

A RESUBDIVISION OF LOTS 4, 5, 6, 7, AND 19 OF THE WESTMOORLAND SUBDIVISION PLAT AND LOT 8A OF RE-SUBDIVISION OF WESTMOORLAND PLAT CORRECTION NUMBER 2 BEING IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS THAT TTL MANAGEMENT, INC., AN ARIZONA CORPORATION, AS THE OWNER, OF THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF SAID PLOT 4;
 THENCE SOUTH 00°29'37" EAST ALONG THE EAST LINE OF SAID PLOT 4, A DISTANCE OF 310.01 FEET TO THE SOUTHEAST CORNER OF SAID PLOT 4;
 THENCE SOUTH 89°59'11" WEST ALONG THE SOUTH LINES OF SAID PLOTS 4 AND 5, A DISTANCE OF 220.78 FEET TO THE NORTHEAST CORNER OF SAID PLOT 19;
 THENCE SOUTH 00°33'42" EAST ALONG THE EAST LINE OF SAID PLOT 19, A DISTANCE OF 150.01 FEET TO THE SOUTHEAST CORNER OF THE NORTH 150 FEET OF SAID PLOT 19;
 THENCE SOUTH 89°59'11" WEST ALONG THE SOUTH LINE OF THE NORTH 150 FEET OF SAID PLOT 19, THE SOUTH LINE OF SAID PLOT 7, AND THE SOUTH LINE OF SAID LOT 8A, A DISTANCE OF 410.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8A;
 THENCE ALONG THE PERIMETER OF SAID LOT 8A THE FOLLOWING THREE (3) COURSES:
 1) NORTH 00°32'42" WEST, A DISTANCE OF 160.00 FEET;
 2) NORTH 89°59'27" EAST, A DISTANCE OF 100.00 FEET;
 3) NORTH 00°32'42" WEST, A DISTANCE OF 300.03 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST 56TH/ AVENUE;
 THENCE NORTH 89°59'11" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 224.66 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2015000102887;
 THENCE SOUTH 00°32'42" EAST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 160.01 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL
 THENCE NORTH 89°59'12" EAST ALONG THE SOUTH LINE OF SAID PARCEL AND ALONG THE SOUTH LINE OF A PARCEL DESCRIBED AT RECEPTION NO. 2012000092509, A DISTANCE OF 140.99 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2012000092509;
 THENCE NORTH 00°33'42" WEST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 160.01 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST 56TH/ AVENUE;
 THENCE NORTH 89°59'11" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 165.80 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 204,691 SQUARE FEET OR 4.70 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF BERKELEY VILLAS SUBDIVISION PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY TRACT A AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

EXECUTED THIS _____ DAY OF _____, 2022

TTLIC MANAGEMENT, INC., AN ARIZONA CORPORATION

BY: SCOTT A. MENARD AS: EXECUTIVE VICE PRESIDENT DATE: _____

ACKNOWLEDGMENT:

STATE OF _____)
)SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ AD 20____,
BY SCOTT A. MENARD AS EXECUTIVE VICE PRESIDENT FOR TTL MANAGEMENT, INC., AN ARIZONA CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES:

NOTARY PUBLIC

ADDRESS

DEVELOPER

THE TRUE LIFE COMPANIES
1250 17TH STREET, SUITE 350
DENVER, CO 80202
720-330-9211

CIVIL ENGINEER

HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
303-623-6300

SHEET 1 OF 5



VICINITY MAP

SCALE: 1" = 1000'

NOTES AND RESTRICTIONS:

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS, DRIVES AND ALLEYS.
2. ALL PRIVATE ROADS, ALLEYS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES. WHEN REQUIRED, ALL FIRE LANES SHALL BE POSTED "NO PARKING-FIRE LANE". ALL FIRE LANES SHALL BE INCLUDED INTO THE ADAMS COUNTY PROGRAM FOR ENFORCEMENT OF PRIVATE PROPERTY PARKING.
3. ALL INTERNAL ROADS AND DRAINAGE FACILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FINAL PUD, STREET CONSTRUCTION PLANS, PAVEMENT DESIGN, GRADING & EROSION CONTROL PLAN, AND A FINAL DRAINAGE PLAN SUBMITTED TO AND APPROVED BY ADAMS COUNTY. PRIOR TO ISSUANCE OF BUILDING PERMITS FOR HOMES WITHIN THE SUBDIVISION, ALL COUNTY IMPROVEMENTS REQUIRED IN ACCORDANCE WITH APPROVED PLANS BY ADAMS COUNTY, SHALL HAVE RECEIVED PRELIMINARY ACCEPTANCE OF CONSTRUCTION BY THE DEPARTMENT OF PUBLIC WORKS.
4. NOTICE IS GIVEN THAT THIS SUBDIVISION WILL BE SUBJECT TO RECORDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. ADAMS COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THESE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS THAT SHALL BE FILED AGAINST THIS SUBDIVISION PLAT.
5. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.
6. MAINTENANCE OF ALL PROPOSED PRIVATE DRAINAGE IMPROVEMENTS IS A CONTINUING OBLIGATION OF THE LAND OWNER, ITS SUCCESSORS, AND ASSIGNS, TO ENSURE THE STORM SEWER FACILITIES FUNCTION AS DESIGNED AND CONTINUE SERVING THE INTENDED FUNCTIONS IN PERPETUITY.
7. THE SURVEYED PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 08001C0592H, DATED MARCH 5, 2007. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
8. BASIS OF BEARING: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 17 BEARS NORTH 89°59'11 EAST. THE NORTH QUARTER CORNER IS MONUMENTED BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED: "RUSSELL PLS 23519 1989". THE NORTHEAST CORNER IS MONUMENTED BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED: "FLATIRON 1996 LS 16406".

TRACT SUMMARY TABLE					
TRACT	PURPOSE/DESCRIPTION	TO BE OWNED	TO BE MAINTAINED	AREA (ACRE)	PAGE
A	DRAINAGE	HOA	HOA	0.12	3
B	ROADWAY, LANDSCAPE, UTILITY, & ALLEYS	HOA	HOA	1.62	3,4,5
C	LANDSCAPE	HOA	HOA	0.30	3,5
D	LANDSCAPE	HOA	HOA	0.06	5
E	LANDSCAPE	HOA	HOA	0.13	3,4
F	LANDSCAPE	HOA	HOA	0.28	4,5

PUBLIC ACCESS ACROSS RIGHT-OF-WAY LINES, INCLUDING 56TH AVENUE, IS RESTRICTED.

THE MATHEMATICAL CLOSURE ERROR OF THE DIMENSIONS OF THE SURVEYED PROPERTY IS LESS THAN 1:50,000 (SECOND ORDER).

SURVEYOR'S CERTIFICATION:

I, AARON MURPHY, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR TTLCDENVER - BERKELEY VILLAS SUBDIVISION PLAT WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY.

AARON MURPHY, PLS 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH

BOARD OF COUNTY COMMISSIONERS' APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS DAY OF A.D. 202

CHAIR

ADAMS COUNTY ATTORNEY:

APPROVED AS TO FORM

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____ AM/PM, ON THE _____ DAY OF _____ A.D.

COUNTY CLERK AND RECORDER:

BY DEPUTY :

BERKELEY VILLAS SUBDIVISION PLAT

Case Number
PLT2022-00026

A RESUBDIVISION OF LOTS 4, 5, 6, 7, AND 19 OF THE WESTMOORLAND SUBDIVISION PLAT AND LOT 8A OF RE-SUBDIVISION OF WESTMOORLAND PLAT CORRECTION NUMBER 2 BEING IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH,

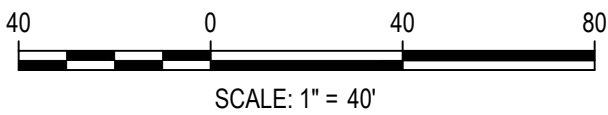
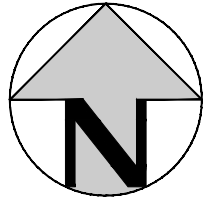
NOTE:

- 1. ALL LOT LINES INTERNAL TO SITE TO BE VACATED BY THIS PLAT.

RANGE 68 WEST OF THE 6TH PRINCIPAL MERDIAN
COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT

SHEET 2 OF 5

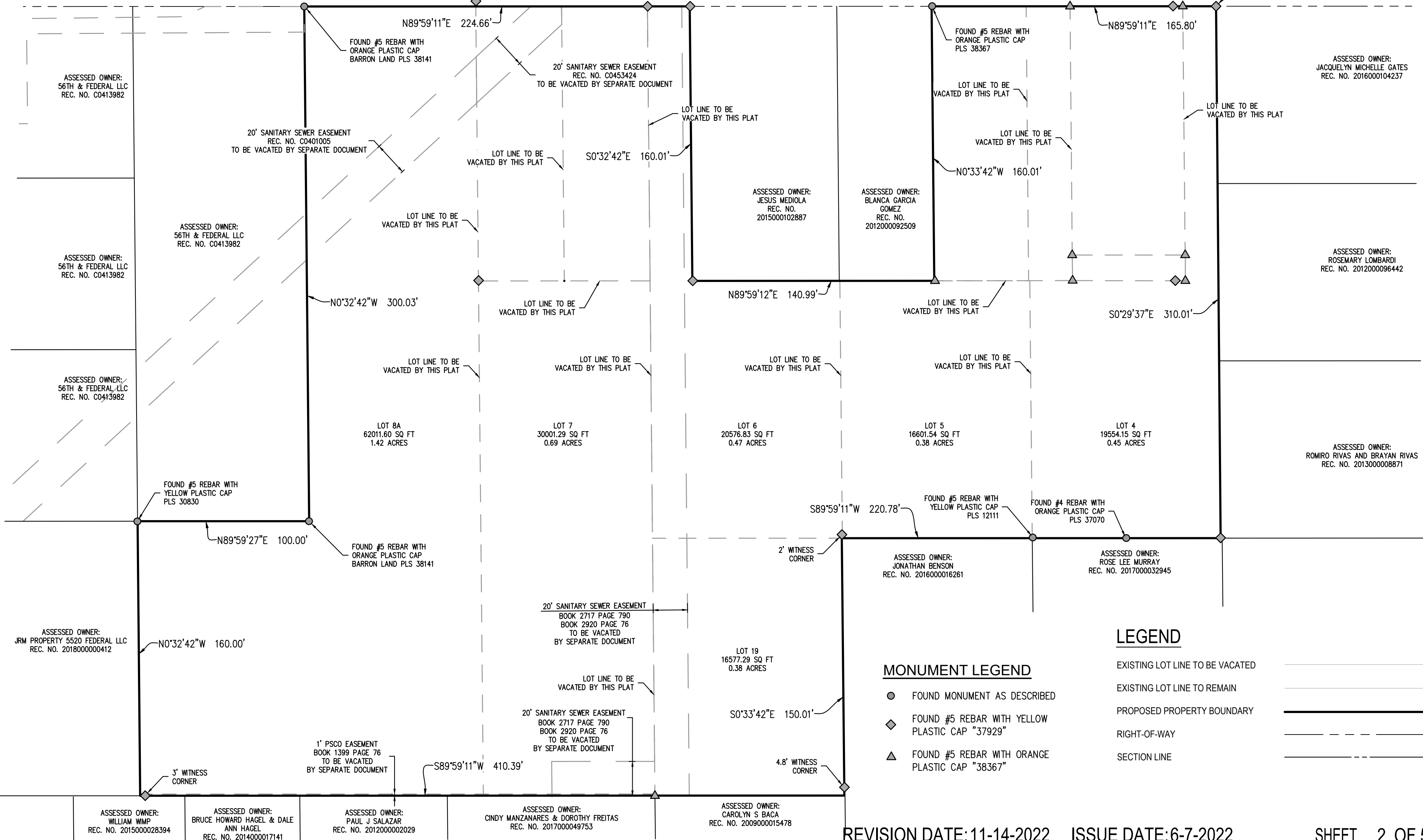


NORTHEAST COR. SEC. 17
FOUND 3.5" ALUM. CAP IN RANGE BOX
"FLATIRON'S 1996 LS 16406"

W. 56TH AVENUE
40' R.O.W.

BASIS OF BEARINGS N89°59'11"E 2654.47'

POINT OF BEGINNING



LEGEND

EXISTING LOT LINE TO BE VACATED	
EXISTING LOT LINE TO REMAIN	
PROPOSED PROPERTY BOUNDARY	
RIGHT-OF-WAY	
SECTION LINE	

MONUMENT LEGEND

- FOUND MONUMENT AS DESCRIBED
- ◆ FOUND #5 REBAR WITH YELLOW PLASTIC CAP "37929"
- ▲ FOUND #5 REBAR WITH ORANGE PLASTIC CAP "38367"

REVISION DATE: 11-14-2022 ISSUE DATE: 6-7-2022

SHEET 2 OF 5

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Filepath: K:\2008\01\SURVEY\PLAT BNDY SHEET.DWG Layout: BOUNDARY DETAIL
Plotted: 11/14/2022 10:57:19 AM By: John Stebbins

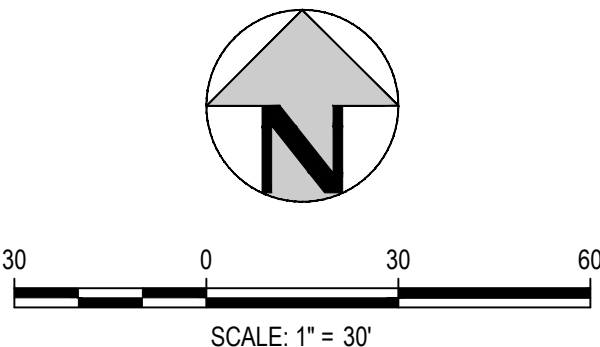
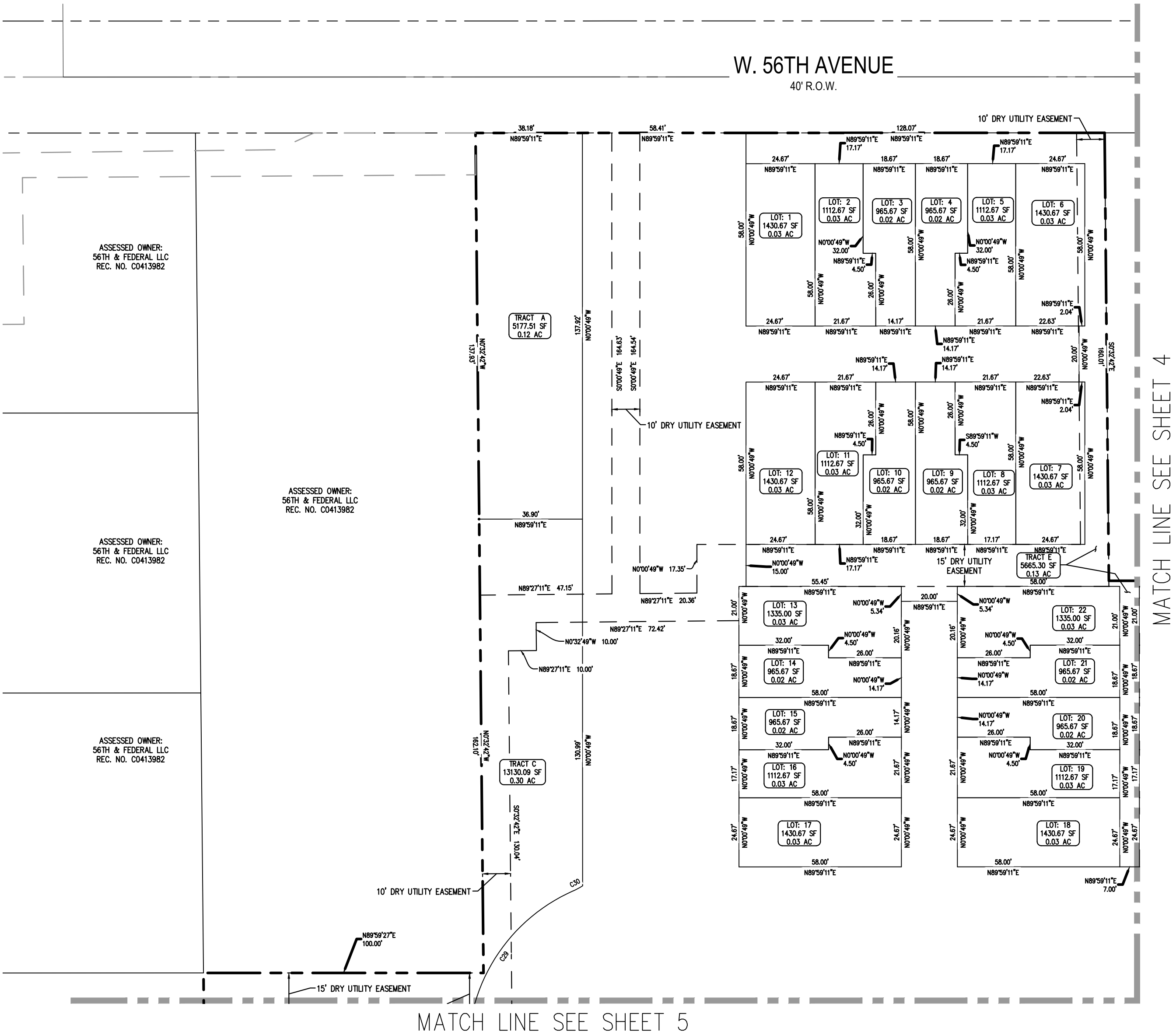
PROJECT #: 200810

BERKELEY VILLAS SUBDIVISION PLAT

Case Number
PLT2022-00026

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COUNTY OF ADAMS, STATE OF COLORADO
FINAL PLAT

SHEET 3 OF 5



BERKELEY VILLAS SUBDIVISION PLAT

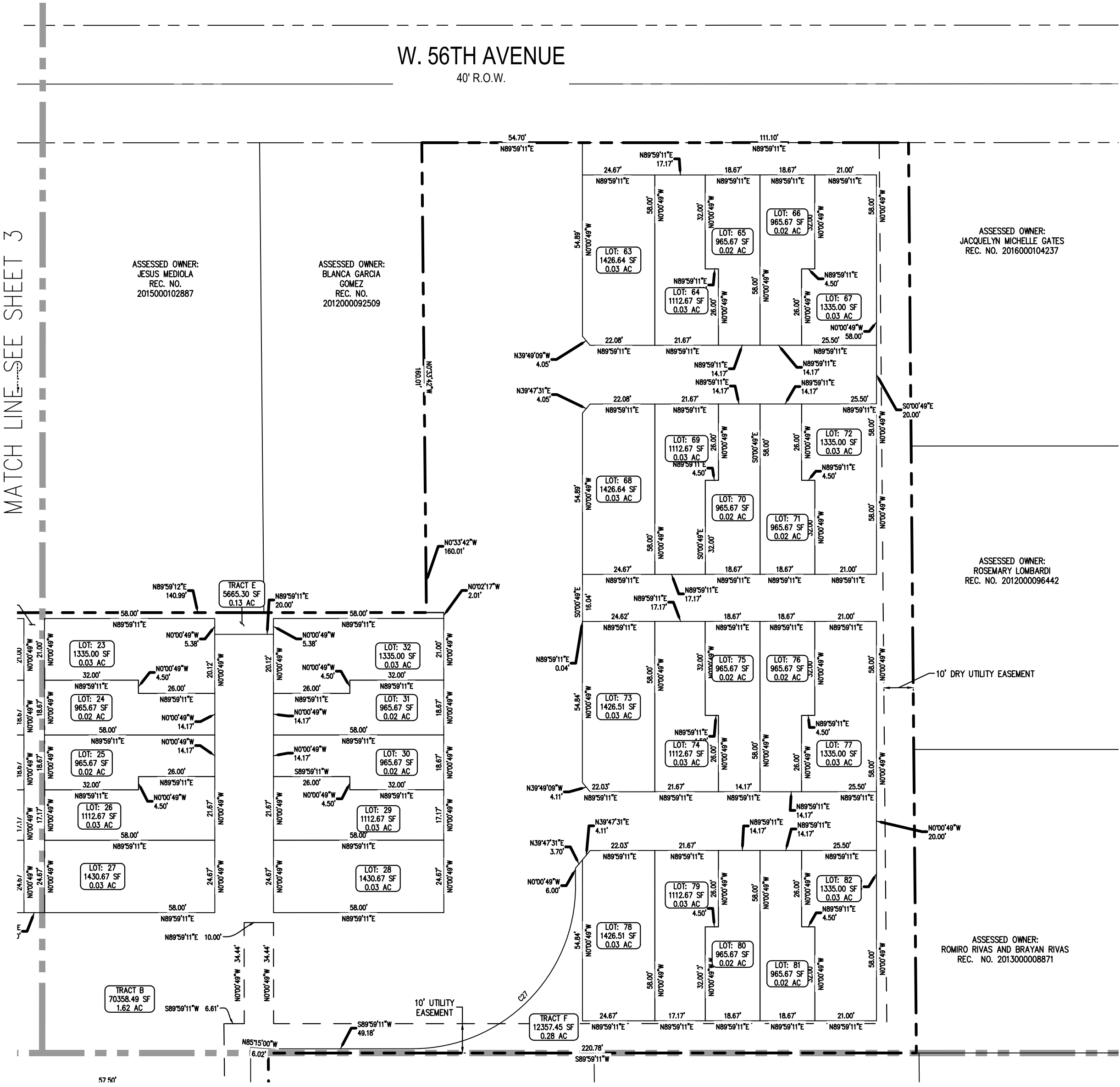
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COUNTY OF ADAMS, STATE OF COLORADO

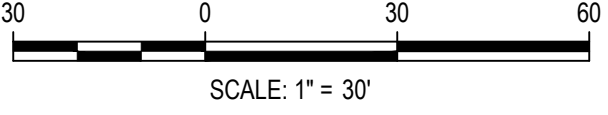
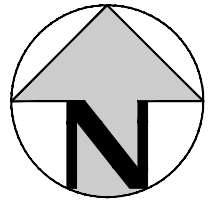
FINAL PLAT

SHEET 4 OF 5



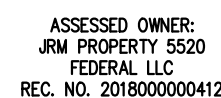
LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- SECTION LINE
- EASEMENT



SHEET 5 OF 5

MATCH LINE SEE SHEET 4



ASSESSED OWNER:
JONATHAN BENSON
REC. NO. 2016000016261

ASSESSED OWNER:
WILLIAM WIMP
REC. NO. 2015000028394

ASSESSED OWNER:
BRUCE HOWARD HAGEL & DALE ANN HAGEL
REC. NO. 2014000017141

ASSESSED OWNER:
PAUL J SALAZAR
REC. NO. 2012000002029

ASSESSED OWNER:
CINDY MANZANARES & DOROTHY FREITAS
REC NO. 2017000049753

ASSESSSED OWNER:
CAROLYN S BACA
REC. NO. 2009000015478

LEGEND:

PROPERTY BOUNDARY

RIGHT-OF-WAY

LOT LINE

SECTION LINE

EASEMENT

