

RIDGEGATE EAST FILING NO. 3

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
 24.01 ACRES, 4 LOTS
 #SB22-96R
 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 NORTHWEST QUARTER OF SAID SECTION 24, AS BEARING N89°17'15"E A DISTANCE OF 2596.42 FEET BETWEEN THE NORTHWEST CORNER OF SAID SECTION 24 BEING A FOUND 1-1/2" BRASS CAP, SET IN A 6" DIAMETER CONCRETE POST AND THE NORTH QUARTER CORNER OF SAID SECTION 24, BEING A FOUND 1-1/2" BRASS CAP, SET IN A 6" DIAMETER CONCRETE POST.

COMMENCING AT SAID NORTHWEST CORNER OF SECTION 24;
 THENCE S34°59'02"E A DISTANCE OF 1079.93 FEET TO THE MOST WESTERLY CORNER 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 SIX (6) COURSES:
 1. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 63°15'55", A RADIUS OF 46.83 FEET, A CHORD BEARING N58°50'53"E A DISTANCE OF 49.12 FEET, AND AN ARC DISTANCE OF 51.71 FEET;
 2. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 21°43'04", A RADIUS OF 1135.50 FEET, A CHORD BEARING N79°37'19"E A DISTANCE OF 427.84 FEET, AND AN ARC DISTANCE OF 430.41 FEET;
 3. THENCE N68°45'47"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 104.10 FEET;
 4. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°58'15", A RADIUS OF 1867.00 FEET, A CHORD BEARING N63°16'39"E A DISTANCE OF 356.94 FEET, AND AN ARC DISTANCE OF 357.49 FEET;
 5. THENCE N57°47'32"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 358.43 FEET;
 6. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 28°30'46", A RADIUS OF 1783.00 FEET, A CHORD BEARING N72°02'55"E A DISTANCE OF 878.17 FEET, AND AN ARC DISTANCE OF 887.30 FEET;
 THENCE S03°41'57"E NON-TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 11.00 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 09°42'00", A RADIUS OF 1772.00 FEET, A CHORD BEARING S81°27'18"W A DISTANCE OF 299.64 FEET, AND AN ARC DISTANCE OF 300.00 FEET;
 THENCE S14°58'46"E NON-TANGENT WITH THE LAST DESCRIBED CURVE AND TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 61.87 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°53'21", A RADIUS OF 4951.00 FEET, A CHORD BEARING S16°25'27"E A DISTANCE OF 249.64 FEET, AND AN ARC DISTANCE OF 249.66 FEET;
 THENCE S17°52'08"E TANGENT WITH THE LAST DESCRIBED CURVE AND NON-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 01°41'36", A RADIUS OF 1146.50 FEET, A CHORD BEARING N75°25'39"E A DISTANCE OF 33.88 FEET, AND AN ARC DISTANCE OF 33.89 FEET;
 THENCE S14°02'03"E NON-TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 11.00 FEET TO A POINT ON THE 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 SEVEN (7) COURSES:
 1. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 20°02'24", A RADIUS OF 1135.50 FEET, A CHORD BEARING S66°15'26"W A DISTANCE OF 395.13 FEET, AND AN ARC DISTANCE OF 397.16 FEET;
 2. THENCE S56°14'14"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 239.13 FEET;
 3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 35°59'45", A RADIUS OF 1064.50 FEET, A CHORD BEARING S74°14'06"W A DISTANCE OF 657.82 FEET, AND AN ARC DISTANCE OF 668.77 FEET;
 4. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 34°18'08", A RADIUS OF 1064.50 FEET, A CHORD BEARING N70°36'57"W A DISTANCE OF 627.83 FEET, AND AN ARC DISTANCE OF 637.30 FEET;
 5. THENCE N53°27'53"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 104.91 FEET;
 6. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°26'52", A RADIUS OF 1135.50 FEET, A CHORD BEARING N55°11'18"W A DISTANCE OF 68.32 FEET, AND AN ARC DISTANCE OF 68.33 FEET;
 7. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 84°07'40", A RADIUS OF 46.83 FEET, A CHORD BEARING N14°50'55"W A DISTANCE OF 62.75 FEET, AND AN ARC DISTANCE OF 68.76 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 24.012 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, TRACT AND RIGHTS-OF-WAY AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF RIDGEGATE EAST FILING NO. 3. 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: _____

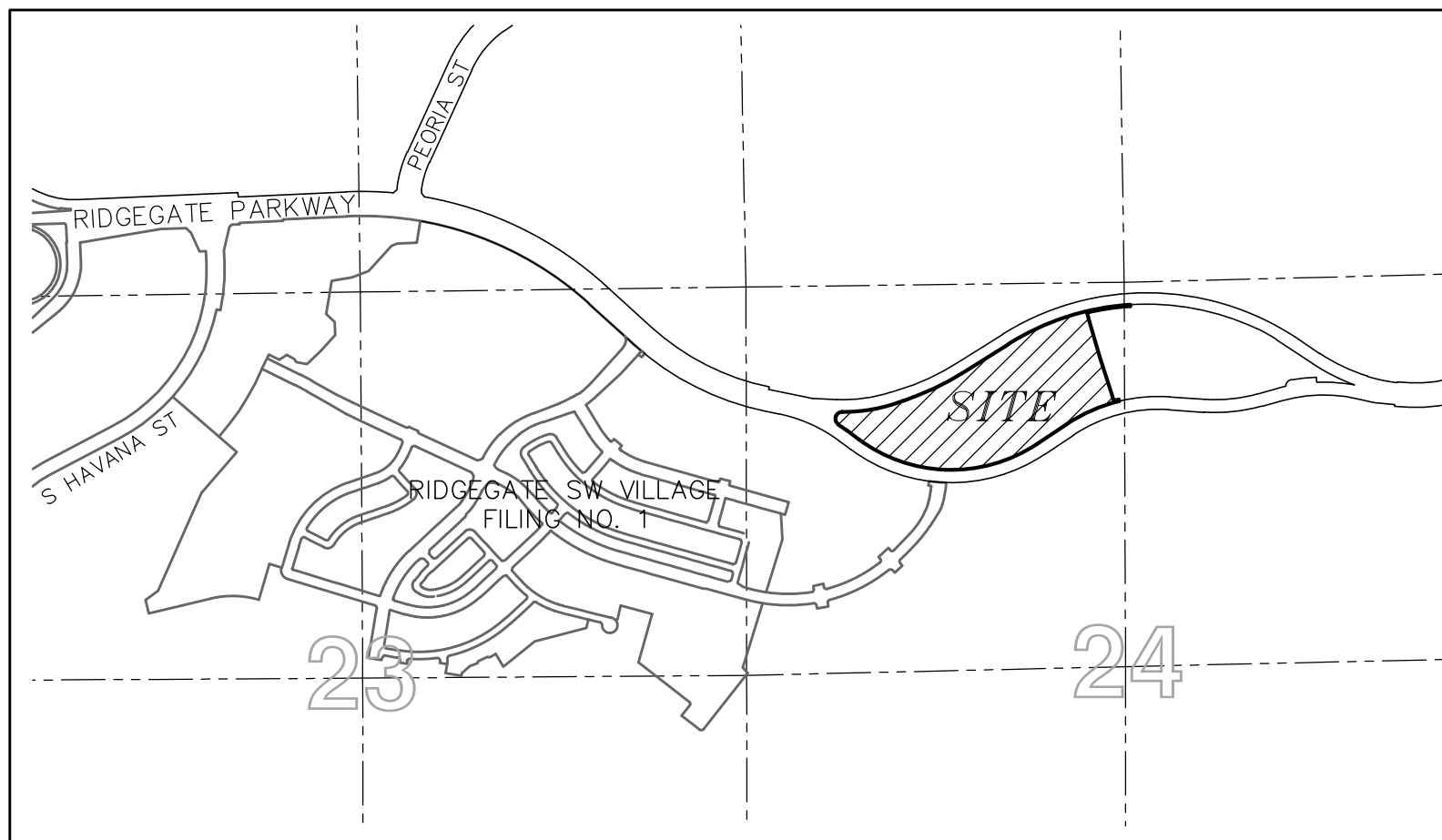
STATE OF NEW YORK)
) SS.
 COUNTY OF _____)

SUBSCRIBED 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:

- 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.
- 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.
- BEARINGS ARE ASSUMED AND ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, AS BEARING N89°17'15"E A DISTANCE OF 2596.42 FEET BETWEEN THE NORTHWEST CORNER OF SAID SECTION 24 BEING A FOUND 1-1/2" BRASS CAP, SET IN A 6" DIAMETER CONCRETE POST AND THE NORTH QUARTER CORNER OF SAID SECTION 24, BEING A FOUND 1-1/2" BRASS CAP, SET IN A 6" DIAMETER CONCRETE POST.
- THE UNIT OF MEASUREMENT USED IN THIS SURVEY IS U.S. SURVEY FEET.
- 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 REPORT NUMBER 100-NO037441-010-TO2, AMENDMENT NO. 2 PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE: APRIL 5, 2022.
- 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.
- LOTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS 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 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 SHALL BE MAINTAINED BY THE LOT 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.
- 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.
- 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.
- 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).
- 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.
- THE LOT 3 PUBLIC EASEMENT SHALL BE FOR PUBLIC ACCESS.
- 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. 3." 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.
- THE RIGHT-OF-WAY STREETSCAPE CONSTRUCTION AND MAINTENANCE SHALL BE COMPLETED BY THE RAMPART RANGE METROPOLITAN DISTRICT NO. 5.

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, _____ OF 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, DRAINAGE EASEMENTS, SIGHT DISTANCE EASEMENTS, AND PUBLIC ACCESS 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.

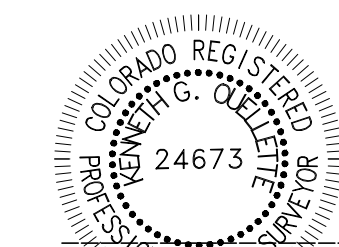
THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

 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: APRIL 17, 2023
 JOB NO. 65121240
 FOR AND ON BEHALF OF
 MERRICK & COMPANY

PRELIMINARY

SITE SUMMARY TABLE			
DESIGNATION	TOTAL	AREA (SQ FT)	AREA (ACRES)
BUILDING LOT	4	903,620	20.744
PUBLIC RIGHT-OF-WAY	2	142,340	3.268
TOTAL		1,045,960	24.012

LAND SUMMARY TABLE				
DESIGNATION	TOTAL	AREA (SQ FT)	AREA (ACRES)	PERCENTAGE OF TOTAL AREA
BUILDING LOT	4	903,620	20.744	86.39
PUBLIC RIGHT-OF-WAY	2	142,340	3.268	13.61
TOTAL		1,045,960	24.012	100.00

OWNER/APPLICANT

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

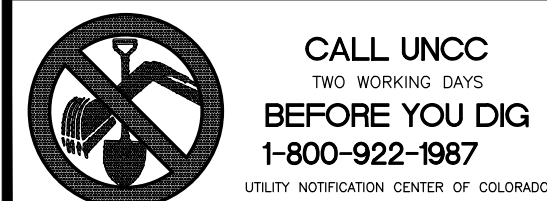
DEVELOPER

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

SCALE	N/A			
DRAWN	KGO	3	4/17/23	COLT REVISIONS
CHECKED	JAW	2	3/10/23	COLT REVISIONS
APPROVED	KGO	1	11/23/22	COLT REVISIONS
		REV	DATE	DESCRIPTION



JOB 65121240 DATE 4/17/23 SH 1 OF 3

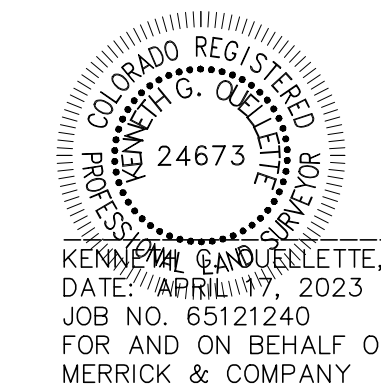
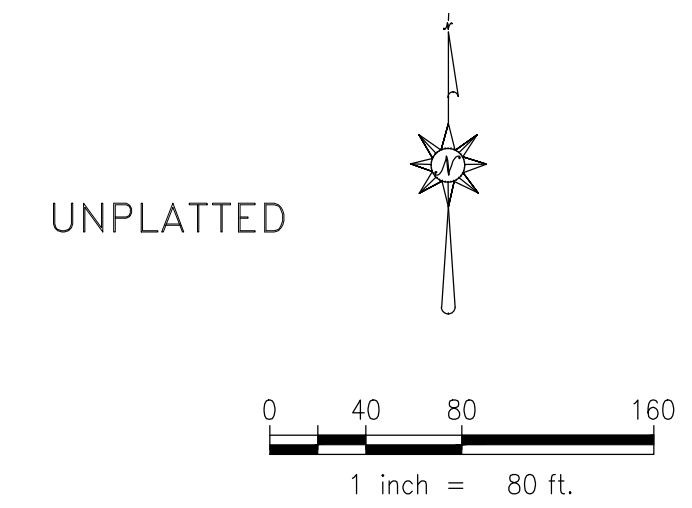
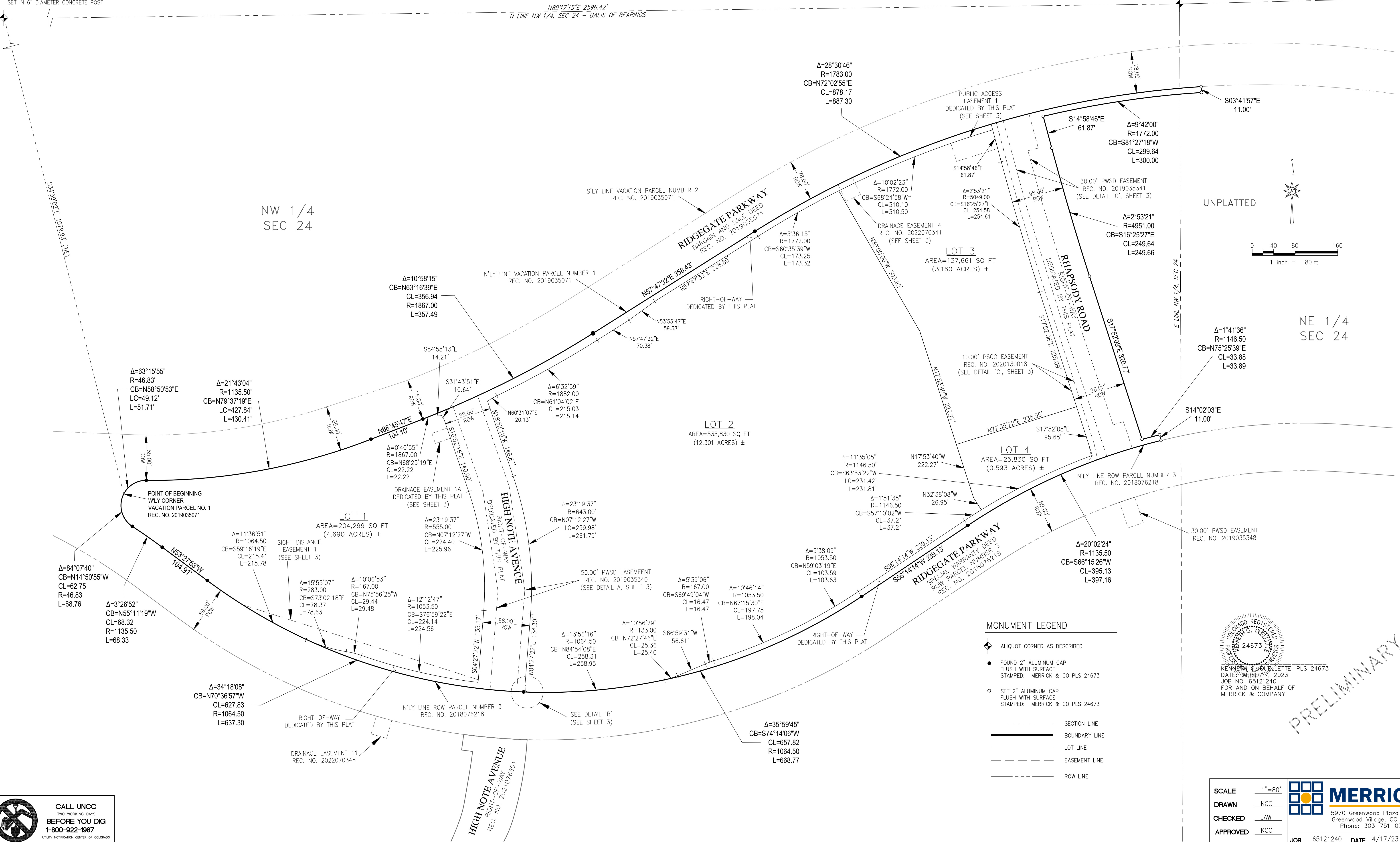


RIDGEGATE EAST FILING NO. 3

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
 24.01 ACRES, 4 LOTS
 #SB22-96R
 FINAL PLAT

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

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



PRELIMINARY

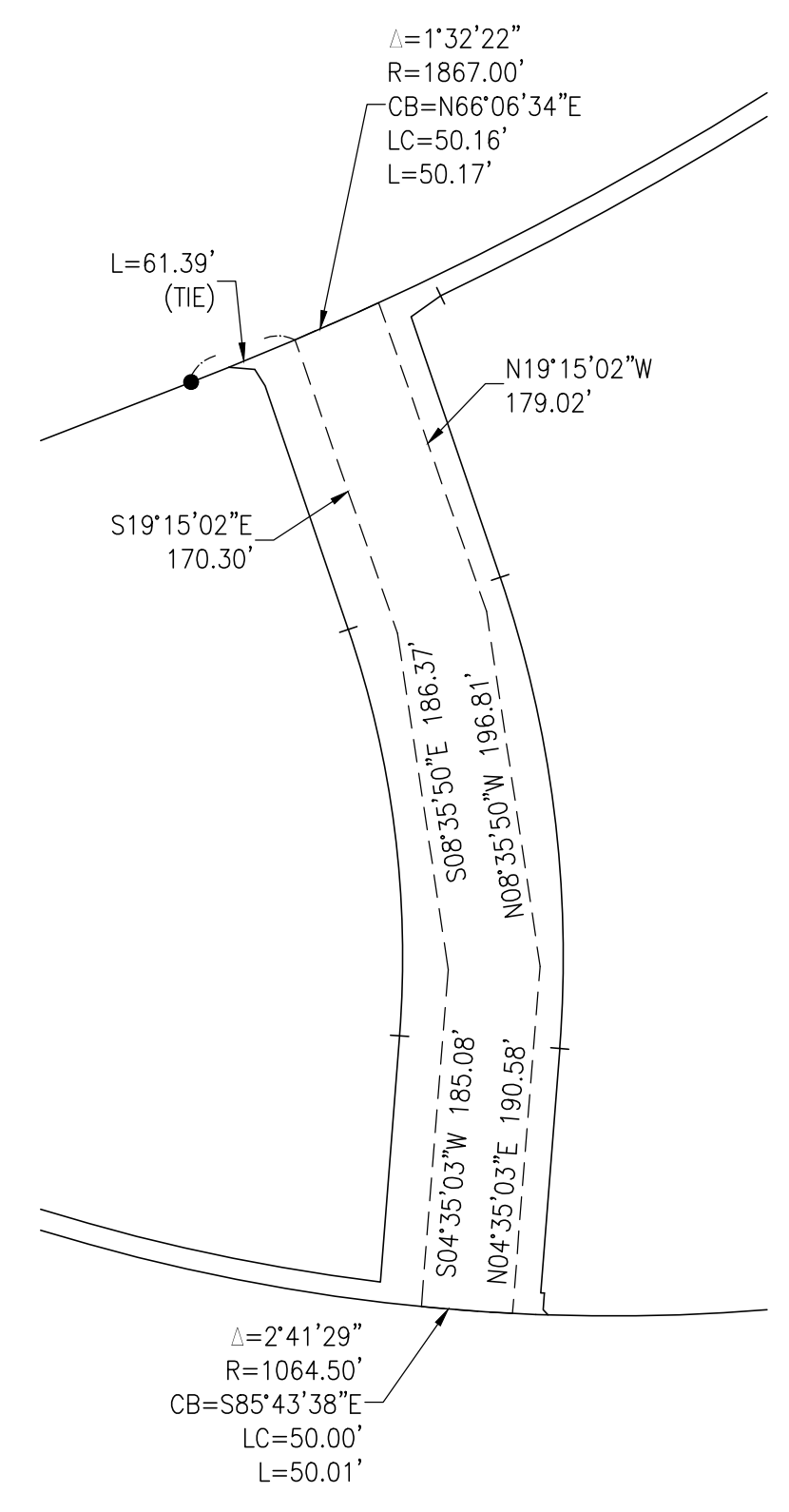
CALL UNCC
 TWO WORKING DAYS
 BEFORE YOU DIG
 1-800-922-1987
 UTILITY NOTIFICATION CENTER OF COLORADO

SCALE 1"=80'
 DRAWN KGO
 CHECKED JAW
 APPROVED KGO

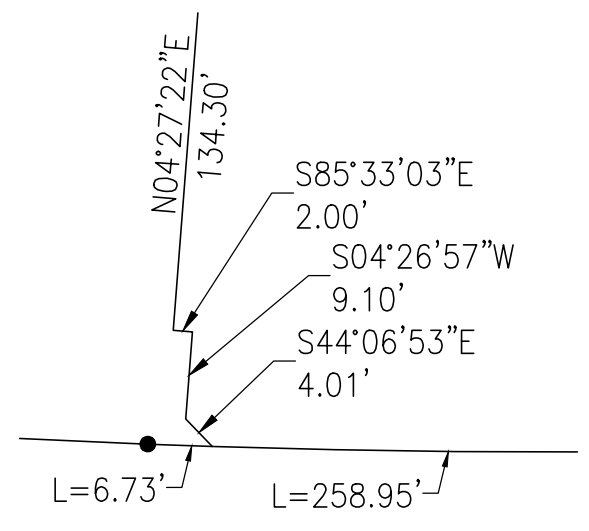
MERRICK
 5970 Greenwood Plaza Blvd.,
 Greenwood Village, CO 80111
 Phone: 303-751-0741

JOB 65121240 DATE 4/17/23 SH 2 OF 3

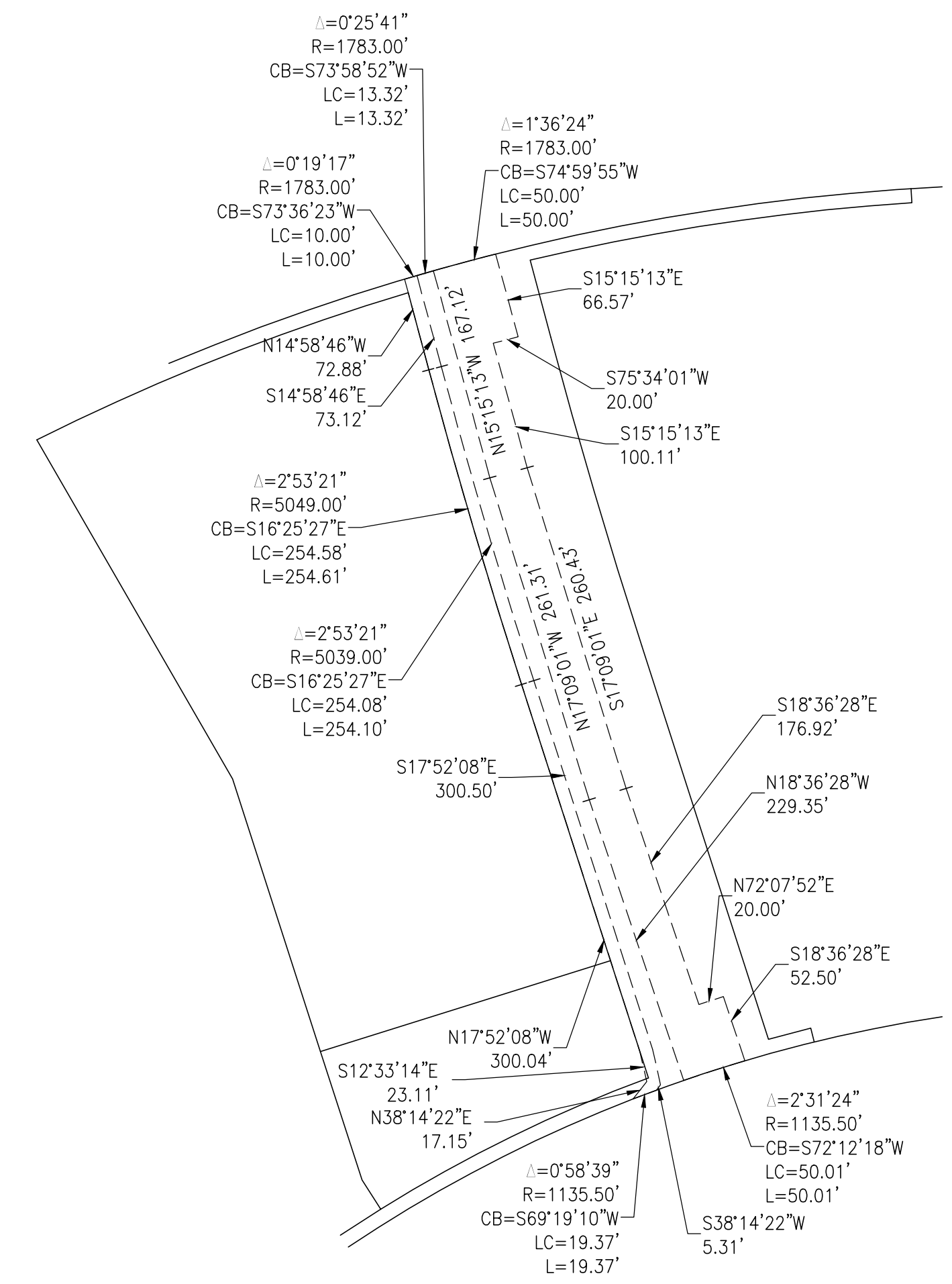
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 24.01 ACRES, 4 LOTS
 #SB22-96R
 FINAL PLAT



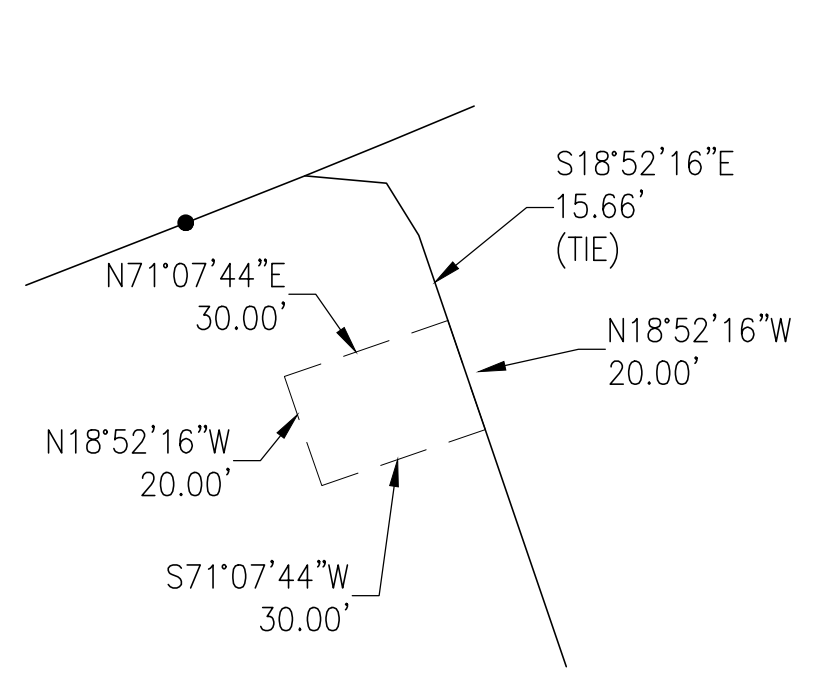
DETAIL 'A'
NTS



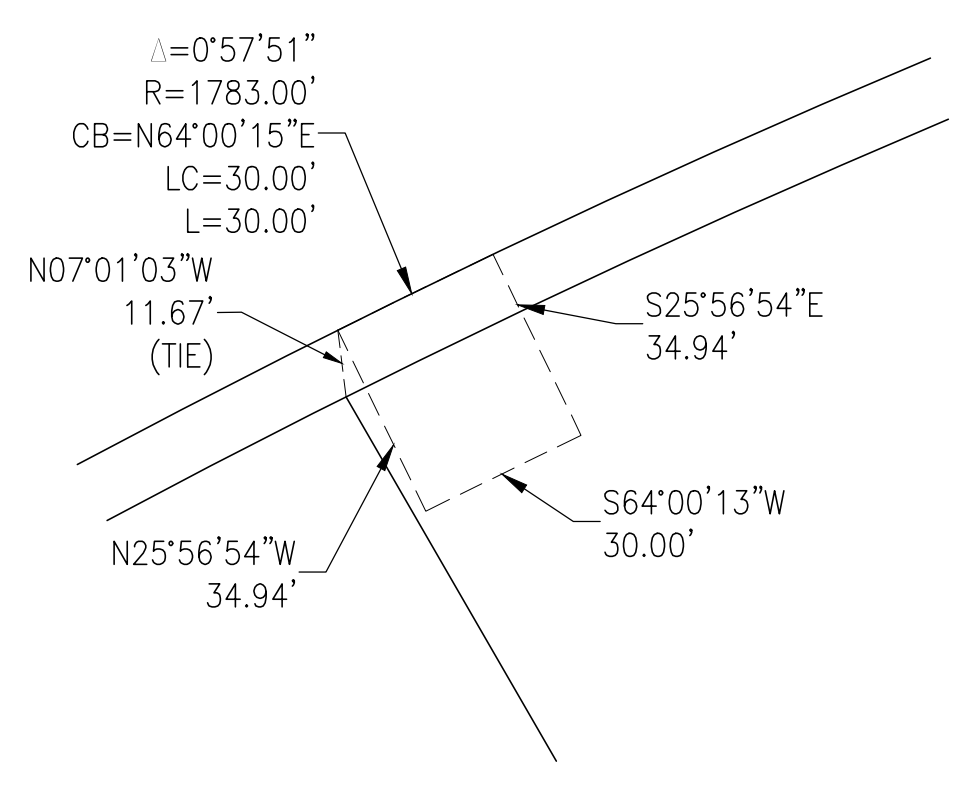
DETAIL 'B'
NTS



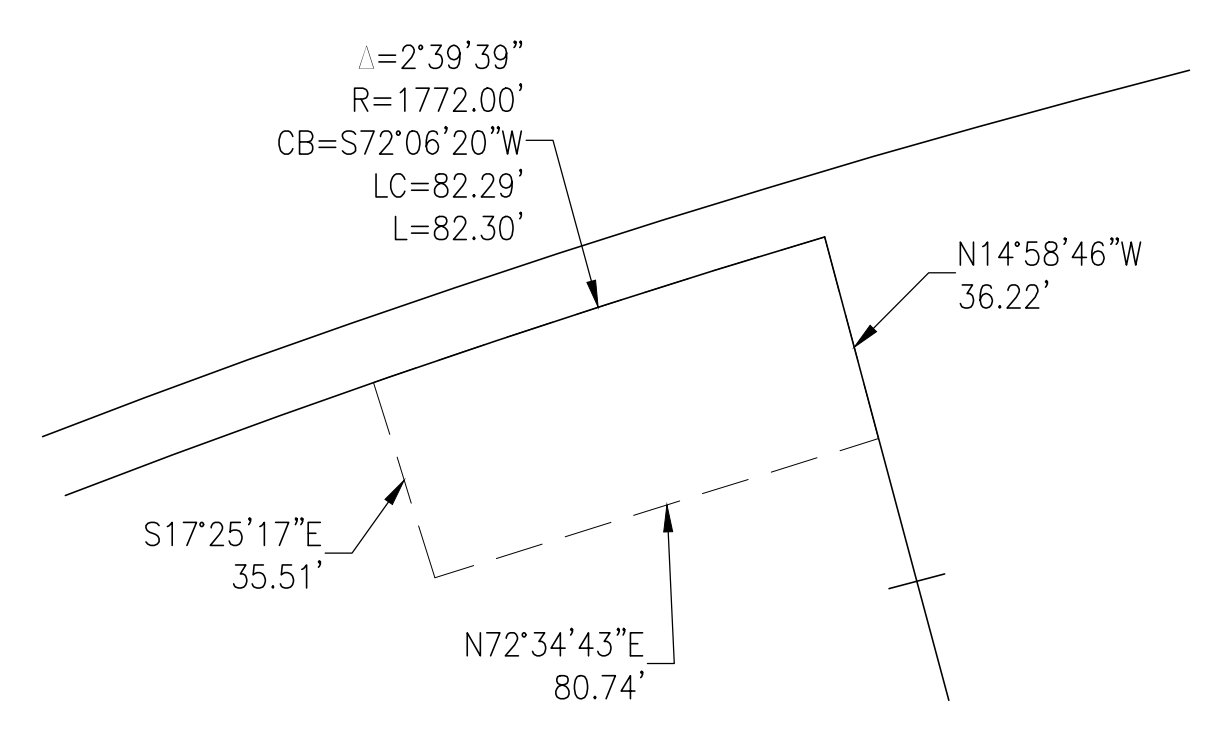
DETAIL 'C'
NTS



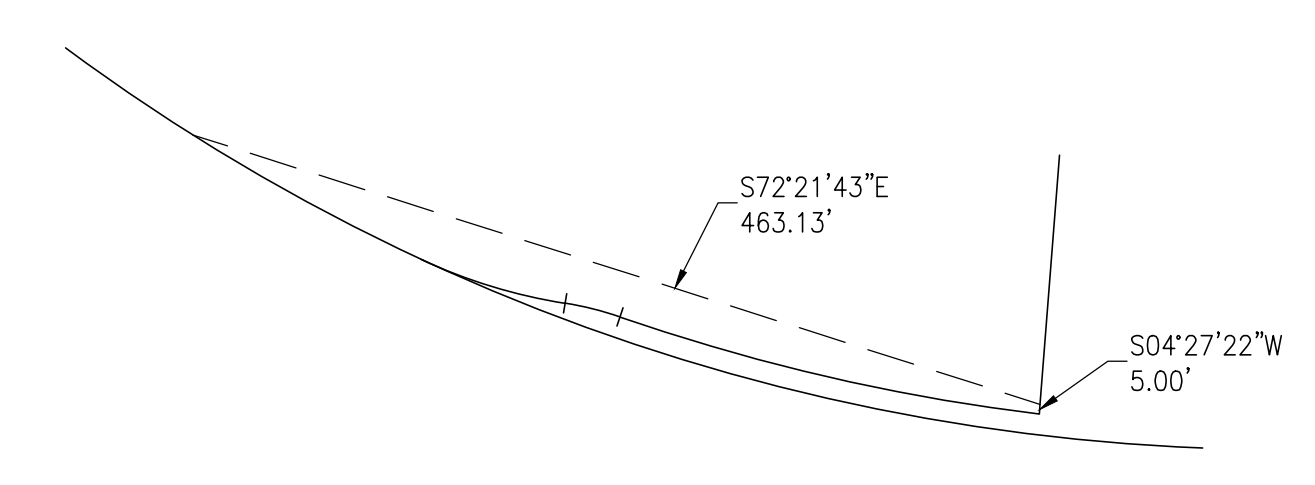
DRAINAGE EASEMENT 1A
NTS



DRAINAGE EASEMENT 4
NTS



PUBLIC ACCESS EASEMENT 1
NTS

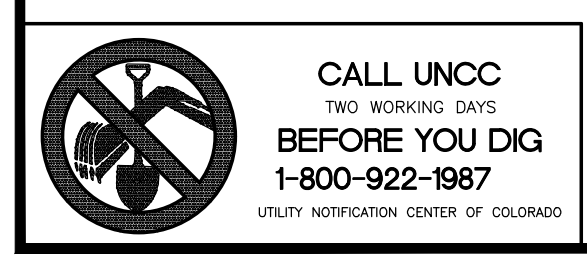


SIGHT DISTANCE EASEMENT 1
NTS



KENNETH W. ANDERLETTE, PLS 24673
 DATE: APRIL 17, 2023
 JOB NO. 65121240
 FOR AND ON BEHALF OF
 MERRICK & COMPANY

PRELIMINARY



SCALE	N/A	<p>5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111 Phone: 303-751-0741</p>
DRAWN	KGO	
CHECKED	JAW	
APPROVED	KGO	
JOB 65121240 DATE 4/17/23 SH 3 OF 3		