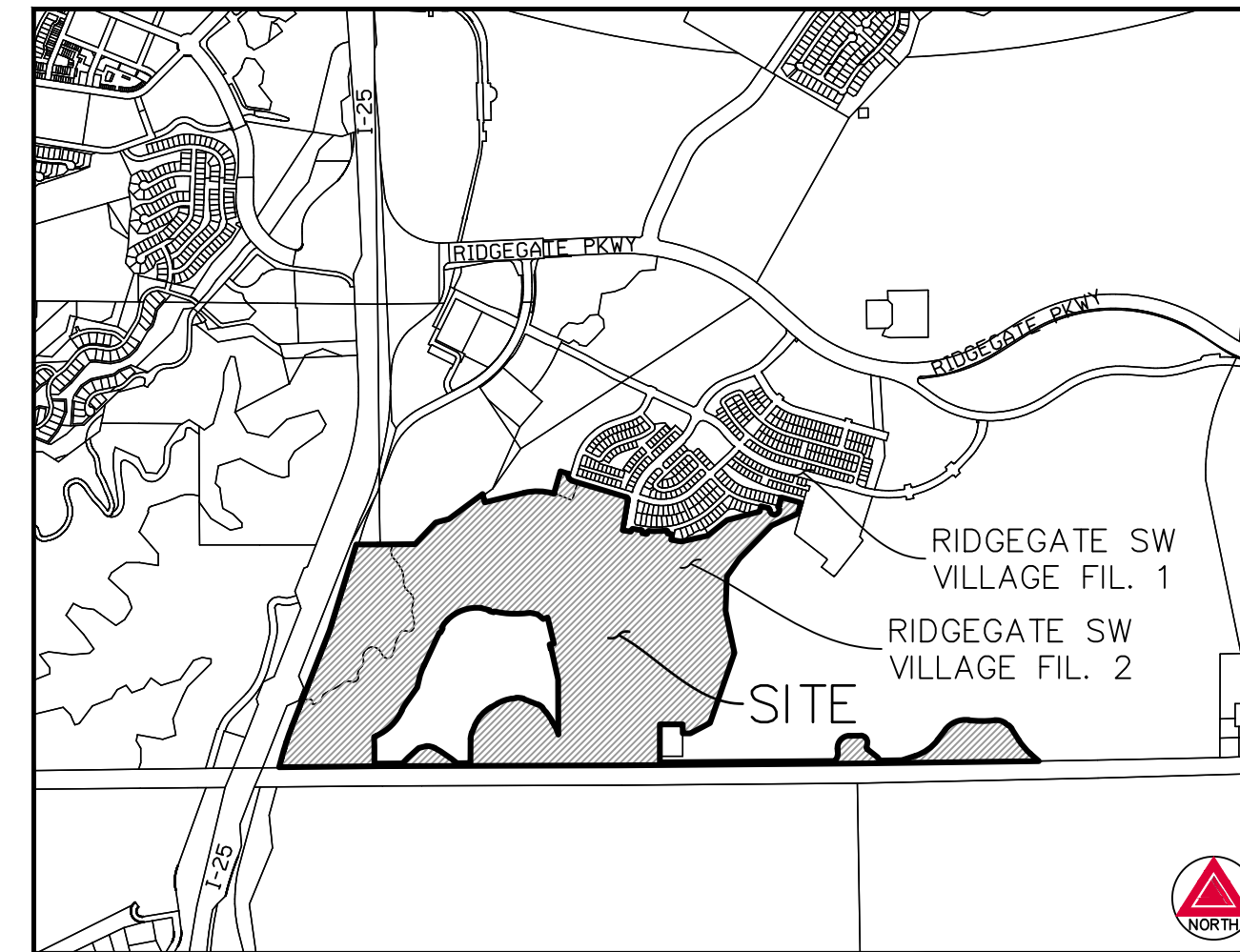


# RIDGEGATE SW VILLAGE FILING NO. 2, AMENDMENT NO. 1

A REPLAT OF RIDGEGATE SW VILLAGE FILING NO. 2

A PART OF THE SOUTHEAST QUARTER OF SECTION 22, SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24,  
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

243.829 ACRES - 320 RESIDENTIAL LOTS - 39 TRACTS - SB\_\_-\_\_\_



**VICINITY MAP**  
SCALE 1" = 2000'

**SHEET INDEX**

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| SHEETS 3   | GENERAL NOTES, LAND AND SETBACK TABLES |
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**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.

**HOA ACCEPTANCE OF TRACTS**

THE UNDERSIGNED HEREBY ACCEPTS THE CONVEYANCE FOR OWNERSHIP OF TRACT K1.

LYRIC OWNERS ASSOCIATION, INC. (MASTER HOA)

BY: \_\_\_\_\_  
JEFFREY F. KAPPES, PRESIDENT

ATTEST: \_\_\_\_\_  
MICHELE M. MILLER, SECRETARY

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ )SS

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023,

BY JEFFREY F. KAPPES, AS PRESIDENT AND  
BY MICHELE M. MILLER, AS SECRETARY, OF LYRIC OWNERS ASSOCIATION, INC. (MASTER HOA)

WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES: \_\_\_\_\_

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.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ )SS

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023,

BY \_\_\_\_\_, AS \_\_\_\_\_ OF \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL:

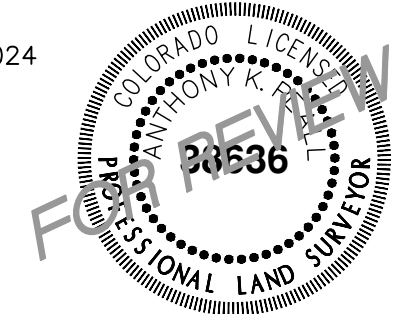
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

**SURVEYOR**

I, ANTHONY K. PEALL, 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 \_\_\_\_\_ 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, ALL APPLICABLE PROVISIONS OF THE CITY SUBDIVISION REGULATIONS. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024



ANTHONY K. PEALL, LICENSED PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. NO. 38636  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE. EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

**CITY MANAGER**

THIS PLAT WAS APPROVED FOR FILING BY THE CITY MANAGER OF THE CITY OF LONE TREE, COLORADO, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATION OF ALL PUBLIC RIGHTS-OF-WAY, UTILITY EASEMENTS, DRAINAGE EASEMENTS, SIGHT DISTANCE EASEMENTS AND ACCESS EASEMENTS ARE ACCEPTED.

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.

SETH HOFFMAN, CITY MANAGER, CITY OF LONE TREE  
AUTHORIZED PER SECTION 17-1-185 OF THE CITY CODE

**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 \_\_\_\_\_, 2024,

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

DOUGLAS COUNTY CLERK AND RECORDER

**PURPOSE STATEMENT**

THE PURPOSE OF THIS REPLAT IS TO MODIFY THE RIDGEGATE SW VILLAGE FILING NO. 2 PLAT BOUNDARY IN ORDER TO FACILITATE THE VACATION OF A STUB OUT PORTION OF LYRIC STREET RIGHT-OF-WAY AND TO MERGE TRACT I AND TRACT K INTO ONE TRACT.

THE LOTS AND TRACTS FROM RIDGEGATE SW VILLAGE FILING NO. 2 **HAVE NOT** BEEN MODIFIED WITH THIS REPLAT OTHER THAN TRACTS I AND K.

**LEGAL DESCRIPTION**

SEE SHEET 2

**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, PUBLIC RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **RIDGEGATE SW VILLAGE FILING NO. 2, AMENDMENT NO. 1**. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS, AND DRAINAGE EASEMENTS (SEE NOTE 15), SIGHT DISTANCE EASEMENTS AND ACCESS EASEMENTS (SEE NOTE 18) 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. ALL PUBLIC RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE CITY OF LONE TREE, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. TRACTS B, H AND V ARE HEREBY DEDICATED FOR OWNERSHIP TO RAMPART RANGE METROPOLITAN DISTRICT NO. 5. 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., A DELAWARE CORPORATION

BY: \_\_\_\_\_  
KEITH D. SIMON, VICE PRESIDENT

ATTEST: \_\_\_\_\_  
KEVIN GREGORY, SECRETARY

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,

2023, BY KEITH D. SIMON AS VICE PRESIDENT  
OF RIDGEGATE INVESTMENTS, INC., A DELAWARE CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,

2023, BY KEVIN GREGORY AS SECRETARY  
OF RIDGEGATE INVESTMENTS, INC., A DELAWARE CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

|  |  |                      |  |
|--|--|----------------------|--|
| <p>300 East Mineral Ave., Suite 1<br/>Littleton, Colorado 80122<br/>Phone: (303) 713-1898<br/>Fax: (303) 713-1897<br/>www.aztecconsultants.com</p> | <p><b>DEVELOPER</b><br/>SH LYRIC, LLC</p> <p>9380 STATION STREET, SUITE 600<br/>LONE TREE, COLORADO 80124<br/>(303) 791-8180</p> |                      | <p>DATE OF PREPARATION: 03-13-2024</p> |
|  | <p>AzTec Proj No: 10722-07</p>   | <p>Drawn By: BAM</p> | <p>SCALE: N/A</p>                      |
| <p>SHEET 1 OF 7</p>  |  |                      |  |

# RIDGEGATE SW VILLAGE FILING NO. 2, AMENDMENT NO. 1

A REPLAT OF RIDGEGATE SW VILLAGE FILING NO. 2

A PART OF THE SOUTHEAST QUARTER OF SECTION 22, SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24,  
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

243.829 ACRES – 320 RESIDENTIAL LOTS – 39 TRACTS – SB\_\_-\_\_\_\_

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING THAT CERTAIN BARGAIN AND SALE DEED RECORDED AT RECEPTION NO. 2021080209 IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, TOGETHER WITH AN UNPLATTED PARCEL OF LAND, BOTH PARCELS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24, ALL IN 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:

BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WAS ASSUMED TO BEAR NORTH 89°40'23" EAST, A DISTANCE OF 2,636.47 FEET, BEING MONUMENTED AT THE WEST QUARTER CORNER OF SAID SECTION 23 BY A 1-1/2" BRASS CAP IN 6" CONCRETE, 0.3' ABOVE GROUND, NO MARKINGS OBSERVED ON CAP AND AT THE CENTER QUARTER CORNER OF SAID SECTION 23 BY A 10" X 6" X 8" STONE WITH A CUT CROSS.

## OVERALL BOUNDARY PARCEL

**BEGINNING** AT THE WEST QUARTER CORNER OF SAID SECTION 23;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, NORTH 89°40'23" EAST, A DISTANCE OF 407.06 FEET TO THE BOUNDARY OF THAT CERTAIN USE RESTRICTION RECORDED AT RECEPTION NO. 2020011022 IN SAID OFFICIAL RECORDS;

THENCE ALONG THE BOUNDARY OF SAID USE RESTRICTION, THE FOLLOWING THREE (3) COURSES:

1. NORTH 43°32'45" EAST, A DISTANCE OF 326.90 FEET;
2. NORTH 75°08'07" EAST, A DISTANCE OF 150.09 FEET;
3. NORTH 53°25'24" EAST, A DISTANCE OF 458.16 FEET TO THE SOUTHERLY BOUNDARY OF RIDGEGATE SW VILLAGE FILING NO. 1 RECORDED AT RECEPTION NO. 2021076801 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID SOUTHERLY BOUNDARY, THE FOLLOWING THIRTY-SEVEN (37) COURSES:

1. SOUTH 13°27'03" EAST, A DISTANCE OF 93.54 FEET;
2. NORTH 76°32'57" EAST, A DISTANCE OF 440.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 636.86 FEET;
3. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°56'06", AN ARC LENGTH OF 332.74 FEET;
4. NORTH 16°16'23" EAST, A DISTANCE OF 255.80 FEET;
5. SOUTH 73°08'32" EAST, A DISTANCE OF 88.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 62.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 73°08'09" EAST;
6. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 97.39 FEET;
7. SOUTH 73°08'09" EAST, A DISTANCE OF 621.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 22.00 FEET;
8. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°27'18", AN ARC LENGTH OF 32.43 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 745.50 FEET;
9. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°42'04", AN ARC LENGTH OF 22.13 FEET;
10. SOUTH 09°37'05" WEST, A DISTANCE OF 318.79 FEET;
11. SOUTH 80°23'00" EAST, A DISTANCE OF 91.00 FEET;
12. NORTH 09°37'05" EAST, A DISTANCE OF 13.94 FEET;
13. NORTH 42°37'17" EAST, A DISTANCE OF 25.11 FEET;
14. SOUTH 80°22'55" EAST, A DISTANCE OF 86.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 925.00 FEET;
15. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°31'23", AN ARC LENGTH OF 8.45 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 18.00 FEET;
16. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°31'23", AN ARC LENGTH OF 28.44 FEET;
17. SOUTH 09°37'05" WEST, A DISTANCE OF 12.00 FEET;
18. SOUTH 80°22'55" EAST, A DISTANCE OF 50.00 FEET;
19. NORTH 09°37'05" EAST, A DISTANCE OF 16.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 18.00 FEET;
20. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°14'31", AN ARC LENGTH OF 26.47 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 925.00 FEET;
21. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°33'13", AN ARC LENGTH OF 186.53 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 18.00 FEET;
22. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 107°18'43", AN ARC LENGTH OF 33.71 FEET;
23. SOUTH 09°36'30" WEST, A DISTANCE OF 12.00 FEET;
24. SOUTH 80°23'30" EAST, A DISTANCE OF 50.00 FEET;
25. SOUTH 09°37'12" WEST, A DISTANCE OF 61.46 FEET;
26. SOUTH 80°22'55" EAST, A DISTANCE OF 111.00 FEET;
27. NORTH 77°42'30" EAST, A DISTANCE OF 293.92 FEET;
28. NORTH 51°22'27" EAST, A DISTANCE OF 276.27 FEET;
29. NORTH 75°15'09" EAST, A DISTANCE OF 366.22 FEET;
30. NORTH 13°42'56" EAST, A DISTANCE OF 58.99 FEET;
31. SOUTH 76°17'04" EAST, A DISTANCE OF 83.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 18.00 FEET;
32. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°48'12", AN ARC LENGTH OF 24.44 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 53.00 FEET;
33. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 220°53'41", AN ARC LENGTH OF 204.33 FEET;
34. NORTH 50°37'27" EAST, A DISTANCE OF 13.73 FEET;
35. NORTH 13°42'56" EAST, A DISTANCE OF 96.64 FEET;
36. SOUTH 74°58'38" EAST, A DISTANCE OF 223.24 FEET;
37. SOUTH 15°40'55" WEST, A DISTANCE OF 124.18 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, SOUTH 65°35'08" WEST, A DISTANCE OF 316.55 FEET TO THE BOUNDARY OF THAT CERTAIN CONSERVATION EASEMENT 4 RECORDED AT RECEPTION NO. 2018048531 IN SAID OFFICIAL RECORDS;

THENCE ALONG THE BOUNDARY OF SAID CONSERVATION EASEMENT 4, SOUTH 44°08'49" WEST, A DISTANCE OF 499.60 FEET;

THENCE DEPARTING THE BOUNDARY OF SAID CONSERVATION EASEMENT 4, SOUTH 34°59'22" WEST, A DISTANCE OF 242.96 FEET;

THENCE SOUTH 02°01'35" WEST, A DISTANCE OF 376.21 FEET;

THENCE SOUTH 11°53'25" EAST, A DISTANCE OF 468.80 FEET;

THENCE SOUTH 19°12'20" WEST, A DISTANCE OF 811.65 FEET;

THENCE SOUTH 62°21'40" WEST, A DISTANCE OF 242.18 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 83.49 FEET;

THENCE NORTH 00°00'04" WEST, A DISTANCE OF 98.51 FEET;

THENCE SOUTH 89°59'56" WEST, A DISTANCE OF 250.00 FEET;

THENCE SOUTH 00°00'04" EAST, A DISTANCE OF 415.51 FEET TO THE BOUNDARY OF THAT CERTAIN BARGAIN AND SALE DEED RECORDED AT RECEPTION NO. 2021080209 IN SAID OFFICIAL RECORDS;

THENCE ALONG THE BOUNDARY OF SAID BARGAIN AND SALE DEED, THE FOLLOWING TWENTY-SEVEN (27) COURSES:

1. NORTH 89°32'02" EAST, A DISTANCE OF 1,912.04 FEET;
2. NORTH 32°55'33" EAST, A DISTANCE OF 17.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 135.00 FEET;
3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°36'23", AN ARC LENGTH OF 88.61 FEET;
4. NORTH 04°40'49" WEST, A DISTANCE OF 32.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 132.00 FEET;
5. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°18'25", AN ARC LENGTH OF 217.27 FEET;
6. NORTH 89°37'35" EAST, A DISTANCE OF 123.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 72.00 FEET;
7. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97°43'48", AN ARC LENGTH OF 122.81 FEET;
8. SOUTH 07°21'23" WEST, A DISTANCE OF 49.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;
9. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°06'38", AN ARC LENGTH OF 20.63 FEET;
10. SOUTH 51°45'15" EAST, A DISTANCE OF 139.27 FEET;
11. SOUTH 37°59'49" EAST, A DISTANCE OF 45.98 FEET;
12. NORTH 89°16'29" EAST, A DISTANCE OF 239.48 FEET;
13. NORTH 71°49'53" EAST, A DISTANCE OF 154.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 500.00 FEET;
14. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°23'25", AN ARC LENGTH OF 300.11 FEET;
15. NORTH 37°26'28" EAST, A DISTANCE OF 138.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 280.00 FEET;
16. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°54'41", AN ARC LENGTH OF 292.78 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,150.00 FEET;
17. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°51'47", AN ARC LENGTH OF 278.25 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 175.00 FEET;
18. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°30'41", AN ARC LENGTH OF 123.74 FEET;
19. SOUTH 55°59'56" EAST, A DISTANCE OF 45.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 120.00 FEET;
20. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°44'45", AN ARC LENGTH OF 49.73 FEET;
21. SOUTH 32°15'11" EAST, A DISTANCE OF 146.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 700.00 FEET;
22. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°30'03", AN ARC LENGTH OF 201.60 FEET;
23. SOUTH 48°45'15" EAST, A DISTANCE OF 119.65 FEET;
24. SOUTH 89°16'25" WEST, A DISTANCE OF 1,949.39 FEET;
25. SOUTH 89°31'58" WEST, A DISTANCE OF 2,634.16 FEET;
26. SOUTH 89°48'21" WEST, A DISTANCE OF 2,615.05 FEET;
27. SOUTH 89°27'33" WEST, A DISTANCE OF 1,104.07 FEET TO THE BOUNDARY OF SAID CONSERVATION EASEMENT 4 RECORDED AT RECEPTION NO. 2018048531;

THENCE ALONG THE BOUNDARY OF SAID CONSERVATION EASEMENT 4, THE FOLLOWING SIX (6) COURSES:

1. NORTH 15°19'30" EAST, A DISTANCE OF 150.93 FEET;
2. NORTH 15°45'29" EAST, A DISTANCE OF 44.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2,930.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 73°48'32" EAST;
3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°45'36", AN ARC LENGTH OF 90.00 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2,930.00 FEET;
4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°30'38", AN ARC LENGTH OF 179.52 FEET;
5. NORTH 21°27'42" EAST, A DISTANCE OF 1,132.17 FEET;
6. NORTH 17°12'38" EAST, A DISTANCE OF 981.74 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE ALONG SAID SOUTH LINE, NORTH 89°59'26" EAST, A DISTANCE OF 235.73 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A GROSS AREA OF 288.593 ACRES, (12,571,083 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 23:

THENCE SOUTH 58°23'17" EAST, A DISTANCE OF 1,325.70 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 75°39'30" EAST, A DISTANCE OF 95.96 FEET;

THENCE SOUTH 14°20'30" WEST, A DISTANCE OF 10.87 FEET;

THENCE SOUTH 75°39'30" EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 14°20'30" EAST, A DISTANCE OF 10.28 FEET;

THENCE SOUTH 79°28'18" EAST, A DISTANCE OF 75.25 FEET;

THENCE SOUTH 82°48'06" EAST, A DISTANCE OF 64.09 FEET;

THENCE SOUTH 86°16'23" EAST, A DISTANCE OF 64.46 FEET;

THENCE SOUTH 89°45'17" EAST, A DISTANCE OF 64.46 FEET;

THENCE NORTH 86°45'49" EAST, A DISTANCE OF 64.46 FEET;

THENCE NORTH 83°49'23" EAST, A DISTANCE OF 64.14 FEET;

THENCE SOUTH 88°48'00" EAST, A DISTANCE OF 143.03 FEET;

THENCE SOUTH 12°36'58" EAST, A DISTANCE OF 350.32 FEET;

THENCE SOUTH 76°32'57" WEST, A DISTANCE OF 6.60 FEET;

THENCE SOUTH 13°27'03" EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 76°32'57" EAST, A DISTANCE OF 5.29 FEET;

THENCE SOUTH 12°37'09" EAST, A DISTANCE OF 343.00 FEET;

THENCE SOUTH 00°11'39" EAST, A DISTANCE OF 601.50 FEET TO THE BOUNDARY OF SAID BARGAIN AND SALE DEED AS RECORDED AT RECEPTION NO. 2021080209 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 540.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 72°22'26" WEST;

THENCE ALONG SAID BOUNDARY, THE FOLLOWING TWENTY-TWO (22) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°12'02", AN ARC LENGTH OF 105.56 FEET;
2. NORTH 28°49'36" WEST, A DISTANCE OF 48.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 734.00 FEET;
3. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°59'30", AN ARC LENGTH OF 128.00 FEET;
4. NORTH 38°49'06" WEST, A DISTANCE OF 57.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 115.00 FEET;
5. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°27'16", AN ARC LENGTH OF 59.12 FEET;
6. NORTH 68°16'26" WEST, A DISTANCE OF 171.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 160.00 FEET;
7. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°05'04", AN ARC LENGTH OF 84.01 FEET;
8. SOUTH 81°38'25" WEST, A DISTANCE OF 49.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 445.00 FEET;
9. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°41'54", AN ARC LENGTH OF 168.53 FEET;
10. SOUTH 59°56'32" WEST, A DISTANCE OF 80.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 410.00 FEET;
11. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°10'37", AN ARC LENGTH OF 266.03 FEET;
12. SOUTH 22°45'57" WEST, A DISTANCE OF 83.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 190.00 FEET;
13. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°16'27", AN ARC LENGTH OF 73.86 FEET;
14. SOUTH 00°29'28" WEST, A DISTANCE OF 264.51 FEET;
15. SOUTH 89°48'09" WEST, A DISTANCE OF 147.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,538.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 39°59'43" WEST;
16. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°54'01", AN ARC LENGTH OF 292.60 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 178.00 FEET;
17. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°21'13", AN ARC LENGTH OF 94.30 FEET;
18. SOUTH 75°18'01" WEST, A DISTANCE OF 88.85 FEET;
19. SOUTH 48°18'20" WEST, A DISTANCE OF 154.91 FEET;
20. SOUTH 44°19'09" WEST, A DISTANCE OF 90.24 FEET;
21. SOUTH 89°48'09" WEST, A DISTANCE OF 244.69 FEET;
22. SOUTH 89°27'50" WEST, A DISTANCE OF 60.62 FEET;

THENCE DEPARTING SAID BOUNDARY, NORTH 00°11'39" WEST, A DISTANCE OF 198.64 FEET;

THENCE NORTH 01°51'03" WEST, A DISTANCE OF 93.32 FEET;

THENCE NORTH 65°56'56" EAST, A DISTANCE OF 29.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 559.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 24°36'04" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°27'28", AN ARC LENGTH OF 395.08 FEET;

THENCE NORTH 24°56'28" EAST, A DISTANCE OF 40.37 FEET;

THENCE NORTH 33°35'52" EAST, A DISTANCE OF 63.07 FEET;

THENCE NORTH 35°27'19" EAST, A DISTANCE OF 204.19 FEET;

THENCE NORTH 12°38'03" EAST, A DISTANCE OF 133.68 FEET;

THENCE NORTH 19°07'56" EAST, A DISTANCE OF 65.42 FEET;

THENCE NORTH 24°48'15" EAST, A DISTANCE OF 58.27 FEET;

THENCE NORTH 24°56'28" EAST, A DISTANCE OF 387.42 FEET;

THENCE NORTH 71°31'50" EAST, A DISTANCE OF 15.12 FEET;

THENCE SOUTH 61°52'47" EAST, A DISTANCE OF 1.66 FEET;

THENCE NORTH 28°07'13" EAST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 61°52'47" WEST, A DISTANCE OF 12.29 FEET;

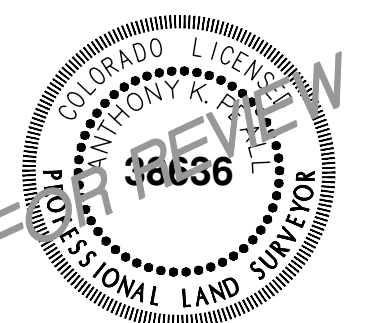
THENCE NORTH 28°07'13" EAST, A DISTANCE OF 48.79 FEET;

THENCE NORTH 41°09'00" EAST, A DISTANCE OF 58.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 454.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 44°56'10" EAST;


THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°58'37", AN ARC LENGTH OF 404.38 FEET TO THE **POINT OF BEGINNING** FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 23 BEARS NORTH 64°46'56" EAST, A DISTANCE OF 1,666.25 FEET.

CONTAINING AN AREA OF 44.764 ACRES, (1,949,900 SQUARE FEET), MORE OR LESS.

CONTAINING A NET AREA OF 243.829 ACRES, (10,621,182 SQUARE FEET), MORE OR LESS.



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

|  |   |  |                      |            |
|--|---|--|----------------------|------------|
| <br>300 East Mineral Ave., Suite 1<br>Littleton, Colorado 80122<br>Phone: (303) 713-1898<br>Fax: (303) 713-1897<br>www.aztecconsultants.com | DEVELOPER<br>SH LYRIC, LLC  |  | DATE OF PREPARATION: | 03-13-2024 |
|  | 9380 STATION STREET, SUITE 600<br>LONE TREE, COLORADO 80124<br>(303) 791-8180 |  | SCALE:               | N/A        |
|  | AzTec Proj. No.: 10722-07   |  | Drawn By:            | BAM        |

# RIDGEGATE SW VILLAGE FILING NO. 2, AMENDMENT NO. 1

A REPLAT OF RIDGEGATE SW VILLAGE FILING NO. 2

A PART OF THE SOUTHEAST QUARTER OF SECTION 22, SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24,  
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.  
243.829 ACRES - 320 RESIDENTIAL LOTS - 39 TRACTS - SB\_\_-\_\_\_\_

## GENERAL NOTES

- FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 100-N0037015-020-TO1, AMENDMENT NO. 3, DATED DECEMBER 29, 2022 WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENT(S) OR OTHER MATTERS OF PUBLIC RECORD.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST QUARTER CORNER OF SAID SECTION 23 BY A 1-1/2" BRASS CAP IN 6" CONCRETE, 0.3' ABOVE GROUND, NO MARKINGS OBSERVED AND AT THE CENTER QUARTER CORNER OF SAID SECTION 23 BY A 10" X 6" X 8" STONE WITH A CUT CROSS, BEING ASSUMED TO BEAR NORTH 89°40'23" EAST.
- THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN SPECIAL FLOOD HAZARD AREAS - ZONES A, AE AND X, AS SHOWN AND DEFINED ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C0063H, MAP REVISED SEPTEMBER 4, 2020, MAP INDEX NO. 08035C0064J, MAP REVISED DECEMBER 02, 2021 AND MAP INDEX NO. 08005C0500K, MAP REVISED DECEMBER 16, 2010 (PANEL NOT PRINTED).
- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTES.
- EACH OF THE EASEMENTS DEDICATED OR GRANTED ON THIS PLAT IS NON-EXCLUSIVE, AND THE GRANTEE OF EACH SUCH EASEMENT AT ITS 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.
- ALL FRONT LOT LINES AND REAR LOT LINES WILL HAVE AN 8 FOOT UTILITY EASEMENT UNLESS OTHERWISE SHOWN HEREON.
- 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.
- PUBLIC STREETS: THE 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.
- PRIVATE STREETS: THE 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. THE OWNER/HOMEOWNER ASSOCIATION SHALL MAINTAIN SAID SIGNAGE.
- 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).
- THIS PLAT IS SUBJECT TO ALL CONDITIONS CONTAINED WITHIN THE MASTER IMPROVEMENT AGREEMENT FOR THE SOUTHWEST VILLAGE AS RECORDED ON FEBRUARY 26, 2021 AT RECEPTION NO. 2021024964.
- THIS PLAT IS SUBJECT TO ALL CONDITIONS CONTAINED WITHIN THE SUBDIVISION IMPROVEMENT AGREEMENT FOR THIS FILING, TITLED CITY OF LONE TREE, COLORADO SUBDIVISION IMPROVEMENT AGREEMENT FOR RIDGEGATE SW VILLAGE FILING NO. 2, AMENDMENT NO. 1, A COPY OF WHICH IS ON FILE IN THE COMMUNITY DEVELOPMENT DEPARTMENT AND RECORDED IN THE REAL PROPERTY RECORDS OF DOUGLAS COUNTY ON THE SAME FILING DATE HEREOF.
- A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED OVER ALL TRAILS AND SIDEWALKS CONSTRUCTED WITHIN SUCH TRACTS OWNED AND MAINTAINED BY LYRIC OWNERS ASSOCIATION, INC, IT BEING THE INTENT THAT ALL TRAILS AND SIDEWALKS WITHIN THIS SUBDIVISION PLAT SHALL BE OPEN AND ACCESSIBLE FOR PUBLIC USE.
- A GEOTECHNICAL REPORT FOR EACH LOT MUST BE SUBMITTED TO THE CITY AT THE TIME OF BUILDING PERMIT APPLICATION.
- AS DEPICTED ON THIS PLAT, WILDFIRE DEFENSIBLE AREAS SHALL BE MAINTAINED BY THE MASTER HOA IN ACCORDANCE WITH THAT CERTAIN AGREEMENT BY AND BETWEEN THE CITY OF LONE TREE, COLORADO, AND LYRIC OWNERS ASSOCIATION, INC. FOR THE GRANT OF A REVOCABLE LICENSE TO MAINTAIN AND ACCESS CITY PROPERTY FOR PURPOSES OF WILDFIRE MITIGATION AND MAINTENANCE OF PRIVATE RETAINING WALLS RECORDED IN THE REAL PROPERTY RECORDS OF DOUGLAS COUNTY ON JUNE 22, 2021 AT RECEPTION NO. 2021076859.
- 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.
- 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. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- TRACT K1 IS HEREBY CONVEYED FOR OWNERSHIP TO LYRIC OWNERS ASSOCIATION, INC. (MASTER HOA).

| TRACT SUMMARY TABLE |   |            |               |                    |              |
|---------------------|---|------------|---------------|--------------------|--------------|
| TRACT               | USE   | AREA ACRES | AREA SQ. FEET | FUTURE MAINTENANCE | FUTURE OWNER |
| TRACT A             | LANDSCAPE, MONUMENT SIGNAGE                         | 0.012      | 509           | HOA                | HOA          |
| TRACT B             | UTILITY, DRAINAGE, TRAILS, LANDSCAPE                | 2.160      | 94,082        | RRMD5              | RRMD5        |
| TRACT C (****)      | OPEN SPACE  | 1.668      | 72,675        | COLT               | COLT         |
| TRACT D             | RETAINING WALLS, LANDSCAPE                          | 1.351      | 58,834        | HOA                | HOA          |
| TRACT E (****)      | OPEN SPACE  | 3.113      | 135,596       | COLT               | COLT         |
| TRACT F             | RETAINING WALLS, LANDSCAPE                          | 0.523      | 22,774        | HOA                | HOA          |
| TRACT G (****)      | OPEN SPACE  | 3.062      | 133,372       | COLT               | COLT         |
| TRACT H             | RETAINING WALLS, LANDSCAPE                          | 1.180      | 51,383        | RRMD5              | RRMD5        |
| TRACT J             | LANDSCAPE   | 0.320      | 13,959        | HOA                | HOA          |
| TRACT K1            | LANDSCAPE   | 0.689      | 30,034        | HOA                | HOA          |
| TRACT L             | LANDSCAPE   | 0.372      | 16,224        | HOA                | HOA          |
| TRACT M (****)      | OPEN SPACE  | 7.694      | 335,149       | COLT               | COLT         |
| TRACT N             | LANDSCAPE   | 0.098      | 4,280         | HOA                | HOA          |
| TRACT O             | DRAINAGE, LANDSCAPE, PRIVATE ALLEY                  | 0.142      | 6,190         | HOA                | HOA          |
| TRACT P             | LANDSCAPE   | 0.114      | 4,982         | HOA                | HOA          |
| TRACT Q             | DRAINAGE, LANDSCAPE, PRIVATE ALLEY                  | 0.142      | 6,190         | HOA                | HOA          |
| TRACT R             | LANDSCAPE   | 0.112      | 4,858         | HOA                | HOA          |
| TRACT S             | DRAINAGE, LANDSCAPE, PRIVATE ALLEY                  | 0.142      | 6,184         | HOA                | HOA          |
| TRACT T             | LANDSCAPE   | 0.111      | 4,835         | HOA                | HOA          |
| TRACT U             | DRAINAGE, LANDSCAPE, PRIVATE ALLEY                  | 0.142      | 6,191         | HOA                | HOA          |
| TRACT V             | DRAINAGE, LANDSCAPE                                 | 3.247      | 141,424       | RRMD5              | RRMD5        |
| TRACT W (**)**      | NEIGHBORHOOD PARK, TRAILS, LANDSCAPE                | 7.087      | 308,721       | SSPRD              | COLT         |
| TRACT X (****)      | FUTURE SCHOOL                                       | 8.000      | 348,478       | RGI                | RGI          |
| TRACT Y (****)      | OPEN SPACE  | 17.992     | 783,746       | COLT               | COLT         |
| TRACT Z             | LANDSCAPE   | 0.169      | 7,380         | HOA                | HOA          |
| TRACT AA            | DRAINAGE, UTILITY, LANDSCAPE                        | 0.091      | 3,960         | HOA                | HOA          |
| TRACT AB            | LANDSCAPE   | 0.892      | 38,859        | HOA                | HOA          |
| TRACT AC            | LANDSCAPE   | 0.028      | 1,215         | HOA                | HOA          |
| TRACT AD            | LANDSCAPE   | 0.031      | 1,334         | HOA                | HOA          |
| TRACT AE            | LANDSCAPE   | 0.194      | 6,689         | HOA                | HOA          |
| TRACT AF            | LANDSCAPE, DRAINAGE                                 | 1.678      | 73,125        | HOA                | HOA          |
| TRACT AG            | LANDSCAPE   | 0.232      | 10,112        | HOA                | HOA          |
| TRACT AH            | LANDSCAPE   | 0.173      | 7,517         | HOA                | HOA          |
| TRACT AI            | LANDSCAPE   | 0.030      | 1,323         | HOA                | HOA          |
| TRACT AJ            | INTENTIONALLY NOT UTILIZED                          | -----      | -----         | -----              | -----        |
| TRACT AK            | LANDSCAPE   | 0.268      | 11,689        | HOA                | HOA          |
| TRACT AL            | LANDSCAPE, TRAILS, UTILITIES, DRAINAGE, FIRE ACCESS | 0.265      | 11,546        | HOA                | HOA          |
| TRACT AM            | RETAINING WALLS, LANDSCAPE                          | 2.793      | 121,677       | HOA                | HOA          |
| TRACT AN(****)      | OPEN SPACE  | 100.958    | 4,397,721     | COLT               | COLT         |
| TRACT AO            | WELL FACILITIES                                     | 4.996      | 217,633       | RRMD1              | RRMD1        |
| TRACTS TOTAL (39)   |   | 172.232    | 7,502,450     |                    |              |

RGI = RIDGEGATE INVESTMENTS, INC.  
COLT = CITY OF LONE TREE  
HOA = LYRIC OWNERS ASSOCIATION, INC. (MASTER HOA) STATE DOCUMENT NO. 20211244685  
SHL = SH LYRIC, LLC, ITS SUCCESSORS AND ASSIGNS  
RRMD1 = RAMPART RANGE METROPOLITAN DISTRICT NO. 1  
RRMD5 = RAMPART RANGE METROPOLITAN DISTRICT NO. 5  
SSPRD = SOUTH SUBURBAN PARKS AND RECREATION DISTRICT

\* = SUBJECT TO THE ACQUISITION AND FUTURE SITE IMPROVEMENT PLAN (SIP) APPROVAL PROCESS WITH THE CITY OF LONE TREE  
\*\* = PLEASE SEE GENERAL NOTE NO. 14  
\*\*\* = PLEASE SEE GENERAL NOTE NO. 13  
\*\*\*\* = TO BE CONVEYED TO THE CITY OF LONE TREE VIA SEPARATE DOCUMENT

## LAND AREA SUMMARY TABLE

| DESIGNATION                           | AREA (SF)  | AREA (AC) | % OF TOTAL AREA |
|---------------------------------------|------------|-----------|-----------------|
| RESIDENTIAL & FUTURE DEVELOPMENT LOTS | 1,924,645  | 44.185    | 18.12           |
| NOV ALLEY TRACTS                      | 7,477,695  | 171.664   | 70.38           |
| ALLEY TRACTS                          | 24,755     | 0.568     | 0.23            |
| RIGHT-OF-WAY                          | 1,194,087  | 27.412    | 11.27           |
| RIDGEGATE SW VILLAGE FIL. NO. 2, AM 1 | 10,621,182 | 243.829   | 100.00          |

## SITE SUMMARY TABLE

| DESIGNATION  | TOTALS | AREA (SF)  | AREA (AC) |
|--|--------|------------|-----------|
| NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS                               | 319    | 1,728,801  | 39.689    |
| NUMBER OF PRIVATE ALLEY TRACTS   | 4      | 24,755     | 0.568     |
| NUMBER OF REGIONAL PARK TRACTS   | 0      | 0          | 0         |
| NUMBER OF NEIGHBORHOOD PARK TRACTS                                     | 1      | 308,721    | 7.087     |
| NUMBER OF FUTURE DEVELOPMENT LOTS (320) (ESTIMATED 64 TOTAL SFA UNITS) | 1      | 195,844    | 4.496     |
| NUMBER OF FUTURE SCHOOL TRACTS   | 1      | 348,478    | 8.000     |
| NUMBER OF OPEN SPACE TRACTS  | 6      | 6,075,892  | 139.483   |
| NUMBER OF HOA LANDSCAPE & UTILITY TRACTS                               | 29     | 744,604    | 17.094    |
| PUBLIC RIGHT-OF-WAY  |        | 1,194,087  | 27.412    |
| TOTAL  |        | 10,621,182 | 243.829   |

## SINGLE FAMILY AND ACCESSORY DWELLING UNIT SETBACK AREAS\*

| LOCATION  | MINIMUM   | MAXIMUM   |
|---|-----------|-----------|
| FRONT FACADE  | 10 FEET   | 20 FEET** |
| FRONT PORCH   | 5 FEET    | 20 FEET** |
| ROOF OVERHANG ENCROACHMENT                            | 0 FEET    | 2 FEET    |
| INTERIOR SIDE-YARD (EXCEPTION ZERO SIDE-YARD SETBACK) | 5 FEET*** | N.A.      |
| DISTANCE BETWEEN RESIDENCES                           | 6 FEET    | N.A.      |
| STREET SIDE SETBACK                                   | 10 FEET   | N.A.      |
| REAR FACADE (ALLEY PRODUCT)                           | 0 FEET    | N.A.      |
| REAR YARD SETBACK                                     | 10 FEET   | N.A.      |
| ACCESSORY STRUCTURE                                   | 10 FEET   | N.A.      |

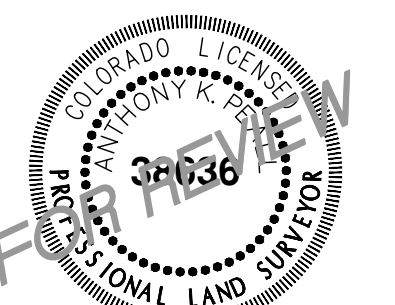
NOTE: THE SETBACKS SET FORTH IN THE TABLE REPRESENTS A VARIATION FROM THE EAST VILLAGES SUB-AREA PLAN AND ARE SPECIFICALLY APPROVED BY THE PRELIMINARY PLAN, AS PRESENTED.

\*ALL SETBACKS MEASURED FROM PROPERTY LINE.  
\*\*VARIATIONS TO FRONT SETBACK OR FLAG AND/OR NON-TRADITIONAL LOT CONFIGURATIONS ARE ALLOWED AS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.  
\*\*\*A 3' SIDE SETBACK IS ALLOWED ON LOTS APPROVED BY CITY COUNCIL DURING THE PRELIMINARY PLAN PROCESS, REFER TO SHEET 57 OF THE PRELIMINARY PLAN OR SHEETS 7 & 8 OF THIS PLAT.

- FACE OF GARAGE TO BE A MINIMUM OF 20 FEET FROM BACK OF SIDEWALK.
- NO ROOF OVERHANG OR PROJECTION SHALL BE CLOSER THAN 2 FEET FROM PROPERTY LINE.

## LEGEND

- RECOVERED SECTION CORNER, MONUMENTED AS SHOWN HEREON
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- (R) DENOTES RADIAL



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC



AzTec Proj. No.: 10722-07

Drawn By: BAM

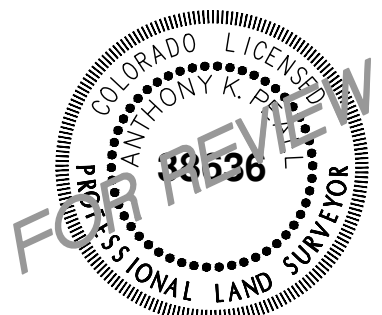
DEVELOPER  
SH LYRIC, LLC

9380 STATION STREET, SUITE 600  
LONE TREE, COLORADO 80124  
(303) 791-8180

DATE OF PREPARATION: 03-13-2024

SCALE: N/A

SHEET 3 OF 7



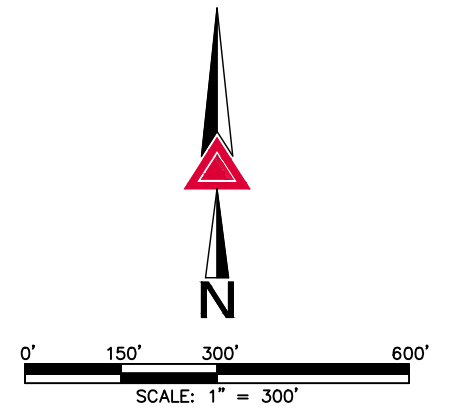
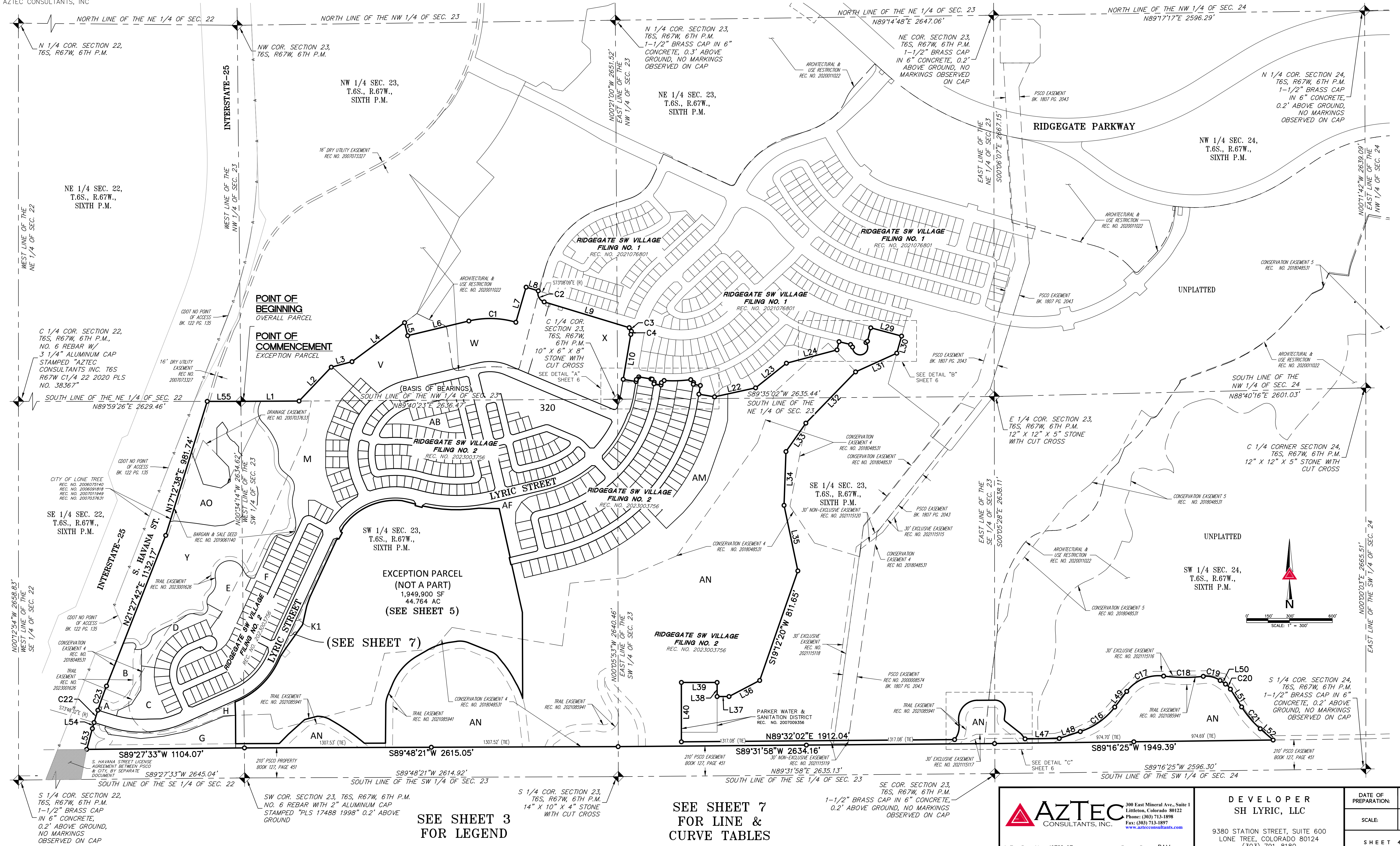
# RIDGEGATE SW VILLAGE FILING NO. 2, AMENDMENT NO. 1

A REPLAT OF RIDGEGATE SW VILLAGE FILING NO. 2

A PART OF THE SOUTHEAST QUARTER OF SECTION 22, SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24,  
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

243.829 ACRES - 320 RESIDENTIAL LOTS - 39 TRACTS - SB

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.



SEE SHEET 3  
FOR LEGEND

SEE SHEET 7  
FOR LINE &  
CURVE TABLES

**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1899  
Fax: (303) 713-1897  
www.aztecconsultants.com

AzTec Proj. No.: 10722-07      Drawn By: BAM

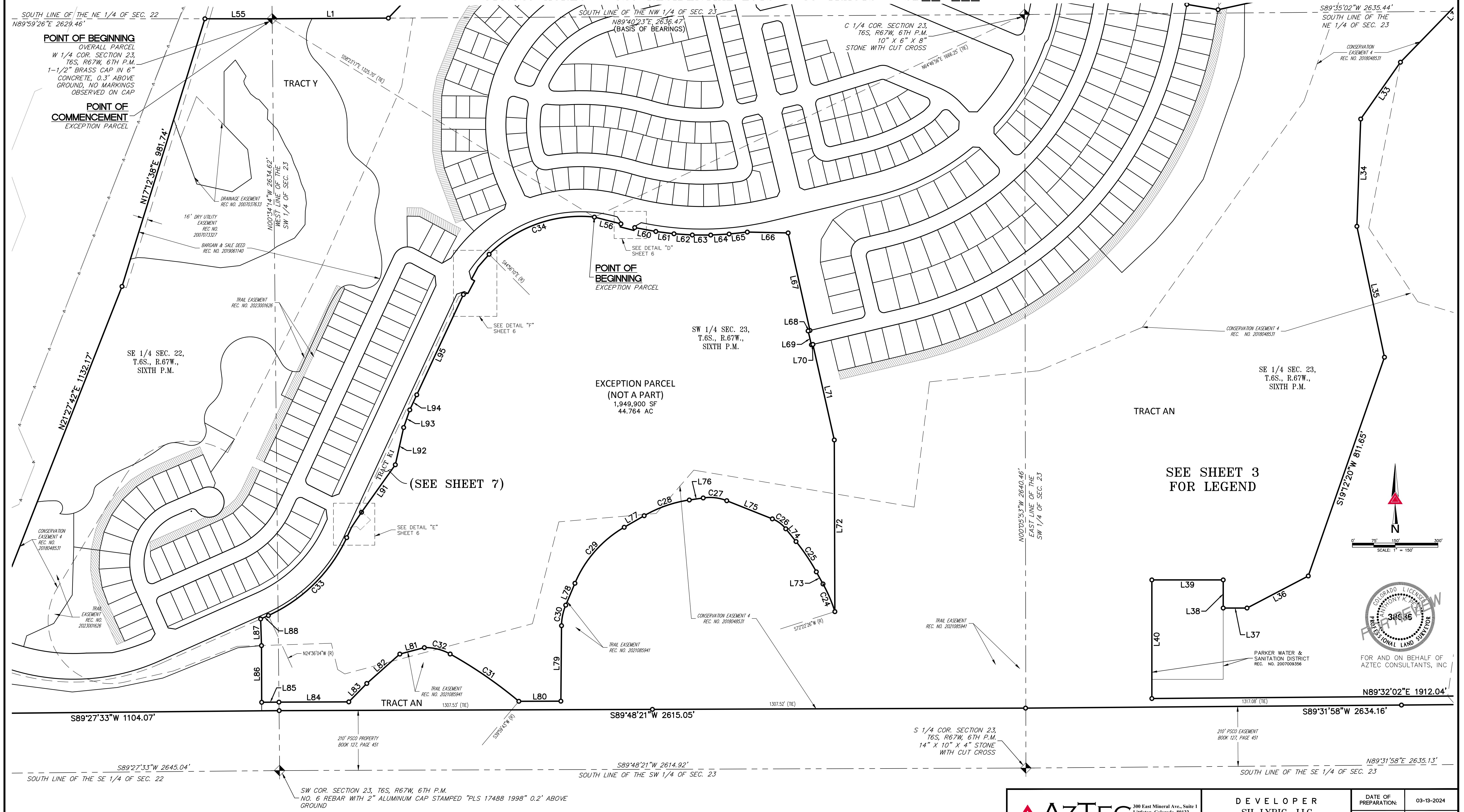
**DEVELOPER**  
SH LYRIC, LLC

9380 STATION STREET, SUITE 600  
LONE TREE, COLORADO 80124  
(303) 791-8180

|                      |            |
|----------------------|------------|
| DATE OF PREPARATION: | 03-13-2024 |
| SCALE:               | 1" = 300'  |
| SHEET 4 OF 7         |            |

# RIDGEGATE SW VILLAGE FILING NO. 2, AMENDMENT NO. 1

A REPLAT OF RIDGEGATE SW VILLAGE FILING NO. 2  
 A PART OF THE SOUTHEAST QUARTER OF SECTION 22, SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24,  
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.  
 243.829 ACRES - 320 RESIDENTIAL LOTS - 39 TRACTS - SB



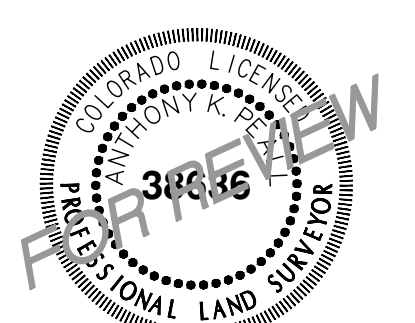
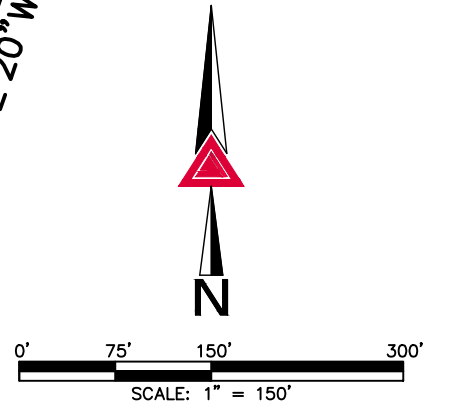
**POINT OF BEGINNING**  
 OVERALL PARCEL  
 W 1/4 COR. SECTION 23,  
 T.6S., R.67W., 6TH P.M.  
 1-1/2" BRASS CAP IN 6"  
 CONCRETE, 0.3' ABOVE  
 GROUND, NO MARKINGS  
 OBSERVED ON CAP

**POINT OF COMMENCEMENT**  
 EXCEPTION PARCEL

**POINT OF BEGINNING**  
 EXCEPTION PARCEL

EXCEPTION PARCEL  
 (NOT A PART)  
 1,949,900 SF  
 44.764 AC

SEE SHEET 3  
 FOR LEGEND



FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC

**AZTEC**  
 CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
 Littleton, Colorado 80122  
 Phone: (303) 713-1898  
 Fax: (303) 713-1897  
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AzTec Proj. No.: 10722-07 Drawn By: BAM

**DEVELOPER**  
 SH LYRIC, LLC

9380 STATION STREET, SUITE 600  
 LONE TREE, COLORADO 80124  
 (303) 791-8180

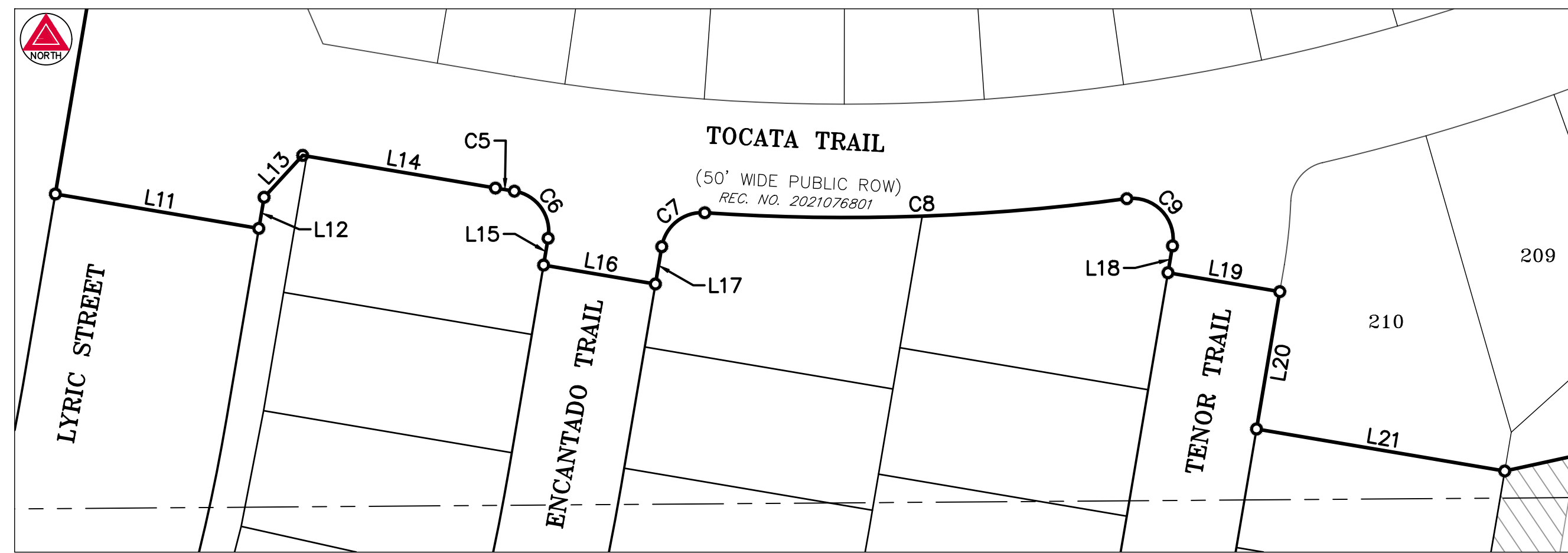
|                      |            |
|----------------------|------------|
| DATE OF PREPARATION: | 03-13-2024 |
| SCALE:               | 1" = 150'  |
| SHEET 5 OF 7         |            |

# RIDGEGATE SW VILLAGE FILING NO. 2, AMENDMENT NO. 1

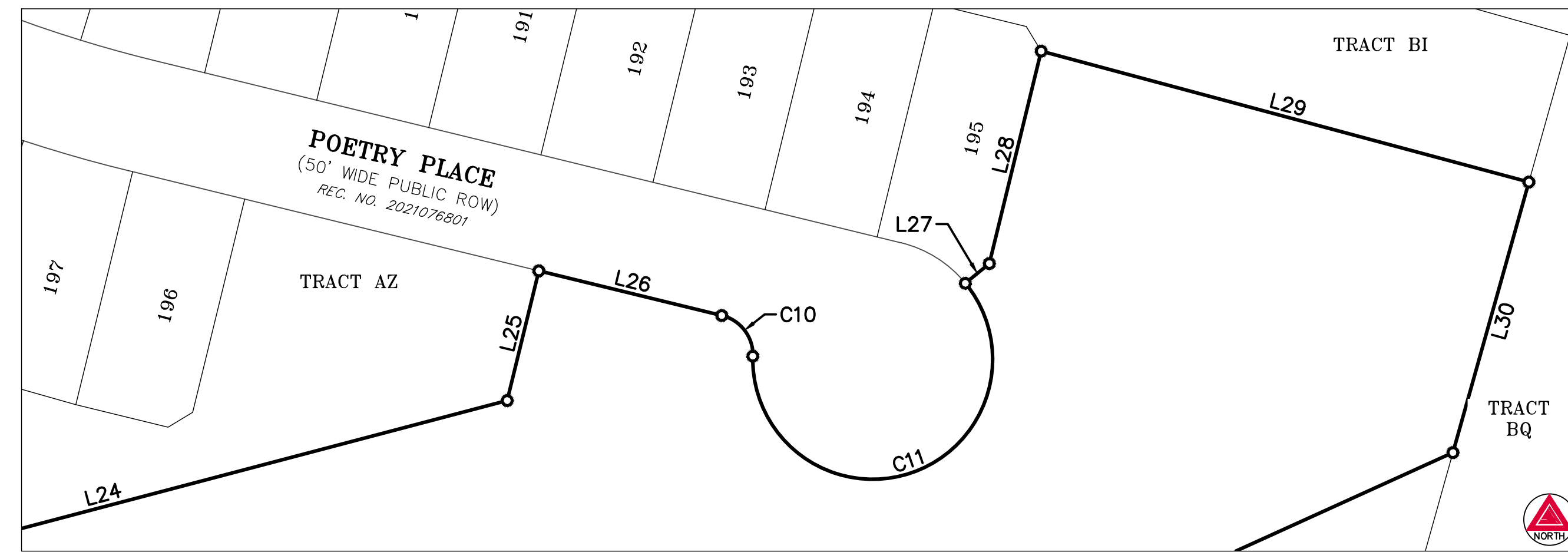
A REPLAT OF RIDGEGATE SW VILLAGE FILING NO. 2

A PART OF THE SOUTHEAST QUARTER OF SECTION 22, SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24,  
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

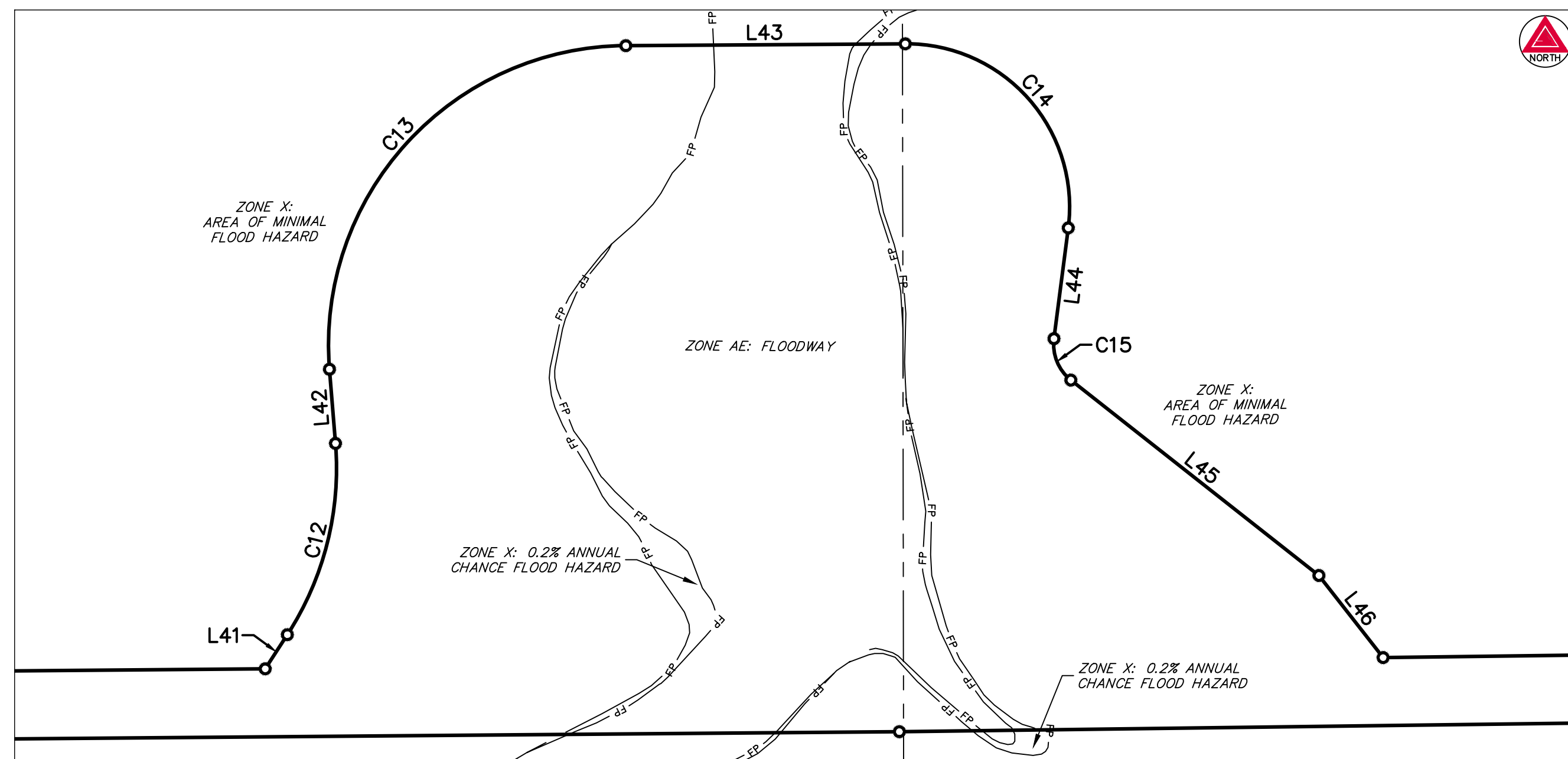
243.829 ACRES - 320 RESIDENTIAL LOTS - 39 TRACTS - SB\_\_\_-\_\_\_



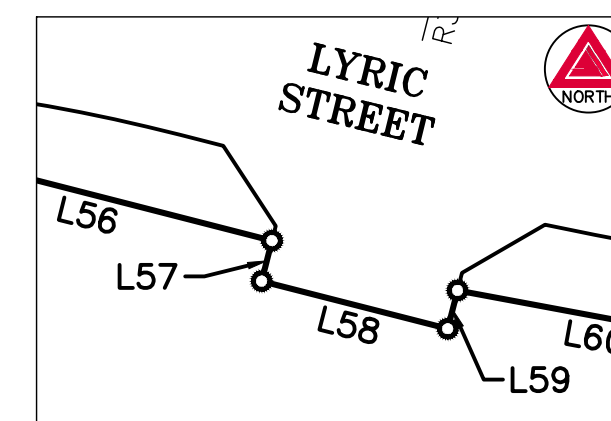
**DETAIL "A"**  
SCALE: 1" = 50'  
SEE SHEETS 4 & 17



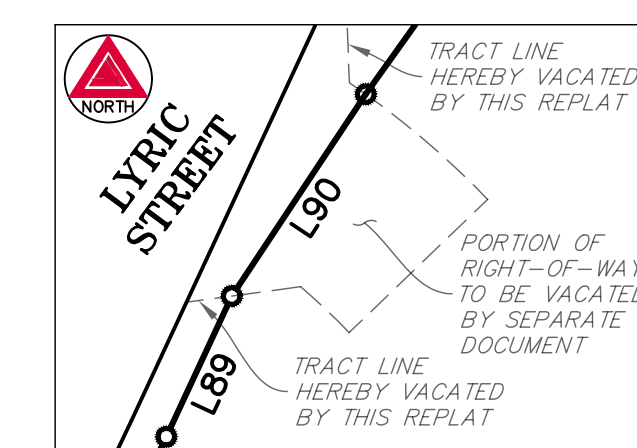
**DETAIL "B"**  
SCALE: 1" = 50'  
SEE SHEET 4



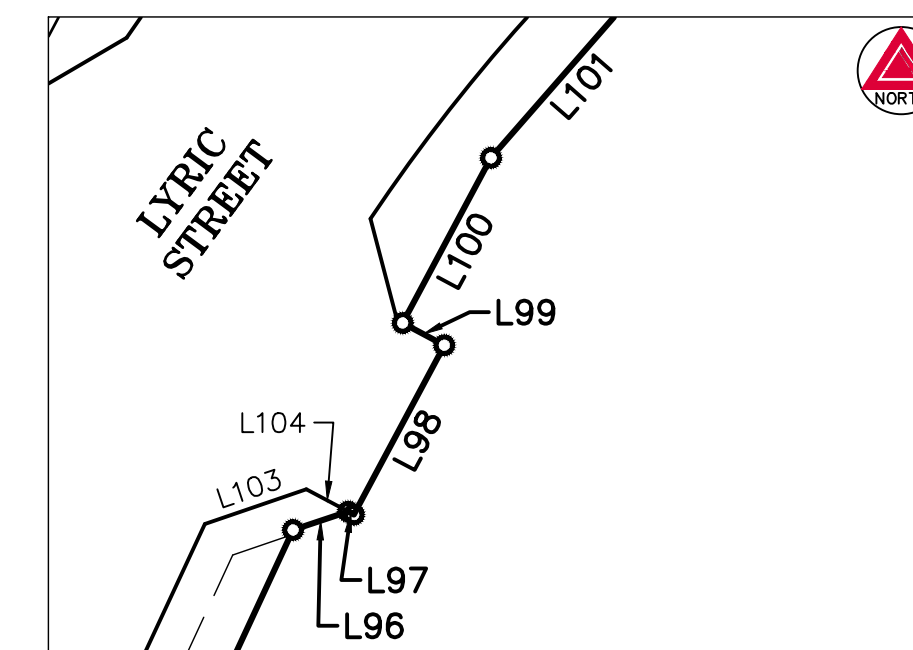
**DETAIL "C"**  
SCALE: 1" = 50'  
SEE SHEET 4



**DETAIL "D"**  
SCALE: 1" = 50'  
SEE SHEET 5



**DETAIL "E"**  
SCALE: 1" = 50'  
SEE SHEET 5



**DETAIL "F"**  
SCALE: 1" = 50'  
SEE SHEET 5



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

**AZTEC**  
CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

AzTec Proj No.: 10722-07

Drawn By: BAM

**DEVELOPER**  
SH LYRIC, LLC

9380 STATION STREET, SUITE 600  
LONE TREE, COLORADO 80124  
(303) 791-8180

DATE OF PREPARATION: 03-13-2024

SCALE: 1" = 50'

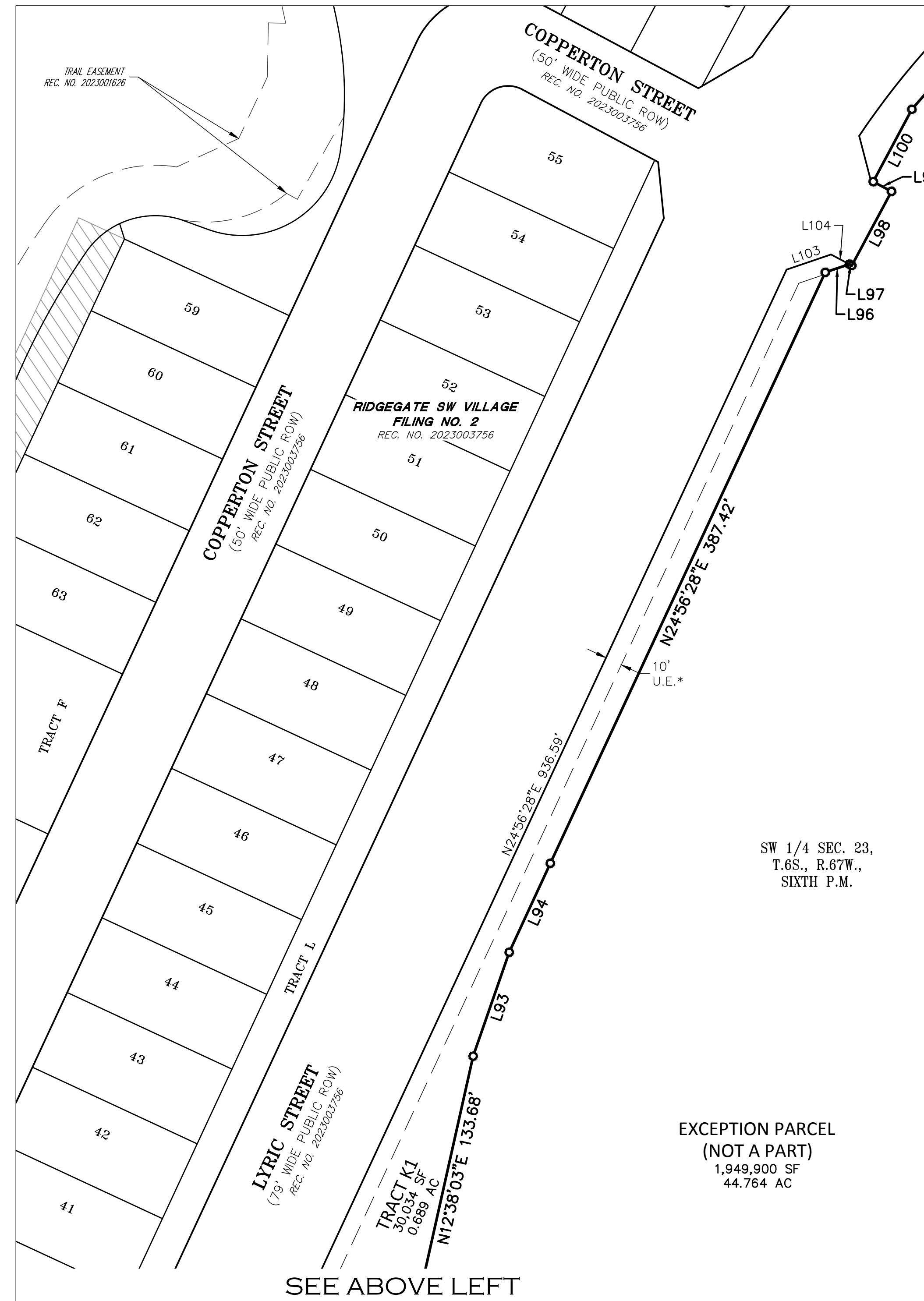
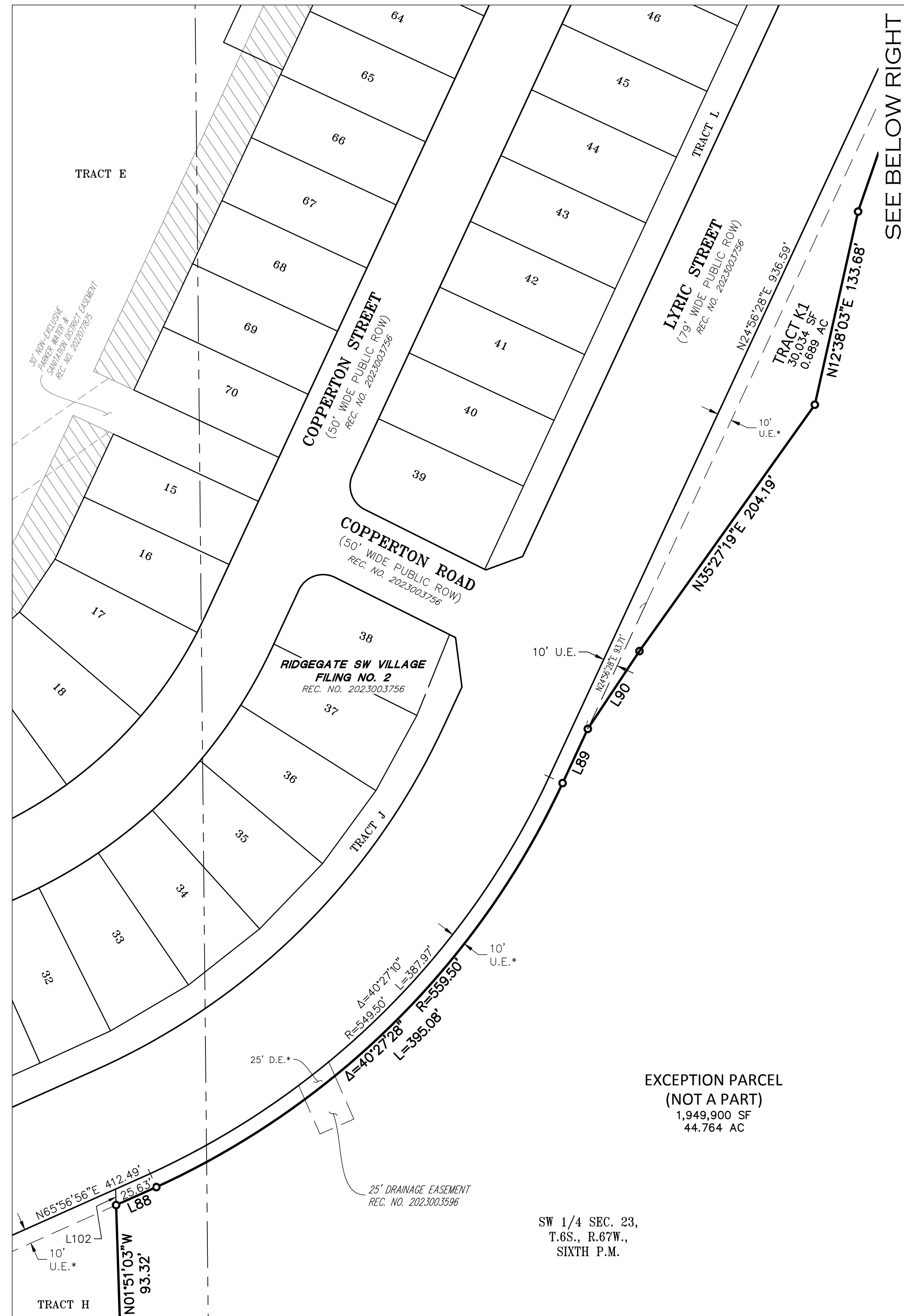
SHEET 6 OF 7

# RIDGEGATE SW VILLAGE FILING NO. 2, AMENDMENT NO. 1

A REPLAT OF RIDEGATE SW VILLAGE FILING NO. 2

A PART OF THE SOUTHEAST QUARTER OF SECTION 22, SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24,  
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

243.829 ACRES - 320 RESIDENTIAL LOTS - 39 TRACTS - SB\_\_\_-\_\_\_



| LINE | BEARING     | LENGTH  |
|------|-------------|---------|
| L1   | N89°40'23"E | 407.06' |
| L2   | N43°32'45"E | 326.90' |
| L3   | N75°08'07"E | 150.09' |
| L4   | N53°25'24"E | 458.16' |
| L5   | S13°27'03"E | 93.54'  |
| L6   | N76°32'57"E | 440.26' |
| L7   | N16°16'23"E | 255.80' |
| L8   | S73°08'32"E | 88.78'  |
| L9   | S73°08'09"E | 621.97' |
| L10  | S09°37'05"W | 318.79' |
| L11  | S80°23'00"E | 91.00'  |
| L12  | N09°37'05"E | 13.94'  |
| L13  | N42°37'17"E | 25.11'  |
| L14  | S80°22'55"E | 86.21'  |
| L15  | S09°37'05"W | 12.00'  |
| L16  | S80°22'55"E | 50.00'  |
| L17  | N09°37'05"E | 16.72'  |
| L18  | S09°36'30"W | 12.00'  |
| L19  | S80°23'30"E | 50.00'  |
| L20  | S09°37'12"W | 61.46'  |
| L21  | S80°22'55"E | 111.00' |
| L22  | N77°42'30"E | 293.92' |
| L23  | N51°22'27"E | 276.27' |
| L24  | N75°15'09"E | 366.22' |
| L25  | N13°42'56"E | 58.99'  |
| L26  | S76°17'04"E | 83.25'  |
| L27  | N50°37'27"E | 13.73'  |
| L28  | N13°42'56"E | 96.64'  |
| L29  | S74°58'38"E | 223.24' |
| L30  | S15°40'55"W | 124.18' |
| L31  | S65°35'08"W | 316.55' |
| L32  | S44°08'49"W | 499.60' |
| L33  | S34°59'22"W | 242.96' |
| L34  | S02°01'35"W | 376.21' |
| L35  | S11°53'25"E | 468.80' |
| L36  | S62°21'40"W | 242.18' |
| L37  | N90°00'00"W | 83.49'  |
| L38  | N00°00'04"W | 98.51'  |
| L39  | S89°59'56"W | 250.00' |
| L40  | S00°00'04"E | 415.51' |
| L41  | N32°55'33"E | 17.94'  |
| L42  | N04°40'49"W | 32.84'  |
| L43  | N89°37'35"E | 123.20' |
| L44  | S07°21'23"W | 49.27'  |
| L45  | S51°45'15"E | 139.27' |
| L46  | S37°59'49"E | 45.98'  |
| L47  | N89°16'29"E | 239.48' |
| L48  | N71°49'53"E | 154.88' |
| L49  | N37°26'28"E | 138.10' |
| L50  | S55°59'56"E | 45.42'  |
| L51  | S32°15'11"E | 146.86' |
| L52  | S48°45'15"E | 119.65' |

| LINE | BEARING     | LENGTH  |
|------|-------------|---------|
| L53  | N15°19'30"E | 150.93' |
| L54  | N15°45'29"E | 44.29'  |
| L55  | N89°59'26"E | 235.73' |
| L56  | S75°39'30"E | 95.96'  |
| L57  | S14°20'30"W | 10.87'  |
| L58  | S75°39'30"E | 50.00'  |
| L59  | N14°20'30"E | 10.28'  |
| L60  | S79°28'18"E | 75.25'  |
| L61  | S82°48'06"E | 64.09'  |
| L62  | S86°16'23"E | 64.46'  |
| L63  | S89°45'17"E | 64.46'  |
| L64  | N86°45'49"E | 64.46'  |
| L65  | N83°49'23"E | 64.14'  |
| L66  | S88°48'00"E | 143.03' |
| L67  | S12°36'58"E | 350.32' |
| L68  | S76°32'57"W | 6.60'   |
| L69  | S13°27'03"E | 50.00'  |
| L70  | N76°32'57"E | 5.29'   |
| L71  | S12°37'09"E | 343.00' |
| L72  | S00°11'39"E | 601.50' |
| L73  | N28°49'36"W | 48.59'  |
| L74  | N38°49'06"W | 57.26'  |
| L75  | N68°16'26"W | 171.98' |
| L76  | S81°38'25"W | 49.16'  |
| L77  | S59°56'32"W | 80.78'  |
| L78  | S22°45'57"W | 83.14'  |
| L79  | S00°29'28"W | 264.51' |
| L80  | S89°48'09"W | 147.28' |
| L81  | S75°18'01"W | 88.85'  |
| L82  | S48°18'20"W | 154.91' |
| L83  | S44°19'09"W | 90.24'  |
| L84  | S89°48'09"W | 244.69' |
| L85  | S89°27'50"W | 60.62'  |
| L86  | N00°11'39"W | 198.64' |
| L87  | N01°51'03"W | 93.32'  |
| L88  | N65°56'56"E | 29.76'  |
| L89  | N24°56'28"E | 40.37'  |
| L90  | N33°35'52"E | 63.07'  |
| L91  | N35°27'19"E | 204.19' |
| L92  | N12°38'03"E | 133.68' |
| L93  | N19°07'56"E | 65.42'  |
| L94  | N24°48'15"E | 58.27'  |
| L95  | N24°56'28"E | 387.42' |
| L96  | N71°31'50"E | 15.12'  |
| L97  | S61°52'47"E | 1.66'   |
| L98  | N28°07'13"E | 50.00'  |
| L99  | N61°52'47"W | 12.29'  |
| L100 | N28°07'13"E | 48.79'  |
| L101 | N41°09'00"E | 58.73'  |
| L102 | S01°51'03"E | 10.80'  |
| L103 | N71°07'30"E | 27.93'  |
| L104 | S61°52'47"E | 12.35'  |

| CURVE | DELTA      | RADIUS   | LENGTH  |
|-------|------------|----------|---------|
| C1    | 29°56'06"  | 636.86'  | 332.74' |
| C2    | 90°00'00"  | 62.00'   | 97.39'  |
| C3    | 84°27'18"  | 22.00'   | 32.43'  |
| C4    | 1°42'04"   | 745.50'  | 22.13'  |
| C5    | 0°31'23"   | 925.00'  | 8.45'   |
| C6    | 90°31'23"  | 18.00'   | 28.44'  |
| C7    | 84°14'31"  | 18.00'   | 26.47'  |
| C8    | 11°33'13"  | 925.00'  | 186.53' |
| C9    | 107°18'43" | 18.00'   | 33.71'  |
| C10   | 77°48'12"  | 18.00'   | 24.44'  |
| C11   | 220°53'41" | 53.00'   | 204.33' |
| C12   | 37°36'23"  | 135.00'  | 88.61'  |
| C13   | 94°18'25"  | 132.00'  | 217.27' |
| C14   | 97°43'48"  | 72.00'   | 122.81' |
| C15   | 59°06'38"  | 20.00'   | 20.63'  |
| C16   | 34°23'25"  | 500.00'  | 300.11' |
| C17   | 59°54'41"  | 280.00'  | 292.78' |
| C18   | 13°51'47"  | 1150.00' | 278.25' |
| C19   | 40°30'41"  | 175.00'  | 123.73' |
| C20   | 23°44'45"  | 120.00'  | 49.73'  |
| C21   | 16°30'03"  | 700.00'  | 201.60' |
| C22   | 1°45'36"   | 2930.00' | 90.00'  |
| C23   | 3°30'38"   | 2930.00' | 179.52' |
| C24   | 11°12'02"  | 540.00'  | 105.56' |
| C25   | 9°59'30"   | 734.00'  | 128.00' |
| C26   | 29°27'16"  | 115.00'  | 59.12'  |
| C27   | 30°05'04"  | 160.00'  | 84.01'  |
| C28   | 21°41'54"  | 445.00'  | 168.53' |
| C29   | 37°10'37"  | 410.00'  | 266.03' |
| C30   | 22°16'27"  | 190.00'  | 73.86'  |
| C31   | 10°54'01"  | 1538.00' | 292.60' |
| C32   | 30°21'13"  | 178.00'  | 94.30'  |
| C33   | 40°27'28"  | 559.50'  | 395.08' |
| C34   | 50°58'37"  | 454.50'  | 404.38' |

**LEGEND**

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- \* REC. NO. 2023003756
- ▨ 30' WILDFIRE-DEFENSIBLE AREA

**AZTEC CONSULTANTS, INC.**  
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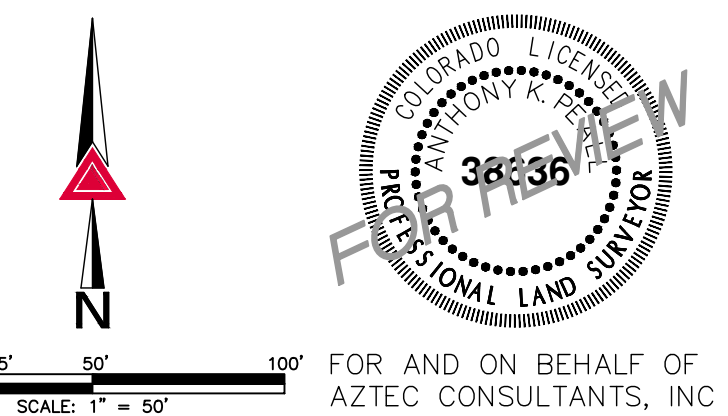
**DEVELOPER**  
SH LYRIC, LLC

9380 STATION STREET, SUITE 600  
LONE TREE, COLORADO 80124  
(303) 791-8180

DATE OF PREPARATION: 03-13-2024

SCALE: 1" = 50'

SHEET 7 OF 7



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.