

1 SITE PLAN  
1" = 10'-0"



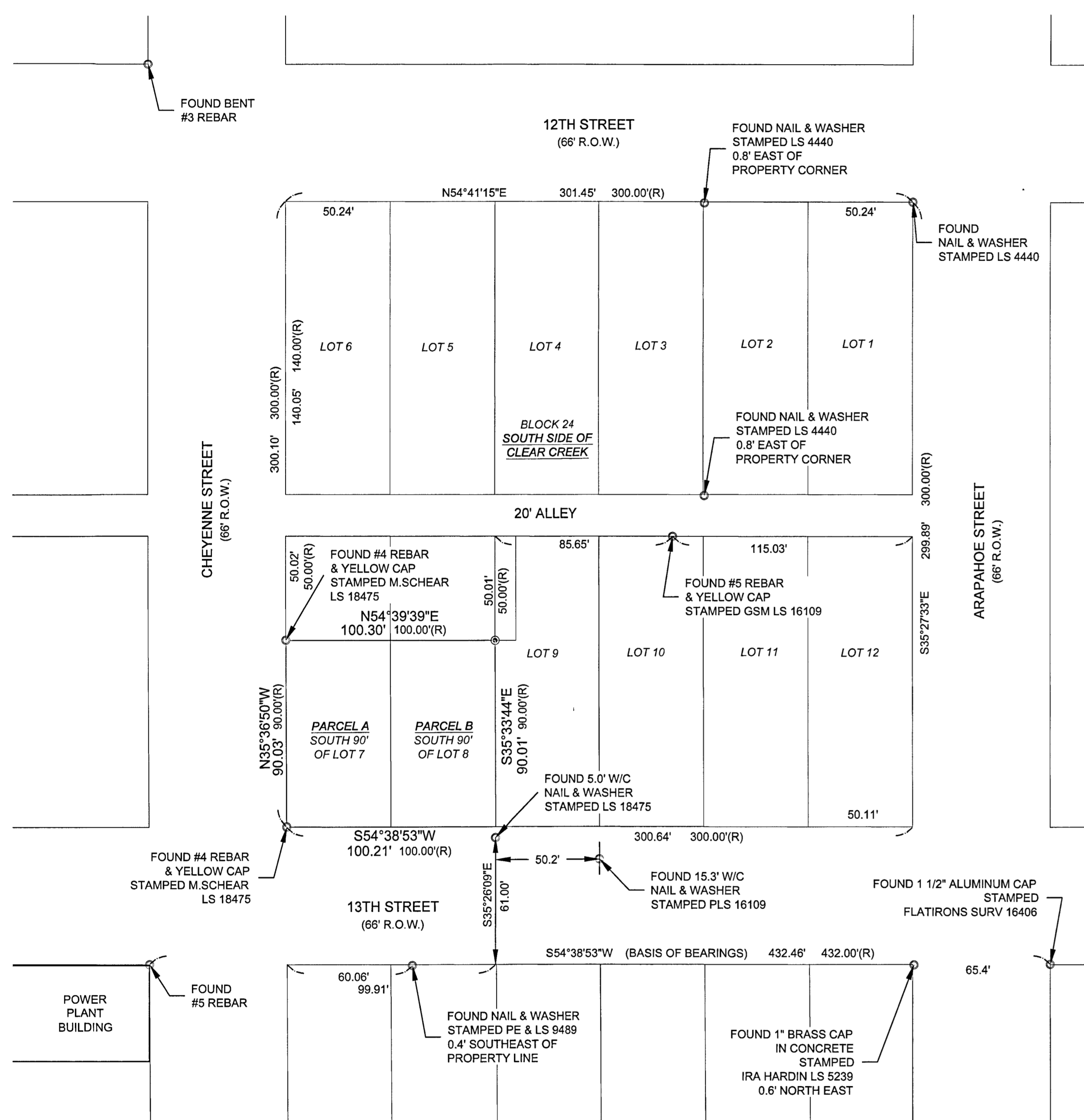
SITE PLAN

SCALE	1" = 10'-0"
PROJECT NUMBER	1757
DRAWN BY	AEO
CHECKED BY	PJE
DATE	10.07.20
REVISIONS	

# LAND SURVEY PLAT

920 13TH STREET

A PART OF BLOCK 24, ON THE SOUTH SIDE OF CLEAR CREEK,  
LOCATED IN THE NORTHEAST 1/4 OF SECTION 33,  
TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,  
COUNTY OF JEFFERSON, STATE OF COLORADO



### LAND DESCRIPTION (PER SPECIAL WARRANTY DEED REC NO. 2018050904)

**PARCEL A:**  
THE SOUTH 90 FEET OF LOT 7, BLOCK 24, ON THE SOUTH SIDE OF CLEAR CREEK, CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO, AND

**PARCEL B:**  
THE SOUTH 90 FEET OF LOT 8, BLOCK 24, ON THE SOUTH SIDE OF CLEAR CREEK, CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

### NOTES

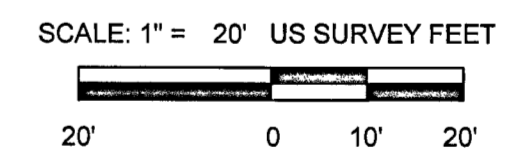
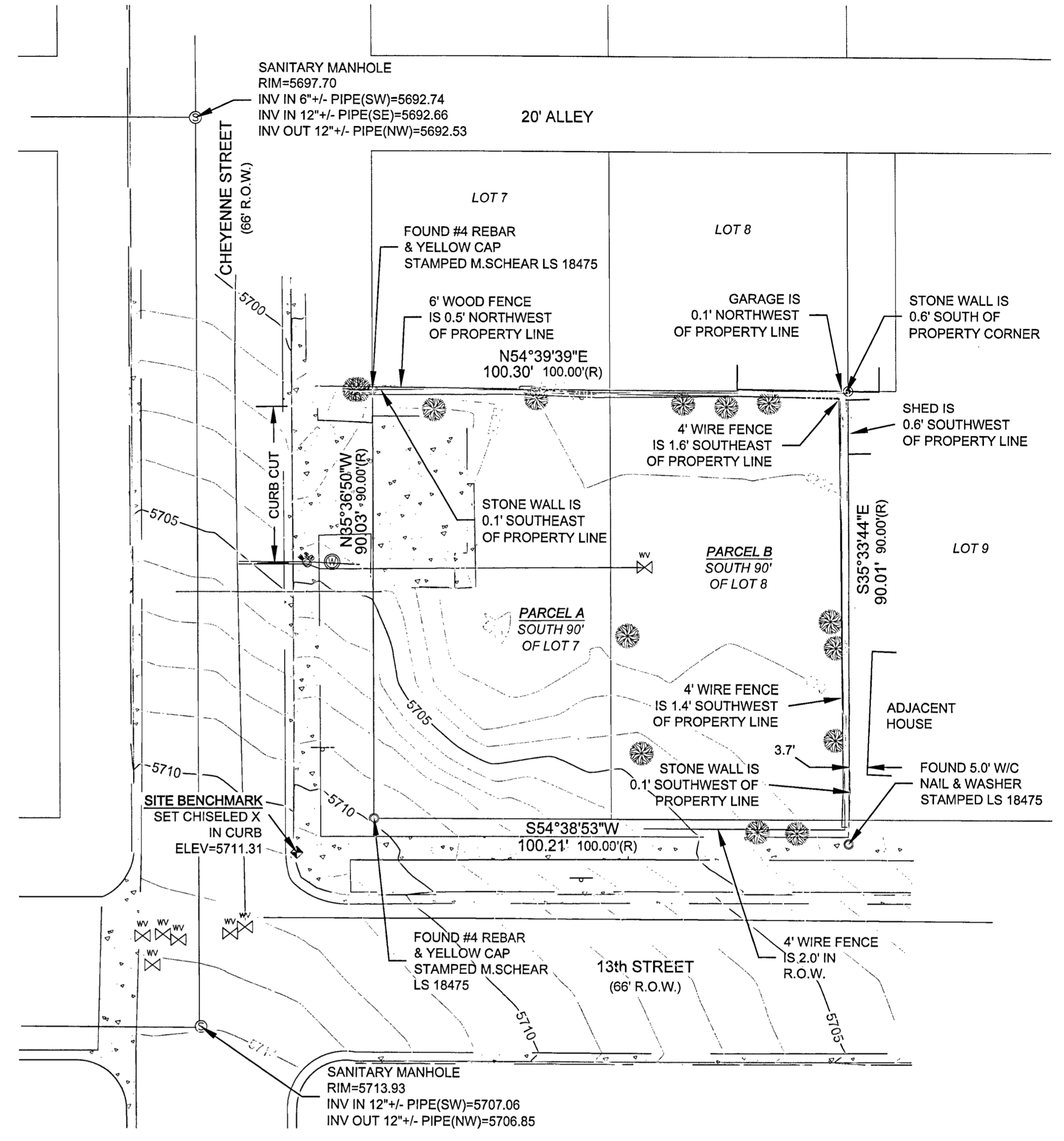
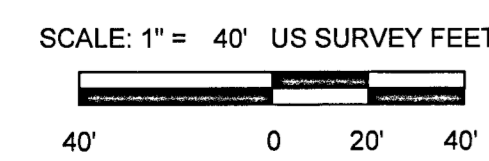
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- THIS LAND SURVEY PLAT, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
- BASIS OF BEARINGS: THE SOUTHEAST R.O.W. LINE OF 13TH STREET BETWEEN ARAPAHOE STREET AND CHEYENNE STREET, ASSUMED TO BEAR S54°38'53"W, MONUMENTED BY A 1 1/2" ALUMINUM CAP ON THE NORTHEAST AND A #5 REBAR ON THE SOUTHWEST, SHOWN HEREON.
- VERTICAL DATUM NAVD 1988: BASED ON NGS CONTROL POINT K 407. ELEVATION = 5689.34 FEET. SEE MAP FOR SITE BENCHMARK.
- THIS IS AN ABOVE-GROUND SURVEY. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY OTHERS, AND ABOVE GROUND EVIDENCE. THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING. DRY UNDERGROUND UTILITIES WERE MARKED BY UTILO LLC ON SEPTEMBER 8, 2019.
- LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GILLIANS LAND CONSULTANTS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY, AND TITLE OF RECORD. THIS SURVEY WAS PERFORMED WITH OUT THE BENEFIT OF A TITLE POLICY.
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN US SURVEY FEET AND DECIMALS THEREOF. A US SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- SUBJECT PROPERTY AREA: 9,025 SQUARE FEET +/- (0.207 ACRES +/-)

### LEGEND

- SET #5 REBAR WITH GREEN PLASTIC CAP, STAMPED " PLS 37601"
- FOUND MONUMENT AS NOTED
- ◆ SITE BENCHMARK
- ⊙ SANITARY SEWER MANHOLE
- ⊕ WATER SHUT OFF
- ⊖ WATER VALVE
- ⊗ WATER METER
- ⊘ SIGN
- FENCE
- SANITARY LINE
- WATER LINE
- GAS LINE
- ⊙ TREE 6" OR LARGER
- ⊙ CONCRETE SURFACE

### ABBREVIATIONS

- R.O.W. RIGHT-OF-WAY
- INV INVERT
- ELEV ELEVATION
- (R) RECORD DIMENSION
- W/C WITNESS CORNER



### SURVEYOR'S CERTIFICATE

I, ROBERT E HARRIS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY SPECIFICALLY AND ONLY TO FRIEDA LEONARD, THAT IN SEPTEMBER 2019, A PROPERTY SURVEY WAS MADE TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, THAT THE PLAT HEREIN IS AN ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY THIS SURVEY. ALL NOTES SHOWN HEREON ARE A PART OF THIS CERTIFICATION. THE ENCROACHMENTS, EASEMENTS, RIGHT OF WAYS OR PASSAGEWAYS ACROSS SAID PROPERTY THAT ARE IN EVIDENCE OR KNOWN TO ME, ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS NOT EXPRESSED OR IMPLIED AS A GUARANTY OR WARRANTY. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GILLIANS LAND CONSULTANTS TO DETERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY THE DESCRIPTION SHOWN. THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS: NOR EASEMENTS OF RECORD.

ROBERT E. HARRIS  
COLORADO P.L.S. 37601  
FOR & ON BEHALF OF  
GILLIANS LAND CONSULTANTS



NO	REVISION RECORD	DATE	BY
1			

**LAND SURVEY PLAT**  
 920 13TH STREET, GOLDEN  
 JEFFERSON COUNTY, COLORADO

CERTIFICATION

**Gillians**  
 LAND SURVEYING  
 ALTAVASCO SURVEYS  
 TOPOGRAPHIC MAPS  
 CONSULTING SERVICES  
 GILLIANS LAND CONSULTANTS  
 P.O. BOX 746358  
 ARVADA, CO 80006-6358  
 303-972-6640  
 www.gilliansinc.com survey@gillians.com

JOB NO.: 19109  
 DRAWN: DRH  
 CHECKED: DRH  
 FIELD: DRH  
 ISSUE DATE: 10-09-2019  
 SCALE: VARIES  
 FILE: 19109 LSP