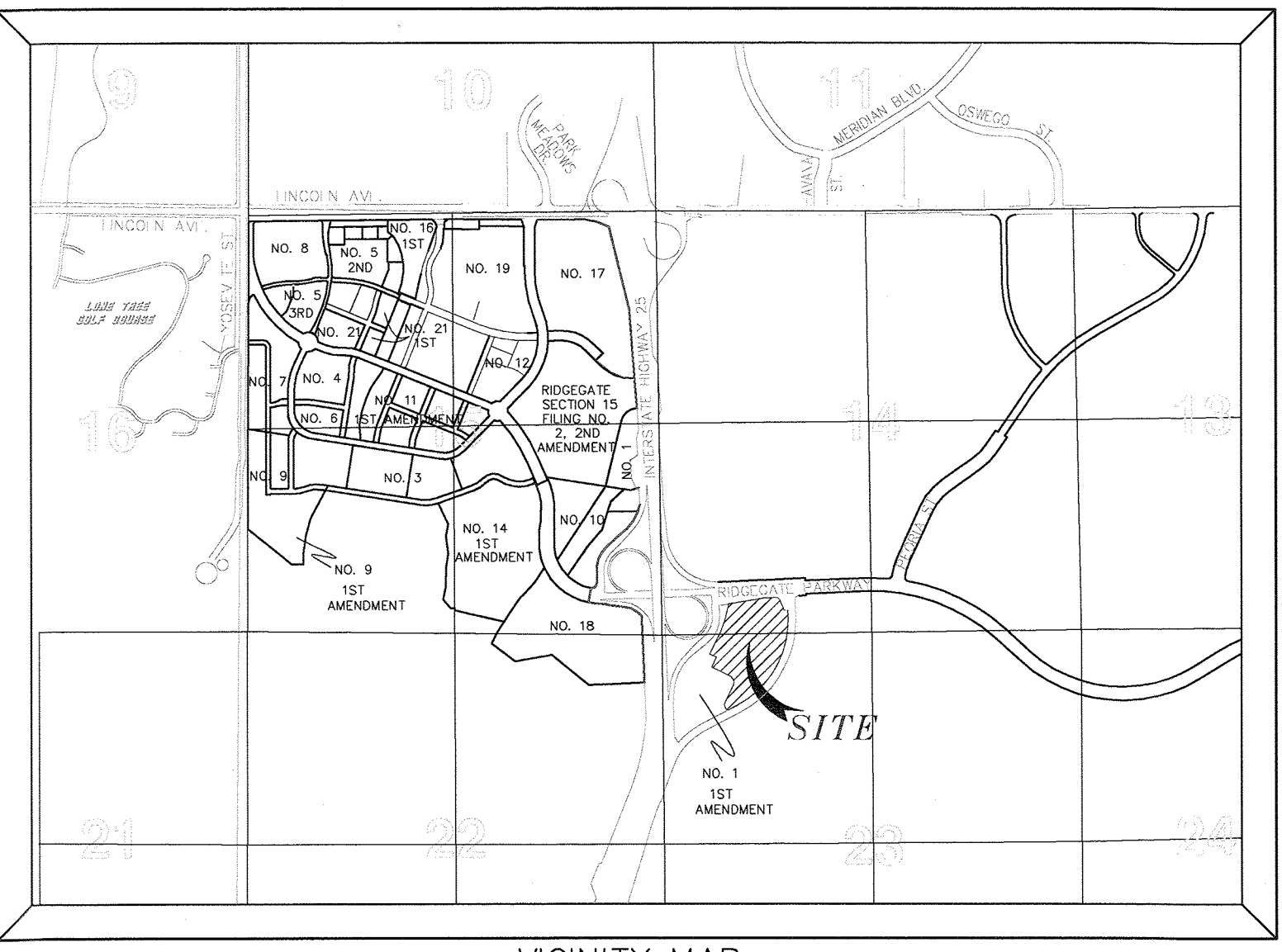


RIDGEGATE EAST FILING NO. 1, 2ND AMENDMENT

PLANNING AREA C/M-U NO. 7 CITY CENTER
A REPLAT OF LOT 2-A, RIDGEGATE EAST FILING NO. 1, 1ST AMENDMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, AND THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
20.50 ACRES, 4 LOTS, 2 TRACTS AND ROAD RIGHT-OF-WAY
#SB19-66R
FINAL PLAT



VICINITY MAP
SCALE: 1" = 2000'

NOTES:

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, AS BEARING N89°40'20"E BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 23, BEING A FOUND 1-1/2" BRASS CAP, SET IN A 6" DIAMETER CONCRETE POST AND THE CENTER QUARTER CORNER OF SAID SECTION 23 BEING FOUND 6" X 10" STONE WITH A CHISELED + ON THE TOP.
- THE UNIT OF MEASUREMENT USED IN THIS SURVEY IS U.S. SURVEY FEET.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MERRICK & COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, AND TITLE OF RECORD MERRICK & COMPANY RELIED UPON REPORT NUMBER N0024702-010-T02-DK2 PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE: SEPTEMBER 15, 2020.
- 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 SUBDIVISION IMPROVEMENT 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. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- LOTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS 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 MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY OF LONE TREE. ALL NATURAL AND IMPROVED DRAINAGEWAYS OR DRAINAGE SYSTEMS IN SAID LOTS SHALL BE MAINTAINED BY THE LOT 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 DRAINAGEWAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- 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.
- TRACT A IS HEREBY DEDICATED AND CONVEYED TO RAMPART RANGE METROPOLITAN DISTRICT NO. 5 FOR SIDEWALK PURPOSES AND SHALL BE MAINTAINED BY RAMPART RANGE METROPOLITAN DISTRICT NO. 5.
- TRACT B IS HEREBY DEDICATED AND CONVEYED TO RAMPART RANGE METROPOLITAN DISTRICT NO. 5 FOR SIDEWALK PURPOSES AND SHALL BE MAINTAINED BY RAMPART RANGE METROPOLITAN DISTRICT NO. 5.
- ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS OF LAND HEREBY SUBDIVIDED OR SUBJECT TO A SITE IMPROVEMENT PLAN ARE HEREBY NOTIFIED THAT THE PROPERTY IS LOCATED WITHIN PROXIMITY TO CENTENNIAL AIRPORT AND IS SUBJECT TO THE TERMS OF THAT CERTAIN AVIGATION NOTICE RECORDED AT RECEPTION NO. 2020016188 ON MARCH 4, 2020 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER. PROXIMITY TO CENTENNIAL AIRPORT MAY HAVE ANY NUMBER OF IMPACTS ON THE PROPERTY OCCUPANTS, THE PROPERTY, AND THE DEVELOPMENT, IMPROVEMENT, USE, ENJOYMENT OR OCCUPANCY OF THE PROPERTY, INCLUDING WITHOUT LIMITATION ODORS, AIRCRAFT NOISE, VIBRATION, FUMES, FUEL PARTICLES, EXHAUST, AND THE OPERATION AND PASSAGE OF AIRCRAFT ABOVE OR NEAR THE PROPERTY. INDIVIDUAL SENSITIVITIES TO THE POTENTIAL CENTENNIAL AIRPORT IMPACTS CAN VARY FROM PERSON TO PERSON, AND POTENTIAL AIRPORT IMPACTS CAN VARY FROM LOCATION TO LOCATION WITHIN THE PROPERTY AND FROM TIME TO TIME. RECORDS AND INFORMATION CONCERNING CENTENNIAL AIRPORT AND POTENTIAL AIRPORT IMPACTS ARE PUBLICLY AVAILABLE THROUGH VARIOUS FEDERAL, STATE, AND LOCAL GOVERNMENTAL AGENCIES, INCLUDING CENTENNIAL AIRPORT. ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS ARE SOLELY RESPONSIBLE FOR EVALUATING AND DETERMINING WHETHER THE AIRPORT IMPACTS, IF ANY, ARE ACCEPTABLE TO THEM.
- RIDGEGATE INVESTMENTS, INC. HAS ENTERED INTO A TEMPORARY ACCESS EASEMENT AGREEMENT ("ACCESS EASEMENT AGREEMENT") WITH RAMPART RANGE METROPOLITAN DISTRICT NO. 5 (THE "DISTRICT") AND THE CITY OF LONE TREE RECORDED IN THE REAL PROPERTY RECORDS OF DOUGLAS COUNTY, COLORADO ON October 8, 2020 AT RECEPTION NO. 2020097697, GRANTING THE DISTRICT AND CITY A TEMPORARY EASEMENT FOR THE CONTINUED USE, MAINTENANCE AND OPERATION OF THE EXISTING ROAD WITHIN LOT 2-A-1 OF THE PROPERTY, WHICH WILL AUTOMATICALLY TERMINATE UPON THE DISTRICT'S CONSTRUCTION OF AND PROBATIONARY ACCEPTANCE BY THE CITY OF A PERMANENT ROAD ALONG THE WESTERN BOUNDARY OF LOT 2-A-1 AND THE NORTHERN BOUNDARY OF LOT 2-A-1 AND LOT 2-A-2.
- RIDGEGATE INVESTMENTS, INC. HAS ENTERED INTO A TEMPORARY DRAINAGE EASEMENT AGREEMENT ("DRAINAGE EASEMENT AGREEMENT") WITH RAMPART RANGE METROPOLITAN DISTRICT NO. 5 (THE "DISTRICT") AND THE CITY OF LONE TREE RECORDED IN THE REAL PROPERTY RECORDS OF DOUGLAS COUNTY, COLORADO ON October 8, 2020 AT RECEPTION NO. 2020097697, GRANTING THE DISTRICT AND CITY A TEMPORARY EASEMENT FOR THE CONTINUED USE, MAINTENANCE AND OPERATION OF THE EXISTING DRAINAGE FACILITIES WITHIN LOT 2-A-3 AND LOT 2-A-4 OF THE PROPERTY, WHICH WILL AUTOMATICALLY TERMINATE UPON CONSTRUCTION OF AND PROBATIONARY ACCEPTANCE BY THE CITY OF DRAINAGE FACILITIES WITHIN TRACT A, RIDGEGATE EAST FILING NO. 2. NO GRADING OR BUILDING PERMITS SHALL BE ISSUED FOR LOT 2-A-3 OR LOT 2-A-4 UNTIL SUCH TIME AS THE CITY GRANTS PROBATIONARY ACCEPTANCE OF SAID DRAINAGE FACILITIES WITHIN TRACT A, RIDGEGATE EAST FILING NO. 2.

TITLE VERIFICATION:

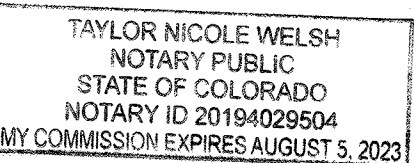
WE, Jerry L. Green OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:
BY: Jerry L. Green
TITLE: Senior VP
DATE: 10/11/2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS October 1, 2020,

BY: Jerry L. Green TITLE Senior VP OF FIDELITY NATIONAL TITLE INSURANCE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Taylor Welsh Taylor Welsh
MY COMMISSION EXPIRES: August 5, 2023



CITY COUNCIL:

THIS PLAT WAS APPROVED FOR FILING BY THE CITY COUNCIL OF LONE TREE, CO, ON THE 7 DAY OF July, 2020, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF EASEMENTS AND RIGHTS-OF-WAY ARE ACCEPTED.

THE SIDEWALK AND SLOPE EASEMENT, ACCESS EASEMENT AND DRAINAGE EASEMENTS SHOWN WITHIN LOT 2-A ON THE PLAT OF REDGEGATE EAST FILING NO. 1, 1ST AMENDMENT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER AT RECEPTION NO. 2016025508, AND THE EASEMENT GRANTED BY THE EASEMENT AGREEMENT FOR DRAINAGE FACILITIES RECORDED IN THE OFFICE OF THE CLERK AND RECORDER AT RECEPTION NO. 2007037633, ARE ALL HEREBY VACATED THIS 7 DAY OF July, 2020.

LOT 2-A, RIDGEGATE EAST FILING NO. 1, 1ST AMENDMENT IS 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 #2016025508.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, 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 THE 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.

Jacqueline A. Millet
JACQUELINE A. MILLET, MAYOR, CITY OF LONE TREE

SURVEYOR'S CERTIFICATE:

I, KENNETH G. OUELLETTE, 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 THE 1ST DAY OF JULY 2020, 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.

I ATTEST THE ABOVE ON THIS 28TH DAY OF SEPTEMBER, 2020.



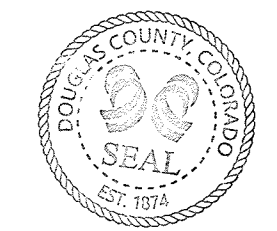
KENNETH G. OUELLETTE, PLS 24673
DATE: SEPTEMBER 28, 2020
JOB NO. 65120326
FOR AND ON BEHALF OF
MERRICK & COMPANY

CLERK AND RECORDER:

STATE OF COLORADO
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 8th DAY OF October, 2020 A.D., AT 10:21 AM P.M., AND WAS RECORDED AT RECEPTION NUMBER 2020097698

Mary Danuth, Deputy
CLERK AND RECORDER



LAND SUMMARY CHART		
TYPE	AREA (AC)	% OF TOTAL AREA
LOTS (4)	17.053	83.19
TRACTS (2)	0.833	4.06
ROW	2.614	12.75
TOTALS	20.500	100.00

OWNER/APPLICANT

RIDGEGATE INVESTMENTS, INC.
C/O COVENTRY DEVELOPMENT CORPORATION
70 E. 55TH STREET, 11TH FLOOR
NEW YORK, NY 10022

DEVELOPER

COVENTRY DEVELOPMENT CORPORATION
9878 SCHWAB WAY, SUITE 415
LONE TREE, CO 80124
KEITH SIMON, VICE PRESIDENT
(720) 279-2581

SCALE	N/A	MERRICK 5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111 Phone: 303-751-0741
DRAWN	KGO	
CHECKED	JAW	
APPROVED	KGO	
JOB 65120326 DATE 9/28/20 8H 1 OF 2		

PROPERTY DESCRIPTION:

ALL OF LOT 2-A, RIDGEGATE EAST FILING NO. 1, 1ST AMENDMENT, RECORDED AT RECEPTION NO. 2016025508 IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING 20.500 ACRES, MORE OR LESS.

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, AND RIGHTS-OF-WAY AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF RIDGEGATE EAST FILING NO. 1, 2ND AMENDMENT. 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.

SIGNATURE OF OWNER:

RIDGEGATE INVESTMENTS, INC.
BY: Keith D. Simon
KEITH D. SIMON, VICE PRESIDENT

ATTEST: Kevin Gregory
KEVIN GREGORY, SECRETARY

STATE OF COLORADO }
COUNTY OF Douglas } SS.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF September, 2020, BY KEITH D. SIMON, VICE PRESIDENT OF RIDGEGATE INVESTMENTS, INC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Tamra M. Hirschman
MY COMMISSION EXPIRES: 10/03/2021

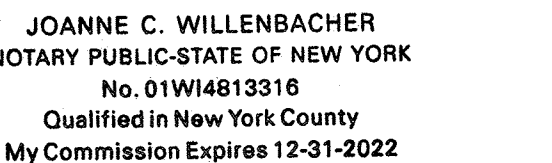


STATE OF NEW YORK }
COUNTY OF New York } SS.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF September, 2020, BY KEVIN GREGORY, SECRETARY OF RIDGEGATE INVESTMENTS, INC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Joanne C. Willenbacher
MY COMMISSION EXPIRES: 12/31/2022



ACCEPTANCE OF DEDICATION OF TRACTS A AND B

THE UNDERSIGNED HEREBY ACCEPTS THE DEDICATION OF TRACTS A AND B PER NOTES 9 AND 10.

RAMPART RANGE METROPOLITAN DISTRICT NO. 5
BY: Keith D. Simon
KEITH D. SIMON, PRESIDENT

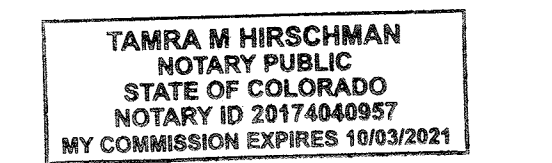
ATTEST: Elizabeth Matthews
ELIZABETH MATTHEWS, SECRETARY

STATE OF COLORADO }
COUNTY OF Douglas } SS.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF September, 2020, BY KEITH D. SIMON, AS PRESIDENT, AND ELIZABETH MATTHEWS, AS SECRETARY, OF RAMPART RANGE METROPOLITAN DISTRICT NO. 5.

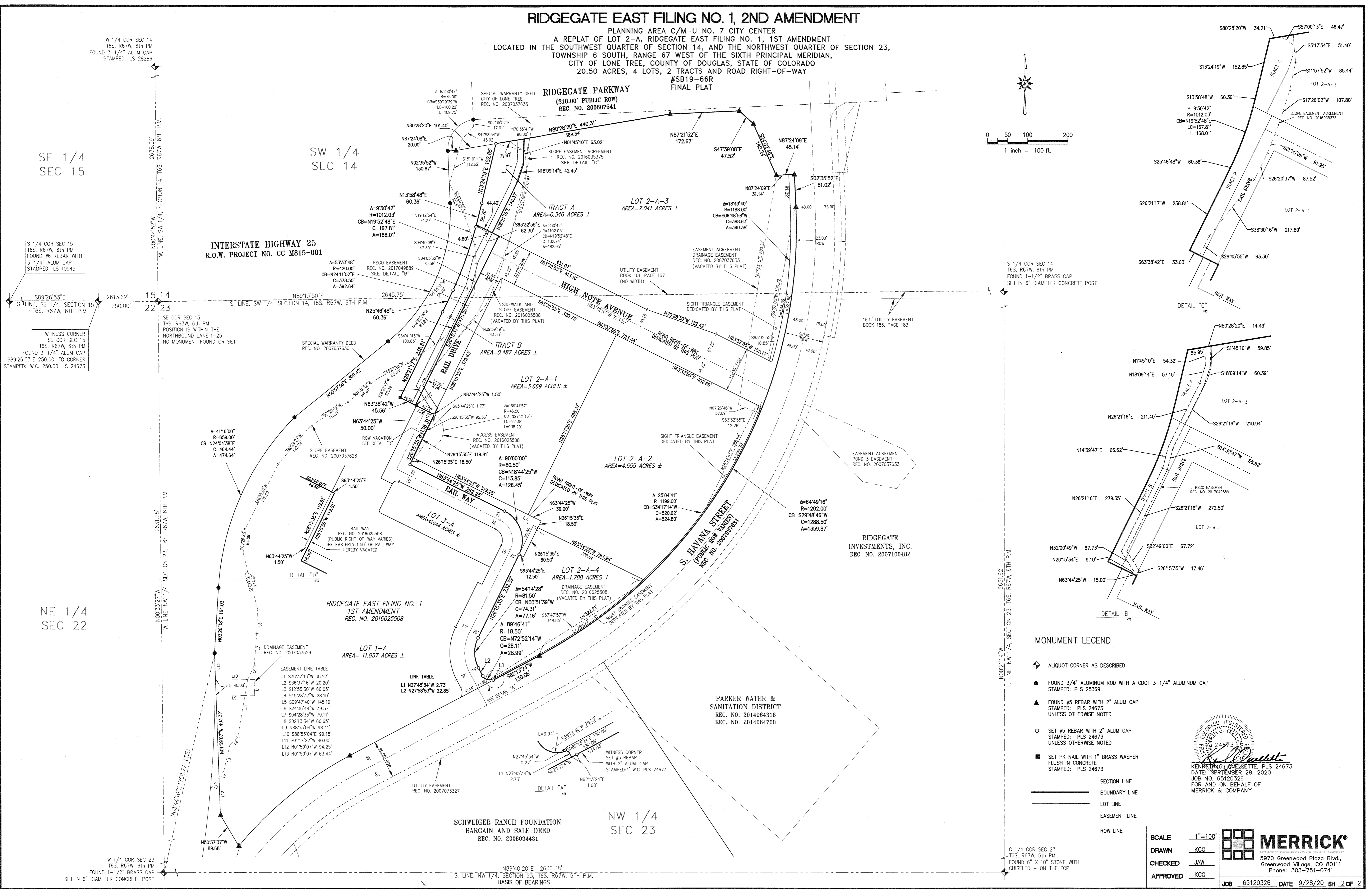
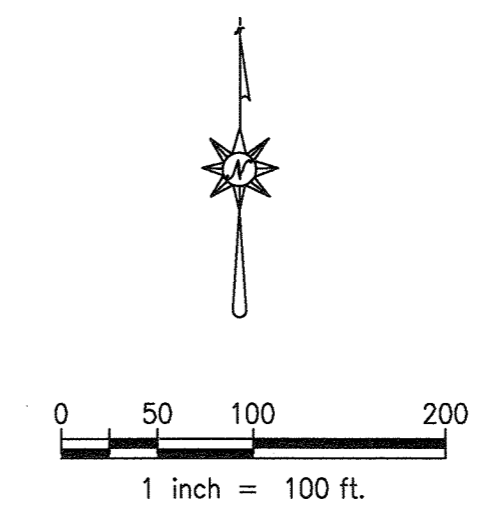
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Tamra M. Hirschman
MY COMMISSION EXPIRES: 10/03/2021



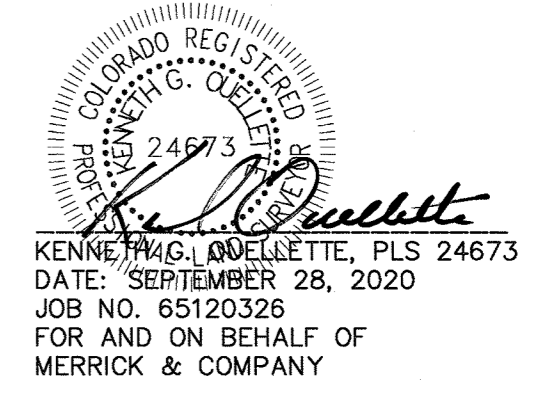
RIDGEGATE EAST FILING NO. 1, 2ND AMENDMENT

PLANNING AREA C/M-U NO. 7 CITY CENTER
A REPLAT OF LOT 2-A, RIDGEGATE EAST FILING NO. 1, 1ST AMENDMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, AND THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
20.50 ACRES, 4 LOTS, 2 TRACTS AND ROAD RIGHT-OF-WAY
#SB19-66R
FINAL PLAT



MONUMENT LEGEND

- ◆ ALIQUOT CORNER AS DESCRIBED
 - FOUND 3/4" ALUMINUM ROD WITH A CDOT 3-1/4" ALUMINUM CAP
STAMPED: PLS 25369
 - ▲ FOUND #5 REBAR WITH 2" ALUM CAP
STAMPED: PLS 24673
UNLESS OTHERWISE NOTED
 - SET #5 REBAR WITH 2" ALUM CAP
STAMPED: PLS 24673
UNLESS OTHERWISE NOTED
 - SET PK NAIL WITH 1" BRASS WASHER
FLUSH IN CONCRETE
STAMPED: PLS 24673
- SECTION LINE
--- BOUNDARY LINE
--- LOT LINE
--- EASEMENT LINE
--- ROW LINE



SCALE 1"=100'
DRAWN KGO
CHECKED JAW
APPROVED KGO

MERRICK®
5970 Greenwood Plaza Blvd.,
Greenwood Village, CO 80111
Phone: 303-751-0741

JOB 65120326 DATE 9/28/20 SH 2 OF 2

SE 1/4
SEC 15

SW 1/4
SEC 14

NE 1/4
SEC 22

NW 1/4
SEC 23

W 1/4 COR SEC 14
T6S, R67W, 6TH PM
FOUND 3-1/4" ALUM CAP
STAMPED: LS 28286

S 1/4 COR SEC 15
T6S, R67W, 6TH PM
FOUND #6 REBAR WITH
3-1/4" ALUM CAP
STAMPED: LS 10945

WITNESS CORNER
SE COR SEC 15
T6S, R67W, 6TH PM
FOUND 3-1/4" ALUM CAP
STAMPED: W.C. 250.00' LS 24673

INTERSTATE HIGHWAY 25
R.O.W. PROJECT NO. CC M815-001

RIDGEGATE PARKWAY
(218.00' PUBLIC ROW)
REC. NO. 200807541

HIGH NOTE AVENUE
REC. NO. 2016025508

RIDGEGATE INVESTMENTS, INC.
REC. NO. 2007100482

PARKER WATER &
SANITATION DISTRICT
REC. NO. 2014064316
REC. NO. 2014064760

SCHWEIGER RANCH FOUNDATION
BARGAIN AND SALE DEED
REC. NO. 2008034431

W 1/4 COR SEC 23
T6S, R67W, 6TH PM
FOUND 1-1/2" BRASS CAP
SET IN 6" DIAMETER CONCRETE POST

N89°40'20"E 2636.38'
S. LINE, NW 1/4, SECTION 23, T6S, R67W, 6TH P.M.
BASIS OF BEARINGS

C 1/4 COR SEC 23
T6S, R67W, 6TH PM
FOUND 6" X 10" STONE WITH
CHISELED + ON THE TOP