

LYRIC CONDOS FILING NO. 1

**A PARCEL OF LAND BEING A REPLAT OF LOT 1, RIDGEGATE SW VILLAGE FILING NO. 1A
LOCATED IN THE NORTHEAST 1/4 OF SECTION 23 AND THE NORTHWEST 1/4 OF SECTION 24
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO**

LEGAL DESCRIPTION:

LOT 1, RIDGEGATE SW VILLAGE FILING NO. 1A, IN THE CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

DEDICATION:

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, BLOCKS, RIGHTS-OF-WAY, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **LYRIC CONDOS FILING NO. 1**. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF LONE TREE 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 SIDEWALK EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF LONE TREE FOR PUBLIC ACCESS AND MAINTENANCE OF SIDEWALKS. ALL PUBLIC RIGHT-OF-WAYS SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE CITY OF LONE TREE, CO. IN FEE SIMPLE ABSOLUTE, 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:

SH LYRIC, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

ATTEST: _____

STATE OF COLORADO }
COUNTY OF _____ }SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

TITLE VERIFICATION:

WE, 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 AND MONETARY ENCUMBRANCES.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

BY: _____

TITLE: _____

DATE: _____

STATE OF COLORADO }
COUNTY OF _____ }SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021,

BY _____ AS _____ OF
FIDELITY NATIONAL TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY COUNCIL:

THIS PLAT WAS APPROVED FOR FILING BY THE CITY COUNCIL OF THE CITY OF LONE TREE, COLORADO, ON THE

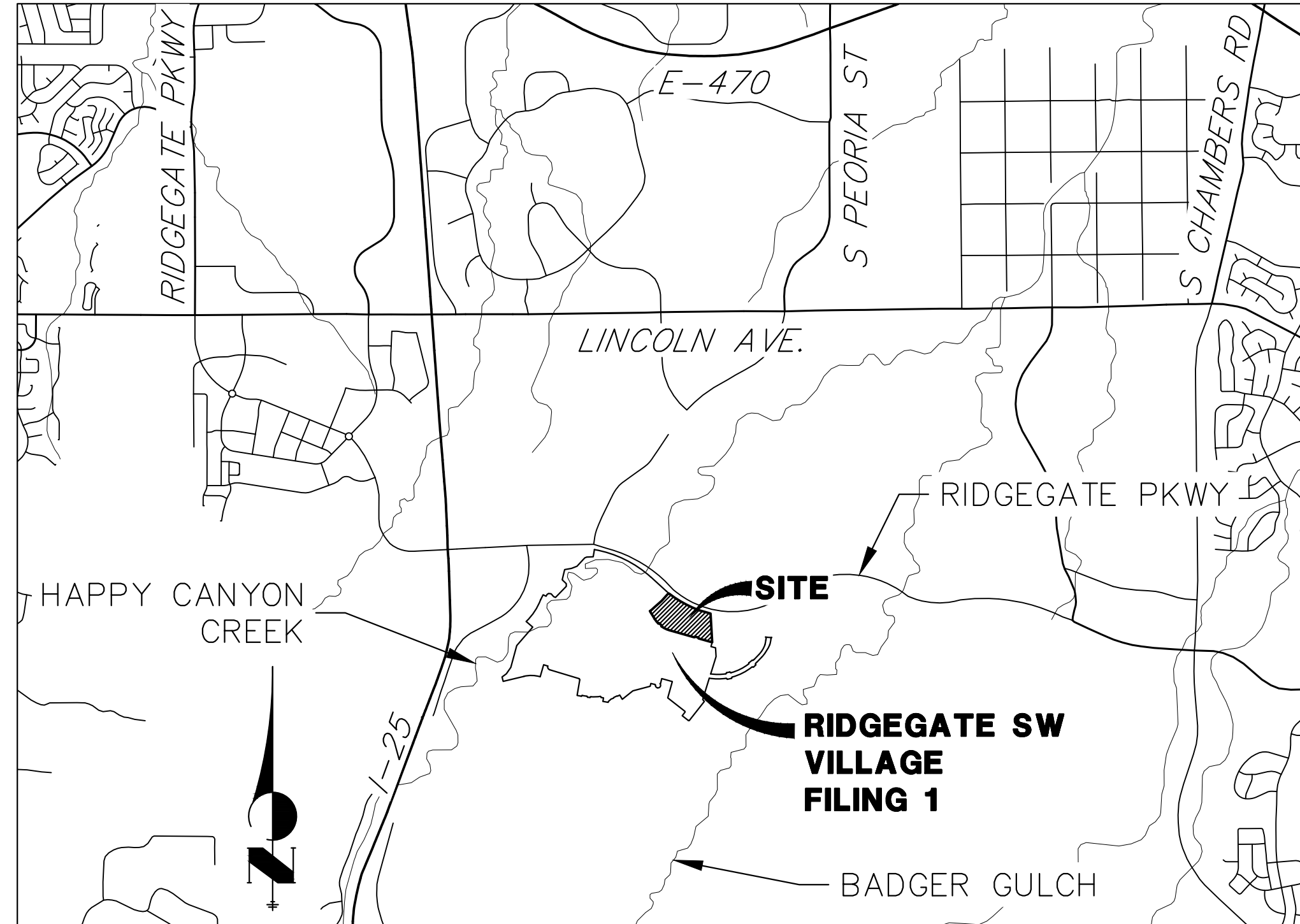
____ DAY OF _____, 2022, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATION OF ALL UTILITY EASEMENTS, DRAINAGE EASEMENTS, SIGHT DISTANCE EASEMENTS AND ACCESS EASEMENTS ARE ACCEPTED.

LOT 1, RIDGEGATE SW VILLAGE, FILING NO. 1A 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 NO. _____

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 LOTS SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

JACKIE MILLET, MAYOR, CITY OF LONE TREE



VICINITY MAP
SCALE: 1" = 2500'

AIRCRAFT OVERFLIGHT DISCLOSURE NOTICE:

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 WITH 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.

GENERAL NOTES:

- NOTICE: PER C.R.S. 13-80-105, 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.
 - PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
 - PER THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, CERTIFICATION IS DEFINED AS A STATEMENT THAT INCLUDES THE FOLLOWING: (A) IS SIGNED AND/OR SEALED BY A PROFESSIONAL LAND SURVEYOR REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED THEREIN HAVE BEEN PERFORMED BY THE PROFESSIONAL LAND SURVEYOR OR UNDER THE PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE. (B) IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (C) IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. (D) IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
 - THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE FILE NO. 100-00037929-020-JY PREPARED BY FIDELITY NATIONAL TITLE, DATED APRIL 26, 2022.
 - THE BASIS OF BEARINGS IS THE EASTERLY LINE OF LOT 1, RIDGEGATE SW VILLAGE FILING NO. 1A, BEARING S03°23'27"E AS SHOWN ON THE PLAT.
 - LAND DESCRIBED IN THIS PLAT IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN (ZONE X), AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, COLORADO, MAP NUMBER 08035C0063H, EFFECTIVE DATE 9/4/2020.
 - EACH OF THE EASEMENTS DEDICATED OR GRANTED ON THIS PLAT IS NON-EXCLUSIVE, AND THE GRANTEE OF EACH SUCH EASEMENT AT ITS OWN EXPENSE SHALL, AFTER ANY CONSTRUCTION, REPAIR, REPLACEMENT, ENLARGEMENT, OR OTHER WORK FOR ANY IMPROVEMENTS OR FACILITIES INSTALLED PURSUANT TO SUCH EASEMENT, RESTORE THE SURFACE OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION, AND ANY IMPROVEMENTS THEREON, TO THE GENERAL CONDITION IT WAS IN PRIOR TO ANY SUCH CONSTRUCTION.
 - 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 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.
 - AS A MEANS TO PROMOTE THE PROMPT, EFFICIENT, AND COST EFFECTIVE RESOLUTION OF DISPUTES PERTAINING TO THE PROPERTY COVERED BY THIS PLAT ("THE PROPERTY"), AND TO AFFIRMATIVELY FURTHER FAIR HOUSING AND HOUSING CHOICE PURSUANT TO THE FAIR HOUSING ACT, TO ENCOURAGE AND FOSTER THE DEVELOPMENT OF AFFORDABLE HOUSING OPTIONS AND TO HELP INSURE THE CONSTRUCTION OF OWNER-OCCUPIED MULTI-FAMILY HOUSING FOR THE BENEFIT OF CITY RESIDENTS, WHICH CONSTRUCTION THE COUNTY UNDERSTANDS, IS BECOMING COST PROHIBITIVE DUE TO INCREASING AND EXCESSIVE LITIGATION COSTS, IT SHALL BE A REQUIREMENT THAT THE FOLLOWING CLAIMS INVOLVING THE PROPERTY SHALL BE SUBMITTED TO BINDING ARBITRATION IN LIEU OF SUBMITTING ANY SUCH CLAIM TO A COURT OF LAW: ANY AND ALL CLAIMS (1) THAT ARE BETWEEN ANY TWO OR MORE OF THE FOLLOWING PERSONS OR ENTITIES: (A) ANY OWNER OF ANY PORTION OF THE PROPERTY, (B) ANY COMMON INTEREST COMMUNITY ASSOCIATION CREATED WITH RESPECT TO THE PROPERTY, (C) THE SUBDIVIDER, (D) ANY PARTY THAT CONSTRUCTS ANY RESIDENTIAL DWELLING UNITS UPON THE PROPERTY OR (E) ANY CONSTRUCTION PROFESSIONAL AS DEFINED IN THE CONSTRUCTION DEFECT REFORM ACT, C.R.S. § 13-20-801, ET SEQ., AS AMENDED AND (2) THAT PERTAINS TO ANY DEFECT IN DESIGN OR CONSTRUCTION OF OR ON (A) THE PROPERTY, (B) ANY DWELLING UNIT OR OTHER IMPROVEMENTS CONSTRUCTED ON THE PROPERTY, (C) THE COMMON INTEREST COMMUNITY TO BE CREATED FOR THE PROPERTY, OR (D) THE DECLARATION OR OTHER DOCUMENTS GOVERNING SUCH COMMUNITY. THE FORGOING SHALL NOT PRECLUDE ANY OF THE PARTIES FROM ENDEAVORING TO RESOLVE ANY SUCH CLAIM TO BINDING ARBITRATION, ADDITIONALLY, THE PROPERTY MAY ALSO BE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THAT MAY IMPLEMENT AND EXPAND UPON THE REQUIREMENTS OF THIS PARAGRAPH AND THAT MAY EXEMPT CERTAIN CLAIMS FROM THE REQUIREMENT THAT SUCH CLAIMS MUST BE SUBMITTED TO BINDING ARBITRATION, INCLUDING CLAIMS BROUGHT TO FORECLOSE LIENS FILED AS PART OF THE CONSTRUCTION PROCESS, CLAIMS BROUGHT BY A COMMON INTEREST COMMUNITY ASSOCIATION TO RECOVER UNPAID ASSESSMENTS PAYABLE TO SUCH ASSOCIATION OR TO OBTAIN A TEMPORARY RESTRAINING ORDER OR INJUNCTION FROM A COURT OF LAW PROHIBITING A VIOLATION OF SUCH COVENANTS, CONDITIONS, AND RESTRICTIONS; PROVIDED HOWEVER, THAT ANY SUBSEQUENT AMENDMENT OR CHANGE TO SUCH DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SHALL NOT ELIMINATE THE REQUIREMENT THAT THE CLAIMS DESCRIBED IN THIS PLAT NOTE, INCLUDING, BUT NOT NECESSARILY LIMITED TO CONSTRUCTION DEFECT CLAIMS, BE SUBMITTED TO BINDING ARBITRATION IN LIEU OF SUBMITTING ANY SUCH CLAIM TO A JUDICIAL PRECEDING.
- ALL FUTURE PURCHASERS OF ANY INTEREST IN THE PROPERTY ARE DEEMED TO HAVE ACCEPTED AND AGREED TO THE TERMS AND CONDITIONS OF THIS PLAT NOTE.
- A GEOTECHNICAL REPORT FOR EACH LOT MUST BE SUBMITTED TO THE CITY AT THE TIME OF A BUILDING PERMIT APPLICATION.
 - DEVELOPMENT ON LOTS 1-82 WILL BE SUBJECT TO REVIEW BY THE ARCHITECTURAL REVIEW COMMITTEE OF THE LYRIC OWNERS ASSOCIATION, INC.
 - RADON GAS IS A NATURALLY OCCURRING RADIOACTIVE GAS, THAT WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT A HEALTH RISK TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL AND STATE GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN COLORADO. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM THE COUNTY HEALTH DEPARTMENT.
 - DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CITY OF LONE TREE FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS INCLUDING BUT NOT LIMITED TO INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND RIPRAP. (COLLECTIVELY, THE FACILITIES)

SURVEYORS CERTIFICATE:

I, JARROD ADAMS, 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 DATE OF SURVEY, 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; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE CITY SUBDIVISION REGULATIONS

JARROD ADAMS, _____ DATE _____
COLORADO REGISTERED PLS #38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF DOUGLAS)SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2021,

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

DOUGLAS COUNTY CLERK AND RECORDER

FINAL PLAT
LYRIC CONDOS
JOB NO. 15950.10
03/01/2022
SHEET 1 OF 6

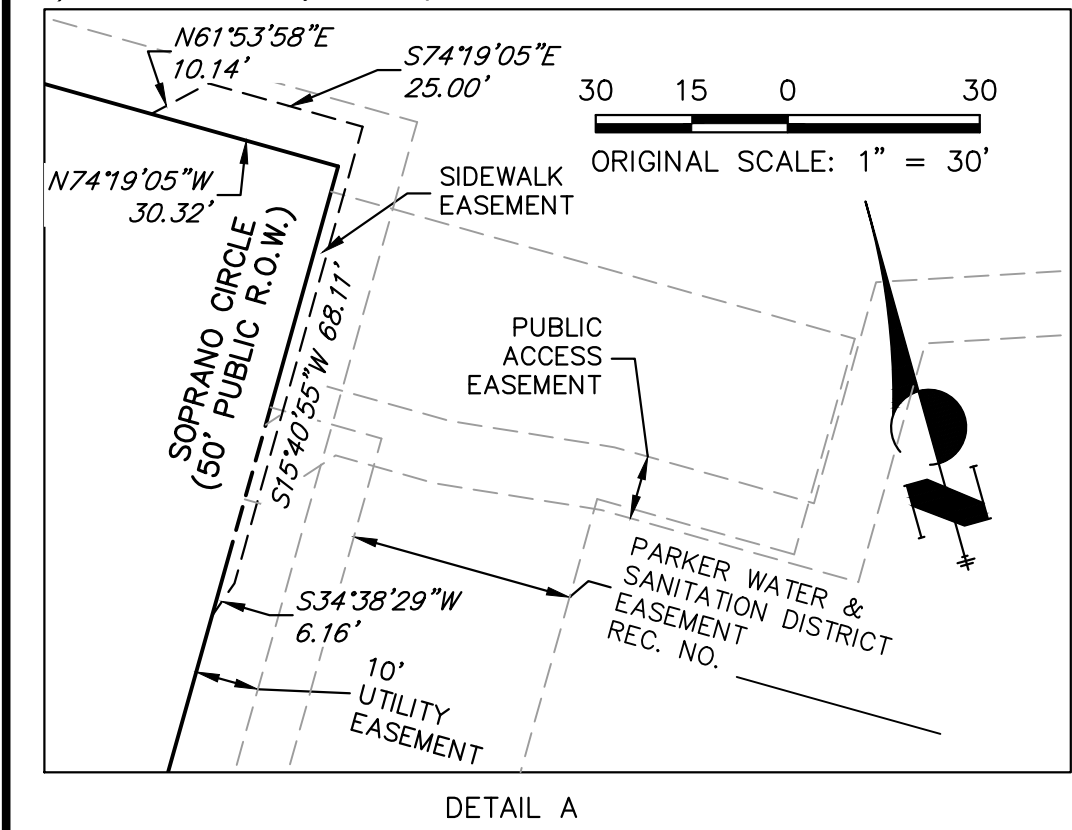
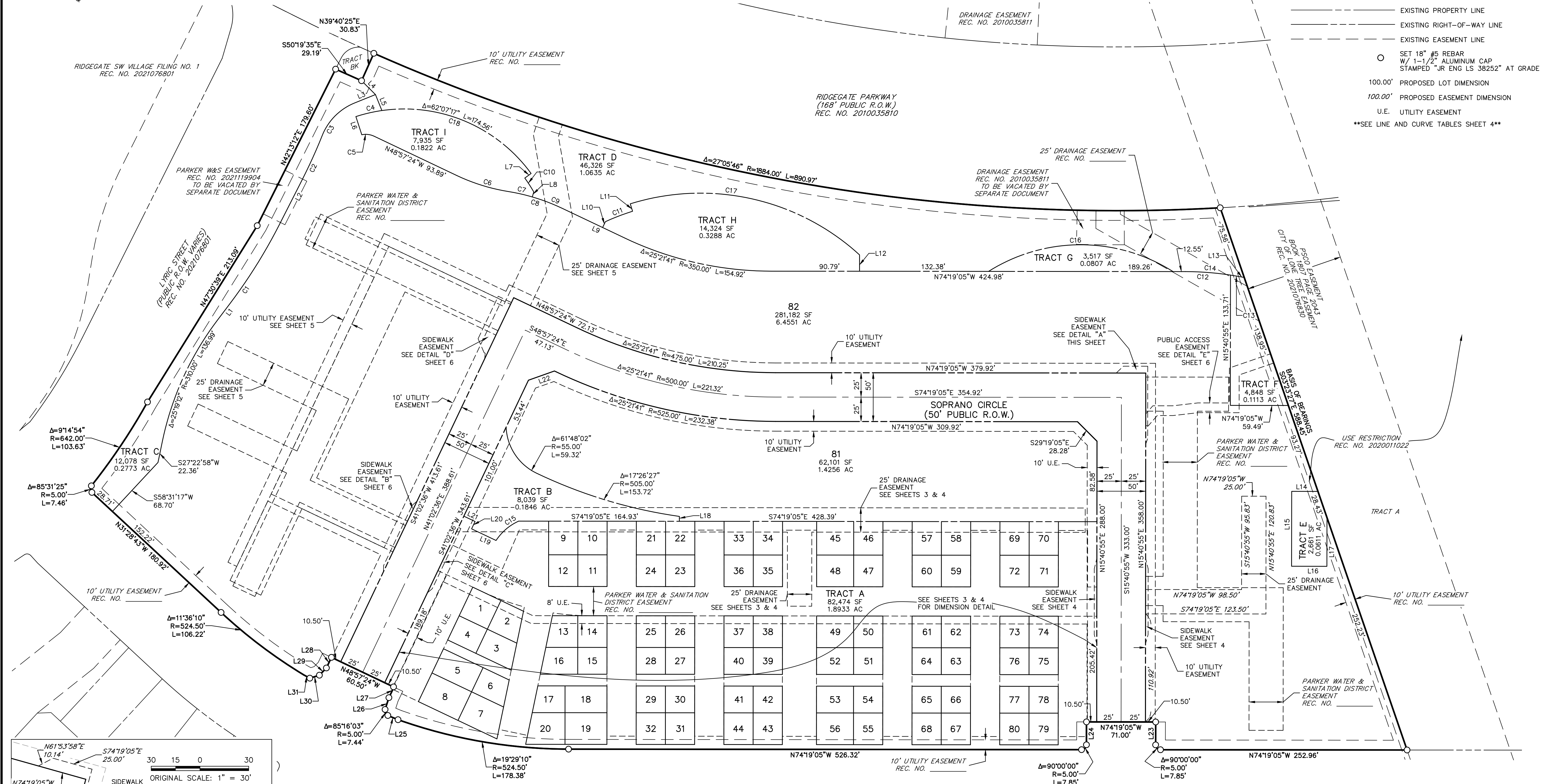
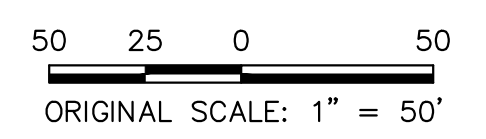
 **J-R ENGINEERING**
A Westrian Company

Centennial 303-740-9993 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

LYRIC CONDOS FILING NO. 1

A PARCEL OF LAND BEING A REPLAT OF LOT 1, RIDGEGATE SW VILLAGE FILING NO. 1A
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 23 AND THE NORTHWEST 1/4 OF SECTION 24
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

- LEGEND**
- PROPOSED SUBDIVISION BOUNDARY
 - - - PROPOSED LOT LINE
 - - - PROPOSED EASEMENT LINE
 - EXISTING PROPERTY LINE
 - - - EXISTING RIGHT-OF-WAY LINE
 - - - EXISTING EASEMENT LINE
 - SET 18" #5 REBAR
W/ 1-1/2" ALUMINUM CAP
STAMPED "JR ENG LS 38252" AT GRADE
 - 100.00' PROPOSED LOT DIMENSION
 - 100.00' PROPOSED EASEMENT DIMENSION
 - U.E. UTILITY EASEMENT
 - **SEE LINE AND CURVE TABLES SHEET 4**



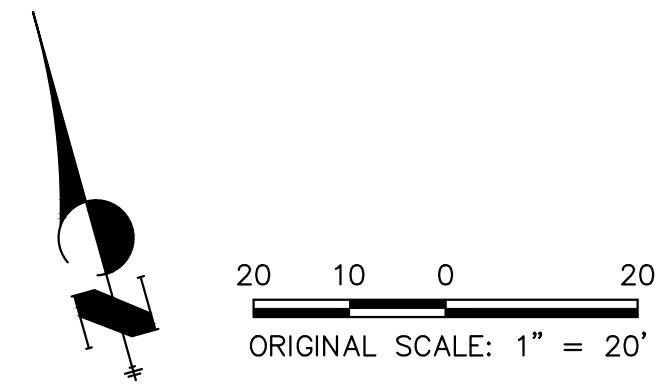
FINAL PLAT
 LYRIC CONDOS
 JOB NO. 15950.10
 03/01/2022
 SHEET 2 OF 6



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 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- 100.00' PROPOSED LOT DIMENSION
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- U.E. UTILITY EASEMENT
- ** SEE SHEET 4 FOR LINE AND CURVE TABLES **



SEE SHEET 4

FINAL PLAT
 LYRIC CONDOS
 JOB NO. 15950.10
 03/01/2023
 SHEET 3 OF 6



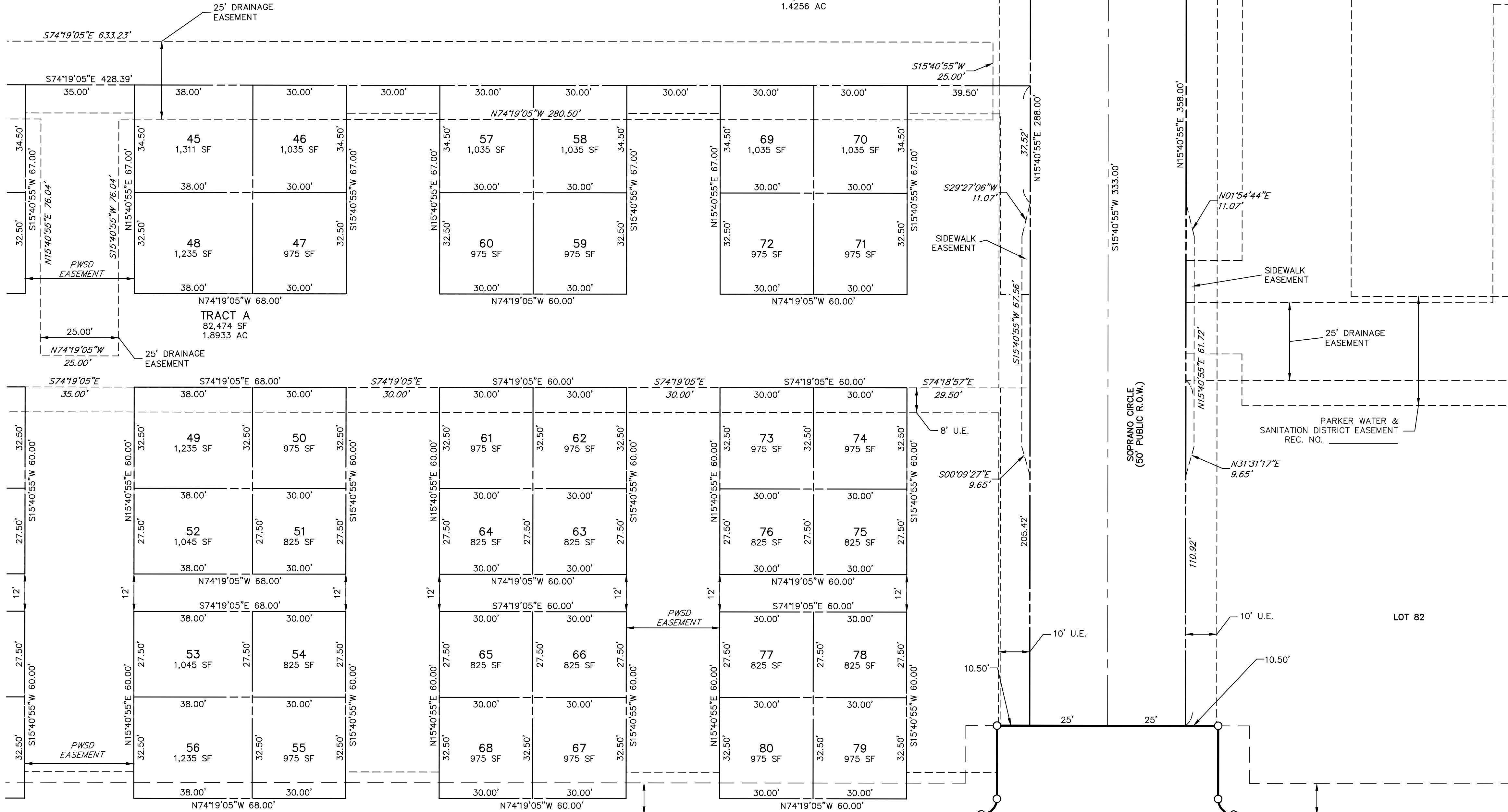
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- U.E. UTILITY EASEMENT



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	10°07'59"	540.00'	95.50'	N47°38'10"E 95.38'
C2	5°12'19"	540.00'	49.06'	N39°58'01"E 49.04'
C3	46°18'09"	60.00'	48.49'	S60°30'56"W 47.18'
C4	9°45'01"	161.00'	27.40'	N87°26'45"W 27.37'
C5	37°00'55"	20.19'	13.04'	N67°21'45"W 12.81'
C6	16°16'17"	195.00'	55.38'	S57°05'31"E 55.19'
C7	7°05'03"	205.00'	25.35'	N61°41'08"W 25.33'
C8	16°16'15"	205.00'	58.22'	N57°05'32"W 58.02'
C9	9°11'12"	205.00'	32.87'	N53°33'00"W 32.83'
C10	6°20'32"	153.00'	16.94'	N17°16'41"W 16.93'
C11	7°21'03"	233.00'	29.89'	S84°40'30"W 29.87'
C12	8°44'45"	305.00'	46.56'	N69°56'48"W 46.51'
C13	1°08'17"	305.00'	6.06'	N65°00'17"W 6.06'
C14	9°53'03"	305.00'	52.62'	N69°22'39"W 52.55'
C15	32°10'08"	55.00'	30.88'	S64°58'45"W 30.48'
C16	64°38'21"	177.00'	199.69'	N74°19'05"W 189.26'
C17	59°43'41"	242.00'	252.27'	N61°49'09"W 241.00'
C18	71°52'19"	161.00'	201.96'	N56°23'06"W 188.98'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S52°42'09"W	21.88'
L2	S42°34'10"W	52.50'
L3	S83°40'00"W	22.98'
L4	N29°25'11"W	20.08'
L5	N06°20'00"W	17.67'
L6	N02°19'16"W	19.58'
L7	N69°33'03"E	8.00'
L8	N31°51'24"E	5.38'
L9	N48°57'24"W	71.30'
L10	S41°02'36"W	6.65'
L11	S01°38'58"E	7.99'
L12	N15°40'55"E	16.79'
L13	N64°26'08"W	8.23'
L14	N74°19'05"W	26.95'
L15	S15°43'42"W	76.83'
L16	S74°16'18"E	36.26'
L17	N15°43'42"E	49.99'
L18	S15°40'55"W	5.00'
L19	N48°57'24"W	27.80'
L20	N41°02'36"E	8.33'

LINE TABLE

LINE	BEARING	DISTANCE
L21	N48°57'24"W	12.76'
L22	N86°02'36"E	28.28'
L23	N15°40'55"E	23.50'
L24	S15°40'55"W	23.50'
L25	N51°46'38"W	11.32'
L26	N33°29'25"E	12.74'
L27	N41°02'36"E	12.00'
L28	S41°02'36"W	12.00'
L29	S59°31'12"W	10.33'
L30	S88°26'54"W	10.31'
L31	N46°07'04"W	7.33'

OCTAVE AVENUE
 (91' PUBLIC R.O.W.)
 REC. NO. 2021076801

FINAL PLAT
 LYRIC CONDOS
 JOB NO. 15950.10
 03/01/2022
 SHEET 4 OF 6

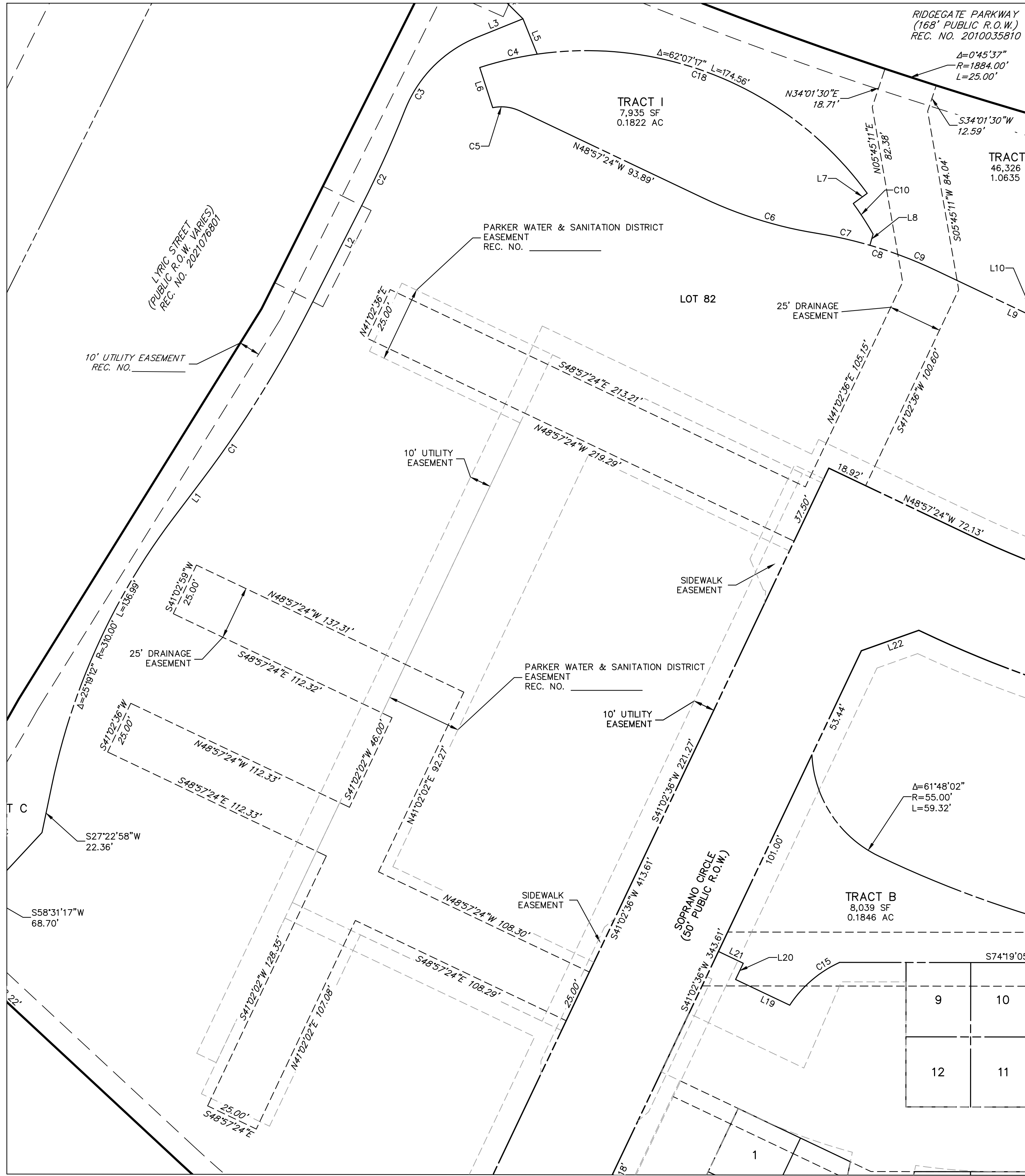
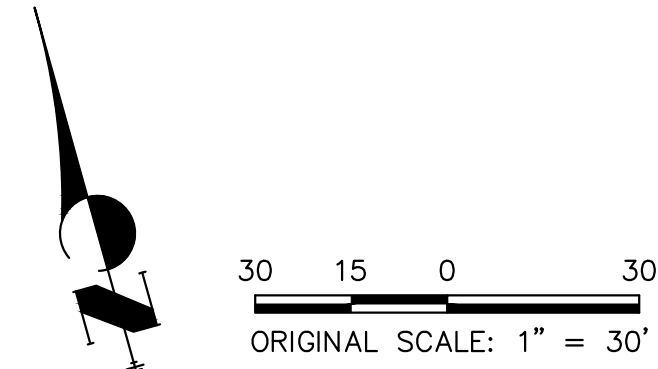


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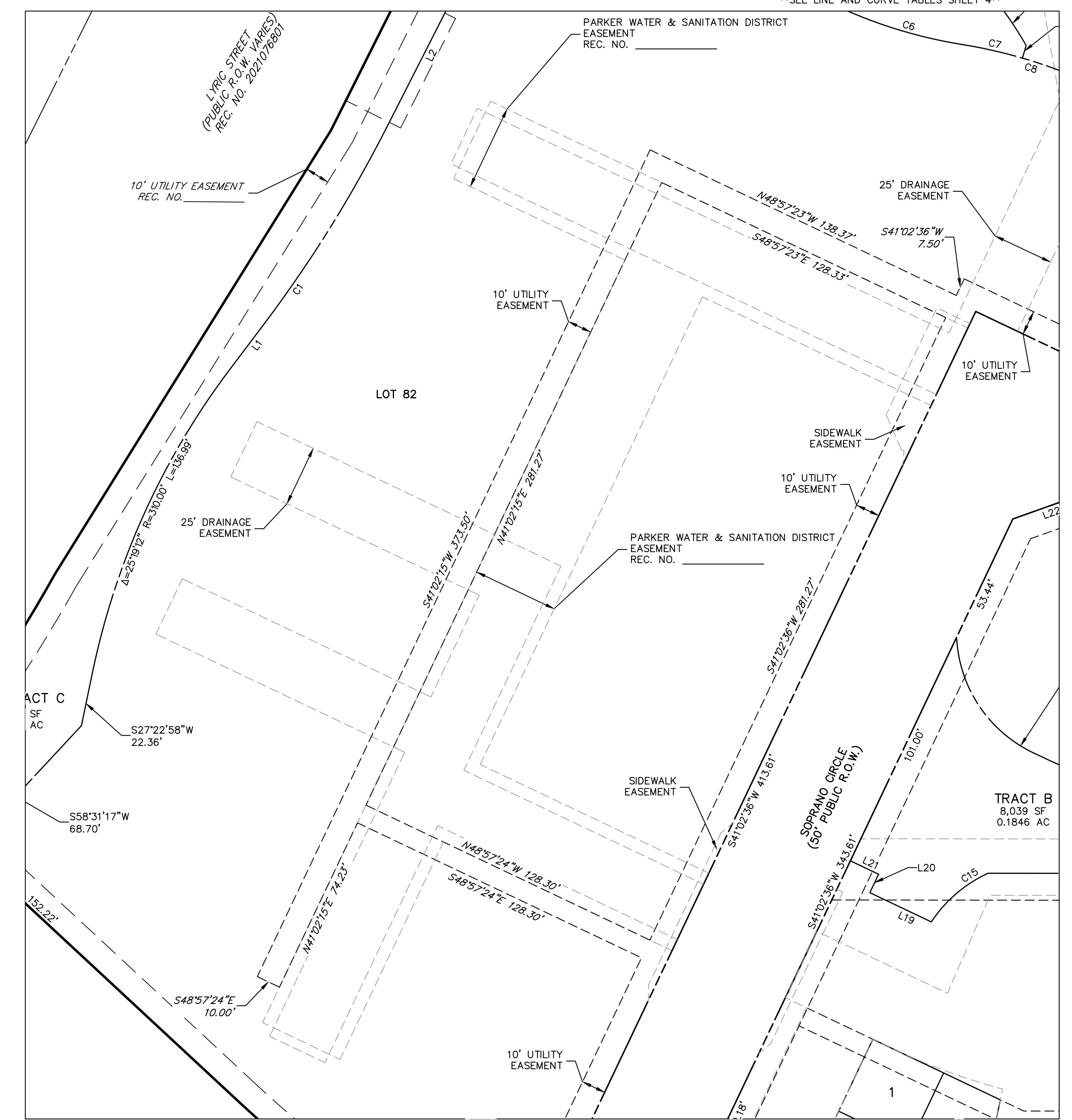
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- **SEE LINE AND CURVE TABLES SHEET 4****



DRAINAGE EASEMENT DETAIL



UTILITY EASEMENT DETAIL

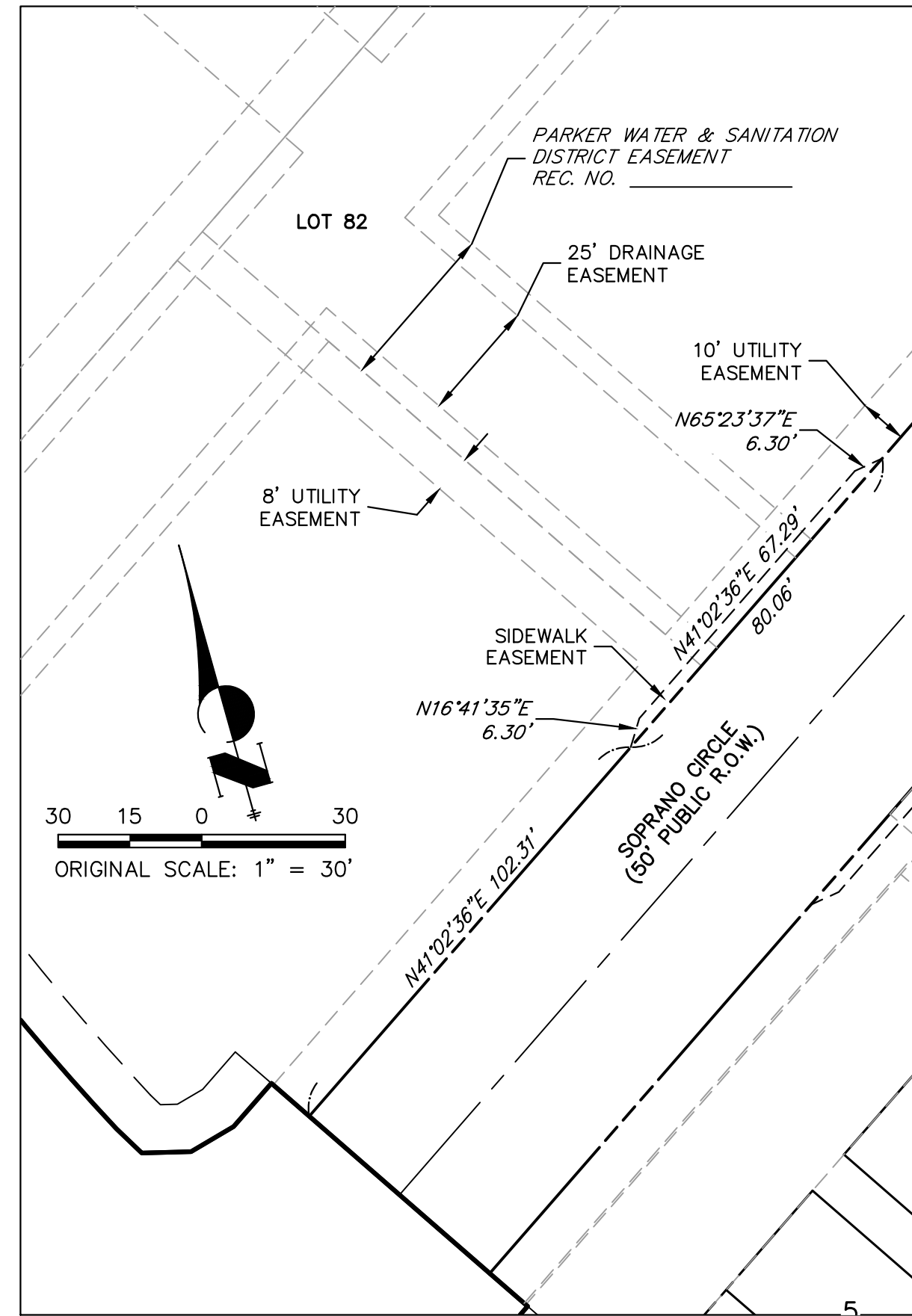
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 03/01/2023
 SHEET 5 OF 6



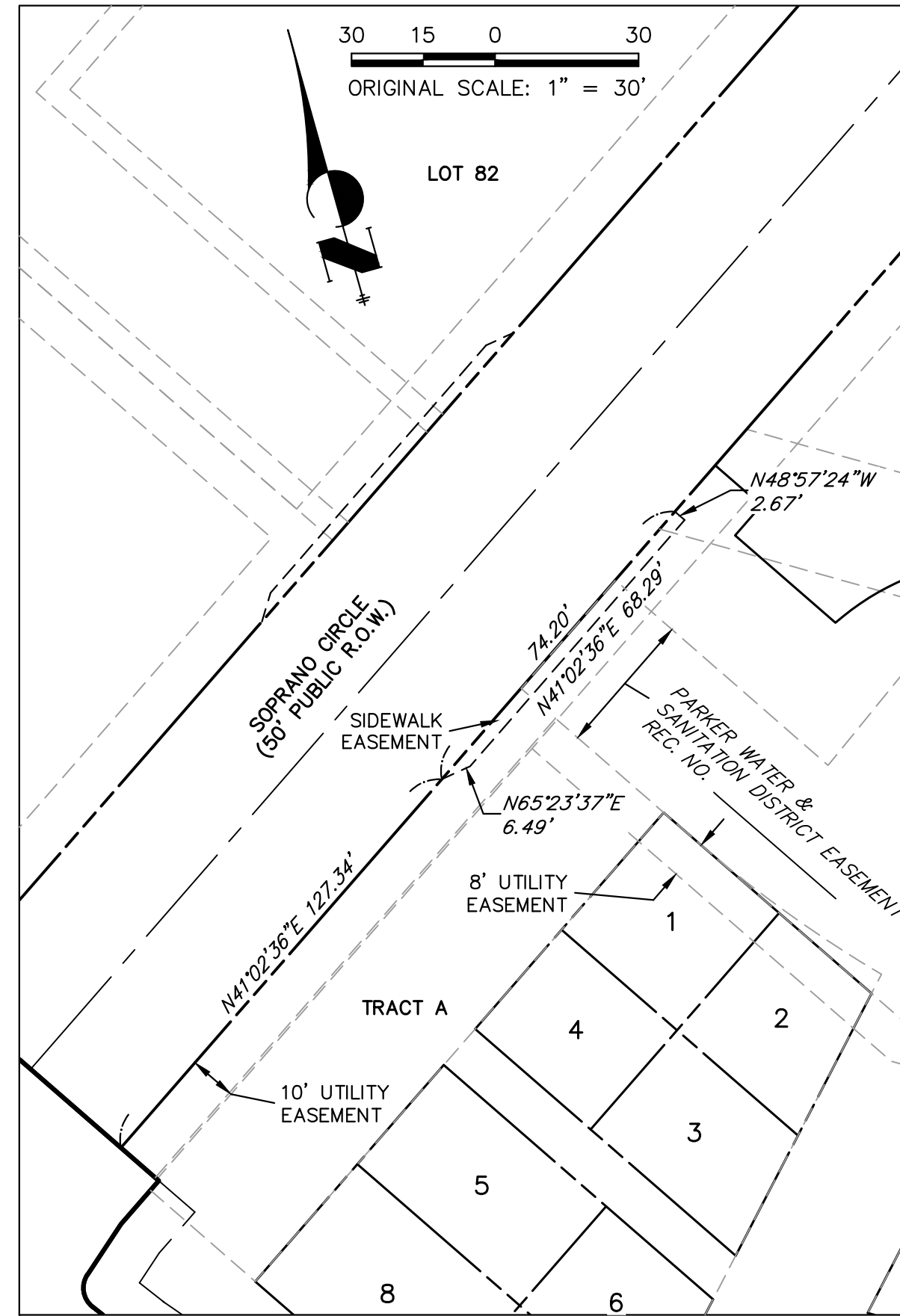
Centennial 303-740-9393 • Colorado Springs 719-593-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

LYRIC CONDOS FILING NO. 1

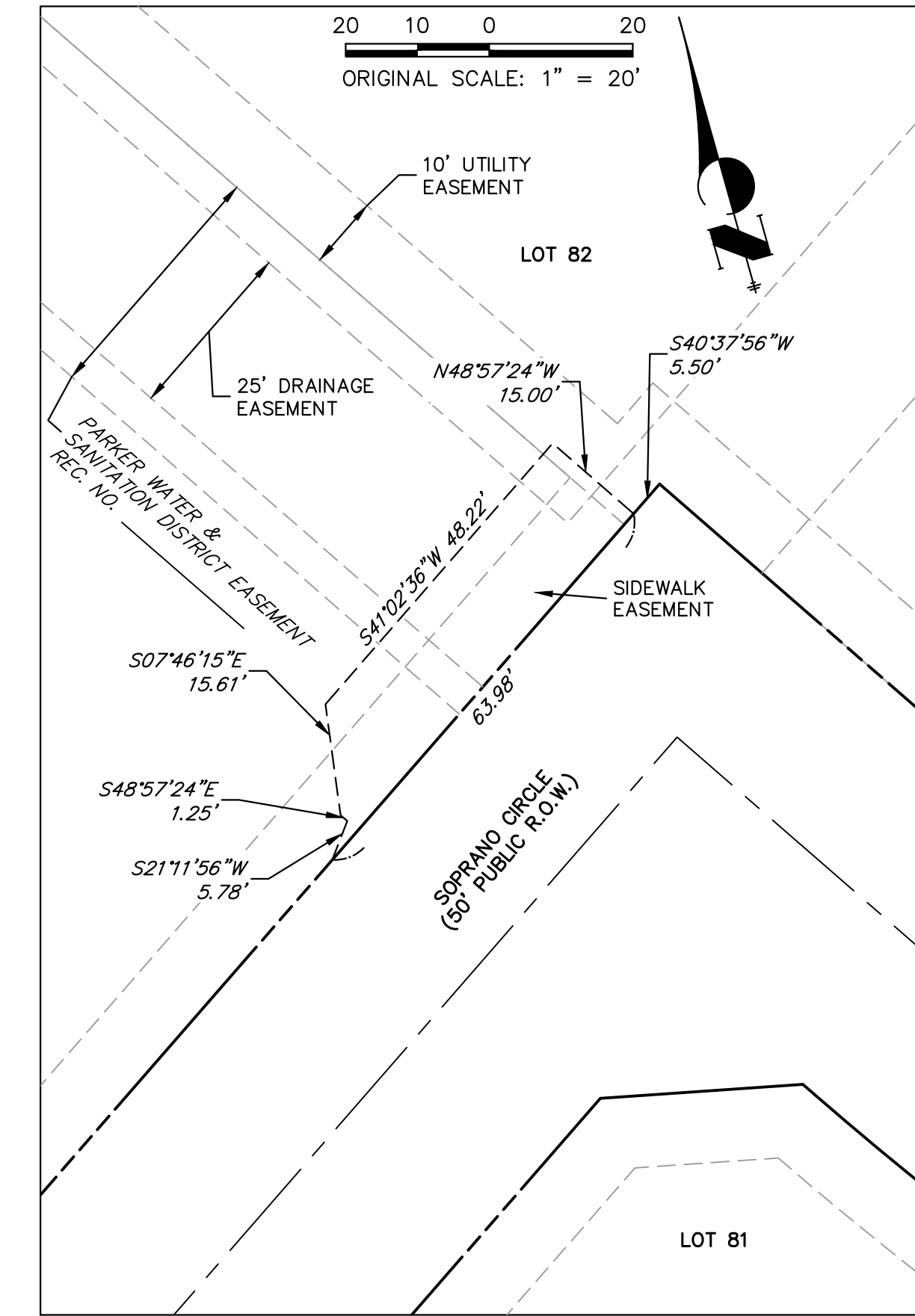
A PARCEL OF LAND BEING A REPLAT OF LOT 1, RIDGEGATE SW VILLAGE FILING NO. 1A
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 23 AND THE NORTHWEST 1/4 OF SECTION 24
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO



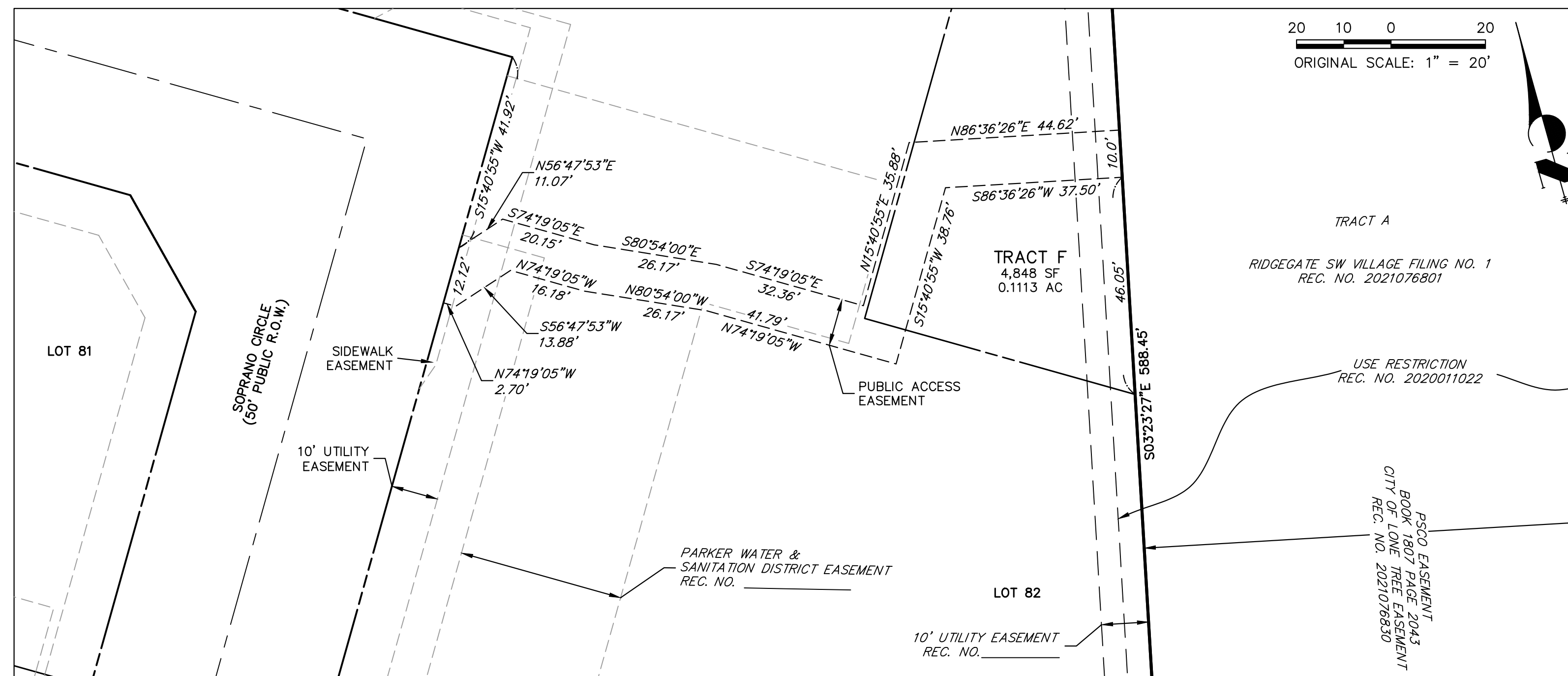
DETAIL B



DETAIL C



DETAIL D



DETAIL E

LEGEND

- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- - - PROPOSED EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- - - EXISTING EASEMENT LINE
- SET 18" #5 REBAR
W/ 1-1/2" ALUMINUM CAP
STAMPED "JR ENG LS 38252" AT GRADE
- 100.00' PROPOSED LOT DIMENSION
- 100.00' PROPOSED EASEMENT DIMENSION
- U.E. UTILITY EASEMENT
- **SEE LINE AND CURVE TABLES SHEET 4**

FINAL PLAT
 LYRIC CONDOS
 JOB NO. 15950.10
 03/01/2023
 SHEET 6 OF 6

