

CREEKVIEW FILING NO. 1

A REPLAT OF LOTS 10 THROUGH 14 AND THE EASTERLY 212.90 FEET OF LOT 21, BLOCK 1, VALLEY PLAZA SUBDIVISION
BEING A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO.
3.058 ACRES, 15 RESIDENTIAL LOTS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RICHMOND AMERICAN HOMES OF COLORADO, INC., AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS, AND TRACTS, AS SHOWN ON THIS MAP THE LAND DESCRIBED AS FOLLOWS:

LOTS 10 THROUGH 14 INCLUSIVE AND THE EASTERLY 212.90 FEET OF LOT 21, BLOCK 1, VALLEY PLAZA, CITY AND COUNTY OF DENVER, STATE COLORADO.

CONTAINING A CALCULATED AREA OF 3.056 ACRES OR 133,110 SQUARE FEET.

LEGAL DESCRIPTION PER THIS SURVEY:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N19°19'56"E, A DISTANCE OF 1790.57 FEET TO THE SOUTHEAST BOUNDARY CORNER OF LOT 15, BLOCK 1 OF VALLEY PLAZA SUBDIVISION RECORDED AT RECEPTION NO. 041066, IN BOOK 27 AT PAGE 25, ON APRIL 16, 1973, AND THE POINT OF BEGINNING;

THENCE N00°06'36"E ALONG THE EAST BOUNDARY LINE OF SAID LOT 15, A DISTANCE OF 252.21 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JEFFERSON AVENUE RECORDED AT RECEPTION NO. 041066;

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE:

- 1) S89°52'32"E, A DISTANCE OF 352.21 FEET TO A POINT ON A NON-TANGENT CURVE;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S44°42'31"E A DISTANCE OF 142.02 FEET, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 90°29'04", AND A CURVE LENGTH OF 157.93 FEET TO A POINT OF NON-TANGENCY AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH BEELER STREET RECORDED AT RECEPTION NO. 041066;

THENCE S00°30'08"W ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 251.66 FEET TO THE NORTHEAST CORNER OF LOT 9, BLOCK 1 OF SAID VALLEY PLAZA SUBDIVISION;

THENCE N89°50'49"W ALONG THE NORTH LINE OF LOT 8 AND SAID LOT 9, BLOCK 1 OF SAID VALLEY PLAZA SUBDIVISION, A DISTANCE OF 213.00 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID LOT 8;

THENCE N00°33'24"E, A DISTANCE OF 99.94 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF LOT 21, BLOCK 1 OF SAID VALLEY PLAZA SUBDIVISION;

THENCE N89°50'53"W ALONG THE SAID NORTH BOUNDARY LINE OF LOT 21, A DISTANCE OF 238.37 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 133,187 SQUARE FEET OR 3.058 ACRES.

UNDER THE NAME AND STYLE OF CREEKVIEW FILING NO. 1 AND DO HEREBY DEDICATE THE APPLICABLE PUBLIC UTILITY, AND CABLE TELEVISION EASEMENTS AS SHOWN.

OWNER

RICHMOND AMERICAN HOMES OF COLORADO, INC. A DELAWARE CORPORATION.

BY: TIMOTHY R. GARRETT, VICE PRESIDENT - LAND ACQUISITION

STATE OF COLORADO)
CITY AND COUNTY OF DENVER)

THE FOREGOING INSTRUMENT, WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY

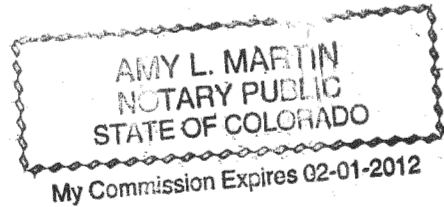
OF April, 2010

BY Timothy R. Garrett, Vice President - Land Acquisition

WITNESS MY HAND AND OFFICIAL SEAL

02-01-2010
MY COMMISSION EXPIRES

Amy L. Martin
NOTARY PUBLIC

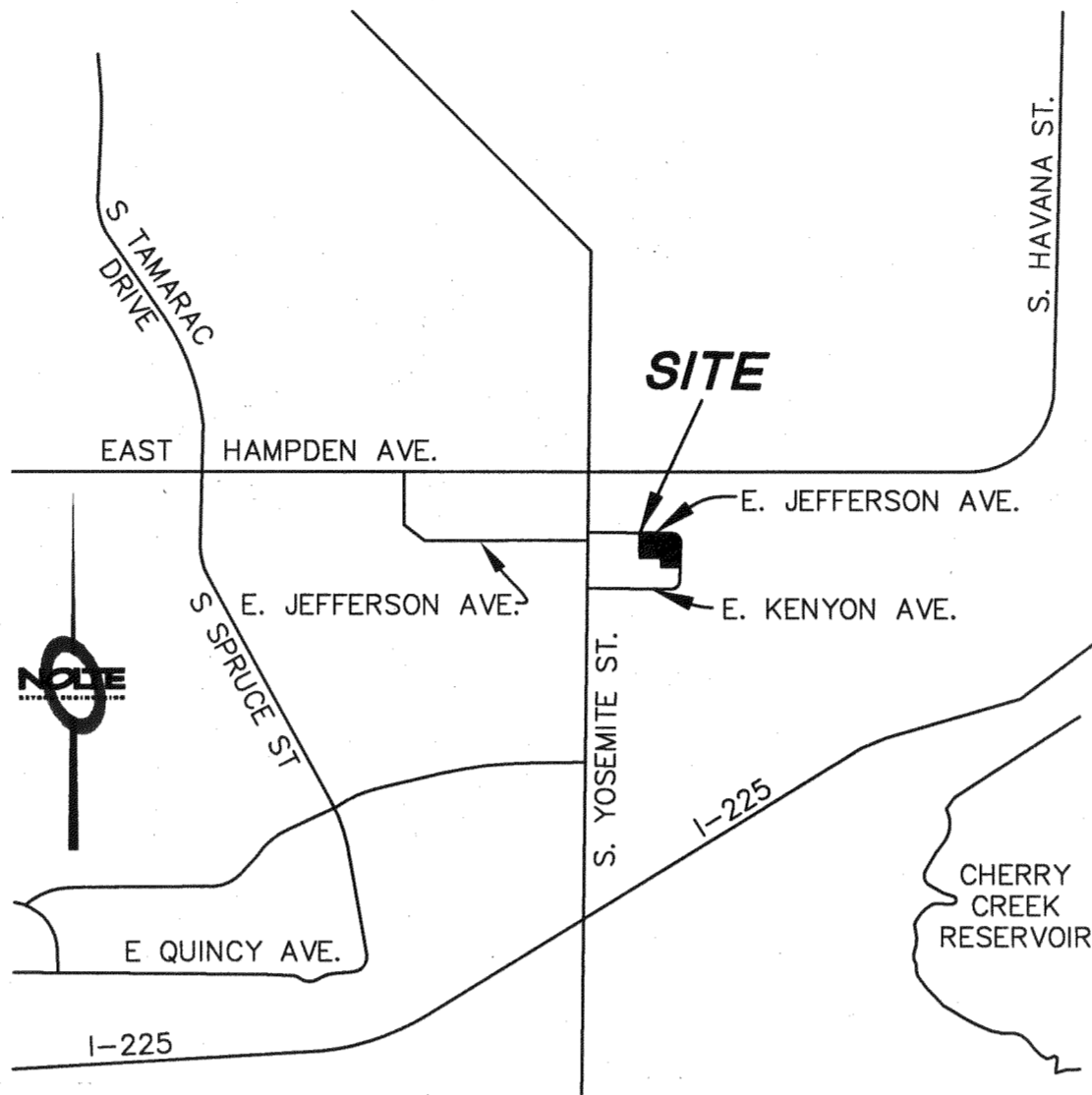


SURVEYOR'S CERTIFICATION

I, EDWARD C. SILVER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY: THAT THE SURVEY FOR THIS PLAT HAS BEEN MADE IN AGREEMENT WITH RECORDS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY AND COUNTY OF DENVER; THAT THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS; THAT ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED; AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.



EDWARD C. SILVER
COLORADO PLS No. 37051
FOR AND ON THE BEHALF OF NOLTE ASSOCIATES, INC.
8000 S. CHESTER ST., S200, CENTENNIAL, CO 80112



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES 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.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 3 MONUMENTED AT THE NORTHWEST CORNER OF SECTION 3 BY A 3.25 INCH ALUMINUM CAP IN RANGE BOX STAMPED "1989 PLS 14157" AND AT THE WEST ONE-QUARTER CORNER OF SECTION 3 BY A 3.25 INCH ALUMINUM CAP IN RANGE BOX STAMPED "2006 LS 24670" WITH THE LINE CONSIDERED TO BEAR S00°38'33"W.
4. BENCHMARK: THE VERTICAL DATUM IS BASED ON CITY AND COUNTY OF DENVER BENCHMARK NO. 341A. A CCD BRASS CAP, SET IN THE TOP OF THE CONCRETE CURB AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SOUTH YOSEMITE STREET AND EAST KENYON AVENUE. ELEVATION = 5586.64 FEET (NAVD 88).
5. BASED ON A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 0800460219G REVISED NOVEMBER 17, 2005, THE ABOVE DESCRIBED PARCEL OF LAND IS DESIGNATED AS ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. THE UNDERSIGNED HAS RELIED UPON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 279-H0235699-266-NCS, DATED MARCH 10, 2009 AT 8:00 A.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY NOLTE ASSOCIATES, INC. TO DETERMINE OWNERSHIP, EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PROPERTY.
7. ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO THE RIGHT-OF-WAY UNLESS NOTED OTHERWISE.
8. TRACT A, AS SHOWN HEREON, IS HEREBY CREATED FOR THE PURPOSES OF LANDSCAPING, MONUMENT SIGNS, FENCES, OPEN SPACES, SIDEWALKS, UTILITIES, DRAINAGE AND SIGNAGE. TRACT A SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNERS OR THEIR SUCCESSORS IN INTEREST UNTIL TRACT A IS CONVEYED TO THE CREEKVIEW HOME OWNERS ASSOCIATION, YET TO BE FORMED.
9. TRACT B, AS SHOWN HEREON, IS HERE BY CREATED FOR THE PURPOSE OF VEHICULAR ACCESS, SIDEWALKS, UTILITIES AND DRAINAGE. TRACT B SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNERS OR THEIR SUCCESSORS IN INTEREST UNTIL TRACT B IS CONVEYED TO THE CREEKVIEW HOME OWNERS ASSOCIATION, YET TO BE FORMED.
10. AN ACCESS EASEMENT FOR MUNICIPAL SERVICES PROVIDED BY THE CITY AND COUNTY OF DENVER IS HEREBY GRANTED ON AND ACROSS ALL PRIVATE DRIVES AND ACCESS EASEMENTS FOR THE PROVISION OF SAID MUNICIPAL SERVICES. MUNICIPAL SERVICES INCLUDES DRAINAGE AND SANITARY SEWER SERVICES.
11. A RIGHT OF ACCESS FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL, AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
12. A NON-EXCLUSIVE EASEMENT TO BE GRANTED TO DENVER WATER BY SEPARATE DOCUMENT IS SHOWN ON THIS SURVEY.

ATTORNEY'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON AND FIND THE TITLE TO BE IN THE ABOVE-NAMED DEDICATORS THIS 18th DAY OF MAY, 2010.

DAVID R. FINE
ATTORNEY FOR THE CITY AND COUNTY OF DENVER
Pat A. Webb
ASSISTANT CITY ATTORNEY

APPROVALS

I HEREBY CERTIFY THAT THIS MAP AND THE SURVEY REPRESENTED THEREBY ARE ACCURATE AND IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 49, ARTICLE III, OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER, AND THAT THE REQUIRED IMPROVEMENTS HAVE BEEN PROVIDED FOR.

Geoffrey D. Homan 4/29/10
CITY ENGINEER DATE

APPROVED BY THE MANAGER OF PUBLIC WORKS
William J. Hill 4/28/10
MANAGER OF PUBLIC WORKS DATE

APPROVED BY MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT
Karen Callaway for the 4/27/10
MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE MANAGER OF PARKS AND RECREATION
Kevin Williams 4/27/10
MANAGER OF PARKS AND RECREATION DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO,
BY ORDINANCE NO. _____ OF THE SERIES OF _____
WITNESS MY HAND AND CORPORATE SEAL OF THE CITY AND COUNTY OF DENVER
THIS ____ DAY OF _____ A.D., 2010.

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

BY: _____
DEPUTY CLERK AND RECORDER

CLERK AND RECORDER'S CERTIFICATION

STATE OF COLORADO)
CITY AND COUNTY OF DENVER)

I HEREBY, CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ____ M., _____ 2010, RECEPTION NO. _____

CLERK AND RECORDER,

BY: _____ DEPUTY CLERK AND RECORDER

FEE _____

REVISED: 20100202
REVISED: 20100125
REVISED: 20091020
REVISED: 20090722



RICHMOND AMERICAN HOMES
OF COLORADO
4350 SOUTH MONACO ST.
DENVER, CO 80237

DATE:	MAY 07, 2009
JOB NUMBER:	DVB033700
SHEET 1 OF 2	

3.058 ACRES, 15 RESIDENTIAL LOTS

