

RIDGEGATE – SECTION 22 FILING NO. 1

A PORTION OF CMU PLANNING AREA #4, RMU PLANNING AREA #11
 BEING A PORTION OF TRACTS B AND C, AND ALL OF CROSSFIELD DRIVE AND TRACT D
 RIDGEGATE FILING NO. 18 TOGETHER WITH A PORTION OF
 SECTION 15 AND SECTION 22 ALL IN TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.
 50.471 ACRES – 50 LOTS – 14 TRACTS SB16-43R

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACTS B AND C, ALL OF CROSSFIELD DRIVE AND TRACT D, PER THE PLAT OF RIDGEGATE – FILING NO. 18 AS RECORDED AT RECEPTION NO. 2012049307 IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO TOGETHER WITH A PORTION OF SECTION 15 AND SECTION 22, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, WHENCE THE WITNESS CORNER TO THE SOUTHEAST CORNER OF SAID SECTION 15 BEARS SOUTH 89°26'53" EAST, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE ALONG THE NORTH / SOUTH CENTERLINE OF SAID SECTION 15, NORTH 00°14'50" WEST, A DISTANCE OF 289.19 FEET TO THE SOUTHERLY BOUNDARY OF RIDGEGATE – SECTION 15, FILING NO. 14, 1ST AMENDMENT PER THE PLAT RECORDED AT RECEPTION NO. 2012007053 IN SAID OFFICE AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 76°59'57" EAST, A DISTANCE OF 640.49 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 15, FILING NO. 14, 1ST AMENDMENT, SAID CORNER LYING ON THE NORTHWESTERLY BOUNDARY OF SAID TRACT C, RIDGEGATE – FILING NO. 18;

THENCE DEPARTING SAID NORTHWESTERLY BOUNDARY, SOUTH 48°07'29" EAST, A DISTANCE OF 126.48 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF CABELA DRIVE AS DEDICATED ON SAID PLAT OF RIDGEGATE – FILING NO. 18;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY SOUTH 41°52'25" WEST, A DISTANCE OF 174.55 FEET TO THE SOUTHWESTERLY CORNER OF SAID WESTERLY RIGHT-OF-WAY;

THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID CABELA DRIVE, SOUTH 48°07'35" EAST, A DISTANCE OF 69.00 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY, SOUTH 57°57'02" EAST, A DISTANCE OF 32.49 FEET;

THENCE SOUTH 41°38'17" EAST, A DISTANCE OF 88.00 FEET;

THENCE SOUTH 48°21'43" WEST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 76°09'19" WEST, A DISTANCE OF 128.01 FEET;

THENCE SOUTH 01°38'12" WEST, A DISTANCE OF 228.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 248.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°53'22", AN ARC LENGTH OF 371.76 FEET;

THENCE SOUTH 87°31'33" WEST, A DISTANCE OF 26.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 150.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70°16'28", AN ARC LENGTH OF 183.98 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°56'04", AN ARC LENGTH OF 64.46 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 120.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°19'59", AN ARC LENGTH OF 57.25 FEET;

THENCE SOUTH 26°51'11" WEST, A DISTANCE OF 8.73 FEET;

THENCE NORTH 63°08'53" WEST, A DISTANCE OF 46.00 FEET;

THENCE SOUTH 75°18'03" WEST, A DISTANCE OF 292.38 FEET;

THENCE SOUTH 45°52'08" WEST, A DISTANCE OF 192.07 FEET;

THENCE SOUTH 11°53'05" WEST, A DISTANCE OF 297.60 FEET;

THENCE SOUTH 53°18'17" WEST, A DISTANCE OF 562.89 FEET;

THENCE NORTH 57°45'30" WEST, A DISTANCE OF 205.14 FEET;

THENCE SOUTH 88°23'19" WEST, A DISTANCE OF 291.84 FEET;

THENCE NORTH 32°11'41" WEST, A DISTANCE OF 400.38 FEET;

THENCE NORTH 34°56'25" EAST, A DISTANCE OF 262.77 FEET;

THENCE SOUTH 79°31'01" EAST, A DISTANCE OF 178.98 FEET;

THENCE NORTH 45°14'50" WEST, A DISTANCE OF 331.82 FEET;

THENCE NORTH 49°39'06" EAST, A DISTANCE OF 880.18 FEET;

THENCE NORTH 14°44'58" EAST, A DISTANCE OF 176.33 FEET;

THENCE SOUTH 76°53'48" EAST, A DISTANCE OF 533.67 FEET;

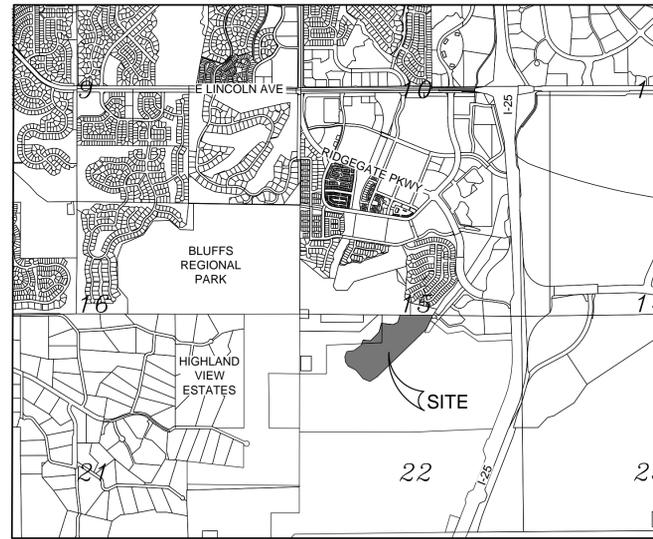
THENCE NORTH 16°57'56" EAST, A DISTANCE OF 611.10 FEET TO SOUTHWESTERLY CORNER OF LOT 93, SAID RIDGEGATE – SECTION 15, FILING NO. 14, 1ST AMENDMENT;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID RIDGEGATE – SECTION 15, FILING NO. 14, 1ST AMENDMENT THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°59'01" EAST, A DISTANCE OF 47.47 FEET;

2. SOUTH 00°14'50" EAST, A DISTANCE OF 24.55 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 50.471 ACRES, (2,198,519 SQUARE FEET), MORE OR LESS.



VICINITY MAP
 SCALE: 1" = 2000'

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF RIDGEGATE – SECTION 22 FILING NO. 1, THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS, AND OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

OWNER

CENTURY LAND HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
 TITLE: _____
 NAME: _____
 ATTEST: _____

TITLE: SECRETARY

STATE OF _____)
)SS
 COUNTY OF _____)

SUBSCRIBED AND SWORN TO ME THIS ____ DAY OF _____, 2016,

BY _____, AS _____, AND _____, AS _____ OF CENTURY LAND HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER

RIDGEGATE INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
 TITLE: _____
 NAME: _____
 ATTEST: _____

TITLE: SECRETARY

STATE OF _____)
)SS
 COUNTY OF _____)

SUBSCRIBED AND SWORN TO ME THIS ____ DAY OF _____, 2016,

BY _____, AS _____, AND _____, AS _____ OF RIDGEGATE INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACT SUMMARY CHART					TRACT SUMMARY CHART (CONT.)						
TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE	TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
TRACT A	7,249	0.166	TRAIL HEAD PARKING	METRO DISTRICT	METRO DISTRICT	TRACT J	80,233	1.842	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT B	118,387	2.718	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	TRACT K	40,152	0.922	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT C	250,184	5.743	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	TRACT L	18,277	0.420	OPEN SPACE, UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT D	461,559	10.596	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	METRO DISTRICT	METRO DISTRICT	TRACT M	19,798	0.454	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT E	33,902	0.778	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	METRO DISTRICT	METRO DISTRICT	TRACT N	5,159	0.188	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	SGWSD
TRACT F	231,247	5.309	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	TRACT O	18,213	0.418	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	METRO DISTRICT	METRO DISTRICT
TRACT G	14,779	0.339	OPEN SPACE, UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	TOTAL	1,373,676	31.534			
TRACT H	42,508	0.976	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	METRO DISTRICT = RAMPART RANGE METROPOLITAN DISTRICT SGWSD = SOUTHGATE WATER & SANITATION DISTRICT					
TRACT I	32,029	0.735	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION						

SURVEYOR'S CERTIFICATE

I, JOHN R. WEST, JR., A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON _____, 2016 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER) AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE CITY SUBDIVISION RESOLUTION.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2016.

JOHN R. WEST, JR., LICENSED PROFESSIONAL LAND SURVEYOR
 COLORADO P.L.S. NO. 25645
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

TITLE VERIFICATION

WE, CHICAGO TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS SHOWN ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 097-C2003259-058-LG1 WITH AN EFFECTIVE DATE OF MAY 9, 2014.

CHICAGO TITLE INSURANCE COMPANY

STATE OF _____)
)SS
 COUNTY OF _____)

SUBSCRIBED AND SWORN TO ME THIS ____ DAY OF _____, 2016,

BY _____, AS _____, OF CHICAGO TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CITY COUNCIL CERTIFICATE

THIS PLAT WAS APPROVED FOR FILING BY THE CITY COUNCIL OF THE CITY OF LONE TREE, COLORADO, ON THE ____ DAY OF _____, 20____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATION OF EASEMENTS ARE ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE CITY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

 JACKIE MILLET, MAYOR, CITY OF LONE TREE

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS
 COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 2016, A.D.,

AT _____ A.M./P.M. AND WAS RECORDED AT RECEPTION NO. _____

 CLERK AND RECORDER

LAST REVISED: JULY 12, 2016



AzTec Proj. No.: 65315-06

DEVELOPER
 CENTURY COMMUNITIES

8390 E. CRESCENT PARKWAY, SUITE 650
 GREENWOOD VILLAGE, COLORADO 80111
 (303) 770-8300

DATE OF PREPARATION:	2016-06-08
SCALE:	N / A
SHEET 1 OF 4	

RIDGEGATE – SECTION 22 FILING NO. 1

A PORTION OF CMU PLANNING AREA #4, RMU PLANNING AREA #11
 BEING A PORTION OF TRACTS B AND C, AND ALL OF CROSSFIELD DRIVE AND TRACT D
 RIDGEGATE FILING NO. 18 TOGETHER WITH A PORTION OF
 SECTION 15 AND SECTION 22 ALL IN TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.
 50.471 ACRES – 50 LOTS – 14 TRACTS SB16-43R

CURVE TABLE				LINE TABLE		
CURVE	DELTA	RADIUS	LENGTH	LINE	BEARING	LENGTH
C4	8°27'08"	225.00'	33.19'	L1	S43°32'23"W	0.81'
C6	5°00'13"	500.00'	43.66'	L4	S48°07'35"E	4.50'
C9	2°32'37"	204.00'	9.06'	L5	N76°09'19"E	13.76'
C34	1°22'42"	200.00'	4.81'	L12	N48°07'50"W	28.77'
				L13	S87°31'33"W	23.50'
				L17	N48°07'35"W	1.48'

MONUMENT SYMBOL LEGEND

- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 25645"
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 37908"
- ✦ FOUND SECTION CORNER, AS NOTED
- (NR) NON-RADIAL

GENERAL NOTES

- 1) CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 097-C2003299-058-LG1 DATED MAY 9, 2014 AT 7:00 A.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- 2) THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING SOUTH 89°26'53" EAST BETWEEN THE FOUND MONUMENTS AS SHOWN HEREON.
- 3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
- 4) DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 5) THE CITY OF LONE TREE REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER 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 SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- 6) FOR PUBLIC STREETS: THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING NO PARKING/FIRE LANE SIGNAGE, AS REQUIRED BY THE CITY PUBLIC WORKS DEPARTMENT AND FIRE DISTRICT.
- 7) LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE TO OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH CITY OF LONE TREE REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY OF LONE TREE. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER IN ACCORDANCE WITH CITY OF LONE TREE CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- 8) A TRAIL EASEMENT TWELVE (12) FEET IN WIDTH IS HEREBY GRANTED TO THE HOME OWNERS ASSOCIATION OVER ALL PORTIONS OF THE TEN (10) FOOT WIDE TRAIL LOCATED WITHIN TRACT C SAID TRAIL EASEMENT IS TO BE USED FOR MAINTENANCE, PUBLIC ACCESS, AND DRAINAGE AS REQUIRED. THE FOREGOING TWELVE (12) FOOT WIDE TRAIL EASEMENT SHALL BE ALIGNED AS MEASURED 6 FEET FROM EACH SIDE OF THE CENTERLINE OF THE ORIGINALLY CONSTRUCTED TEN (10) FOOT WIDE TRAIL.

SEE SHEET 3

AZTEC
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 Littleton, Colorado 80122
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 www.aztecconsultants.com
 Aztec Proj. No.: 65315-06

DEVELOPER
 CENTURY COMMUNITIES
 8390 E. CRESCENT PARKWAY, SUITE 650
 GREENWOOD VILLAGE, COLORADO 80111
 (303) 770-8300

DATE OF PREPARATION:	2016-06-08
SCALE:	1"=60'
SHEET 2 OF 4	

RIDGEGATE – SECTION 22 FILING NO. 1

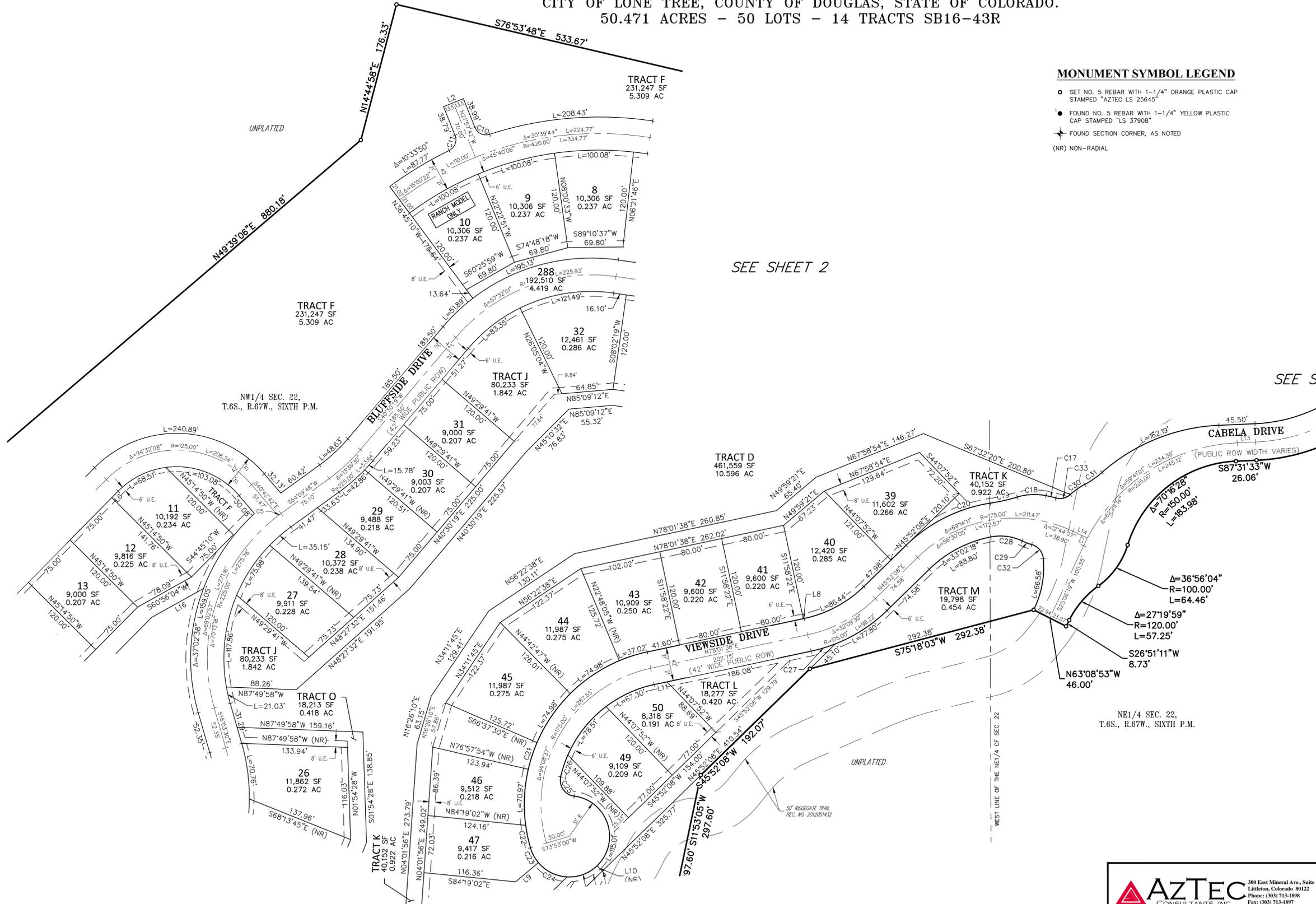
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 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.
 50.471 ACRES – 50 LOTS – 14 TRACTS SB16-43R

LINE	BEARING	LENGTH
L2	N68°02'18"E	27.00'
L6	S44°45'10"W	11.34'
L8	N78°01'38"E	1.15'
L9	N50°02'33"E	37.64'
L10	S44°07'52"E	9.48'
L11	S78°01'38"W	16.67'
L13	S87°31'33"W	23.50'
L14	S64°53'41"E	20.26'
L16	N60°56'04"E	75.24'

CURVE	DELTA	RADIUS	LENGTH
C5	1°10'21"	225.00'	4.60'
C7	2°44'13"	225.00'	10.75'
C10	86°13'06"	15.00'	22.57'
C11	86°36'54"	15.00'	22.68'
C17	3°29'21"	207.00'	12.61'
C18	27°44'39"	76.00'	36.80'
C19	7°37'06"	264.00'	35.10'
C20	35°15'13"	196.00'	120.60'
C21	10°20'33"	196.00'	35.38'
C22	8°23'41"	196.00'	28.72'
C23	24°11'12"	51.00'	21.53'
C24	46°43'55"	51.00'	41.60'
C25	95°56'55"	20.00'	33.49'
C26	10°44'58"	154.00'	28.89'
C27	9°24'52"	196.00'	32.21'
C28	36°29'08"	64.00'	40.75'
C29	9°47'17"	76.00'	12.98'
C30	12°46'20"	100.00'	22.29'
C31	12°48'06"	120.00'	26.81'
C32	69°08'12"	20.00'	24.13'
C33	55°54'03"	20.00'	19.51'

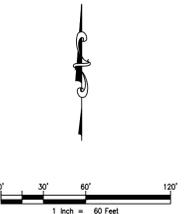
MONUMENT SYMBOL LEGEND

- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 25645"
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 37908"
- ✦ FOUND SECTION CORNER, AS NOTED
- (NR) NON-RADIAL



SEE SHEET 2

SEE SHEET 2



SEE SHEET 4

AZTEC
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 300 East Mineral Ave., Suite 1
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 www.aztecconsultants.com
 AzTec Proj. No.: 65315-06

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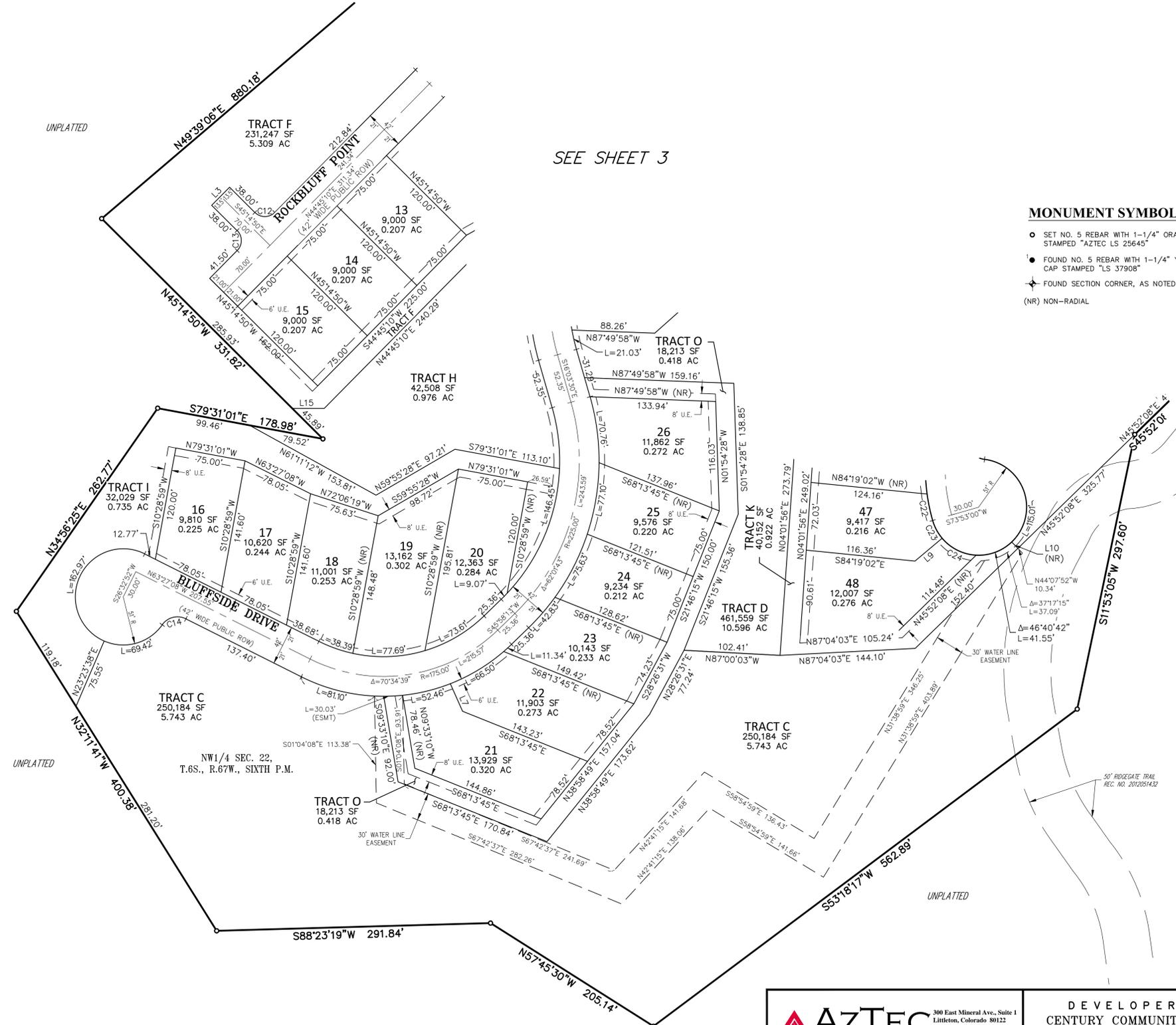
DATE OF PREPARATION:	2016-06-08
SCALE:	1"=60'
SHEET 3 OF 4	

FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.

RIDGEGATE – SECTION 22 FILING NO. 1

A PORTION OF CMU PLANNING AREA #4, RMU PLANNING AREA #11
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 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.
 50.471 ACRES – 50 LOTS – 14 TRACTS SB16-43R

LINE TABLE			CURVE TABLE			
LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L3	N44°45'10"E	27.00'	C12	90°00'00"	15.00'	23.56'
L7	N24°06'32"W	32.04'	C13	90°00'00"	15.00'	23.56'
L9	N50°02'33"E	37.64'	C14	81°05'14"	20.00'	28.30'
L10	S44°07'52"E	9.48'	C22	8°23'41"	196.00'	28.72'
L15	N90°00'00"W	34.00'	C23	24°11'12"	51.00'	21.53'
			C24	46°43'55"	51.00'	41.60'



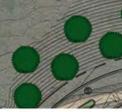
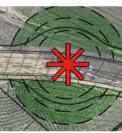
- MONUMENT SYMBOL LEGEND**
- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 25645"
 - FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 37908"
 - ✦ FOUND SECTION CORNER, AS NOTED
 - (NR) NON-RADIAL

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DEVELOPER CENTURY COMMUNITIES</p>		DATE OF PREPARATION: 2016-06-08
	8390 E. CRESCENT PARKWAY, SUITE 650 GREENWOOD VILLAGE, COLORADO 80111 (303) 770-8300		SCALE: 1"=60' SHEET 4 OF 4

AzTec Proj. No.: 65315-06

FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.

LEGEND

-  Site Feature
-  Landscape Feature
-  Evergreen Screening
-  Entry Statement/Enhanced Landscape

-  Key areas for lights and signage
-  Mail Kiosk
-  Entry Monument
-  Bench

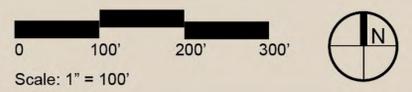
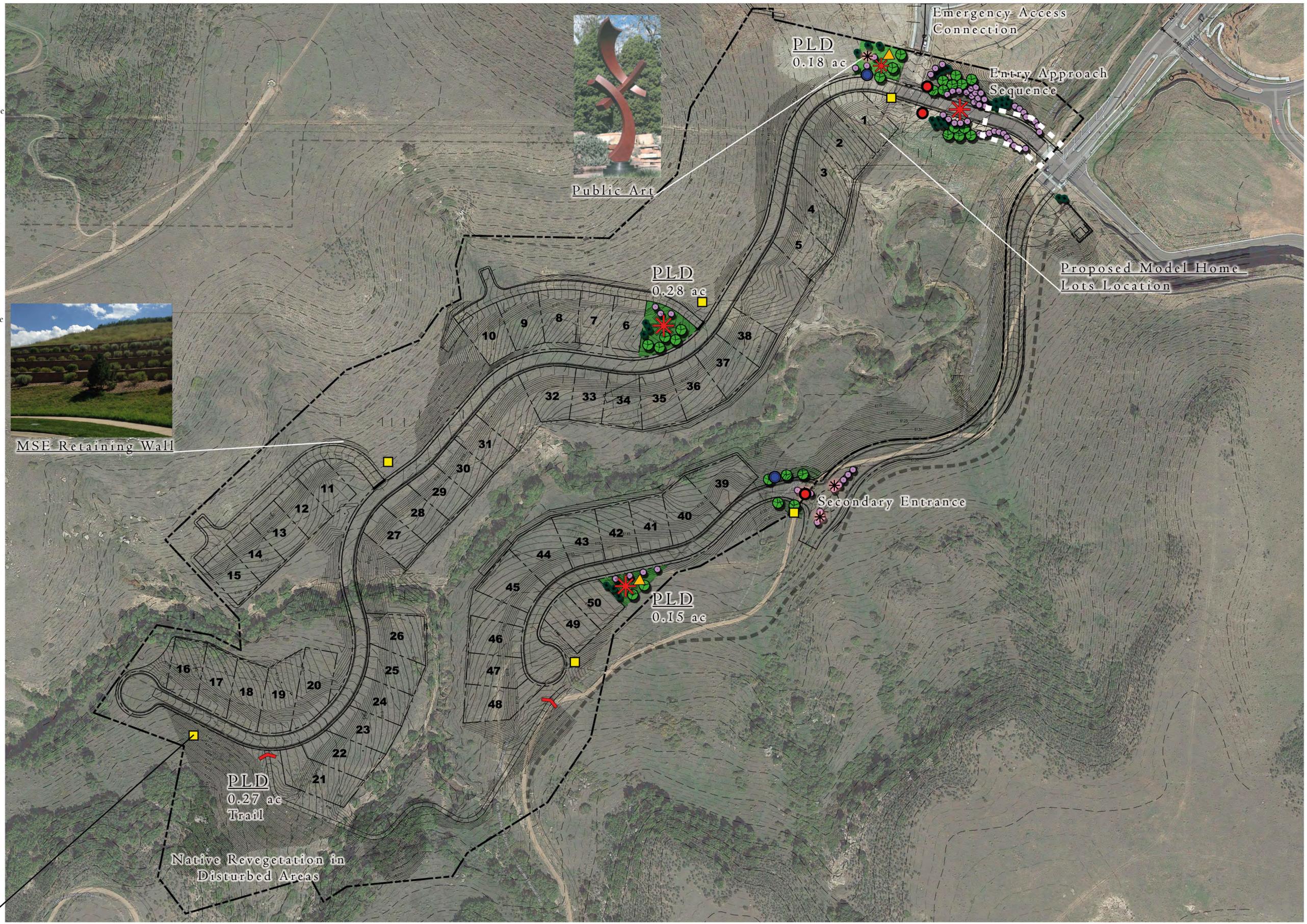
Park Land Dedication
 Required: 0.60 acres
 Provided: 0.88 acres



Bench



Street Light





Previous
70 Lot Plan
View 'A'



Current
50 Lot Plan
View 'A'





Previous
70 Lot Plan
View 'B'



Current
50 Lot Plan
View 'B'

