

BLACK BEAR MOUNTAIN SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 2 SOUTH, RANGE 71 WEST OF THE 6TH PM,
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 2

CASE NUMBER _____
MAP NUMBER _____

DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNER(S) OF THOSE LANDS DESCRIBED BELOW, HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, AND EASEMENTS, AS SHOWN HEREON UNDER THE NAME AND STYLE OF BLACK BEAR MOUNTAIN SUBDIVISION, AND DO BY THESE PRESENTS, OF ITS OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPELSION, GRANT, DEDICATE AND CONVEY TO THE COUNTY OF JEFFERSON, STATE OF COLORADO, IN FEE SIMPLE, TRACT A TOGETHER WITH ALL APPURTENANCES THEREIN FOR PUBLIC USE AND GRANT AND CONVEY TO THE COUNTY OF JEFFERSON ALL EASEMENTS, EXCEPT THOSE OF PRIOR RECORD, AS SHOWN HEREON, AND GRANT AND CONVEY TO THE COUNTY OF JEFFERSON AN EASEMENT OVER ANY AND ALL PRIVATE ACCESS DRIVES AND RIGHTS-OF-WAY FOR THE PURPOSE OF PASSAGE OF SERVICE VEHICLES AND PASSAGE OF ALL VEHICLES AND PEDESTRIANS DURING AN EMERGENCY SITUATION. IT IS EXPRESSLY UNDERSTOOD THAT THE ACCEPTANCE OF THIS DEDICATION OF THIS EASEMENT IS NOT TO BE CONSTRUED AS AN ACCEPTANCE BY THE COUNTY OF SAID PRIVATE ACCESS DRIVES AND RIGHTS-OF-WAY FOR ANY OTHER PURPOSE INCLUDING MAINTENANCE PURPOSES.

LEGAL DESCRIPTION (RECORD)

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 71 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, THENCE SOUTH 03°05'30" EAST, ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 401.15 FEET; TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 03°05'30" EAST, ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, 961.35 FEET; THENCE NORTH 89°20'00" EAST, 1337.40 FEET; THENCE SOUTH 02°34'51" EAST, 694.40 FEET; THENCE SOUTH 89°55'00" WEST, 666.09 FEET; THENCE SOUTH 02°50'52" EAST, 85.63 FEET MORE OR LESS TO THE NORTHEASTERLY RIGHT OF WAY OF COLORADO STATE HIGHWAY 72, WHICH IS RECORDED IN BOOK 708 AT PAGE 216, COUNTY OF JEFFERSON, STATE OF COLORADO; THENCE SOUTH 71°41'38" WEST, ALONG THE NORTHEASTERLY RIGHT OF WAY OF COLORADO STATE HIGHWAY 72, 107.714 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 318.10 FEET, CENTRAL ANGLE OF 70°34'00" AND AN ARC LENGTH OF 391.78 FEET TO A POINT OF TANGENCY; THENCE NORTH 37°44'22" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 68.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 918.00 FEET AND A CENTRAL ANGLE OF 14°41'22" AND AN ARC LENGTH OF 234.22 FEET TO A POINT OF TANGENCY; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 918.00 FEET AND A CENTRAL ANGLE OF 14°41'22" AND AN ARC LENGTH OF 234.22 FEET TO A POINT OF TANGENCY; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2825.00 FEET AND A CENTRAL ANGLE OF 11°55'00" AND AN ARC LENGTH OF 387.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 11°09'00" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 779.05 FEET; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY NORTH 80°54'30" EAST, 203.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED BY DEED RECORDED MARCH 18, 1996 AS RECEPTION NO. F0202066, AND EXCEPTING THEREFROM ANY PORTION NOT LYING WITHIN THE BOUNDARIES OF THE LAND CONVEYED IN DEED RECORDED SEPTEMBER 10, 1992 AS RECEPTION NO. 9213114, COUNTY OF JEFFERSON, STATE OF COLORADO.

LEGAL DESCRIPTION (AS SURVEYED)

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 71 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER WEST 1/16TH CORNER OF SAID SECTION 4; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER SOUTH 03°05'30" EAST, A DISTANCE OF 1,337.30 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID LINE SOUTH 03°05'19" EAST, A DISTANCE OF 967.84 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER NORTH 89°20'00" EAST, A DISTANCE OF 1,337.30 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SOUTH 02°34'51" EAST, A DISTANCE OF 694.40 FEET; THENCE SOUTH 89°55'17" WEST, A DISTANCE OF 666.14 FEET; THENCE SOUTH 01°00'00" EAST, A DISTANCE OF 100.70 FEET TO THE NORTHERLY RIGHT-OF-WAY OF HIGHWAY 72 (COAL CREEK CANYON ROAD); THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:
1. THENCE SOUTH 71°51'09" WEST, A DISTANCE OF 14.21 FEET;
2. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 318.10 FEET, A CENTRAL ANGLE OF 70°34'00", WHOSE CHORD BEARS NORTH 73°11'51" WEST A DISTANCE OF 367.40 FEET, FOR AN ARC DISTANCE OF 391.78 FEET;
3. THENCE NORTH 37°54'51" WEST, A DISTANCE OF 68.00 FEET;
4. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 918.00 FEET, A CENTRAL ANGLE OF 14°40'00", WHOSE CHORD BEARS NORTH 30°34'51" WEST A DISTANCE OF 233.58 FEET, FOR AN ARC DISTANCE OF 234.22 FEET;
5. THENCE NORTH 23°14'51" WEST, A DISTANCE OF 65.20 FEET;
6. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,825.00 FEET, A CENTRAL ANGLE OF 11°55'00", WHOSE CHORD BEARS NORTH 17°17'21" WEST A DISTANCE OF 386.50 FEET, FOR AN ARC DISTANCE OF 387.56 FEET;
7. THENCE NORTH 11°19'51" WEST, A DISTANCE OF 809.11 FEET;
THENCE NORTH 80°54'30" EAST, A DISTANCE OF 184.51 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,038,187 SQUARE FEET OR 23.833 ACRES, MORE OR LESS.

OWNER/SUBDIVIDER

ROBERT LANDAU

BY: _____

NOTARY

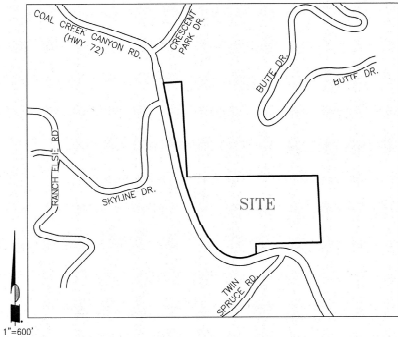
STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____ AS _____

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____



HOLDER OF DEED OF TRUST

HOLDER OF DEED OF TRUST, XXXXXXXXXXXXXXXXXXXXXXXXXXXX, HEREBY CONFIRMS THAT THE OWNER AS STATED HEREON IS, IN FACT, THE OWNER OF THE PROPERTY OR INTEREST TO BE DEDICATED TO THE CITY AND/OR FOR THE PUBLIC PURPOSES SHOWN WITH THE FULL ABILITY TO EFFECT SAID DEDICATION, AND FURTHER, MOUNTAIN VIEW BANK OF COMMERCE HEREBY WAIVES ANY AND ALL RIGHTS THEY MAY HAVE TO THE DEDICATED PROPERTY OR INTEREST SO DEDICATED AND CONSENTS TO SAID DEDICATION.

BANK NAME _____

By: _____

NAME _____

STATE OF COLORADO }
COUNTY OF _____ } SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

ACCEPTANCE CERTIFICATE

THE FOREGOING PLAT IS APPROVED FOR FILING AND CONVEYANCE OF TRACT A AND EASEMENTS ARE ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS _____ DAY OF _____, 20____.

CLERK _____

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS _____

REVIEW CERTIFICATE

REVIEWED BY JEFFERSON COUNTY PUBLIC HEALTH THIS _____ DAY OF _____, 20____.

PUBLIC HEALTH _____

REVIEWED BY THE JEFFERSON COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIRMAN _____

PLAT NOTES

- 1.) 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. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
- 2.) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND SURVEY BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-408, C.R.S.
- 3.) 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.
- 4.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JEHN ENGINEERING, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEDICATION OF EASEMENTS AND RIGHTS-OF-WAY ON SUBDIVISION PLATS. TITLE POLICY NUMBER 00-7570 IMP-27206-1-16-F0848706, EFFECTIVE DATE FEBRUARY 14, 2019, AT 6:00 P.M. PREPARED BY FIDELITY NATIONAL TITLE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS-OF-WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
- 5.) ALL LOT CORNER MONUMENTS SHALL BE SET PER COLORADO STATE STATUTE 38-51-105.
- 6.) BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 BEING CONSIDERED TO BEAR SOUTH 03°08'19" EAST BETWEEN THE MONUMENTS AS SHOWN AND DESCRIBED HEREON.

SURVEYOR CERTIFICATE

I, MARK T. WILSON, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF BLACK BEAR MOUNTAIN SUBDIVISION WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE _____ DAY OF _____, 20____, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE. THE SURVEY IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

MARK T. WILSON
REGISTERED COLORADO LAND SURVEYOR NO. 36062
FOR AND ON BEHALF OF JEHN ENGINEERING, INC.

CLERK AND RECORDER'S CERTIFICATE

RECEPTION NUMBER _____
ACCEPTING FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, AT GOLDEN COLORADO ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK.

JEFFERSON COUNTY CLERK AND RECORDER _____

BY: DEPUTY CLERK _____



\\CP.RICKENG.COM\PROJECTS\JD_ARV_A\JD01150 CC SUB\SURVEY\PLAT\1150 PLAT.DWG