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

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING ALL OF TRACTS B AND D, AND ALL OF CROSSFIELD DRIVE, 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 NORTH QUARTER CORNER OF SAID SECTION 22, WHENCE THE WITNESS CORNER TO THE NORTHEAST CORNER OF SAID SECTION 22 BEARS SOUTH 89'26'53" EAST, WITH ALL BEARINGS HEREIN RELATIVE

THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER 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 RIDGEGATE — SECTION 15, FILING NO. 14, 1ST AMENDMENT, SAID CORNER LYING ON THE NORTHWESTERLY BOUNDARY OF TRACT C, OF SAID PLAT OF RIDGEGATE — FILING NO. 18;

THENCE ALONG SAID NORTHWESTERLY BOUNDARY, SOUTH 33'05'25" WEST, A DISTANCE OF 100.07 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CROSSFIELD DRIVE AS DEDICATED ON SAID PLAT OF RIDGEGATE - FILING NO. 18 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 252.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 22'48'47" WEST:

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19'03'23", AN ARC LENGTH OF 83.98 FEET;
- 2. SOUTH 48°07'50" EAST, A DISTANCE OF 28.77 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF CABELA DRIVE AS DEDICATED ON SAID PLAT OF RIDGEGATE FILING NO. 18;

THENCE ALONG THE NORTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY RIGHT-OF-WAY OF SAID CABELA DRIVE THE FOLLOWING THREE (3) COURSES:

- 1. SOUTH 41'52'25" WEST, A DISTANCE OF 89.49 FEET;
- 2. SOUTH 48°07'35" EAST, A DISTANCE OF 69.00 FEET;
- 3. NORTH 41°52'25" EAST, A DISTANCE OF 36.37 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT B; THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT B THE FOLLOWING TWELVE (12)
- 1. SOUTH 48'07'37" EAST, A DISTANCE OF 275.80 FEET;
- 2. SOUTH 73°54'47" EAST, A DISTANCE OF 36.54 FEET;
- 3. NORTH 8018'04" EAST, A DISTANCE OF 268.34 FEET;
- 4. SOUTH 75"12'46" EAST, A DISTANCE OF 72.95 FEET;
- 5. SOUTH 50°43'35" EAST, A DISTANCE OF 274.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 142.00 FEET;
- 6. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41'52'37", AN ARC LENGTH OF 103.79 FEET;
- 7. NORTH 87°23'49" EAST, A DISTANCE OF 822.62 FEET TO THE WESTERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY
- 8. ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 02'36'08" EAST, A DISTANCE OF 159.00 FEET;
- 9. DEPARTING SAID WESTERLY RIGHT-OF-WAY, SOUTH 87°23'47" WEST, A DISTANCE OF 784.97 FEET:
- 10. NORTH 55°25'12" WEST, A DISTANCE OF 434.72 FEET;
- 11. SOUTH 80"18'06" WEST, A DISTANCE OF 385.07 FEET;
- 12. NORTH 51°59'54" WEST, A DISTANCE OF 310.38 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY OF TRACT B, SOUTH 76'09'19" WEST, A DISTANCE OF 40.81 FEET; THENCE SOUTH 01'38'12" WEST, A DISTANCE OF 226.97 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

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 2719'59", AN ARC LENGTH OF 57.25

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

THENCE SOUTH 79°31'01" EAST, A DISTANCE OF 178.98 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 THE SOUTHERLY BOUNDARY OF 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:

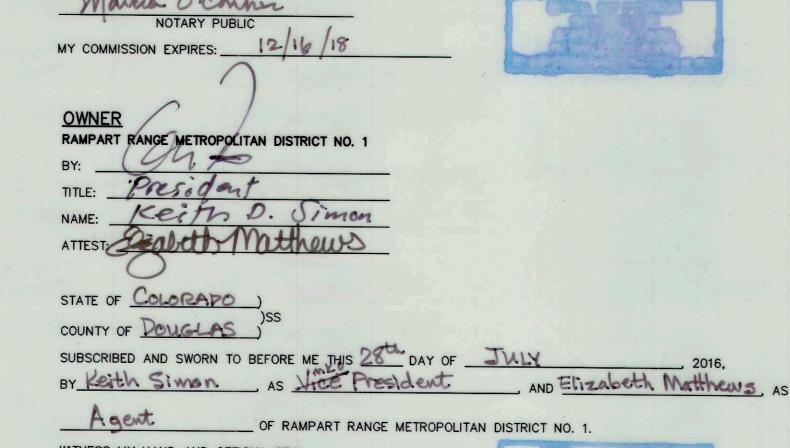
- 1. NORTH 89'59'01" EAST, A DISTANCE OF 47.47 FEET;
- 2. SOUTH 0014'50" EAST, A DISTANCE OF 24.55 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 56.035 ACRES, (2,440,865 SQUARE FEET), MORE OR LESS.

DEDICATION STATEMENT

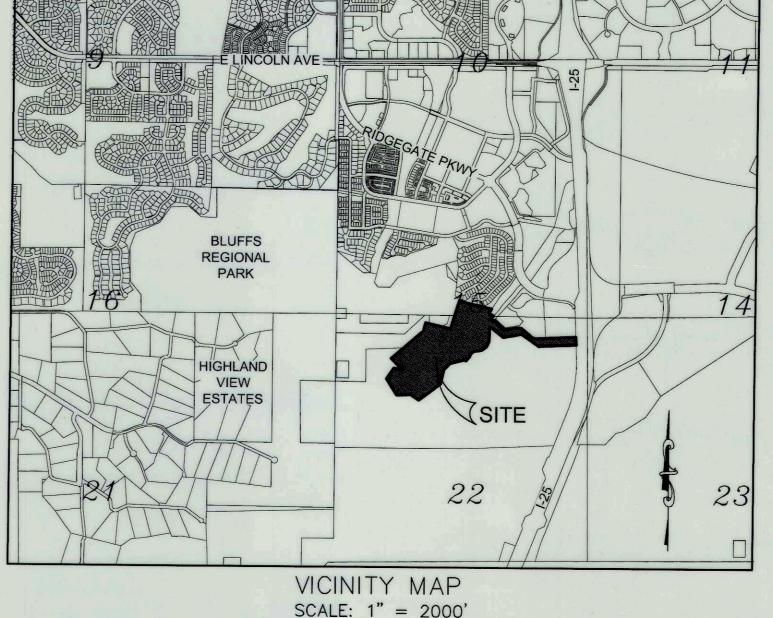
THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, FEE TITLE TO THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION 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 RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE CITY OF LONE TREE, CO IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

<u>OWNER</u> RIDGEGATE INVESTMENTS INC., A DELAWARE CORPORATION Vice President Keith D. Simon ATTEST: Paletts Matheus STATE OF COLORADO) COUNTY OF DOUGLAS By Keith Simon , As Vice President AND Elizaboth Matthewsas OF RIDGEGATE INVESTMENTS, INC., A DELAWARE CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL: Marcia O'Conner NOTARY PUBLIC MY COMMISSION EXPIRES: 12/16/18 <u>OWNER</u> RAMPART RANGE METROPOLITAN DISTRICT NO. 1



	Marcia (AND OFFICIAL SI	RAMPART RANGE METROPOLITAN DISTRICT NO	0. 1.			
y !			TRACT SUMMARY CHART				
TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE	TRACT	AREA (SF
TRACT A	7,249	0.166	TRAIL HEAD PARKING	METRO DISTRICT	METRO DISTRICT	TRACT J	80,233
TRACT B	118,387	2.718	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	TRACT K	40,152
TRACT B-1	252,936	5.807	LANDSCAPE AND TRAIL	METRO DISTRICT	METRO DISTRICT	TRACT L	18,267
TRACT C	250,184	5.743	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	TRACT M	19,798
TRACT D	461,559	10.596	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	METRO DISTRICT	METRO DISTRICT	TRACT N	5,159
TRACT E	23,312	0.535	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	METRO DISTRICT	METRO DISTRICT	TRACT O	18,213

				DISTRICT	DISTRICT			1.042	ACCESS EASEMENTS		
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		
TRACT B-1	252,936	5.807	LANDSCAPE AND TRAIL	METRO DISTRICT	METRO DISTRICT	TRACT L	18,267	0.419	OPEN SPACE, UTILITY, DRAINAGE PUBLIC ACCESS EASEMENTS		
TRACT C	250,184	5.743	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	TRACT M	19,798	0.454	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS		
TRACT D	461,559	10.596	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	METRO DISTRICT	METRO DISTRICT	TRACT N	5,159	0.118	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS		
TRACT E	23,312	0.535	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	METRO DISTRICT	METRO DISTRICT	TRACT O	18,213	0.418	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS		
TRACT F	231,184	5.307	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	TOTAL 1,615,949 37.097					
TRACT G	14,779	0.339	OPEN SPACE, UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	METRO DISTRICT = RAMPART RANGE METROPOLITAN DISTRICT NO. 1 SGWSD = SOUTHGATE WATER & SANITATION DISTRICT NOTE: THE HOMEOWNERS ASSOCIATION TRACTS AND THE SOUTHGATE WATER AND SANITATION DISTRICT TRACT WILL BE CONVEYED BY SEPARATE DOCUMENT.					
TRACT H	42,508	0.976	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION						
TRACTI	32,029	0.735	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION						



TRACT SUMMARY CHART (CONT.)

UTILITY, DRAINAGE AND PUBLIC

OPEN SPACE, UTILITY, DRAINAGE AND

OWNERSHIP

HOMEOWNERS

ASSOCIATION

HOMEOWNERS

ASSOCIATION

HOMEOWNERS

ASSOCIATION

HOMEOWNERS

ASSOCIATION

SGWSD

ASSOCIATION

HOMEOWNERS | HOMEOWNERS

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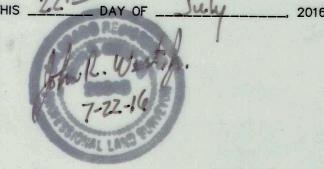
ASSOCIATION

F) AREA (AC)

1.842

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 JULY 06, 2015 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 REGULATIONS.



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-C2003259-057-TH1, AMENDMENT NO. 6 WITH AN EFFECTIVE DATE OF JULY 11, 2016.

CHICAGO TITLE INSURANCE COMPANY

STATE OF Colo

COUNTY OF Denver

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 DAY OF Augus

BY Cauren B Payne AS Vice President , OF CHICAGO TITLE INSURANCE

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 2/23/2020



CITY COUNCIL CERTIFICATE

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

TRACTS B AND D AND CROSSFIELD DRIVE, RIDGEGATE - FILING NO. 18 ARE AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER, RECEPTION #2012049307.

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 CAN OR WILL BE ISSUED.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) COUNTY OF DOUGLAS)

I HEREBY CERTEY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 16 DAY OF HUGUST 2016, A.D., A.M./P.M. AND WAS RECORDED AT RECEPTION NO. 2016055018

CLERK AND RECORDER

LAST REVISED: JULY 22, 201

DEVELOPER PREPARATION: CENTURY COMMUNITIES

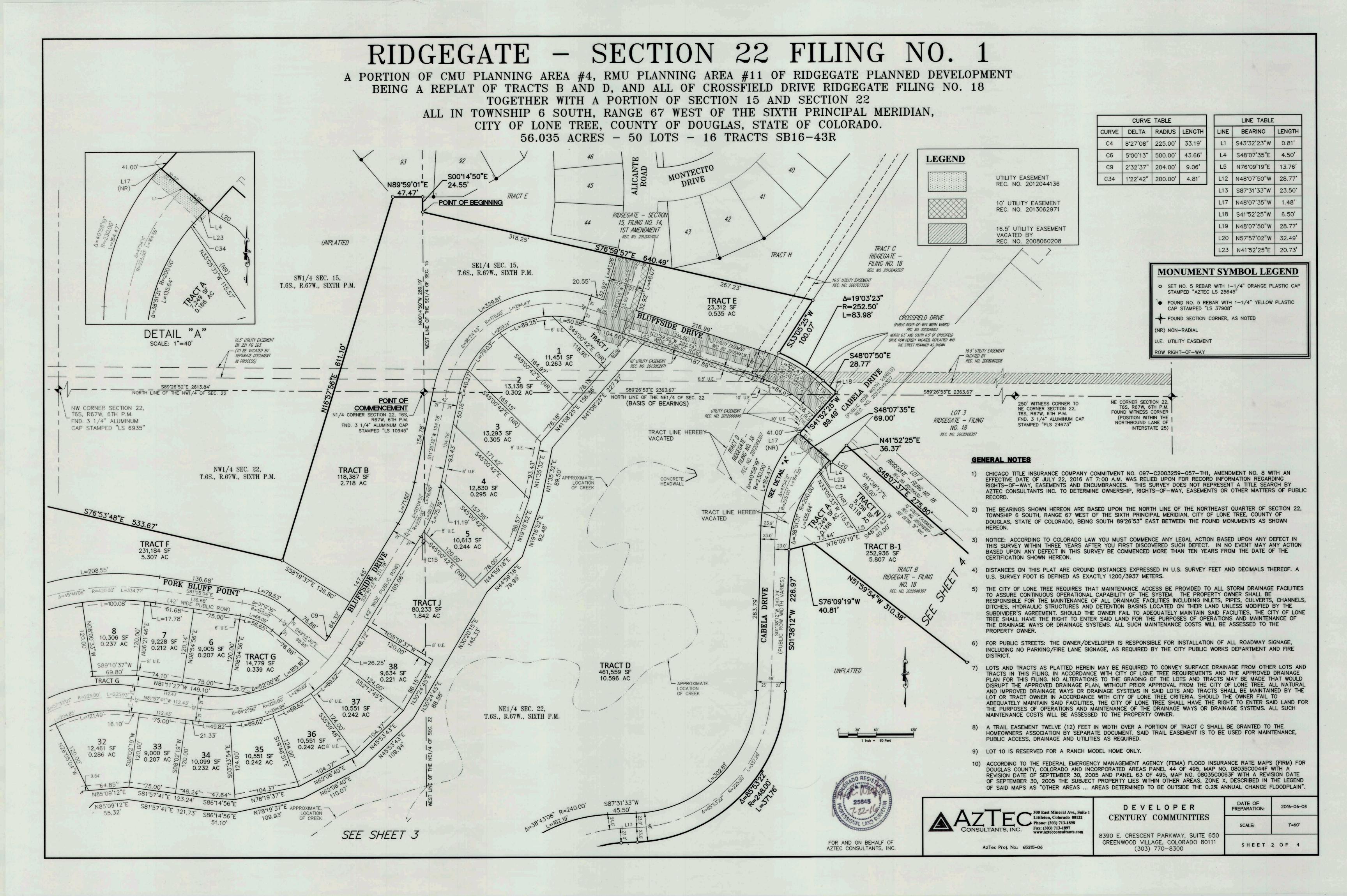
8390 E. CRESCENT PARKWAY, SUITE 650 GREENWOOD VILLAGE, COLORADO 80111

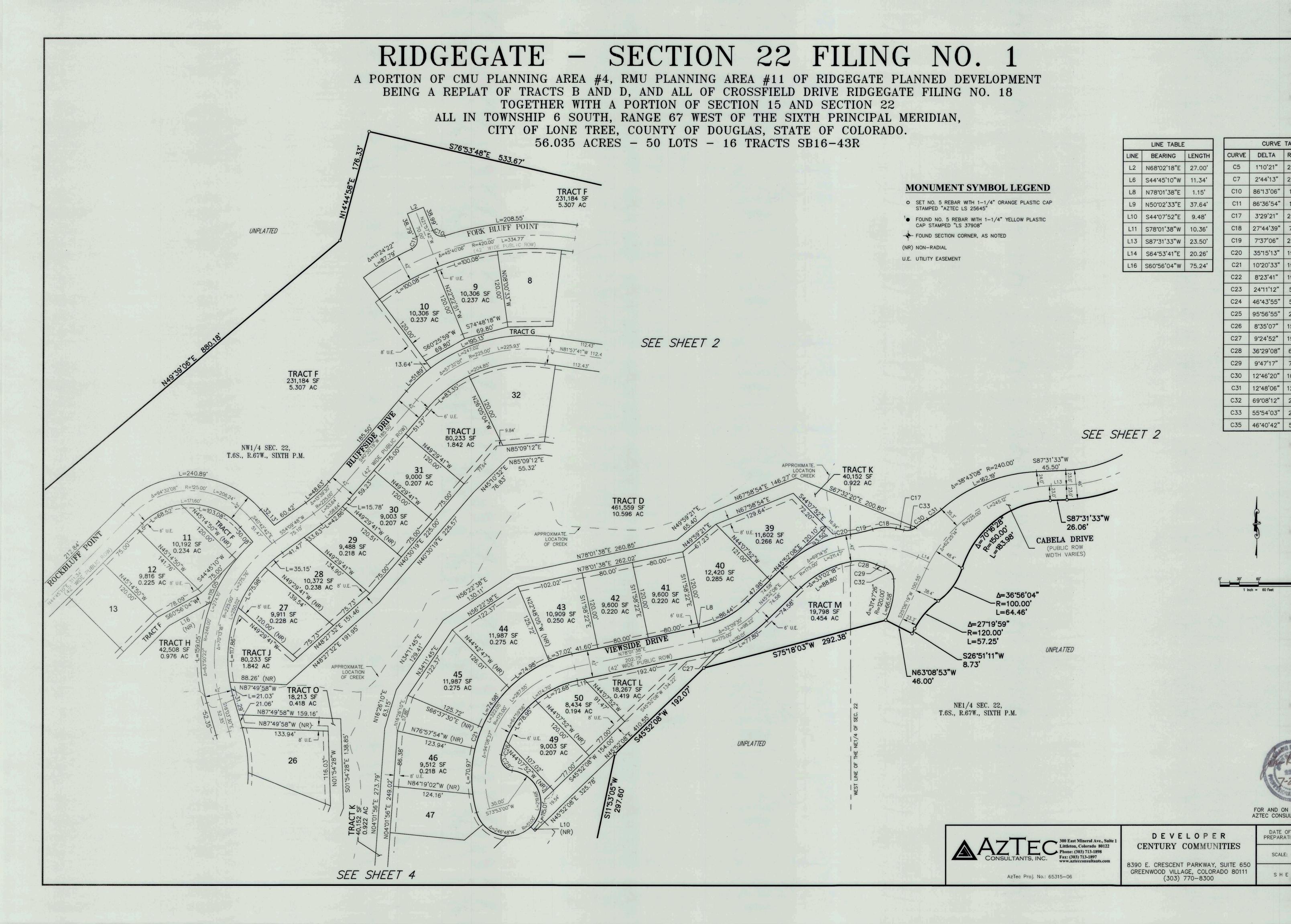
(303) 770-8300

SCALE: N/A SHEET 1 OF 4

2016-06-08

Littleton, Colorado 80122 → Phone: (303) 713-1898 Fax: (303) 713-1897 AzTec Proj. No.: 65315-06



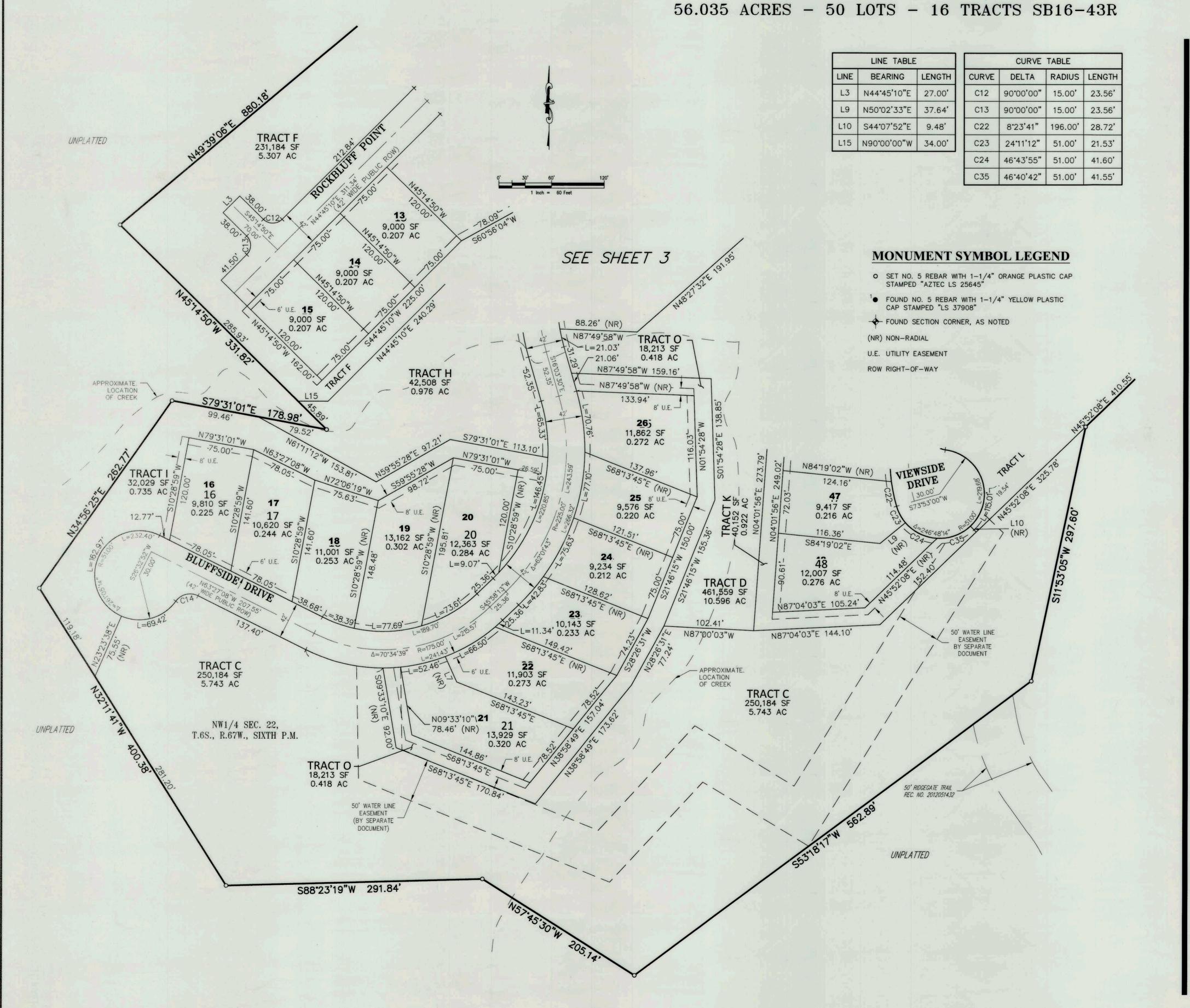


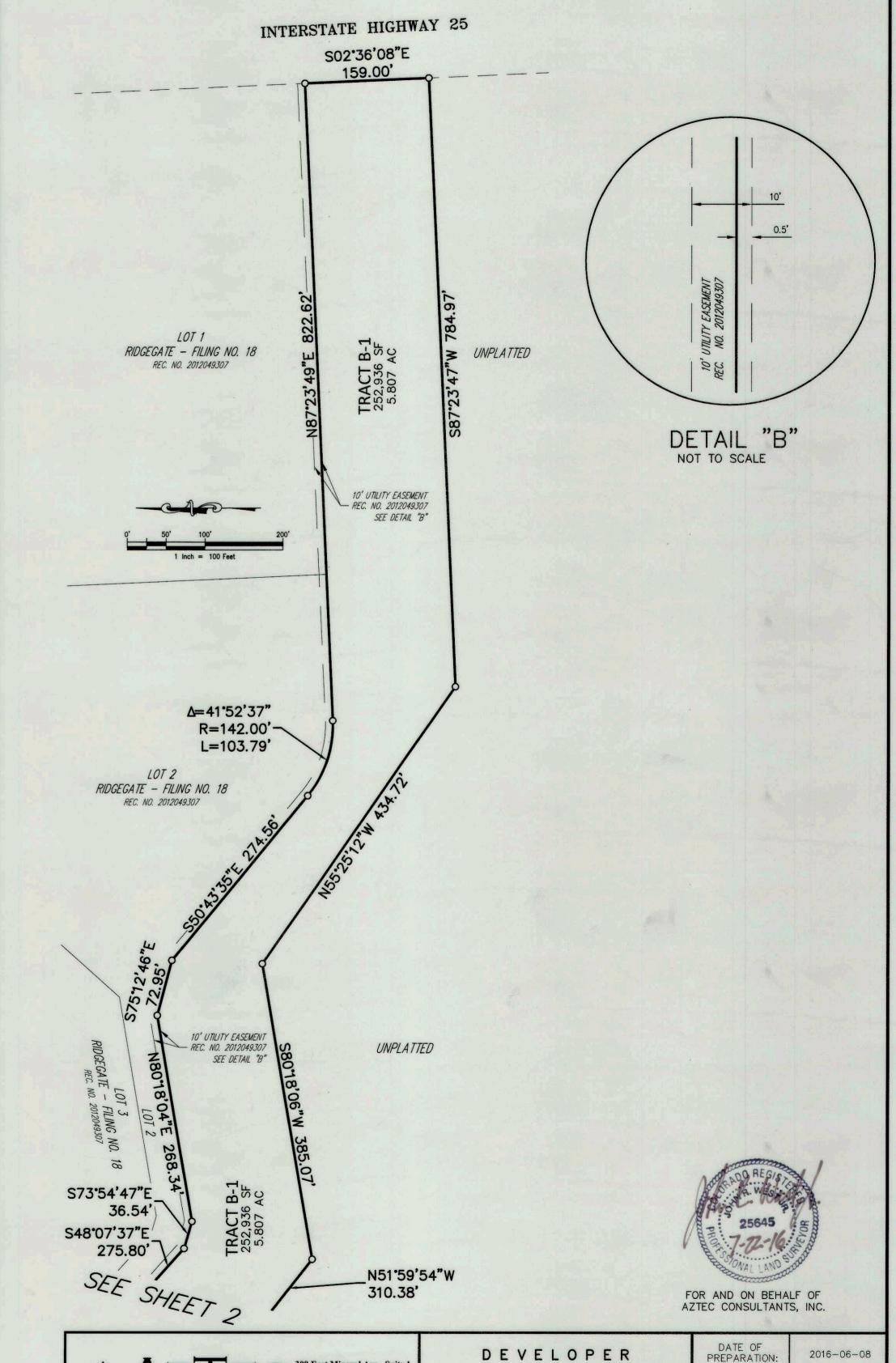
RIDGEGATE - SECTION 22 FILING NO. 1

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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.





Littleton, Colorado 80122

Phone: (303) 713-1898

AzTec Proj. No.: 65315-06

CENTURY COMMUNITIES

8390 E. CRESCENT PARKWAY, SUITE 650 GREENWOOD VILLAGE, COLORADO 80111 (303) 770-8300 1"=60'

SHEET 4 OF 4