



**TITLE NOTES**

- THE SUBJECT PROPERTY LIES WITHIN OR PARTIALLY WITHIN THE LEGAL DESCRIPTION OR EXHIBITS FOUND IN THE FOLLOWING RECORDED INSTRUMENTS AND IN ACCORDANCE WITH THE TITLE COMMITMENT MAY THEREFORE BE SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED THEREIN. (LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABB70169736.)
- \* ITEMS PLOTTED HEREON TO THE EXTENT THAT SUCH MATTERS MAY BE PLOTTED.
  - \* 10. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED MAY 18, 1960 IN BOOK 1274 AT PAGE 76.
  - \* 11. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED JULY 07, 1960 IN BOOK 1285 AT PAGE 416.
  - \* 12. AN EASEMENT FOR UNDERGROUND COMMUNICATION LINE(S) AND INCIDENTAL PURPOSES GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY THE INSTRUMENT RECORDED JULY 9, 1984 AT RECEPTION NO. 84063951
  - \* 13. ANY/ALL EFFECTS OF LETTER RECORDED MAY 28, 1992 AT RECEPTION NO. 92062443. (BOUNDARY OF PARCEL)
  - \* 14. THE EFFECT OF GOLDEN DEVELOPMENT SITE PLANNED UNIT DEVELOPMENT RECORDED MARCH 23, 1989 AT RECEPTION NO. 89024547 MODIFIED BY AFFIDAVIT OF MODIFICATION RECORDED AUGUST 7, 1991 AT RECEPTION NO. 91071523.
  - \* 15. TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENT AND RIGHT OF WAY RECORDED JUNE 18, 1981 AT RECEPTION NO. 81043562.
  - \* 16. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF GOLDEN DEVELOPMENT SITE SUBDIVISION RECORDED SEPTEMBER 23, 1988 UNDER RECEPTION NO. 88093385.
  - \* 17. RESERVATIONS CONTAINED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 23, 1999 UNDER RECEPTION NO. F0995654.
  - \* 18. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITIES AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JULY 06, 2006, UNDER RECEPTION NO. 2006081723.

**PARCEL DESCRIPTION**

A PORTION OF LOT 1, BLOCK 1, GOLDEN DEVELOPMENT SITE SUBDIVISION, AS RECORDED IN THE RECORDS OF JEFFERSON COUNTY, COLORADO IN BOOK 98 AT PAGE 47, RECEPTION NO. 88093385, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N 89°58'30" E ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 419.55 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1, THE FOLLOWING TWO (2) COURSES: 1) N 01°03'30" E, 391.39 FEET; 2) THENCE N 00°04'14" E, 172.68 FEET, MORE OR LESS, TO A POINT FROM WHICH THE NORTHEAST CORNER OF SAID LOT 1 BEARS N 00°04'14" E, 552.06 FEET; THENCE N 89°39'15" W, BEING PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 557.34 FEET; THENCE S 63°38'50" W (RADIAL LINE), 169.22 FEET TO THE WEST LINE OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG SAID WEST LINE, THE FOLLOWING TWO (2) COURSES: 1) SOUTHEASTERLY ALONG A CURVE TO THE LEFT, THE TANGENT OF WHICH BEARS S 26°21'10" E, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 21°40'03" FOR A DISTANCE OF 170.18 FEET TO A POINT OF REVERSE CURVE; 2) THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 42°40'45" FOR A DISTANCE OF 409.69 FEET TO THE POINT OF BEGINNING. COUNTY OF JEFFERSON, STATE OF COLORADO.

**SURVEYOR'S CERTIFICATION**

TO: JEFFERSON OFFICE PARK, LLLP, FIRSTIER BANK, AND LAND TITLE GUARANTEE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005, AND INCLUDES ITEMS 1-4, 6, 7(a)(1-c), 8-11(a), 13, AND 16-18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

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.

NOTICE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BELL SURVEYING COMPANY TO DETERMINE THE EASEMENTS OF RECORD WITH THAT OF ADJACENT TRACTS, OWNERSHIP OR RECORDS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY OR TITLE OF RECORD, BELL SURVEYING COMPANY RELIED UPON TITLE COMMITMENT NO. ABB70169736 PREPARED BY LAND TITLE GUARANTEE COMPANY.

CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED PROFESSIONAL SURVEYOR IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

COPIES OF THIS DOCUMENT MAY BE MADE AND DISTRIBUTED TO OTHER PARTIES FOR REFERENCE PURPOSES AND REVIEW, HOWEVER, ONLY PRINTS OF THIS SURVEY BEARING ORIGINAL SIGNATURE AND WET SEAL BY THE SURVEYOR NAMED HEREON SHALL BE CONSIDERED VALID CERTIFIED DOCUMENTS.

*Dean O. Danielson*  
 DEAN O. DANIELSON, PLS  
 LICENSED PROFESSIONAL SURVEYOR  
 1/23/07  
 18828

**ALTA/ACSM LAND TITLE SURVEY**

ORDERED BY: JEFFERSON OFFICE PARK, LLLP  
 12 WARD COURT  
 LAKEWOOD, CO. 80225

REVISION: DD  
 DRAWN: DD

SCALE: 1" = 40'  
 DATE: 01/23/2007  
 DRAWING NO.: 0701-106

**BELL SURVEYING COMPANY**  
 500 KALAMATH STREET  
 DENVER, COLORADO 80204  
 303-629-0165 FAX 623-7709

**GENERAL NOTES:**

1. THE TOTAL AREA OF THE SUBJECT PARCEL IS 309,360 SQUARE FEET OR 7.1019 ACRES MORE OR LESS.
2. SURFACE UTILITY APPURTENANCES HAVE BEEN LOCATED USING THE STANDARD OF CARE PREVAILING AMONG PROFESSIONAL LAND SURVEYORS PRACTICING IN THE DENVER METROPOLITAN AREA; NO OTHER REPRESENTATIONS ARE MADE OR IMPLIED. BEFORE COMMENCING ANY EXCAVATION THE UTILITIES SHOULD BE FIELD LOCATED BY CALLING UTILITY LOCATES AT 1-800-922-1987.
3. THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS "ZONE X", IN WITH F.E.M.A. COMMUNITY PANEL NUMBER 008059C0277E, PANEL 277 OF 675, EFFECTIVE DATE JUNE 17, 2003.  
 ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
4. THE BASIS OF BEARINGS OF SUBJECT PARCEL IS THE WEST LINE OF THE NW1/4 OF SECTION 2 BEARING N 00°00'01" W, (ASSUMED) WITH ALL BEARINGS SHOWN RELATIVE THERETO AS SHOWN ON PLAT OF GOLDEN DEVELOPMENT SITE SUBDIVISION, MONUMENTED WITH NO. 6 REBAR AND 3-1/4" CAP, PLS 23516 AT W1/4 CORNER & 2-1/2" BRASS TABLET, PLS 16099 SET IN 8" CONCRETE MONUMENT AT NW CORNER OF SECTION 2.
5. ADEQUATE INGRESS AND EGRESS TO AND FROM THE SUBJECT PROPERTY IS PROVIDED FROM JOHNSON ROAD, THE SAME BEING A PAVED, DEDICATED RIGHT OF WAY MAINTAINED BY THE CITY OF GOLDEN.

6. SUBJECT PARCEL ZONED PUD. ANY SITE IMPROVEMENTS MUST CONFORM WITH ALL MATTERS SHOWN ON GOLDEN DEVELOPMENT SITE FINAL DEVELOPMENT PLAN RECORDED MARCH 23, 1989 AT RECEPTION NO. 89024547, MODIFIED BY AFFIDAVIT OF MODIFICATION RECORDED AUGUST 7, 1991 AT RECEPTION NO. 91071523, CONFORM WITH RULES, REGULATIONS, AND CRITERIA OF CURRENT CITY OF GOLDEN CODE AND BE APPROVED BY THE CITY OF GOLDEN DEPARTMENT OF ZONING ADMINISTRATION. FRONT SETBACK: THIRTY (30) FEET; REAR SETBACK (20) FEET; SIDE SETBACK (10) FEET; HEIGHT LIMITATION ELEVATION 5,952 FEET. (REQUIREMENTS MAY BE OUTDATED)
7. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
8. NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHTS OF WAY LINES, EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN.
9. NO OBSERVABLE EVIDENCE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

**SYMBOL LEGEND**

● FOUND NO. 5 REBAR & CAP PLS 7361	⊙ SANITARY MANHOLE
⊙ FOUND NAIL & DISK PLS 7361	⊙ LIGHT POLE / UTILITY POLE
⊙ WATER VALVE	— O/H E — OVERHEAD ELECTRIC
⊙ FIRE HYDRANT	⊙ STORM MANHOLE
⊙ CONCRETE	⊙ GAS VALVE

**GRAPHIC SCALE**  
 ( IN FEET )  
 1 inch = 40 ft.