WHEAT RIDGE GARDENS ADJUSTMENT 1

A REVISION TO TRACT 17, WHEAT RIDGE GARDENS

LOCATED IN THE S.W.¼ OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 1

CASE NUMBER _____ MA
MAP NUMBER _____

PARCEL DESCRIPTION:

DESCRIPTION OF RECORD:
PARCEL 1,
PLOT OR TRACT SEVENTEEN (17), WHEAT RIDGE GARDENS, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THE SOUTH 160 FEET OF THE NORTH 485 FEET THEREOF AND EXCEPT THE EAST 20 FEET OF SAID PLOT OR TRACT SEVENTEEN (17). THIS CONVEYANCE INCLUDES 5 (FIVE) INCHES OF WATER FROM THE WANNAMAKER DITCH FOR THE IRRIGATION OF THE SUBJECT PROPERTY. (THIS PARCEL HAS THE STREET ADDRESS OF 4985 ELDRIDGE, GOLDEN, CO)

PARCEL 2,
THE SOUTH 160 FEET OF THE NORTH 485 FEET OF PLOT OR TRACT SEVENTEEN (17), WHEAT RIDGE GARDENS, EXCEPT THE EAST TWENTY (20) FEET THEREOF, ACCORDING TO THE RECORDED PLAT THEREOF. (THIS PARCEL HAS THE STREET ADDRESS OF 4965 ELDRIDGE, GOLDEN, CO).

A PARCEL LOCATED IN THE S.W.¼ OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE C-S 1/16 CORNER OF SAID SECTION 18;
THENCE S33°20'58"W, A DISTANCE OF 36.29' TO THE POINT OF BEGINNING;
THENCE S89°10'20"W, ALONG THE SOUTH RIGHT OF WAY OF WEST 50TH AVENUE, SAID LINE BEING PARALLEL TO THE NORTH LINE OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SAID SECTION 18, A DISTANCE OF 269.56' TO THE N.W. CORNER OF TRACT 17, WHEAT RIDGE GARDENS, PLAT BOOK 2, PAGE 24A;
THENCE S00°06'16"E, ALONG THE WEST LINE OF SAID TRACT 17, A DISTANCE OF 629.64'
THENCE N89°12'29"E, ALONG THE SOUTH LINE OF SAID TRACT 17, A DISTANCE OF 269.43', TO A POINT 20' EAST OF THE WEST LINE OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SAID SECTION 18,
THENCE N00°05'31"W, ALONG A LINE 20' WEST OF AND PARALLEL TO THE WEST LINE OF THE SOUTH 1/2 OF S.W. 1/4 OF SAID SECTION 18, A DISTANCE OF 629.79' TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 3.89 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE SOUTH 1/2 OF THE S.W.¼ OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 69 WEST BEARS N89°10'20"W. THE C-S 1/16TH CORNER IS AN ILLEGIBLE 2" ALLOY CAP, THE S 1/16TH CORNER IS ALSO AN ILLEGIBLE 2" ALLOY CAP, PER FILED MONUMENT RECORDS.

NOTES:

1. BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE SOUTH 1/2 OF THE S.W.¼ OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 69 WEST BEARS N89°10'20"W. THE C-S 1/16TH CORNER IS AN ILLEGIBLE 2" ALLOY CAP, THE S 1/16TH CORNER IS ALSO AN ILLEGIBLE 2" ALLOY CAP, PER FILED MONUMENT RECORDS.

2. 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.

3. ALL DIMENSIONS SHOWN HEREON ARE IN FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS. BEARINGS AND DISTANCES IN PARENTHESIS ( ) ARE DEEDED/RECORD VALUES.

4. DISTANCES ON THIS MINOR ADJUSTMENT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

5. 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.
6. A 10' WIDE PRESCRIPTIVE EASEMENT EXISTS ALONG THE SOUTH LINE OF TRACT 17 FOR AN OPEN JOINTED WATER LINE BELONGING TO MOUNT OLIVET CEMETERY.

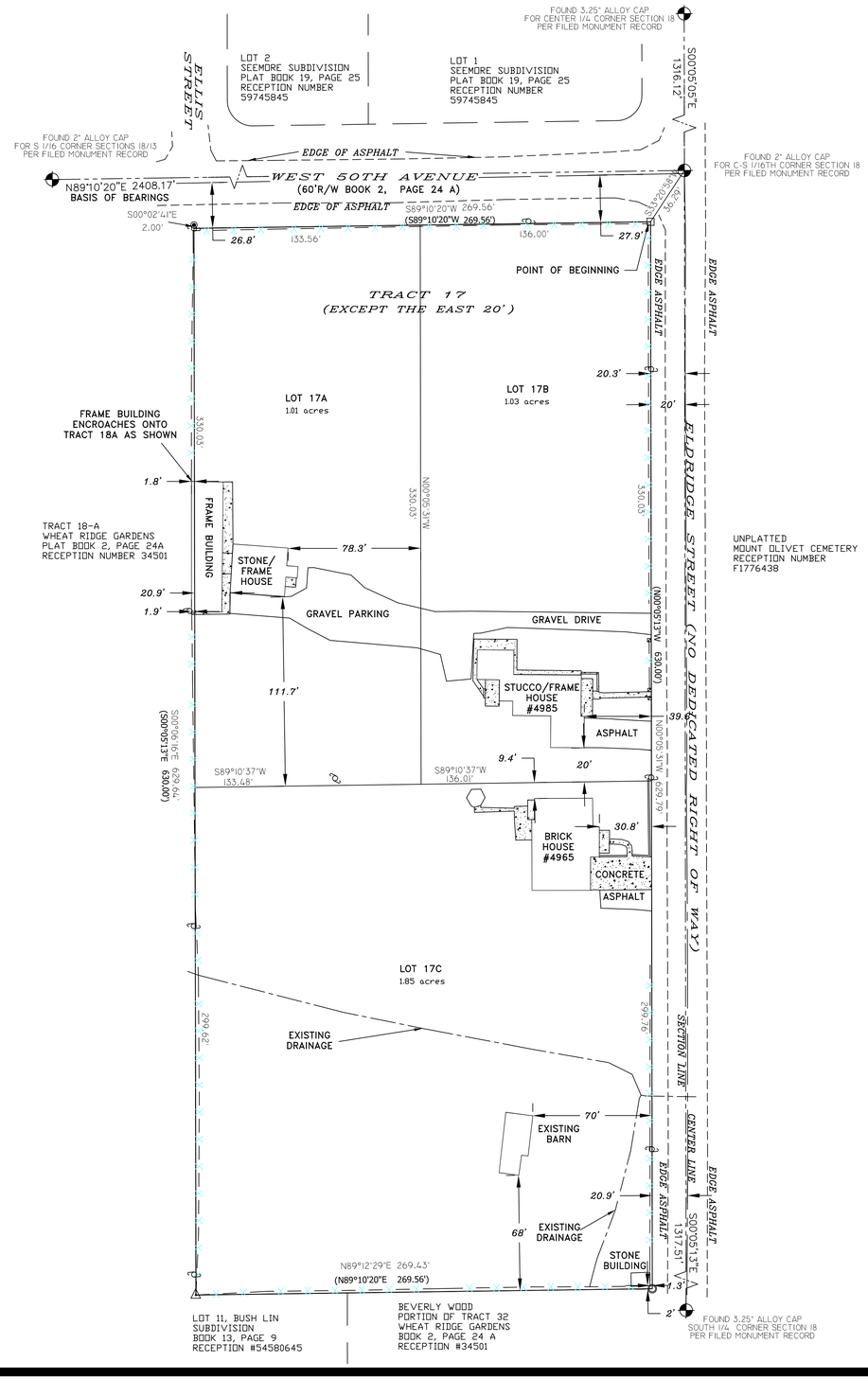
LEGEND

- *FOUND SECTION CORNER AS DESCRIBED*
- *SET 24" #4 REBAR WITH 1" ORANGE CAP, L.S. 27941, WITNESS CORNER, 2' NORTH OF TRUE CORNER*
- *SET 24" #4 REBAR WITH 1" ORANGE CAP, L.S. 27941*
- *FOUND #3 REBAR*
- *FOUND #4 REBAR*
- *UTILITY POLE*

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 INCH = 40 FEET



OWNERSHIP CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF THOSE LANDS DESCRIBED HEREON, HAVE LAID OUT THE SAME INTO LOTS AND EASEMENTS AS SHOWN HEREON.

OWNER: _____ BY: _____
HENNINGER FAMILY TRUST — JACK HENNINGER, TRUSTEE

BY: _____
EARNEST HENRY HENNINGER, TRUSTEE

STATE OF COLORADO)
)SS
COUNTY OF JEFFERSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2013, BY JACK HENNINGER AND EARNEST HENRY HENNINGER.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE:

I, CHRISTINE K. BRANING, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF WHEAT RIDGE GARDENS ADJUSTMENT 1 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID ADJUSTMENT AND THE SURVEY THEREOF.

_____
CHRISTINE K. BRANING
REGISTERED COLORADO LAND SURVEYOR NUMBER 27941
DATE: _____

ACCEPTANCE CERTIFICATE:

THE FOREGOING ADJUSTMENT TO THE PLAT OF WHEAT RIDGE GARDENS ADJUSTMENT 1 IS APPROVED FOR FILING BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS ___ DAY OF _____, 2013.

_____
DIRECTOR OF PLANNING AND ZONING DIVISION

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO THIS ___ DAY OF _____, 2013.

_____
JEFFERSON COUNTY CLERK AND RECORDER

_____
BY: DEPUTY CLERK

PREPARED BY:

BRANING LAND SURVEYING
4445 ELDRIDGE STREET
GOLDEN, CO 80403 303-278-1782
PREPARATION DATE: MAY 15, 2013
REVISION #1: _____
REVISION #2: _____