

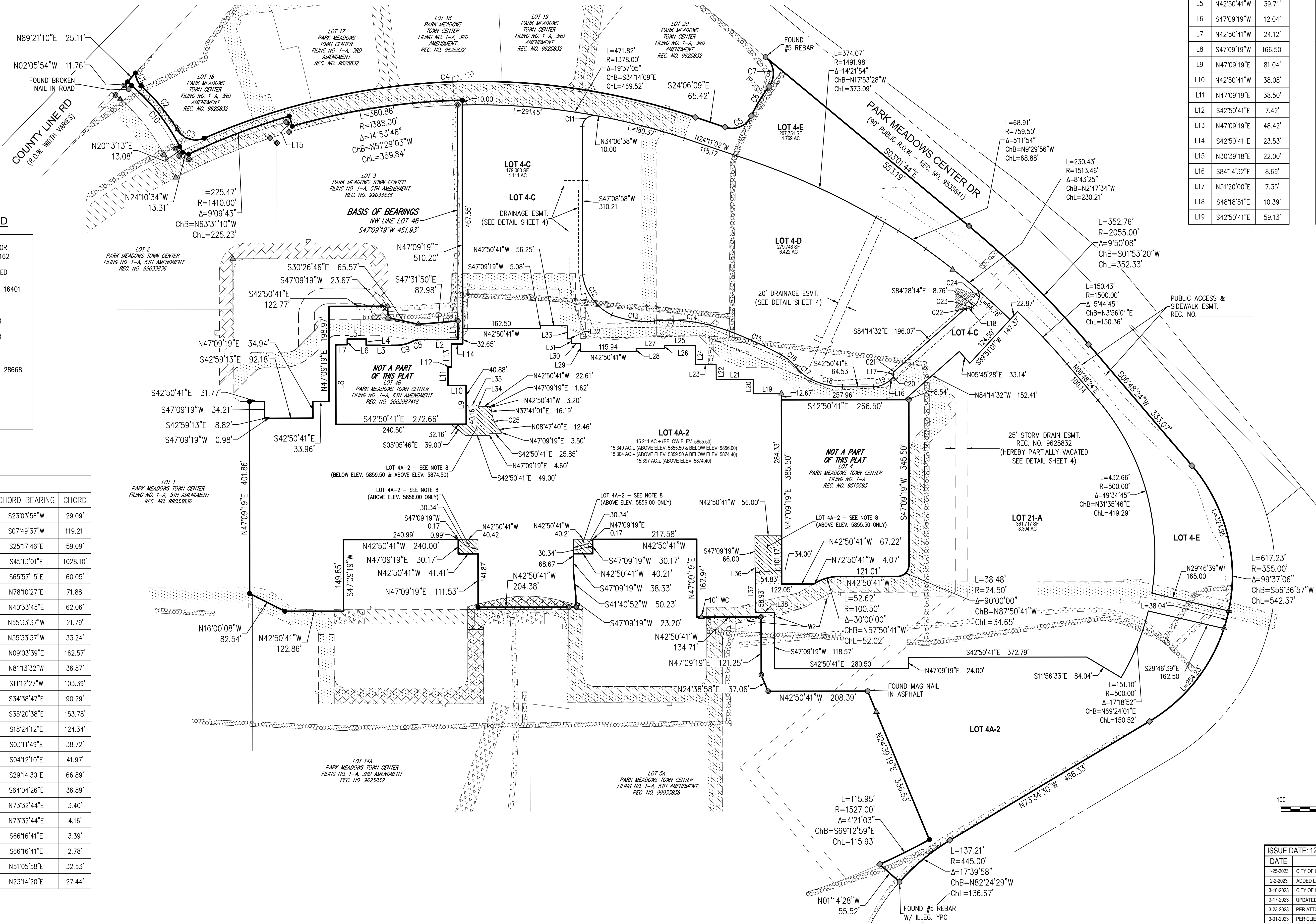


PREPARED BY:

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# PARK MEADOWS TOWN CENTER FILING NO. 1-A, 7TH AMENDMENT

A REPLAT OF LOT 4A-1 OF PARK MEADOWS TOWN CENTER FILING NO. 1-A, 6TH AMENDMENT AS DESCRIBED ON THAT LOT LINE ADJUSTMENT MAP LAND SURVEY PLAT RECORDED AT REC. NO. 2011003006 AND LOT 21 OF PARK MEADOWS TOWN CENTER FILING NO. 1-A, 3RD AMENDMENT, SITUATED IN THE NORTH 1/2 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO  
38.817 ACRES± (BELOW 5855.50 FT. ELEVATION)  
5 LOTS (RESIDENTIAL & COMMERCIAL) SB22-115  
PARK MEADOWS PLANNED DEVELOPMENT



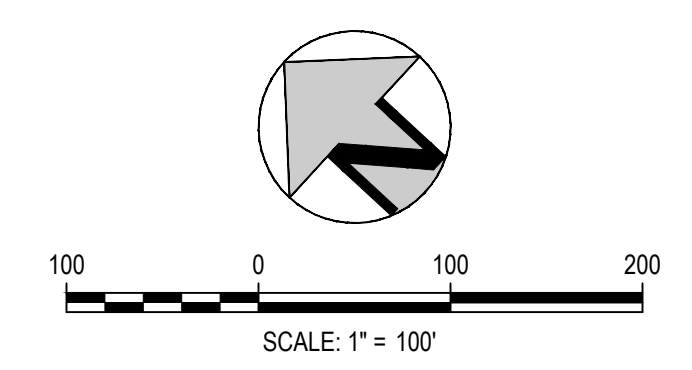
### MONUMENT LEGEND

- SET #5 REBAR W/ 1.25" BPC OR NAIL & 1" BRASS TAG PLS 38162
- FOUND MONUMENT AS DESCRIBED
- ◆ FOUND #5 REBAR W/ YPC PLS 16401
- △ FOUND NAIL & TAG PLS 16401
- FOUND NAIL & TAG PLS 28668
- ◆ FOUND NAIL & TAG PLS 38098
- ▲ FOUND ILLEGIBLE NAIL & TAG
- ▲ FOUND #5 REBAR W/ YPC PLS 28668
- BPC BLUE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- WC WITNESS CORNER

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	37.00'	46°18'07"	29.90'	S23°03'56"W	29.09'
C2	433.00'	15°49'29"	119.59'	S07°49'37"W	119.21'
C3	45.00'	82°04'14"	64.46'	S25°17'46"E	59.09'
C4	1427.00'	42°13'44"	1051.74'	S45°13'01"E	1028.10'
C5	45.00'	83°42'11"	65.74'	S65°57'15"E	60.05'
C6	345.00'	11°57'34"	72.01'	N78°10'27"E	71.88'
C7	45.00'	87°10'58"	68.47'	N40°33'45"E	62.06'
C8	49.50'	25°25'53"	21.97'	N55°33'37"W	21.79'
C9	75.50'	25°25'53"	33.51'	N55°33'37"W	33.24'
C10	420.00'	22°19'08"	163.61'	N09°03'39"E	162.57'
C11	24.50'	97°35'25"	41.73'	N81°13'32"W	36.87'
C12	108.29'	57°01'49"	107.79'	S11°12'27"W	103.39'
C13	195.50'	26°42'10"	91.11'	S34°38'47"E	90.29'
C14	351.00'	25°18'29"	155.04'	S35°20'38"E	153.78'
C15	869.50'	8°12'01"	124.44'	S18°24'12"E	124.34'
C16	100.50'	22°12'45"	38.96'	S03°11'49"E	38.72'
C17	100.00'	24°13'28"	42.28'	S04°12'10"E	41.97'
C18	149.50'	25°51'13"	67.46'	S29°14'30"E	66.89'
C19	53.50'	40°20'13"	37.66'	S64°04'26"E	36.89'
C20	4.50'	44°25'28"	3.49'	N73°32'44"E	3.40'
C21	5.50'	44°25'28"	4.26'	N73°32'44"E	4.16'
C22	5.50'	35°55'41"	3.45'	S66°16'41"E	3.39'
C23	4.50'	35°55'41"	2.82'	S66°16'41"E	2.78'
C24	24.50'	83°12'01"	35.58'	N51°05'58"E	32.53'
C25	55.00'	28°53'21"	27.73'	N23°14'20"E	27.44'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S47°09'19"W	38.58'
L2	N42°50'41"W	75.24'
L3	N42°50'41"W	62.78'
L4	N47°09'19"E	13.26'
L5	N42°50'41"W	39.71'
L6	S47°09'19"W	12.04'
L7	N42°50'41"W	24.12'
L8	S47°09'19"W	166.50'
L9	N47°09'19"E	81.04'
L10	N42°50'41"W	38.08'
L11	N47°09'19"E	38.50'
L12	S42°50'41"E	7.42'
L13	N47°09'19"E	48.42'
L14	S42°50'41"E	23.53'
L15	N30°39'18"E	22.00'
L16	S84°14'32"E	8.69'
L17	N51°20'00"E	7.35'
L18	S48°18'51"E	10.39'
L19	S42°50'41"E	59.13'

LINE TABLE		
LINE	BEARING	LENGTH
L20	S47°09'19"W	29.80'
L21	N42°50'41"E	77.41'
L22	S47°09'19"W	32.22'
L23	S42°50'41"E	43.49'
L24	S47°09'19"W	39.73'
L25	N42°50'41"W	63.93'
L26	S47°09'19"W	6.00'
L27	N42°50'41"W	60.00'
L28	S47°09'19"W	7.27'
L29	N47°09'20"E	16.92'
L30	N42°50'41"W	19.27'
L31	N47°09'19"E	9.89'
L32	N43°05'02"W	8.84'
L33	N47°09'19"E	27.56'
L34	N47°09'19"E	3.47'
L35	N42°46'17"W	26.20'
L36	S02°09'19"W	1.65'
L37	S47°09'19"W	92.93'
L38	S42°50'41"E	39.33'



SHEET 2 OF 4

ISSUE DATE:	12-7-2022	PROJECT #:	220407
DATE	REVISION COMMENTS		
1-26-2023	CITY OF LONE TREE COMMENTS		
2-2-2023	ADDED LAND DEDICATION NOTE		
3-10-2023	CITY OF LONE TREE COMMENTS		
3-17-2023	UPDATED HOLDER OF DEED OF TRUST		
3-23-2023	PER ATTORNEY COMMENTS		
3-31-2023	PER CLIENT COMMENTS		
5-11-2023	CITY OF LONE TREE COMMENTS		

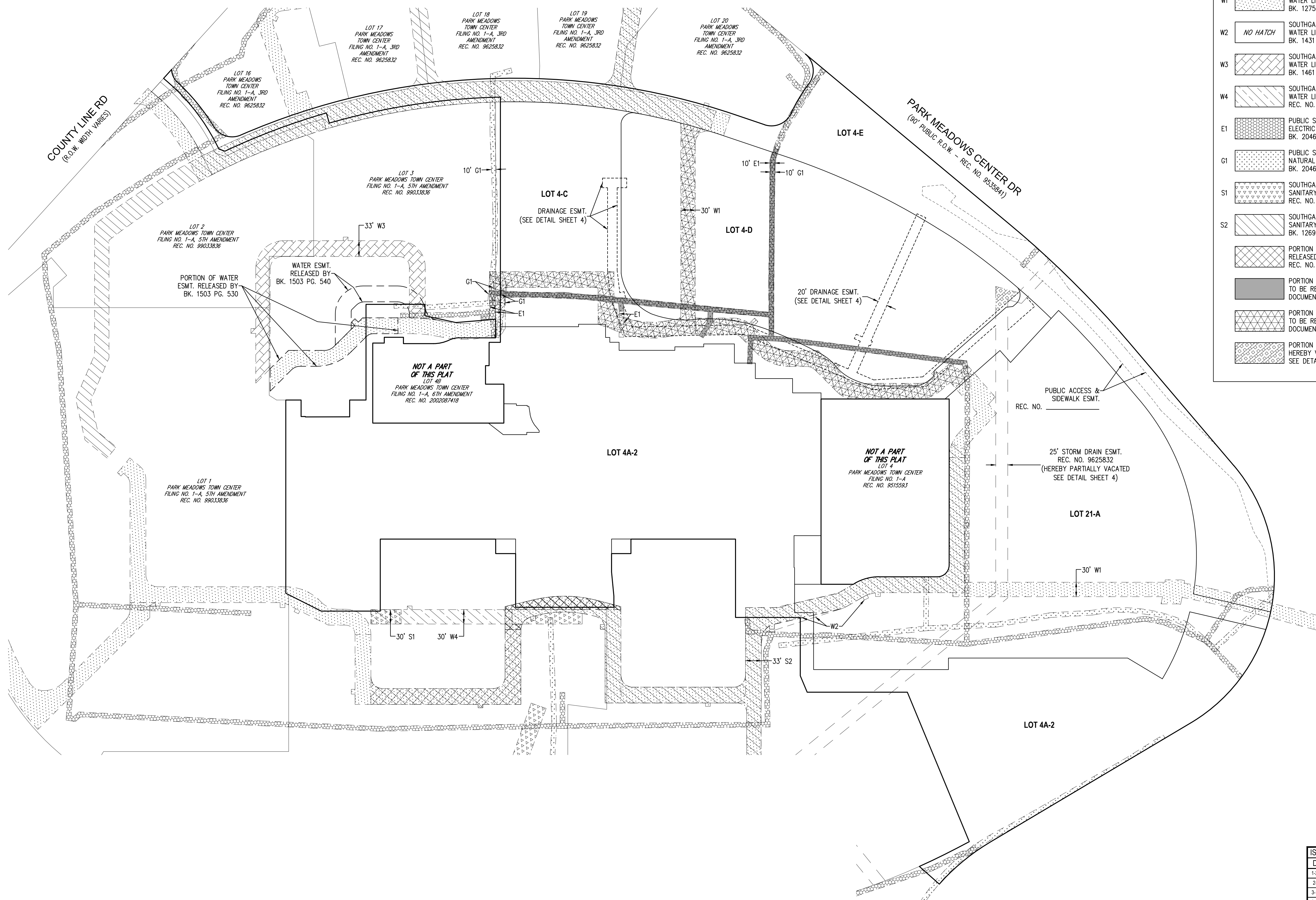
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PLOTTED: THU MAY 11 2023 8:13:18 PM BY: TOM GRABER

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

**HKS HARRIS KOCHER SMITH**  
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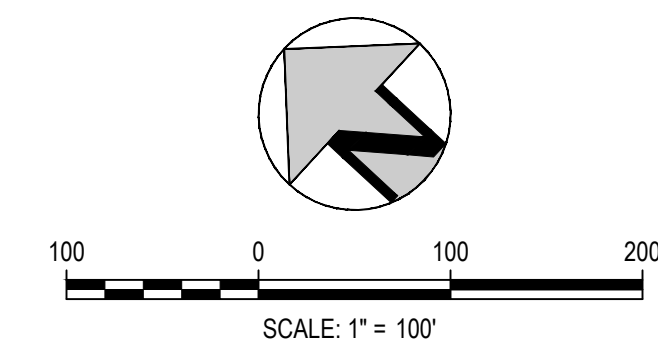
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PARK MEADOWS PLANNED DEVELOPMENT



## EASEMENT LEGEND

- W1 SOUTHGATE WATER DISTRICT WATER LINE EASEMENT BK. 1275 PG. 1623
- W2 NO HATCH SOUTHGATE WATER DISTRICT WATER LINE EASEMENT BK. 1431 PG. 2016
- W3 SOUTHGATE WATER DISTRICT WATER LINE EASEMENT BK. 1461 PG. 2256
- W4 SOUTHGATE WATER DISTRICT WATER LINE EASEMENT REC. NO. 2006109810
- E1 PUBLIC SERVICE COMPANY OF COLORADO ELECTRIC EASEMENT BK. 2046 PG. 556
- G1 PUBLIC SERVICE COMPANY OF COLORADO NATURAL GAS EASEMENT BK. 2046 PG. 556
- S1 SOUTHGATE SANITATION DISTRICT SANITARY SEWER EASEMENT REC. NO. 2006087435
- S2 SOUTHGATE SANITATION DISTRICT SANITARY SEWER EASEMENT BK. 1269 PG. 183
- PORTION OF EASEMENT PREVIOUSLY RELEASED BY REC. NO. 2007054775 & REC. NO. 2007054776
- PORTION OF EASEMENT TO BE RELEASED BY SEPARATE DOCUMENT
- PORTION OF WATER LINE EASEMENT TO BE RELEASED BY SEPARATE DOCUMENT
- PORTION OF DRAINAGE EASEMENT HEREBY VACATED SEE DETAIL SHEET 4



### SHEET 3 OF 4

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PREPARED BY:



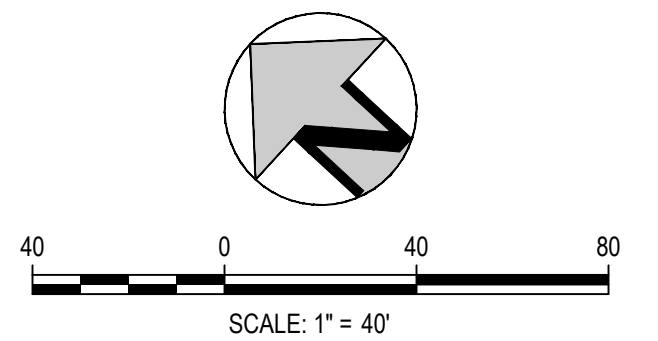
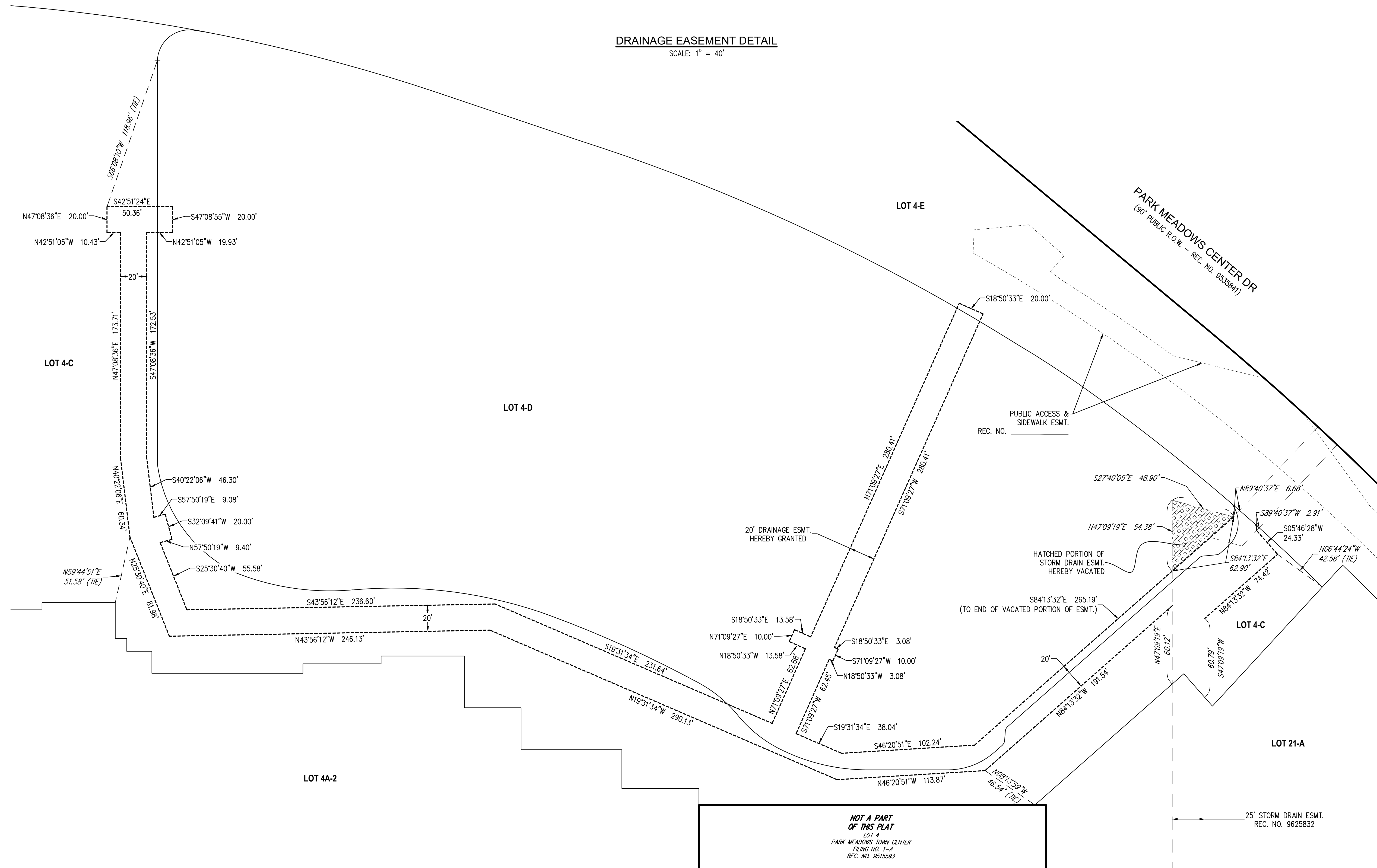
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## DRAINAGE EASEMENT DETAIL

SCALE: 1" = 40'



### SHEET 4 OF 4

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