSON } SS  
STATE OF COLORADO } SS

THE ABOVE DEDICATION AND FOREGOING MAP OF EAGLE RIDGE - FILING NO. 1 WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF May 1998 BY COURTNEY JOHNSON, MANAGER OF JOHNSON EAGLE RIDGE, LLC.  
MY COMMISSION EXPIRES: 12/31/01  
WITNESS MY HAND AND OFFICIAL SEAL:  
Patricia M. Baker  
NOTARY PUBLIC

ATTORNEY'S CERTIFICATE:  
I, Barbara M. Baker, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF THE STATE OF COLORADO, REG. NO. 04141 DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN ABOVE DEDICATED AND GRANTED AS SHOWN ON THE WITHIN PLAT AND THAT THE SIGNATURES TO THE PLAT ARE IN FACT THE OWNERS OF SAID LAND AND THAT TITLE TO SUCH LANDS ARE IN THE DEDICATORS AND FREE AND CLEAR OF LIENS AND ENCUMBRANCES EXCEPT AS SHOWN.

DATED THIS 28th DAY OF May 1998.  
BY: Barbara M. Baker

APPROVALS:  
APPROVED BY THE CITY OF GOLDEN PLANNING COMMISSION THIS 1st DAY OF October 1998.  
CHAIRMAN: Shirley Sullivan  
SECRETARY: Shirley Sullivan

CITY COUNCIL:  
THE FOREGOING PLAT IS APPROVED FOR FILING, AND CONVEYANCE OF THE STREETS AND AVENUES, TRACT "J", POSTERIOR AND UTILITY, DRAINAGE, AND UTILITY EASEMENTS, AND ALL OTHER PLACES DESIGNATED FOR PUBLIC USE SHOWN HEREON ARE ACCEPTED BY THE CITY OF GOLDEN, COLORADO THIS 1st DAY OF October 1998, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF THE STREETS AND DRAINAGE AND UTILITY EASEMENTS DESIGNATED HEREON ONLY AFTER THE CITY'S TRENCH WATER DRAINAGE FACILITIES HAS BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDER AND ACCEPTED BY THE CITY OF GOLDEN.

APPROVED BY THE CITY OF GOLDEN CITY COUNCIL THIS 1st DAY OF October 1998.  
MAYOR: Shirley Sullivan  
ATTEST: Shirley Sullivan CITY CLERK

DATE NO. REC. 27.11.98  
SHEET 1 OF 13  
PREPARED BY: MARTIN/MARTIN Consulting Engineers  
4251 Kipling St.  
Wheat Ridge, CO  
(303) 431-6100  
REV. 05/22/98  
REV. 03/30/98  
REV. 11/24/97  
DATE: 9/19/97



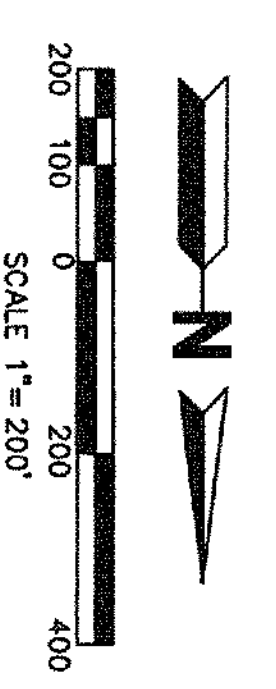
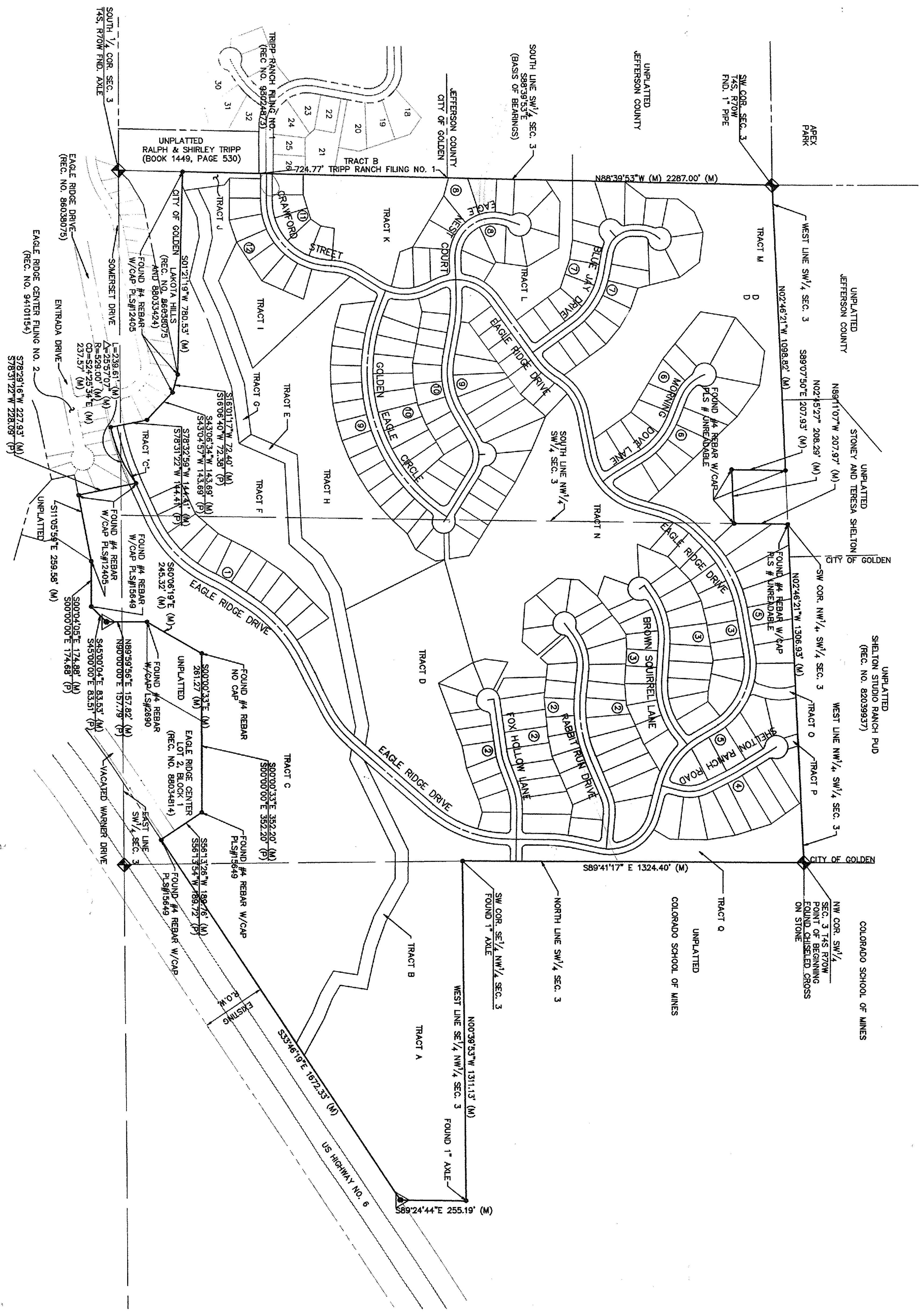
MARTIN/MARTIN Consulting Engineers  
4251 Kipling St.  
Wheat Ridge, CO  
(303) 431-6100  
REV. 05/22/98  
REV. 03/30/98  
REV. 11/24/97  
DATE: 9/19/97

Plat Book 412 Aug 93 Reception # F0679949

# FINAL PLAT

## EAGLE RIDGE - FILING NO. 1

A PART OF SECTION 3, T4S, R70W OF THE 6TH P.M.  
 CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO  
 SHEET 2 OF 13

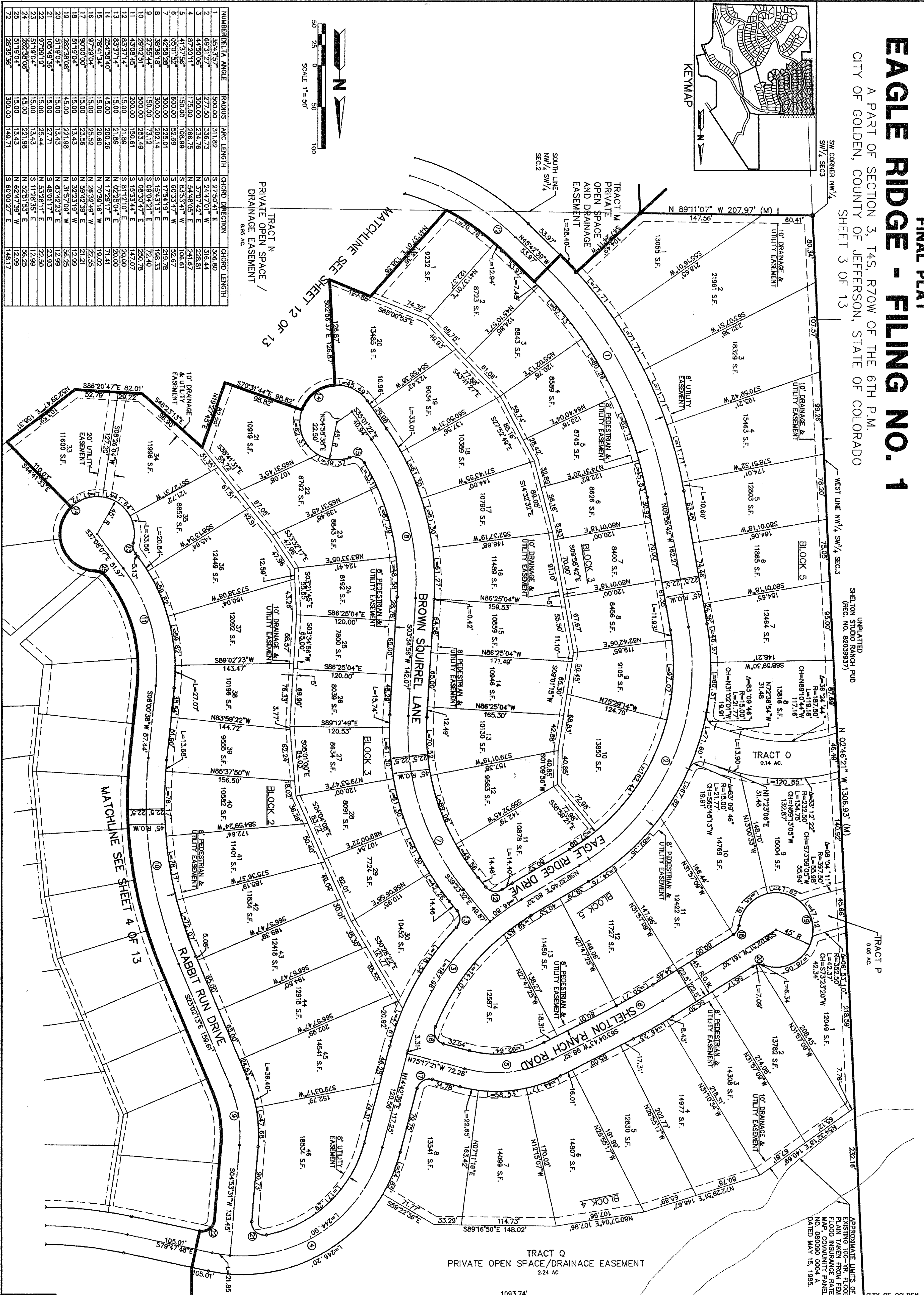
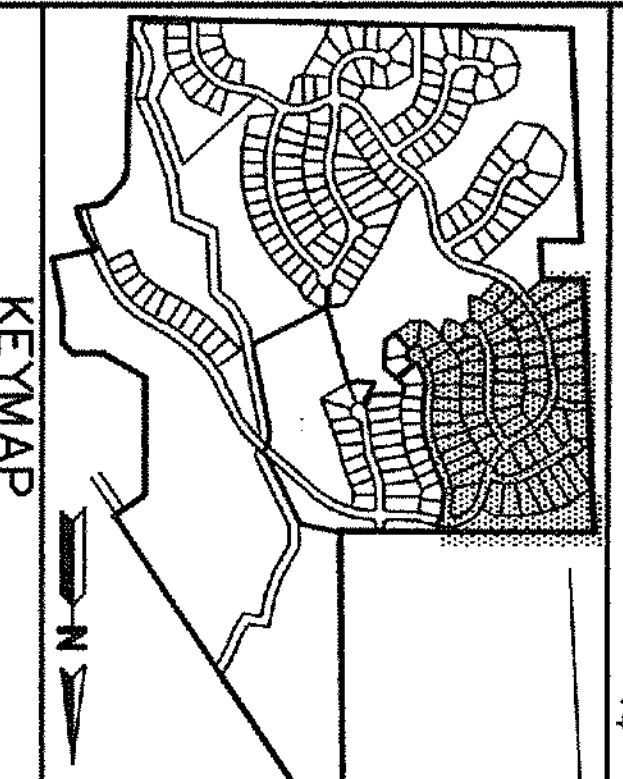


REV: 05/22/98  
 REV: 05/30/98  
 REV: 11/24/97  
 SEP: 19/97  
**MARTIN/MARTIN**  
 Consulting Engineers  
 4251 Kipling St.  
 Wheat Ridge, CO  
 (303) 431-6100

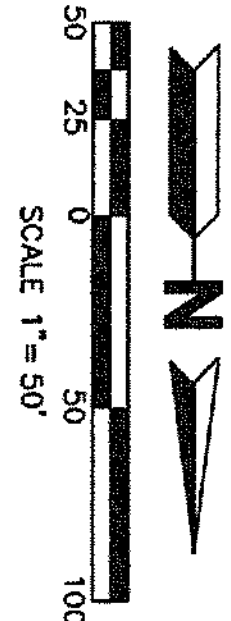
Plot Book #18 Page 54 Revision # 70629999

# EAGLE RIDGE - FILING NO. 1

A PART OF SECTION 3, T4S, R70W OF THE 6TH P.M.  
 CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO  
 SHEET 3 OF 13



NUMBER	BEARING	ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
1	S 34.43° E		500.00	311.82	S 27.50° E	308.80
2	S 27.50° E		500.00	311.82	S 27.50° E	311.82
3	S 27.50° E		500.00	311.82	S 27.50° E	311.82
4	S 27.50° E		500.00	311.82	S 27.50° E	311.82
5	S 27.50° E		500.00	311.82	S 27.50° E	311.82
6	S 27.50° E		500.00	311.82	S 27.50° E	311.82
7	S 27.50° E		500.00	311.82	S 27.50° E	311.82
8	S 27.50° E		500.00	311.82	S 27.50° E	311.82
9	S 27.50° E		500.00	311.82	S 27.50° E	311.82
10	S 27.50° E		500.00	311.82	S 27.50° E	311.82
11	S 27.50° E		500.00	311.82	S 27.50° E	311.82
12	S 27.50° E		500.00	311.82	S 27.50° E	311.82
13	S 27.50° E		500.00	311.82	S 27.50° E	311.82
14	S 27.50° E		500.00	311.82	S 27.50° E	311.82
15	S 27.50° E		500.00	311.82	S 27.50° E	311.82
16	S 27.50° E		500.00	311.82	S 27.50° E	311.82
17	S 27.50° E		500.00	311.82	S 27.50° E	311.82
18	S 27.50° E		500.00	311.82	S 27.50° E	311.82
19	S 27.50° E		500.00	311.82	S 27.50° E	311.82
20	S 27.50° E		500.00	311.82	S 27.50° E	311.82
21	S 27.50° E		500.00	311.82	S 27.50° E	311.82
22	S 27.50° E		500.00	311.82	S 27.50° E	311.82
23	S 27.50° E		500.00	311.82	S 27.50° E	311.82
24	S 27.50° E		500.00	311.82	S 27.50° E	311.82
25	S 27.50° E		500.00	311.82	S 27.50° E	311.82
26	S 27.50° E		500.00	311.82	S 27.50° E	311.82
27	S 27.50° E		500.00	311.82	S 27.50° E	311.82
28	S 27.50° E		500.00	311.82	S 27.50° E	311.82
29	S 27.50° E		500.00	311.82	S 27.50° E	311.82
30	S 27.50° E		500.00	311.82	S 27.50° E	311.82
31	S 27.50° E		500.00	311.82	S 27.50° E	311.82
32	S 27.50° E		500.00	311.82	S 27.50° E	311.82
33	S 27.50° E		500.00	311.82	S 27.50° E	311.82
34	S 27.50° E		500.00	311.82	S 27.50° E	311.82
35	S 27.50° E		500.00	311.82	S 27.50° E	311.82
36	S 27.50° E		500.00	311.82	S 27.50° E	311.82
37	S 27.50° E		500.00	311.82	S 27.50° E	311.82
38	S 27.50° E		500.00	311.82	S 27.50° E	311.82
39	S 27.50° E		500.00	311.82	S 27.50° E	311.82
40	S 27.50° E		500.00	311.82	S 27.50° E	311.82
41	S 27.50° E		500.00	311.82	S 27.50° E	311.82
42	S 27.50° E		500.00	311.82	S 27.50° E	311.82
43	S 27.50° E		500.00	311.82	S 27.50° E	311.82
44	S 27.50° E		500.00	311.82	S 27.50° E	311.82
45	S 27.50° E		500.00	311.82	S 27.50° E	311.82
46	S 27.50° E		500.00	311.82	S 27.50° E	311.82
47	S 27.50° E		500.00	311.82	S 27.50° E	311.82
48	S 27.50° E		500.00	311.82	S 27.50° E	311.82
49	S 27.50° E		500.00	311.82	S 27.50° E	311.82
50	S 27.50° E		500.00	311.82	S 27.50° E	311.82
51	S 27.50° E		500.00	311.82	S 27.50° E	311.82
52	S 27.50° E		500.00	311.82	S 27.50° E	311.82
53	S 27.50° E		500.00	311.82	S 27.50° E	311.82
54	S 27.50° E		500.00	311.82	S 27.50° E	311.82
55	S 27.50° E		500.00	311.82	S 27.50° E	311.82
56	S 27.50° E		500.00	311.82	S 27.50° E	311.82
57	S 27.50° E		500.00	311.82	S 27.50° E	311.82
58	S 27.50° E		500.00	311.82	S 27.50° E	311.82
59	S 27.50° E		500.00	311.82	S 27.50° E	311.82
60	S 27.50° E		500.00	311.82	S 27.50° E	311.82
61	S 27.50° E		500.00	311.82	S 27.50° E	311.82
62	S 27.50° E		500.00	311.82	S 27.50° E	311.82
63	S 27.50° E		500.00	311.82	S 27.50° E	311.82
64	S 27.50° E		500.00	311.82	S 27.50° E	311.82
65	S 27.50° E		500.00	311.82	S 27.50° E	311.82
66	S 27.50° E		500.00	311.82	S 27.50° E	311.82
67	S 27.50° E		500.00	311.82	S 27.50° E	311.82
68	S 27.50° E		500.00	311.82	S 27.50° E	311.82
69	S 27.50° E		500.00	311.82	S 27.50° E	311.82
70	S 27.50° E		500.00	311.82	S 27.50° E	311.82
71	S 27.50° E		500.00	311.82	S 27.50° E	311.82
72	S 27.50° E		500.00	311.82	S 27.50° E	311.82

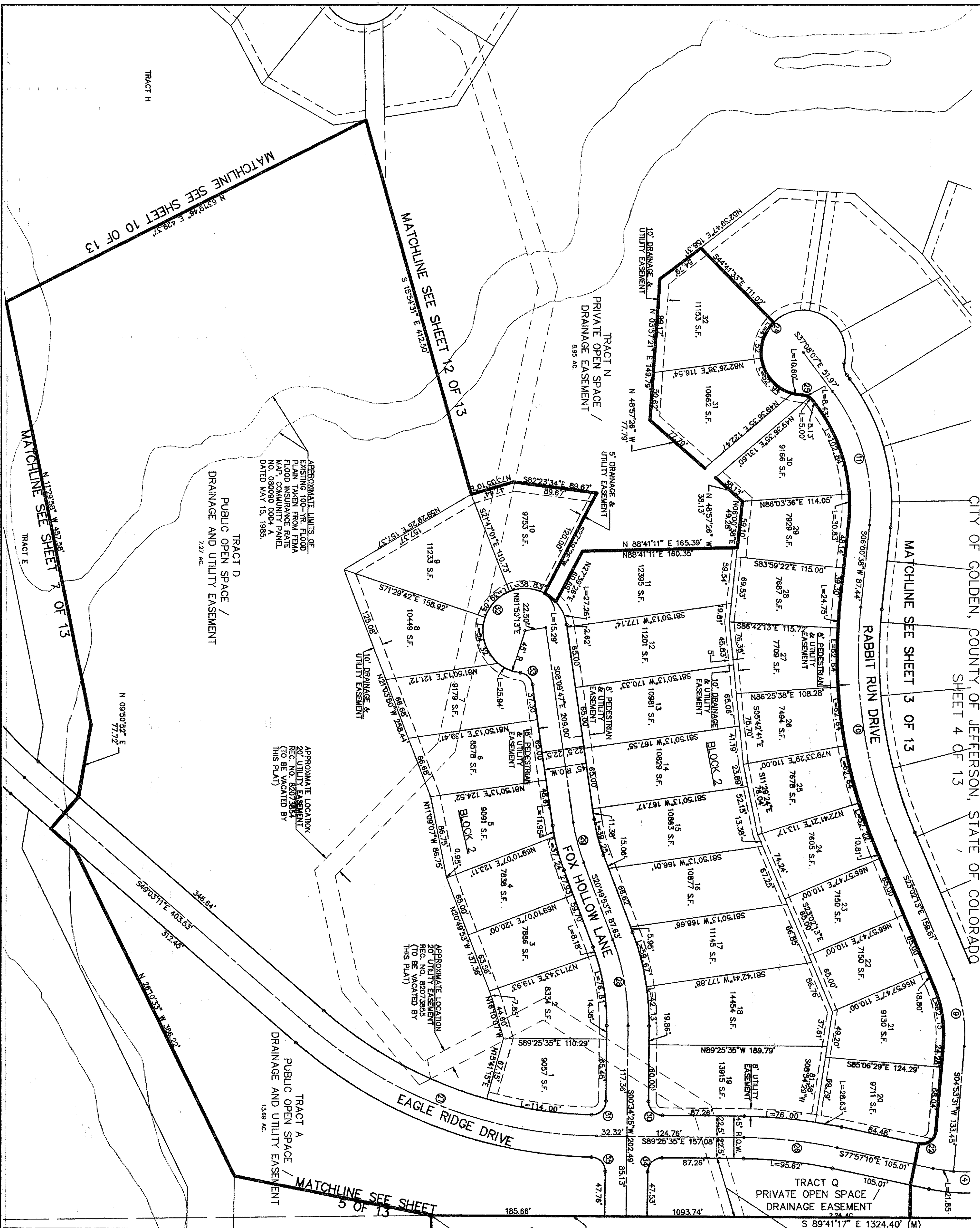


Plot Book 114 Page 55 Reception # F0070999

# FINAL PLAT

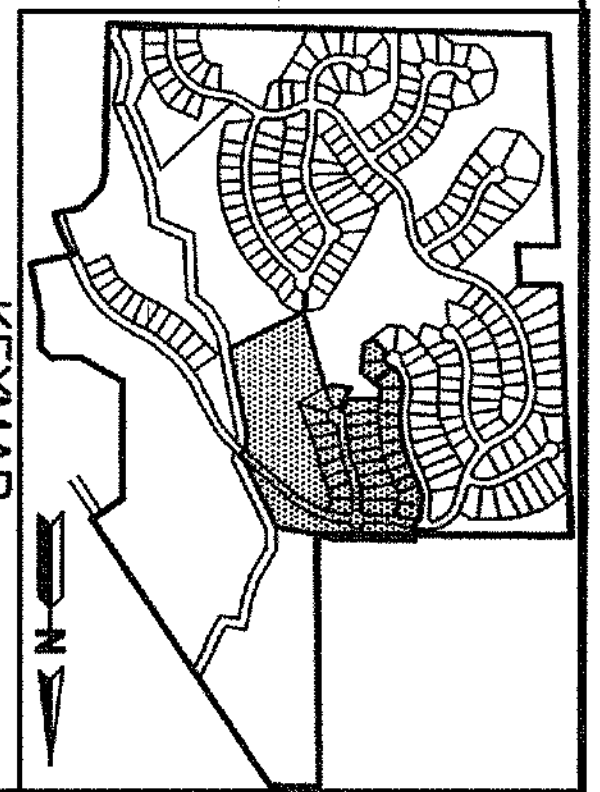
## EAGLE RIDGE - FILING NO. 1

A PART OF SECTION 3, T4S, R70W OF THE 6TH P.M.  
 CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO  
 SHEET 4 OF 13



APPROXIMATE LOCATION 20' UTILITY EASEMENT (THIS PORTION OF EASEMENT NOT VACATED)

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
4	87°01'11"	175.00	286.75	N 58°22'44" E	241.87
9	27°55'44"	150.00	73.12	S 08°04'21" E	72.40
10	29°02'51"	500.00	253.49	S 09°30'47" E	250.78
11	43°08'45"	200.00	150.61	S 15°33'44" E	147.07
22	97°09'19"	15.00	25.44	N 53°29'11" E	22.50
24	28°28'08"	148.00	221.98	N 82°51'53" E	56.28
25	51°19'04"	15.00	13.45	N 62°47'59" W	12.89
26	11°29'25"	500.00	100.12	N 85°41'22" W	99.96
27	40°22'24"	473.00	354.71	N 69°14'23" E	327.83
28	21°24'18"	250.00	93.40	S 10°07'44" E	92.86
29	12°40'08"	200.00	44.22	S 14°29'59" E	44.13
30	90°00'00"	15.00	23.56	S 44°25'35" E	21.21
31	90°40'44"	15.00	23.74	N 45°04'48" E	21.34
32	255°31'21"	45.00	200.69	N 44°04'32" E	71.15
33	75°51'21"	15.00	19.77	N 45°52'28" W	18.37
34	90°00'00"	15.00	23.56	N 45°34'25" E	21.21
35	89°29'14"	15.00	23.41	N 44°08'11" W	21.11



UNPLATTED COLORADO SCHOOL SW 1/4 SEC. 3

SW COR. SE 1/4, NW 1/4 SEC. 3

TRACT A PUBLIC OPEN SPACE / DRAINAGE AND UTILITY EASEMENT 13.89 AC.

TRACT B TRAIL / DRAINAGE AND UTILITY EASEMENT 1.8 AC.

TRACT C PUBLIC OPEN SPACE / DRAINAGE AND UTILITY EASEMENT 7.27 AC.

TRACT D PUBLIC OPEN SPACE / DRAINAGE AND UTILITY EASEMENT 7.27 AC.

TRACT E

TRACT N PRIVATE OPEN SPACE / DRAINAGE EASEMENT 8.95 AC.

TRACT Q PRIVATE OPEN SPACE / DRAINAGE EASEMENT 2.24 AC.

APPROXIMATE LOCATION 20' UTILITY EASEMENT (TO BE VACATED BY THIS PLAT)

APPROXIMATE LOCATION 20' UTILITY EASEMENT (TO BE VACATED BY THIS PLAT)

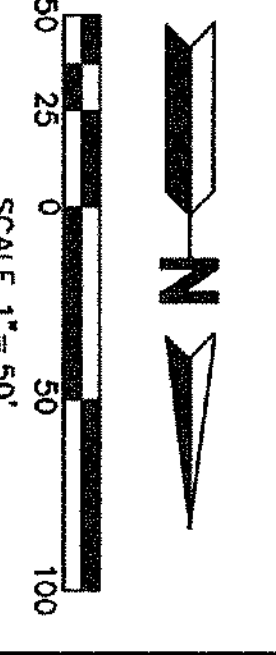
APPROXIMATE LOCATION 20' UTILITY EASEMENT (TO BE VACATED BY THIS PLAT)

APPROXIMATE LIMITS OF EXISTING 100-YR. FLOOD PLAIN TAKEN FROM FLOOD FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 50050 5004 DATED MAY 15, 1995.

TRAIL / DRAINAGE AND UTILITY EASEMENT 1.8 AC.

CENTERLINE OF TELEPHONE LINE EASEMENT BEG. 153, FC 278 NO WIDTH GIVEN

CENTERLINE OF ELECTRIC LINE EASEMENT BEG. 153, FC 278 NO WIDTH GIVEN

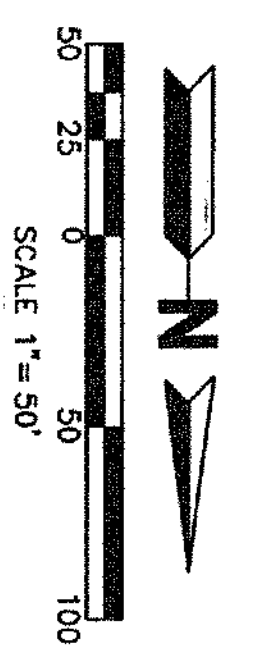
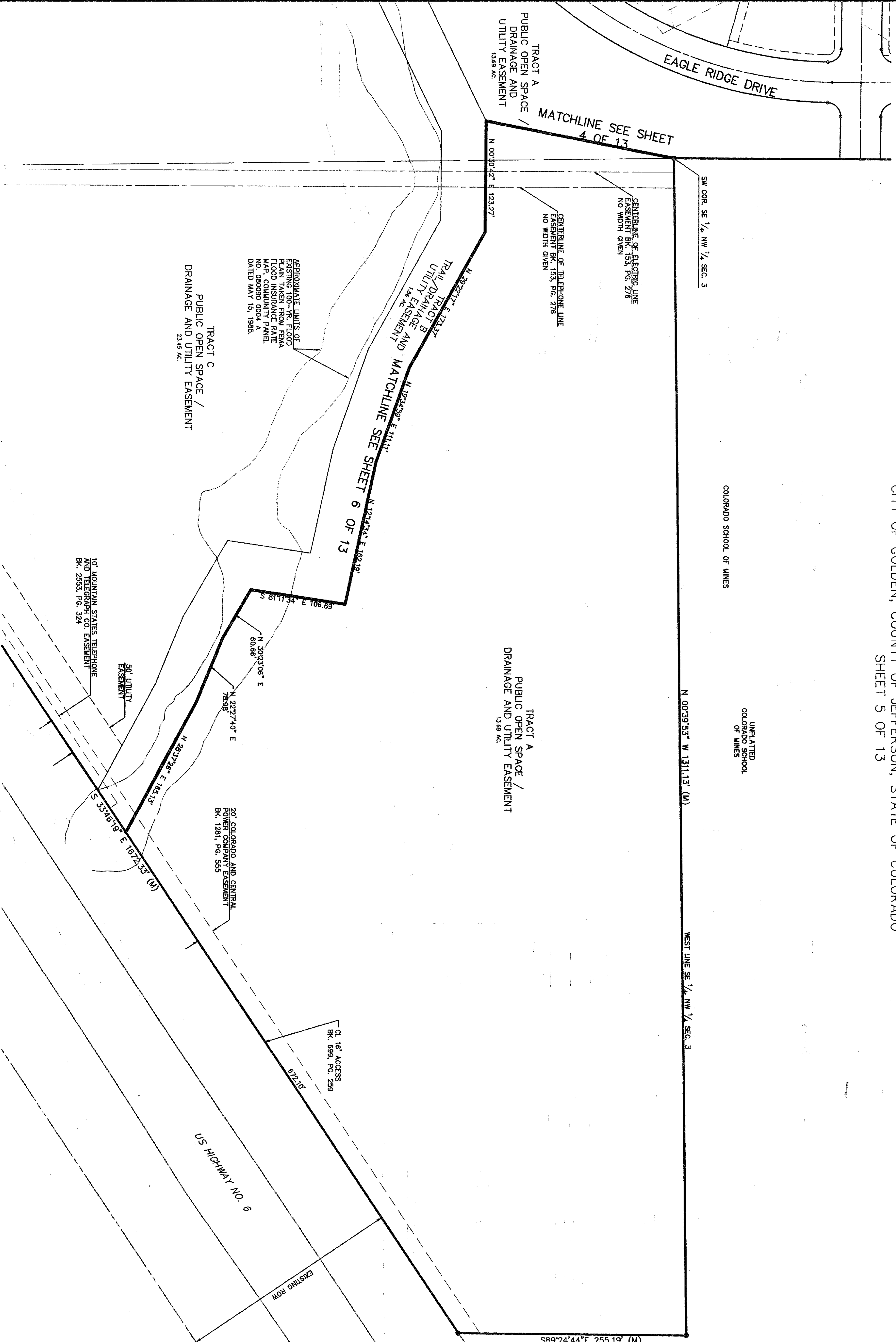
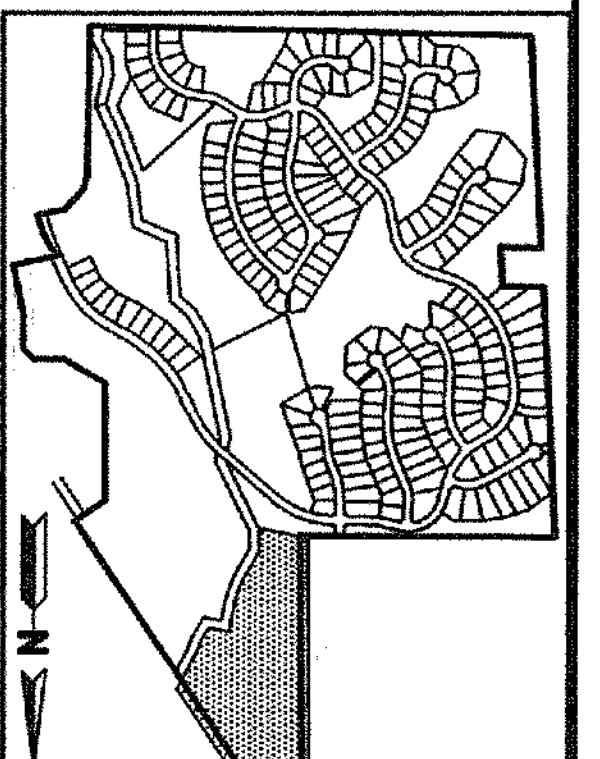


**MARTIN/MARTIN**  
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 Wheat Ridge, CO  
 (303) 431-8100

REV: 05/22/95  
 REV: 03/30/95  
 REV: 11/24/97  
 SEP 19, 1997

Plot Book Vol Page 56 Reception # P068929

**FINAL PLAT**  
**EAGLE RIDGE - FILING NO. 1**  
 A PART OF SECTION 3, T4S, R70W OF THE 6TH P.M.  
 CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO  
 SHEET 5 OF 13



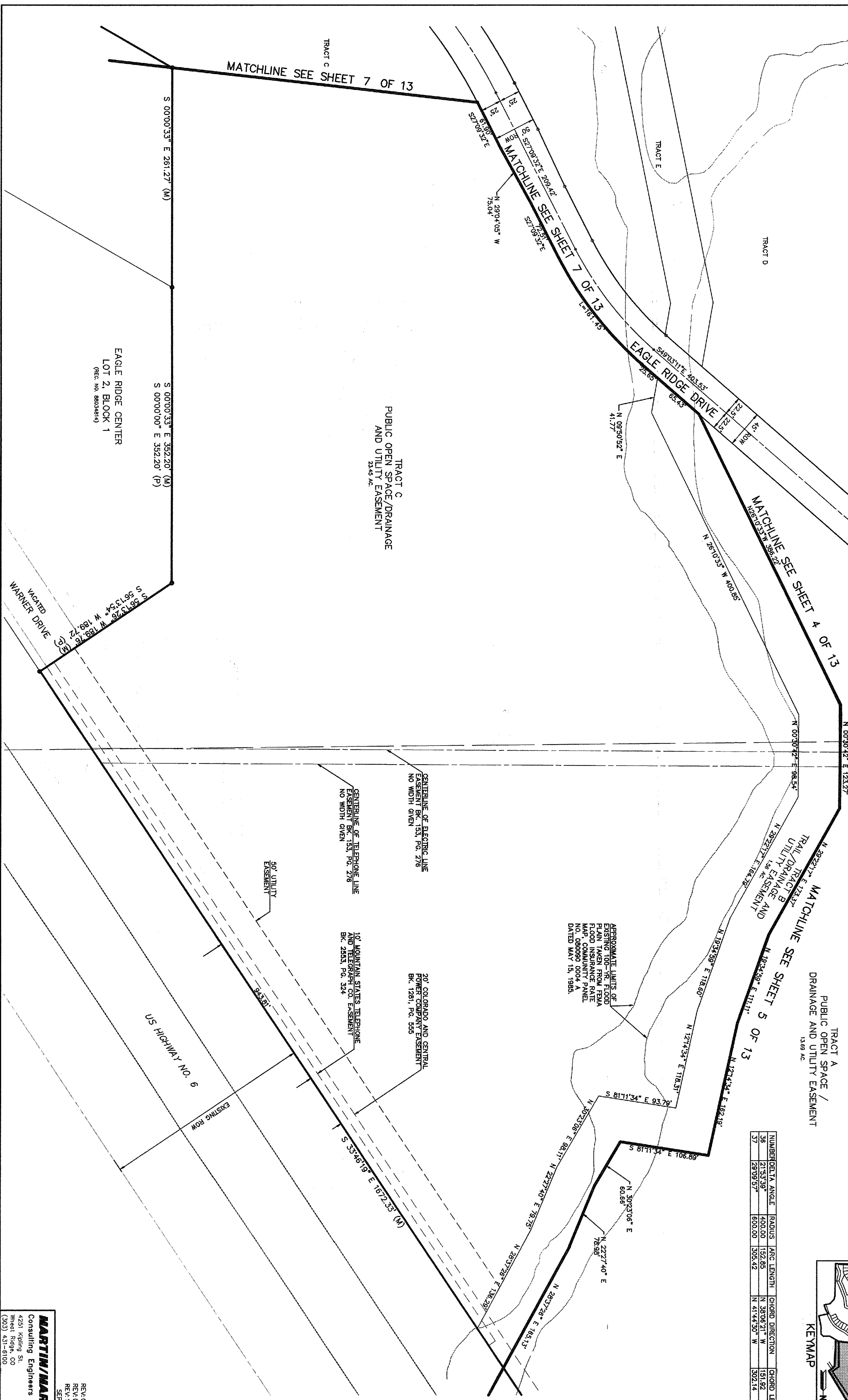
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 Wheat Ridge, CO  
 (303) 431-8100  
 REV: 05/22/96  
 REV: 03/30/98  
 REV: 11/24/97  
 SEP. 19, 1997

Plot Book 142 Page 57 Reception # F06288219

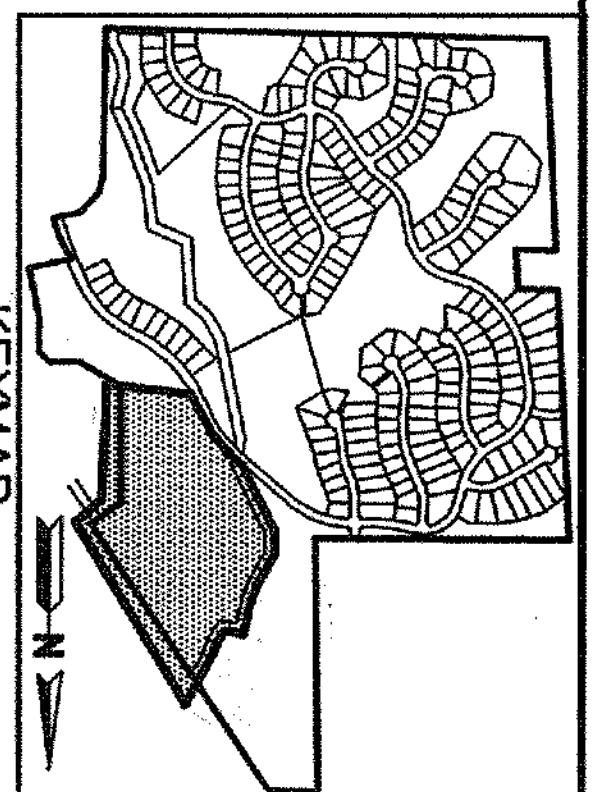
# FINAL PLAN

## EAGLE RIDGE - FILING NO. 1

A PART OF SECTION 3, T4S, R70W OF THE 6TH P.M.  
 CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO  
 SHEET 6 OF 13



NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
36	21°53'39"	400.00	152.85	N 38°06'21" W	151.92
37	29°09'57"	800.00	305.42	N 41°44'30" W	302.14



APPROXIMATE LIMITS OF EXISTING 100-YR FLOOD PLAIN TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 080050 0004 A DATED MAY 15, 1985.

CENTERLINE OF ELECTRIC LINE EASEMENT BK. 153, PG. 276 NO WIDTH GIVEN

CENTERLINE OF TELEPHONE LINE EASEMENT BK. 153, PG. 276 NO WIDTH GIVEN

10' MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. EASEMENT BK. 2555, PG. 324

20' COLORADO AND CENTRAL POWER COMPANY EASEMENT BK. 1291, PG. 555

TRACT A PUBLIC OPEN SPACE / DRAINAGE AND UTILITY EASEMENT 13.69 AC

TRACT C PUBLIC OPEN SPACE / DRAINAGE AND UTILITY EASEMENT 23.45 AC

EAGLE RIDGE CENTER LOT 2, BLOCK 1 (REC. NO. 88034814)

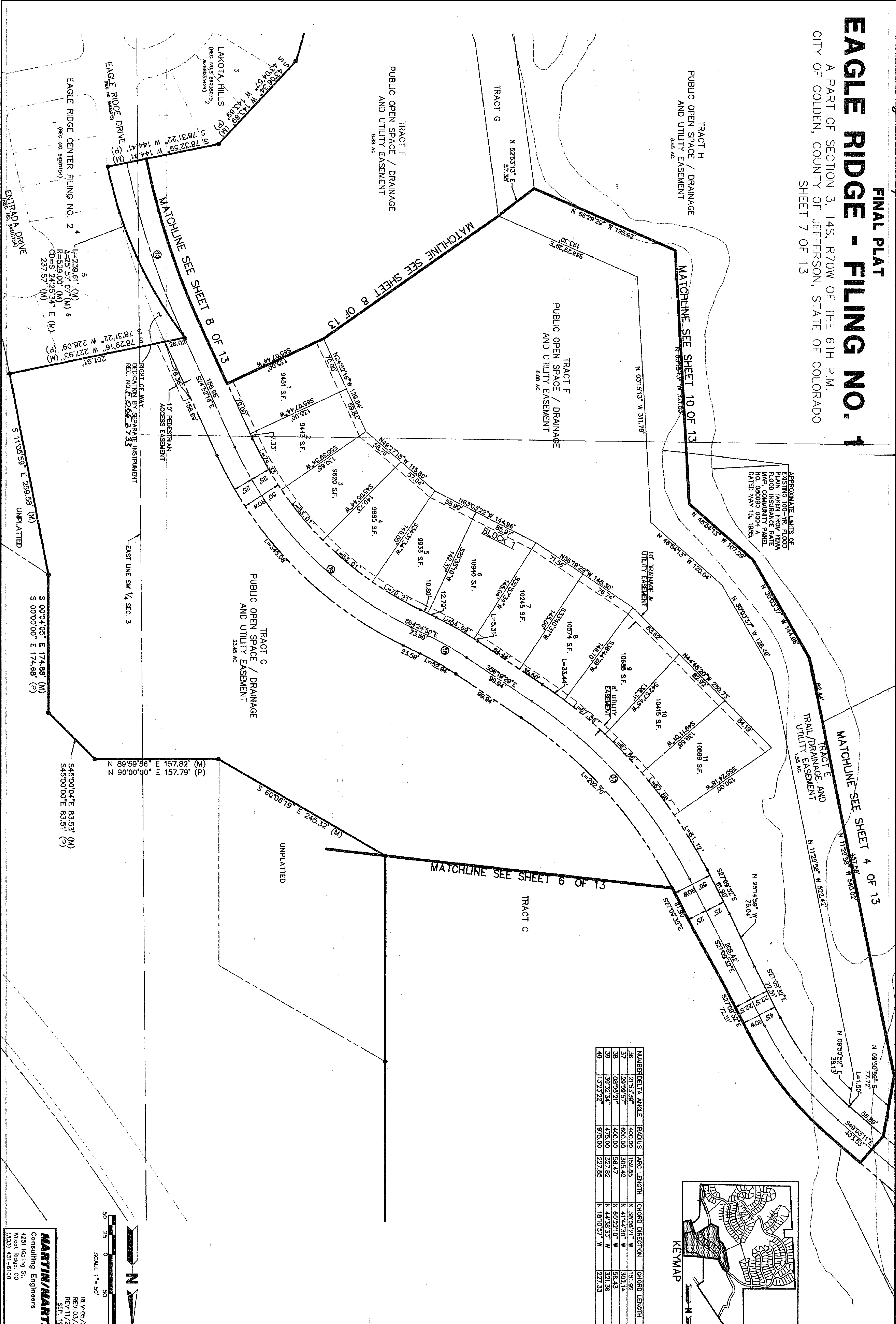
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 Wheat Ridge, CO  
 (303) 431-6100

REV: 05/22/98  
 REV: 03/30/98  
 REV: 11/24/97  
 SEP: 19/1997

Plot Book #2 Page 58 Reception # F0620019

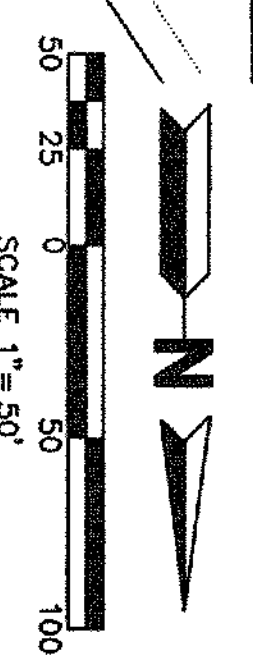
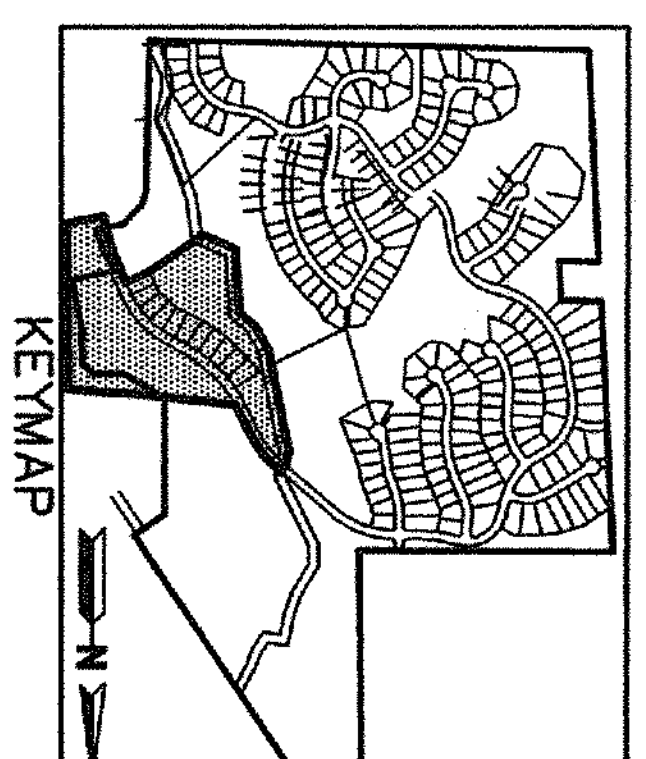
# EAGLE RIDGE - FILING NO. 1

A PART OF SECTION 3, T4S, R70W OF THE 6TH P.M.  
 CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO  
 SHEET 7 OF 13



APPROXIMATE LIMITS OF EASEMENT PLAIN TAKEN FROM FLOOD INSURANCE PANEL MAP, COMMUNITY PANEL NO. 080090 0004 A DATED MAY 15, 1985

NUMBER/DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
36 21°53'39"	400.00	152.85	N 38°06'21" W	151.92
37 28°08'57"	600.00	305.42	N 41°44'30" W	302.14
38 08°05'21"	400.00	58.47	N 80°22'10" W	58.43
39 39°32'34"	475.00	327.82	N 44°38'33" W	321.56
40 13°23'22"	975.00	227.85	N 18°10'57" W	227.33



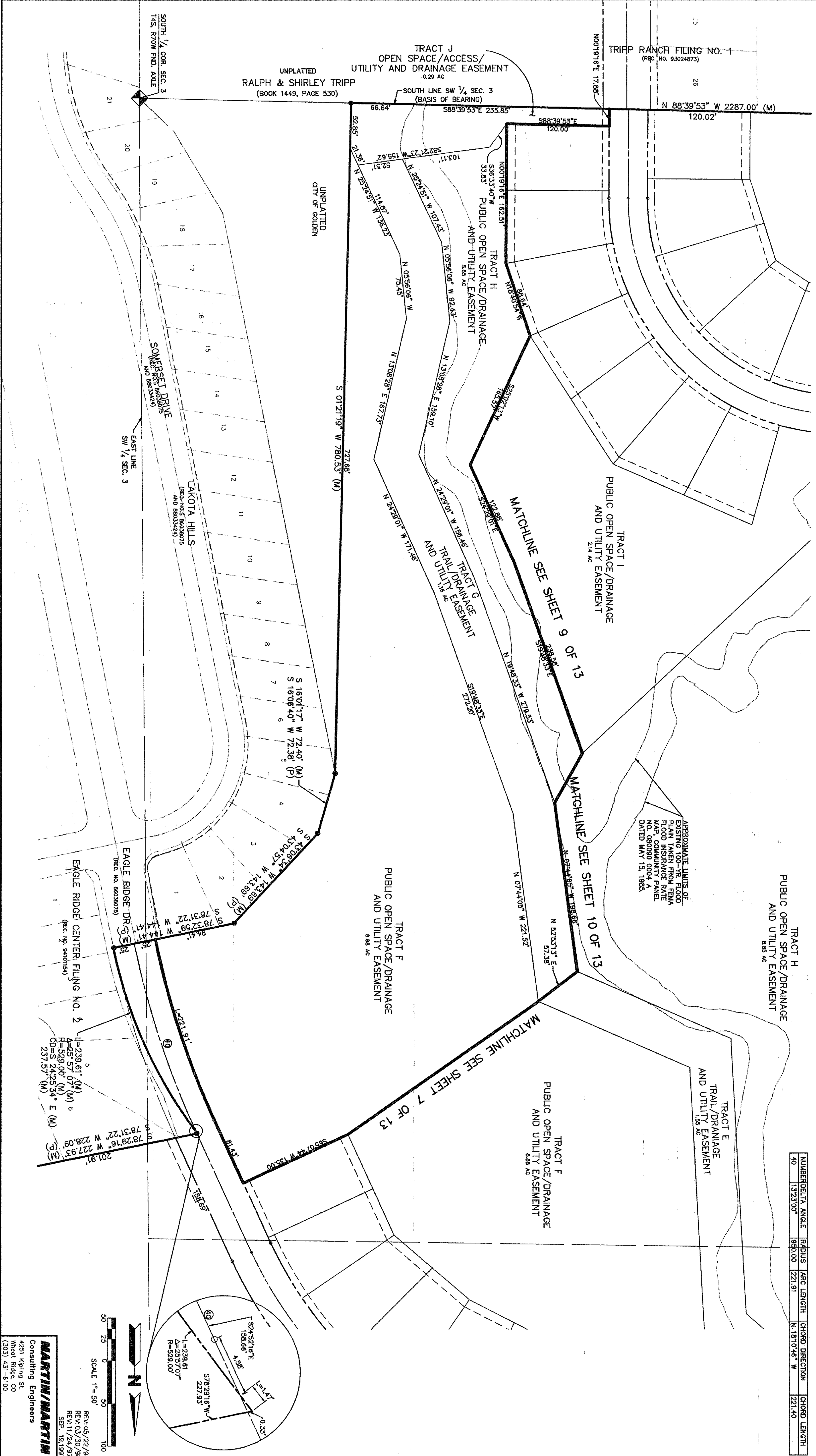
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REV. 05/22/98  
 REV. 03/30/96  
 REV. 11/24/97  
 SEP. 19/1997

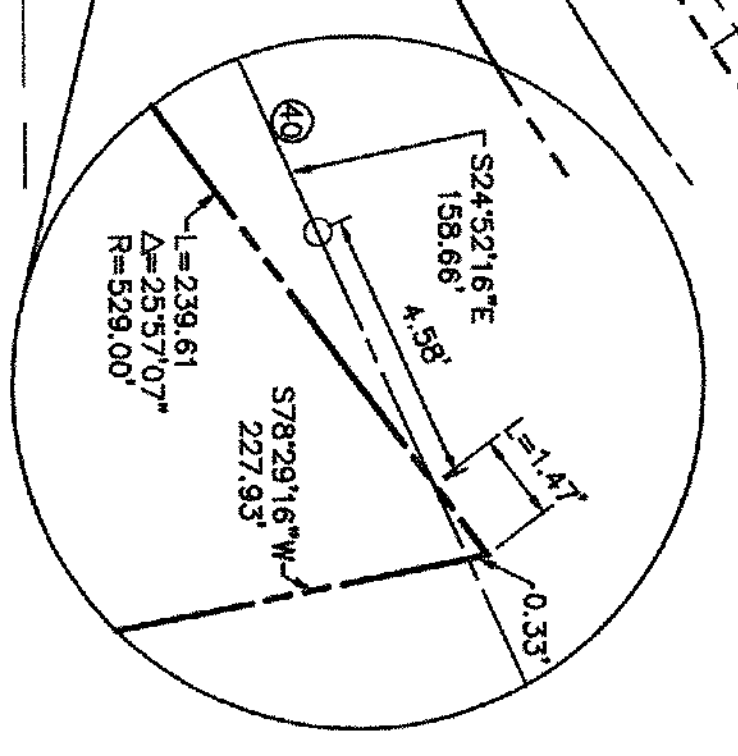
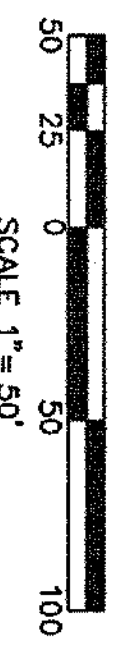
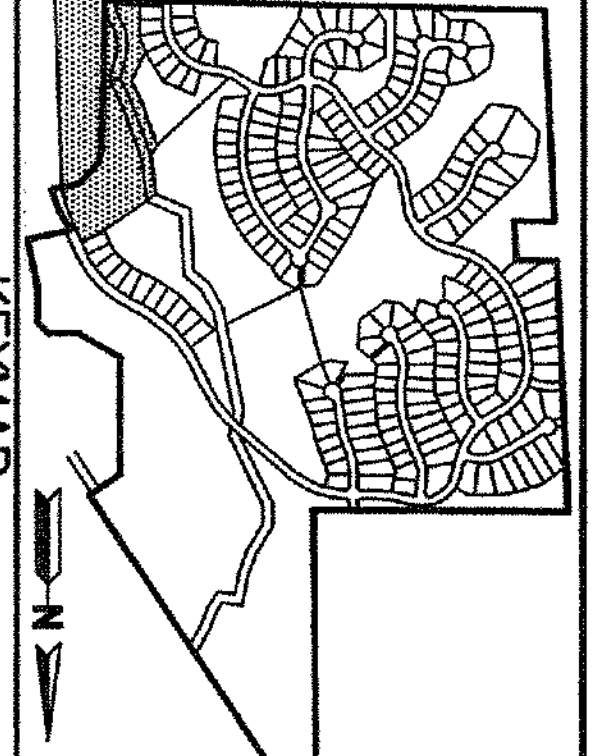


Plot Book 142 Page 59 Revision # 20679849

**FINAL PLAT**  
**EAGLE RIDGE - FILING NO. 1**  
 A PART OF SECTION 3, T4S, R70W OF THE 6TH P.M.  
 CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO  
 SHEET 8 OF 13



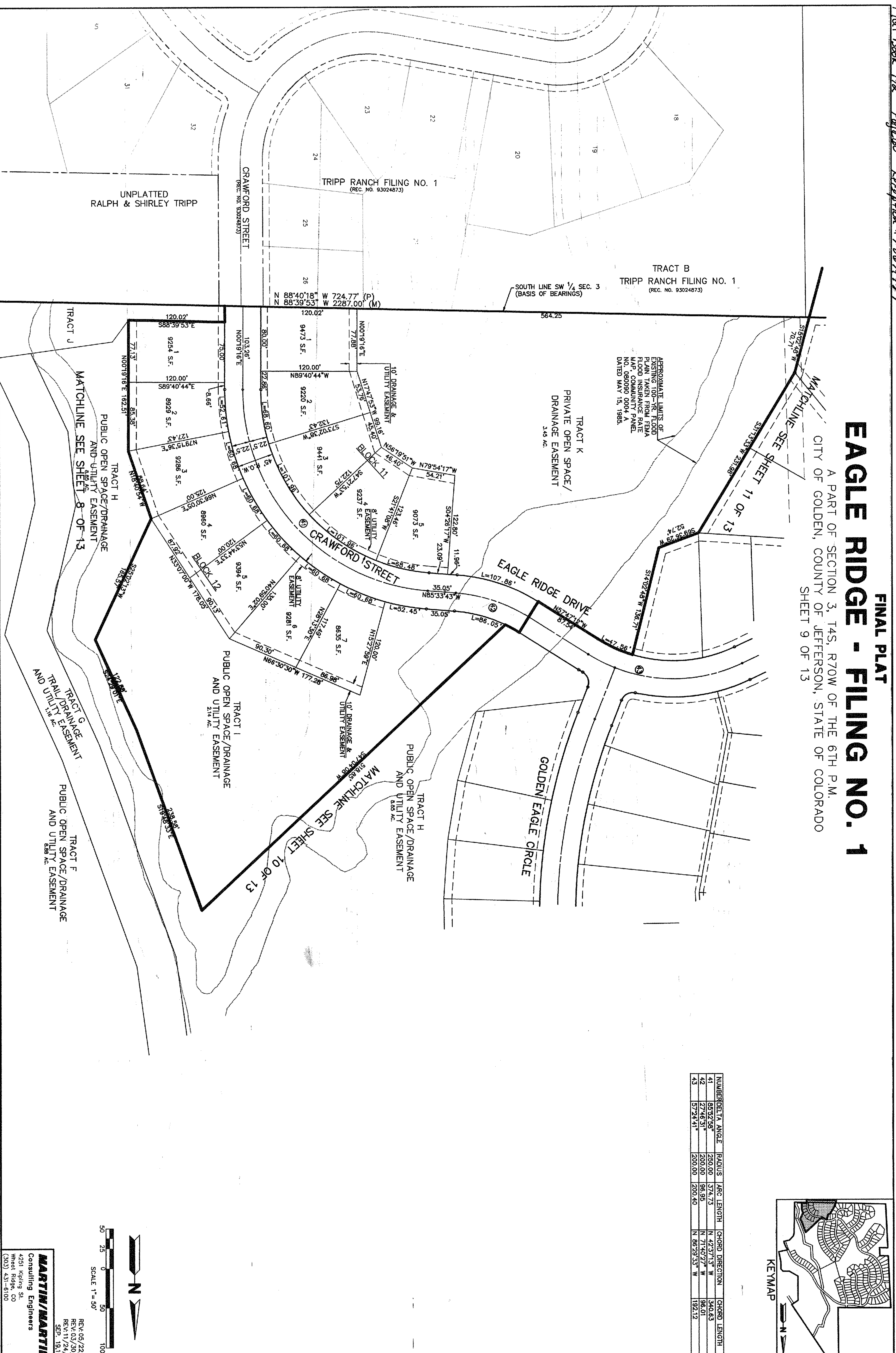
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD	DIRECTION	CHORD LENGTH
40	1323'00"	980.00	221.91	N 18°0'46" W	221.40	



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REV 08/22/95  
 REV 03/30/96  
 REV 11/24/97  
 SEP 19/99

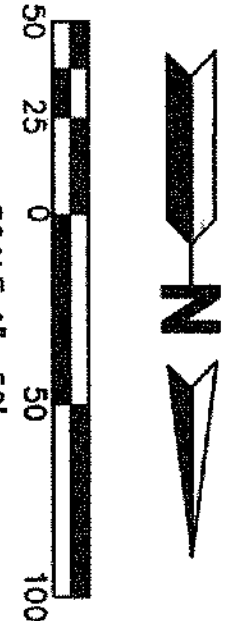
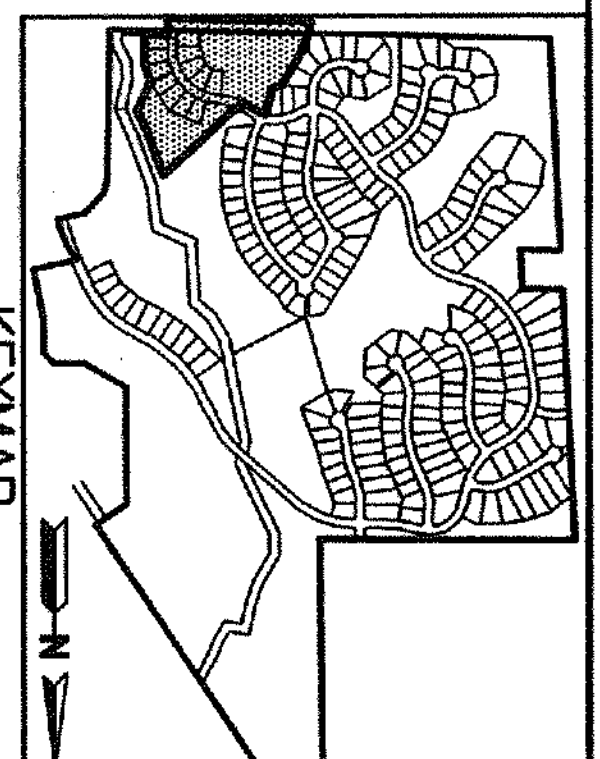
Plot Book 142 Page 60 Reservation # 170629949



**FINAL PLAT**  
**EAGLE RIDGE - FILING NO. 1**  
 A PART OF SECTION 3, T4S, R70W OF THE 6TH P.M.  
 CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO  
 SHEET 9 OF 13

APPROXIMATE LIMITS OF  
 EASING FOR FLOOD  
 FLOOD INSURANCE RATE  
 MAP, COMMUNITY PANEL  
 NO. 080090 0004 A  
 DATED MAY 15, 1985.

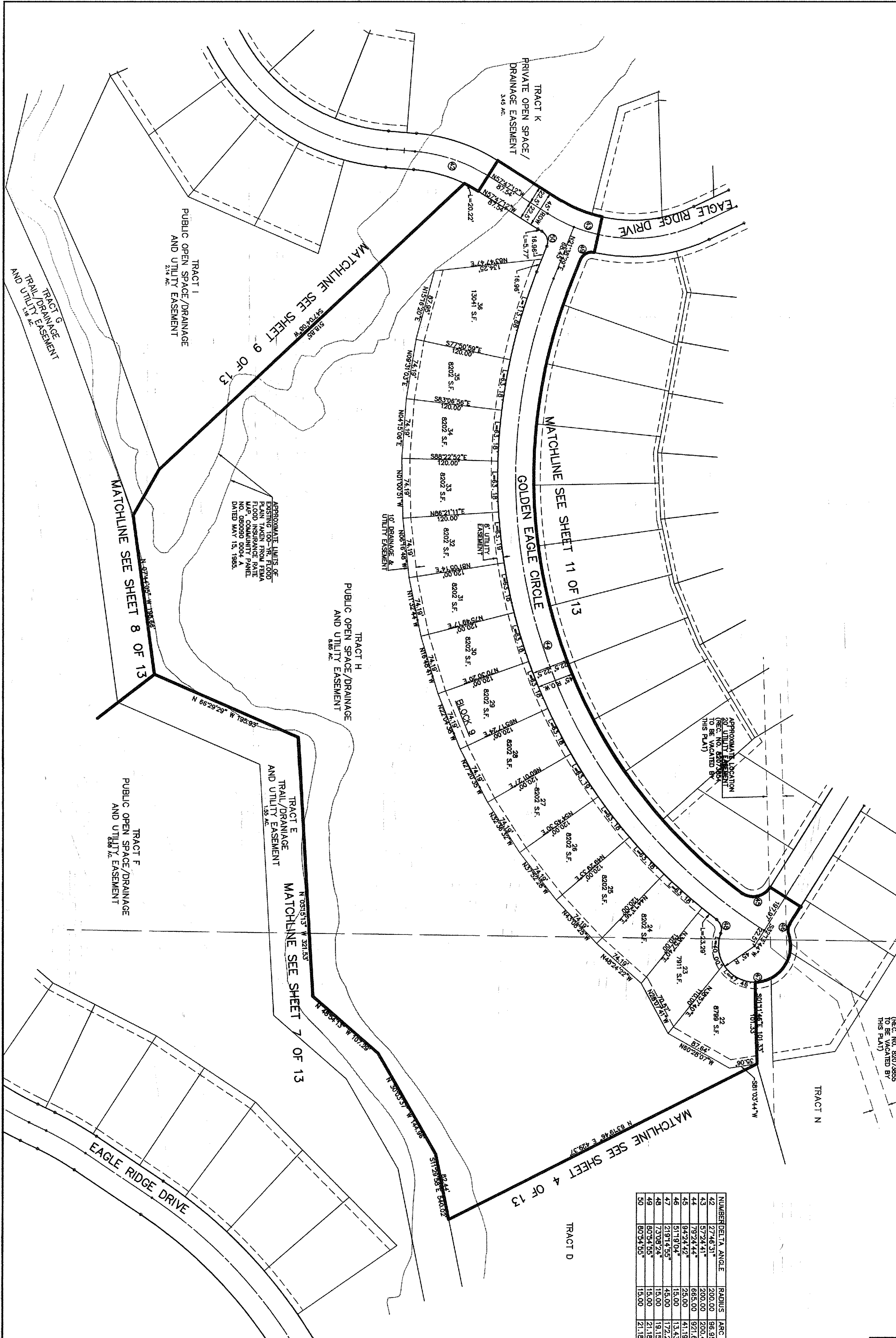
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
41	85°32'55"	250.00	374.73	N 42°37'13" W	340.63
42	27°46'31"	200.00	96.95	N 71°40'27" W	96.01
43	57°24'41"	200.00	200.40	N 66°29'33" W	192.12



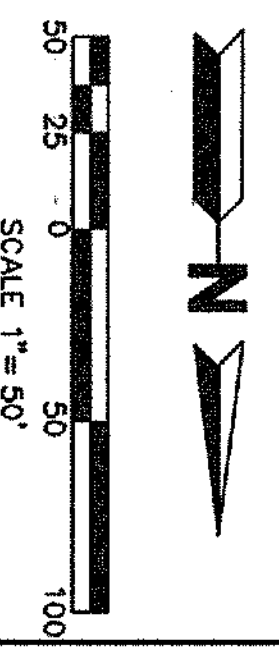
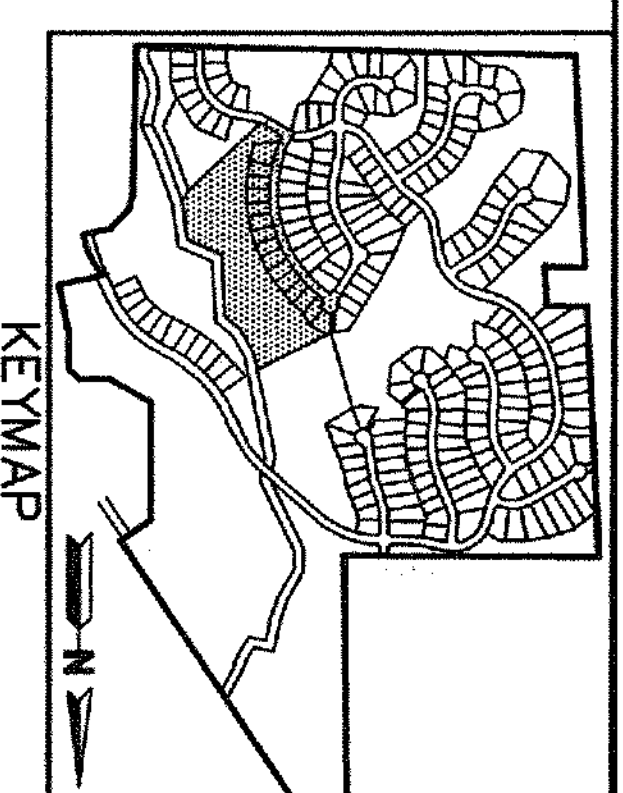
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 REV. 05/22/98  
 REV. 03/30/98  
 REV. 11/24/97  
 SEP. 19/1997

Plot Book 142 Page 61 Revisions # 5/16/99/19

**FINAL PLAT**  
**EAGLE RIDGE - FILING NO. 1**  
 A PART OF SECTION 3, T4S, R70W OF THE 6TH P.M.  
 CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO  
 SHEET 10 OF 13



NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
42	27°46'31"	200.00	98.95	N 71°40'27" W	98.01
43	57°24'41"	200.00	200.40	N 86°29'33" W	192.12
44	79°24'44"	665.00	921.69	N 18°03'54" W	848.67
45	94°24'42"	28.00	41.19	S 79°26'05" W	36.69
46	51°19'04"	15.00	13.43	N 06°34'12" E	12.99
47	219°14'55"	45.00	172.20	S 89°27'52" E	84.77
48	73°08'24"	15.00	19.15	S 16°24'56" E	17.67
49	80°54'55"	15.00	21.18	S 62°05'56" W	19.47
50	80°54'55"	15.00	21.18	N 18°48'59" W	19.47



REV. 05/22/98  
 REV. 03/30/98  
 REV. 11/24/97  
 SEP. 19/1997

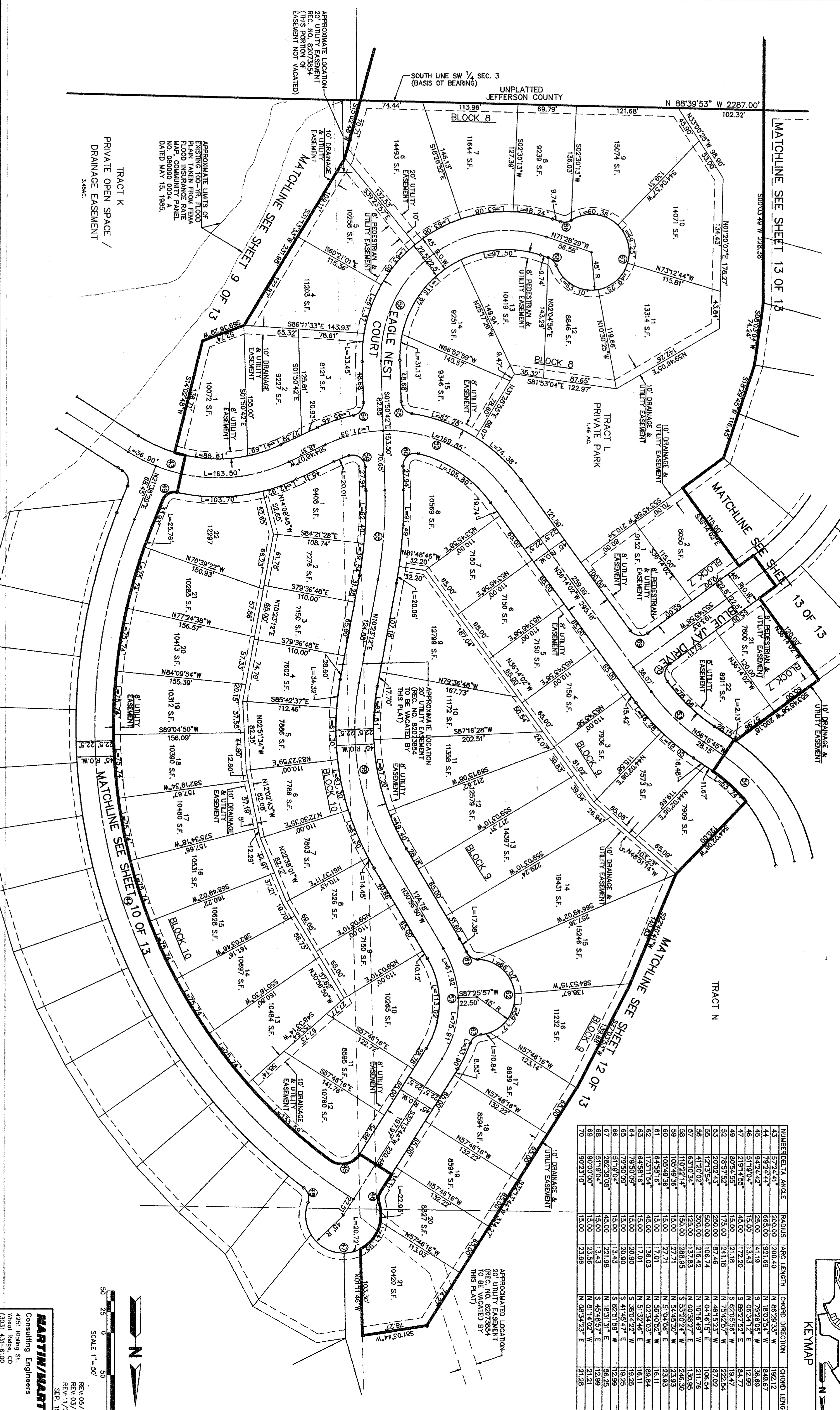
**MARTIN/MARTIN**  
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 Wheat Ridge, CO  
 (303) 431-9100

Plot Book 112 Page 22 Revision # P0620049

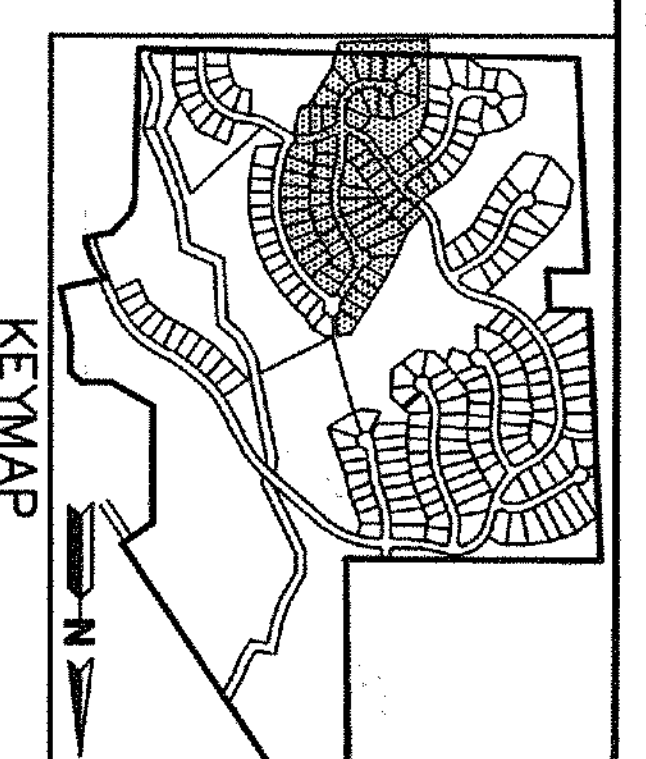
# FINAL PLAT

## EAGLE RIDGE - FILING NO. 1

A PART OF SECTION 3, T4S, R70W OF THE 6TH P.M.  
 CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO  
 SHEET 11 OF 13



NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
43	57°24'41"	200.00	200.40	N 86°29'33" W	192.12
44	79°24'44"	665.00	921.69	N 18°03'54" W	849.67
45	94°24'42"	25.00	41.19	S 79°26'05" W	36.69
46	51°19'04"	15.00	13.43	N 06°34'12" E	12.99
47	21°91'45"	45.00	172.20	S 89°27'52" E	84.77
49	80°54'55"	175.00	241.18	S 82°05'56" W	194.47
52	78°57'52"	175.00	241.18	N 75°02'57" W	222.54
53	20°02'43"	250.00	87.46	N 46°15'23" W	87.02
55	12°13'54"	500.00	106.74	N 64°16'15" E	106.54
56	41°20'02"	300.00	216.42	N 07°16'49" W	211.76
57	63°10'34"	125.00	137.83	N 00°58'22" E	130.85
58	116°21'14"	150.00	268.95	S 53°20'25" W	246.30
59	108°49'38"	150.00	271.71	N 54°49'30" W	233.93
60	105°49'38"	150.00	271.71	N 54°49'30" W	233.93
61	64°58'16"	150.00	271.71	N 56°40'52" W	16.11
62	17°31'54"	45.00	136.03	N 02°34'03" W	89.84
63	64°58'16"	150.00	17.01	N 51°32'48" E	16.11
64	79°50'09"	150.00	20.80	S 38°04'22" W	19.25
65	41°19'04"	150.00	20.80	S 41°45'47" E	19.25
66	51°19'04"	150.00	13.43	S 82°51'59" W	12.99
67	282°38'08"	45.00	221.99	N 18°31'31" E	36.25
68	51°19'04"	150.00	13.43	S 45°48'02" E	12.99
69	90°00'00"	150.00	23.56	N 61°14'02" W	21.21
70	90°23'10"	150.00	23.56	N 08°34'23" E	21.28



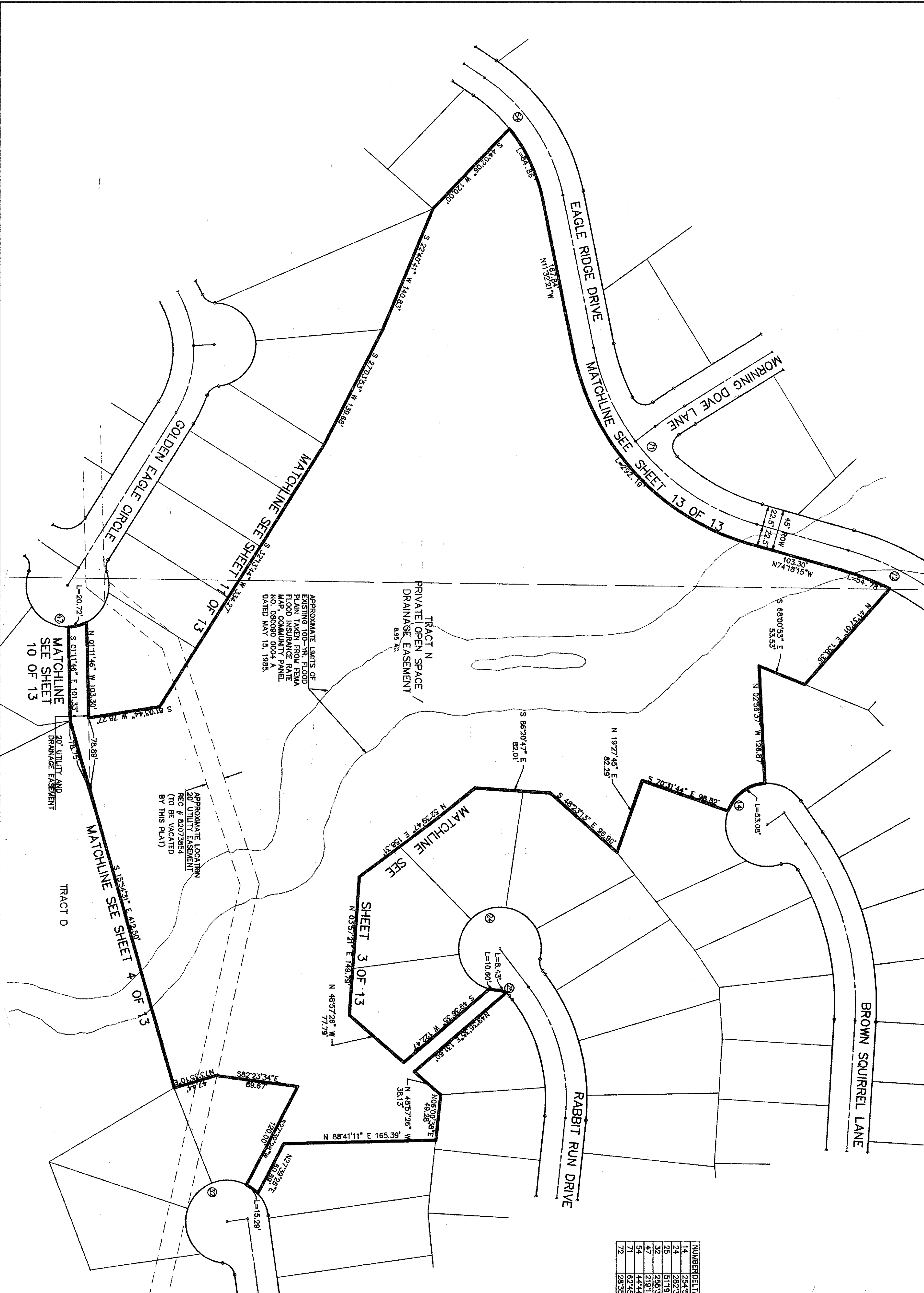
50 25 0 50 100  
 SCALE 1" = 80'  
 NORTH  
**MARTIN/MARTIN**  
 Consulting Engineers  
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 Wheat Ridge, CO  
 (303) 431-6100  
 REV. 05/22/98  
 REV. 03/30/98  
 REV. 11/24/97  
 SEP. 19, 1997

Plot Book 142 Page 63 Reception # F0679929

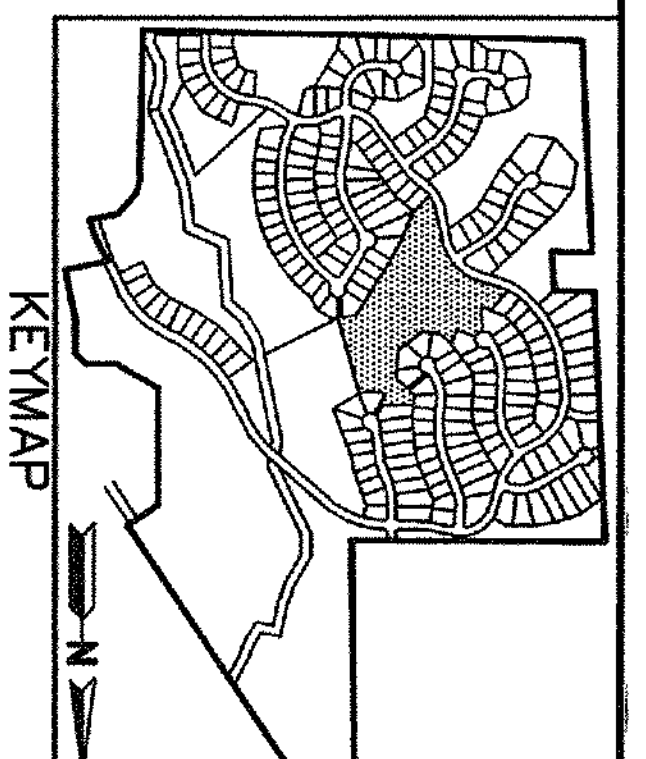
# FINAL PLAT


## EAGLE RIDGE - FILING NO. 1

A PART OF SECTION 3, 14S, R70W OF THE 6TH P.M.  
 CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO  
 SHEET 12 OF 13



NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
14	254.5840°	45.00	200.28	N 17°29'17\"	71.41
24	282.3808°	45.00	221.98	N 52°51'53\"	56.25
25	511.9104°	15.00	13.43	N 62°47'59\"	12.99
32	255.5121°	45.00	200.69	N 44°04'32\"	71.15
47	2191.455°	45.00	172.20	S 89°27'52\"	84.77
54	444.442°	200.00	156.17	N 33°54'33\"	150.23
71	62.4554°	250.00	273.98	N 42°55'18\"	280.37
72	28.5936°	300.00	149.71	N 60°00'27\"	148.17

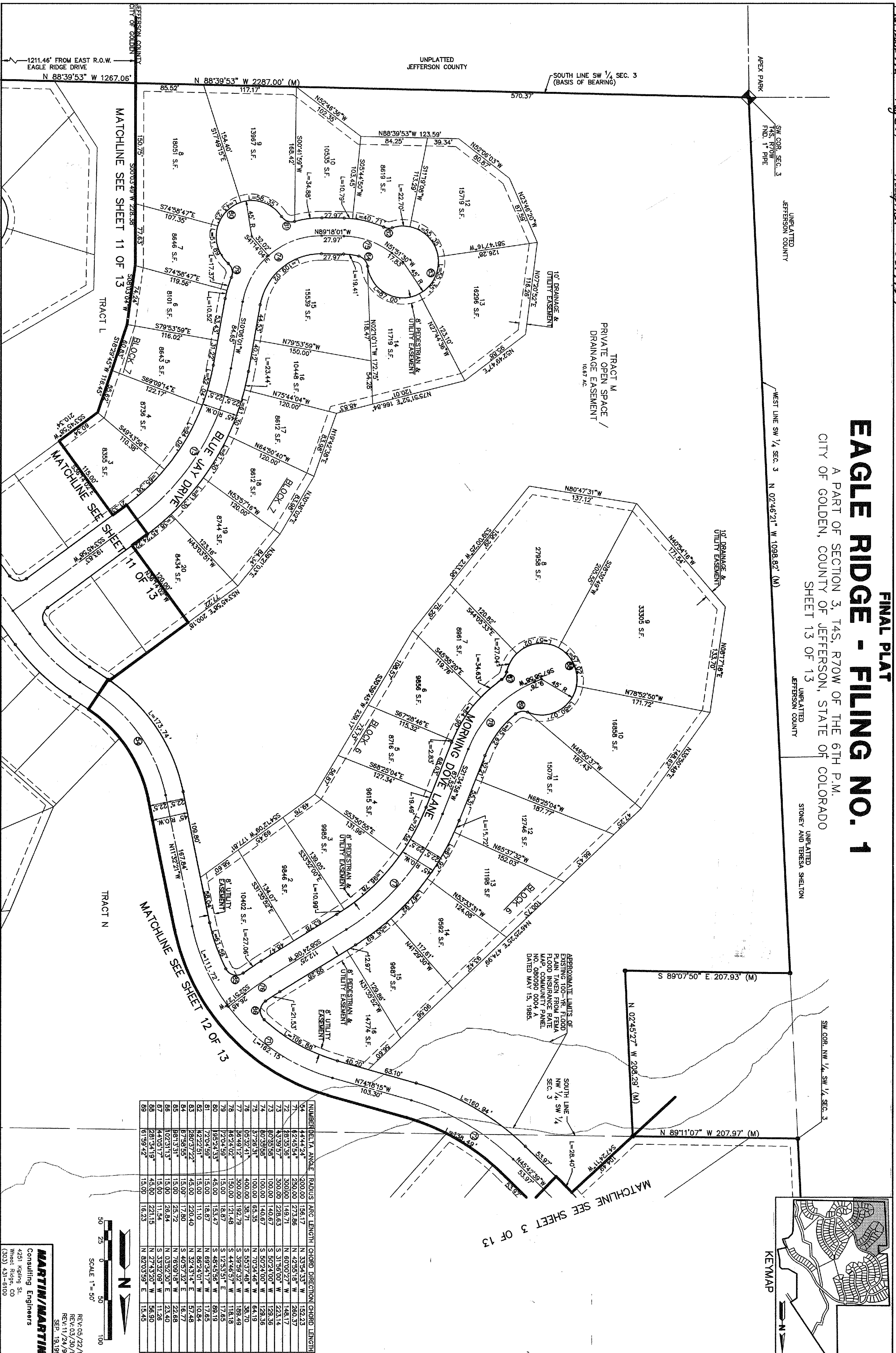



  
 SCALE 1" = 50'  
 0 50 100  
 50 25 0 25 50

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REV. 05/22/98  
 REV. 03/30/98  
 REV. 11/24/97  
 SEP. 19, 1992

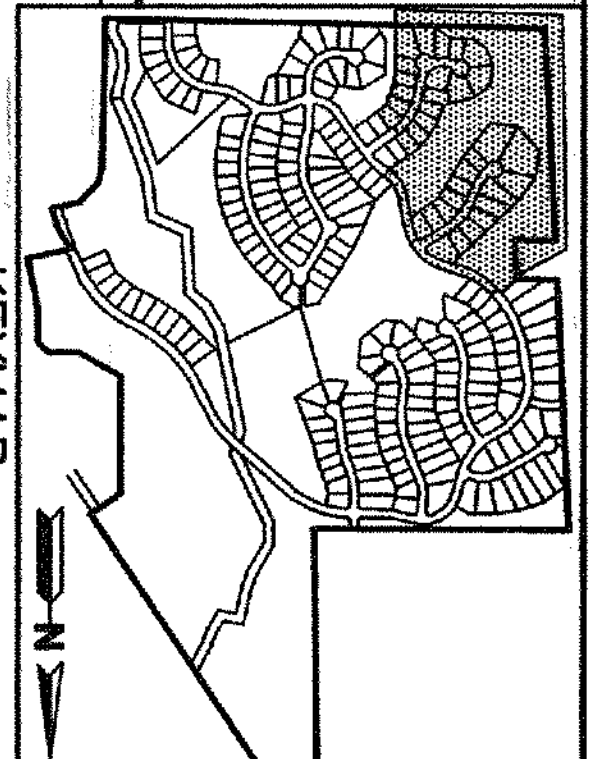
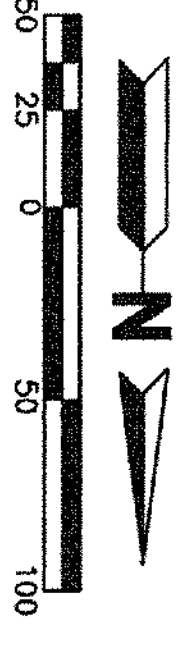
Plot Book 142 Page 64 Reception # 2067999



**FINAL PLAT**  
**EAGLE RIDGE - FILING NO. 1**  
 A PART OF SECTION 3, T4S, R70W OF THE 6TH P.M.  
 CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO  
 SHEET 13 OF 13 UNPLATTED JEFFERSON COUNTY  
 STONEY AND TERESA SHELTON

APPROXIMATE LIMITS OF EXISTING TOP-RR FLOOD PLAIN TAKEN FROM FEMA FLOOD CONTROL DISTRICT PANEL NO. 080090 0004-A DATED MAY 15, 1985.

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD	DIRECTION	CHORD LENGTH
64	44.4424	300.00	136.17	N 33.54 53' W	152.23	
65	62.6554	250.00	273.86	N 42.55 18' W	260.37	
66	38.3536	300.00	149.71	N 60.00 27' W	148.17	
67	43.3957	300.00	228.63	S 31.56 00' W	223.14	
68	80.3858	100.00	140.67	S 50.24 00' W	129.36	
69	80.3858	100.00	140.67	S 50.24 00' W	129.36	
70	57.26 31	100.00	65.35	N 70.34 46' W	64.19	
71	05.32 41	400.00	38.21	S 55.37 48' W	38.70	
72	56.49 12	300.00	192.79	S 39.59 32' W	118.49	
73	46.27 02	150.00	121.48	S 44.46 57' W	118.49	
74	120.4 56	45.00	18.87	S 12.53 51' E	17.65	
75	72.04 59	15.00	18.87	S 48.43 56' W	89.19	
76	42.22 51	15.00	18.87	N 68.34 17' W	17.65	
77	26.03 22	45.00	220.40	N 66.24 01' W	10.64	
78	42.22 51	15.00	17.80	S 40.57 32' E	16.77	
79	87.28 55	15.00	25.72	N 76.09 18' W	22.68	
80	102.31 13	15.00	26.84	N 03.52 30' E	23.40	
81	44.05 17	15.00	11.54	S 33.32 09' W	11.26	
82	281.34 19	45.00	221.15	N 27.43 30' W	56.90	
83	61.59 72	15.00	16.23	N 82.03 59' E	15.45	



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 Consulting Engineers  
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 Wheat Ridge, CO  
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REV: 03/22/95  
 REV: 03/30/95  
 REV: 11/24/97  
 SEP. 19, 1997