

# VIRGINIA SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 13,  
TOWNSHIP 4 SOUTH, RANGE 69 WEST, SIXTH PRINCIPAL MERIDIAN  
CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO.

FINAL PLAT  
SHEET 1 OF 2

**DEDICATION CERTIFICATE:**

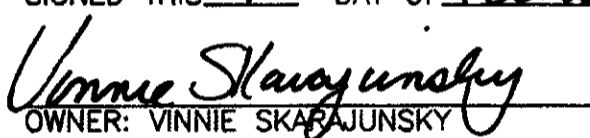

THE UNDERSIGNED, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:  
COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO; THENCE S00°00'32"E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1325.26 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE N89°24'03"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 252.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°24'03"E ALONG SAID SOUTH LINE, A DISTANCE OF 246.50 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN RECEPTION NO. F0882283 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER; THENCE N00°03'07"E ALONG THE WEST LINE OF SAID TRACT AND THE WEST LINE OF VIRGINIA HEIGHTS RECORDED IN PLAT BOOK 40 AT PAGE 53 OF SAID COUNTY RECORDS, A DISTANCE OF 441.57 FEET TO THE NORTHWEST CORNER OF SAID VIRGINIA HEIGHTS AND A POINT ON THE SOUTH LINE OF MARTISCHANG FOUNDATION TRACT B RECORDED IN PLAT BOOK 62 AT PAGE 53 OF SAID COUNTY RECORDS; THENCE S89°24'46"W ALONG SAID SOUTH LINE, A DISTANCE OF 469.83 FEET TO A POINT ON THE EAST LINE OF SOUTH HARLAN STREET; THENCE S00°00'32"E ALONG SAID EAST LINE, A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN RECEPTION NO. 94120593 OF SAID COUNTY RECORDS; THENCE N89°24'46"E ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 100.01 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE S00°00'32"E ALONG THE EAST LINE OF SAID TRACT AND TRACTS RECORDED IN RECEPTION NOS. F0803001 AND F0486448 OF SAID COUNTY RECORDS, A DISTANCE OF 276.63 FEET TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND DESCRIBED IN RECEPTION NO. F1022227 OF SAID COUNTY RECORDS; THENCE N89°24'03"E ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 122.84 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN RECEPTION NO. F0981092 OF SAID COUNTY RECORDS; THENCE S00°00'46"E ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 150.01 FEET TO THE POINT OF BEGINNING, AND SAID PARCEL CONTAINS AN AREA OF 146,272 SQ. FT. OR 3.36 ACRES, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, A TRACT, A BLOCK, STREETS AND AVENUES AS HEREIN SHOWN UNDER THE NAME AND STYLE OF VIRGINIA SUBDIVISION AND DO HEREBY GRANT AND CONVEY TO THE CITY OF LAKEWOOD ALL SUCH STREETS AND AVENUES FOR PUBLIC USE AND ROADWAY PURPOSES, IN FEE SIMPLE, WITH ALL APPURTENANCES AND WARRANTS TITLE TO THE SAME, AND FURTHER GRANT AND CONVEY ALL 20' UTILITY EASEMENTS, AND ALL PEDESTRIAN, UTILITY SIGNAGE, TRAFFIC CONTROL DEVICES EASEMENTS AND ALL UTILITY AND DRAINAGE ACCESS EASEMENTS, AND ALL DRAINAGE EASEMENTS, AND THE STORM WATER DETENTION EASEMENT.

**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 SUBDIVISION ORDINANCE, 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.

**OWNER'S CERTIFICATE:**

SIGNED THIS 9th DAY OF February, 2004.  
 OWNER: VINNIE SKARAJUNSKY  
 OWNER: CARLOS DEL RIO

**NOTARY CERTIFICATE:**

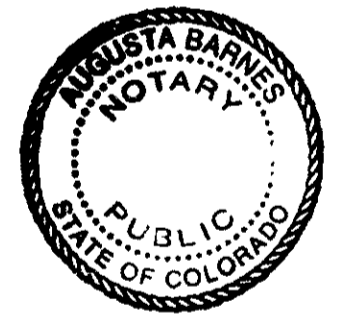
STATE OF COLORADO }  
 COUNTY OF JEFFERSON } SS

THE ABOVE AND FOREGOING MAP, DEDICATION AND CONSTRUCTION COVENANT OF VIRGINIA SUBDIVISION WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF February, 2004 BY VINNIE SKARAJUNSKY AND CARLOS DEL RIO, OWNERS.

MY COMMISSION EXPIRES: My Commission Expires 01/12/2008

WITNESS MY HAND AND OFFICIAL SEAL.

  
 NOTARY PUBLIC

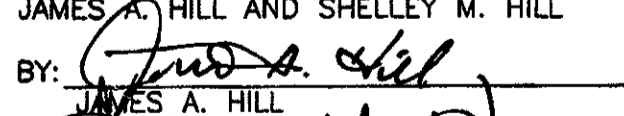
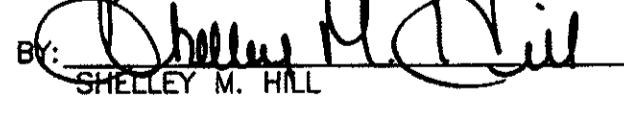


ADDRESS 1600 S. Grant St.  
Littleton CO 80122

**DEED OF TRUST HOLDER:**

THE UNDERSIGNED, AS LEGAL HOLDER OF THE DEED OF TRUST RECORDED ON 26 OCTOBER 1999 AT RECEPTION NUMBER F0967466, HEREBY CONSENTS TO THE WITHIN PLAT AND SUBORDINATES ALL OF ITS RIGHT, TITLE AND INTEREST UNDER THE SAID DEED OF TRUST TO THE WITHIN PLAT.

SIGNED THIS 3rd DAY OF February, 2004.

JAMES A. HILL AND SHELLEY M. HILL  
 BY:  JAMES A. HILL  
 BY:  SHELLEY M. HILL

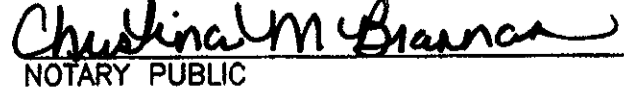
**NOTARY CERTIFICATE:**

STATE OF COLORADO }  
 COUNTY OF JEFFERSON } SS

THE ABOVE DEED OF TRUST HOLDER CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF February, 2004 BY JAMES A. HILL AND SHELLEY M. HILL, DEED OF TRUST HOLDERS.

MY COMMISSION EXPIRES: 9/6/07

WITNESS MY HAND AND OFFICIAL SEAL.

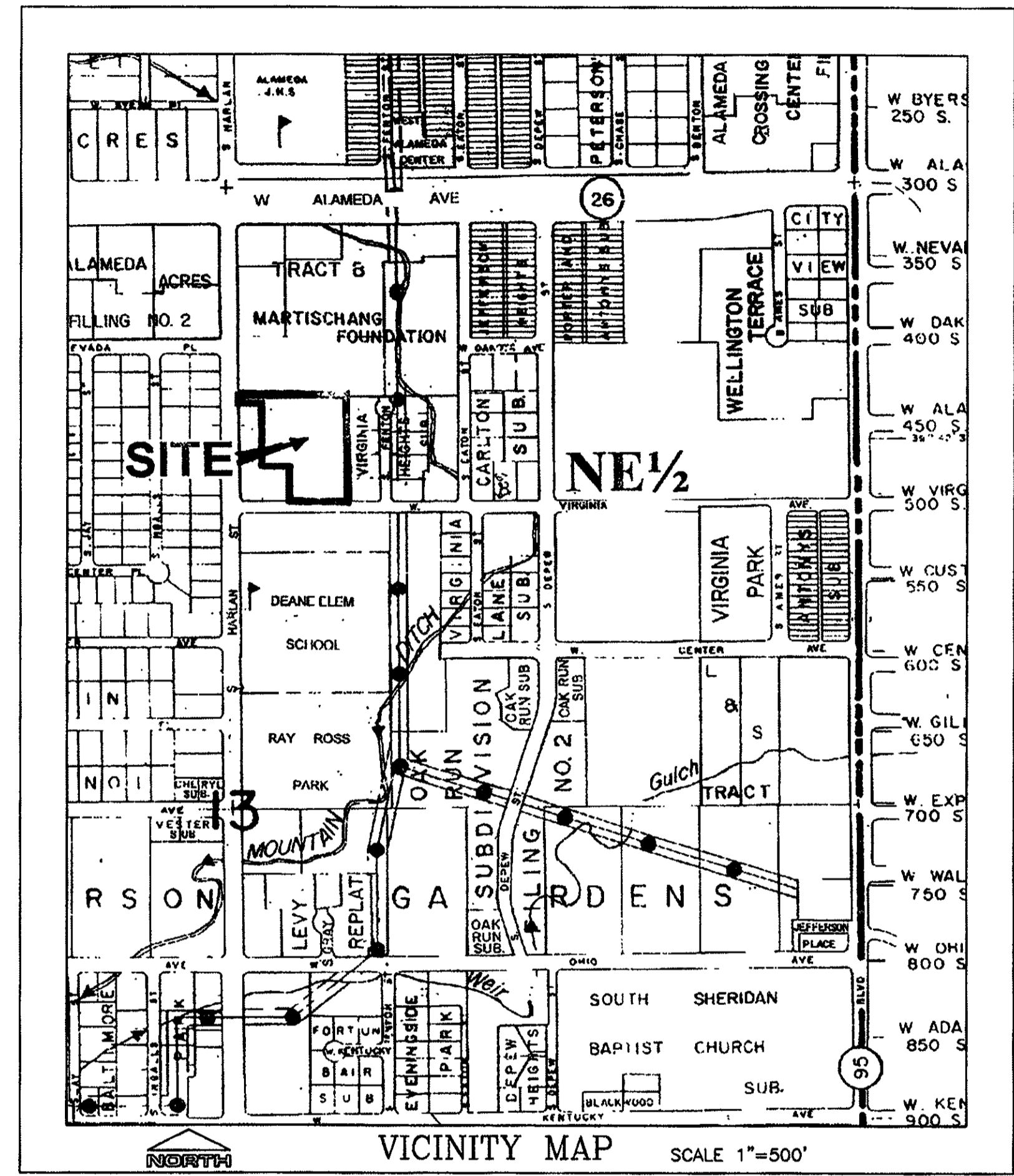
  
 NOTARY PUBLIC



ADDRESS 3500 S. Wadsworth Blvd.  
Lakewood, Co



00068FP  
 NS/R/AM



**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 DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BEARINGS ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH P.M., BEARS N00°00'32"W MONUMENTED AS SHOWN HEREON.
- PLAT PREPARED 10-22-03  
 DATE OF SURVEY 4-14-00
- THIS IS THE FIRST SUBDIVISION OF THE AREA PLATTED HEREIN.
- THE FENCING ALONG THE 20' UTILITY, AND DRAINAGE ACCESS EASEMENT LOCATED BETWEEN LOTS 3 AND 4 SHALL BE 42" OPEN RAIL FENCE STYLE. NO FENCING SHALL BE ALLOWED WITHIN THIS EASEMENT. ONLY A 42" OPEN RAIL FENCE STYLE WILL BE ALLOWED ALONG THE SOUTHERN PROPERTY LINE OF LOT 5 AND THE NORTHERN PROPERTY LINE OF LOT 8.
- TRACT A SHALL BE CONVEYED TO THE OWNER OF THE "UNPLATTED" TRACT DESCRIBED IN RECEPTION NO. 94120593, AND LYING TO THE SOUTH OF TRACT A, BY SEPARATE INSTRUMENT IMMEDIATELY FOLLOWING THE RECORDATION OF THIS PLAT.
- EIGHT-FOOT (8') WIDE UTILITY EASEMENTS ARE HEREBY RESERVED ON PRIVATE PROPERTY ADJACENT TO THE REAR LOT LINES OF EACH LOT IN THE SUBDIVISION OR PLATTED AREA. THESE EASEMENTS ARE RESERVED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE AND TELECOMMUNICATIONS FACILITIES. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
- THE STORM WATER DETENTION EASEMENT SHOWN ON LOT 3 IS DEDICATED TO THE CITY OF LAKEWOOD FOR STORM WATER DETENTION, DRAINAGE FACILITIES AND LANDSCAPING PURPOSES. THE MAINTENANCE AND REPLACEMENT OF ALL HARDSCAPE DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE CITY. THE CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING, ALL OTHER VEGETATION, OR OTHER IMPROVEMENTS IS THE RESPONSIBILITY OF THE OWNER OF LOTS. IN THE EVENT THAT SUCH LANDSCAPING, CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY SAID OWNER, THE CITY OF LAKEWOOD SHALL HAVE THE RIGHT TO ENTER SUCH EASEMENT AND PERFORM NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS AND ASSIGNS AGREES TO PAY UPON BILLING. IN THE EVENT THAT THE OWNER FAILS TO REIMBURSE THE CITY, THE CITY SHALL HAVE THE RIGHT TO PLACE A LEIN AGAINST THE OWNER OF LOT 3 TO THE FULL EXTENT OF ALL COSTS INCURRED.
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED IN THE STORM WATER DETENTION EASEMENT OR DRAINAGE FACILITIES AND NO CHANGES OR ALTERATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE STORM WATER DETENTION AREA OR DRAINAGE FACILITIES SHALL BE MADE WITHOUT THE APPROVAL OF THE CITY ENGINEER.
- CURB/DRIVEWAY LIGHTING SHALL BE PROVIDED ON EACH LOT IN THE SUBDIVISION. THE CURB/DRIVEWAY LIGHTING SHALL BE ACTIVATED BY HARD-WIRED (I.E., WITHOUT MANUAL SWITCH) PHOTOCELLS FOR EACH DWELLING UNIT ADJACENT TO THE RESIDENTIAL LOCAL STREETS WITH THE DEVELOPMENT. THE CURB/DRIVEWAY LIGHTING SHALL INCLUDE THE EQUIVALENT OF AT LEAST ONE 60 WATT INCANDESCENT LIGHT LOCATED NO FURTHER THAN 35 FEET FROM THE BACK OF STREET CURB OR 40 FEET FROM THE EDGE OF STREET PAVEMENT WHERE NO CURB EXISTS AND NO FURTHER FROM THE STREET THAN EACH DWELLING UNIT'S FRONT FACADE.

**DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT APPROVAL:**

APPROVED BY THE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT OF THE CITY OF LAKEWOOD THIS 13 DAY OF Feb, 2004.

  
 DIRECTOR

**SCHOOL LAND DEDICATION:**

THE LAND DEDICATION REQUIREMENTS FOR 8 UNITS HAS BEEN SATISFIED. A CHANGE IN THE NUMBER OF UNITS MAY REQUIRE CHANGES IN DEDICATION REQUIREMENTS. (CITY ORDINANCE 0-97-5)

**APPROVED:**

  
 DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

2/13/04  
 DATE

**PARK LAND DEDICATION:**

THE LAND DEDICATION REQUIREMENTS FOR 8 UNITS HAS BEEN SATISFIED. A CHANGE IN THE NUMBER OF UNITS MAY REQUIRE CHANGES IN DEDICATION REQUIREMENTS. (CITY ORDINANCE 0-83-137)

**APPROVED:**

  
 DIRECTOR OF COMMUNITY RESOURCES

2/12/04  
 DATE

**CITY DEDICATION ACCEPTANCE:**

THE FOREGOING PLAT IS APPROVED FOR FILING, AND CONVEYANCE OF THE STREETS AND AVENUES FOR PUBLIC USE AND ROADWAY PURPOSES AND ALL 20' UTILITY EASEMENTS, AND ALL PEDESTRIAN, UTILITY, SIGNAGE, TRAFFIC CONTROL DEVICES EASEMENTS AND ALL UTILITY AND DRAINAGE ACCESS EASEMENTS, AND ALL DRAINAGE EASEMENTS AND THE STORM WATER DETENTION EASEMENT, AND ALL OTHER PLACES DESIGNATED FOR PUBLIC USE SHOWN HEREON ARE ACCEPTED BY THE CITY OF LAKEWOOD, COLORADO THIS 10th DAY OF FEBRUARY, 2004, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ALL LANDS DEDICATED AND SHOWN UPON THE WITHIN PLAT AS 20' UTILITY EASEMENTS, AND ALL PEDESTRIAN, UTILITY, SIGNAGE, TRAFFIC CONTROL DEVICES EASEMENTS AND ALL UTILITY AND DRAINAGE ACCESS EASEMENTS, AND ALL DRAINAGE ACCESS EASEMENTS, AND THE STORM WATER DETENTION EASEMENT, AND OTHER PLACES DESIGNATED FOR PUBLIC USE ONLY AFTER CONSTRUCTION OF THE 20' UTILITY EASEMENTS, AND ALL PEDESTRIAN, UTILITY, SIGNAGE, TRAFFIC CONTROL DEVICES EASEMENTS AND ALL UTILITY AND DRAINAGE ACCESS EASEMENTS, AND ALL DRAINAGE EASEMENTS, AND THE STORM WATER DETENTION EASEMENT, AND ALL OTHER PLACES DESIGNATED FOR PUBLIC USE HAVE BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDER AND ACCEPTED BY THE CITY OF LAKEWOOD.

CITY MANAGER:  MICHAEL J. ROCK



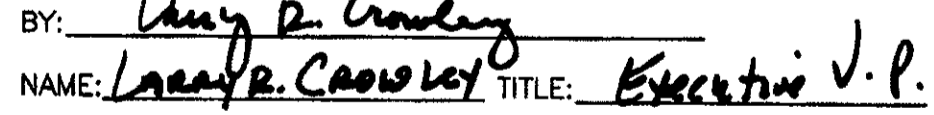
ATTEST:   
 CITY CLERK: MARY GREER

**TITLE INSURANCE COMPANY CERTIFICATE**

THE UNDERSIGNED TITLE INSURANCE COMPANY, WHICH IS DULY LICENSED AND AUTHORIZED TO DO BUSINESS IN THE STATE OF COLORADO, HAS EXAMINED THE STATUS OF TITLE TO THE REAL PROPERTY SHOWN UPON THE WITHIN PLAT, AND HEREBY CERTIFIES THAT ALL PARTIES SIGNATORY TO THIS PLAT AND TO THE DEDICATION CERTIFICATE HEREON, ARE THOSE NECESSARY TO ENCUMBER THE FEE SIMPLE ESTATE BY THE WITHIN PLAT, AND TO DEDICATE TO THE CITY, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS DESCRIBED HEREON, ALL LANDS DEDICATED AND SHOWN UPON THE WITHIN PLAT AS STREETS AND AVENUES AND AS 20' UTILITY EASEMENTS, AND ALL PEDESTRIAN, UTILITY, SIGNAGE, TRAFFIC CONTROL DEVICES EASEMENT AND ALL UTILITY AND DRAINAGE ACCESS EASEMENTS, AND ALL DRAINAGE EASEMENTS, AND THE STORM WATER DETENTION EASEMENT.

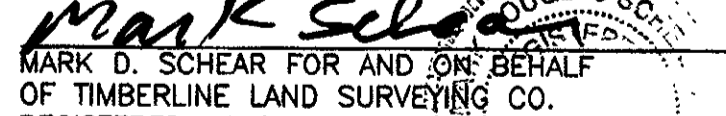
SIGNED THIS 10 OF February, 2004.

TITLE COMPANY: Security Title

BY:  LARRY P. COOLEY  
 NAME: Larry P. Cooley TITLE: Executive V.P.

**SURVEYOR'S CERTIFICATE:**

I, MARK D. SCHEAR, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF VIRGINIA SUBDIVISION WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

  
 MARK D. SCHEAR FOR AND ON BEHALF OF  
 TIMBERLINE LAND SURVEYING CO.  
 REGISTERED COLORADO LAND SURVEYOR 18475  
 DATE: 12-10-03

**RECORDER'S CERTIFICATE:**

ACCEPTED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO, THIS 13th DAY OF February, 2004.

  
 JEFFERSON COUNTY CLERK & RECORDER  
 DEPUTY CLERK

