

RIDGEGATE - SECTION 22 FILING NO. 1

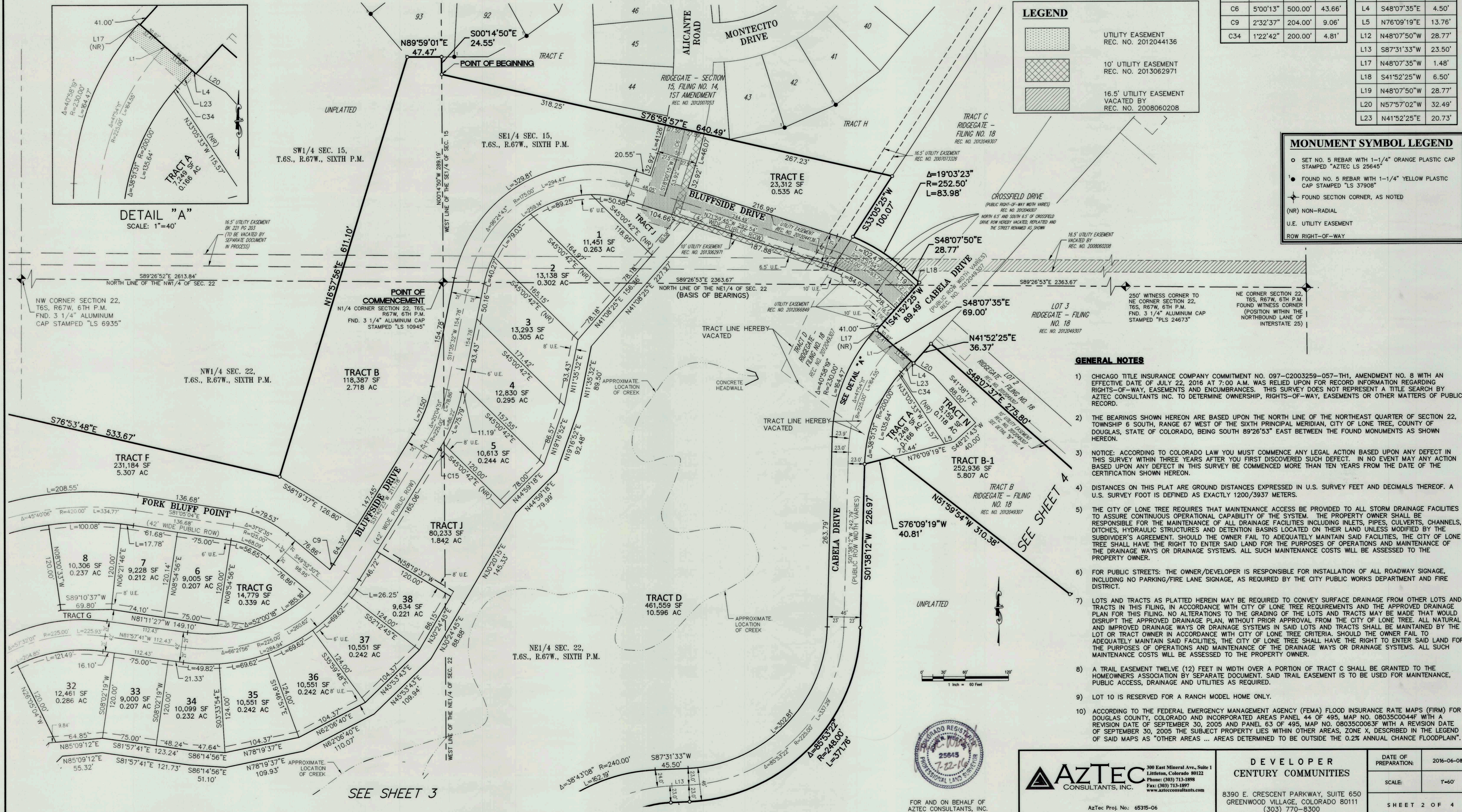
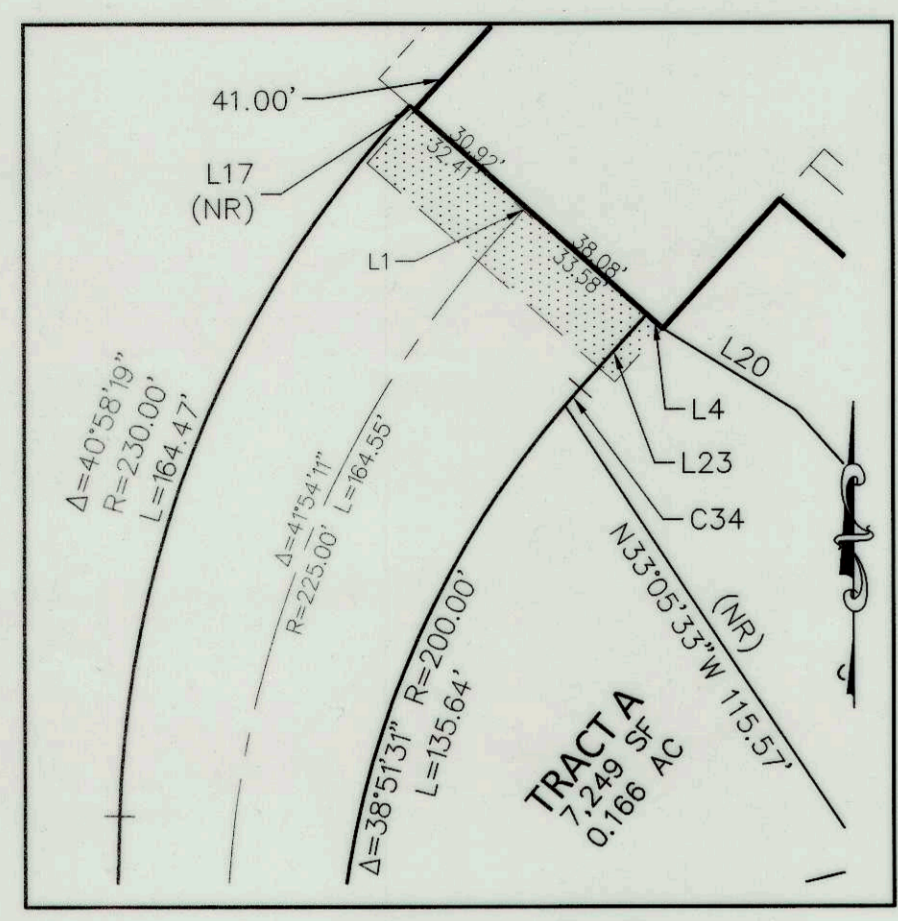
A PORTION OF CMU PLANNING AREA #4, RMU PLANNING AREA #11 OF RIDGEGATE PLANNED DEVELOPMENT BEING A REPLAT OF TRACTS B AND D, AND ALL OF CROSSFIELD DRIVE RIDGEGATE FILING NO. 18 TOGETHER WITH A PORTION OF SECTION 15 AND SECTION 22 ALL IN TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO. 56.035 ACRES - 50 LOTS - 16 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'
				L18	S41°52'25"W	6.50'
				L19	N48°07'50"W	28.77'
				L20	N57°57'02"W	32.49'
				L23	N41°52'25"E	20.73'

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
U.E.	UTILITY EASEMENT
ROW	RIGHT-OF-WAY

LEGEND

- UTILITY EASEMENT REC. NO. 2012044136
- 10' UTILITY EASEMENT REC. NO. 2013062971
- 16.5' UTILITY EASEMENT VACATED BY REC. NO. 2008060208



- GENERAL NOTES**
- CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 097-C2003259-057-TH1, AMENDMENT NO. 8 WITH AN EFFECTIVE DATE OF JULY 22, 2016 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM 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.
 - A TRAIL EASEMENT TWELVE (12) FEET IN WIDTH OVER A PORTION OF TRACT C SHALL BE GRANTED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT. SAID TRAIL EASEMENT IS TO BE USED FOR MAINTENANCE, PUBLIC ACCESS, DRAINAGE AND UTILITIES AS REQUIRED.
 - LOT 10 IS RESERVED FOR A RANCH MODEL HOME ONLY.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR DOUGLAS COUNTY, COLORADO AND INCORPORATED AREAS PANEL 44 OF 495, MAP NO. 08035C0044F WITH A REVISION DATE OF SEPTEMBER 30, 2005 AND PANEL 63 OF 495, MAP NO. 08035C0063F WITH A REVISION DATE OF SEPTEMBER 30, 2005 THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS, ZONE X, DESCRIBED IN THE LEGEND OF SAID MAPS AS "OTHER AREAS ... AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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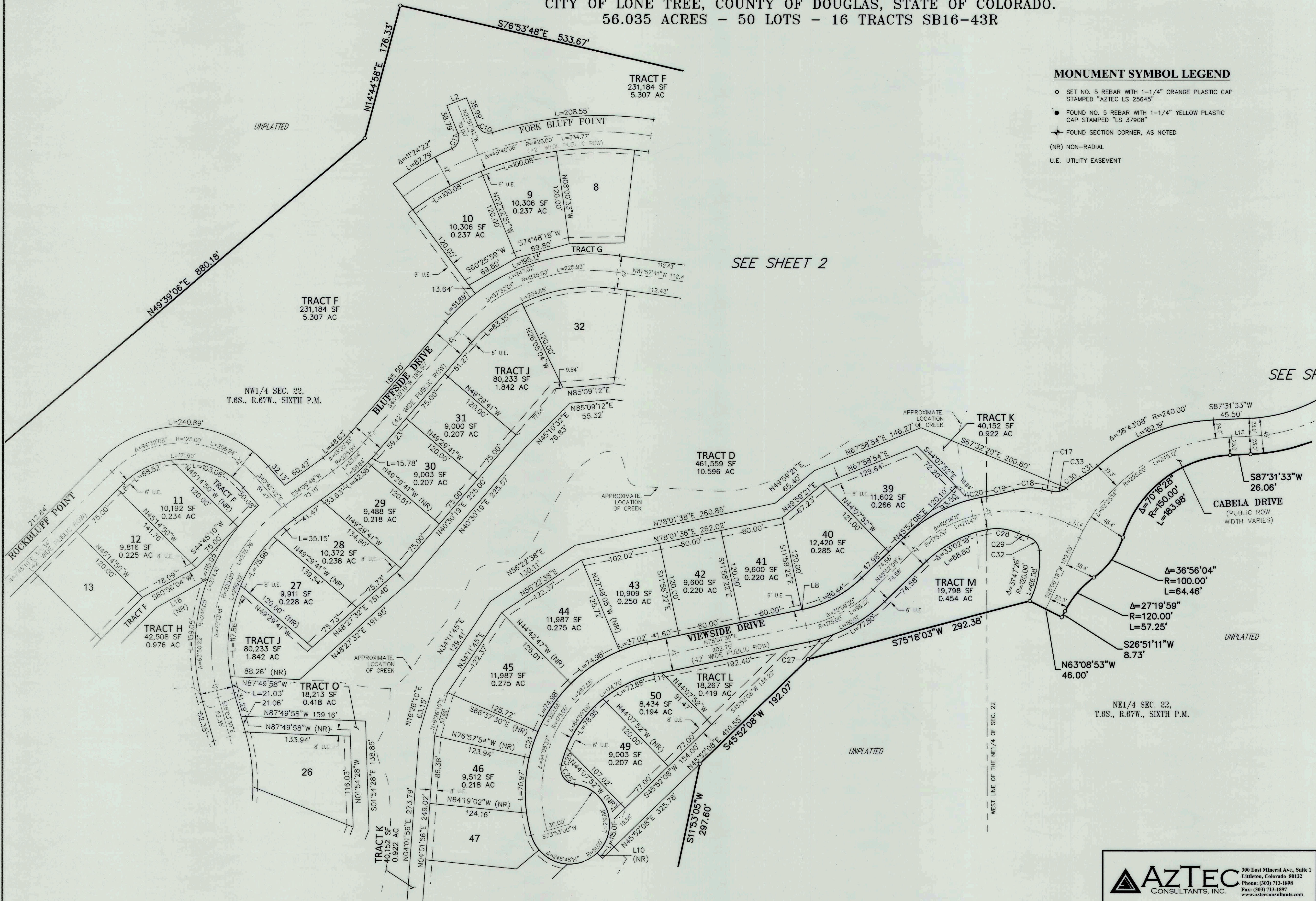
DEVELOPER
CENTURY COMMUNITIES
8390 E. CRESCENT PARKWAY, SUITE 650
GREENWOOD VILLAGE, COLORADO 80111
(303) 770-8300

DATE OF PREPARATION:	2016-06-08
SCALE:	T=60'
SHEET 2 OF 4	

SEE SHEET 3

RIDGEGATE - SECTION 22 FILING NO. 1

A PORTION OF CMU PLANNING AREA #4, RMU PLANNING AREA #11 OF RIDGEGATE PLANNED DEVELOPMENT
 BEING A REPLAT OF TRACTS B AND D, AND ALL OF CROSSFIELD DRIVE 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.
 56.035 ACRES - 50 LOTS - 16 TRACTS SB16-43R



LINE TABLE			CURVE TABLE		
LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS
L2	N68°02'18"E	27.00'	C5	1°10'21"	2
L6	S44°45'10"W	11.34'	C7	2°44'13"	2
L8	N78°01'38"E	1.15'	C10	86°13'06"	1
L9	N50°02'33"E	37.64'	C11	86°36'54"	1
L10	S44°07'52"E	9.48'	C17	3°29'21"	2
L11	S78°01'38"W	10.36'	C18	27°44'39"	7
L13	S87°31'33"W	23.50'	C19	7°37'06"	2
L14	S64°53'41"E	20.26'	C20	35°15'13"	1
L16	S60°56'04"W	75.24'	C21	10°20'33"	1
			C22	8°23'41"	1
			C23	24°11'12"	5
			C24	46°43'55"	5
			C25	95°56'55"	2
			C26	8°35'07"	1
			C27	9°24'52"	1
			C28	36°29'08"	6
			C29	9°47'17"	7
			C30	12°46'20"	10
			C31	12°48'06"	1
			C32	69°08'12"	2
			C33	55°54'03"	2
			C35	46°40'42"	5

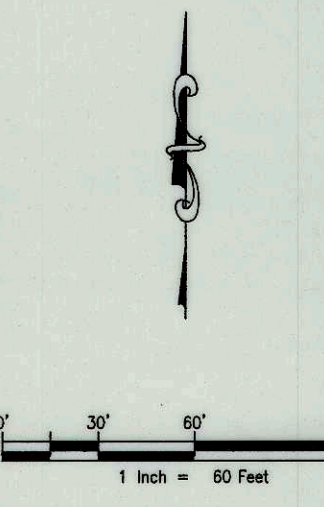
MONUMENT SYMBOL LEGEND

- 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
- U.E. UTILITY EASEMENT

SEE SHEET 2

SEE SHEET 2

SEE SHEET 4



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DATE OF PREPARATION	
SCALE	
SHEET	



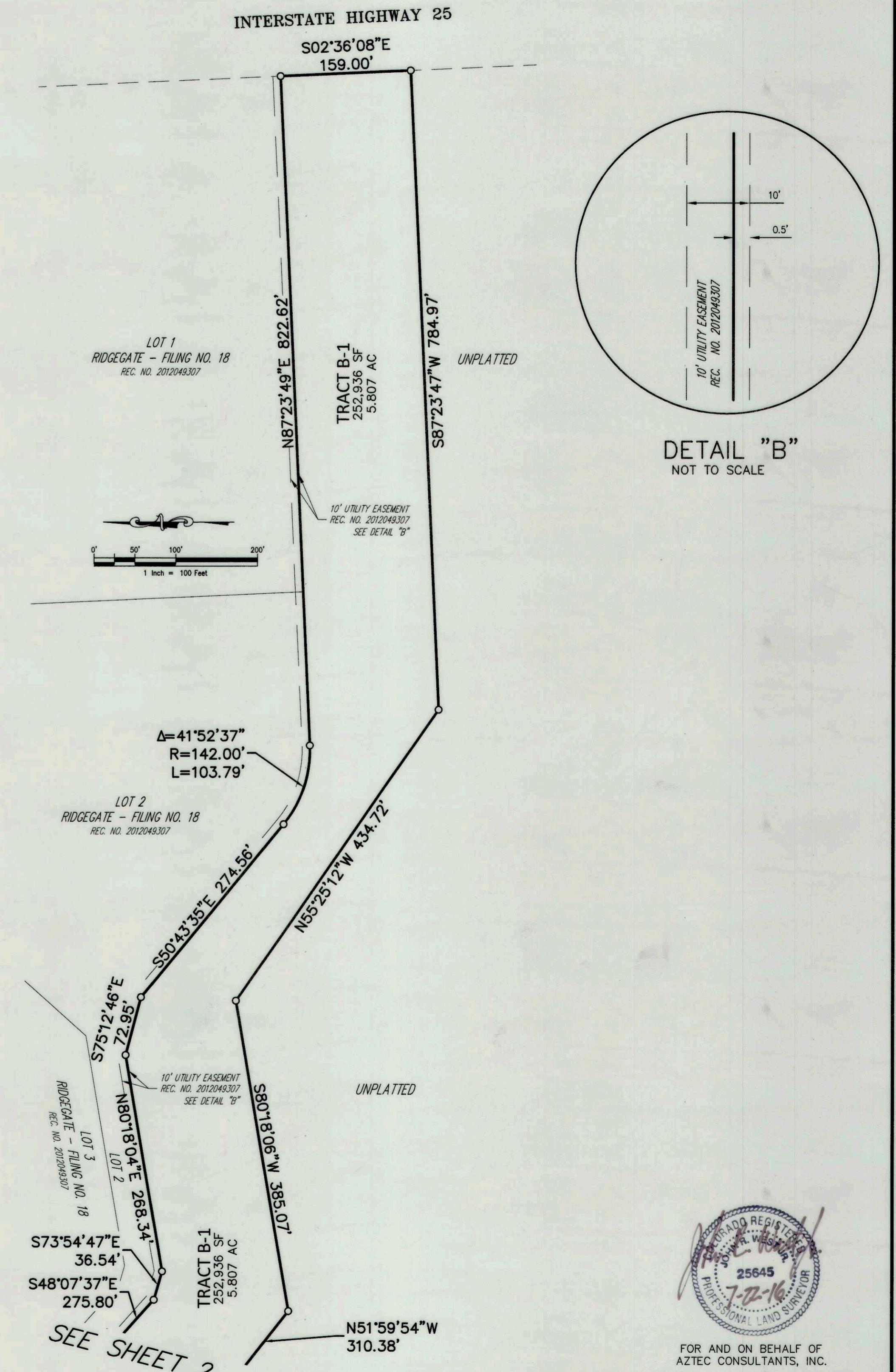
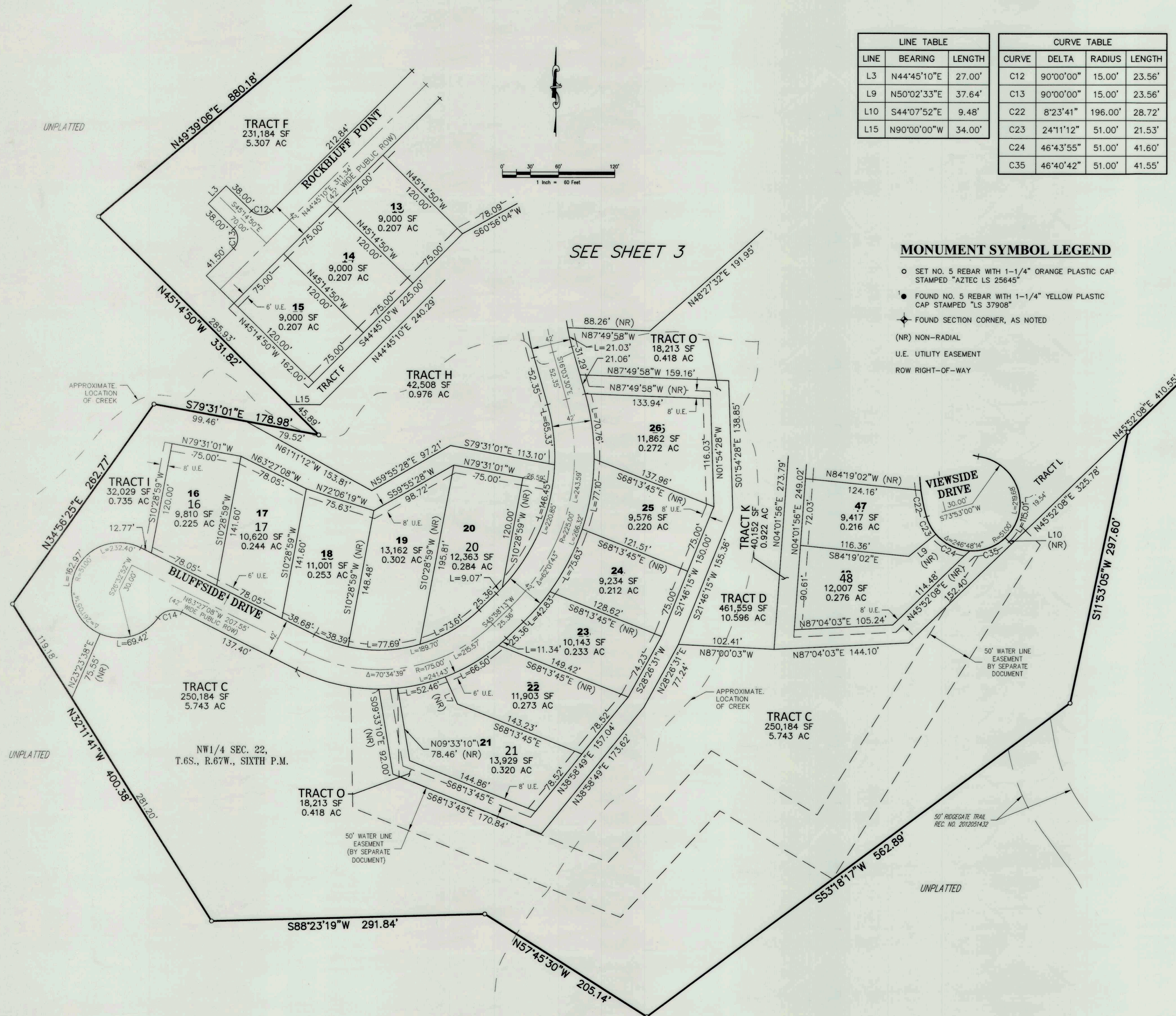
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L15	N90°00'00"W	34.00'	C23	24°11'12"	51.00'	21.53'
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	AzTec Proj. No: 65315-06	8390 E. CRESCENT PARKWAY, SUITE 650 GREENWOOD VILLAGE, COLORADO 80111 (303) 770-8300	SCALE: 1"=60' SHEET 4 OF 4