Case Number: 13-110609PF
Map Number: 176

RUIKKA SUBDIVISION

LOCATED IN SECTIONS 2, 3, 10, AND 11, TOWNSHIP 5 SOUTH, RANGE 71 WEST OF THE 6TH P.M.
COUNTY OF JEFFERSON, STATE OF COLORADO

HOLDER OF THE DEED OF TRUST:

EVERGREEN NATIONAL BANK, A COLORADO CORPORATION BY:

_____
NAME TITLE

BY:

_____
NAME TITLE

COUNTY OF JEFFERSON)
)
STATE OF COLORADO)

THE FOREGOING DEDICATION AND THE FOREGOING CONVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___, _____, AND BY _____ AS _____
AS _____ AS _____
OF EVERGREEN NATIONAL BANK, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 20____

OWNER/SUBDIVIDER:

RUIKKA ENTERPRISES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY:

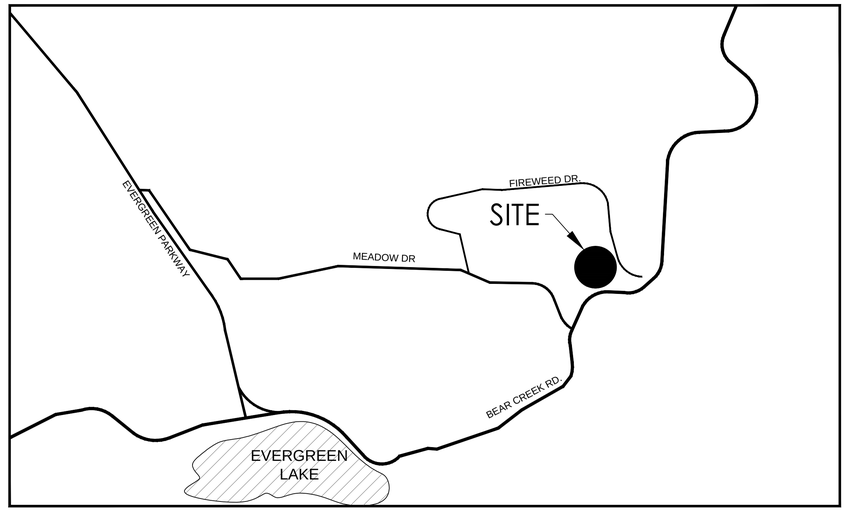
_____ _____
NAME TITLE

COUNTY OF JEFFERSON)
)
STATE OF COLORADO)

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 _____ OF RUIKKA ENTERPRISES, LLC., A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 20____



VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION:

PARCEL A:

A TRACT OF LAND LOCATED IN SECTIONS 2, 3, 10 AND 11, TOWNSHIP 5 SOUTH, RANGE 71 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NUMBER 1, AN IRON PIPE, FROM WHENCE THE SECTION CORNER COMMON TO SAID SECTIONS 2, 3, 10 AND 11 BEARS SOUTH 51 DEGREES 00 MINUTES WEST, A DISTANCE OF 164.9 FEET; THENCE NORTH 64 DEGREES 24 MINUTES WEST, A DISTANCE OF 130.1 FEET; THENCE NORTH 73 DEGREES 06 MINUTES 39 SECONDS WEST, A DISTANCE OF 356.88 FEET; THENCE SOUTH 03 DEGREES 30 MINUTES WEST, A DISTANCE OF 41.70 FEET; THENCE NORTH 75 DEGREES 06 MINUTES WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 03 DEGREES 30 MINUTES WEST, A DISTANCE OF 160.00 FEET; THENCE SOUTH 75 DEGREES 06 MINUTES EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 03 DEGREES 30 MINUTES WEST, A DISTANCE OF 70.5 FEET TO A CROSS ON A ROCK ON THE NORTHERLY LINE OF BEAR CREEK; THENCE SOUTH 69 DEGREES 00 MINUTES EAST, A DISTANCE OF 127.00 FEET; THENCE NORTH 86 DEGREES 40 MINUTES EAST, A DISTANCE OF 96.00 FEET; THENCE SOUTH 48 DEGREES 45 MINUTES EAST, A DISTANCE OF 71.84 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO HIGHWAY NO. 74; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

SOUTH 78 DEGREES 53 MINUTES 30 SECONDS EAST, A DISTANCE OF 54.25 FEET;
THENCE SOUTH 84 DEGREES 54 MINUTES 49 SECONDS EAST, A DISTANCE OF 137.83 FEET; THENCE NORTH 56 DEGREES 30 MINUTES 37 SECONDS EAST, A DISTANCE OF 52.11 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE ALONG SAID CURVE IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 122.6 FEET (THE CHORD OF SAID CURVE BEARS NORTH 77 DEGREES 35 MINUTES EAST, A DISTANCE OF 121.84 FEET); THENCE SOUTH 22 DEGREES 57 MINUTES 07 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE ALONG SAID CURVE IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 133.5 FEET (THE CHORD OF SAID CURVE BEARS NORTH 56 DEGREES 35 MINUTES EAST, A DISTANCE OF 132.78 FEET); THENCE NORTH 35 DEGREES 51 MINUTES 44 SECONDS EAST, A DISTANCE OF 88.3 FEET; THENCE NORTH 30 DEGREES 11 MINUTES 11 SECONDS EAST, A DISTANCE OF 23.79 FEET; THENCE LEAVING SAID HIGHWAY RIGHT-OF-WAY LINE, SOUTH 64 DEGREES 32 MINUTES WEST, A DISTANCE OF 104.26 FEET; THENCE NORTH 82 DEGREES 11 WEST, A DISTANCE OF 139.6 FEET; THENCE NORTH 61 DEGREES 07 MINUTES WEST, A DISTANCE OF 113.9 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM THOSE PARCELS CONVEYED IN INSTRUMENTS RECORDED AUGUST 9, 1990 UNDER RECEPTION NO. 90068292 AND MARCH 25, 2009 UNDER RECEPTION NO. 2009026036,

COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL B:

NON EXCLUSIVE RIGHT TO USE ALL PARKING FACILITIES, AS MORE SPECIFICALLY DESCRIBED IN RECIPROCAL PARKING EASEMENT RECORDED JANUARY 11, 1990 UNDER RECEPTION NO. 90003806, COUNTY OF JEFFERSON, STATE OF COLORADO.
(SEE GRAPHIC DETAIL SHEET 2, NO LOCATIONS PERFORMED THIS SURVEY)

ACCEPTANCE CERTIFICATE:

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

_____ _____ _____
CLERK CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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 _____ 20_____.

_____
JEFFERSON COUNTY CLERK AND RECORDER

BY: _____
DEPUTY CLERK

SHEET INDEX:

1 - COVER SHEET
2 - FINAL PLAT

SITE SPECIFIC 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 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.

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. THE PURPOSE OF THIS FINAL PLAT OF RUIKKA SUBDIVISION IS TO PROVIDE LEGAL SUBDIVISION OF PARCEL B INTO LOTS 1 AND 2, ALONG WITH TRACT A AND RIGHT-OF-WAY DEDICATION FOR FIREWEED DRIVE. TRACT A TO BE CONVEYED TO EVERGREEN CHORALE INC.

4. ALL GENERAL NOTES, DEDICATIONS, AND PLAT RESTRICTIONS, ARE SHOWN ON THIS FINAL PLAT.

5. BASIS OF BEARINGS: S84°54'49"E, 137.76' BETWEEN 2 EXISTING CONCRETE RIGHT OF WAY MONUMENTS AT THE MOST SOUTHERLY EXTREMITY OF THE ABUTTING COLORADO STATE HIGHWAY 74.

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

7. PROPERTY ADDRESS IS 27618 - 27620 FIREWEED DR. EVERGREEN CO.

8. NO DIRECT ACCESS BETWEEN LOTS SHALL BE ALLOWED FROM COLORADO STATE HIGHWAY 74.

9. PER INSET A, TRACT A SHALL BE PLATTED FOR THE USE OF OVERFLOW PARKING FOR PARCEL A. ALSO PER INSET A, THIS PLAT SHALL DEDICATE RIGHT OF WAY TO JEFFERSON COUNTY FOR "FIREWEED DR."

DEDICATION STATEMENT:

KNOW ALL MEN BY THESE PRESENTS: WE, THE UNDERSIGNED, BEING THE OWNER AND THE HOLDER OF DEED OF TRUST 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 RUIKKA SUBDIVISION , AND DOES, BY THESE PRESENTS, OF OUR OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, GRANT, DEDICATE AND CONVEY TO THE COUNTY OF JEFFERSON 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 THE 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.

REVIEW CERTIFICATE:

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

_____ _____
PUBLIC HEALTH

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

_____
CHAIRMAN

TITLE COMPANY CERTIFICATE:

I, _____, AS AUTHORIZED AGENT OF THE UNDERSIGNED TITLE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF LANDS HEREIN DEDICATED AND SHOWN ON THIS PLAT; AND THE TITLE OF SUCH LANDS IS IN THE DEDICATOR(S), FREE AND CLEAR OF ALL LIENS AND ENCUMBERANCES, EXCEPT AS SHOWN IN THE TITLE COMMITMENT NO. ADJ70368198-2, ISSUED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 18TH, 2013.

_____ AS
AUTHORIZED AGENT OF LAND TITLE GUARANTEE COMPANY

SURVEYOR'S CERTIFICATION:

I, KARL FRANKLIN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF RUIKKA SUBDIVISION WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE _____ DAY OF _____, 20___, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR K. FRANKLIN
DRAFT
PROFESSIONAL LAND SURVEYOR

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR: #37969
DATE: _____

EVstudio
civil engineering
Evergreen | Denver | Copperas Cove
1117 Cherokee St. Ste 306 | Denver | CO | 80204
p: 303.670.7242 | e: civil@evstudio.com
w: evstudio.com | blog: evstudio.info

Sheet: 1 of 2	Job No: 13-73	Date: 06.21.13
Revisions: 8-5-13 - Addressed Cursory comments		

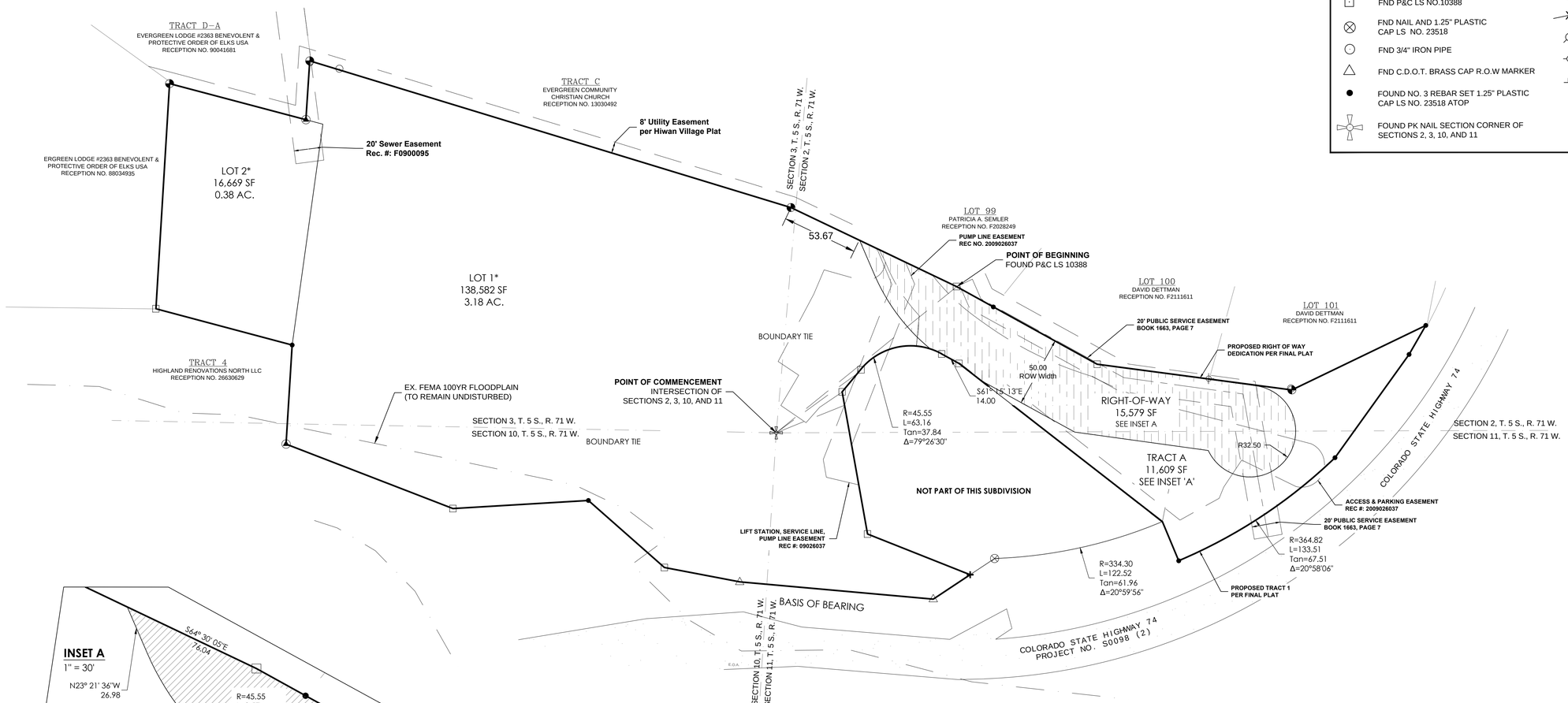
Case Number: 13-110609PF
Map Number: 176

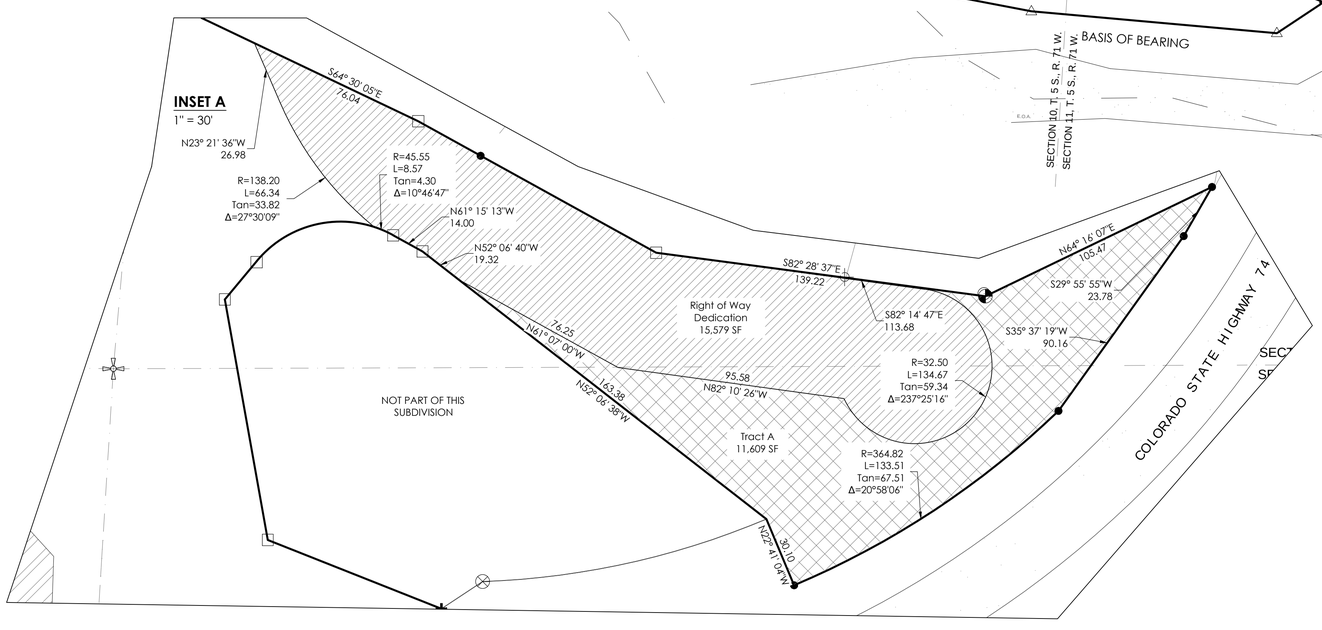
RUIKKA SUBDIVISION

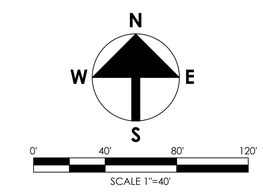
LOCATED IN SECTIONS 2, 3, 10, AND 11, TOWNSHIP 5 SOUTH, RANGE 71 WEST OF THE 6TH P.M.
COUNTY OF JEFFERSON, STATE OF COLORADO

LEGEND

- FND NO. 5 REBAR WITH A 1.25" PLASTIC CAP LS NO. 23518 ATOP
- FND WIRED SPIKE REPLACED WITH NO. 5 REBAR WITH A 1.25" PLASTIC CAP LS NO. 23518 ATOP
- FND CHISELED "X" IN WALK
- FND P&C LS NO.10388
- FND NAIL AND 1.25" PLASTIC CAP LS NO. 23518
- FND 3/4" IRON PIPE
- FND C.D.O.T. BRASS CAP R.O.W MARKER
- FOUND NO. 3 REBAR SET 1.25" PLASTIC CAP LS NO. 23518 ATOP
- FOUND PK NAIL SECTION CORNER OF SECTIONS 2, 3, 10, AND 11
- FND WIRED SPIKE
- WATER MANHOLE (WMH)
- LIGHT POLE
- WATER VALVE (WV)
- SANITARY MANHOLE (SMH)
- FENCE (AS NOTED)
- FIRE HYDRANT (FH)
- UTILITY POLE
- SIGN







* - Indicates those lots in which final grading may influence drainage patterns. Prior to the issuance of a building permit on such marked lots, a site grading plan consistent with the intent of the overlot grading plan must be submitted to and approved by the Planning and Zoning Division. In addition, no building permits shall be issued for starred lots until such time as it has been determined that the structure is in compliance with the restrictions within the approved construction plans. In addition, any drainage easements that are determined to be needed for the Porous Landscape Design on any lot will be submitted in conjunction with the building permit application for that lot

EVstudio civil engineering
Evergreen | Denver | Copperas Cove
1117 Cherokee St. Ste 306 | Denver | CO | 80204
p: 303.670.7242 | e: civil@evstudio.com
w: evstudio.com | blog: evstudio.info

Sheet: 2 of 2	Job No: 13-73	Date: 06.21.13
Revisions: 8-5-13 - Addressed Cursory comments		