Community & Economic Development Department www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000 Brighton, CO 80601-8204 PMONE 720.523.6800 FAX 720.523.6998

Application Typ	0 °;		
Sub	nceptual Review Preliminary PUD odivision, Preliminary Final PUD odivision, Final Rezone it Correction/ Vacation Special Use	☐ Variand	onal Use
PROJECT NAME	W 53 3915, LLC		
APPLICANT			
Name(s):	Blake Feik	Phone #:	720-320-4920
Address:	3915 W 5319 AM		
City, State, Zip:	Denver, CO 80	02/2	
2nd Phone #:	303-254-6203	Email:	bdfeik econcastinet
OWNER			
Name(s):	Carol J Yocom Estate	Phone #:	817 578 6073
Address:	901 Brown Trail		
City, State, Zip:	Coppell, Texas 750	119	
2nd Phone #:		Email:	britt.feikeGMil.com
TECHNICAL RE	PRESENTATIVE (Consultant, Engin	eer, Surve	yor, Architect, etc.)
Name:		Phone #:	
Address:			
City, State, Zip:			
2nd Phone #:		Email:	

DESCRIPTION OF SITE

Address:	3915 W 53rd Ave
	AVC.
City, State, Zip:	Denver, CO 80212
Area (acres or square feet):	,40 acres
Tax Assessor	
Parcel Number	0182518107019
Exieting Zoning:	R-2
Existing Land Use:	one SFR
Proposed Land Use:	build ladditional SFR plus a duplex
Have you attend	ed a Conceptual Review? YES NO NO
lf Yes, please lis	
pertinent require Fee is non-refu	hat I am making this application as owner of the above described property or acting ority of the owner (attached authorization, if not owner). I am familiar with all ments, procedures, and fees of the County. I understand that the Application Review adable. All statements made on this form and additional application materials are of my knowledge and belief.
Name:	Britt Feik Date: 1 sept 2023
Name:	Owner's Printed Name Coul-Poul Owner's Signature
	Carol Jane Yocom passed away. Enclosed are:
	1. Death Certificate 2. Letters Testamentary confirming Britt Feik

PAGES

www.solidarch.com

11/1/23

To whom it may concern

FROM Owen Beard

FAX

1

DATE

TO

The following is a description of the plat correction of the property at 3915 West 53rd ave.

Zoning: R-2

Existing Land Area: 16,625 s.f. (.38 acre)

New lots: North lot:

CONTAINING 7,714 SQUARE FEET, 0.177 ACRES, MORE OR LESS.

South lot:

CONTAINING 8,911 SQUARE FEET, 0.205 ACRES, MORE OR LESS.

The overall intent is to split the land in such a way as to make it possible to build a duplex on the resulting new lot while maintaining the existing house. We then propose adding another residential unit on to the existing house making it a duplex as well. So that the end result is 2 duplexes on the property.

To do this we will be splitting the property 58' from the north property line and 15' from the back of existing house. This will make the resulting south lot and subsequent duplex compliant with the R-2 setbacks.

Thank you for your time.

Owen Beard SOLiD architectural design

SURVEYOR'S CERTIFICATION:

I, CURTIS M. LANDRY, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO DANNY BUSCARELLO THAT A FIELD SURVEY OF THE PARCEL DESCRIBED HEREON, AS SHOWN ON THIS PLAT, WAS MADE BY MYSELF OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE, IS BASED ON MY PROFFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF ON SEPTEMBER 28 2023, IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PARCEL AND THE SURVEY THEREOF.

CURTIS M. LANDRY, PLS 28275
FOR AND ON BEHALF OF CJ SURVEYING, L.L.C

FILING CERTIFICATION:

PROPERTY DESCRIPTION:

ZONE LO

LOTS 28, 29 AND THE NORTH 8.0 FEET OF LOT 27, BLOCK 13, BERKELEY GARDENS SUBDIVISION, AS RECORDED IN ADAMS COUNTY RECORD BOOK 3, PAGE 104 ON 09/09/1938, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO.

BEGINNING AT THE NORTHEAST CORNER OF LOT 29, BLOCK 13, WHENCE THE NORTHWEST CORNER OF SAID LOT 29 BEARS S 89°23'42" W A DISTANCE OF 133.00', SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE S 00°48'33" E A DISTANCE OF 58.00';

THENCE S 00'48 33 E A DISTANCE OF 58.00; THENCE S 89°23'42" W A DISTANCE OF 133.00';

THENCE S 89°23 42 W A DISTANCE OF 133.00; THENCE N 00°48'33" W A DISTANCE OF 58.00';

THENCE N 89°23'42" E A DISTANCE OF 133.00' TO THE POINT OF BEGINNING.

CONTAINING 7,714 SQUARE FEET, 0.177 ACRES, MORE OR LESS.

ZONE LOT 2

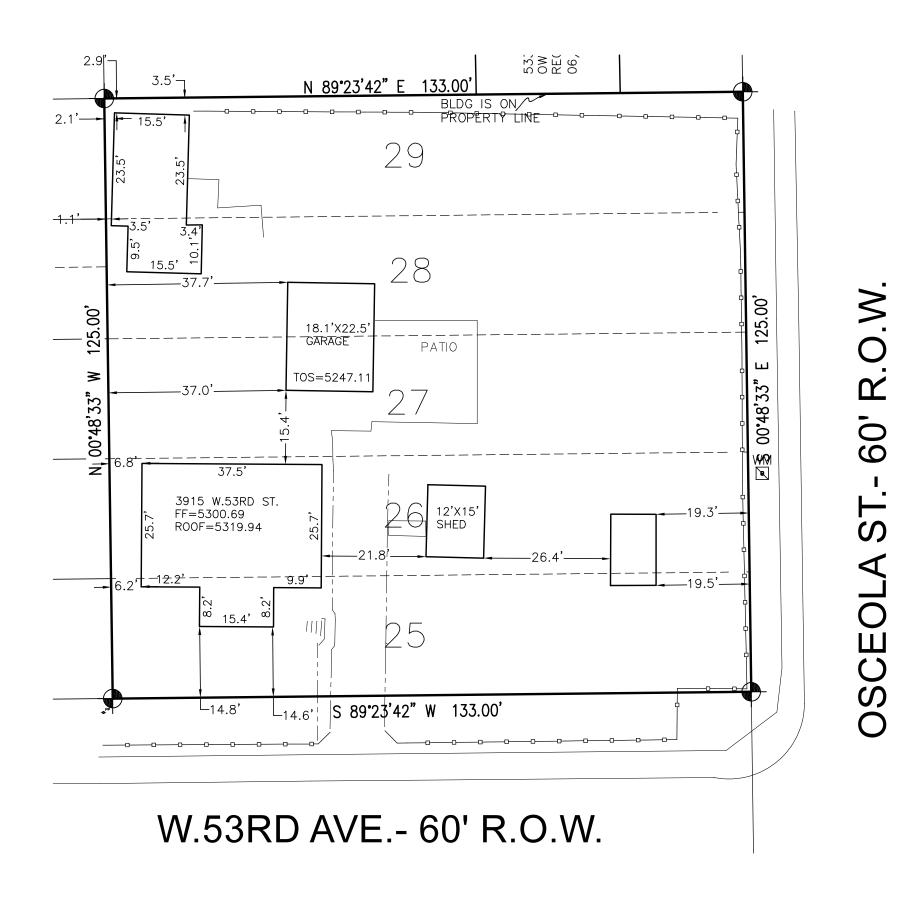
LOTS 25, 26 AND THE SOUTH 17.0 FEET OF LOT 27, BLOCK 13, BERKELEY GARDENS SUBDIVISION, AS RECORDED IN ADAMS COUNTY RECORD BOOK 3, PAGE 104 ON 09/09/1938, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 25, BLOCK 13, WHENCE THE SOUTHWEST CORNER OF SAID LOT 25 BEARS S 89°23'42" W A DISTANCE OF 133.00', SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;
THENCE S 89°23'42" W A DISTANCE OF 133.00';

THENCE N 00°48'33" W A DISTANCE OF 67.00'; THENCE N 89°23'42" E A DISTANCE OF 133.00';

THENCE S 00°48'33" E A DISTANCE OF 67.00' TO THE POINT OF BEGINNING.

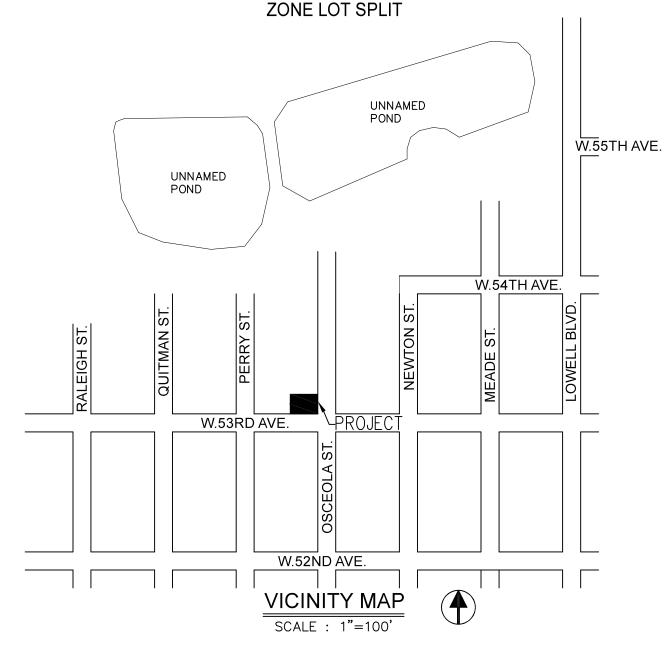
CONTAINING 8,911 SQUARE FEET, 0.205 ACRES, MORE OR LESS.



IMPROVEMENT SURVEY PLAT

LOTS 25 THRU 29, BLOCK 13, BERKELEY GARDENS SUBDIVISION,
AS RECORDED IN ADAMS COUNTY RECORD BOOK 3, PAGE 104 ON 09/09/1938,
LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., CITY OF DENVER,
COUNTY OF ADAMS, STATE OF COLORADO

ADDRESS: 3915 WEST 53RD AVENUE, DENVER, COLORADO 80212



LEGEND

- FOUND 1" PIN AND TAG ILLEGIBLE UNLESS OTHERWISE DESCRIBED
- FOUND 2.5" BRASS CAP IN RANGE BOX
- SET #4 REBAR W/1" RED PLASTIC CAP LS 28275
- FOUND SECTION CORNER AS DESCRIBED

TREE

- C LIGHT POLE
- (SS) SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- -O- POWER POLE
- M WATER METER
- G G GAS METER

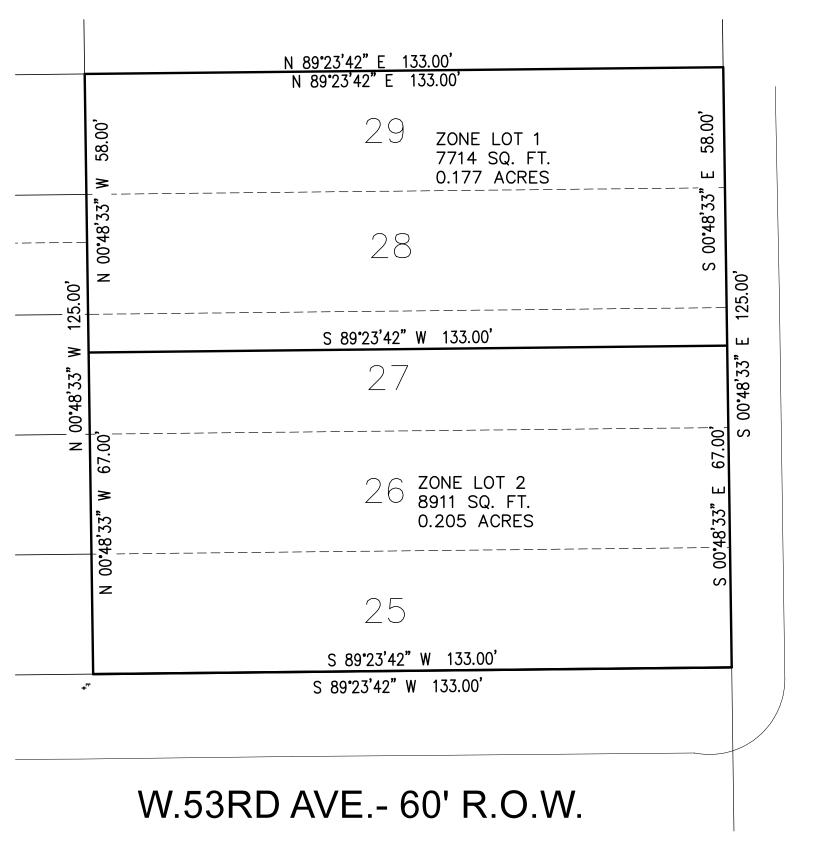
PROPERTY DESCRIPTION:

LOTS 25 THRU 29, BLOCK 13, BERKELEY GARDENS SUBDIVISION, AS RECORDED IN ADAMS COUNTY RECORD BOOK 3, PAGE 104 ON 09/09/1938, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING 16,625 SQ.FT. 0.382 ACRES, MORE OR LESS.

NOTES:

- 1. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- 2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES "ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO THE COLORADO REVISED STATUTE 18-4-508
- 3. DATE OF FIELD WORK: 09/28/2023. ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. A U.S. SURVEY FOOT IS EXACTLY 1200/3937 METER.
- 4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CJ SURVEYING L.L.C. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY.
- 5. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS, TITLE OF RECORD AND PROPERTY LINES WE RELIED UPON INFORMATION SUPPLIED BY THE FOUND MONUMENTS AROUND SUBJECT PROPERTY AND BY THE COUNTY RECORDS.
- 6. BASIS OF BEARING FOR THIS SURVEY IS ASSUMED BEARING OF THE SOUTH SECTION LINE OF THE NORTHEAST QUARTER OF SECTION 18, BEING A FOUND 2.5"BRASS CAP IN RANGE BOX, AND A FOUND 3.25"ALUMINUM CAP IN RANGE BOX, BEARING NORTH 89°23'42" EAST A DISTANCE OF 2640.09 FEET.
- 7. 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.
- 8. SPOT ELEVATIONS ARE NAVD88. 1000'S PLACE HAS BEEN TRUNCATED. DERIVED BY GPS BETWEEN TWO DENVER BENCHMARKS, 488 LOCATED AT THE SOUTHEAST CORNER OF N. FEDERAL STREET AND W.52ND AVENUE NAVD 88 5259.36 AND DENVER BENCHMARK 491B LOCATED AT THE NORTHEAST CORNER OF N. FEDERAL STREET AND I-70 NAVD 88 5254.61.



OSCEOLA ST. 67.00° S 00.48'33" E 125.00° S 00.48'S 00.48

PROPOSED ZONE LOTS

CJ Surveying, LLC.

WO#: 2220

DATE: 09/28/2023

DRFT: JRH

CJ Surveying, LLC.

8879 Miners Drive

Highlands Ranch, CO 80126

303-928-0769

EXISTING ZONE LOT

SURVEYOR'S CERTIFICATION: IMPROVEMENT SURVEY PLAT PROPERTY DESCRIPTION: I. CURTIS M. LANDRY, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE LOTS 25 THRU 29, BLOCK 13, BERKELEY GARDENS SUBDIVISION, STATE OF COLORADO, DO HEREBY CERTIFY TO DANNY BUSCARELLO THAT A FIELD SURVEY OF THE PARCEL DESCRIBED AS RECORDED IN ADAMS COUNTY RECORD BOOK 3, PAGE 104 ON 09/09/1938, HEREON, AS SHOWN ON THIS PLAT, WAS MADE BY MYSELF OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE LOTS 25 THRU 29, BLOCK 13, BERKELEY GARDENS SUBDIVISION, AS RECORDED IN ADAMS COUNTY RECORD BOOK 3, PAGE 104 LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, CHARGE, IS BASED ON MY PROFFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF ON SEPTEMBER 28 2023, IS NOT A ON 09/09/1938, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND THE ACCOMPANYING PLAT ACCURATELY AND RANGE 68 WEST OF THE 6TH P.M., CITY OF DENVER, COUNTY OF ADAMS, STATE P.M., CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO. PROPERLY SHOWS SAID PARCEL AND THE SURVEY THEREOF. OF COLORADO CONTAINING 16,611 SQ.FT. 0.381 ACRES, MORE OR LESS. NOTES: ADDRESS: 3915 WEST 53RD AVENUE, DENVER, COLORADO 80212 1. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. CURTIS M. LANDRY, PLS 28275 FOR AND ON BEHALF OF CJ SURVEYING, L.L.C 2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES "ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO THE COLORADO REVISED STATUTE UNNAMED FILING CERTIFICATION: 3. DATE OF FIELD WORK: 09/28/2023. ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. A W.55TH AVE. U.S. SURVEY FOOT IS EXACTLY 1200/3937 METER. DEPOSITED THIS _____ DAY OF _______, 20____, AT ______M UNNAMED POND 4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CJ SURVEYING L.L.C. TO DETERMINE OWNERSHIP AND EASEMENTS IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY / RIGHT-OF-WAY OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL SURVEYS AT PAGE _____, RECEPTION NUMBER _____. ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY. FOUND 1.5"ALUM.CAP LS 35595 S50*56'58"W 5. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS, TITLE OF RECORD AND PROPERTY LINES WE RELIED UPON W.54TH AVE. 1.89' FROM CALC'D COR. INFORMATION SUPPLIED BY THE FOUND MONUMENTS AROUND SUBJECT PROPERTY AND BY THE COUNTY RECORDS. FOUND 1.5"ALUM.CAP 6. BASIS OF BEARING FOR THIS SURVEY IS ASSUMED BEARING OF THE SOUTH SECTION LINE OF THE NORTHEAST QUARTER LS 35595 S42*12'59"W 2.18' FROM CALC'D COR. OF SECTION 18, BEING A FOUND 2.5"BRASS CAP IN RANGE BOX, AND A FOUND 3.25"ALUMINUM CAP IN RANGE BOX, BEARING FOUND #3 REBAR NORTH 89°23'42" EAST A DISTANCE OF 2640.09 FEET. S35*54'28"W 1.00' FROM CALC'D 7. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY COR.44 WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT W.53RD AVE. IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. 42 8. SPOT ELEVATIONS ARE NAVD88. 1000'S PLACE HAS BEEN TRUNCATED. DERIVED BY GPS BETWEEN TWO DENVER BENCHMARKS, 488 LOCATED AT THE SOUTHEAST CORNER OF N. FEDERAL STREET AND W.52ND AVENUE NAVD 88 5259.36 AND DENVER BENCHMARK 491B LOCATED AT THE NORTHEAST CORNER OF N. FEDERAL STREET AND I-70 NAVD 88 5254.61. W.52ND AVE. VICINITY MAP SCALE : 1"=100' 13 (14) 13 (13) \circ 10.2'--- \mathbf{C} LEGEND ILLEGIBLE UNLESS OTHERWISE ----18-----DESCRIBED FOUND 2.5" BRASS CAP IN S89°23'42"W 133.00' RANGE BOX 20 SET #4 REBAR W/1" RED PLASTIC CAP LS 28275 ----21----2 FOUND SECTION CORNER AS DESCRIBED 16,611 SQ.FT 0.381 ACRES TREE 25 **14.6'**¬ 24 14.6'¬ LIGHT POLE N89°23'42"E 133.00 (SS) SANITARY SEWER MANHOLE W.53RD AVE.- 60' R.O.W ST) STORM SEWER MANHOLE 3 1 4 -O- POWER POLE WM WATER METER S89°23'42"W 133.00' 45 ☐ GAS METER 45 2.1'— ×287.8 5330 PERRY STREET 43 43 OWNERS: DREW ANDERSON REC.#2007000068532 42 42 07/17/2007 ×290.4 292.3 × 292.5 × 40 39 10 ×291.4 38 ____294.2x_ GARAGE PATIO 37 ×291.1 12 North TOS=5247.1 36 ×292.2 3925 W. 53RD AVE. OWNERS: BRANDON & KEEGAN ORR 35 14 REC.#2014000030283 0 −---×295.3 ×292.9 05/19/2014 FOUND #4 REBAR 15 9 W/ YELLOW CAP LS 38002 33 16 SCALE: 1" = 20' 3915 W.53RD ST. 32 17 12**'**X15' FF=5300.69 SHED S ROOF=5319.94 18 293.7× 30 30 29 29 £ 30.3 28 SCALE: 1" = 80' 27 22 27 22 295.0× SC ×297.6 ×296.8 26 25 O ×298.6 SOUTH LINE OF N.E. QTR. SEC.18 N89°23'42"E 2640.09' E1/4 SEC.18 ×298.2 N89'23'42"E 133.00' C1¹/4 SEC.18 BASIS OF BEARING CJ Surveying, LLC. FOUND 3.25" ALUM. 8879 Miners Drive W.53RD AVE.- 60' R.O.W. CAP IN RANGEBOX DATE: 09/28/2023 DRFT: JRH Highlands Ranch, CO 80126 303-928-0769

CERTIFICATION OF VITAL RECORD

DEPARTMENT OF STATE HEALTH SERVICES VITAL STATISTICS

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JON

TARA DAS



ISSUED Jul 18 2023

WARNING: THIS DOCUMENT HAS A DARK BLUE BORDER AND A COLORED BACKGROUND



LETTERS TESTAMENTARY

Cause No. 2023-PR02218-2

The State of Texas § Probate Court No. 2 §
County of Tarrant § Tarrant County, Texas

I, Mary Louise Nicholson, Clerk of the Probate Court of Tarrant County, Texas do hereby certify that on the 28th day of August, 2023, A.D.

BRITT CARLIN FEIK

 $\ qualified\ according\ to\ law\ as\ INDEPENDENT\ EXECUTOR\ without\ bond\ of\ the\ estate$ of

CAROL JANE YOCOM, DECEASED

These are, therefore, given to prove capacity to act as such and that said appointment is still in full force and effect.

Witness my hand and seal of the Probate Court of Tarrant County, at Fort Worth, Texas on August 28, 2023, A.D.

Mary Louise Nicholson, County Clerk Probate Court, Tarrant County, Texas

Cindy Keener, Deputy Clerk

Berkeley Water and Sanitation 4455 West 58th Avenue Unit A Arvada. CO 80002

303-477-1914

CAROL YOCOM 16949 W 69TH CIR ARVADA, CO 80007

Account Number: 0503-1 Premises Number: 0503

Service Address: 3915 W 53RD AVE

Due Date: 9/30/2023

Date-	Description		
	Beginning Balance	Charge	Amoui
7/5/2023	Late Charge Calculation	Quarterly Billing Lt Chg - L/C	273.4
7/5/2023	BILL CALC 2023-07-05	QTR: Residential Class - SEWER	15.0 57.1:
		Balance Due:	345.6

Third Quarter Sewer Bill 2023

To assure proper credit, please write your account number on your check.

Account As of Date Parcel Number Owner R0105223 09/26/2023 0182518107019 YOCOM CAROL JANE Legal: SUB:BERKELEY GARDENS BLK:13 DESC: LOTS 25 THRU 29 Situs Address: 3915 W 53RD AVE Year Tax **Total Due** Total \$0.00 \$0.00



Statement Of Taxes Due

Account Number R0105223 Assessed To

Parcel 0182518107019 YOCOM CAROL JANE 16949 W 69TH CIR ARVADA, CO 80007-7672

Legal Description

SUB:BERKELEY GARDENS BLK:13 DESC: LOTS 25 THRU 29

Situs Address

3915 W 53RD AVE

1		111KU 23	3915 W 53RD AVE			
Year Tax Charge	Tax	Interest	Fees	Payments	Balance	
2022 Total Tax Charge	\$2,249.86	\$0.00	\$0.00	(\$2,249.86)	\$0.00	
Grand Total Due as of 09/26/2023					\$0.00	
					\$0.00	

Tax Billed at 2022 Rates for Tax Area 480 - 480

Tax amounts are subject to change due to endorsement, advertising, or fees. Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee 4430 S Adams County Parkway, Suite W1000 Brighton, CO 80601 720-523-6160

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We,	Bla	ke teik
(the "Applicant"	") by signin	g below, hereby declare and certify as follows:
With respect to Physical A Legal Des Parcel #(s)	Address: scription:	
(PLEASE CHECK	ONE):	
bei to	mineral esta We have sea erk and Rec	day of
Date:		By: Blake Feik Address: 16949 W 697h Cit
STATE OF CO	LORADO) Arvada, 20 8007
COUNTY OF A	ADAMS))
Bla	ly hand and	cathy A. Lovato Notary Public State of Colorado Notary ID 19934014534 Notary Public Notary Public
After Record	ling Return To	Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b) Blake Feik (the "Applicant") by signing below, hereby declare and certify as follows concerning the property located at: Physical Address: 3915 W 53rd Ave Lots 25, 26, 27, 28, and 29 Legal Description: Berkeley Eardens Adams enty 0182518107019 With respect to qualifying surface developments: Not Applicable Access to existing and proposed mineral operations, surface facilities, flowlines, and pipelines in support of such existing and proposed operations for oil and gas exploration and production, including provisions for public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements, were provided for in a " area as recorded in Reception #_ __ Applicant: Address: STATE OF COLORADO **COUNTY OF ADAMS** Subscribed and sworn to before me this 30 day of hours **CATHY A. LOVATO NOTARY PUBLIC** Witness my hand and official seal. STATE OF COLORADO NOTARY ID-19934014534 MY COMMISSION EXPIRES 08/18/2024 My Commission expires: **Notary Public** After Recording Return To: Name and Address of Person Preparing Legal Description:

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

APPLICANT'		CATION CONCERNING QUALIFYING SURFACE DEVELOPMENT.
I/We,	Bla	PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)
17 W.C., _		the "Applicant") by signing below, hereby declare and certify as follows:
440		are rippiredit , of digiting below, hereby decide and certify as follows.
	cal Address Description	3915 W 53 Ave
		0,60,10,70,
With respect to	o qualifying	surface developments, that (PLEASE CHECK ONE):
	proposed	al estate owner has entered an appearance or filed an objection to the application for development within thirty days after the initial public the application; or
	proposed appearance thirty days surface us development for development records of as to prov	icant and any mineral estate owners who have filed an objection to the application for development or have otherwise filed an entry of e in the initial public hearing regarding such application no later than so following the initial public hearing on the application have executed a see agreement related to the property included in the application for ent, the provisions of which have been incorporated into the application appears or are evidenced by a memorandum or otherwise recorded in the other than the clerk and recorder of the county in which the property is located so ide notice to transferees of the Applicant, who shall be bound by such e agreements; or
	(i) Ac sup app with eas (ii) An acc and (iii) The	at the deposit for incremental drilling costs described in section 24-
	65.	5=103.7 of the Colorado Revised Statutes has been made.
Date:	8/30/	23 Applicant:
After Recording	Return To:	By: Stake A Feik Print Name: Blake Feik

STATE OF COLORADO)	
COUNTY OF ADAMS)	
Subscribed and sworn to before me this	$\frac{\partial^{1}}{\partial x^{2}}$ day of $\frac{\partial^{2}}{\partial x^{2}}$, $\frac{\partial^{2}}{\partial x^{2}}$, by
Witness my hand and official seal.	$A_{10} A_{10}$
My Commission expires: 8/18/2024	() by () evants
A Company of the Comp	Notary Public /
CATHY A. LOVATO NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19934014534 MY COMMISSION EXPIRES 08/18/2024	Name and Address of Person Preparing Legal Description

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.

SURVEYOR'S CERTIFICATION:

I, CURTIS M. LANDRY, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO DANNY BUSCARELLO THAT A FIELD SURVEY OF THE PARCEL DESCRIBED HEREON, AS SHOWN ON THIS PLAT, WAS MADE BY MYSELF OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE, IS BASED ON MY PROFFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF ON SEPTEMBER 28 2023, IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PARCEL AND THE SURVEY THEREOF.

CURTIS M. LANDRY, PLS 28275 FOR AND ON BEHALF OF CJ SURVEYING, L.L.C



FILING CERTIFICATION:

DEPOSITED THIS _____ DAY OF _______, 20____, AT _______.M

IN BOOK ______ OF THE COUNTY SURVEYOR'S LAND SURVEY / RIGHT-OF-WAY

SURVEYS AT PAGE _____, RECEPTION NUMBER ______.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT BLAKE FEIK, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

ZONE LOT 1 - 5316 OSCEOLA STREET

LOTS 28, 29 AND THE NORTH 8.0 FEET OF LOT 27, BLOCK 13, BERKELEY GARDENS SUBDIVISION, AS RECORDED IN ADAMS COUNTY RECORD BOOK 3, PAGE 104 ON 09/09/1938, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO.

BEGINNING AT THE NORTHEAST CORNER OF LOT 29, BLOCK 13, WHENCE THE NORTHWEST CORNER OF SAID LOT 29 BEARS S 89°23'42" W A DISTANCE OF 133.00', SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE S 00°48'33" E A DISTANCE OF 58.00';

THENCE S 89°23'42" W A DISTANCE OF 133.00';

THENCE N 00°48'33" W A DISTANCE OF 58.00';

THENCE N 89°23'42" E A DISTANCE OF 133.00' TO THE POINT OF BEGINNING.

CONTAINING 7,714 SQUARE FEET, 0.177 ACRES, MORE OR LESS.

ZONE LOT 2 - 3915 WEST 53RD AVENUE

LOTS 25, 26 AND THE SOUTH 17.0 FEET OF LOT 27, BLOCK 13, BERKELEY GARDENS SUBDIVISION, AS RECORDED IN ADAMS COUNTY RECORD BOOK 3, PAGE 104 ON 09/09/1938, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO.
BEGINNING AT THE SOUTHEAST CORNER OF LOT 25, BLOCK 13, WHENCE THE SOUTHWEST CORNER OF SAID LOT 25 BEARS S 89°23'42" W A DISTANCE OF 133.00', SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

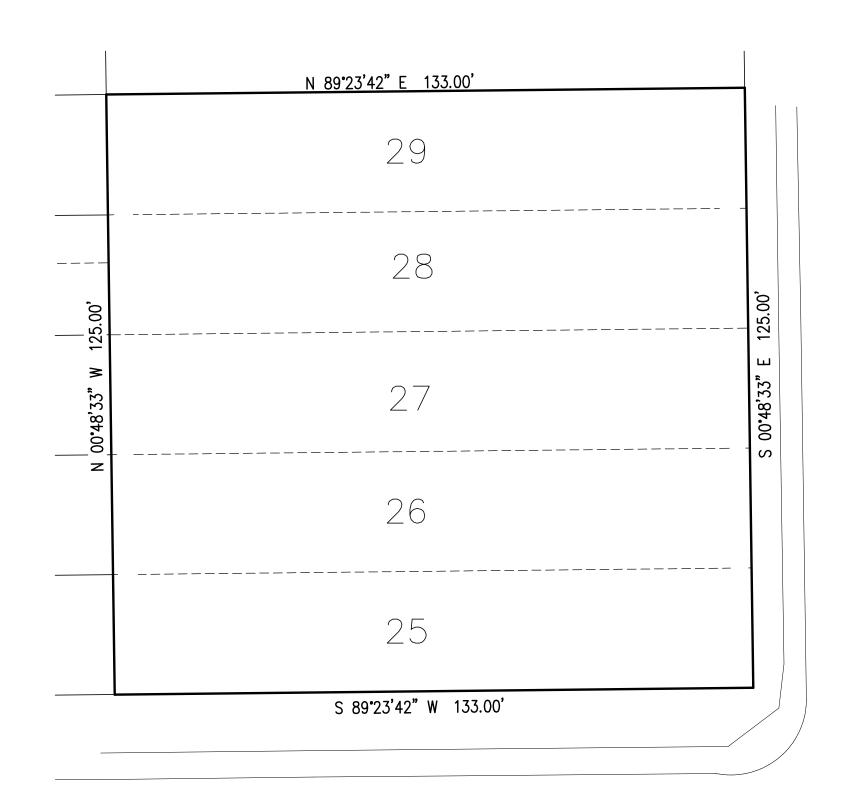
THENCE S 89°23'42" W A DISTANCE OF 133.00'; THENCE N 00°48'33" W A DISTANCE OF 67.00';

THENCE N 89°23'42" E A DISTANCE OF 133.00';

THENCE S 00°48'33" E A DISTANCE OF 67.00' TO THE POINT OF BEGINNING.

CONTAINING 8,911 SQUARE FEET, 0.205 ACRES, MORE OR LESS.

HAVE BY THESE PRESENT LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "BLAKE'S LIBERTY PROPERTIES"

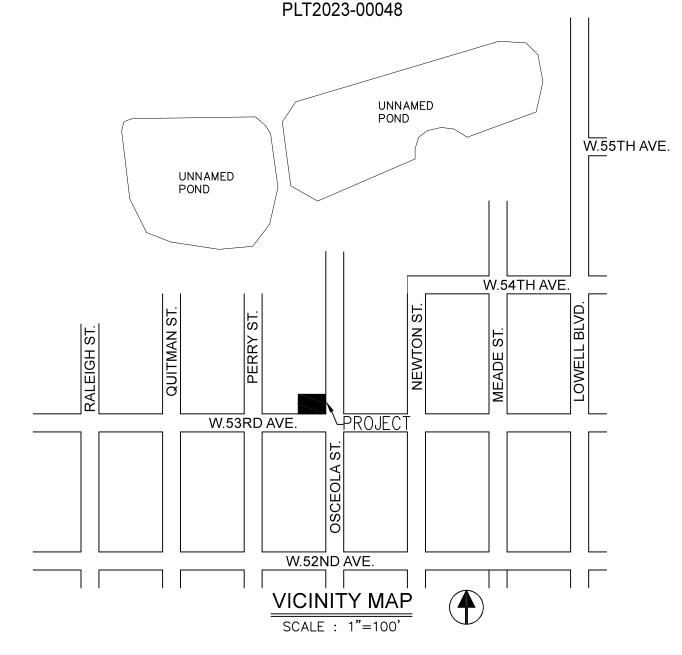


W.53RD AVE.- 60' R.O.W.

BLAKE'S LIBERTY PROPERTIES

LOTS 25 THRU 29, BLOCK 13, BERKELEY GARDENS SUBDIVISION,
AS RECORDED IN ADAMS COUNTY RECORD BOOK 3, PAGE 104 ON 09/09/1938,
LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., CITY OF DENVER,
COUNTY OF ADAMS, STATE OF COLORADO

ADDRESS: 3915 WEST 53RD AVENUE, DENVER, COLORADO 80212



LEGEND FOUND 1" PIN AND TAG ILLEGIBLE UNLESS OTHERWISE DESCRIBED

FOUND 2.5" BRASS CAP IN RANGE BOX

SET #4 REBAR W/1" RED PLASTIC CAP LS 28275

FOUND SECTION CORNER AS DESCRIBED

FUT TREE

C LIGHT POLE

(ss) SANITARY SEWER MANHOLE

STORM SEWER MANHOLE

-O- POWER POLE

M WATER METER

G G GAS METER

PROPERTY DESCRIPTION:

EXISTING ZONE LOT — 3915 WEST 53RD AVENUE LOTS 25 THRU 29, BLOCK 13, BERKELEY GARDENS SUBDIVISION, AS RECORDED IN ADAMS COUNTY RECORD BOOK 3, PAGE 104 ON 09/09/1938, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING 16,625 SQ.FT. 0.382 ACRES, MORE OR LESS.

NOTES:

1. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES "ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO THE COLORADO REVISED STATUTE 18-4-508

3. DATE OF FIELD WORK: 09/28/2023. ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. A U.S. SURVEY FOOT IS EXACTLY 1200/3937 METER.

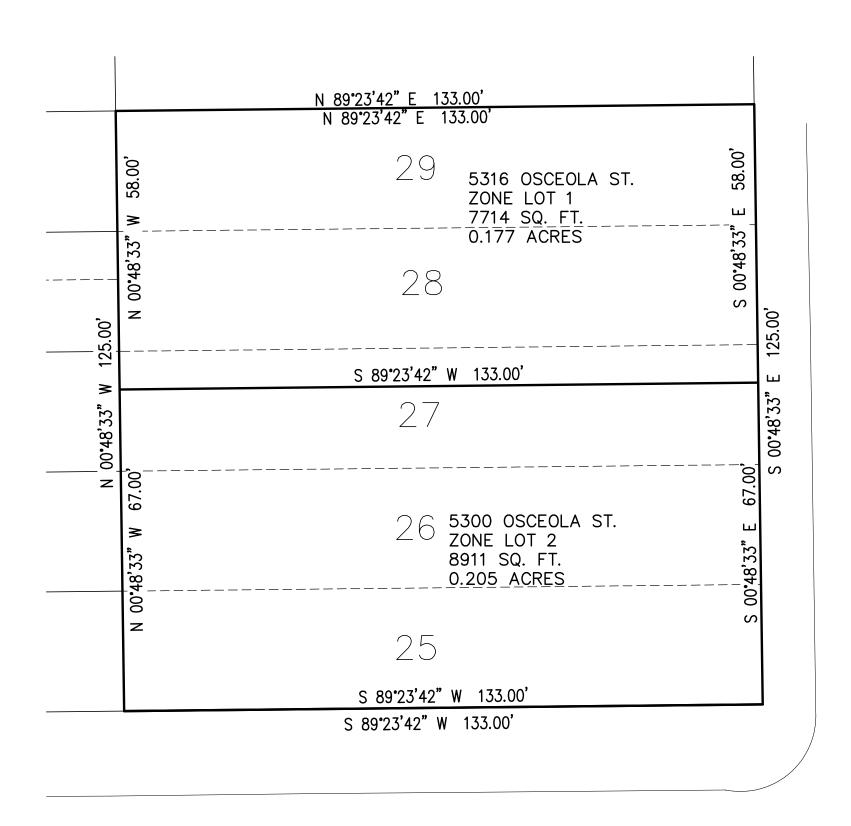
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CJ SURVEYING L.L.C. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY.

5. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS, TITLE OF RECORD AND PROPERTY LINES WE RELIED UPON INFORMATION SUPPLIED BY THE FOUND MONUMENTS AROUND SUBJECT PROPERTY AND BY THE COUNTY RECORDS.

6. BASIS OF BEARING FOR THIS SURVEY IS ASSUMED BEARING OF THE SOUTH SECTION LINE OF THE NORTHEAST QUARTER OF SECTION 18, BEING A FOUND 2.5"BRASS CAP IN RANGE BOX, AND A FOUND 3.25"ALUMINUM CAP IN RANGE BOX, BEARING NORTH 89°23'42" EAST A DISTANCE OF 2640.09 FEET.

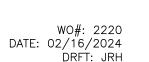
7. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

8. SPOT ELEVATIONS ARE NAVD88. 1000'S PLACE HAS BEEN TRUNCATED. DERIVED BY GPS BETWEEN TWO DENVER BENCHMARKS, 488 LOCATED AT THE SOUTHEAST CORNER OF N. FEDERAL STREET AND W.52ND AVENUE NAVD 88 5259.36 AND DENVER BENCHMARK 491B LOCATED AT THE NORTHEAST CORNER OF N. FEDERAL STREET AND I-70 NAVD 88 5254.61.



W.53RD AVE.- 60' R.O.W.

PROPOSED ZONE LOTS



60'

OSCEOL

CJ Surveying, LLC. 8879 Miners Drive Highlands Ranch, CO 80126 303-928-0769

SCALE: 1'' = 20'

60

SCEO

SURVEYOR'S CERTIFICATION:

I, CURTIS M. LANDRY, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO DANNY BUSCARELLO THAT A FIELD SURVEY OF THE PARCEL DESCRIBED HEREON, AS SHOWN ON THIS PLAT, WAS MADE BY MYSELF OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE, IS BASED ON MY PROFFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF ON SEPTEMBER 28 2023, IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PARCEL AND THE SURVEY THEREOF.

CURTIS M. LANDRY, PLS 28275
FOR AND ON BEHALF OF CJ SURVEYING, L.L.C

FILING CERTIFICATION:

PROPERTY DESCRIPTION:

ZONE LO

LOTS 28, 29 AND THE NORTH 8.0 FEET OF LOT 27, BLOCK 13, BERKELEY GARDENS SUBDIVISION, AS RECORDED IN ADAMS COUNTY RECORD BOOK 3, PAGE 104 ON 09/09/1938, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO.

BEGINNING AT THE NORTHEAST CORNER OF LOT 29, BLOCK 13, WHENCE THE NORTHWEST CORNER OF SAID LOT 29 BEARS S 89°23'42" W A DISTANCE OF 133.00', SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE S 00°48'33" E A DISTANCE OF 58.00';

THENCE S 00'48 33 E A DISTANCE OF 58.00; THENCE S 89°23'42" W A DISTANCE OF 133.00';

THENCE S 89°23 42 W A DISTANCE OF 133.00; THENCE N 00°48'33" W A DISTANCE OF 58.00';

THENCE N 89°23'42" E A DISTANCE OF 133.00' TO THE POINT OF BEGINNING.

CONTAINING 7,714 SQUARE FEET, 0.177 ACRES, MORE OR LESS.

ZONE LOT 2

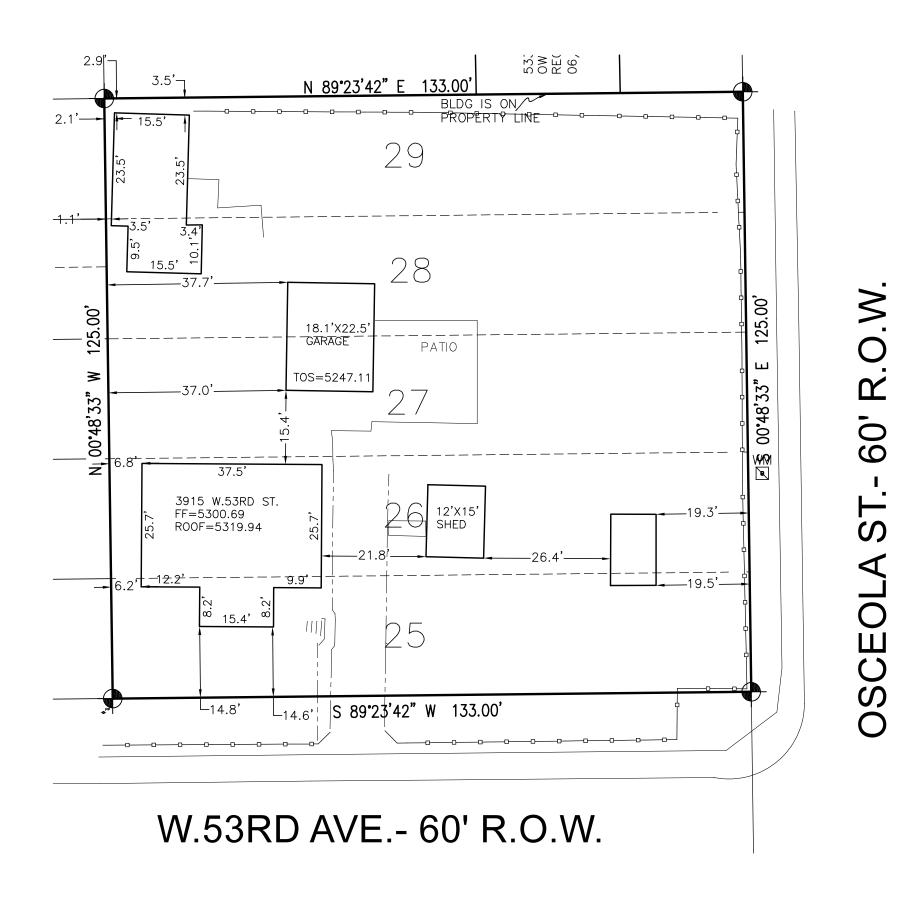
LOTS 25, 26 AND THE SOUTH 17.0 FEET OF LOT 27, BLOCK 13, BERKELEY GARDENS SUBDIVISION, AS RECORDED IN ADAMS COUNTY RECORD BOOK 3, PAGE 104 ON 09/09/1938, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 25, BLOCK 13, WHENCE THE SOUTHWEST CORNER OF SAID LOT 25 BEARS S 89°23'42" W A DISTANCE OF 133.00', SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;
THENCE S 89°23'42" W A DISTANCE OF 133.00';

THENCE N 00°48'33" W A DISTANCE OF 67.00'; THENCE N 89°23'42" E A DISTANCE OF 133.00';

THENCE S 00°48'33" E A DISTANCE OF 67.00' TO THE POINT OF BEGINNING.

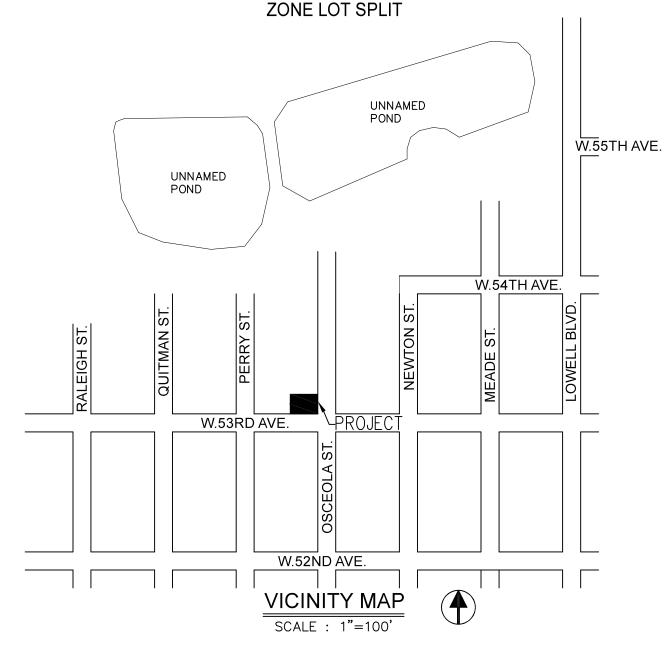
CONTAINING 8,911 SQUARE FEET, 0.205 ACRES, MORE OR LESS.



IMPROVEMENT SURVEY PLAT

LOTS 25 THRU 29, BLOCK 13, BERKELEY GARDENS SUBDIVISION,
AS RECORDED IN ADAMS COUNTY RECORD BOOK 3, PAGE 104 ON 09/09/1938,
LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., CITY OF DENVER,
COUNTY OF ADAMS, STATE OF COLORADO

ADDRESS: 3915 WEST 53RD AVENUE, DENVER, COLORADO 80212



LEGEND

- FOUND 1" PIN AND TAG ILLEGIBLE UNLESS OTHERWISE DESCRIBED
- FOUND 2.5" BRASS CAP IN RANGE BOX
- SET #4 REBAR W/1" RED PLASTIC CAP LS 28275
- FOUND SECTION CORNER AS DESCRIBED

TREE

- C LIGHT POLE
- (SS) SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- -O- POWER POLE
- M WATER METER
- G G GAS METER

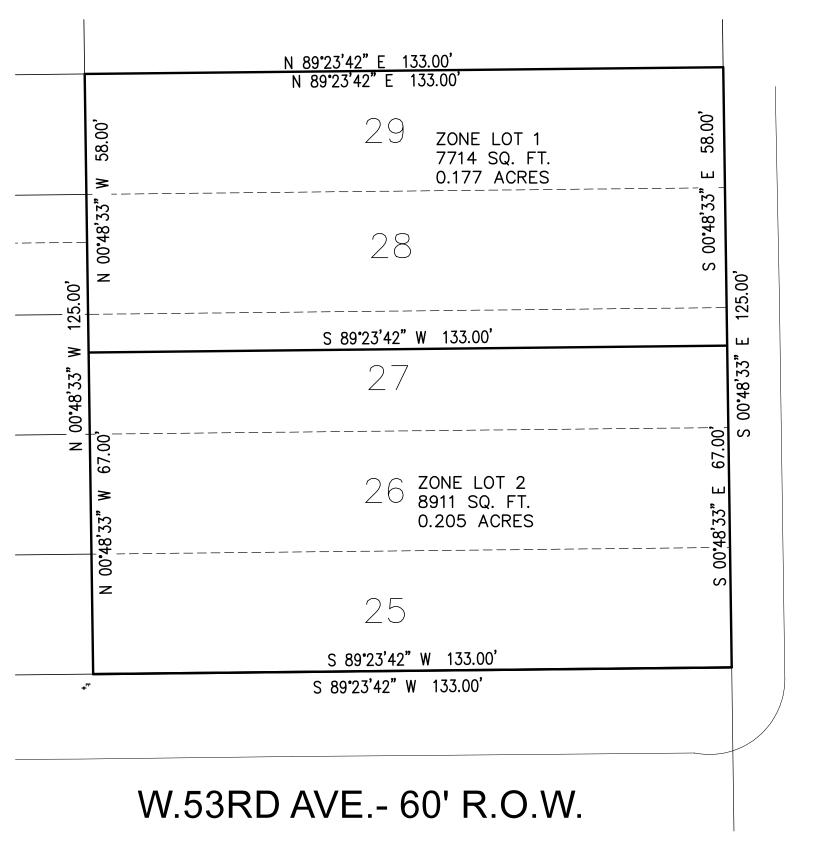
PROPERTY DESCRIPTION:

LOTS 25 THRU 29, BLOCK 13, BERKELEY GARDENS SUBDIVISION, AS RECORDED IN ADAMS COUNTY RECORD BOOK 3, PAGE 104 ON 09/09/1938, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING 16,625 SQ.FT. 0.382 ACRES, MORE OR LESS.

NOTES:

- 1. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- 2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES "ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO THE COLORADO REVISED STATUTE 18-4-508
- 3. DATE OF FIELD WORK: 09/28/2023. ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. A U.S. SURVEY FOOT IS EXACTLY 1200/3937 METER.
- 4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CJ SURVEYING L.L.C. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY.
- 5. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS, TITLE OF RECORD AND PROPERTY LINES WE RELIED UPON INFORMATION SUPPLIED BY THE FOUND MONUMENTS AROUND SUBJECT PROPERTY AND BY THE COUNTY RECORDS.
- 6. BASIS OF BEARING FOR THIS SURVEY IS ASSUMED BEARING OF THE SOUTH SECTION LINE OF THE NORTHEAST QUARTER OF SECTION 18, BEING A FOUND 2.5"BRASS CAP IN RANGE BOX, AND A FOUND 3.25"ALUMINUM CAP IN RANGE BOX, BEARING NORTH 89°23'42" EAST A DISTANCE OF 2640.09 FEET.
- 7. 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.
- 8. SPOT ELEVATIONS ARE NAVD88. 1000'S PLACE HAS BEEN TRUNCATED. DERIVED BY GPS BETWEEN TWO DENVER BENCHMARKS, 488 LOCATED AT THE SOUTHEAST CORNER OF N. FEDERAL STREET AND W.52ND AVENUE NAVD 88 5259.36 AND DENVER BENCHMARK 491B LOCATED AT THE NORTHEAST CORNER OF N. FEDERAL STREET AND I-70 NAVD 88 5254.61.



OSCEOLA ST. 67.00° S 00.48'33" E 125.00° S 00.48'S 00.48

PROPOSED ZONE LOTS

CJ Surveying, LLC.

WO#: 2220

DATE: 09/28/2023

DRFT: JRH

CJ Surveying, LLC.

8879 Miners Drive

Highlands Ranch, CO 80126

303-928-0769

EXISTING ZONE LOT

SURVEYOR'S CERTIFICATION: IMPROVEMENT SURVEY PLAT PROPERTY DESCRIPTION: I. CURTIS M. LANDRY, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE LOTS 25 THRU 29, BLOCK 13, BERKELEY GARDENS SUBDIVISION, STATE OF COLORADO, DO HEREBY CERTIFY TO DANNY BUSCARELLO THAT A FIELD SURVEY OF THE PARCEL DESCRIBED AS RECORDED IN ADAMS COUNTY RECORD BOOK 3, PAGE 104 ON 09/09/1938, HEREON, AS SHOWN ON THIS PLAT, WAS MADE BY MYSELF OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE LOTS 25 THRU 29, BLOCK 13, BERKELEY GARDENS SUBDIVISION, AS RECORDED IN ADAMS COUNTY RECORD BOOK 3, PAGE 104 LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, CHARGE, IS BASED ON MY PROFFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF ON SEPTEMBER 28 2023, IS NOT A ON 09/09/1938, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND THE ACCOMPANYING PLAT ACCURATELY AND RANGE 68 WEST OF THE 6TH P.M., CITY OF DENVER, COUNTY OF ADAMS, STATE P.M., CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO. PROPERLY SHOWS SAID PARCEL AND THE SURVEY THEREOF. OF COLORADO CONTAINING 16,611 SQ.FT. 0.381 ACRES, MORE OR LESS. NOTES: ADDRESS: 3915 WEST 53RD AVENUE, DENVER, COLORADO 80212 1. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. CURTIS M. LANDRY, PLS 28275 FOR AND ON BEHALF OF CJ SURVEYING, L.L.C 2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES "ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO THE COLORADO REVISED STATUTE UNNAMED FILING CERTIFICATION: 3. DATE OF FIELD WORK: 09/28/2023. ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. A W.55TH AVE. U.S. SURVEY FOOT IS EXACTLY 1200/3937 METER. DEPOSITED THIS _____ DAY OF _______, 20____, AT ______M UNNAMED POND 4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CJ SURVEYING L.L.C. TO DETERMINE OWNERSHIP AND EASEMENTS IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY / RIGHT-OF-WAY OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL SURVEYS AT PAGE _____, RECEPTION NUMBER _____. ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY. FOUND 1.5"ALUM.CAP LS 35595 S50*56'58"W 5. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS, TITLE OF RECORD AND PROPERTY LINES WE RELIED UPON W.54TH AVE. 1.89' FROM CALC'D COR. INFORMATION SUPPLIED BY THE FOUND MONUMENTS AROUND SUBJECT PROPERTY AND BY THE COUNTY RECORDS. FOUND 1.5"ALUM.CAP 6. BASIS OF BEARING FOR THIS SURVEY IS ASSUMED BEARING OF THE SOUTH SECTION LINE OF THE NORTHEAST QUARTER LS 35595 S42*12'59"W 2.18' FROM CALC'D COR. OF SECTION 18, BEING A FOUND 2.5"BRASS CAP IN RANGE BOX, AND A FOUND 3.25"ALUMINUM CAP IN RANGE BOX, BEARING FOUND #3 REBAR NORTH 89°23'42" EAST A DISTANCE OF 2640.09 FEET. S35*54'28"W 1.00' FROM CALC'D 7. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY COR.44 WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT W.53RD AVE. IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. 42 8. SPOT ELEVATIONS ARE NAVD88. 1000'S PLACE HAS BEEN TRUNCATED. DERIVED BY GPS BETWEEN TWO DENVER BENCHMARKS, 488 LOCATED AT THE SOUTHEAST CORNER OF N. FEDERAL STREET AND W.52ND AVENUE NAVD 88 5259.36 AND DENVER BENCHMARK 491B LOCATED AT THE NORTHEAST CORNER OF N. FEDERAL STREET AND I-70 NAVD 88 5254.61. W.52ND AVE. VICINITY MAP SCALE : 1"=100' 13 (14) 13 (13) \circ 10.2'--- \mathbf{C} LEGEND ILLEGIBLE UNLESS OTHERWISE ----18-----DESCRIBED FOUND 2.5" BRASS CAP IN S89°23'42"W 133.00' RANGE BOX 20 SET #4 REBAR W/1" RED PLASTIC CAP LS 28275 ----21----2 FOUND SECTION CORNER AS DESCRIBED 16,611 SQ.FT 0.381 ACRES TREE 25 **14.6'**¬ 24 14.6'¬ LIGHT POLE N89°23'42"E 133.00 (SS) SANITARY SEWER MANHOLE W.53RD AVE.- 60' R.O.W ST) STORM SEWER MANHOLE 3 1 4 -O- POWER POLE WM WATER METER S89°23'42"W 133.00' 45 ☐ GAS METER 45 2.1'— ×287.8 5330 PERRY STREET 43 43 OWNERS: DREW ANDERSON REC.#2007000068532 42 42 07/17/2007 ×290.4 292.3 × 292.5 × 40 39 10 ×291.4 38 ____294.2x_ GARAGE PATIO 37 ×291.1 12 North TOS=5247.1 36 ×292.2 3925 W. 53RD AVE. OWNERS: BRANDON & KEEGAN ORR 35 14 REC.#2014000030283 0 −---×295.3 ×292.9 05/19/2014 FOUND #4 REBAR 15 9 W/ YELLOW CAP LS 38002 33 16 SCALE: 1" = 20' 3915 W.53RD ST. 32 17 12**'**X15' FF=5300.69 SHED S ROOF=5319.94 18 293.7× 30 30 29 29 £ 30.3 28 SCALE: 1" = 80' 27 22 27 22 295.0× SC ×297.6 ×296.8 26 25 O ×298.6 SOUTH LINE OF N.E. QTR. SEC.18 N89°23'42"E 2640.09' E1/4 SEC.18 ×298.2 N89'23'42"E 133.00' C1¹/4 SEC.18 BASIS OF BEARING CJ Surveying, LLC. FOUND 3.25" ALUM. 8879 Miners Drive W.53RD AVE.- 60' R.O.W. CAP IN RANGEBOX DATE: 09/28/2023 DRFT: JRH Highlands Ranch, CO 80126 303-928-0769

Community & Economic Development Department www.adcogov.org



1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

PLAT CORRECTION, REPLAT OF LOT, EASEMENT, OR BUILDING ENVELOPE VACATION OF RECORDED PLAT, RIGHT-OF-WAY, OR EASEMENT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at https://permits.adcogov.org/CitizenAccess/.

- 1. Development Application Form (pg. 4)
- 2. Application Fees (see table)
- 3. Written Explanation of the Project
- 4. Copy of Plat Prepared by Registered Licensed Land Surveyor (see guidelines pg. 3)
- 5. Proof of Ownership
- 6. Proof of Water and Sewer Services
- 7. Legal Description
- 8. Certificate of Taxes Paid
- 9. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 8)
- 10. Certificate of Surface Development (pg. 9)

Applications Fees	Amount	Due
Plat Correction, etc.	\$500 (residential); \$50 per add. lot \$850 (non-residential); \$100 per add. lot	After complete application received
Adams County Health	\$150 (public utilities - Level 1) \$210 (individual septic - Level 2)	After 1st Staff Review is Completed
Copying	\$5 per page	Prior to Final Public Hearing
Recording	\$13 (first page); \$10 (ea. additional)	Prior to Final Public Hearing

10-1-20 PC-KM

Plat Correction Guide to Development Application Submittal

All development application submittals shall comprise of one (1) electronic copy (emailed or delivered on a USB). **Application submittals that do not conform to these guidelines shall not be accepted.**

3. Written Explanation of the Project:

 A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site

4. Copy of Plat Prepared by Registered Licensed Land Surveyor

• A map, drawn to scale, showing the divisions of a piece of land. See guidelines for plat on page 3.

5. Proof of Ownership:

- A deed may be found in the Office of the Clerk and Recorder
- A title commitment is prepared by a professional title company

6. Proof of Water:

- Public utilities-A written statement from the appropriate water district indicating that they will provide service to the property OR a copy of a current bill from the service provider
- Private utilities- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587

Proof of Sewer:

- Public utilities-A written statement from the appropriate sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider
- Private utilities-A written statement from Adams County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems

7. Legal Description:

- Geographical description used to locate and identify a property
- Visit http://gisapp.adcogov.org/quicksearch/ to find the legal description for your property

8. Certificate of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office
- Or http://adcogov.org/index.aspx?NID=812

9. and 10. Certificate of Notice to Mineral Estate Owners/ Certificate of Surface Development:

- The State of Colorado requires notification to mineral rights owners of applications for surface development (i.e. zoning, plats, etc.)
- Mineral or Surface right owners may be found in the title commitment for the subject property
- You may also search the Office of the Clerk and Recorder for any recorded deeds, easements, or other documents.

Plat Correction, Replat and Vacation of Recorded Plat or Easement-Plat Document Requirements

- 1. **Subdivision Name, Subtitle:** Name of subdivision at the top of the sheet, followed by a subtitle identifying the section, township and range information along with County and State.
- 2. **Property Description:** An accurate and clear property (legal) description of the overall boundary of the subdivision with the acreage of the subdivision. All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than one description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e., the overall boundary) for purposes of the plat. If both record and "as-measured" dimensions are being used, show both and clearly label on the plat drawing. Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.

3. Ownership Certificate:

- a. Know all men by these presents that (owner name(s)), being the sole owner of the following described tract of land:
- b. Legal Description
- c. Have (Has) by these presents laid out, platted and subdivided the same into lots as shown on this plat under the name and style of (subdivision name).
- 4. **Surveyor's Statement:** Statement by a registered land surveyor, professionally licensed by the State of Colorado, to the effect that the layout represents a survey made by him and that the monuments thereon actually exist as located and that all dimensional and other details are correct.

5. Access Provisions:

a. Statement Restricting Access: A statement restricting access rights across the right-of-way lines of major highways, parkways, streets or freeways, where required as a provision of approval.

6. Storm Drainage Facilities Statement:

- a. 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.
- 7. **Layout:** The exact layout including:
 - a. **Boundary Lines:** The subdivision boundary will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. All dimensions to be determined by accurate field survey which must balance and close within limit of one in

- five thousand (5,000). Show adjacent and/or intersecting plat/deed lines and label appropriately to include recording information (book and page and/or reception number).
- b. **Streets:** All street rights of way defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. Widths shall be labeled from each right-of-way line normal to the corresponding street center line. All street center lines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. The plat shall show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets:
 - i. Within the proposed subdivision, and
 - ii. Immediately abutting the proposed subdivision, and
 - iii. Any private street shall include the designation "(Private)" immediately following street name; any other private right of way that is not named shall include the designation "(Private)" in a manner that clearly conveys such a status.
- c. **Easements:** All easements as required by Adams County and other public and quasi-public agencies. Said easements shall be clearly labeled to include width, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary.
- d. Lots And Blocks: All lines of lots, blocks and other parcels of land defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a radius and arc length. Lots must close to one in five thousand (5,000).
- e. **Readability:** All line annotation and all other text will be easily and clearly readable. No text shall overwrite other text or be overwritten by map lines.
- f. **Leader Lines:** Use leader lines whenever a dimension is not clearly and unmistakably associated with a given line, line segment or arc.
- g. **Multiple Sheets:** Whenever a plat drawing spans multiple sheets, clear and well labeled match lines and a key map shall be included on each sheet. Labels will be of the nature "See Sheet of ". Duplicate street names, widths, lot numbers, tract names, easement labeling or any such labeling when any feature is shown on multiple sheets.
- h. **Identification System:** All lots and blocks in the subdivision shall be numbered, beginning with the numeral "1" and continuing consecutively throughout the tract, with no omissions or duplications. All tracts shall be likewise labeled beginning with the letter "A". Lots and tracts shall be labeled with the area of the lot or tract.
- i. **Legend:** Provide a legend which designates all lines and symbols except where called out on plat drawing.

- j. **Inundation Mark:** The plat shall clearly show the 100-year floodplain line. Reference the appropriate FEMA panel by which the location of this line has been determined.
- 8. **Easements:** Book and page and/or reception number for all existing easements.
- 9. **Adjacent Subdivision:** Names of adjacent platted areas along with the reception and/or plat book and page number shall be shown. If unplatted, so indicate. Existing street rights of way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right of way width and appropriate deed or plat recording information wherein the right of way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.
- 10. **Basis Of Bearing:** A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances.
- 11. **Monuments:** All monuments used to determine and/or describe a boundary (including basis of bearings, point of beginning and point of commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado.
- 12. **Not A Part Of Subdivision:** All areas enclosed within the subdivision boundary which do not constitute a part of the subdivision shall be labeled "Not a part of this subdivision". All lines pertaining to such areas shall be dashed.
- 13. **Square Footage:** The area in square feet of all lot and tracts sought to be platted.

14	. U	peration	and	Main	tenance	Manua	l re	ference:
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REFER TO THE OPERATION AND MAINTENANCE MANUEL RECORDED	
AT RECEPTION NO	FOR
ADDITIONAL DRAINAGE GUIDELINES.	

15. **Other Information**: All other information required by State law.

Community & Economic Development Department www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000 Brighton, CO 80601-8204 PHONE 720.523.6800 FAX 720.523.6998

Application Type	: :			
Subo	ceptual Review Prelimina division, Preliminary Final PU division, Final Rezone Correction/ Vacation Special U	D	Tempora Variance Conditio Other:	9
PROJECT NAME	:			
APPLICANT				
Name(s):			Phone #:	
Address:				
City, State, Zip:				
2nd Phone #:			Email:	
OWNER				
Name(s):			Phone #:	
Address:				
City, State, Zip:				
2nd Phone #:			Email:	
TECHNICAL REF	PRESENTATIVE (Consultant	, Engin	eer, Surve	yor, Architect, etc.)
Name:			Phone #:	
Address:				
City, State, Zip:				
2nd Phone #:			Email:	

DESCRIPTION OF SITE

Address:	
City, State, Zip:	
Area (acres or square feet):	
Tax Assessor Parcel Number	
Existing Zoning:	
Existing Land Use:	
Proposed Land Use:	
Have you attended	d a Conceptual Review? YES NO NO
lf Yes, please list l	PRE#:
under the author pertinent requirem Fee is non-refund	at I am making this application as owner of the above described property or acting ity of the owner (attached authorization, if not owner). I am familiar with all lents, procedures, and fees of the County. I understand that the Application Review dable. All statements made on this form and additional application materials are my knowledge and belief.
Name:	Date:
	Owner's Printed Name
Name:	
	Owner's Signature

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We,			
(the "Applicant") by signif	ng below, hereby decl	lare and certify as follows:	
With respect to the proper			
Legal Description:			
Legar Description.			
Parcel #(s):			
(PLEASE CHECK ONE):			
before the ini to mineral est	tial public hearing, no tate owners pursuant t	, 20, which i otice of application for surfacto section 24-65.5-103 of the	e development was provided Colorado Revised Statutes;
Clerk and Re		the Adams County Tax Asseddentified parcel and have found	
Date:	Applicant:		
	By:		
	•		
	A ddmaga.		
STATE OF COLORADO)		
COUNTY OF ADAMS)		
Subscribed and swor	n to before me this	day of	, 20, by
Witness my hand and	d official seal.		
My Commission expires:			
		Notary Public	
After Recording Return T	Го:	Name and Address of Person P	reparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT, PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b) _____, (the "Applicant") by signing below, hereby declare and certify as follows: Concerning the property located at: Physical Address: Legal Description: Parcel #(s): With respect to qualifying surface developments, that (PLEASE CHECK ONE): No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or The application for development provides: Access to mineral operations, surface facilities, flowlines, and pipelines in (i) support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements: An oil and gas operations area and existing well site locations in (ii) accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; That the deposit for incremental drilling costs described in section 24-(iii) 65.5-103.7 of the Colorado Revised Statutes has been made. Date: _____ Applicant: By: After Recording Return To: Print Name:

Address:

STATE OF COLORADO)		
COUNTY OF ADAMS)		
COUNTY OF ADAMS		
Subscribed and sworn to before me this	day of	, 20, by
·		
Witness my hand and official seal.		
M. G.		
My Commission expires:	Notary Public	
	Notary 1 done	
	Name and Address of Per	son Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT, PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b) (the "Applicant") by signing below, hereby declare and certify as follows concerning the property located at: **Physical Address:** Legal Description: Parcel # (s): With respect to qualifying surface developments: Access to existing and proposed mineral operations, surface facilities, flowlines, and pipelines in support of such existing and proposed operations for oil and gas exploration and production, including provisions for public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements, were provided for in a " " area as recorded in Reception # Date: _____ Applicant: By: Address: STATE OF COLORADO COUNTY OF ADAMS Subscribed and sworn to before me this _____day of ______, 20____, by Witness my hand and official seal. My Commission expires: _____ Notary Public

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

Name and Address of Person Preparing Legal Description:

After Recording Return To:

This is a "printer friendly" page. Please use the "print" option in your browser to print this screen.





Adams County - Building Safety, CO

Building Permit Payments

Confirmation Number: 128659

Payment Date: Monday, November 27, 2023
br>09:13AM PT

Payer Information

Name: Owen Beard

Street Address: 190 w archer place

denver, CO 80223

United States

Daytime Phone

E-mail Address:

(303) 995 - 5581

Number:

obeard@solidarch.com

Permit Number: 72938

Site Street Address: 190 w archer place

Site Zip Code: 80223

Card Information

Card Type: Visa

Card Number: ********1987

Payment Information

Payment Type: Building Permit Payments

Payment Amount: \$550.00 Convenience Fee: \$16.23 Total Payment: \$566.23

Thank you for using ACI Payments, Inc. If you have a question regarding your payment, please call us toll free at 1-800-487-4567. To make payments in the future, please visit our website at acipayonline.com.



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1 of 1 11/27/2023, 10:14 AM

APPLICANT'S C	ERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT.
~ ~~	PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)
I/We,	Blake Feik
	, (the "Applicant") by signing below, hereby declare and certify as follows:
Concerning the property Physical Legal De	Address: 3915 W 53 Ave scription: Lots 25, 26, 27, 28, and 29 Berkeley Gardens Adams county
With respect to q	nalifying surface developments, that (PLEASE CHECK ONE):
p	o mineral estate owner has entered an appearance or filed an objection to the oposed application for development within thirty days after the initial public earing on the application; or
p: aj th si de fo re as	ne Applicant and any mineral estate owners who have filed an objection to the oposed application for development or have otherwise filed an entry of opearance in the initial public hearing regarding such application no later than irty days following the initial public hearing on the application have executed a rface use agreement related to the property included in the application for evelopment, the provisions of which have been incorporated into the application or development or are evidenced by a memorandum or otherwise recorded in the cords of the clerk and recorder of the county in which the property is located so to provide notice to transferees of the Applicant, who shall be bound by such rface use agreements; or
(i	support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements; An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
(i	i) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.
Date:	3/30/23 Applicant:
After Recording Ret	Print Name: Address: By: By: Blake Afeik 16949 w 6944 cir Arvada, CO 80007

STATE OF COLORADO)	
COUNTY OF ADAMS)	
Subscribed and sworn to before me this	day of <u>houst</u> , 2023, by
Witness my hand and official seal. My Commission expires: 2/18/2024	Ath a Anata
why Commission expires.	Notary Public
CATHY A. LOVATO NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19934014534 MY COMMISSION EXPIRES 08/18/2024	Name and Address of Person Preparing Legal Description.

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.

PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b) Physical Address: 3915 W 53rd Ave Lots 25, 26, 27, 28, and 29 Legal Description: Berkeley Gardens Adams enty Parcel # (s): With respect to qualifying surface developments: Not Applicable Access to existing and proposed mineral operations, surface facilities, flowlines, and pipelines in support of such existing and proposed operations for oil and gas exploration and production, including provisions for public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements, were provided for in a " area as recorded in Reception # Applicant: Address: STATE OF COLORADO **COUNTY OF ADAMS** Subscribed and sworn to before me this 3 day of CATHY A. LOVATO **NOTARY PUBLIC** Witness my hand and official seal. STATE OF COLORADO NOTARY ID-19934014534 MY COMMISSION EXPIRES 08/18/2024 My Commission expires: Notary Public After Recording Return To: Name and Address of Person Preparing Legal Description:

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT.

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, 3 (a)	ke tek
(the "Applicant") by signif	ng below, hereby declare and certify as follows:
With respect to the property Physical Address:	
(PLEASE CHECK ONE):	
to mineral est	tial public hearing, notice of application for surface development was provided atte owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes; or arched the records of the Adams County Tax Assessor and the Adams County corder for the above identified parcel and have found that no mineral estate
Date:	Applicant:
	By: Print Name: Blake Feik Address: 16949 W 69th Cit
STATE OF COLORADO).
COUNTY OF ADAMS)
	cathy a. Lovato Notary Public State of Colorado Notary ID 19934014534 My commission express 08/18/4024 Notary Public Notary Public
After Recording Return T	o: Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

Community & Economic Development Department www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000 Brighton, CO 80601-8204 PHONE 720.523.6800 FAX 720.523.6998

Application Typ			
Sub	ceptual Review Preliminary PUD division, Preliminary Final PUD division, Final Rezone Correction/ Vacation Special Use	☐ Varianc	onal Use
PROJECT NAME	W 53 3915, LLC		
APPLICANT	•		
Name(s):	Blake Feik	Phone #:	720-320-4920
Address:	3915 W 53 FOR AME		
City, State, Zip:		1212	
2nd Phone #:	303-254-6203	Email:	bd feik econcastinet
OWNER		PARENTE STEP IN SECULO SECU	
Name(s):	Carol J Yocom Estate	Phone #:	817 578 6073
Address:	901 Brown Trail		
City, State, Zip:	Coppell, Texas 750	19	
2nd Phone #:		Email:	britt.feikeGMail.com
TECHNICAL REI	PRESENTATIVE (Consultant, Engin	eer, Surve	yor, Architect, etc.)
Name:		Phone #:	
Address:			
City, State, Zip:			
2nd Phone #:		Email:	

DESCRIPTION OF SITE

Address:	
	3915 W 53rd Ave
City, State, Zip:	Denver (0 80212
Area (acres or square feet):	,40 acres
Tax Assessor	
Parcel Number	0182518107019
Existing Zoning:	R-2
Existing Land Use:	one SFR
Proposed Land Use:	build ladditional SFR plus a duplex
lave you attende	ed a Conceptual Review? YES NO
f Yes, please list	PRE#:
pertinent requirer See is non-refun	nat I am making this application as owner of the above described property or acting rity of the owner (attached authorization, if not owner). I am familiar with all nents, procedures, and fees of the County. I understand that the Application Review dable. All statements made on this form and additional application materials are f my knowledge and belief.
pertinent requirer See is non-refun	nents, procedures, and fees of the County. I understand that the Application Review dable. All statements made on this form and additional application materials are
pertinent requirer Tee is non-refun True to the best o	nents, procedures, and fees of the County. I understand that the Application Review dable. All statements made on this form and additional application materials are fry knowledge and belief. Britt Feik Date: Sept 2023 Owner's Printed Name Owner's Signature
pertinent requirer Tee is non-refun Tue to the best o Name:	nents, procedures, and fees of the County. I understand that the Application Review dable. All statements made on this form and additional application materials are from from any knowledge and belief. Britt Feik Date: [Sept 2023] Owner's Printed Name

CERTIFICATION OF VITAL RECORD

DEPARTMENT OF STATE HEALTH SERVICES VITAL STATISTICS

	KAME OF DEC		flude AKAIs, If	CERTI any) (First, Mide	FICATE	OF DEA	TH T	-	TE FILE I	The Property of	OF OFATH	142-23-11
a new of the last		YOU						ANDERSO	term trian		14 2222	LY 4, 2023
3. SEX		4. DATE OF	BIRTH (min	ddyyyy) 5.	AGE-Last Bidi eats)	day	MO		IF UNDER 1 DA	y 5. SIR		ty & State or Foreign C
FEMALI	E L SECURITY N		MBER 23,	1933	4	89	The state of the s				T.WORTH	
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A CONTRACTOR OF THE PARTY OF TH	IDENCE STREET			1			Street, or	127	Gb. APT. NO	19c CITY OF	TOWN	
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ISSUED Jul 18 2023

WARNING: THIS DOCUMENT HAS A DARK BLUE BORDER AND A COLORED BACKGROUND

TARA DAS TE REGISTRAR

JON



LETTERS TESTAMENTARY

Cause No. 2023-PR02218-2

The State of Texas § Probate Court No. 2 §

County of Tarrant § Tarrant County, Texas

I, Mary Louise Nicholson, Clerk of the Probate Court of Tarrant County, Texas do hereby certify that on the 28th day of August, 2023, A.D.

BRITT CARLIN FEIK

 $\ qualified\ according\ to\ law\ as\ INDEPENDENT\ EXECUTOR\ without\ bond\ of\ the\ estate$ of

CAROL JANE YOCOM, DECEASED

These are, therefore, given to prove capacity to act as such and that said appointment is still in full force and effect.

Witness my hand and seal of the Probate Court of Tarrant County, at Fort Worth, Texas on August 28, 2023, A.D.

Mary Louise Nicholson, County Clerk Probate Court, Tarrant County, Texas

Cindy Keener, Deputy Clerk

ZONE LOT 1

LOTS 28, 29 AND THE NORTH 8.0 FEET OF LOT 27, BLOCK 13, BERKELEY GARDENS SUBDIVISION, AS RECORDED IN ADAMS COUNTY RECORD BOOK 3, PAGE 104 ON 09/09/1938, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO.

BEGINNING AT THE NORTHEAST CORNER OF LOT 29, BLOCK 13, WHENCE THE NORTHWEST CORNER OF SAID LOT 29 BEARS S 89°23'42" W A DISTANCE OF 133.00', SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION:

THENCE S 00°48'33" E A DISTANCE OF 58.00';

THENCE S 89°23'42" W A DISTANCE OF 133.00';

THENCE N 00°48'33" W A DISTANCE OF 58.00';

THENCE N 89°23'42" E A DISTANCE OF 133.00' TO THE POINT OF BEGINNING.

CONTAINING 7,714 SQUARE FEET, 0.177 ACRES, MORE OR LESS.

ZONE LOT 2

LOTS 25, 26 AND THE SOUTH 17.0 FEET OF LOT 27, BLOCK 13, BERKELEY GARDENS SUBDIVISION, AS RECORDED IN ADAMS COUNTY RECORD BOOK 3, PAGE 104 ON 09/09/1938, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 25, BLOCK 13, WHENCE THE SOUTHWEST CORNER OF SAID LOT 25 BEARS S 89°23'42" W A DISTANCE OF 133.00', SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE S 89°23'42" W A DISTANCE OF 133.00';

THENCE N 00°48'33" W A DISTANCE OF 67.00';

THENCE N 89°23'42" E A DISTANCE OF 133.00';

THENCE S 00°48'33" E A DISTANCE OF 67.00' TO THE POINT OF BEGINNING.

CONTAINING 8,911 SQUARE FEET, 0.205 ACRES, MORE OR LESS.