

BEAR CREEK AT ESTES SUBDIVISION

A PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

FINAL PLAT SHEET 1 OF 3

DEDICATION CERTIFICATE

THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

A portion of the Southwest One-Quarter (SW 1/4) of the Northeast One-Quarter (NE 1/4) of Section 34, Township 4 South, Range 69 West of the Sixth Principal Meridian, City of Lakewood, County of Jefferson, State of Colorado described as follows:

Commencing at the southeast corner of said SW 1/4 of the NE 1/4; thence N00°04'42"W along the east line of said SW 1/4 of the NE 1/4, a distance of 550.00 feet; thence S89°58'43"W, a distance of 5.00 feet to the True Point of Beginning and the northerly line of Estes Pond Subdivision the plot of which is recorded at Reception Number 77886954 of the records of the Jefferson County Clerk and Recorder; Thence N00°04'42"W along a line that is west of and parallel to said east line of the SW 1/4 of the NE 1/4, a distance of 310.81 feet; thence N89°18'41"W, a distance of 247.46 feet; thence S80°24'01"W, a distance of 204.43 feet; thence N81°11'19"W, a distance of 171.61 feet; thence S73°30'12"W, a distance of 275.59 feet; thence S57°15'54"W, a distance of 131.50 feet; thence N87°28'00"W, a distance of 172.43 feet; thence S00°04'42"E, a distance of 164.68 feet to a line that is 550.00 feet north of and parallel to the south line of said SW 1/4 of the NE 1/4, also being said northerly line of Estes Pond Subdivision; thence N89°58'43"E, along said northerly line a distance of 1165.91 feet to the True Point of Beginning;

containing 306,459 square feet or 7.04 acres more or less.

Has laid out, subdivided and platted the same into lots as herein shown under the name and style of Bear Creek at Estes Subdivision, and further grant and convey all pedestrian, utility, and traffic control devices easement, and the Service and Emergency Vehicle Access (SEVA) Easement and the Stormwater Drainage Easement over, upon, under and across said lots at locations shown on the accompanying plat for reconstruction, operation and maintenance of pedestrian, utility, and traffic control devices and the Service and Emergency Vehicle Access (SEVA) Easement and the Stormwater Drainage Easement, with all appurtenances and warrants title to the same.

CONSTRUCTION COVENANT

The undersigned owners, hereinafter known as the dedicators, for themselves, their heirs, successors and assigns, covenant and agree with the City of Lakewood that no structure constructed on any portion of the platted land shown herein, shall be occupied or used unless and until all required public improvements, as defined by the Lakewood Municipal Code 14.13 are in place and accepted by the City or cash funds or other security for the improvements are escrowed with the City, and a Certificate of Occupancy has been issued by the City. Issuance of the Certificate of Occupancy shall be prima facie evidence that the foregoing conditions have been complied with.

SIGNED THIS ____ DAY OF _____, 2009

Bear Creek at Estes LLC, a Colorado limited liability company

By: _____
Gregg R. Hartmann, Manager

By: _____
Frank D. Marsaglia, Manager

NOTARY CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF)

THIS ABOVE AND FOREGOING INSTRUMENT OF BEAR CREEK AT ESTES SUBDIVISION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY GREGG R. HARTMANN AS MANAGER OF BEAR CREEK AT ESTES LLC.

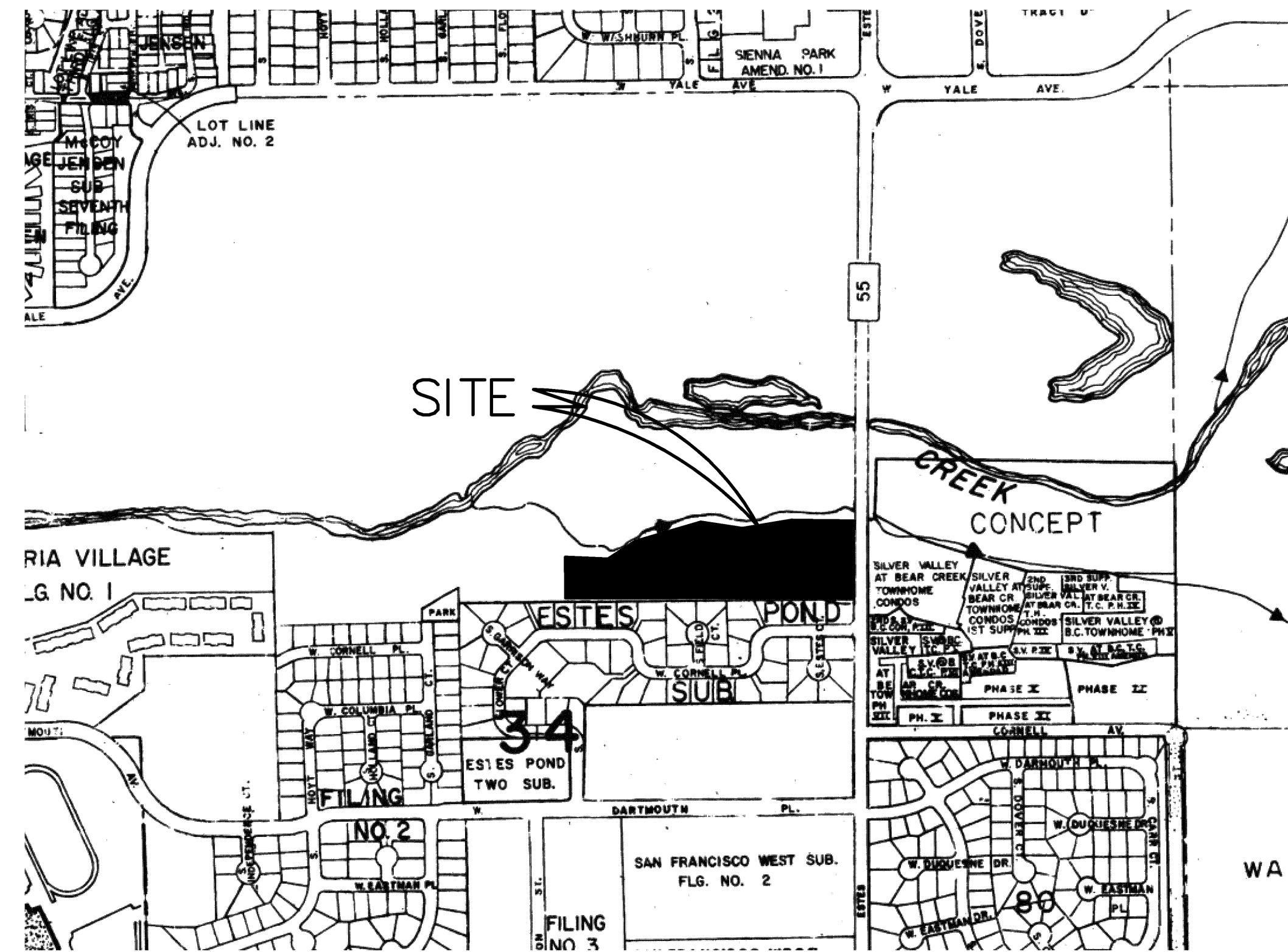
MY COMMISSION EXPIRES: _____
WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

NOTARY CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF)

THIS ABOVE AND FOREGOING INSTRUMENT OF BEAR CREEK AT ESTES SUBDIVISION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY FRANK D. MARSAGLIA, AS MANAGER OF BEAR CREEK AT ESTES LLC.

MY COMMISSION EXPIRES: _____
WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC



VICINITY MAP
1"=500'
NORTH

GENERAL 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 the certification shown hereon.
- Any person who knowingly removes, alters or defaces any public land survey monument or land survey monument or accessory commits a Class Two (2) Misdemeanor pursuant to state Statute 18-4-508, C.R.S.
- Basis of bearing: East line of the Southwest One-Quarter (SW 1/4) of the Northeast One-Quarter (NE 1/4) of Section 34, Township 4 South, Range 69 West of the 6th Principal Meridian bears N00°04'42"W, per deed.
- Date of field survey: February 11, 2009
Date of plat preparation: June 16, 2009
- Benchmark: brass cap at the northwest corner of bridge at bear creek on Estes Street marked 5412.78 USGS adjusted datum.
- This is the first subdivision of the area platted herein.
- The Service and Emergency Vehicle Access (SEVA) Easement shown hereon shall be dedicated to the City of Lakewood and be constructed and maintained by the owner and subsequent owners, heirs, successors and assigns. In the event that the owner(s) fail or refuse to perform any required maintenance, the City of Lakewood shall have the right, but not the obligation, to enter said easement and perform necessary work, and shall bill the owner(s) for the costs of the maintenance work. In the event that the City is not reimbursed for all such costs within thirty (30) days after mailing of the bill, totaling the costs incurred, the City shall have the right to place liens against the property legally described as Lots 1-6, and Tract A, Bear Creek at Estes Subdivision to the full extent of all costs incurred.
- Eight-foot (8') and twelve-foot (12') wide dry utility easements are hereby dedicated to the City of Lakewood on private property as shown hereon. These easements are dedicated for the installation, maintenance and replacement of electric, gas, television cable, and telecommunications facilities (Dry Utilities). Permanent structures and water meters shall not be permitted within said dry utility easements.
- The purpose of Tract A is to provide private drive access to all of the lots as well as a Service and Emergency Vehicle Access. Area of Tract A is 26,619 square feet or 0.61 acre more or less.

GENERAL NOTES (continued)

- The Storm Drainage Easement on Lot 2 is hereby dedicated to the City of Lakewood. The water quality features and drainage facilities within said easement shall be maintained by the HOA. In the event that the HOA fails or refuses to perform any required maintenance, the owners of Lots 1 through 6 shall become responsible for said maintenance. In the event that the individual lot owners fail or refuse to perform any required maintenance, the City of Lakewood shall have the right, but not the obligation, to enter such area(s) and perform necessary work, and shall bill the HOA, or, if the HOA has ceased to exist, the owners of the individual lots on a pro rata basis, for the costs of the maintenance work. In the event the City is not reimbursed for all such costs within thirty (30) days after mailing of the bill, totaling the costs incurred, the City shall have the right to place liens against each of the properties legally described as Lots 1 through 6, BEAR CREEK AT ESTES SUBDIVISION to the full extent of all costs incurred. No building, fence, fill or structure will be constructed in the stormwater drainage easement and no changes or alterations affecting the hydraulic characteristics of the water quality features, or drainage facilities will be made without the approval of the City Engineer.
- The Declaration of Covenants, Conditions and Restrictions for the Bear Creek at Estes Homeowners Association (HOA), along with the conveyance deed transferring ownership of Tract A to the HOA, have been recorded at Reception No. _____
- Tract A shall be constructed and landscaped by the owner of the tract. Responsibility for maintenance for Tract A shall be with the HOA. In the event that the HOA fails or refuses to perform any required maintenance, the owners of Lots 1 through 6 shall become responsible for said maintenance. In the event that the individual lot owners fail or refuse to perform any required maintenance, the City of Lakewood shall have the right, but not the obligation, to enter Tract A and perform necessary work, and shall bill the HOA, or, if the HOA has ceased to exist, the owners of the individual lots on a pro rata basis, for the costs of the maintenance work. In the event that the City is not reimbursed for all such costs within thirty (30) days after mailing of the bill, totaling the costs incurred, the City shall have the right to place liens against each of the properties legally described as Lots 1 through 6, BEAR CREEK AT ESTES SUBDIVISION to the full extent of all costs incurred.

SURVEYOR'S CERTIFICATE

I, GARY L. HARVEY, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, LICENSE NUMBER 34175, DO HEREBY CERTIFY THAT THE SURVEY OF BEAR CREEK AT ESTES WAS MADE UNDER MY SUPERVISION ON THE 11TH DAY OF FEBRUARY, 2009, AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

SIGNED THIS ____ DAY OF _____, 20____

GARY L. HARVEY, P.L.S. NO. 34175
FOR AND ON BEHALF OF JOHNSTON ENGINEERING ASSOCIATES, INC.

PARK LAND DEDICATION

THE LAND DEDICATION REQUIREMENTS FOR 4 UNITS HAS BEEN SATISFIED. A CHANGE IN THE NUMBER OF UNITS MAY REQUIRE CHANGES IN DEDICATION REQUIREMENTS (CITY ORDINANCE 0-83-137).

DIRECTOR OF COMMUNITY RESOURCES

SCHOOL LAND DEDICATION

THE LAND DEDICATION REQUIREMENTS FOR 4 UNITS HAS BEEN SATISFIED. A CHANGE IN THE NUMBER OF UNITS MAY REQUIRE CHANGES IN DEDICATION REQUIREMENTS (CITY ORDINANCE 00-97-5).
APPROVED:

CITY PLAT ACCEPTANCE

THE FOREGOING PLAT IS APPROVED FOR FILING AND ACCEPTED BY THE CITY OF LAKEWOOD, COLORADO, THIS ____ DAY OF _____, 2009 BY THE DIRECTOR OF PLANNING & PUBLIC WORKS.

JAY N. HUTCHISON

ATTEST:

CITY CLERK: MARGY GREER

CITY DEDICATION ACCEPTANCE

THE FOREGOING PLAT IS APPROVED FOR FILING, AND CONVEYANCE OF THE SERVICE AND EMERGENCY VEHICLE (SEVA) EASEMENT, UTILITY EASEMENTS, STORMWATER DRAINAGE EASEMENT AND THE PEDESTRIAN UTILITY & TRAFFIC CONTROL DEVICE EASEMENT AND ALL OTHER PLACES DESIGNATED FOR PUBLIC USE SHOWN THEREON ARE ACCEPTED BY THE CITY OF LAKEWOOD, COLORADO.

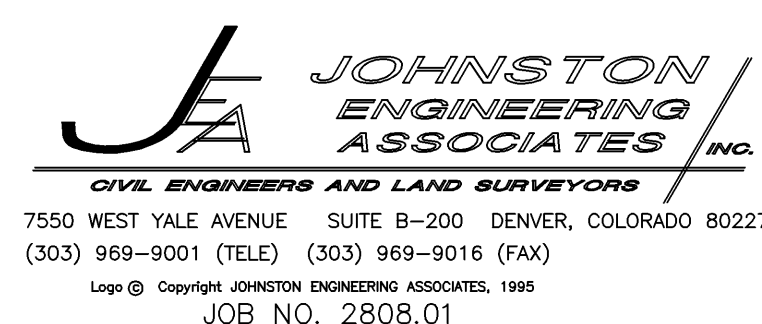
SIGNED THIS ____ DAY OF _____, 2009.

PROPERTY MANAGEMENT: GARRETT DOWNS

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE JEFFERSON COUNTY CLERK AND RECORDER AT GOLDEN, COLORADO ON THIS ____ DATE OF _____, 20____

JEFFERSON COUNTY CLERK AND RECORDER



BEAR CREEK AT ESTES SUBDIVISION

A PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 34
TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

FINAL PLAT SHEET 2 OF 3

UNPLATTED RECEPTION NO. 94117974

CITY OF LAKEWOOD
BEAR CREEK GREENBELT
TRACT A
CONCEPT 80 WEST SUBDIVISION
PLAT BOOK 52, PAGE 24
REC. NO. 77892064

SEE SHEET 3 OF 3

MATCHLINE

FOUND 1 1/2" ALUM.
CAP STAMPED "LS 13212"
ON #4 BAR @ 0.03"N
AND 0.09"E OF CALCULATED
POSITION. MONUMENT ACCEPTED

UNPLATTED
CITY OF LAKEWOOD BEAR CREEK
GREENBELT BOOK 2782 PAGE 718

FOUND 1 1/2" ALUM.
CAP STAMPED "LS 13212"
ON #4 BAR @ 0.10"N AND 0.01"W
OF CALCULATED POSITION.
MONUMENT ACCEPTED

3 FT. ELECTRIC &
IRRIGATION ESMT.
REC. NO. 83032596

FOUND 1 1/4" YELLOW
PLASTIC CAP STAMPED
"PLS 25916" ON #4 REBAR
@ 0.02"N AND 0.09"W OF
CALCULATED POSITION.
MONUMENT ACCEPTED.

NE 1/16 CORNER, SECTION 34,
FOUND 1 1/4" ALUM. CAP ON #4
REBAR STAMPED "LS 13212"
UPGRADED TO A 2" ALUMINUM CAP
STAMPED "NE 1/16 SEC 34 LS
34175"

RIGHT-OF-WAY
BOOK 2696 PAGE 647

RIGHT-OF-WAY
BOOK 193 PAGE 34

5' TO CITY OF
LAKEWOOD REC.
NO. 2009099860

CITY OF LAKEWOOD
OVERHEAD PUBLIC UTILITY
EASEMENT RESERVED BY
REC. NO. 83089299,
83092685, 83110206 AND
83092686

5' TO CITY OF
LAKEWOOD REC.
NO. 83097391

$\Delta=8^{\circ}57'37''$
 $R=14.50'$
 $L=2.27'$
 $ChB=N87^{\circ}09'07''E$
 $ChD=2.27'$

30' BCWSD WATER
EASEMENT
REC. NO. 2009089081

N00°04'42"W 310.81'

SILVER VALLEY AT BEAR CREEK
TOWNHOME CONDOMINIUMS RECEPTION
NO. 84062818
CONDO BOOK 36, PAGE 25

30' RIGHT-OF-WAY
COMMISSIONERS BOOKS A-041,
A-100, & D-400 REMAINS AS
30 FEET OF ROW EAST FROM
THE ALIQUOT LINE

SET 1" BRASS DISK
IN CONCRETE STAMPED
"JEA LS 34175"
TRUE POINT OF BEGINNING

S89°58'43"W
5.00'

RIGHT-OF-WAY
BOOK 193 PAGE 34

SILVER VALLEY AT BEAR CREEK
TOWNHOME CONDOMINIUMS RECEPTION
NO. 84062818
CONDO BOOK 36, PAGE 25

LOT 4
49,489 SQ. FT.
OR 1.136 AC±

LOT 3
47,342 SQ. FT.
OR 1.087 AC±

LOT 2
43,718 SQ. FT.
OR 1.004 AC±

LOT 1
46,309 SQ. FT.
OR 1.063 AC±

$\Delta=44^{\circ}22'09''$
 $R=69.31'$
 $L=53.67'$
 $ChB=S29^{\circ}19'03''E$
 $ChD=52.34'$

$\Delta=49^{\circ}31'42''$
 $R=138.00'$
 $L=119.29'$
 $ChB=N65^{\circ}12'51''E$
 $ChD=115.61'$

$\Delta=49^{\circ}31'42''$
 $R=162.00'$
 $L=140.04'$
 $ChB=S65^{\circ}12'51''W$
 $ChD=135.72'$

$\Delta=31^{\circ}52'04''$
 $R=100.00'$
 $L=55.62'$
 $ChB=N72^{\circ}26'02''W$
 $ChD=54.91'$

$\Delta=15^{\circ}20'09''$
 $R=14.50'$
 $L=3.88'$
 $ChB=N80^{\circ}42'00''W$
 $ChD=3.87'$

$\Delta=51^{\circ}10'56''$
 $R=138.00'$
 $L=123.27'$
 $ChB=S66^{\circ}02'28''W$
 $ChD=119.22'$

LOT 23, BLOCK 1
ESTES POND SUBDIVISION
PLAT BOOK 52, PAGE 15

LOT 28, BLOCK 1
ESTES POND SUBDIVISION
PLAT BOOK 52, PAGE 15

LOT 29, BLOCK 1
ESTES POND SUBDIVISION
PLAT BOOK 52, PAGE 15

LOT 30, BLOCK 1
ESTES POND SUBDIVISION
PLAT BOOK 52, PAGE 15

LOT 31, BLOCK 1
ESTES POND SUBDIVISION
PLAT BOOK 52, PAGE 15

LOT 32, BLOCK 1
ESTES POND SUBDIVISION
PLAT BOOK 52, PAGE 15

FOUND #4 REBAR W/
BROKEN CAP
0.05'S OF CALCULATED
POSITION. MONUMENT
ACCEPTED

FOUND 1 1/2" ALUMINUM CAP
STAMPED "LANE ENG LS 438"
@ 0.73'S AND 0.32'W OF
CALCULATED POSITION
MONUMENT NOT ACCEPTED

FOUND #4 REBAR 0.04' N
OF CALCULATED POSITION
MONUMENT ACCEPTED

FOUND CHISELED "+"
IN CONCRETE @ 1.04' S
AND 0.06' W OF
CALCULATED POSITION

SOUTH FIELD COURT
ROW BY
PLAT BOOK 52, PAGE 15

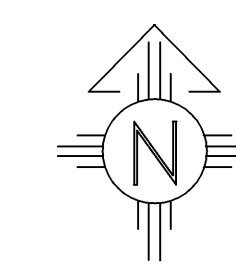
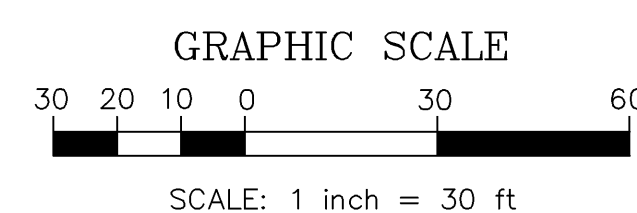
WEST CORNELL PLACE
50' ROW BY
PLAT BOOK 52, PAGE 15

SOUTHEAST CORNER OF THE
SOUTHWEST QUARTER OF THE
NORTHEAST QUARTER, SECTION 34,
FOUND 3 1/4" ALUM. CAP IN RANGE
BOX STAMPED "CITY OF LAKEWOOD
1983 CE 1/16 SECTION 34, T4S,
R69W LS 19591"
POINT OF COMMENCEMENT

LEGEND

- ◆ SECTION CORNER
- FOUND MONUMENT AS DESCRIBED
- SET #5 REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED "JOHNSTON ENG PLS 25379"
- MATCH LINE
- ALUM. ALUMINUM
- ESMT. EASEMENT
- ROW RIGHT-OF-WAY
- FT. FEET
- SEC. SECTION
- BCWSD
- BEAR CREEK WATER & SANITATION DISTRICT
- PROPERTY BOUNDARY
- SECTION LINES
- ADJACENT PARCELS
- EASEMENTS
- LOT LINES
- TIE LINES

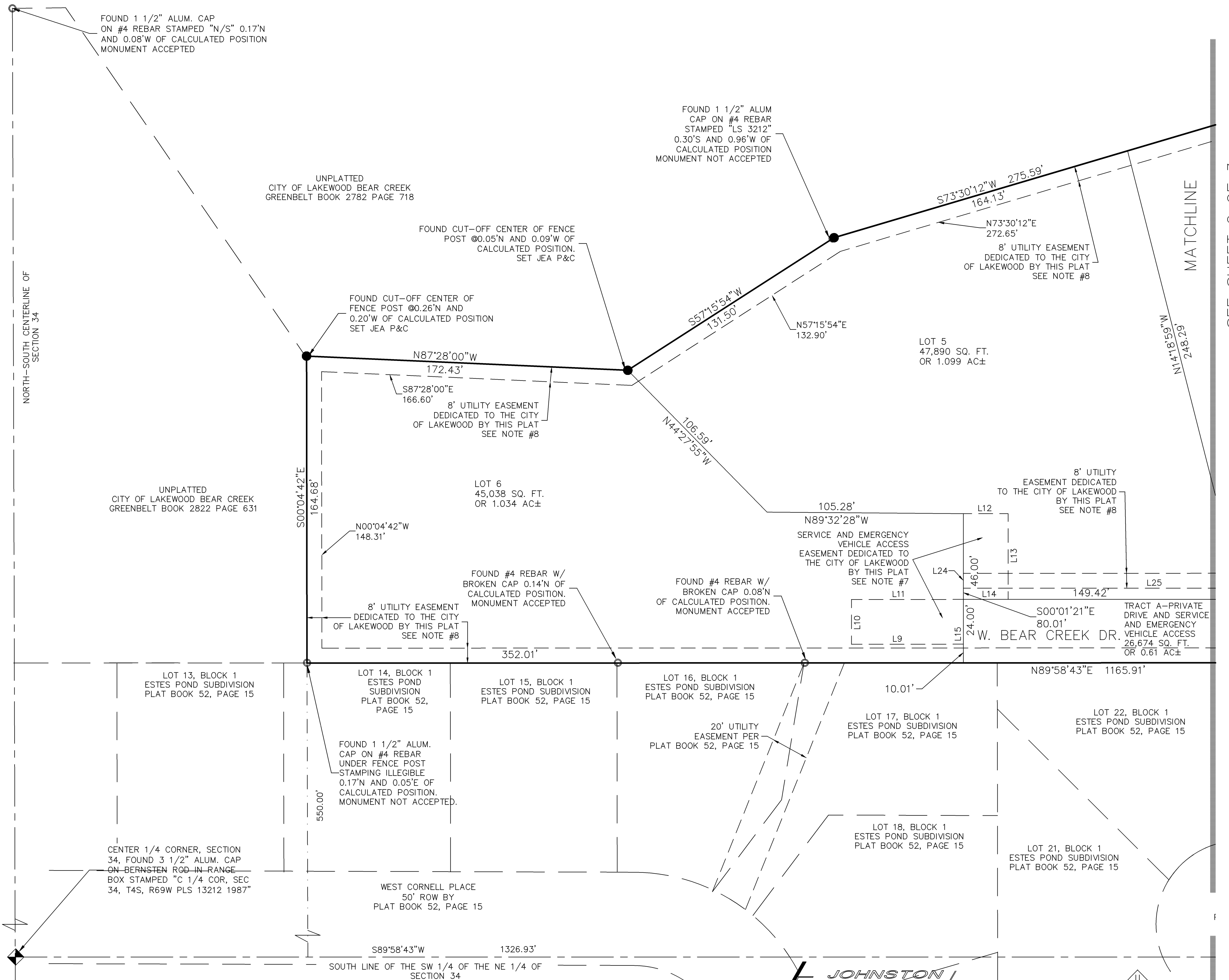
JOHNSTON ENGINEERING ASSOCIATES INC.
CIVIL ENGINEERS AND LAND SURVEYORS
7550 WEST YALE AVENUE SUITE B-200 DENVER, COLORADO 80227
(303) 989-9001 (TEL) (303) 989-9016 (FAX)
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JOB NO. 2808.01



BEAR CREEK AT ESTES SUBDIVISION

A PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 34
 TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO
FINAL PLAT
SHEET 3 OF 3

- LEGEND**
- ◆ SECTION CORNER
 - FOUND MONUMENT AS DESCRIBED
 - SET #5 REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED "JOHNSTON ENG PLS 25379"
 - ALUM. ALUMINUM
 - ESMT. EASEMENT
 - ROW RIGHT-OF-WAY
 - FT. FEET
 - SEC. SECTION
 - MATCH LINE
 - PROPERTY BOUNDARY
 - - - SECTION LINES
 - - - ADJACENT PARCELS
 - - - EASEMENTS
 - - - LOT LINES
 - - - TIE LINES



Parcel Line Table

| Line # | Length | Direction |
|--------|--------|------------------|
| L1 | 66.76 | N0° 41' 18.77"E |
| L2 | 55.76 | N49° 25' 19.75"E |
| L3 | 66.69 | S89° 18' 41.23"E |
| L4 | 23.38 | S0° 04' 41.34"E |
| L5 | 4.36 | S89° 55' 18.66"W |
| L6 | 23.38 | S0° 04' 41.34"E |
| L7 | 4.36 | N89° 54' 50.86"E |
| L8 | 8.00 | S0° 04' 41.34"E |
| L9 | 60.00 | N89° 58' 39.48"E |
| L10 | 24.00 | S0° 01' 20.52"E |
| L11 | 60.00 | N89° 58' 39.48"E |
| L12 | 24.00 | N89° 58' 39.48"E |
| L13 | 46.00 | S0° 01' 20.52"E |
| L14 | 24.00 | S89° 58' 41.61"W |
| L15 | 34.01 | S0° 01' 20.52"E |
| L16 | 24.00 | N89° 58' 41.61"E |
| L17 | 18.00 | S0° 01' 18.39"E |
| L18 | 18.00 | S0° 01' 18.39"E |
| L19 | 60.36 | S88° 22' 04.36"E |
| L20 | 17.56 | N60° 48' 23.06"E |

Parcel Line Table

| Line # | Length | Direction |
|--------|--------|------------------|
| L21 | 34.29 | N89° 59' 07.98"E |
| L22 | 91.16 | N40° 27' 00.09"E |
| L23 | 416.32 | N89° 58' 41.61"E |
| L24 | 8.00 | S0° 01' 20.52"E |
| L25 | 416.32 | N89° 58' 41.61"E |
| L26 | 91.16 | N40° 27' 00.09"E |
| L27 | 36.37 | N89° 59' 07.98"E |
| L28 | 17.44 | N60° 48' 23.06"E |
| L29 | 50.40 | S88° 22' 04.36"E |
| L30 | 2.67 | S0° 04' 41.34"E |
| L31 | 8.00 | S88° 22' 23.84"E |
| L32 | 5.33 | S0° 04' 41.34"E |

Curve Table

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---------|---------|---------|------------|-----------------|--------------|
| C1 | 43.98' | 28.00' | 090°00'00" | N44°58'42"E | 39.60' |
| C2 | 43.98' | 28.00' | 090°00'00" | S45°01'18"E | 39.60' |
| C3 | 152.16' | 176.00' | 049°32'08" | S65°13'04"W | 147.47' |
| C4 | 107.19' | 124.00' | 049°31'42" | N65°12'51"E | 103.88' |
| C5 | 114.10' | 132.00' | 049°31'42" | N65°12'51"E | 110.59' |
| C6 | 145.25' | 168.00' | 049°32'08" | S65°13'04"W | 140.76' |

SEE SHEET 2 OF 3

JOHNSTON ENGINEERING ASSOCIATES INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
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