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RESOLUTION NO. 1806

A RESOLUTION OF THE GOLDEN CITY COUNCIL
APPROVING THE GOLDEN BUSINESS CENTER SUBDIVISION
FINAL PLAT

1-2

1100
JCY

WHEREAS, Bates Development LLC and Singer Investments Properties LLC (subdivider) has submitted a proposed final subdivision plat for property within the City of Golden, State of Colorado, entitled Golden Business Center Subdivision; and

WHEREAS, the City of Golden Planning Commission conducted a public hearing on Case No. PC07-19, the preliminary subdivision plat for Golden Business Center Subdivision on April 4, 2007 and recommended to the City Council that the preliminary plat be approved. City Council approved the preliminary plat on October 11, 2007; and

WHEREAS, by Ordinance 1763, adopted by City Council on January 25, 2007, Council agreed to convey certain real property to the Subdivider for private access improvements serving the subdivision final plat, which conveyance is a part of this subdivision final plat; and

Res. 1805

WHEREAS, on October 11, 2007, the Golden City Council conducted a public hearing upon the proposed final subdivision plat entitled Golden Business Center Subdivision.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO:

Section 1. The final subdivision plat for Golden Business Center Subdivision is hereby approved subject to the following conditions:

- a. The subdivider shall pay a cash fee in lieu of providing park land dedication of \$61,250 prior to recording the final plat. The requirement is in accordance with the city subdivision ordinance and annexation agreement.
- b. The subdivider shall pay a cash fee in lieu of providing water rights prior to recording the final plat in accordance with city subdivision ordinance and annexation agreement.
- c. The subdivider shall pay applicable fees incurred as a result of the application approval, including, but not limited to recording fees.
- d. The subdivider shall submit, within ninety (90) days of the date of this approval, all documents required by the Golden Municipal Code for finalization of the subdivision plat.

Section 2. The dedication of all easements, and all other places designated for public use as shown upon the final plat of the Golden Business Center Subdivision is hereby accepted by the City of Golden, subject however, to the condition that the city shall not undertake maintenance of any easement or other place designated for public use until after construction of said public improvement has been satisfactorily completed by the land owner and accepted in writing by the City of Golden.

Section 3. The Mayor and City Clerk are hereby authorized and directed to certify upon the final subdivision plat, the city's approval and acceptance thereof. The City Clerk is hereby authorized and directed to file the subdivision plat with the Jefferson County Clerk and Recorder's office upon fulfillment of all conditions as indicated herein.



R \$11.00
D \$0.00
RES

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Jefferson County, Colorado



Section 4. Unless otherwise extended by City Council, the approval of the Golden Business Center Subdivision shall be null and void if the conditions are not complied with within ninety (90) days of the date of this resolution.

Adopted this 11th day of October, 2007.

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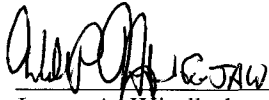


Charles J. Baroch
Mayor

Susan M. Brooks, MMC
City Clerk

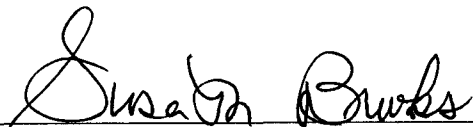
APPROVED AS TO FORM:



James A. Windholz
City Attorney

I, Susan M. Brooks, City Clerk of the City of Golden, Colorado, do hereby certify that the foregoing is a true copy of a certain Resolution adopted by the City Council of the City of Golden, Colorado at a rescheduled regular meeting thereof held on the 11th day of October, A.D., 2007.



ATTEST: 

Susan M. Brooks, City Clerk of the City of
Golden, Colorado

Return to:
Dixie Creek
911 10th St.
Golden, CO 80401

2012

15

Return to:



City Clerk

911 10th St.

Golden CO

80401

Legal Description

A PARCEL OF LAND 1654 SQUARE METERS (0.4087 ACRES), MORE OR LESS, BEING A PORTION OF LOT 1, CORPORATE CENTER BUSINESS PARK REPLAT NO.2, A SUBDIVISION RECORDED IN PLAT BOOK 128 AT PAGE 41 IN THE RECORDS OF JEFFERSON COUNTY; LOCATED IN SECTION 11, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 1, 9.613 METERS (31.54 FEET) WESTERLY FROM THE SOUTHEAST CORNER OF SAID LOT 1, FROM WHENCE THE NORTHWEST CORNER OF SAID SECTION 11 BEARS N 30° 19' 29" W, 931.693 METERS (3056.73 FEET);

1. THENCE N 09° 58' 33" W, DEPARTING SAID SOUTH LINE, 94.168 METERS (308.95 FEET) TO THE NORTH LINE OF SAID LOT 1;
2. THENCE N 89° 19' 26" E, ALONG THE NORTH LINE OF SAID LOT 1, 25.969 METERS (85.20 FEET) TO THE NORTHEAST CORNER OF SAID LOT 1;
3. THENCE S 00° 01' 33" W, ALONG THE EAST LINE OF SAID LOT 1, 93.053 METERS (305.29 FEET) TO THE SOUTHEAST CORNER OF SAID LOT 1;
4. THENCE N 89° 58' 55" W, ALONG THE SOUTH LINE OF SAID LOT 1, 9.613 METERS (31.54 FEET) TO THE POINT OF BEGINNING PLUS THAT TRACT OF LAND BEING A PORTION OF THE SOUTHWEST ONE QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE BOUNDARY LINE AS ESTABLISHED BY COURT DECREE RECORDED IN BOOK 1659, AT PAGE 52, IN SAID JEFFERSON COUNTY. BEING MONUMENTED AT THE WESTERLY END BY A 3 ½" ALUMINUM SURVEYOR'S CAP STAMPED "PLS 23524, #2042" AND AT THE EASTERLY END BY A 1" YELLOW PLASTIC CAP MKD MP1 LS #18472, IS ASSUMED TO BEAR N89° 58' 52"E.

ALONG WITH THAT PARCEL DESCRIBED ON THE SUBSEQUENT PAGE

SURVCON
7100 East Belleview Avenue, Suite G-12, Greenwood Village, Colorado 80111
T 303.858.0404 F 303.858.0806 www.survcon.com

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL A

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST ONE QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPLE MERIDIAN, JEFFERSON COUNTY, COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE BOUNDARY LINE AS ESTABLISHED BY COURT DECREE RECORDED IN BOOK 1659, AT PAGE 52, IN SAID JEFFERSON COUNTY. BEING MONUMENTED AT THE WESTERLY END BY A 3 1/2" ALUMINUM SURVEYOR'S CAP STAMPED "PLS 23524, #2042" AND AT THE EASTERLY END BY A 1" YELLOW PLASTIC CAP MKD MP1 LS #18472, IS ASSUMED TO BEAR N89°58'52"E.

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOT 1, CORPORATE BUSINESS PARK REPLAT NO. 2, AS RECORDED IN PLAT BOOK 128 AT PAGE 121 OF SAID JEFFERSON COUNTY WITH AFFIDAVIT OF CORRECTION RECORDED UNDER INSTRUMENT NUMBER F0207054. SAID POINT BEING AT AN ANGLE POINT ON THE EASTERLY RIGHT OF WAY OF COLORADO HIGHWAY C-470;

THENCE S15°39'52"E, ON SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 164.04 FEET;

THENCE N23°00'26"W, LEAVING SAID RIGHT OF WAY LINE, A DISTANCE OF 160.55 FEET;

THENCE N00°00'00"E, PARALLEL WITH THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 115.05 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY OF COLORADO HIGHWAY (C-470);

THENCE S09°58'55"E, ON SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 106.50 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2745 SQUARE FEET (0.063 ACRES).

EXHIBIT B ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

LEGAL DESCRIPTION STATEMENT

I, TERRY R. MAW, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF ARE TRUE AND CORRECT.

TERRY R. MAW, PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 5116
FOR AND ON BEHALF OF SURVCON INC.

DATE

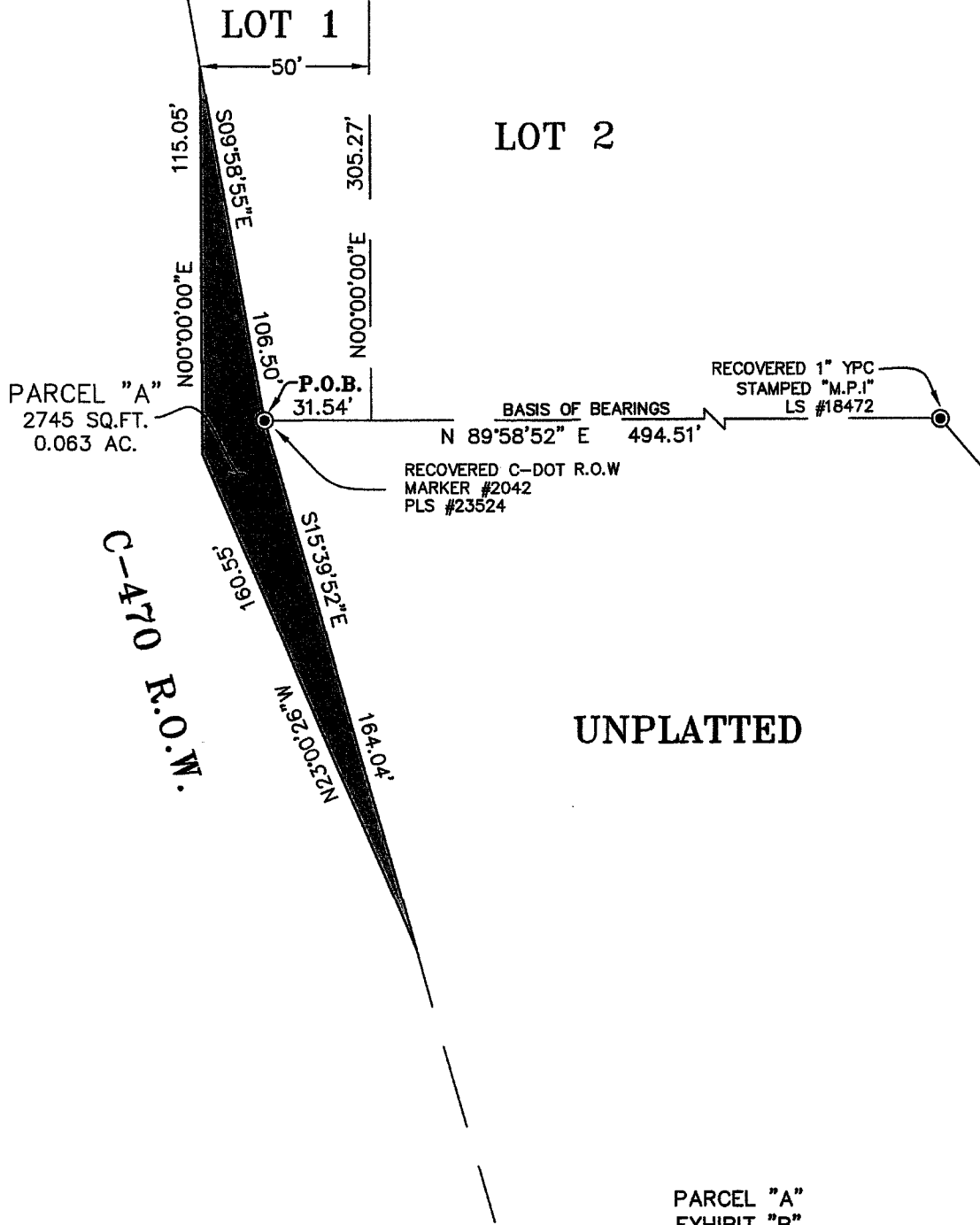


**CORPORATE CENTER
BUSINESS PARK
REPLAT NO. 2**

SCALE: 1"=40'




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UNPLATTED

PARCEL "A"
EXHIBIT "B"

 SURVCON INC. PROFESSIONAL SURVEYORS 7100 E. BELLEVIEW AVE., STE. G-12 GREENWOOD VILLAGE, CO 80111 PH. (303) 858-0404	
SCALE: 1" = 40'	JOB NO. 60021462
DATE: 01-03-2007	JK \60021462\DRAFTING\EXHIBIT A
DRAWN BY: CAL	SHEET 2 OF 2

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.