

HANCE'S SUBDIVISION REPLAT NO. 2

BEING A RESUBDIVISION OF LOT 1, HANCE'S SUBDIVISION REPLAT NO. 1
 LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO

OWNER'S CERTIFICATE

HANCE RANCH DEVELOPMENT, LLC, a Colorado Limited Liability Company, is the OWNER OF REAL PROPERTY CONTAINING 3.9134 ACRES DESCRIBED AS FOLLOWS:
 LOT 1, HANCE'S SUBDIVISION REPLAT NO. 1, AS RECORDED AT RECEPTION NUMBER 2017078231 IN THE OFFICIAL RECORDS OF THE COUNTY OF JEFFERSON, STATE OF COLORADO.

SAID PARCEL ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCING AT SAID EAST QUARTER CORNER OF SECTION 17; THENCE S 89°11'07" W ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17 A DISTANCE OF 1058.53 FEET; THENCE S 00°18'02" E A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, HANCE'S SUBDIVISION REPLAT NO. 1, ALSO BEING THE NORTHWEST CORNER OF LOT 15 OF STANDLEY HEIGHTS AND THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID LOT 1, HANCE'S SUBDIVISION REPLAT NO. 1, THE FOLLOWING FIVE (5) COURSES:

- S 00°18'02" E A DISTANCE OF 391.10 FEET, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF TAFT COURT TO THE NORTH RIGHT-OF-WAY LINE OF WEST FIFTY-FIRST (51 ST) STREET;
- N 89°43'26" E ALONG SAID NORTH RIGHT-OF-WAY LINE OF WEST FIFTY-FIRST (51 ST) STREET A DISTANCE OF 433.54 FEET, TO THE WEST RIGHT-OF-WAY LINE OF TABOR STREET;
- N 00°16'34" W ALONG SAID WEST RIGHT-OF-WAY LINE OF TABOR STREET A DISTANCE OF 394.72 FEET, TO A POINT OF A NON-TANGENT CURVE;
- ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°01'54", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 3.67 FEET, AND WHOSE CHORD BEARS N 83°47'59" W A DISTANCE OF 3.66 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST 52ND AVENUE;
- THENCE S 89°11'07" W ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WEST 52ND AVENUE A DISTANCE OF 430.08 FEET TO THE POINT OF BEGINNING;

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER THE DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF HANCE'S SUBDIVISION REPLAT NO. 2, A SUBDIVISION OF A PART OF THE CITY OF WHEAT RIDGE, COLORADO AND BY THESE PRESENTS DO DEDICATE TO THE CITY OF WHEAT RIDGE AND THE PUBLIC THOSE PORTIONS OF REAL PROPERTY SHOWN AS RIGHT-OF-WAY, AND DO FURTHER DEDICATE TO THE CITY OF WHEAT RIDGE AND THOSE MUNICIPALLY OWNED AND/OR MUNICIPALLY FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF REAL PROPERTY SHOWN AS EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES. THIS INCLUDES BUT IS NOT LIMITED TO TELEPHONE AND ELECTRIC LINES, GAS LINES, WATER AND SANITARY SEWER LINES, HYDRANTS, STORMWATER SYSTEMS AND PIPES, DETENTION PONDS, STREETLIGHTS AND ALL APPURTENANCES THERETO.

SAID DESCRIBED PARCEL OF LAND CONTAINS 170,468 SQ. FT. OR 3.9134 ACRES, MORE OR LESS.

HANCE RANCH DEVELOPMENT, LLC, a Colorado Limited Liability Company
 By: HANCE DEVELOPMENT, LLC, a Colorado Limited Liability Company, Its Manager
 (PATRICK HENRY)

PATRICK HENRY AS MANAGER (TITLE)

COUNTY OF JEFFERSON }
 STATE OF COLORADO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21ST DAY

OF SEPTEMBER, A.D. 2018 BY PATRICK HENRY AS MANAGER OF HANCE DEVELOPMENT, LLC A COLORADO LIMITED LIABILITY COMPANY; MANAGER OF HANCE RANCH DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

NOTARY PUBLIC

COLIN G. SNOY
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20084017976
 My Commission Expires May 25, 2020

STATEMENT OF ACCURACY

THE GEODETIC POINT COORDINATE DATA SHOWN HEREIN HAS BEEN DERIVED FROM THE NAD 83 HARN STATE PLANE COORDINATE FIPS 0502 COORDINATE SYSTEM AND HAS A HORIZONTAL ACCURACY CLASSIFICATION OF 0.07 U.S. SURVEY FEET AT THE 95% CONFIDENCE LEVEL, AS DEFINED IN THE GEOSPACIAL POSITIONING ACCURACY STANDARDS OF THE FEDERAL GEODETIC CONTROL SUBCOMMITTEE.

CURRENT CITY DATUM

- THIS PLAT IS BASED ON THE CURRENT CITY DATUM, WHICH USES A HORIZONTAL COORDINATE SYSTEM THAT IS GROUND-BASED, MODIFIED FORM OF THE NAD83/92 STATE PLANE COORDINATE SYSTEM, COLORADO CENTRAL ZONE 0502, AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE GROUND TO STATE PLANE GRID COMBINED SCALE FACTOR IS 0.99974780300, SCALED FROM BASE POINT PHAC-1 HAVING THE FOLLOWING NAD83/92 (NAD83 HARN) STATE PLANE COORDINATES: N1701258.75, E3118217.58. THE PROJECT COORDINATES SHOWN HEREON ARE NAD83/92 STATE PLANE COORDINATE SYSTEM, COLORADO CENTRAL ZONE 0502, WHICH HAVE BEEN MODIFIED TO GROUND VALUES AND THEN TRUNCATED BY N1,000,000 X E3,000,000.

NOTES

- BASES OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS MONUMENTED BY A 2" ID PIPE WITH A 3-1/4" INCH ALUMINUM CAP IN A MONUMENT BOX STAMPED "PLS 13212" AT THE EAST QUARTER CORNER OF SAID SECTION 17 AND A NO. 6 REBAR WITH A 2-1/2" INCH ALUMINUM CAP IN A MONUMENT BOX STAMPED "PLS 27609" AT THE CENTER QUARTER CORNER OF SAID SECTION 17 TO BEAR SOUTH 89°11'07" WEST, BEING A GRID BEARING OF THE COLORADO STATE COORDINATE SYSTEM, CENTRAL ZONE 0502, NORTH AMERICAN DATUM 1983/1992, A DISTANCE OF 2646.95 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- TITLE COMMITMENT NOTE: THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BASELINE ENGINEERING CORP. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, BASELINE ENGINEERING CORP. RELIED UPON TITLE ORDER NO. ABN70519920-6, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED OCTOBER 26, 2016 AT 5:00 P.M.

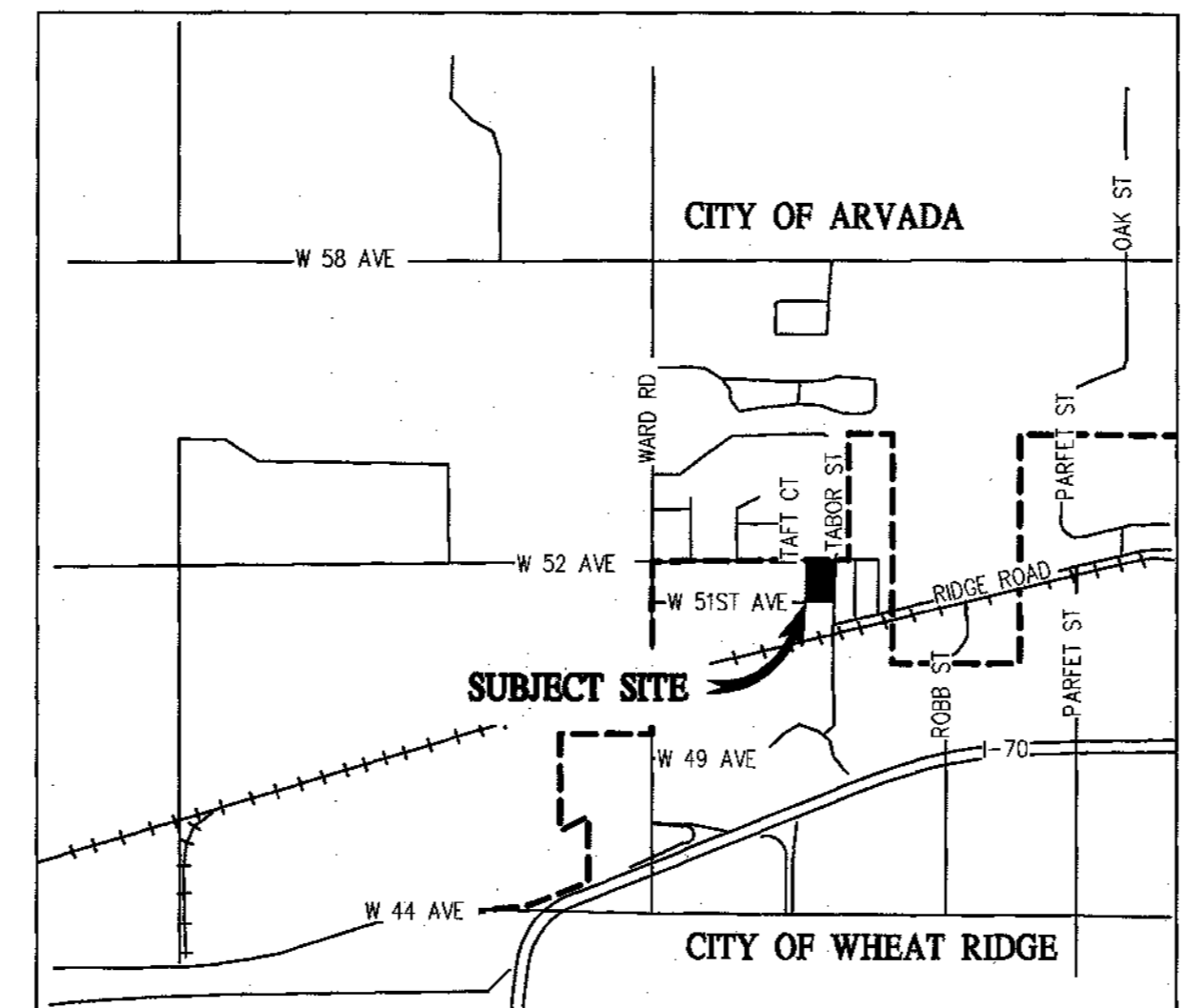
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 Engineering - Planning - Surveying
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REVISIONS

06/19/2017	INITIAL SUBMITTAL
08/09/2017	PER COUNTY COMMENTS
10/09/2017	PER COUNTY COMMENTS
6/13/2018	ADD NOTE 12 PER CITY

CASE HISTORY

WZ-16-03, WSP-16-03,
MS-17-03, WS-17-01,
WSP-17-04



VICINITY MAP
 1" = 2000'

- THIS SUBDIVISION PLAT WAS PREPARED BY AARON ALVIN DEMO, PLS 38285, FOR AND ON BEHALF OF BASELINE CORPORATION, 4007 S. LINCOLN AVENUE, SUITE 405, LOVELAND, CO 80537.
- 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.
- 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 THE CERTIFICATION SHOWN HEREON.
- TRACT A IS FOR ACCESS, DRAINAGE, AND UTILITY PURPOSES.
- TRACT B IS FOR PRIVATE OPEN SPACE, ACCESS, DRAINAGE, AND UTILITY PURPOSES.
- TRACT C AND TRACT D ARE NON-BUILDABLE TRACTS FOR PRIVATE OPEN SPACE, ACCESS, UTILITY PURPOSES, AND THE USE OF STORMWATER DRAINAGE FACILITIES AND ARE FULLY ENCUMBERED BY A STORMWATER DETENTION EASEMENT TO THE BENEFIT OF THE CITY OF WHEAT RIDGE. THE STORMWATER DRAINAGE FACILITIES WITHIN THESE AREAS SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND THE SUCCESSOR OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. IN THE EVENT THAT SUCH CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY SAID OWNER, THE CITY OF WHEAT RIDGE SHALL HAVE THE RIGHT TO ENTER SUCH AREA AND PERFORM NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS, AND ASSIGNS AGREES TO PAY. NO BUILDING OR STRUCTURE WILL BE CONSTRUCTED IN THE DETENTION AREA AND NO CHANGES OR ALTERATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE DETENTION AREA WILL BE MADE WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
- TRACTS E, F, G, AND H ARE HEREBY DEDICATED TO THE CITY OF WHEAT RIDGE FOR PUBLIC RIGHT-OF-WAY.
- PROPERTY IS ZONED MJ-4N.
- CROSS ACCESS EASEMENT: THE OWNER, HIS SUCCESSORS AND ASSIGNS GRANTS LIMITED RIGHTS AND PRIVILEGES TO ACCESS AND TO FREE MOVEMENT THROUGH THOSE AREAS INDICATED AS "CROSS-ACCESS EASEMENTS", AS ILLUSTRATED UPON THIS PLAT. SUCH GRANT OF EASEMENT SHALL BE LIMITED TO THE OWNERS, TENANTS, CUSTOMERS AND GUEST OF THE OWNERS, AND SHALL FURTHERMORE GRANT ACCESS TO AND FREE MOVEMENT THROUGH SAID EASEMENTS TO THOSE ENTERING SAID EASEMENTS FROM SIMILARLY RECORDED EASEMENTS FROM ADJACENT PROPERTIES AND/OR FROM ADJUTING PUBLIC STREETS.
- THIS PLAT CONTAINS LOTS, BLOCKS, OR OTHER LAND INTENDED FOR THE DEVELOPMENT OF OWNER-OCCUPIED MULTI-FAMILY DWELLING UNITS OR ASSOCIATED COMMON AREAS, LIMITED COMMON ELEMENTS, OR IMPROVEMENTS (THE "MULTI-FAMILY DEVELOPMENT AREA"), TO THE EXTENT THAT THE FOLLOWING CLAIMS INVOLVE ANY MULTI-FAMILY DEVELOPMENT AREA (OR THE IMPROVEMENTS THEREON) WITHIN THE PROPERTY COVERED BY THIS PLAT, SUCH CLAIMS SHALL BE SUBMITTED TO BINDING ARBITRATION IN LIEU OF SUBMITTING ANY SUCH CLAIM TO A COURT OF LAW.

THE FOREGOING SHALL NOT PRECLUDE ANY OF THE PERSONS OR ENTITIES DESCRIBED ABOVE FROM ENDEAVORING TO RESOLVE ANY SUCH CLAIM(S) THROUGH EITHER NEGOTIATION OR MEDIATION BEFORE SUBMITTING SUCH CLAIM(S) TO BINDING ARBITRATION. ADDITIONALLY, THE MULTI-FAMILY DEVELOPMENT AREA MAY ALSO BE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THAT MAY IMPLEMENT AND EXPAND UPON THE REQUIREMENTS OF THIS PLAT NOTE AND THAT MAY EXEMPT CERTAIN CLAIMS FROM THE REQUIREMENT THAT SUCH CLAIMS MUST BE SUBMITTED TO BINDING ARBITRATION, PROVIDED, HOWEVER, THAT ANY SUBSEQUENT AMENDMENT OR CHANGE TO SUCH DECLARATION OF COVENANTS, CONDITIONS OR RESTRICTION SHALL NOT ELIMINATE THIS REQUIREMENT THAT CONSTRUCTION DEFECT CLAIMS SHALL BE SUBMITTED TO BINDING ARBITRATION IN LIEU OF SUBMITTING ANY SUCH CLAIM TO A COURT OF LAW.

FOR PURPOSES OF THIS PLAT NOTE, BINDING ARBITRATION SHALL MEAN SUBMISSION OF ANY CLAIM DESCRIBED ABOVE TO THE ARBITRATION SERVICE PROVIDER SPECIFIED IN THE DECLARATION OR OTHER GOVERNING DOCUMENTS OF THE COMMON INTEREST COMMUNITY, IF QUALIFIED PURSUANT TO THE UNIFORM ARBITRATION ACT, PART 2 OF ARTICLE 22 OF TITLE 13, C.R.S., AND, IF NOT, AN ARBITRATION SERVICE PROVIDER SO QUALIFIED IN SUCH ARBITRATION; THE COSTS AND EXPENSES OF ARBITRATION TO BE BORNE EQUALLY BY THE PARTIES.

ALL FUTURE PURCHASERS OF ANY INTEREST IN THE MULTI-FAMILY DEVELOPMENT AREA ARE DEEMED TO HAVE ACCEPTED AND AGREED TO THE TERMS AND CONDITIONS OF THIS PLAT NOTE AND SHALL BE BOUND BY THE PLAT NOTE, WHICH IS RECORDED IN THE JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE, DEEMED TO BE A COVENANT RUNNING WITH THE MULTI-FAMILY DEVELOPMENT AREA, AND BINDING UPON ALL SUCCESSORS IN INTEREST, GRANTEEES, OWNERS, HEIRS, ASSIGNS, AND ALL OTHERS WHO ACQUIRE AN INTEREST IN OR TO THE MULTI-FAMILY DEVELOPMENT AREA, TOGETHER WITH ANY COMMON INTEREST COMMUNITY ASSOCIATED THEREWITH.

CITY CERTIFICATION

APPROVED THIS 20 DAY OF SEPTEMBER, 2018, BY THE CITY OF WHEAT RIDGE.

ATTEST

City Clerk
 Community Development Director
 Director of Public Works

Mayor



COUNTY CLERK AND RECORDERS CERTIFICATE

ACCEPTED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO, AT 12:53 O'CLOCK P.M. ON THE 24 DAY OF SEPTEMBER, 2018, A.D., RECEPTION

NO. 2018 087 433

Faye Griffin
 Jefferson County Clerk and Recorder
 Deputy Clerk



PLANNING COMMISSION CERTIFICATION

RECOMMENDED FOR APPROVAL THIS 7th DAY OF December 2017, BY THE WHEAT RIDGE PLANNING COMMISSION.

Chairperson

SURVEYOR'S CERTIFICATE

I, AARON ALVIN DEMO, DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF HANCE'S SUBDIVISION REPLAT NO. 2 WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IN ACCORDANCE WITH ALL APPLICABLE COLORADO STATUTES, CURRENT REVISED EDITION AS AMENDED, THE ACCOMPANYING PLAT ACCURATELY REPRESENT SAID SURVEY.



AARON ALVIN DEMO, PLS
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
 FOR AND ON BEHALF OF BASELINE CORPORATION

CONTROL TABLE

POINT NO.	STATE PLANE NAD83 0502 CO. CENTRAL	C.O.W.R. PUBLISHED VALUES	LATITUDE	LONGITUDE
12109	N 1713176.76 / E 3101742.88	N 713608.92 / E 102525.33	39° 47' 27.32293" N	105° 08' 16.59701" W
12209	N 1713214.30 / E 3101438.89	N 713646.48 / E 105172.01	39° 47' 27.58280" N	105° 07' 42.71344" W
13109	N 1710537.53 / E 3101757.20	N 710969.03 / E 102539.85	39° 47' 01.23470" N	105° 08' 16.56309" W

LAND USE TABLE

TRACT	USE	AREA
A	ACCESS, DRAINAGE, UTILITY	34,705 SQ.FT.
B	PRIVATE OPEN SPACE, ACCESS, DRAINAGE, AND UTILITY	6,993 SQ.FT.
C	STORMWATER DETENTION	6,053 SQ.FT.
D	STORMWATER DETENTION	2,950 SQ.FT.
E	RIGHT-OF-WAY	21 SQ.FT.
F	RIGHT-OF-WAY	21 SQ.FT.
G	RIGHT-OF-WAY	21 SQ.FT.
H	RIGHT-OF-WAY	21 SQ.FT.

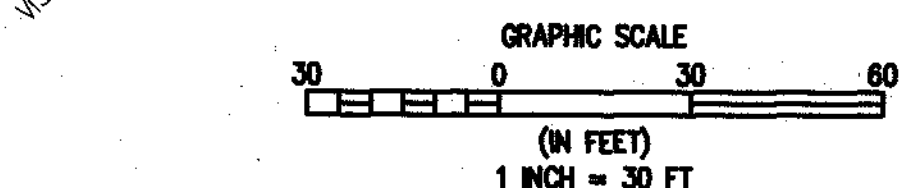
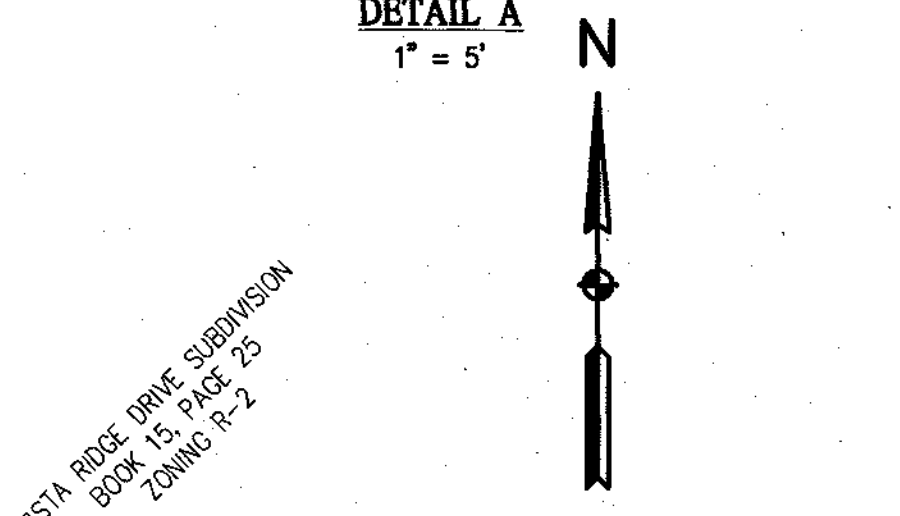
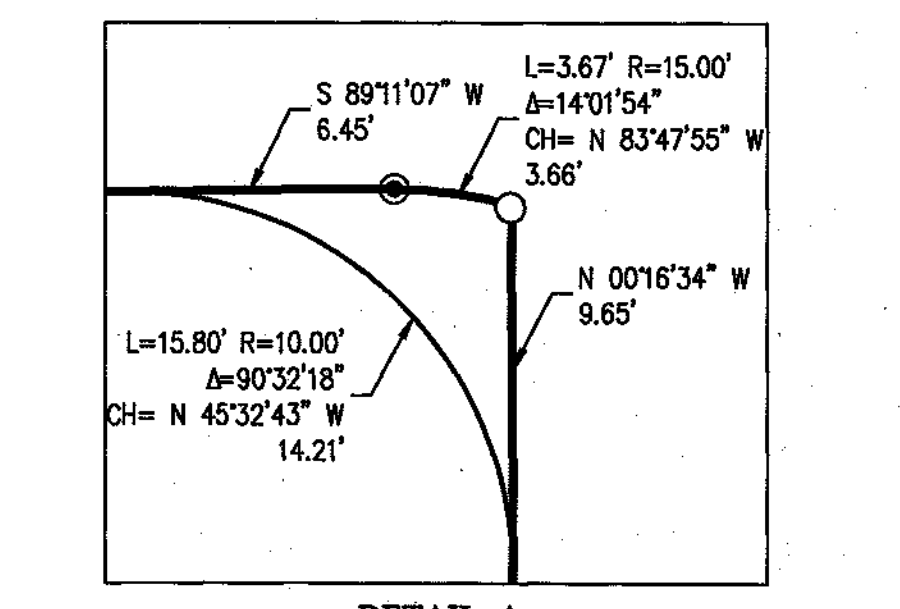
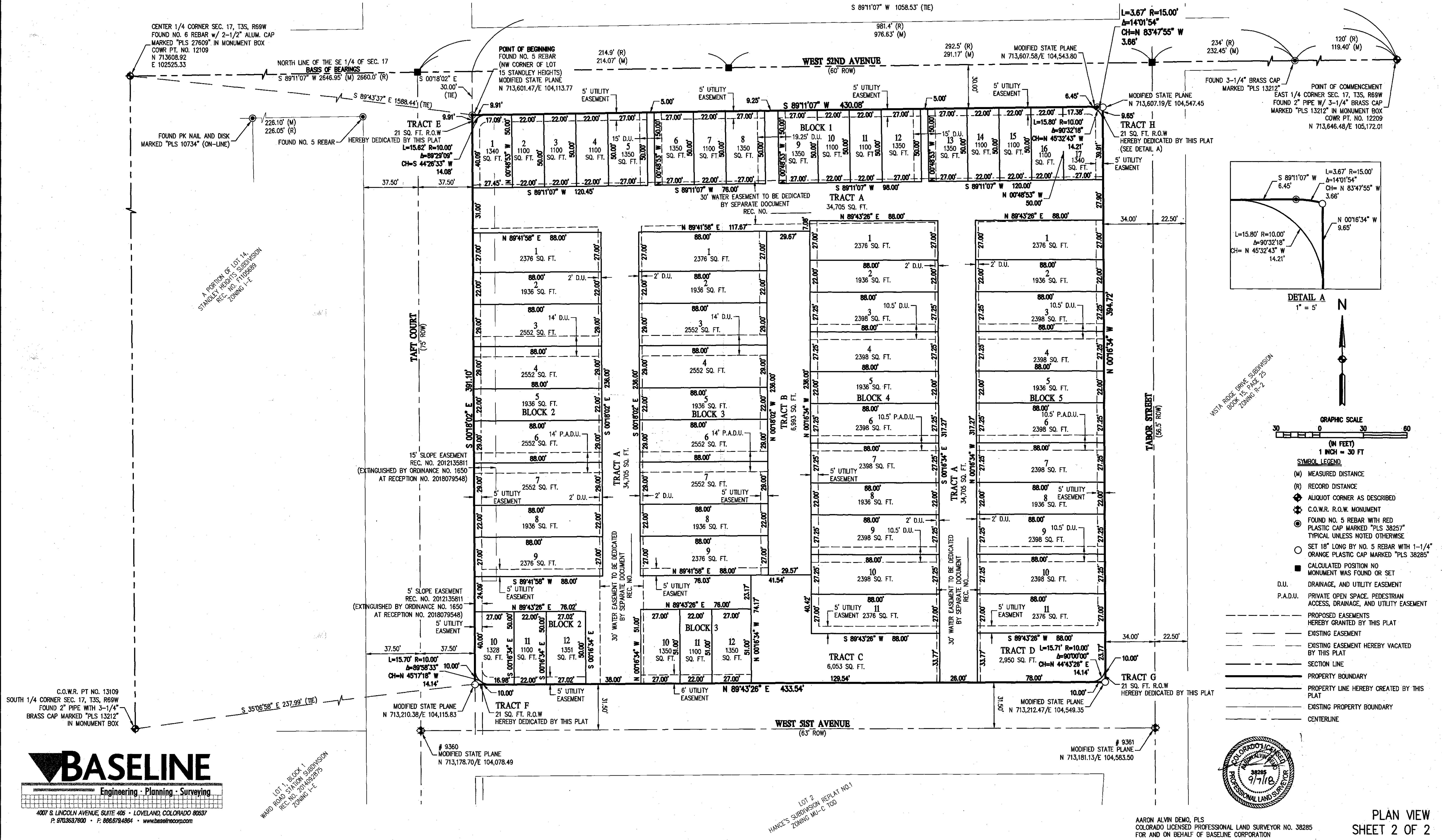
SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER
2	PLAN VIEW

HANCE'S SUBDIVISION REPLAT NO. 2

BEING A RESUBDIVISION OF LOT 1, HANCE'S SUBDIVISION REPLAT NO. 1

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



- SYMBOL LEGEND**
- (M) MEASURED DISTANCE
 - (R) RECORD DISTANCE
 - ALLOT CORNER AS DESCRIBED
 - C.O.W.R. R.O.W. MONUMENT
 - FOUND NO. 5 REBAR WITH RED PLASTIC CAP MARKED "PLS 38257" TYPICAL UNLESS NOTED OTHERWISE
 - SET 18" LONG BY NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP MARKED "PLS 38285"
 - CALCULATED POSITION NO MONUMENT WAS FOUND OR SET
 - D.U. DRAINAGE, AND UTILITY EASEMENT
 - P.A.D.U. PRIVATE OPEN SPACE, PEDESTRIAN ACCESS, DRAINAGE, AND UTILITY EASEMENT
 - PROPOSED EASEMENTS HEREBY GRANTED BY THIS PLAT
 - EXISTING EASEMENT
 - EXISTING EASEMENT HEREBY VACATED BY THIS PLAT
 - SECTION LINE
 - PROPERTY BOUNDARY
 - PROPERTY LINE HEREBY CREATED BY THIS PLAT
 - EXISTING PROPERTY BOUNDARY
 - CENTERLINE

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