

Development Application

Planning Division
 9220 Kimmer Drive, Lone Tree, CO 80124
 303.708.1818 | www.cityoflonetree.com



CITY OF LONE TREE

Instructions: All sections must be completed and typed or legibly printed. All required attachments must be included. This application does not cover Building Division and Public Works submittal requirements and fees.		
Application Type		For Planning Division Use
Presubmittal	Final Plat	Project Name:
SIP	Re-Plat	Job #
SIP Amendment	Rezoning	Application Fee:
Preliminary Plan	Variance	Check/Transaction #:
Other		Date: Staff Initials:

Project Information	
Project Name:	Project Address:
State Parcel ID:	Subdivision:
Acreage:	Lot #:
Existing Zoning:	Block #:
Proposed Rezoning:	Filing #:
Project Description (submit additional sheets if necessary):	

Owner and Representative Information	
Property Owner Information	Applicant Information if Different than Owner
Name of Organization:	Name of Organization:
Owner Name:	Applicant Name:
Mailing Address:	Mailing Address:
Phone:	Phone:
Email:	Email:

Letter of Authorization

Regarding Development Applications for Land Use Entitlements
(Form must be Filled Out if the Applicant is not the Property Owner)

City of Lone Tree
9220 Kimmer Dr., #100
Lone Tree, CO 80124

Regarding: 2231-221-03-001 + 2231-154-11-002
(Address of property to be developed, if unaddressed, please provide state parcel ID #)

To Whom It May Concern:

I/We, the owner(s) of the above described real property, authorize Brenda Dwinas / Cindy Myers
(Agency Representative)

of Retreat at RidgeGate LLC
(Agency Name) to act as an agent on my/our behalf for the purpose of

creating, filing and/or managing an application for Section 22 Filing No 1 Replat
(Type of development activity)

The undersigned hereby certifies to being the fee owner(s) or legally authorized representative of the fee owner(s) of the real property described above.

Denise Denslow, District Manager

(Print Name of Property Owner or Authorized Representative)

[Signature]
(Signature of Property Owner or Authorized Representative)

State of Colorado

County of Arapahoe

The foregoing instrument was acknowledged before me this 2nd day of June, 2022

by Kathryn Raybe-Suazo
(Print Name of Notary)

[Signature]
(Notary's official signature)

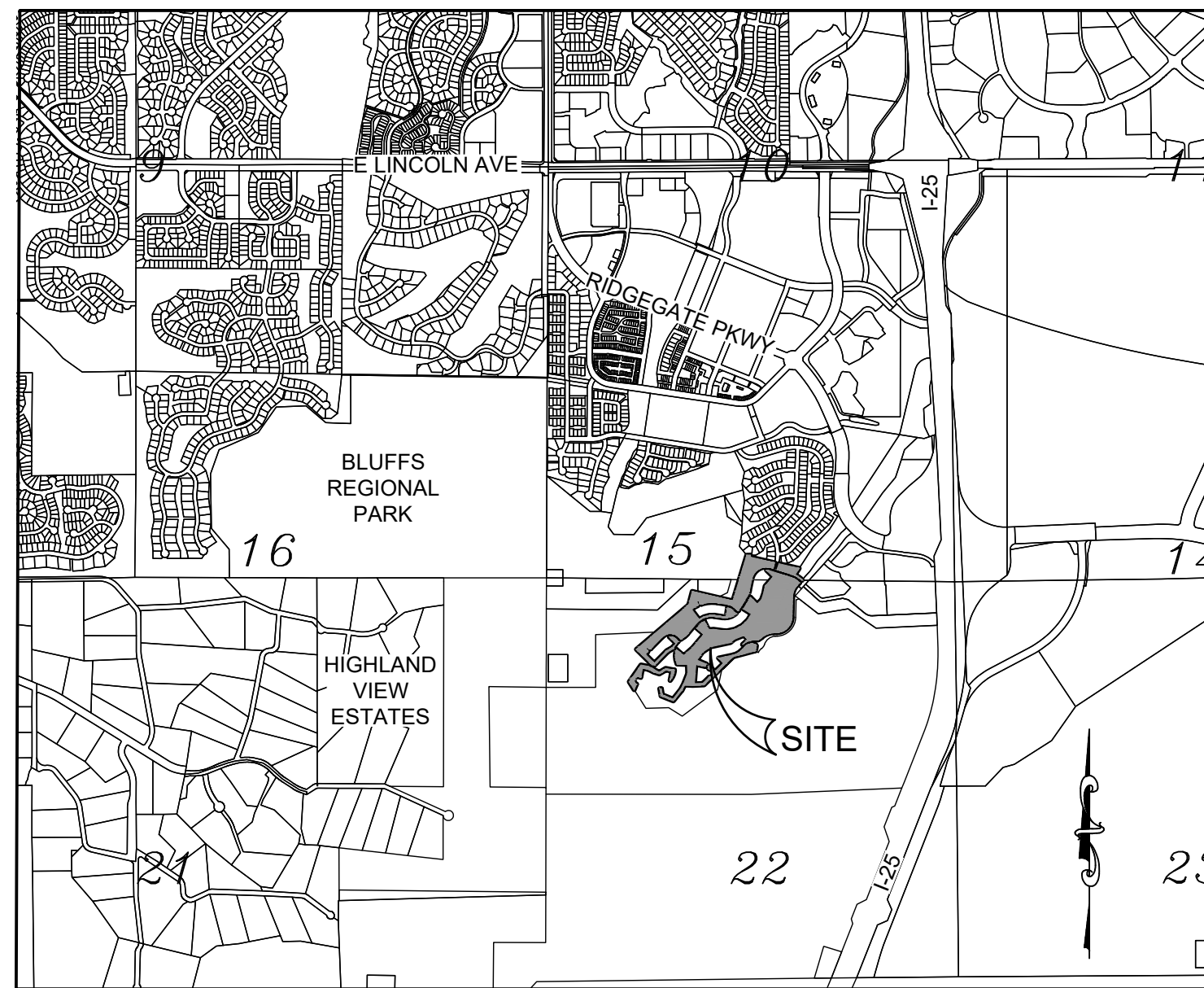
07/08/2025
(Commission expiration date)

NOTARY SEAL

KATHRYN RAYBE-SUAZO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214027296
MY COMMISSION EXPIRES JULY 8, 2025

RIDGEGATE – SECTION 22 FILING NO. 1, AMENDMENT NO. 1

A PORTION OF CMU PLANNING AREA #4, RMU PLANNING AREA #11 OF RIDGEGATE PLANNED DEVELOPMENT
 BEING A REPLAT OF TRACTS B, D, E, F, G, I, J, K, L, M, AND O, RIDGEGATE – SECTION 22 FILING NO. 1,
 SITUATED IN SECTION 15 AND SECTION 22
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.
 24.286 ACRES – 31 TRACTS SB21 – -----



VICINITY MAP
 SCALE: 1" = 2000'

PROPERTY DESCRIPTION

TRACTS B, D, E, F, G, I, J, K, L, M AND O, RIDGEGATE – SECTION 22 FILING NO. 1 RECORDED AT RECEPTION NO. 2016055018 IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE, SITUATED IN SECTIONS 15 & 22, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

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 TRACTS, FEE TITLE TO THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF RIDGEGATE – SECTION 22 FILING NO. 1, AMENDMENT NO. 1, THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS, AND OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE CITY OF LONE TREE, CO IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

OWNER

THE RETREAT AT RIDGEGATE, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
 TITLE: _____
 NAME: _____
 ATTEST: _____

STATE OF _____)
 COUNTY OF _____)SS
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.
 BY _____ AS _____
 OF THE RETREAT AT RIDGEGATE, LLC, A COLORADO LIMITED LIABILITY COMPANY.
 WITNESS MY HAND AND OFFICIAL SEAL:

 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

OWNER

RAMPART RANGE METROPOLITAN DISTRICT NO. 1

BY: _____
 TITLE: _____
 NAME: _____
 ATTEST: _____

STATE OF _____)
 COUNTY OF _____)SS
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.
 BY _____ AS _____
 OF RAMPART RANGE METROPOLITAN DISTRICT NO. 1.
 WITNESS MY HAND AND OFFICIAL SEAL:

 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

TRACT SUMMARY CHART					
TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
TRACT B	106,488	2.445	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT B1	11,899	0.273	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT D	447,530	10.274	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	METRO DISTRICT	METRO DISTRICT
TRACT D1	14,029	0.322	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	METRO DISTRICT	METRO DISTRICT
TRACT E	15,369	0.353	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	METRO DISTRICT	METRO DISTRICT
TRACT E1	7,943	0.182	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	METRO DISTRICT	METRO DISTRICT
TRACT F	181,554	4.168	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT F1	17,572	0.403	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT F2	24,909	0.572	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT F3	7,149	0.164	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT G	5,012	0.115	OPEN SPACE, UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT G1	9,767	0.224	OPEN SPACE, UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT I	13,584	0.312	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT I1	10,475	0.240	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT I2	7,971	0.183	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION

TRACT SUMMARY CHART (CONT.)					
TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
TRACT J	13,429	0.308	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT J1	14,138	0.325	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT J2	22,027	0.506	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT J3	9,175	0.211	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT J4	3,644	0.084	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT J5	9,166	0.210	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT J6	8,653	0.199	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT K	5,772	0.133	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT K1	27,141	0.623	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT K2	7,239	0.166	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT L	11,613	0.267	OPEN SPACE, UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT L1	6,655	0.153	OPEN SPACE, UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT M	18,069	0.415	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT M1	1,729	0.040	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT O	11,191	0.257	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT O1	7,022	0.161	UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TOTAL	1,057,913	24.286			METRO DISTRICT = RAMPART RANGE METROPOLITAN DISTRICT NO. 1

SURVEYOR'S CERTIFICATE

I, KARL D. SZYSZKOSKI, 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 NOVEMBER 9, 2021 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 _____ DAY OF _____, 20____.

KARL D. SZYSZKOSKI, LICENSED PROFESSIONAL LAND SURVEYOR
 COLORADO P.L.S. NO. 38691
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

TITLE VERIFICATION

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS SHOWN ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1106302-1-CO, WITH A COMMITMENT DATE OF FEBRUARY 23, 2022 AT 5:00 P.M.

FIRST AMERICAN TITLE INSURANCE COMPANY

TITLE OFFICER _____ DATE _____

STATE OF _____)
 COUNTY OF _____)SS
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.
 BY _____ AS _____, OF FIRST AMERICAN TITLE INSURANCE COMPANY.
 WITNESS MY HAND AND OFFICIAL SEAL:

 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

CITY COUNCIL CERTIFICATE

THIS PLAT WAS APPROVED FOR FILING BY THE CITY COUNCIL OF THE CITY OF LONE TREE, COLORADO, ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON.

TRACTS B, D, E, F, G, I, J, K, L, M, AND O, RIDGEGATE – SECTION 22 FILING NO. 1 ARE AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER, RECEPTION #2016055018.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE CITY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT CAN OR WILL BE ISSUED.

SETH HOFFMAN, CITY MANAGER OF LONE TREE

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF DOUGLAS)SS
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, A.D., AT _____ A.M./P.M. AND WAS RECORDED AT RECEPTION NO. _____

 CLERK AND RECORDER

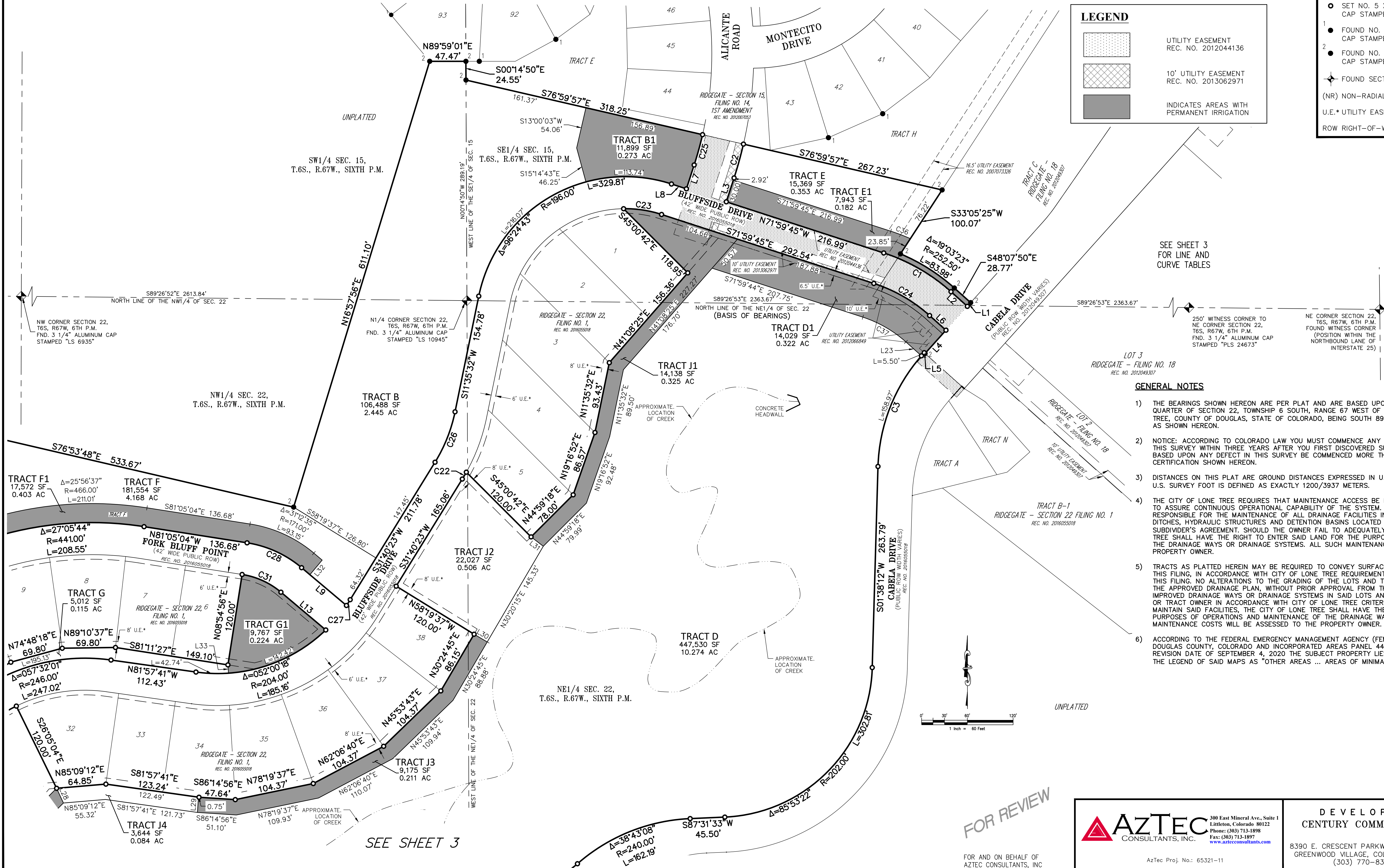
<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p> <p>AzTec Proj. No.: 65321-11</p>	<p>DEVELOPER CENTURY COMMUNITIES</p> <p>8390 E. CRESCENT PARKWAY, SUITE 650 GREENWOOD VILLAGE, COLORADO 80111 (303) 770-8300</p>		<p>DATE OF PREPARATION: 04-19-2022</p>
	<p>SCALE: N / A</p>		<p>SHEET 1 OF 4</p>
	<p>CLERK AND RECORDER'S SIGNATURE</p>		

RIDGEGATE – SECTION 22 FILING NO. 1, AMENDMENT NO. 1

A PORTION OF CMU PLANNING AREA #4, RMU PLANNING AREA #11 OF RIDGEGATE PLANNED DEVELOPMENT
 BEING A REPLAT OF TRACTS B, D, E, F, G, I, J, K, L, M, AND O, RIDGEGATE – SECTION 22 FILING NO. 1,
 SITUATED IN SECTION 15 AND SECTION 22
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.
 24.286 ACRES – 31 TRACTS SB21 – -----

MONUMENT SYMBOL LEGEND	
	SET NO. 5 X 18" REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC LS 38691"
	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 37908"
	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 25645"
	FOUND SECTION CORNER, AS NOTED
(NR)	NON-RADIAL
U.E.*	UTILITY EASEMENT PER REC. NO. 2016055018
ROW	RIGHT-OF-WAY

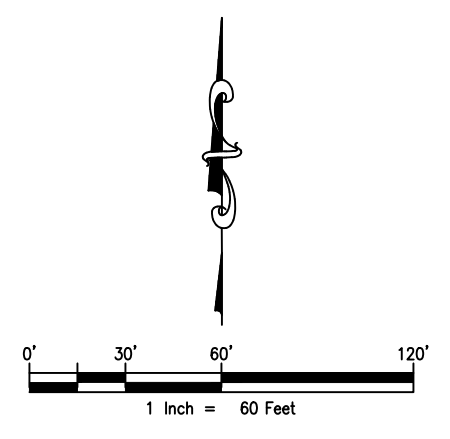
LEGEND	
	UTILITY EASEMENT REC. NO. 2012044136
	10' UTILITY EASEMENT REC. NO. 2013062971
	INDICATES AREAS WITH PERMANENT IRRIGATION



SEE SHEET 3
FOR LINE AND
CURVE TABLES

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE PER PLAT AND ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING SOUTH 89°26'53" EAST BETWEEN THE FOUND MONUMENTS AS SHOWN HEREON.
- 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.
- 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.
- 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 OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- 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.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR DOUGLAS COUNTY, COLORADO AND INCORPORATED AREAS PANEL 44 OF 495, MAP NO. 08035C0044G WITH A REVISION DATE OF SEPTEMBER 4, 2020 THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS, ZONE X, DESCRIBED IN THE LEGEND OF SAID MAPS AS "OTHER AREAS ... AREAS OF MINIMAL FLOOD HAZARD".



SEE SHEET 3

FOR REVIEW

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.: 65321-11

DEVELOPER
CENTURY COMMUNITIES
8390 E. CRESCENT PARKWAY, SUITE 650
GREENWOOD VILLAGE, COLORADO 80111
(303) 770-8300

DATE OF PREPARATION:	04-19-2022
SCALE:	1"=60'
SHEET 2 OF 4	

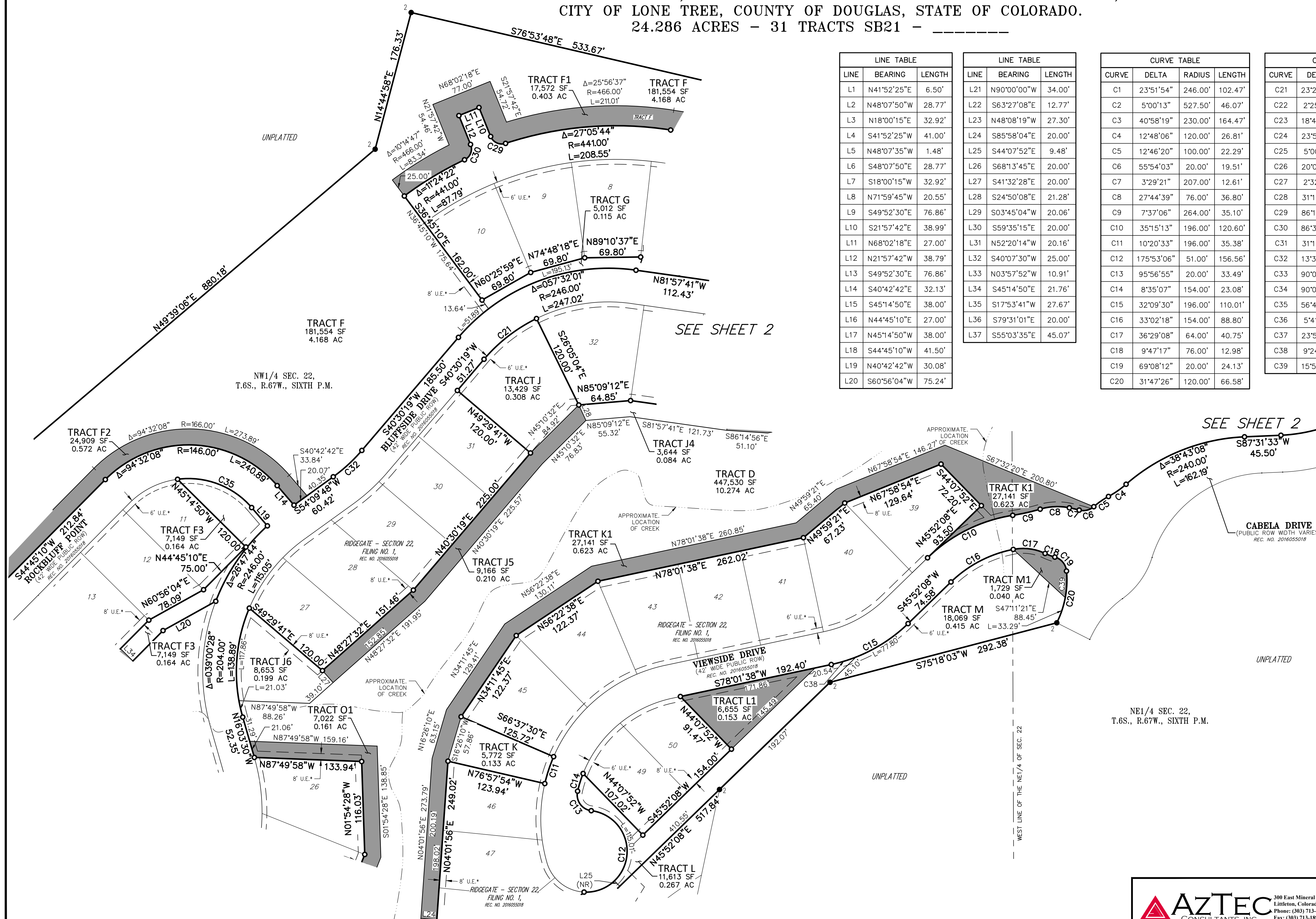
RIDGEGATE – SECTION 22 FILING NO. 1, AMENDMENT NO. 1

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SITUATED IN SECTION 15 AND SECTION 22

TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

24.286 ACRES – 31 TRACTS SB21 –



LINE	BEARING	LENGTH
L1	N41°52'25"E	6.50'
L2	N48°07'50"W	28.77'
L3	N18°00'15"E	32.92'
L4	S41°52'25"W	41.00'
L5	N48°07'35"W	1.48'
L6	S48°07'50"E	28.77'
L7	S18°00'15"W	32.92'
L8	N71°59'45"W	20.55'
L9	S49°52'30"E	76.86'
L10	S21°57'42"E	38.99'
L11	N68°02'18"E	27.00'
L12	N21°57'42"W	38.79'
L13	S49°52'30"E	76.86'
L14	S40°42'42"E	32.13'
L15	S45°14'50"E	38.00'
L16	N44°45'10"E	27.00'
L17	N45°14'50"W	38.00'
L18	S44°45'10"W	41.50'
L19	N40°42'42"W	30.08'
L20	S60°56'04"W	75.24'

LINE	BEARING	LENGTH
L21	N90°00'00"W	34.00'
L22	S63°27'08"E	12.77'
L23	N48°08'19"W	27.30'
L24	S85°58'04"E	20.00'
L25	S44°07'52"E	9.48'
L26	S68°13'45"E	20.00'
L27	S41°32'28"E	20.00'
L28	S24°50'08"E	21.28'
L29	S03°45'04"W	20.06'
L30	S59°35'15"E	20.00'
L31	N52°20'14"W	20.16'
L32	S40°07'30"W	25.00'
L33	N03°57'52"W	10.91'
L34	S45°14'50"E	21.76'
L35	S17°53'41"W	27.67'
L36	S79°31'01"E	20.00'
L37	S55°03'35"E	45.07'

CURVE	DELTA	RADIUS	LENGTH
C1	23°51'54"	246.00'	102.47'
C2	5°00'13"	527.50'	46.07'
C3	40°58'19"	230.00'	164.47'
C4	12°48'06"	120.00'	26.81'
C5	12°46'20"	100.00'	22.29'
C6	55°54'03"	20.00'	19.51'
C7	3°29'21"	207.00'	12.61'
C8	27°44'39"	76.00'	36.80'
C9	7°37'06"	264.00'	35.10'
C10	35°51'13"	196.00'	120.60'
C11	10°20'33"	196.00'	35.38'
C12	175°53'06"	51.00'	156.56'
C13	95°56'55"	20.00'	33.49'
C14	8°35'07"	154.00'	23.08'
C15	32°09'30"	196.00'	110.01'
C16	33°02'18"	154.00'	88.80'
C17	36°29'08"	64.00'	40.75'
C18	9°47'17"	76.00'	12.98'
C19	69°08'12"	20.00'	24.13'
C20	31°47'26"	120.00'	66.58'

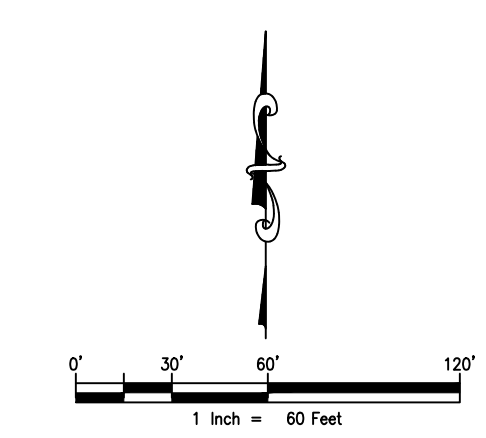
CURVE	DELTA	RADIUS	LENGTH
C21	23°24'37"	204.00'	83.35'
C22	2°25'45"	246.00'	10.43'
C23	18°49'08"	154.00'	50.58'
C24	23°51'54"	204.00'	84.97'
C25	5°00'13"	472.50'	41.26'
C26	20°04'51"	204.00'	71.50'
C27	2°32'37"	204.00'	9.06'
C28	31°12'35"	146.00'	79.53'
C29	86°13'06"	15.00'	22.57'
C30	86°36'54"	15.00'	22.68'
C31	31°12'35"	104.00'	56.65'
C32	13°39'30"	204.00'	48.63'
C33	90°00'00"	15.00'	23.56'
C34	90°00'00"	15.00'	23.56'
C35	56°47'24"	104.00'	103.08'
C36	5°41'36"	276.00'	27.43'
C37	23°51'06"	157.53'	65.58'
C38	9°24'52"	196.00'	32.21'
C39	15°53'43"	120.00'	33.29'

LEGEND

- UTILITY EASEMENT REC. NO. 2012044136
- 10' UTILITY EASEMENT REC. NO. 2013062971
- INDICATES AREAS WITH PERMANENT IRRIGATION

MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC LS 38691"
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 37908"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 25645"
- ⊕ FOUND SECTION CORNER, AS NOTED
- (NR) NON-RADIAL
- U.E.* UTILITY EASEMENT PER REC. NO. 2016055018
- ROW RIGHT-OF-WAY



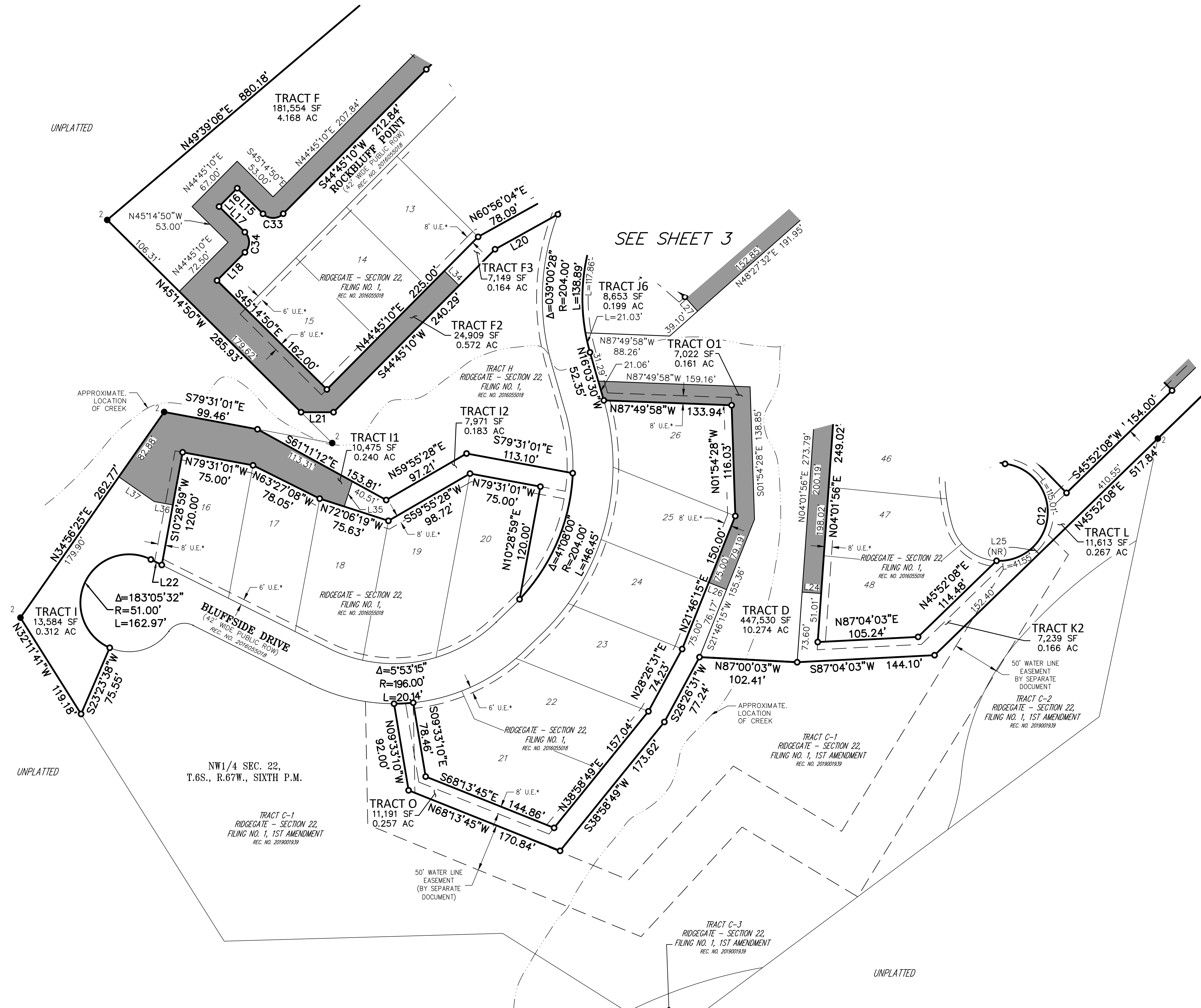
FOR REVIEW

SEE SHEET 4

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p> <p>Aztec Proj. No.: 65321-11</p>	<p>DEVELOPER CENTURY COMMUNITIES</p> <p>8390 E. CRESCENT PARKWAY, SUITE 650 GREENWOOD VILLAGE, COLORADO 80111 (303) 770-8300</p>	<p>DATE OF PREPARATION: 04-19-2022</p> <p>SCALE: 1"=60'</p>
	<p>SHEET 3 OF 4</p>	

RIDGEGATE – SECTION 22 FILING NO. 1, AMENDMENT NO. 1

A PORTION OF CMU PLANNING AREA #4, RMU PLANNING AREA #11 OF RIDGEGATE PLANNED DEVELOPMENT
 BEING A REPLAT OF TRACTS B, D, E, F, G, I, J, K, L, M, AND O, RIDGEGATE – SECTION 22 FILING NO. 1,
 SITUATED IN SECTION 15 AND SECTION 22
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.
 24.286 ACRES – 31 TRACTS SB21 – -----



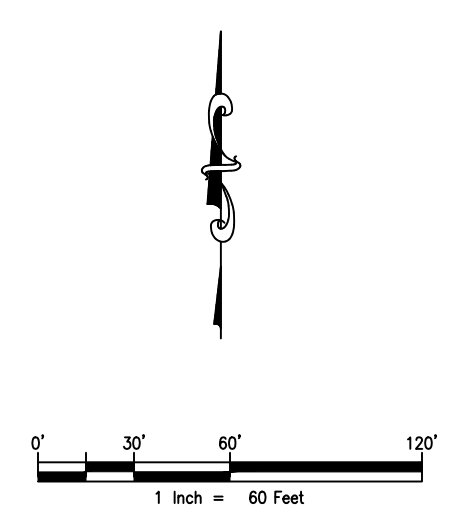
LEGEND

- UTILITY EASEMENT
REC. NO. 2012044136
- 10' UTILITY EASEMENT
REC. NO. 2013062971
- INDICATES AREAS WITH PERMANENT IRRIGATION

SEE SHEET 3
FOR LINE AND
CURVE TABLES

MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC LS 38691"
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 37908"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 25645"
- ⊕ FOUND SECTION CORNER, AS NOTED
- (NR) NON-RADIAL
- U.E.* UTILITY EASEMENT PER REC. NO. 2016055018
- ROW RIGHT-OF-WAY



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p> <p>AzTec Proj. No.: 65321-11</p>	<p>DEVELOPER CENTURY COMMUNITIES</p> <p>8390 E. CRESCENT PARKWAY, SUITE 650 GREENWOOD VILLAGE, COLORADO 80111 (303) 770-8300</p>	DATE OF PREPARATION:	04-19-2022
		SCALE:	1"=60'
		SHEET 4 OF 4	