

SUNSET VILLAGE FILING NO. 1

BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY AND COUNTY OF DENVER, STATE OF COLORADO.
 6.224 ACRES, 25 RESIDENTIAL LOTS

DEDICATION

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

THAT PARCEL OF LAND DESCRIBED IN THAT WARRANTY DEED RECORDED ON NOVEMBER 8, 1996 AT RECEPTION No. 9600154917 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE S00°06'50"E ALONG THE EAST LINE OF SECTION 4, A DISTANCE OF 720.07 FEET; THENCE S89°03'36"W AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 70.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH YOSEMITE STREET; THENCE S00°06'50"E ALONG SAID WESTERLY RIGHT-OF-WAY AND PARALLEL WITH THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 50.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 367.42 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY ON A BEARING OF S88°51'14"W AND PARALLEL WITH THE NORTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 4, A DISTANCE OF 150.00 FEET; THENCE S00°06'50"E PARALLEL WITH THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 150.00 FEET; THENCE S88°51'14"W AND PARALLEL WITH THE NORTHEAST 1/4 SOUTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 412.54 FEET; THENCE N00°56'24"W A DISTANCE OF 519.39 FEET; THENCE N89°03'36"E AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 570.00 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION PER THIS SURVEY:
 COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;
 THENCE N02°04'41"W, A DISTANCE OF 1474.79 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH YOSEMITE STREET AND THE POINT OF BEGINNING;
 THENCE THE FOLLOWING TWO (2) COURSES ALONG THE NORTH AND WEST BOUNDARY LINES OF A PARCEL OF LAND OWNED BY THE CITY AND COUNTY OF DENVER, AND DESCRIBED IN DEED RECORDED IN BOOK 1334 AT PAGE 674, ON OCTOBER 20, 1976:
 1) S89°36'37"W, A DISTANCE OF 150.00 FEET;
 2) S00°37'06"W, A DISTANCE OF 150.09 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF HUTCHINSON HILLS FILING NO. 4 RECORDED IN BOOK 42 AT PAGE 47;
 THENCE S89°38'09"W ALONG THE SAID NORTHERLY BOUNDARY LINE OF HUTCHINSON HILLS FILING NO. 4, A DISTANCE OF 412.88 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE USPS SULLIVAN STATION POST OFFICE, RECORDED IN BOOK 8 AT PAGE 73, AT RECEPTION NO. R-92-0017246, ON FEBRUARY 25, 1992;
 THENCE N00°09'20"W ALONG THE SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 519.30 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JEFFERSON AVENUE, CREATED BY ORDINANCE 665 OF 1979;
 THENCE N89°48'29"E ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 570.03 FEET TO A POINT ON THE SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH YOSEMITE STREET;
 THENCE S00°38'49"W ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH YOSEMITE STREET, A DISTANCE OF 367.50 FEET TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 271,139 SQUARE FEET OR 6.224 ACRES.

UNDER THE NAME AND STYLE OF SUNSET VILLAGE FILING NO. 1 AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE PORTION OF RIGHT-OF-WAY FOR JEFFERSON AVENUE, AS SHOWN HEREON, ALONG WITH THE APPLICABLE PUBLIC UTILITY AND CABLE TELEVISION EASEMENTS AS SHOWN.

OWNER

RICHMOND AMERICAN HOMES OF COLORADO, INC. A DELAWARE CORPORATION

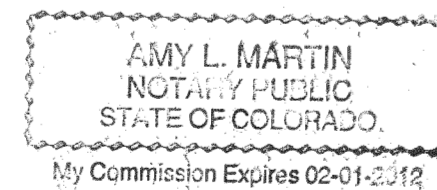
BY: *T.R. Garrett*
TIMOTHY R. GARRETT, V.P.

STATE OF COLORADO)
)
 CITY AND COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY May OF 2010.

BY: *Timothy R. Garrett*

WITNESS MY HAND AND OFFICIAL SEAL
 2-DI-2D12
 MY COMMISSION EXPIRES



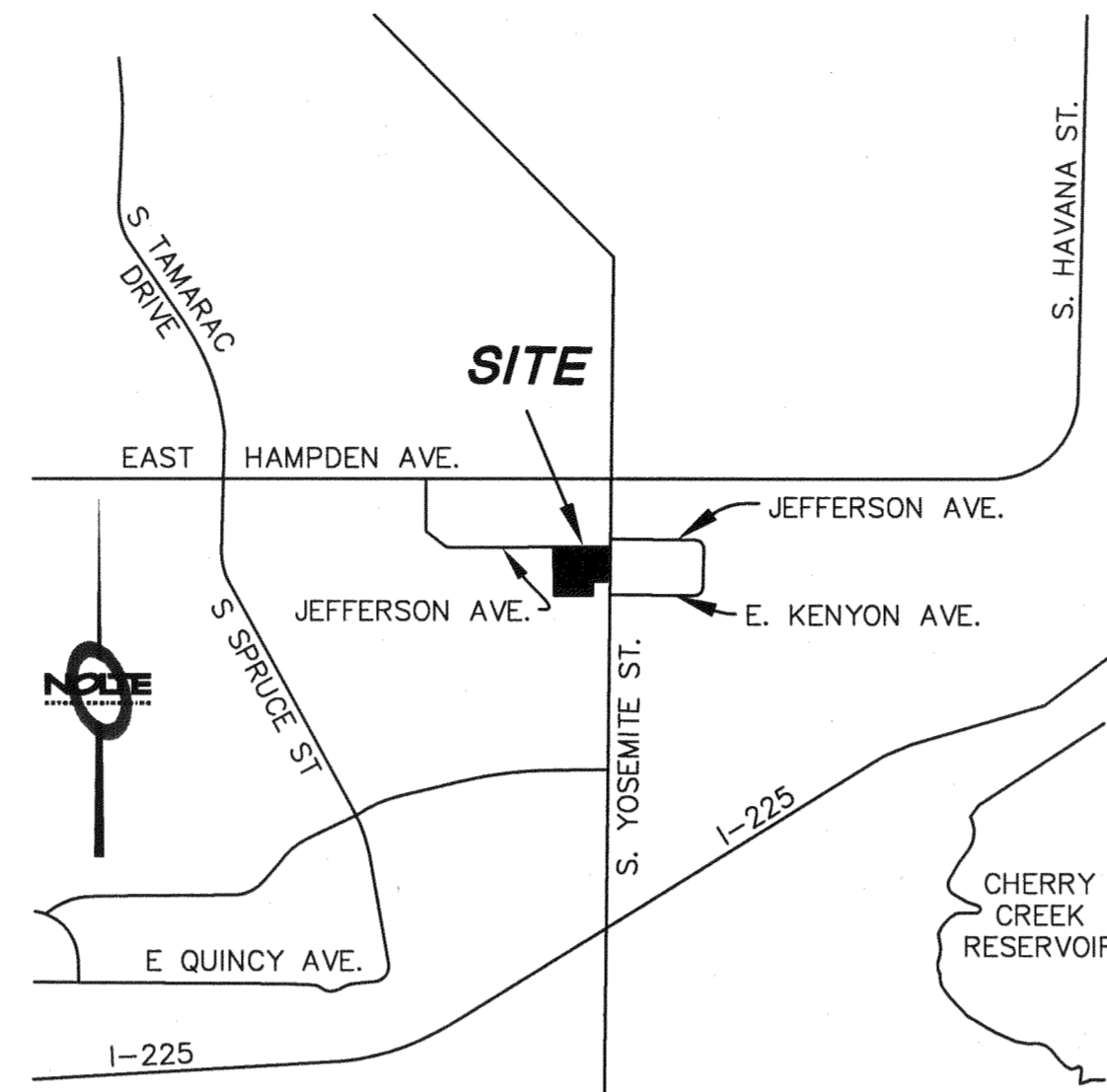
Amy L. Martin
 NOTARY PUBLIC

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 DATE
 COLORADO P.L.S. 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

- 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.
- 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.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 4 MONUMENTED AT THE NORTHEAST CORNER OF SECTION 4 BY A 3.25 INCH ALUMINUM CAP IN RANGE BOX STAMPED "1989 PLS 14157" AND AT THE EAST ONE-QUARTER CORNER OF SECTION 4 BY A 3.25 INCH ALUMINUM CAP IN RANGE BOX STAMPED "2006 LS 24670" WITH THE LINE CONSIDERED TO BEAR S00°38'33"W.
- 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).
- 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.
- THE UNDERSIGNED HAS RELIED UPON A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE OF COLORADO, ORDER NO. 914256, DATED JULY 22, 2009 AT 7:30 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.
- ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO THE RIGHT-OF-WAY UNLESS NOTED OTHERWISE.
- TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY CREATED FOR THE PURPOSES OF LANDSCAPING, MONUMENT SIGNS, FENCES, OPEN SPACES, SIDEWALKS, UTILITIES, DRAINAGE AND SIGNAGE. TRACTS A AND B SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNERS OR THEIR SUCCESSORS IN INTEREST UNTIL TRACTS A AND B ARE CONVEYED TO THE SUNSET VILLAGE HOME OWNERS ASSOCIATION, YET TO BE FORMED.
- TRACT C, AS SHOWN HEREON, IS HEREBY CREATED FOR UTILITY AND DRAINAGE PURPOSES. THE IMPROVEMENTS ON TRACT C SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNERS OR THEIR SUCCESSORS IN INTEREST UNTIL TRACT C IS CONVEYED TO THE SUNSET VILLAGE HOME OWNERS ASSOCIATION, YET TO BE FORMED. EASEMENTS ARE HEREBY GRANTED IN AND ACROSS TRACT C TO THE CITY AND COUNTY OF DENVER WITH RESPECT TO THE STORMWATER DRAINAGE FACILITIES TO BE CONSTRUCTED BY THE OWNERS OR THEIR SUCCESSORS IN INTEREST.
- TRACT D, AS SHOWN HEREON, IS HEREBY CREATED THE PURPOSE OF VEHICULAR ACCESS, SIDEWALKS, UTILITIES AND DRAINAGE. TRACT D SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNERS OR THEIR SUCCESSORS IN INTEREST UNTIL TRACT D IS CONVEYED TO THE SUNSET VILLAGE HOME OWNERS ASSOCIATION, YET TO BE FORMED.
- 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.
- 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.
- 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 THE STREETS, AVENUES, AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATOR THIS 3rd DAY OF JUNE, 2010, FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN.

David R. Fine
 ATTORNEY FOR THE CITY AND COUNTY OF DENVER
Pat A. Will
 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.

Lesley S. Hamm 6/3/10
 CITY ENGINEER DATE

APPROVED BY THE MANAGER OF PUBLIC WORKS
Julianne V. Vitek 6/3/10
 MANAGER OF PUBLIC WORKS DATE

APPROVED BY MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT
Ann Callaway for the 6/1/10
 MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE MANAGER OF PARKS AND RECREATION
Scott L. ... 6/1/10
 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

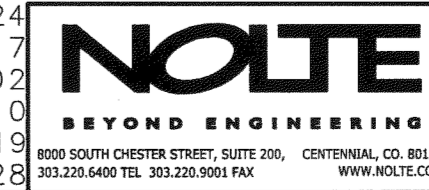
STATE OF COLORADO)
)
 CITY AND COUNTY OF DENVER)

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 _____

REVISION: 20100524
 REVISION: 20100417
 REVISION: 2010202
 REVISION: 20100110
 REVISION: 20091019
 REVISION: 20090728

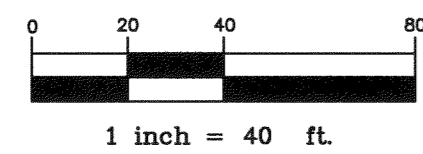
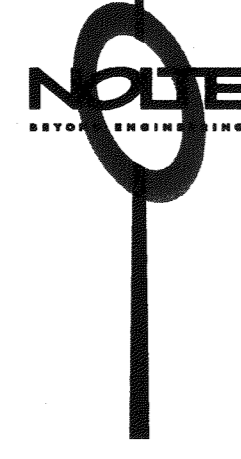


RICHMOND AMERICAN HOMES OF COLORADO
 4350 SOUTH MONACO ST.
 DENVER, CO 80237

DATE:	MAY 15, 2009
JOB NUMBER:	DVB033800
SHEET 1 OF 2	

SUNSET VILLAGE FILING NO. 1

BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF
 THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
 6.224 ACRES, 25 RESIDENTIAL LOTS



LEGEND

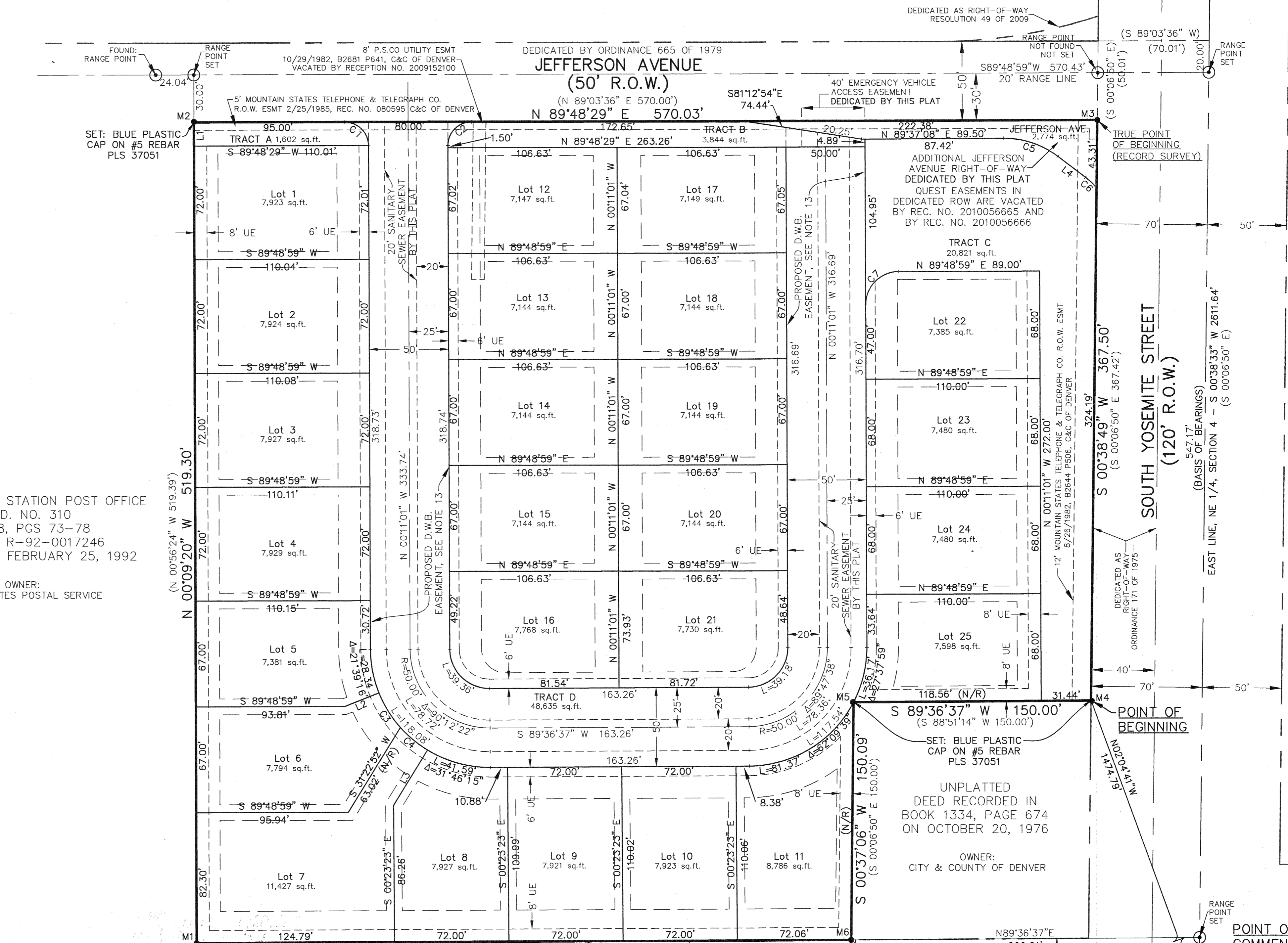
- FOUND SECTION CORNER AS DESCRIBED
- FOUND ONE-QUARTER CORNER AS DESCRIBED
- FOUND REBAR AND CAP AS DESCRIBED
- RANGE POINT AS DESCRIBED
- () RECORD DIMENSIONS
- (N/R) NON-RADIAL LINE
- R.O.W RIGHT-OF-WAY
- UE UTILITY EASEMENT BY THIS PLAT

USPS SULLIVAN STATION POST OFFICE
 P.U.D. NO. 310
 PD BK8, PGS 73-78
 REC. NO. R-92-0017246
 RECORDED ON FEBRUARY 25, 1992
 OWNER:
 UNITED STATES POSTAL SERVICE

LINE	BEARING	DISTANCE
L1	N 00°09'20" W	15.00'
L2	S 68°09'44" W	23.31'
L3	N 31°22'52" W	41.09'
L4	S 52°35'04" E	21.91'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'30"	15.00'	23.56'	N 45°11'16" W	21.21'
C2	89°59'30"	15.00'	23.56'	S 44°48'44" W	21.21'
C3	19°43'24"	75.00'	25.82'	S 31°41'58" E	25.69'
C4	17°03'27"	75.00'	22.33'	S 50°05'24" E	22.25'
C5	37°47'48"	56.00'	36.94'	N 71°28'58" W	36.28'
C6	14°33'56"	39.00'	9.91'	N 45°18'06" W	9.89'
C7	90°00'00"	21.00'	32.99'	S 44°48'59" W	29.70'

BOUNDARY ANALYSIS				
MONUMENT NUMBER	BEARING	DISTANCE	MONUMENT DESCRIPTION	ACCEPTED
M1	S69°40'34"E	0.27'	3.25 IN ALUMINUM CAP STAMPED "LS 2132"	ACCEPTED
M2	S00°29'24"E	0.37'	3.25 IN ALUMINUM CAP STAMPED "LS 2132"	NOT ACCEPTED
M3	S19°30'49"W	0.09'	YELLOW PLASTIC CAP STAMPED "LS 12405"	ACCEPTED
M4	N64°50'55"W	0.57'	YELLOW PLASTIC CAP STAMPED "EMK LS 12405"	NOT ACCEPTED
M5	S86°13'46"E	0.44'	YELLOW PLASTIC CAP STAMPED "LS 10379"	NOT ACCEPTED
M6	N35°38'25"W	0.11'	YELLOW PLASTIC CAP STAMPED "DENVER CITY ENG"	ACCEPTED



HUTCHINSON HILLS FILING NO. 5
 WILLOW POINT
 BK. 44 PG. 42

LOT 1
 OWNER: CANDACE WINKLE

LOT 2
 OWNER: JESSICA L. PRASKA

LOT 3
 OWNER: MARGARET A. PAYNE
 BLOCK 17

LOT 4
 OWNER: FINSTER L. PAUL II
 & EVELYN J. PAUL

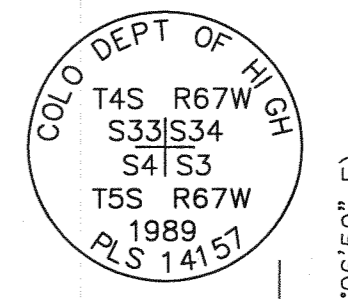
LOT 5
 OWNER: DAVID JOHNSON &
 VIRGINIA L. JOHNSON

HUTCHINSON HILLS FILING NO. 4
 BK. 42 PG. 47



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

DATE: MAY 15, 2009
 JOB NUMBER: DVB033800
 SHEET 2 OF 2



POINT OF COMMENCEMENT
 (RECORD SURVEY)
 NE CORNER SECTION 4
 FND. 3 1/4 INCH ALUMINUM CAP IN
 RANGE BOX STAMPED AS SHOWN

POINT OF COMMENCEMENT
 E 1/4 CORNER, SECTION 4
 FND. 3.25 INCH ALUMINUM CAP IN
 RANGE BOX STAMPED AS SHOWN

