

# RIDGEGATE EAST FILING NO. 4

PLANNING AREAS INSTITUTIONAL NO. 29 AND A PORTION OF C/M-U NO. 4  
 LOCATED IN THE NORTH HALF OF SECTION 24  
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO  
 17.62 ACRES, 3 LOTS AND 2 TRACTS  
 #SB23-0004  
 FINAL PLAT

## PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 24, 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:

BEARINGS ARE ASSUMED AND ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, AS BEARING N88°33'25"E A DISTANCE OF 2626.96 FEET BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 24 BEING A FOUND 1-1/2" BRASS CAP, SET IN A 6" DIAMETER CONCRETE POST AND THE NORTHEAST CORNER OF SAID SECTION 24, BEING A FOUND 1-1/2" BRASS CAP, SET IN A 6" DIAMETER CONCRETE POST.

## COMMENCING AT SAID NORTH QUARTER CORNER OF SECTION 24:

THENCE S14°37'35"E A DISTANCE OF 159.88 FEET TO A POINT ON THE NORTHERLY LINE OF VACATION PARCEL NUMBER 1, OF THAT BARGAIN AND SALE DEED RECORDED AT RECEPTION NO. 2019035071 IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY LINE OF SAID VACATION PARCEL NUMBER 1, THE FOLLOWING FOUR (4) COURSES:

1. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 28°39'19", A RADIUS OF 1783.00 FEET, A CHORD BEARING S79°22'02"E A DISTANCE OF 882.46 FEET, AND AN ARC DISTANCE OF 891.73 FEET;
2. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08°33'29", A RADIUS OF 1064.50 FEET, A CHORD BEARING S60°45'58"E A DISTANCE OF 158.85 FEET, AND AN ARC DISTANCE OF 159.00 FEET;
3. THENCE S56°28'54"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 299.96 FEET;
4. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13°10'34", A RADIUS OF 1385.50 FEET, A CHORD BEARING S63°04'11"E A DISTANCE OF 317.92 FEET, AND AN ARC DISTANCE OF 318.62 FEET TO THE MOST EASTERLY CORNER OF SAID VACATION PARCEL NUMBER 1;

THENCE ALONG THE SOUTHERLY LINE OF SAID VACATION PARCEL NUMBER 1, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°37'36", A RADIUS OF 1135.50 FEET, A CHORD BEARING N81°00'17"W A DISTANCE OF 71.86 FEET, AND AN ARC DISTANCE OF 71.87 FEET TO A POINT ON THE NORTHERLY LINE OF ROW PARCEL NUMBER 3 OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2018076218 IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING NINE (9) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 09°31'58", A RADIUS OF 1135.50 FEET, A CHORD BEARING N87°35'04"W A DISTANCE OF 188.71 FEET, AND AN ARC DISTANCE OF 188.92 FEET;
2. THENCE N02°21'03"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 34.50 FEET;
3. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°28'51", A RADIUS OF 1170.00 FEET, A CHORD BEARING S83°24'31"W A DISTANCE OF 173.02 FEET, AND AN ARC DISTANCE OF 173.18 FEET;
4. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 78°37'19", A RADIUS OF 44.00 FEET, A CHORD BEARING S39°51'26"W A DISTANCE OF 55.75 FEET, AND AN ARC DISTANCE OF 60.38 FEET;
5. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°54'05", A RADIUS OF 1135.50 FEET, A CHORD BEARING S75°32'26"W A DISTANCE OF 57.49 FEET, AND AN ARC DISTANCE OF 57.50 FEET;
6. THENCE S74°05'24"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 139.32 FEET;
7. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 19°59'39", A RADIUS OF 1064.50 FEET, A CHORD BEARING S84°05'13"W A DISTANCE OF 369.59 FEET, AND AN ARC DISTANCE OF 371.47 FEET;
8. THENCE N85°54'58"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 239.13 FEET;
9. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 17°48'25", A RADIUS OF 1135.50 FEET, A CHORD BEARING S85°10'50"W A DISTANCE OF 351.48 FEET, AND AN ARC DISTANCE OF 352.90 FEET;
- THENCE N14°02'03"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 11.00 FEET;
- THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°41'36", A RADIUS OF 1146.50 FEET, A CHORD BEARING S75°25'39"W A DISTANCE OF 33.88 FEET, AND AN ARC DISTANCE OF 33.89 FEET;
- THENCE N17°52'08"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 320.77 FEET;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°53'21", A RADIUS OF 4951.00 FEET, A CHORD BEARING N16°25'27"W A DISTANCE OF 249.64 FEET, AND AN ARC DISTANCE OF 249.66 FEET;
- THENCE N14°58'46"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 61.87 FEET;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 09°42'00", A RADIUS OF 1772.00 FEET, A CHORD BEARING N81°22'18"E A DISTANCE OF 299.64 FEET, AND AN ARC DISTANCE OF 300.00 FEET;
- THENCE N03°41'57"W A DISTANCE OF 11.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 17.617 ACRES, MORE OR LESS.

## DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF RIDGEGATE EAST FILING NO. 4. THE DRAINAGE EASEMENT, PUBLIC ACCESS EASEMENT AND SIGHT DISTANCE EASEMENT (SEE NOTE 11) ARE HEREBY DEDICATED TO THE CITY OF LONE TREE FOR THE PURPOSES AS SHOWN HEREON. THE RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE CITY OF LONE TREE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

## SIGNATURE OF OWNER:

RIDGEGATE INVESTMENTS, INC.

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

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

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY KEITH D. SIMON, AS VICE PRESIDENT, OF RIDGEGATE INVESTMENTS, INC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

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

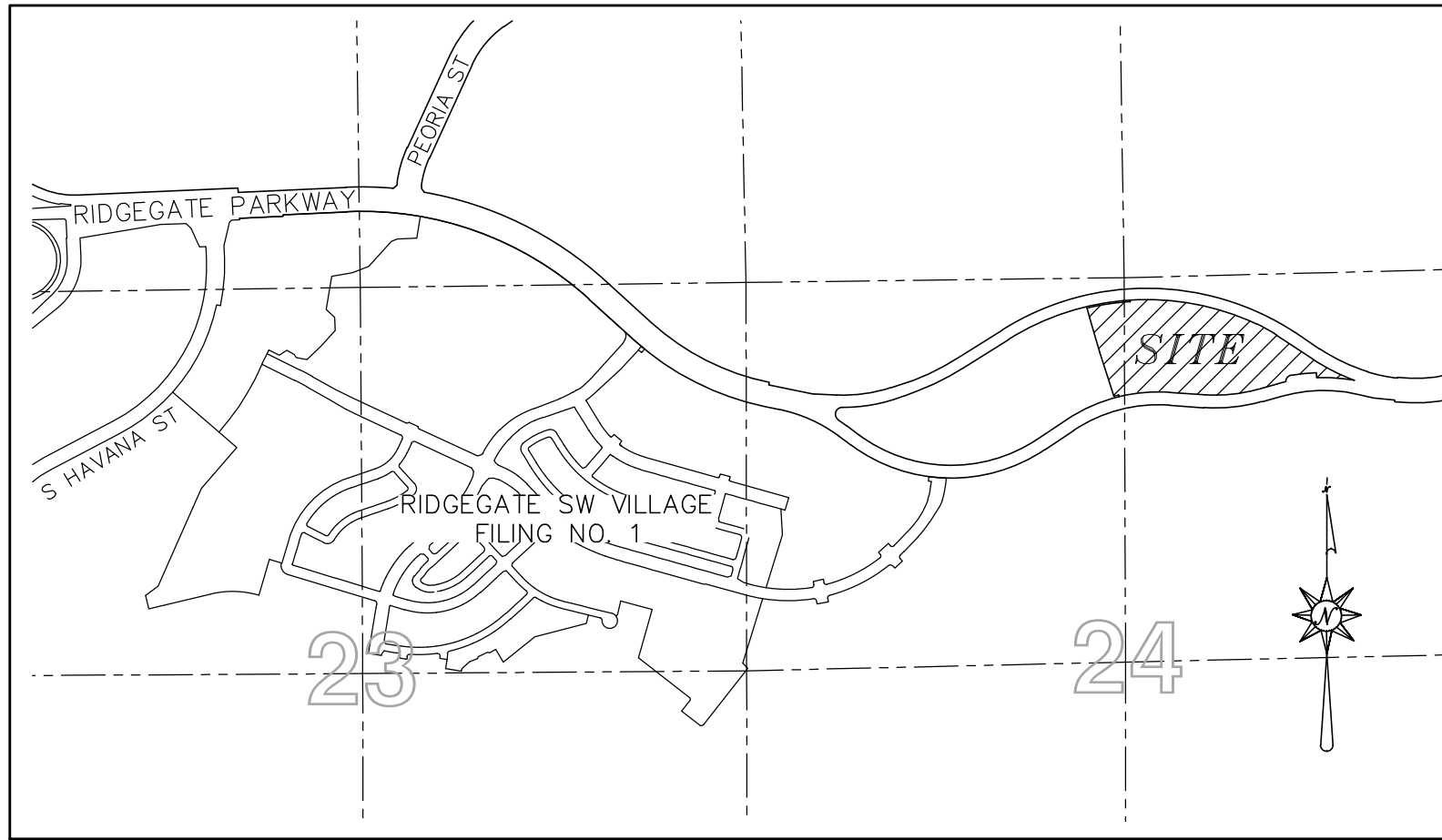
STATE OF NEW YORK )  
 ) SS.  
 COUNTY OF \_\_\_\_\_ )

JSUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY KEVIN GREGORY, AS SECRETARY, OF RIDGEGATE INVESTMENTS, INC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

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



VICINITY MAP  
 SCALE: 1" = 1200'

## NOTES:

1. 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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. BEARINGS ARE ASSUMED AND ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, AS BEARING N88°33'25"E A DISTANCE OF 2626.96 FEET BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 24 BEING A FOUND 1-1/2" BRASS CAP, SET IN A 6" DIAMETER CONCRETE POST AND THE NORTHEAST CORNER OF SAID SECTION 24, BEING A FOUND 1-1/2" BRASS CAP, SET IN A 6" DIAMETER CONCRETE POST.
4. THE UNIT OF MEASUREMENT USED IN THIS SURVEY IS U.S. SURVEY FEET.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MERRICK & COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, AND TITLE OF RECORD MERRICK & COMPANY RELIED UPON TITLE REPORT NUMBER 00500101-201-T21-DK2 PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE: JUNE 26, 2023.
6. THE CITY OF LONE TREE REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
7. 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 AND 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.
8. 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.
9. 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.
10. THE OWNERS OF THE LANDS OR TRACTS DESCRIBED HEREIN, OR THE HOLDER(S) OF THE APPLICABLE EASEMENT(S), ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES. THE UNDERSIGNED GRANTS THE CITY OF LONE TREE A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).
11. WITHIN SIGHT DISTANCE EASEMENTS, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED WITH NO SOLID STRUCTURES PERMITTED AS STATED IN THE CITY OF LONE TREE'S LANDSCAPE DESIGN GUIDELINES AND STANDARDS FOR AREAS IN AND ALONG PUBLIC RIGHTS-OF-WAY. LANDSCAPING WITHIN THE SIGHT DISTANCE EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
12. 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 EAST FILING NO. 4." 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.

## CLERK AND RECORDER:

STATE OF COLORADO  
 COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023 A.D., AT \_\_\_\_ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_

CLERK AND RECORDER

## 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, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

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

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

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

By: \_\_\_\_\_ TITLE \_\_\_\_\_ OF FIDELITY NATIONAL TITLE INSURANCE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

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

## CITY COUNCIL:

THIS PLAT WAS APPROVED FOR FILING BY THE CITY COUNCIL OF THE CITY OF LONE TREE, COLORADO, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023. SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF PUBLIC RIGHTS-OF-WAY AND SIGHT DISTANCE EASEMENTS ARE ACCEPTED.

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

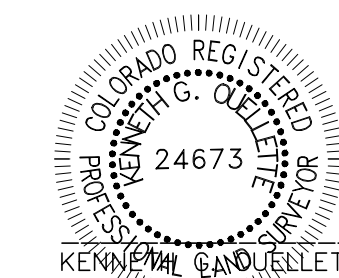
THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

\_\_\_\_\_  
 JACQUELINE A. MILLET, MAYOR, CITY OF LONE TREE

## SURVEYOR'S CERTIFICATE:

I, KENNETH G. OUELLETTE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE 11TH DAY OF APRIL, 2022, 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 \_\_\_\_\_, 2023.



KENNETH G. OUELLETTE, PLS 24673  
 DATE: SEPTEMBER 18, 2023  
 JOB NO. 65121240  
 FOR AND ON BEHALF OF  
 MERRICK & COMPANY

PRELIMINARY

DESIGNATION	TOTAL	AREA (SQ FT)	AREA (ACRES)
BUILDING LOTS	3	564,426	12.958
TRACTS	2	146,515	3.364
PUBLIC RIGHT-OF-WAY	1	56,447	1.295
<b>TOTAL</b>		<b>767,388</b>	<b>17.617</b>

TRACT	USE	AREA (SQ FT)	AREA (ACRES)	OWNER	MAINTENANCE
A	PARK, TRAILS, LANDSCAPE	84,636	1.943	RRMD	RRMD
B	OPEN SPACE, DRAINAGE	61,879	1.421	COLT	COLT
<b>TOTAL</b>		<b>146,515</b>	<b>3.364</b>		

DESIGNATION	TOTAL	AREA (SQ FT)	AREA (ACRES)	PERCENTAGE OF TOTAL AREA
BUILDING LOTS	3	564,426	12.958	73.55
TRACTS	2	146,515	3.364	19.10
PUBLIC RIGHT-OF-WAY	1	56,447	1.295	7.35
<b>TOTAL</b>		<b>767,388</b>	<b>17.617</b>	<b>100.00</b>

## OWNER/APPLICANT

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

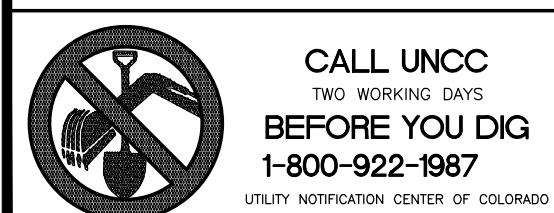
## DEVELOPER

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

SCALE	N/A			
<b>DRAWN</b>	KGO			
<b>CHECKED</b>	JAW	1	9-18-23	LOT 2, AND LOT 3 REVISION
<b>APPROVED</b>	KGO	1	7-13-23	LOT 3, TRACT A, REVISION
	REV		DATE	DESCRIPTION



JOB 65121240 DATE 9/18/23 SH 1 OF 3





# RIDGEGATE EAST FILING NO. 4

PLANNING AREAS INSTITUTIONAL NO. 29 AND A PORTION OF C/M-U NO. 4  
 LOCATED IN THE NORTH HALF OF SECTION 24  
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO  
 17.62 ACRES, 3 LOTS AND 2 TRACTS  
 #SB23-0004  
 FINAL PLAT

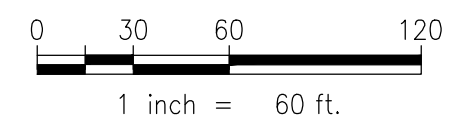
NE COR SEC 24  
 T6S, R67W, 6th PM  
 FOUND 1-1/2" BRASS CAP  
 SET IN 6" DIAMETER CONCRETE POST

POINT OF COMMENCEMENT  
 N 1/4 COR SEC 24  
 T6S, R67W, 6th PM  
 FOUND 1-1/2" BRASS CAP  
 SET IN 6" DIAMETER CONCRETE POST

N 88°33'25"E 2626.96  
 N LINE NE 1/4, SEC 24 - BASIS OF BEARINGS

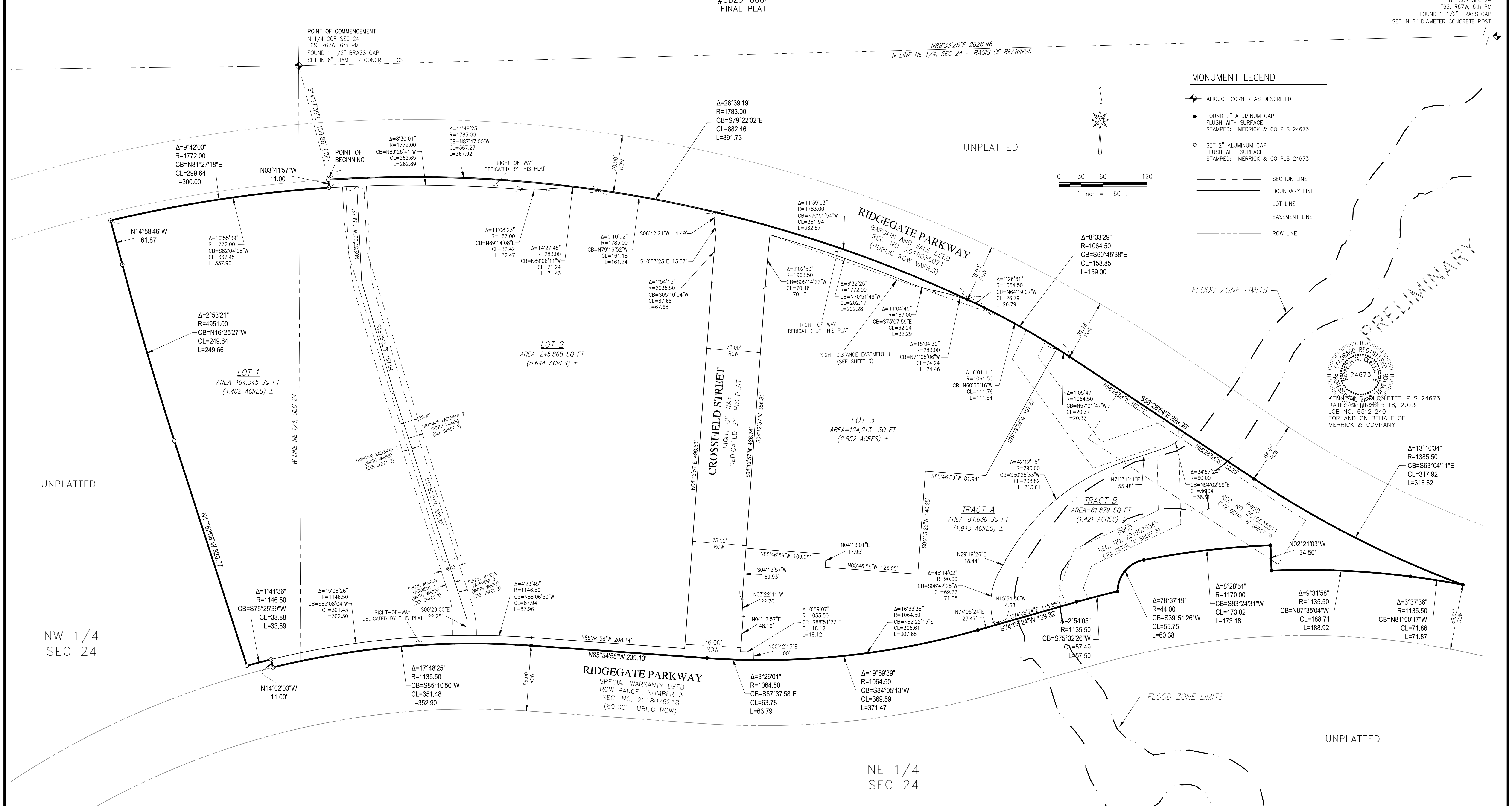
### MONUMENT LEGEND

- ALLOT CORNER AS DESCRIBED
- FOUND 2" ALUMINUM CAP  
FLUSH WITH SURFACE  
STAMPED: MERRICK & CO PLS 24673
- SET 2" ALUMINUM CAP  
FLUSH WITH SURFACE  
STAMPED: MERRICK & CO PLS 24673
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROW LINE



KENNETH G. DELLETTE, PLS 24673  
 DATE: SEPTEMBER 18, 2023  
 JOB NO. 65121240  
 FOR AND ON BEHALF OF  
 MERRICK & COMPANY

PRELIMINARY



CALL UNCC  
 TWO WORKING DAYS  
 BEFORE YOU DIG  
 1-800-922-1987  
 UTILITY NOTIFICATION CENTER OF COLORADO

SCALE	1"=60'
DRAWN	KGO
CHECKED	JAW
APPROVED	KGO

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

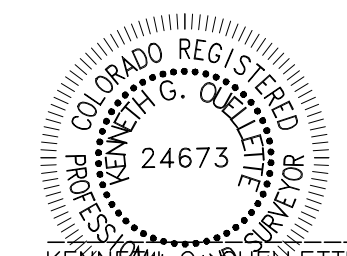
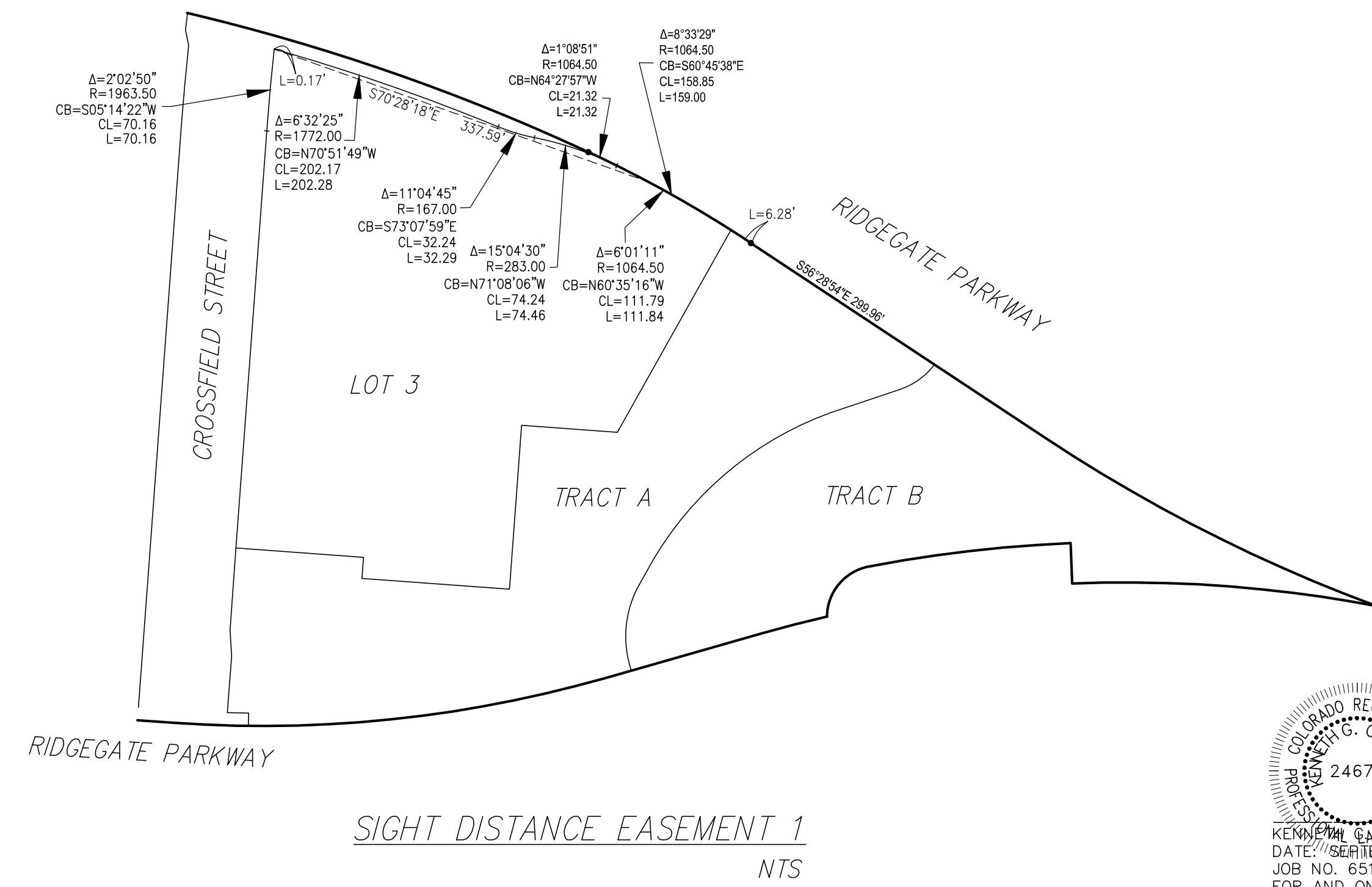
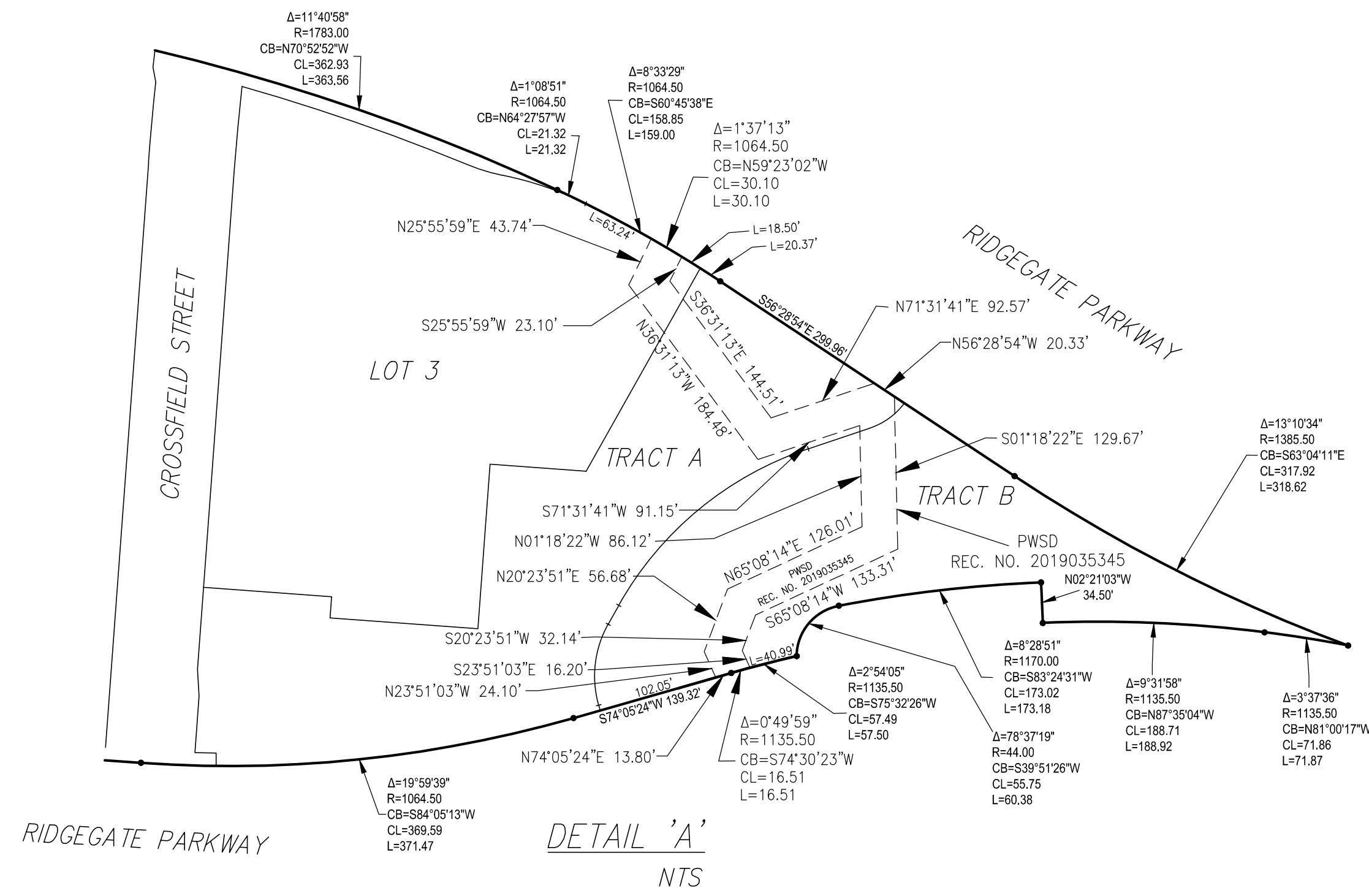
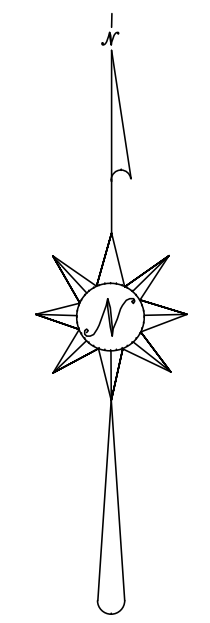
JOB 65121240 DATE 9/18/23 SH 2 OF 3

Q:\DEN\Projects\5087-02-RRMD Overall East\Projects\1240-Couplet Roadway Design\Survey\RG East Filing No. 4\dwg\RG East Filing No. 4.dwg



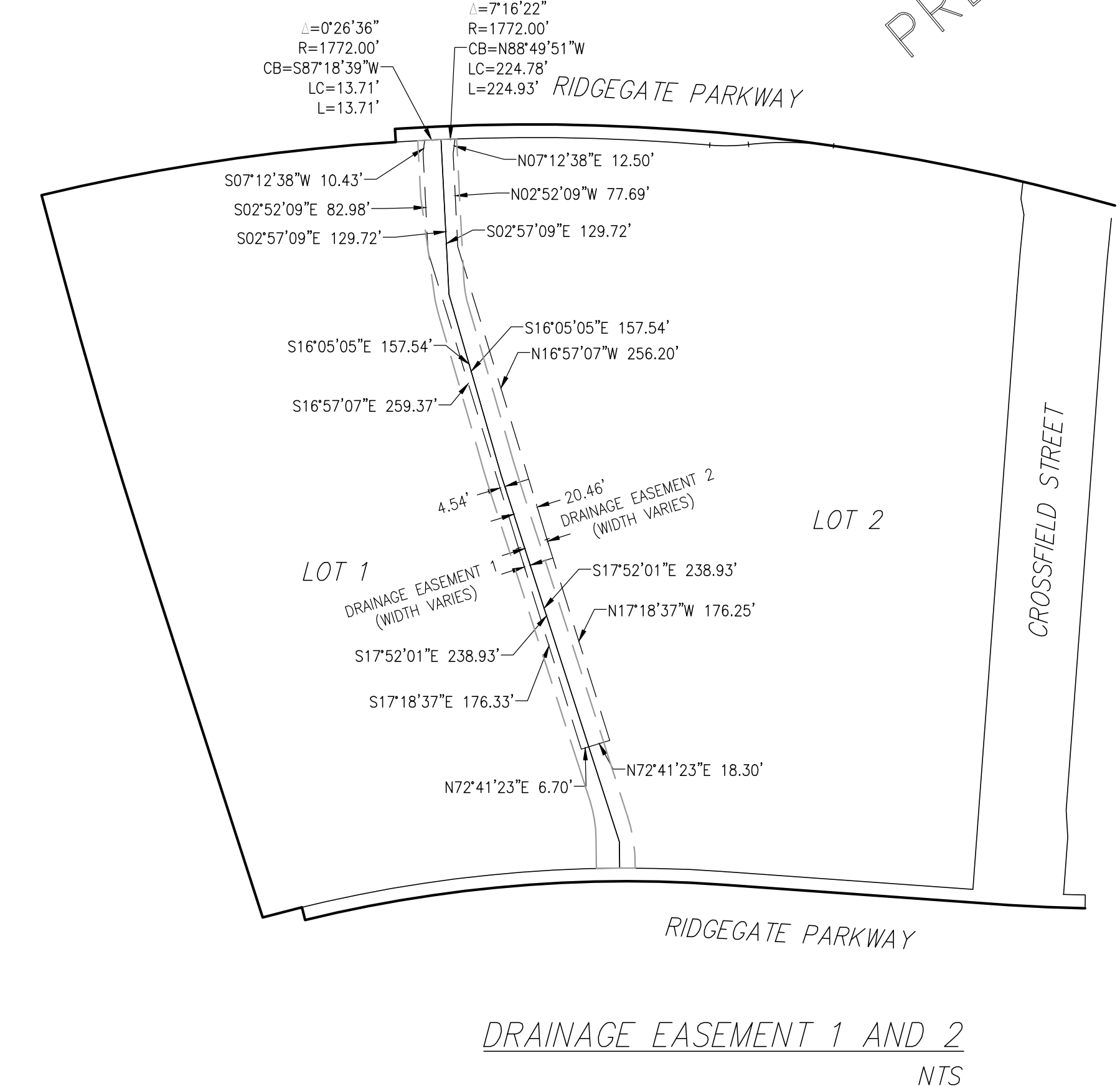
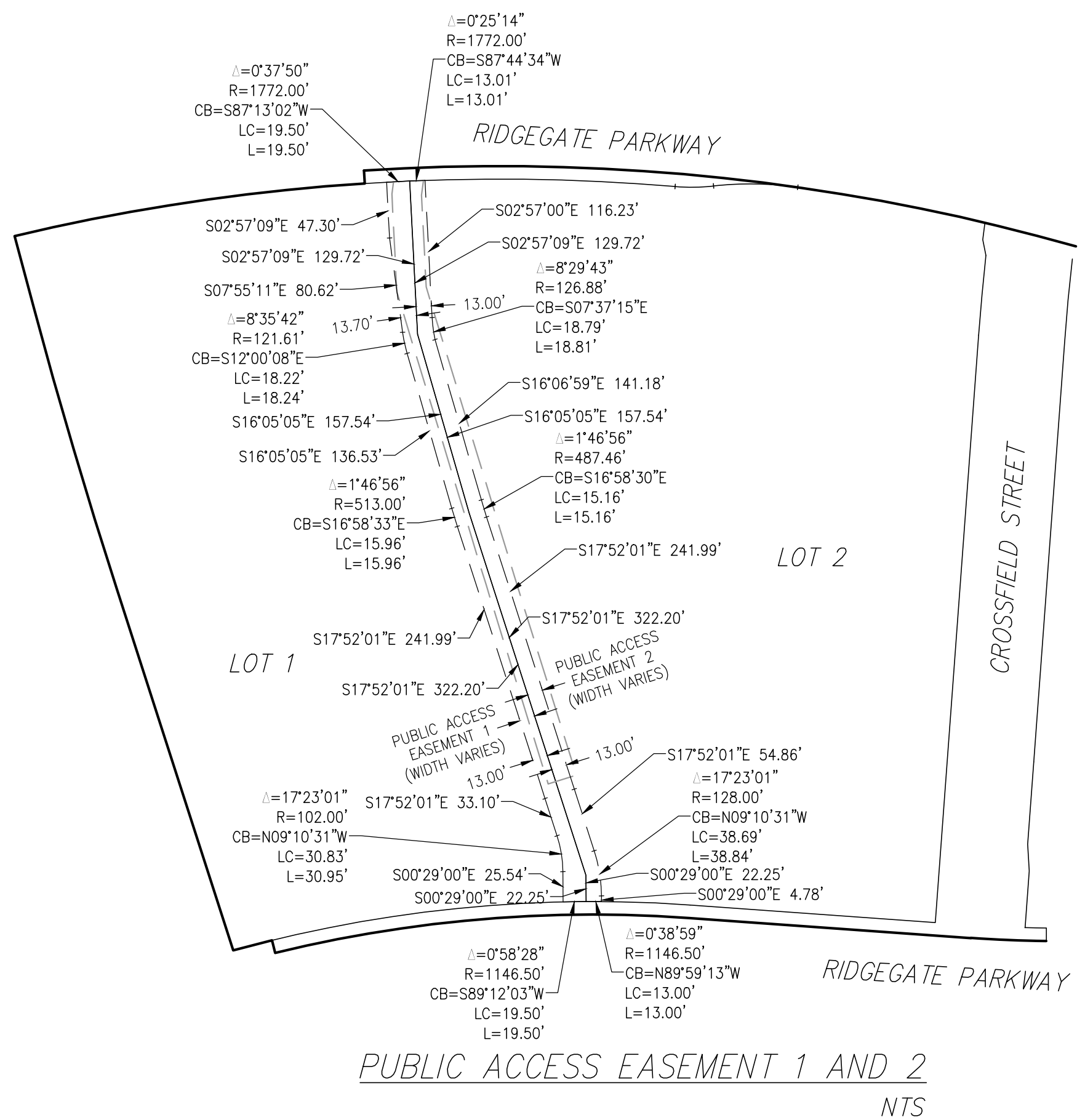
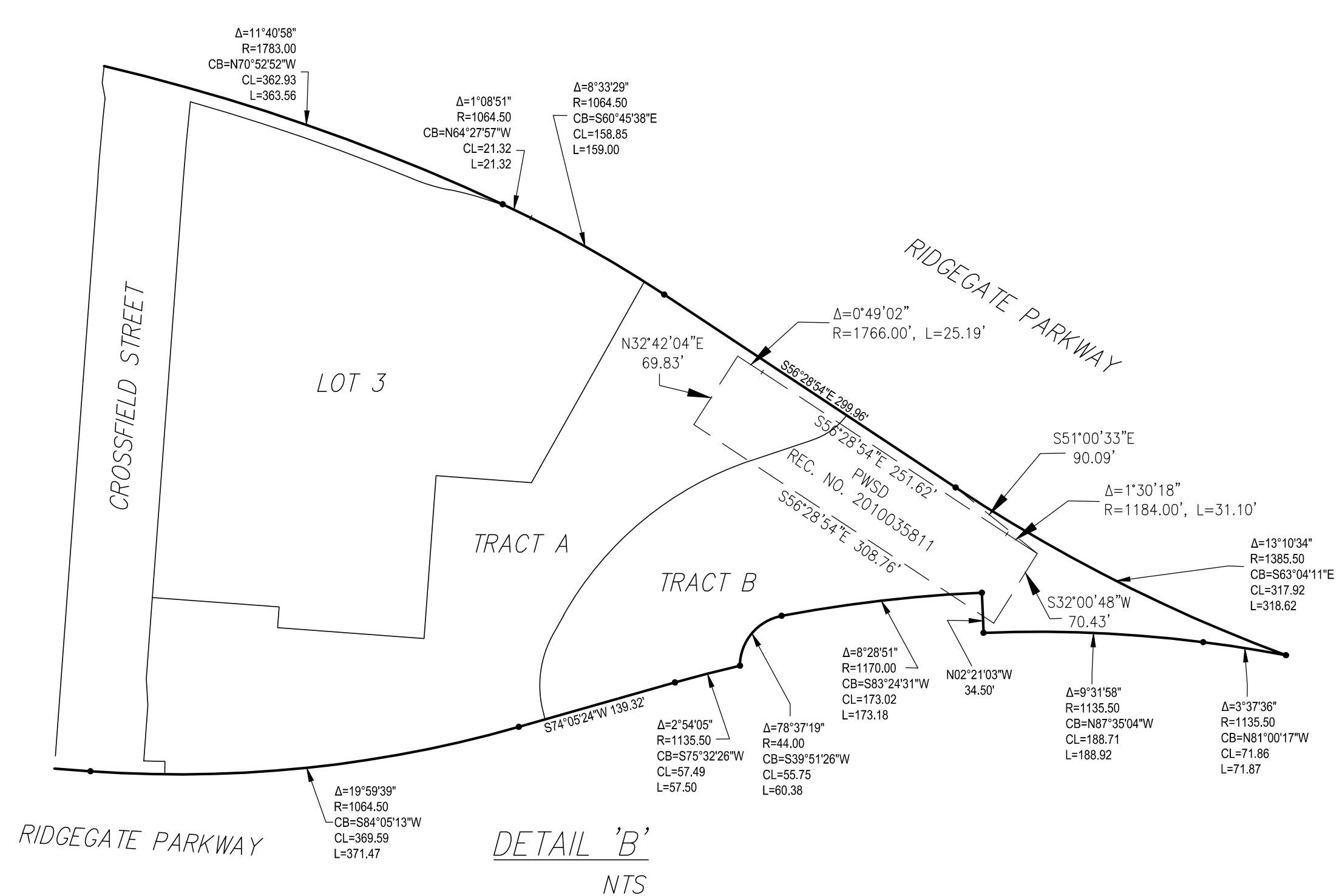
# RIDGEGATE EAST FILING NO. 4

PLANNING AREAS INSTITUTIONAL NO. 29 AND A PORTION OF C/M-U NO. 4  
 LOCATED IN THE NORTH HALF OF SECTION 24  
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO  
 17.62 ACRES, 3 LOTS AND 2 TRACTS  
 #SB23-0004  
 FINAL PLAT



KENNETH SANDELLETTE, PLS 24673  
 DATE: SEPTEMBER 18, 2023  
 JOB NO. 65121240  
 FOR AND ON BEHALF OF  
 MERRICK & COMPANY

PRELIMINARY



CALL UNCC  
 TWO WORKING DAYS  
 BEFORE YOU DIG  
 1-800-922-1987  
 UTILITY NOTIFICATION CENTER OF COLORADO

SCALE	N/A
DRAWN	KGO
CHECKED	JAW
APPROVED	KGO



JOB 65121240 DATE 9/18/23 SH 3 OF 3