

tbd PRELIMINARY PLAT / MINOR REPLAT
A RESUBDIVISION OF PLATTED LOTS SITUATED IN THE
SOUTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 70 WEST, 6TH P.M.
CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO
Sheet 1 of 1

BOOK _____ PAGE _____ RECEPTION NUMBER _____
 DATE OF RECORDING _____

LEGAL DESCRIPTION - ENTIRE PROPERTY

Lots 4, 5 and 6 in Block 10 of BARBER'S ADDITION TO GOLDEN CITY and Lot 6 in Block 10 of BARBER'S 3RD ADDITION TO GOLDEN CITY, situated in the Southeast One-Quarter of Section 28, Township 3 South, Range 70 West of the 6th Principal Meridian, City of Golden, County of Jefferson, State of Colorado.

PLAT AND SURVEY NOTES

1. LIABILITY NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three (3) after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of certification shown hereon.
2. The Basis of Bearings is S 35°46'11" E, of record, along the centerline of the Arapahoe Street right-of-way between the monuments described hereon. See BARBER'S ADDITION, BLOCK 9 SUBDIVISION - MSI Project No. 06-1055 and the prior survey of this property - MSI Project No. 10-1264. Boundary dimensions within parenthesis are as measured, using the U.S. Survey foot, and those without parenthesis are of record.
3. According to F.E.M.A. F.I.R.M. No. 08059C0188G, effective date Dec. 20, 2019, this site is situated in Zone X, which means Area of Minimal Flood Hazard.
4. For the preparation of this Minor Replat, Fidelity National Title Insurance Company Commitment No. 597-F0684408-150-MAB, Amendment No. 5, Commitment Date Sept. 30, 2020, issued on Oct. 2, 2020, was relied upon for information concerning easements, rights-of-way and encumbrances affecting this property.
5. Lots 1 & 2 and Lots 3 & 4 share a common/party wall and may be subject to certain restrictions/maintenance obligations as set forth in the Declaration of Covenants/Party Wall Agreement recorded contemporaneously herewith in the Jefferson County Clerk and Recorder's Office.

SURVEYOR'S CERTIFICATE

I, Larry W. Hagan, a Professional Land Surveyor licensed by the State of Colorado, hereby certify that this plat of TBD MINOR REPLAT was made by me or directly under my supervision on or about January 2, 2021 and that this plat accurately and properly shows said subdivision and the survey thereof.

Signed this 13th day of January, 2021 by Larry W. Hagan, PLS No. 16112

OWNERSHIP CERTIFICATE

I, the undersigned, being the owner of the above described property have re-platted the same into Lots under the name and style of TBD MINOR REPLAT

OWNER: 510 Arapahoe, LLC

For 510 Arapahoe, LLC by _____ as Managing Member

Michael Kalicak

NOTARY

State of Colorado

County of _____) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2021 by Michael Kalicak as Managing Member of 510 Arapahoe LLC.

Witness my hand and seal

My commission expires _____

Notary Public

CITY OF GOLDEN APPROVAL

Approved by the Director of Community and Economic Development of the City of Golden, Colorado this _____ day of _____, 2021.

 Director of Community and Economic Development

CLERK AND RECORDER

Accepted for filing in the office of the County Clerk and Recorder of Jefferson County at Golden, Colorado on this _____ day of _____, 2021 at _____ o'clock.

Jefferson County Clerk and Recorder

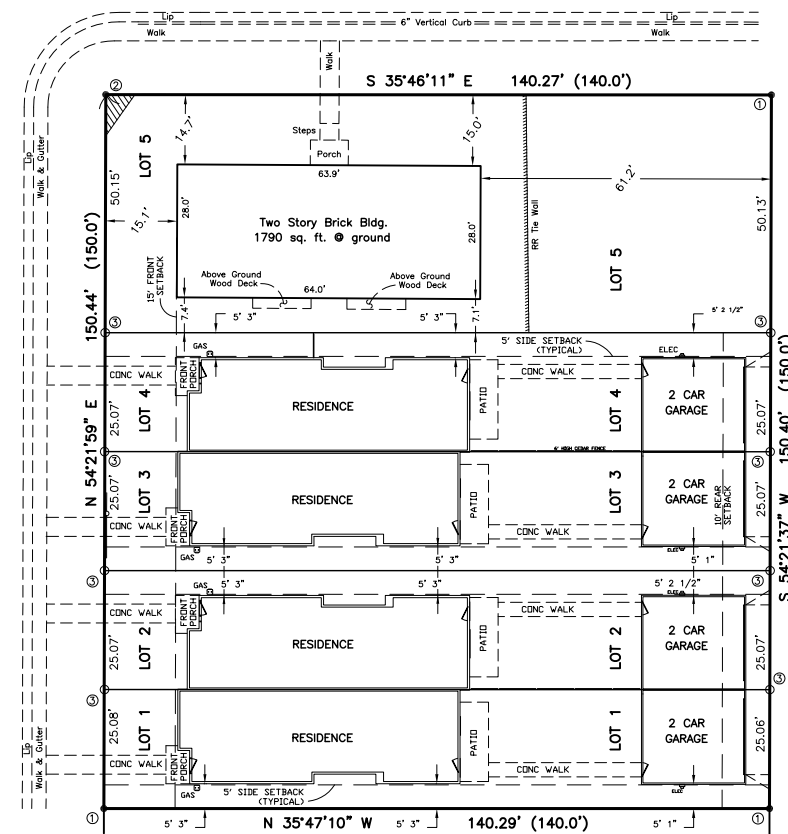
By Deputy Clerk

Reception No. _____

Arapahoe Street (66' ROW)

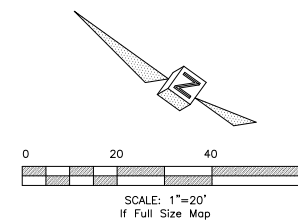
5th Street (66' ROW)

Alley (20' ROW)



Lot 3, Block 10, BARBER'S ADDITION TO GOLDEN CITY

Lots 7 - 9, Block 10, BARBER'S ADDITION TO GOLDEN CITY



LINES AND SYMBOLS

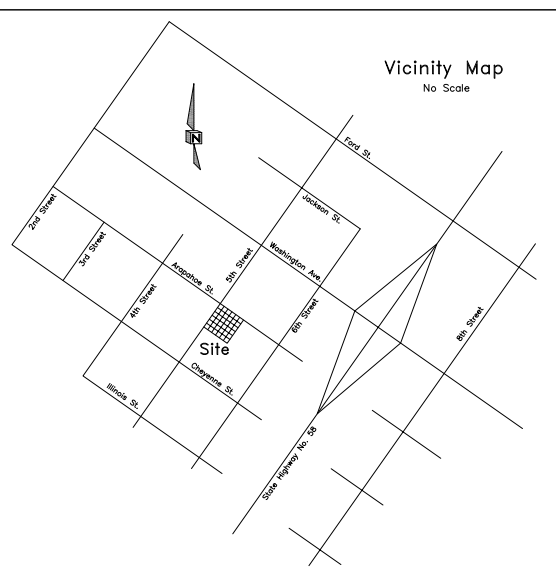
- SITE BOUNDARY LINE
- PROPOSED OR PRESENT LOT LINE
- ROW OR BLOCK LINE
- SETBACK LINE
- PROPOSED RESIDENCE WALL
- PROPOSED GARAGE WALL
- PROPOSED WALK, PORCH OR DRIVEWAY

- PROPERTY CORNER SURVEY MONUMENT FOUND
- LOT CORNER MONUMENT TO BE SET

▲ APPROXIMATE PORTION OF THIS PROPERTY BEING IN LOT 6, BLOCK 10, BARBER'S 3RD ADDITION TO THE CITY OF GOLDEN, COLORADO

SURVEY MONUMENTS

- ① FOUND #5 REBAR/PLASTIC CAP, PLS #16112
- ② FOUND SQUARE PIN AT BLOCK CORNER
- ③ TO BE SET #5 REBAR/PLASTIC CAP, PLS #16112



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