A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN 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. 243.873 ACRES - 320 RESIDENTIAL LOTS - 40 TRACTS SB22-43R

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 RIDGEGATE SW VILLAGE FILING NO. 2. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR UTILITIES AND CABLE COMMUNICATION SYSTEMS, AND DRAINAGE EASEMENTS (SEE NOTE 15), 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, 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

SIGNATURE OF OWNER:

RIDGEGATE INVESTMENTS, INC., A DELAWARE CORPORATION

ACKNOWLEDGED BEFORE ME THIS 1745 DAY OF

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

MY COMMISSION EXPINES 10/03/2020

ACKNOWLEDGED BEFORE ME THIS 18th

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

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: 6/8/2024

George Cliff Long Notary Public State of Florida Comm# HH00237 Expires 6/8/2024

SIGNATURE OF OWNER:

RAMPART RANGE MEXTOROLITAN DISTRICT NO. 1

KEITH D. SIMON, PRESIDENT

STATE OF COLORADO ACKNOWLEDGED BEFORE ME THIS 177 DAY

OF January BY KEITH D. SIMON, AS PRESIDENT AND ELIZABETH MATTHEWS, AS SECRETARY, OF RAMPART RANGE METROPOLITAN DISTRICT NO. 1

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES: 10/03/2025

NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20174040957 MY COMMISSION EXPIRES 10/03/2025

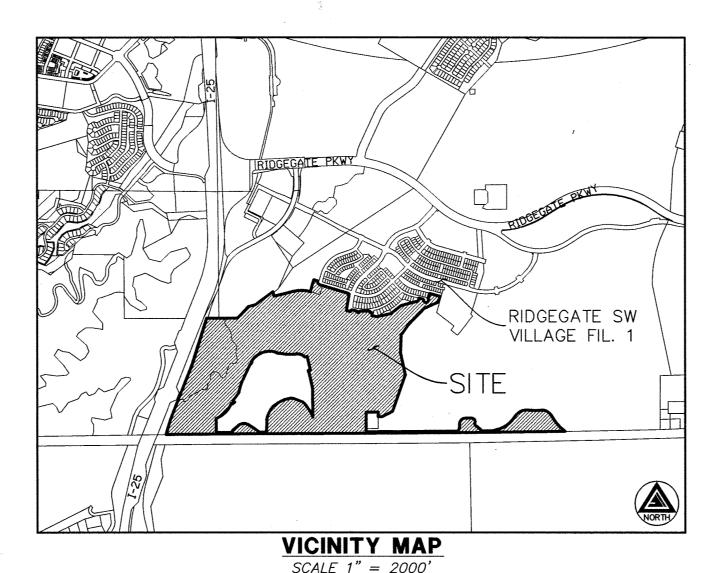
SIGNATURE OF OWNER:

RAMPART RANGE METROPOLITAN DISTRICT NO. 5

ACKNOWLEDGED BEFORE ME THIS // DAY OF January 2023, BY KEITH D. SIMON, AS PRESIDENT AND ELIZABETH MATTHEWS, AS

WITNESS MY HAND AND OFFICIAL SEAL

SECRETARY, OF RAMPART RANGE METROPOLITAN DISTRICT NO. 5



SHEET INDEX

TITLE SHEET, DEDICATION AND APPROVALS

BOUNDARY LEGAL DESCRIPTION

GENERAL NOTES, LAND AND SETBACK TABLES

SHEETS 4-6 OVERALL BOUNDARY INFORMATION

SHEET 7-8 OVERALL - LOT & INNER TRACT NUMBERING & SHEET LAYOUT

SHEETS 9-19 BOUNDARY, LOTS, TRACTS AND EASEMENTS

SHEET 20 LINE AND CURVE TABLES

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 TRACTS A, D, F, I, J, K, L, N, O, P, Q, R, S, T, U, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AK, AL

LYRIC OWNERS ASSOCIATION, INC. (MASTER HOA)

KAPPES, PRESIDENT MICHELE M. MILLER, SECRETARY

STATE OF COLORADO COUNTY OF DOUGLAS

ACKNOWLEDGED BEFORE ME THIS 25th DAY OF JANUARY 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: 09/07/2025

JENNIFER FULTON-MILLER HOTARY PUBLIC STATE OF COLORADO **NOTARY ID 19994028600** y con**mes**ion expires september:

RAMPART RANGE METROPOLITAN DISTRICT NO. 5 ACCEPTANCE OF TRACTS B, H AND V

THE UNDERSIGNED HEREBY ACCEPTS THE DEDICATION OF TRACTS B. H AND V FOR OWNERSHIP.

RAMPART RANGE METROPOLITAN DISTRICT NO. 5

KEITH D. SIMON, PRESIDENT

STATE OF COLORADO ACKNOWLEDGED BEFORE ME THIS 1740 DAY

OF January BY KEITH D. SIMON, AS PRESIDENT AND ELIZABETH MATTHEWS, AS SECRETARY, OF RAMPART RANGE METROPOLITAN DISTRICT NO. 5

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.

DATE: /-23-23

STATE OF COLORADO

ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF JANUAR BY Darren W. Hone As Senior Vice Predisent OF

Fidelity National Title Insurance Co

HOTARY PUBLIC STATE OF COLORADO

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.



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

CITY MANAGER

THIS PLAT WAS APPROVED FOR FILING BY THE CITY MANAGER OF THE CITY OF LONE TREE, COLORADO, ON THE 25K DAY OF JCMC , 2023, 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)

AzTec Proj. No.: 10722-07

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 26th DAY OF January 2023, A.D., AT 3:04 A.M. P.M. AND WAS RECORDED AT RECEPTION NO. 2023003756

Mitchell Weiner Deputy DOUGLAS COUNTY CLERK AND RECORDER

SEAL,

LAST REVISED: 1/16/2023

Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897

Drawn By: BAM

SH LYRIC, LLC

9380 STATION STREET, SUITE 600 LONE TREE, COLORADO 80124

DEVELOPER 02-22-2022 PREPARATION: SCALE: N/A SHEET 1 OF 20 (303) 791-8180

A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

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. 243.873 ACRES - 320 RESIDENTIAL LOTS - 40 TRACTS SB22-43R

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;
- 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:

- SOUTH 13°27'03" EAST, A DISTANCE OF 93.54 FEET;
- 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;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29*56'06", AN ARC LENGTH OF 332.74
- 4. NORTH 16"16'23" EAST, A DISTANCE OF 255.80 FEET;
- 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:
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90'00'00". AN ARC LENGTH OF 97.39
- 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;
- 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;
- 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
- 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
- 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

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

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)

1. NORTH 89'32'02" EAST, A DISTANCE OF 1,912.04 FEET;

SOUTHEASTERLY HAVING A RADIUS OF 132.00 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
- NORTH 04'40'49" WEST, A DISTANCE OF 32.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE
- 5. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9418'25", AN ARC LENGTH OF 217.27
- 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
- 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
- 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 8916'29" 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
- 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
- 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
- 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:

- NORTH 15°19'30" EAST, A DISTANCE OF 150.93 FEET;
- 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

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;
- NORTH 1712'38" 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"

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
- 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;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09*59'30". AN ARC LENGTH OF
- 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;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°27'16", AN ARC LENGTH OF 59.12
- NORTH 6816'26" WEST, A DISTANCE OF 171.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 160.00 FEET;
- 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;
- 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;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3710'37", AN ARC LENGTH OF
- 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 2216'27", 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
- 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

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

THENCE NORTH 82"15"15" EAST, A DISTANCE OF 18.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 175.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 40°26'41" WEST:

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°41'48". AN ARC LENGTH OF 17.40 FEET;

THENCE NORTH 46"08'29" EAST. A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 225.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°41'10". AN ARC LENGTH OF 41.96 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

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 44.720 ACRES, (1,947,986 SQUARE FEET), MORE OR LESS.

CONTAINING A NET AREA OF 243.873 ACRES, (10,623,097 SQUARE FEET), MORE OR LESS.

SH LYRIC, LLC

9380 STATION STREET, SUITE 600 LONE TREE, COLORADO 80124

DATE OF 02-22-2022 PREPARATION: SCALE:

Littleton, Colorado 80122 ▶ Phone: (303) 713-1898 Fax: (303) 713-1897

DEVELOPER

AzTec Proj. No.: 10722-07

Drawn By: BAM

(303) 791-8180

SHEET 2 OF 20

FOR AND ON BEHALF OF AZTEC CONSULTANTS, IN

A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

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. 243.873 ACRES - 320 RESIDENTIAL LOTS - 40 TRACTS SB22-43R

GENERAL NOTES

- 1. FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 100-N0037015-020-T01, 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.
- 2. 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.
- 3. 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).
- 4. 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.
- 5. 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.
- 6. 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.
- 7. ALL FRONT LOT LINES AND REAR LOT LINES WILL HAVE AN 8 FOOT UTILITY EASEMENT UNLESS OTHERWISE SHOWN HEREON.
- 8. 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.
- 9. 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.
- 10. 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.
- 11. SIGHT DISTANCE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CITY OF LONE TREE FOR LINE OF SIGHT TOGETHER WITH THE FOLLOWING RESTRICTIONS OVER SAID EASEMENT: NO OBJECT WITHIN THE SIGHT DISTANCE EASEMENT SHALL BE MORE THAN TWENTY—FOUR (24) INCHES ABOVE THE FLOWLINE TO THE ADJACENT STREET. SUCH OBJECTS SHALL INCLUDE BUT ARE NOT LIMITED TO BUILDINGS, VEGETATION, TREES, FILL MATERIAL, UTILITY CABINETS, WALLS, SIGNS, ETC. PARKING IS ALSO RESTRICTED WITHIN SAID EASEMENT. IN THE CASE OF MATURE TREES THEY MUST BE PRUNED UP TO SEVEN (7) FEET IN HEIGHT AND FOURTEEN (14) FEET IN HEIGHT OVER ANY ROADWAY. ANY LOTS CONTAINING A SIGHT DISTANCE EASEMENT SHALL NOT BE ALLOWED TO BUILD A FENCE WITHIN THE SIGHT DISTANCE EASEMENT. LIMITED LANDSCAPING SHALL BE ALLOWED WITH NO SOLID STRUCTURES PERMITTED AS STATED IN THE CITY OF LONE TREE'S DESIGN GUIDELINES AND STANDARDS FOR LANDSCAPING. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION AND PLANTINGS SHALL NOT EXCEED TWENTY—FOUR (24) INCHES IN HEIGHT.
- 12. LOT 320 SHALL BE OWNED AND MAINTAINED BY SH LYRIC, LLC, ITS SUCCESSORS AND ASSIGNS (UPON ACQUISITION). THE PURPOSE DESIGNATED FOR SAID LOT IS FOR SINGLE-FAMILY ATTACHED AND IS SUBJECT TO THE CITY OF LONE TREE SITE IMPROVEMENT PLAN (SIP) APPROVAL PROCESS.
- 13. TRACT X SHALL BE RETAINED IN OWNERSHIP BY RIDGEGATE INVESTMENTS, INC. ITS SUCCESSORS AND ASSIGNS PER SECTION 6(c) OF THE AMENDED AND RESTATED ANNEXATION AND DEVELOPMENT AGREEMENT WITH RESPECT TO THE EAST SIDE PROPERTY, AS RECORDED AUGUST 20, 2018 AT RECEPTION NO. 2018050200 UNTIL SUCH TIME THE SCHOOL DISTRICT IS READY TO CONSTRUCT THE SCHOOL AND HAS THE FUNDS AVAILABLE TO DO SO. TRACT X WILL BE CONVEYED TO THE CITY PRIOR TO BEING CONVEYED TO DOUGLAS COUNTY SCHOOL DISTRICT, PER SECTION 6(A) AND SECTION 6(D)(III) OF THE AMENDED AND RESTATED ANNEXATION AND DEVELOPMENT AGREEMENT WITH RESPECT TO THE EAST SIDE PROPERTY, AS RECORDED AUGUST 20, 2018 AT RECEPTION NO. 2018050200.
- 14. TRACT W SHALL INITIALLY BE OWNED BY SH LYRIC, LLC, ITS SUCCESSORS AND ASSIGNS (UPON ACQUISITION). THE PURPOSE DESIGNATED FOR SAID TRACT IS FOR A NEIGHBORHOOD PARK AND IS SUBJECT TO THE CITY OF LONE TREE SIP PROCESS AND APPROVAL. ONCE THE NEIGHBORHOOD PARK IMPROVEMENTS ARE CONSTRUCTED BY SH LYRIC, LLC AND APPROVED BY THE CITY AND SSPRD (SOUTH SUBURBAN PARKS & RECREATION DISTRICT), THE LAND WILL BE CONVEYED TO THE CITY OF LONE TREE VIA DEED AND MAINTAINED BY SSPRD.
- 15. 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).
- 16. 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.
- 17. 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, 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.
- 18. 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.
- 19. A GEOTECHNICAL REPORT FOR EACH LOT MUST BE SUBMITTED TO THE CITY AT THE TIME OF BUILDING PERMIT APPLICATION.
- 20. 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.
- 21. DEVELOPMENT OF ALL LOTS WILL BE SUBJECT TO REVIEW BY THE ARCHITECTURAL REVIEW COMMITTEE OF THE LYRIC OWNERS ASSOCIATION, INC.
- 22. 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.
- 23. THE OWNER(S) OF TRACT B AND V ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE DRAINAGE FACILITIES LOCATED WITHIN THE TRACTS. THE UNDERSIGNED GRANTS THE CITY OF LONE TREE A PERPETUAL RIGHT OF INGRESS AN EGRESS FROM AND TO ADJACENT PROPERTY. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN, OPERATE AND RECONSTRUCT THE RELATED FACILITIES WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE FACILITIES, WHICH MAINTENANCE, OPERATIONS AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).
- 24. 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.
- 25. TRACTS A, D, F, I, J, K, L, N, O, P, Q, R, S, T, U, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AK, AL AND AM ARE HEREBY CONVEYED FOR OWNERSHIP TO LYRIC OWNERS ASSOCIATION, INC. (MASTER HOA).
- 26. FUTURE DEVELOPMENT OF TRACT AO IS SUBJECT TO THE CITY OF LONE TREE SITE IMPROVEMENT PLAN (SIP) APPROVAL PROCESS.

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 I	LANDSCAPE	0.105	4,564	HOA	HOA
TRACT J	LANDSCAPE	0.320	13,959	HOA	HOA
TRACT K	LANDSCAPE	0.558	24,302	НОА	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		RRMD5	RRMD5
TRACT W (*)(**)	NEIGHBORHOOD PARK, TRAILS, LANDSCAPE	7.087		SSPRD	COLT
TRACT X (***)	FUTURE SCHOOL	8.000		RGI	RGI
TRACT Y (****)	OPEN SPACE	17.992		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		HOA	HOA
TRACT AC	LANDSCAPE	0.028		HOA	HOA
TRACT AD	LANDSCAPE	0.031		HOA	HOA
TRACT AE	LANDSCAPE	0.154	6,689	HOA	HOA
TRACT AF	LANDSCAPE, DRAINAGE	1.679	73,125	HOA	HOA
TRACT AG	LANDSCAPE LANDSCAPE	0.232		HOA	HOA
TRACT AG	LANDSCAPE	0.173	7,517	HOA	HOA
TRACT AI	LANDSCAPE	0.030	1,323	HOA	HOA
TRACT AJ	INTENTIONALLY NOT UTILIZED	0.030	1,525	1107	1100
TRACT AG	LANDSCAPE	0.268	11,689	HOA	HOA
TRACT AL		0.265		HOA	HOA
	LANDSCAPE, TRAILS, UTILITIES, DRAINAGE, FIRE ACCESS	2.793		HOA	HOA
TRACT AM TRACT AN(****)	RETAINING WALLS, LANDSCAPE				
	OPEN SPACE	100.958	4,397,721	COLT	COLT
TRACT AO	WELL FACILITIES TRACTS TOTAL (40)	4.996	217,633	RRMD1	RRMD1

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 LOTS	1,924,646	44.184	18.12
NON ALLEY TRACTS	7,476,527	171.638	70.38
ALLEY TRACTS	24,755	0.568	0.23
RIGHT-OF-WAY	1,197,169	27.483	11.27
RIDGEGATE SW VILLAGE FIL. NO. 2	10,623,097	243.873	100.00

SITE SUMMARY TABLE

DESIGNATION	TOTALS	AREA (SF)	AREA (AC)
NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS	319	1,728,802	39.688
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	743,436	17.068
PUBLIC RIGHT-OF-WAY		1,197,170	27.483
	TOTAL	10,623,097	243.873

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	O 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)	O 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 MÉASURED 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 APPROVE

***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.

CLOSER THAN 2 FEET FROM PROPERTY LINE.

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

LEGEND

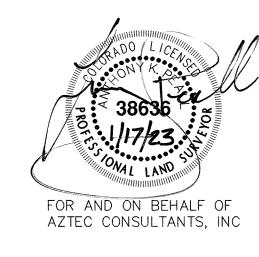
RECOVERED SECTION CORNER,
MONUMENTED AS SHOWN HEREON

SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"

FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"

(R) DENOTES RADIAL

Drawn By: BAM



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

DEVELOPER SH LYRIC, LLC

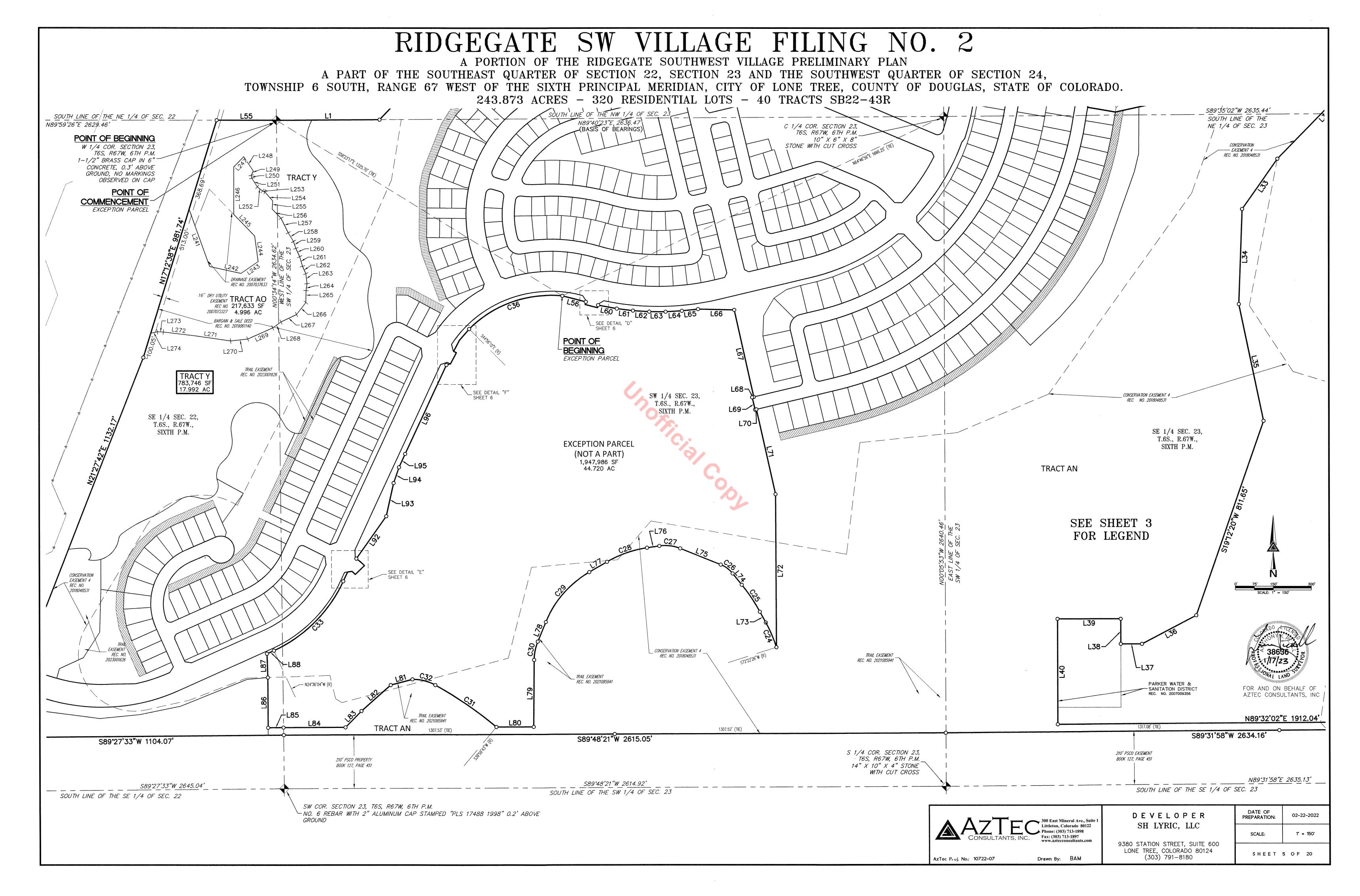
9380 STATION STREET, SUITE 600 LONE TREE, COLORADO 80124 (303) 791-8180

DATE OF PREPARATION: 02-22-2022

SCALE: N/A

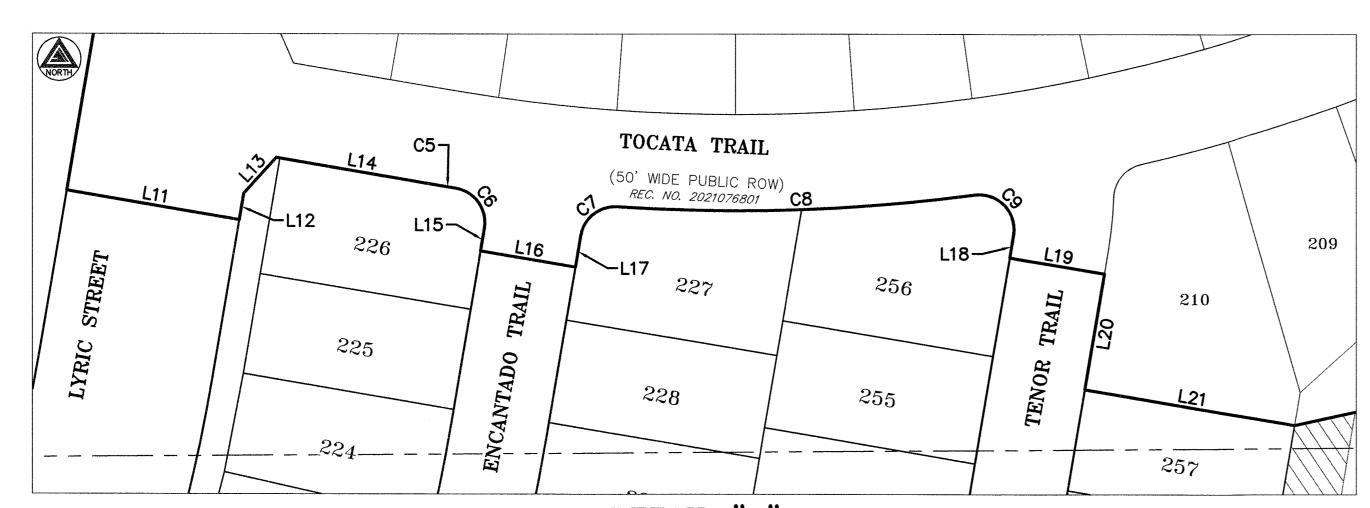
SHEET 3 OF 20

RIDGEGATE SW VILLAGE FILING NO. 2 A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN 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. 243.873 ACRES - 320 RESIDENTIAL LOTS - 40 TRACTS SB22-43R AZTEC CONSULTANTS, INC NORTH LINE OF THE NW 1/4 OF SEC. 24 NORTH LINE OF THE NE 1/4 OF SEC. 23 NORTH LINE OF THE NW 1/4 OF SEC. 23 N89°17'17"E 2596.29' NORTH LINE OF THE NE 1/4 OF SEC. 22 N89°14'48"E 2647.06' N 1/4 COR. SECTION 23, T6S, R67W, 6TH P.M. NE COR. SECTION 23, T6S, R67W, 6TH P.M. 1-1/2" BRASS CAP IN 6" N 1/4 COR. SECTION 22, NW COR. SECTION 23, CONCRETE, 0.3' ABOVE 1-1/2" BRASS CAP T6S, R67W, 6TH P.M. T6S, R67W, 6TH P.M. IN 6" CONCRETE, 0.2' GROUND, NO MARKINGS ARCHITECTURAL & OBSERVED ON CAP ABOVE GROUND, NO - USE RESTRICTION — N 1/4 COR. SECTION 24, T6S, R67W, 6TH P.M. MARKINGS OBSERVED NW 1/4 SEC. 23, 1-1/2" BRASS CAP T.6S., R.67W., NE 1/4 SEC. 23, PSCO EASEMENT IN 6" CONCRETE,-SIXTH P.M. BK. 1807 PG. 2043 T.6S., R.67W., 0.2' ABOVE GROUND, SIXTH P.M. NO MARKINGS OBSERVED ON CAP RIDGEGATE PARKWAY NW 1/4 SEC. 24, T.6Ś., R.67W., 16' DRY UTILITY EASEMENT SIXTH P.M. REC NO. 2007073327 NE 1/4 SEC. 22, T.6S., R.67W., SIXTH P.M. ARCHITECTURAL & - USE RESTRICTION ----CONSERVATION EASEMENT 5 ARCHITECTURAL & --- USE RESTRICTION UNPLATTED REC. NO. 2020011022 RIDGEGATE SW VILLAGE PSCO EASEMENT BK. 1807 PG. 2043 CDOT NO POINT OF ACCESS ---BK. 122 PG. 135 SECTION 23, C 1/4 COR. SECTION 22, T6S, R67W, 6TH P.M., POINT OF T6S, R67W, 6TH P.M.--COMMENCEMENT NO. 6 REBAR W/ ARCHITECTURAL & USE RESTRICTION 3 1/4" ALUMINUM CAP PSCO EASEMENT EXCEPTION PARCEL STONE WITH BK. 1807 PG. 2043 STAMPED "AZTEC 16' DRY UTILITY CUT CROSS REC. NO. 2020011022 EASEMENT CONSULTANTS INC. T6S SEE DETAIL "B" SHEET 6 SOUTH LINE OF THE R67W C1/4 22 2020 PLS NW 1/4 OF SEC. 24 NO. 38367" N88°40'16"E 2601.03' SOUTH LINE OF THE NE 1/4 OF SEC. 22 // L55 SOUTH LINE OF THE NW 1/4 OF SEC. 237 N89°59'26"E 2629.46 NE 1/4 OF SEC. 23 DRAINAGE EASEMENT REC NO. 2007037633 E 1/4 COR. SECTION 23, T6S, R67W, 6TH P.M. 12" X 12" X 5" STONE CONSERVATION WITH CUT CROSS --- EASEMENT 4 C 1/4 CORNER SECTION 24, REC. NO. 2018048531 T6S, R67W, 6TH P.M. CONSERVATION EASEMENT 12" X 12" X 5" STONE WITH CDOT NO POINT REC NO. 2018048531 OF ACCESS -CUT CROSS BK. 122 PG. 135 CITY OF LONE TREE REC. NO. 2006075140 SE 1/4 SEC. 23, REC. NO. 2006091818 -REC. NO. 2007011949 T.6S., R.67W., CONSERVATION EASEMENT 5 SIXTH P.M. REC. NO. 2018048531 PSCO EASEMENT 30' NON-EXCLUSIVE EASEMENT SE 1/4 SEC. 22, BK. 1807 PG. 2043 REC. NO. 2021115120 T.6S., R.67W., _ 30' EXCLUSIVE EASEMENT SW 1/4 SEC. 23, SIXTH P.M. BARGAIN & SALE DEED REC. NO. 2019061140 REC. NO. 2021115115 UNPLATTED T.6S., R.67W., CONSERVATION EASEMENT 4 SIXTH P.M. ARCHITECTURAL & REC. NO. 2018048531 CONSERVATION - USE RESTRICTION -– EASEMENT 4 REC. NO. 2020011022 REC NO. 2018048531 SW 1/4 SEC. 24, **EXCEPTION PARCEL** T.6S., R.67W., ΑN TRAIL EASEMENT (NOT A PART) SIXTH P.M. REC. NO. 2023001626 1,947,986 SF 44.720 AC CONSERVATION EASEMENT 5 (SEE SHEET 5) REC NO. 2018048531 CDOT NO POINT OF ACCESS ---BK. 122 PG. 135 30' EXCLUSIVE EASEMENT CONSERVATION REC. NO. EASEMENT 4 30' EXCLUSIVE EASEMENT 2021115118 REC. NO. REC. NO. 2021115116 2018048531 TRAIL PSCO EASEMENT EASEMENT S 1/4 COR. SECTION 24, - REC NO. 2000008574 REC. NO. L39 T6S, R67W, 6TH P.M. BK. 1807 PG. 2043 2023001626 _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ 1-1/2" BRASS CAP IN 6" TRAIL EASEMENT L38-CONSERVATION EASEMENT 4 TRAIL EASEMENT CONCRETE, 0.2' ABOVE REC. NO. 2021085941 REC. NO. 2018048531 TRAIL EASEMENT REC. NO. 2021085941 GROUND, NO MARKINGS TRAIL EASEMENT PARKER WATER & REC. NO. 2021085941 REC. NO. 2021085941 OBSERVED ON CAP -SANITATION DISTRICT REC. NO. 2021085941 N89'32'02"E 1912.04 974.69' (TIE) 1307.52' (TIE) 1307.53' (TIE) S8916'25"W 1949.39 S89'31'58"W 2634.16' 210' PSCO EASEMENT S89°27'33"W 1104.07' S89'48'21"W 2615.05' 210' PSCO EASEMENT BOOK 127, PAGE 451 30' NON-EXCLUSIVE EASEMENT 30' EXCLUSIVE EASEMENT 210' PSCO PROPERTY _SEE DETAIL "C" BOOK 127, PAGE 451 REC. NO. 2021115119 REC. NO. 2021115117 S89°16'25"W 2596.30' AGREEMENT BETWEEN PSCO BOOK 127, PAGE 451 SHEET 6 N89°31'58"E 2635.13' & CITY, BY SEPARATE DOCUMENT SOUTH LINE OF THE SW 1/4 OF SEC. 24 S89°48'21"W 2614.92' S89°27'33"W 2645.04' SOUTH LINE OF THE SE 1/4 OF SEC. 23 SOUTH LINE OF THE SW 1/4 OF SEC. 23 SOUTH LINE OF THE SE 1/4 OF SEC. 22 SE COR. SECTION 23, S 1/4 COR. SECTION 23, T6S, R67W, 6TH P.M._ T6S, R67W, 6TH P.M. S 1/4 COR. SECTION 22, SW COR. SECTION 23, T6S, R67W, 6TH P.M. DEVELOPER 02-22-2022 1-1/2" BRASS CAP IN 6" CONCRETE,-PREPARATION: T6S, R67W, 6TH P.M. SEE SHEET 20 NO. 6 REBAR WITH 2" ALUMINUM CAP 14" X 10" X 4" STONE 0.2' ABOVE GROUND, NO MARKINGS SH LYRIC, LLC Littleton, Colorado 80122 1-1/2" BRASS CAP STAMPED "PLS 17488 1998" 0.2' ABOVE WITH CUT CROSS OBSERVED ON CAP SEE SHEET 3 Phone: (303) 713-1898 FOR LINE & - IN 6" CONCRETE, 1" = 300" SCALE: Fax: (303) 713-1897 0.2' ABOVE GROUND, www.aztecconsultants.com 9380 STATION STREET, SUITE 600 FOR LEGEND CURVE TABLES NO MARKINGS LONE TREE, COLORADO 80124 (303) 791-8180 OBSERVED ON CAP SHEET 4 OF 20 Drawn By: BAM AzTec Proj. No.: 10722-07



A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
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.

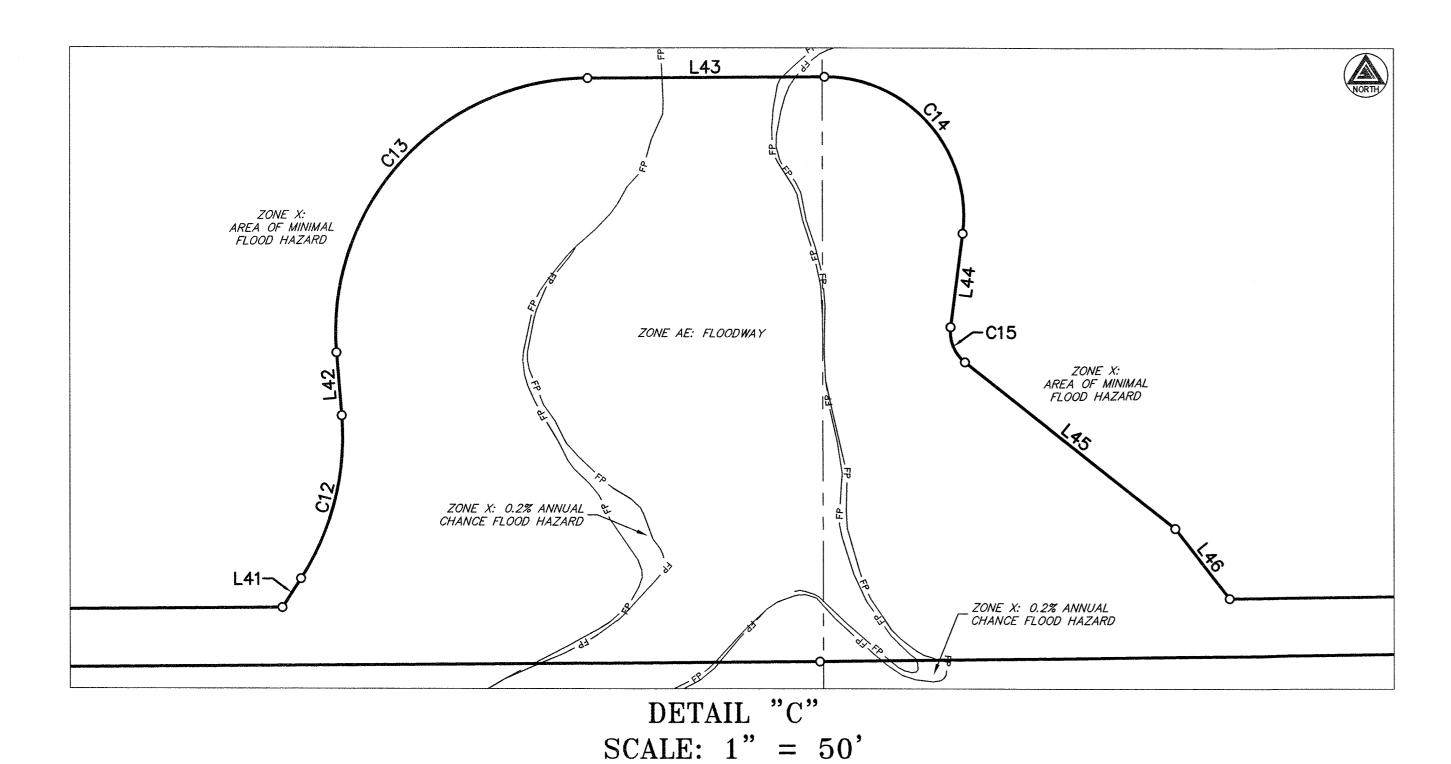
243.873 ACRES - 320 RESIDENTIAL LOTS - 40 TRACTS SB22-43R



DETAIL "A"

SCALE: 1" = 50'

SEE SHEETS 4 & 17



SEE SHEET 4

POETRY PLACE

(SO' WIDE PUBLIC ROW)

TRACT AZ

TRACT AZ

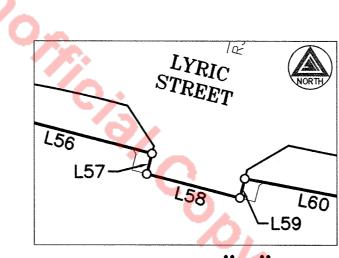
TRACT AZ

TRACT BQ

DETAIL "B"

SCALE: 1" = 50'

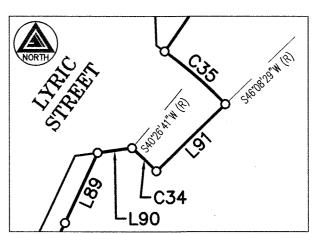
SEE SHEET 4



DETAIL "D"

SCALE: 1" = 50'

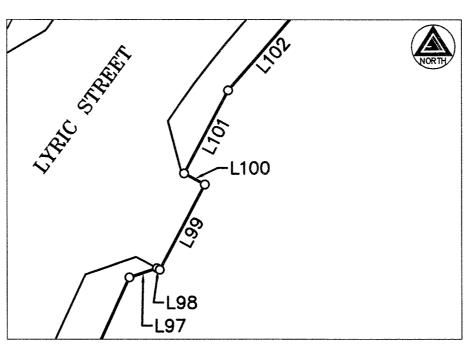
SEE SHEET 5



DETAIL "E"

SCALE: 1" = 50'

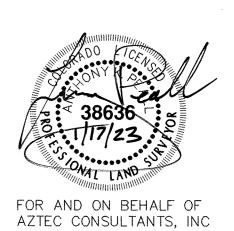
SEE SHEET 5



DETAIL "F"

SCALE: 1" = 50'

SEE SHEET 5

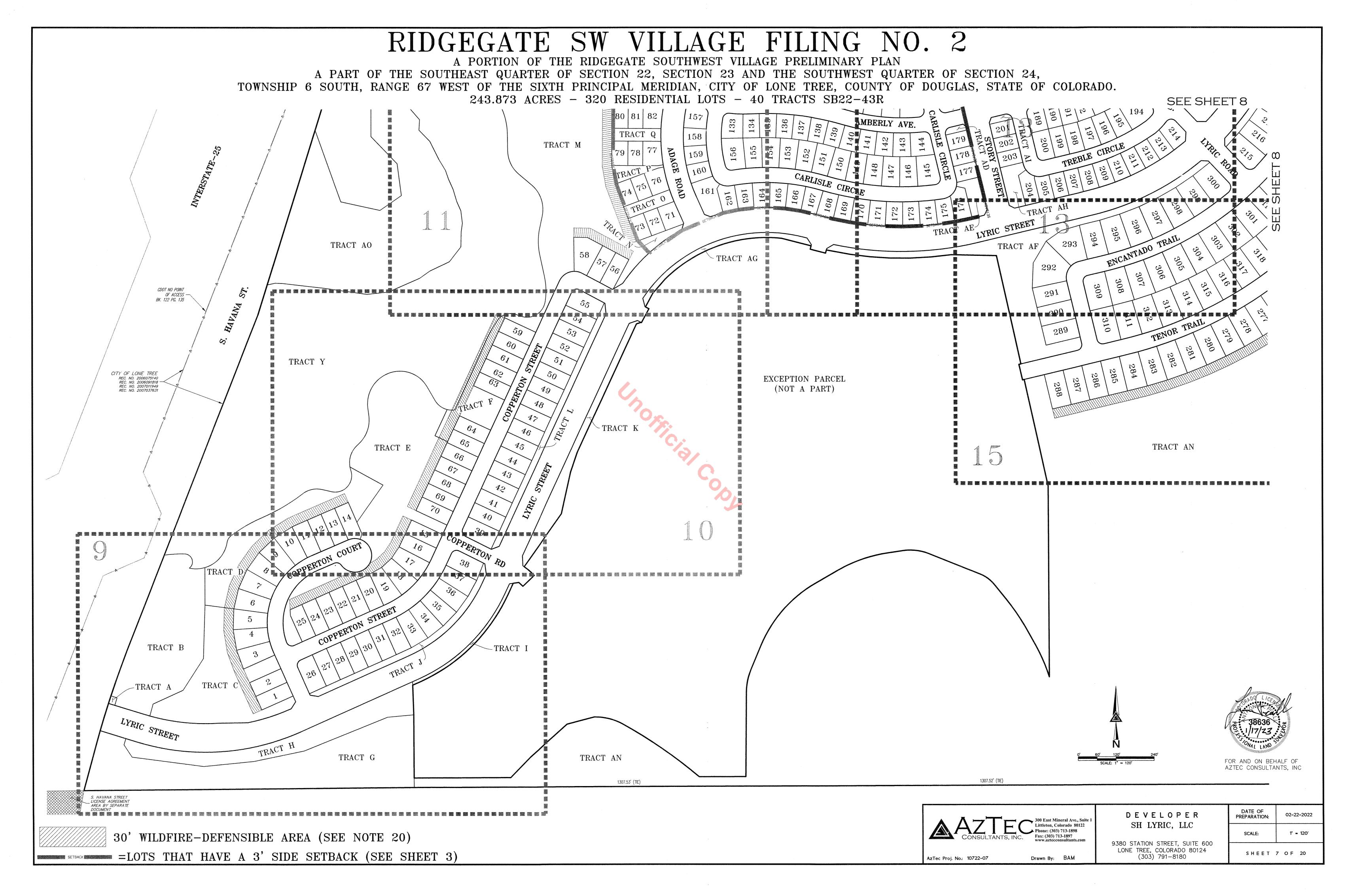


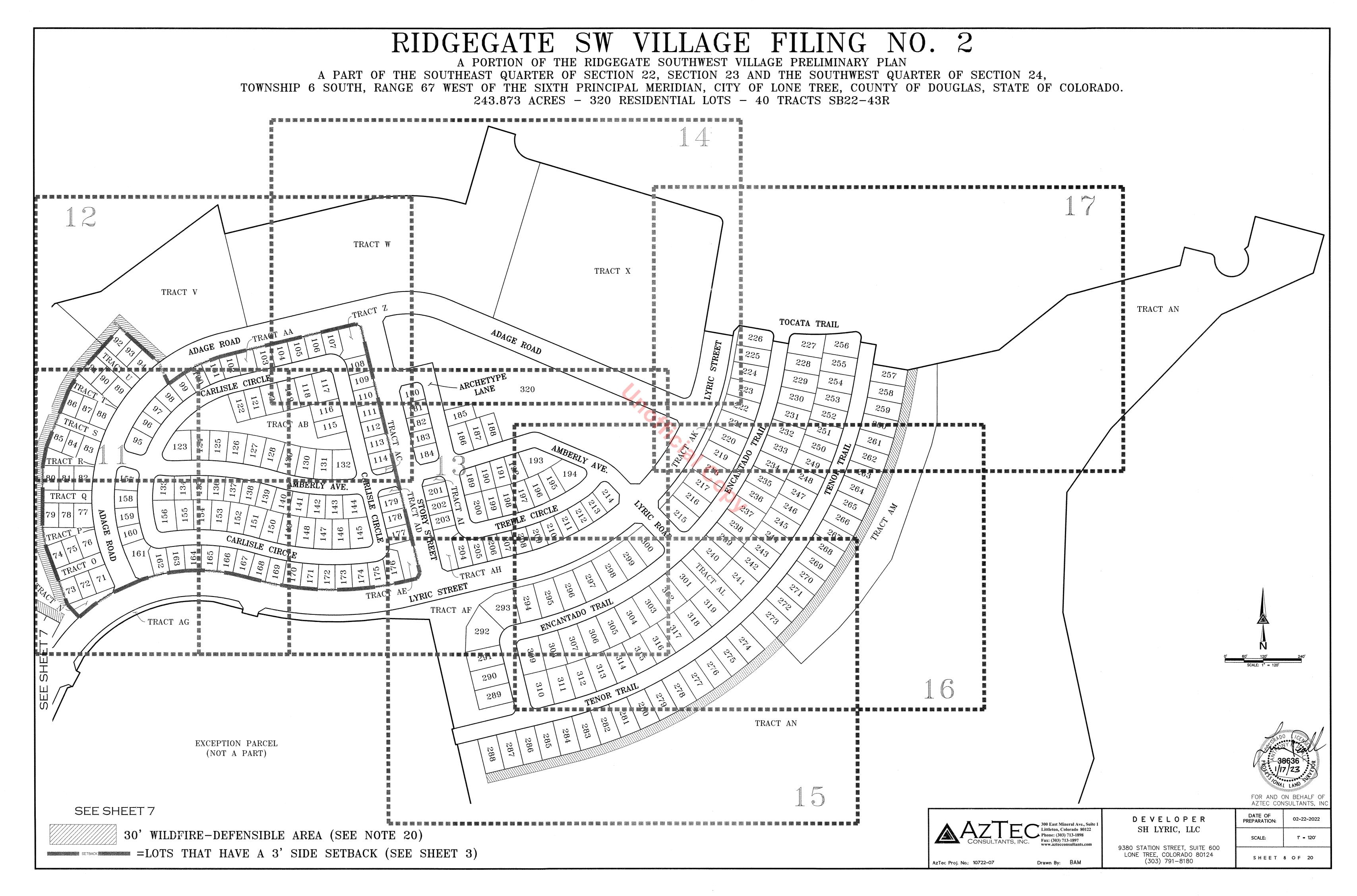
AZTE CONSULTANTS, IN	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com
AzTec Proj. No.: 10722-07	Drawn By: BAM

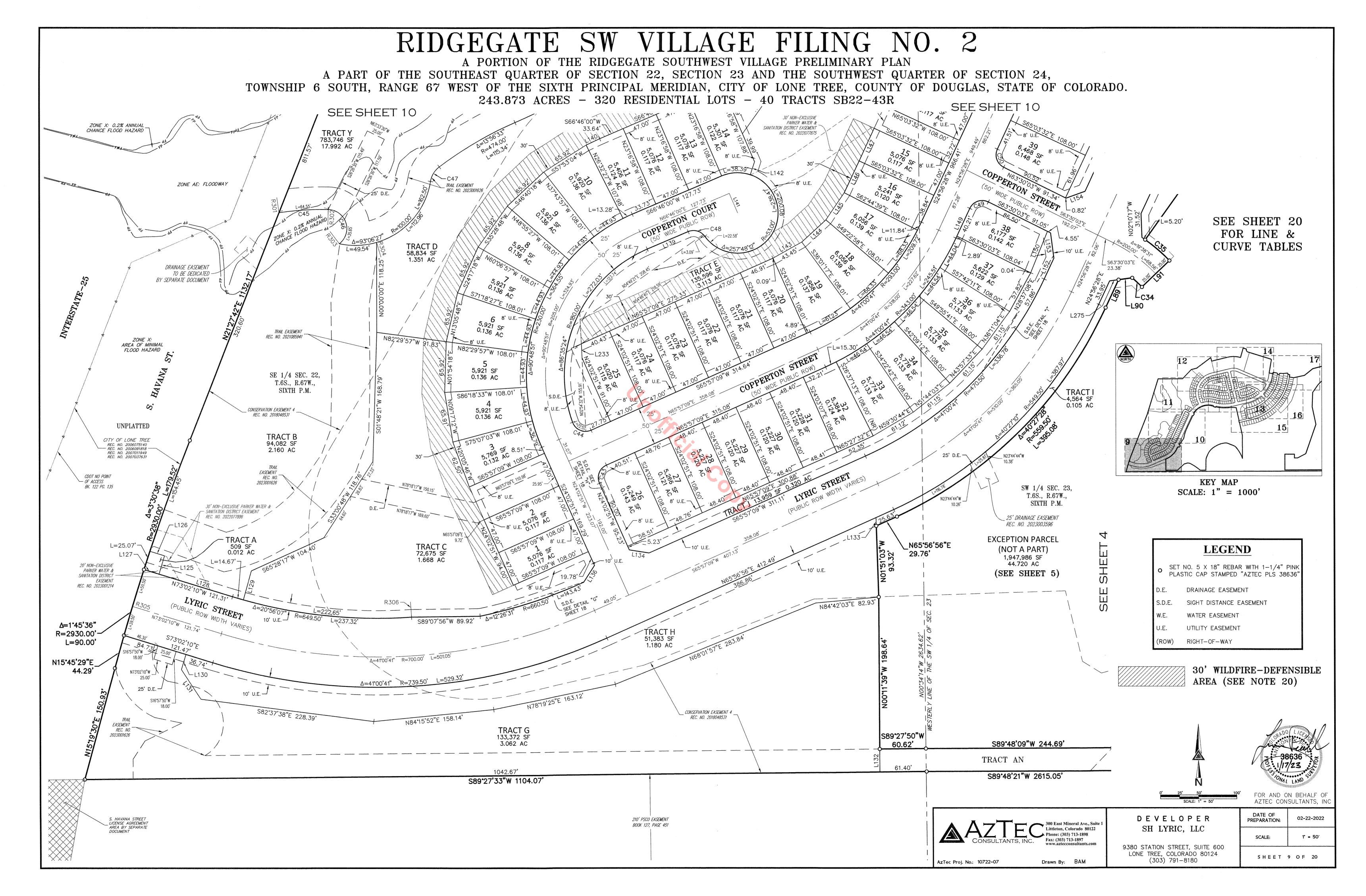
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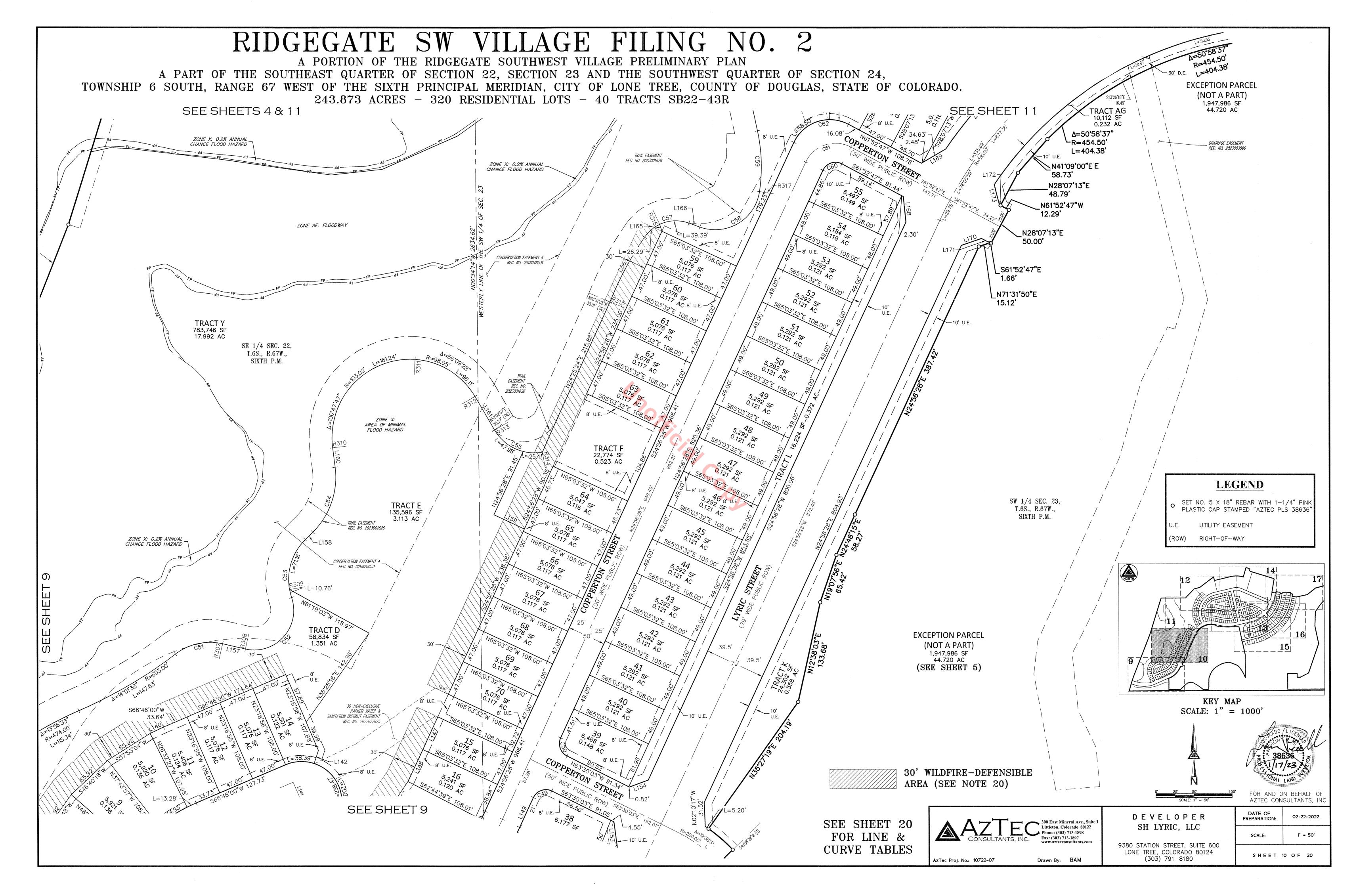
9380 STATION STREET, SUITE 600 LONE TREE, COLORADO 80124 (303) 791-8180

DATE OF PREPARATION:	02-22-2022
SCALE:	1" = 50'
SHEET	6 OF 20









RIDGEGATE SW VILLAGE FILING NO. 2 A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN 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. 243.873 ACRES - 320 RESIDENTIAL LOTS - 40 TRACTS SB22-43R SEE SHEET 12 N89°40'23"E 407.06' N89'59'26"E 235.73' SOUTH LINE OF THE NW 1/4 OF SEC. 267.48 139.58' TRACT M 335,149 SF ZONE X: 0.2% ANNUAL _ CHANCE FLOOD HAZARD 7.694 AC CONSERVATION EASEMENT 4 40' NON~EXCLUSIVE PARKER WATER & SANITATION DISTRICT EASEMENT SW 1/4 SEC. 23, T.6S., R.67W., SIXTH P.M. KEY MAP TRAIL EASEMENT SCALE: 1" = 1000'REC. NO. 2023001626 123 7,098 SF 0.163 AC SE 1/4 SEC. 22, T.6S., R.67W., SIXTH P.M. S.D.E. SEE DETAIL "K" AMBERLY AVE. Δ=19'42'43" R=869.50' L=299.14' C76 SHEET 18 $\Delta = 19^{\circ}42'43''$ R=845.50' 30' WILDFIRE-DEFENSIBLE AREA (SEE NOTE 20) ZONE AE: FLOODWAY 40' NON-EXCLUSIVE PARKER WATER & SANITATION DISTRICT EASEMENT **LEGEND** S00°28'30"W 194.00' 335,149 SF RECOVERED SECTION CORNER, MONUMENTED AS SHOWN HEREON 0.091 AC 7.694 AC SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636" S.D.E. SIGHT DISTANCE EASEMENT FLOOD HAZARD WATER EASEMENT N89°31'30"W 145.26' UTILITY EASEMENT TRACT P 4,982 SF TRACT Y 783,746 SF RIGHT-OF-WAY 17.992 AC Δ=26°52'59" R=627.50' 0.184 AC 40' NON-EXCLUSIVE PARKER WATER & _ SANITATION DISTRICT EASEMENT TRACT AO REC. NO. 2022077877 (SEE SHEET 5) SEE SHEET 20 30' NON-EXCLUSIVE PARKER WATER & _ SANITATION DISTRICT EASEMENT FOR LINE & REC. NO. 2022077876 LYRIC STREET CURVE TABLES (79' WIDE PUBLIC ROW) ZONE X: 0.2% ANNUAL CHANCE FLOOD HAZARD SEE DETAIL "M" SHEET 18 TRAIL EASEMENT REC. NO. 2023001626 30' NON-EXCLUSIVE 95.96 PARKER WATER & SANITATION DISTRICT EASEMENT 58 7,588 SF 0.174 AC REC. NO. 2022077885 **EXCEPTION PARCEL** S14°20'30"W POINT OF (NOT A PART) **BEGINNING** CONSERVATION EASEMENT 4 _ - REC. NO. 2018048531 1,947,986 SF TRACT AG 10,112 SF 44.720 AC S75'39'30"E_ EXCEPTION PARCEL 50.00 ZONE X: 0.2% ANNUAL CHANCE FLOOD HAZARD 0.232 AC (SEE SHEET 5) REC. NO. 2023003596 TRAIL EASEMENT REC. NO. 2023001626 ZONE X: 0.2% ANNUAL N41°09'00"E CHANCE FLOOD HAZARD FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC N28'07'13"E 48.79 DATE OF PREPARATION: DEVELOPER 02-22-2022 N61°52'47"W SH LYRIC, LLC Littleton, Colorado 80122 12.29' ▶ Phone: (303) 713-1898 SEE SHEET 10 SCALE: 1" = 50" Fax: (303) 713-1897 9380 STATION STREET, SUITE 600 LONE TREE, COLORADO 80124 (303) 791-8180 SHEET 11 OF 20 Drawn By: BAM AzTec Proj. No.: 10722-07

RIDGEGATE SW VILLAGE FILING NO. 2 A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN 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. 243.873 ACRES - 320 RESIDENTIAL LOTS - 40 TRACTS SB22-43R ZONE X: 0.2% ANNUAL CHANCE FLOOD HAZARD ZONE AO DRAINAGE EASEMENT REC. NO. 2023003595 TRACT W 308,721 SF 7.087 AC NW 1/4 SEC. 23, T.6S., R.67W., SIXTH P.M. KEY MAP ZONE AE: FLOODWAY SCALE: 1" = 1000'ARCHITECTURAL & - USE RESTRICTION -ARCHITECTURAL & — USE RESTRICTION — REC. NO. 2020011022 REC. NO. 2020011022 TRACT V 141,424 SF 3.247 AC LEGEND SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636" FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636" S.D.E. SIGHT DISTANCE EASEMENT 40' NON-EXCLUSIVE UTILITY EASEMENT SANITATION DISTRICT EASEMENT REC. NO. 2022077880 ROW) RIGHT-OF-WAY 30' WILDFIRE-DEFENSIBLE AREA (SEE NOTE 20) (BASIS OF BEARINGS) 8' U.E. N89°40'23"E 2636.47' SOUTH LINE OF THE NW 1/4 OF SEC. 23/ TRACT M 335,149 SF 7.694 AC CONSERVATION EASEMENT 4 REC. NO. 2018048531 SEE SHEET 20 S21°23'34"W 194.00 FOR LINE & TRACT AB 38,859 SF 0.892 AC PARKER WATER & SANITATION DISTRICT EASEMENT REC. NO. 2022077879 CURVE TABLES TRACT AB 38,859 SF 0.892 AC Δ=20°29'51" R=987.50' SW 1/4 SEC. 23, T.6S., R.67W., L=59.89' SIXTH P.M. 123 7,098 SF 0.163 AC (" <u>AMBERLY AVE</u>. Δ=19'42'43" R=869.50' 6,484 SF 0.149 AC FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC SEE SHEET 11 SEE SHEET 13 DATE OF PREPARATION: DEVELOPER 02-22-2022 300 East Mineral Ave., Suite Littleton, Colorado 80122 SH LYRIC, LLC ▶ Phone: (303) 713-1898 SCALE: 1" = 50' Fax: (303) 713-1897 9380 STATION STREET, SUITE 600 LONE TREE, COLORADO 80124 (303) 791-8180

SHEET 12 OF 20

AzTec Proj. No.: 10722-07

Drawn By: BAM

RIDGEGATE SW VILLAGE FILING NO. 2 A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN 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. 243.873 ACRES - 320 RESIDENTIAL LOTS - 40 TRACTS SB22-43R SEE SHEET 14 SEE SHEET 14 (BASIS OF BEARINGS) N89°40'23"E 2636.47' SOUTH LINE OF THE NW 1/4 OF SEC. 23 SW 1/4 SEC. 23, T.6S., R.67W., SIXTH P.M. KEY MAP SCALE: 1" = 1000'30' NON-EXCLUSIVE _ PARKER WATER & SANITATION DISTRICT EASEMENT REC. NO. 2022077883 (48' WIDE PUBLIC ROW) Δ=25°51'46" R=640.50' L=289.12' **LEGEND** SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636" DRAINAGE EASEMENT S.D.E. SIGHT DISTANCE EASEMENT WATER EASEMENT UTILITY EASEMENT (ROW) RIGHT-OF-WAY STORY (71' MIDE SEE SHEET 20 甲 FOR LINE & S L = 345.11CURVE TABLES CARLISLE CIRCLE SEE Δ=23°41'42" R=858.50' L=355.04' 170 BAR 39.5 LYRIC STREET 53.39, N75°37'03"W 296 st 796 st C86 -TRACT AF 73,125 SF 1.679 AC 293 9,556 SF 0.219 AC $\Delta = 25^{\circ}23'01''$ R=1039.50' L=460.53 N061215"W S88*48'00"E 143.03' 64.46' 292 11,331 SF 0.260 AC LN14°20'30"E 10.28 _S75*39'30"E 50.00 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC SEE SHEET 15 DATE OF PREPARATION: DEVELOPER 02-22-2022 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 SH LYRIC, LLC Phone: (303) 713-1898 SCALE: 1" = 50' Fax: (303) 713-1897 9380 STATION STREET, SUITE 600 LONE TREE, COLORADO 80124 (303) 791-8180 SHEET 13 OF 20 Drawn By: BAM AzTec Proj. No.: 10722-07

RIDGEGATE SW VILLAGE FILING NO. 2 A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN 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. 243.873 ACRES - 320 RESIDENTIAL LOTS - 40 TRACTS SB22-43R RIDGEGATE SW VILLAGE FILING NO. 1 REC. NO. 2021076801 Δ=90'00'00" ∕R=62.00' L=97.39' UNPLATTED KEY MAP SCALE: 1'' = 1000' 29_5 23'x30' PARKER WATER & SAN. EXCLUSIVE EASEMENT REC. NO. 2021119903 Δ=29°56'06" R=636.86' L=332.74' Δ=84°27'18" L=32.43' NW 1/4 SEC. 23, Δ=1°42'04" T.6S., R.67W., SIXTH P.M. ~R=745.50' L=22.13' LEGEND 10' U.E. — TRACT W 308,721 SF 7.087 AC RECOVERED SECTION CORNER, MONUMENTED AS SHOWN HEREON ARCHITECTURAL & --- USE RESTRICTION --REC. NO. 2020011022 FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636" UTILITY EASEMENT PARKER WATER & SANITATION DISTRICT EASEMENT RIGHT-OF-WAY REC. NO. 2022077884 TRACT X 348,478 SF 50' NON-EXCLUSIVE EASEMENT REC. NO. 2021119901 8.000 AC Δ=36°18'52" R=335.50' L=212.64' SEE SHEET 20 FOR LINE & CURVE TABLES NW 1/4 SEC. 23, T.6S., R.67W., SIXTH P.M. S80°22'55"E 35.5 \$80°23'00"E __ S84°37'43"E 320 195,844 SF 4.496 AC 40' NON-EXCLUSIVE PARKER WATER & SANITATION DISTRICT COSCATABILITY REC. NO. 2022077882 C 1/4 COR. SECTION 23, T6S, R67W, 6TH P.M._ 10" X 6" X 8" STONE WITH CUT CROSS 40' NON-EXCLUSIVE PARKER WATER & SANITATION DISTRICT EASEMENT REC. NO. 2022077882 (BASIS OF BEARINGS) N89°40'23"E 2636.47" SOUTH LINE OF THE NW 1/4 OF SEC. 23 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC SEE SHEET 13 DATE OF PREPARATION: DEVELOPER 02-22-2022 y 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 SH LYRIC, LLC ▶ Phone: (303) 713-1898 SEE SHEET 12 SCALE: 1" = 50' Fax: (303) 713-1897 9380 STATION STREET, SUITE 600 LONE TREE, COLORADO 80124 (303) 791-8180 SHEET 14 OF 20 Drawn By: BAM AzTec Proj. No.: 10722-07

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. 243.873 ACRES - 320 RESIDENTIAL LOTS - 40 TRACTS SB22-43R SEE SHEET 13 SEE SHEET 16 KEY MAP SCALE: 1" = 1000' S88'48'00"E 143.03' 292 11,331 SF 0.260 AC SEE SHEET 20 FOR LINE & CURVE TABLES LEGEND S43°23'29"E 222.71' (NR) SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636" DRAINAGE EASEMENT UNPLATTED SIGHT DISTANCE EASEMENT UTILITY EASEMENT RIGHT-OF-WAY 30' WILDFIRE-DEFENSIBLE AREA (SEE NOTE 20) SE 1/4 SEC. 23, T.6S., R.67W., SIXTH P.M. S76'32'57"W 6.60' TRACT AN 4,397,721 SF 100.958 AC S13°27'03"E_ 50.00' N76°32'57"E 5.29 S13'27'03"E ___ 28.42' SW 1/4 SEC. 23, T.6S., R.67W., CONSERVATION EASEMENT 4 SIXTH P.M. REC. NO. 2018048531 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC SEE SHEET 5 DATE OF PREPARATION: DEVELOPER 02-22-2022 → 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 → Phone: (303) 713-1898 SH LYRIC, LLC SCALE: 1" = 50" Fax: (303) 713-1897 9380 STATION STREET, SUITE 600 LONE TREE, COLORADO 80124 (303) 791-8180 SHEET 15 OF 20 AzTec Proj. No.: 10722-07 Drawn By: BAM

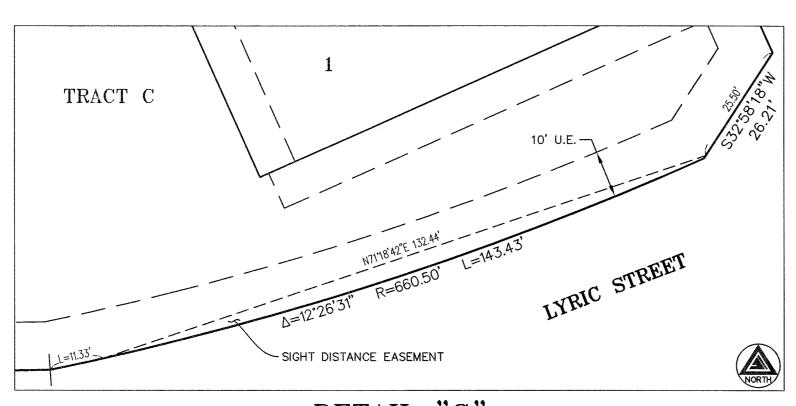
RIDGEGATE SW VILLAGE FILING NO. 2 A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN A PART OF THE SOUTHEAST QUARTER OF SECTION 22, SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO. 243.873 ACRES - 320 RESIDENTIAL LOTS - 40 TRACTS SB22-43R SEE SHEET 17 SEE SHEET 17 KEY MAP SCALE: 1" = 1000'TRACT AM 121,677 SF 2.793 AC _ CONSERVATION EASEMENT 4 REC. NO. 2018048531 LEGEND SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636" DRAINAGE EASEMENT S.D.E. SIGHT DISTANCE EASEMENT SIDEWALK EASEMENT UTILITY EASEMENT RIGHT-OF-WAY 30' WILDFIRE-DEFENSIBLE AREA (SEE NOTE 20) SEE SHEET 20 FOR LINE & CURVE TABLES TRACT AN 4,397,721 SF 100.958 AC S43*23'29"E _ 222.71' (NR) SEE CONSERVATION EASEMENT 4 SE 1/4 SEC. 23, T.6S., R.67W., SIXTH P.M. REC. NO. 2018048531 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC SEE SHEET 15 SEE SHEET 5 DATE OF PREPARATION: DEVELOPER 02-22-2022 → 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 → Phone: (303) 713-1898 SH LYRIC, LLC SCALE: 1" = 50" Fax: (303) 713-1897 9380 STATION STREET, SUITE 600 LONE TREE, COLORADO 80124 (303) 791-8180 SHEET 16 OF 20 Drawn By: BAM AzTec Proj. No.: 10722-07

RIDGEGATE SW VILLAGE FILING NO. 2 A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN 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. 243.873 ACRES - 320 RESIDENTIAL LOTS - 40 TRACTS SB22-43R Δ=84°27'18" -R=22.00' L=32.43' Δ=1°42'04" ~R=745.50° L=22.13' KEY MAP TRACT X 348,478 SF 8.000 AC SCALE: 1" = 1000'RIDGEGATE SW VILLAGE FILING NO. 1 REC. NO. 2021076801 **LEGEND** NW 1/4 SEC. 23, T.6S., R.67W., RECOVERED SECTION CORNER, MONUMENTED AS SHOWN HEREON \setminus NE 1/4 SEC. 23, SIXTH P.M. T.6S., R.67W., _SEE DETAIL "A" SHEET 6 TOCATA TRAIL TRACT AZ SIXTH P.M. FOUND NO. 5 REBAR WITH 1-1/4" PINK S80°23'00"E PLASTIC CAP STAMPED "AZTEC PLS 38636" (50' WIDE PUBLIC ROW) REC. NO. 2021076801 DRAINAGE EASEMENT S.D.E. SIGHT DISTANCE EASEMENT 209 TRACT CB WATER EASEMENT UTILITY EASEMENT (ROW) RIGHT-OF-WAY 5,873 SF 0.135 AC LYRIC LIC ROW C 1/4 COR. SECTION 23, T6S, R67W, 6TH P.M._ 10" X 6" X 8" STONE WITH CUT CROSS 30' WILDFIRE-DEFENSIBLE AREA (SEE NOTE 20) 50' NON-EXCLUSIVE EASEMENT REC. NO. 2021119901 0.135 AC 254 6,242 SF 0.143 AC 0.136 AC 230 6,201 SF 0.142 AC 253 5,888 SF 0.135 AC SEE SHEET 20 S78.54'11"E 111.00' SE 1/4 SEC. 23, T.6S., R.67W., SIXTH P.M. FOR LINE & 259 5,917 SF 0.136 AC CURVE TABLES TRACT AM 121,677 SF 2.793 AC 6,201 SF 0.142 AC SEE SHEET 4 TRACT AN 4,397,721 SF 100.958 AC 320 195,844 SF S29'48'33"W 4.496 AC 30' NON-EXCLUSIVE PARKER WATER & SANITATION DISTRICT EASEMENT REC. NO. 2022077883 CONSERVATION _ EASEMENT 4 ---REC. NO. 018048531 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC SEE SHEET 16 SEE SHEET 16 DATE OF PREPARATION: DEVELOPER 02-22-2022 SH LYRIC, LLC Littleton, Colorado 80122 A Phone: (303) 713-1898 SCALE: 1" = 50' Fax: (303) 713-1897 9380 STATION STREET, SUITE 600 LONE TREE, COLORADO 80124 (303) 791-8180 SHEET 17 OF 20 Drawn By: BAM AzTec Proj. No.: 10722-07

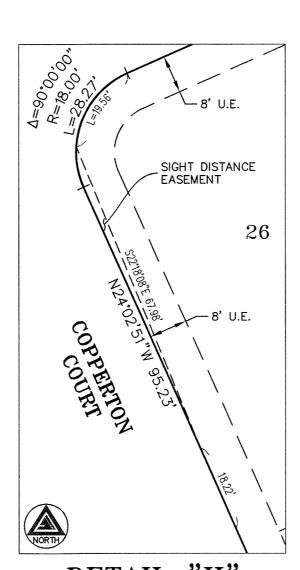
Ref # 2023003756, Pages: 18 of 20

RIDGEGATE SW VILLAGE FILING NO. 2

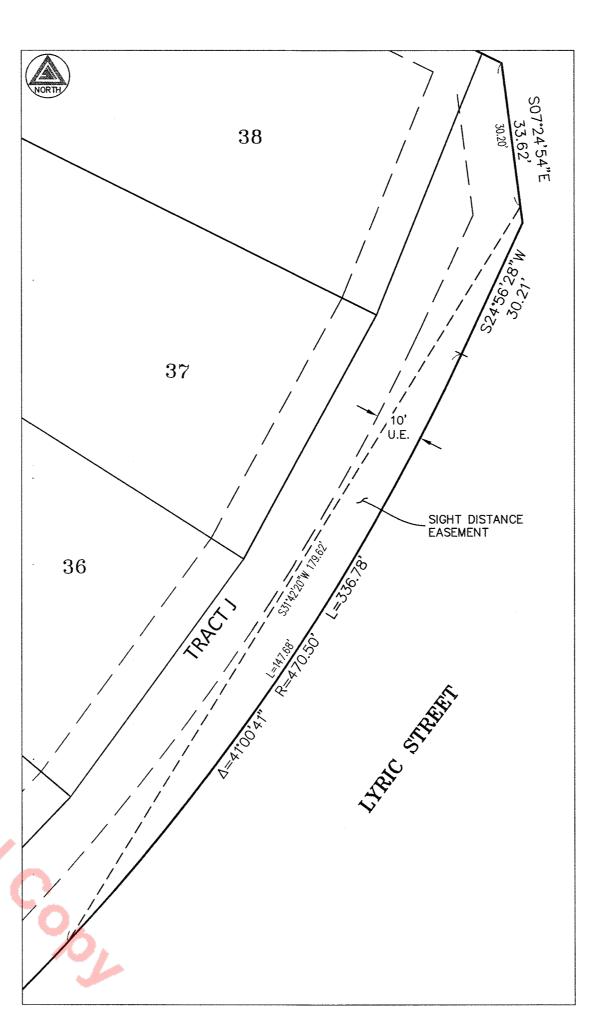
A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN A PART OF THE SOUTHEAST QUARTER OF SECTION 22, SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO. 243.873 ACRES - 320 RESIDENTIAL LOTS - 40 TRACTS SB22-43R



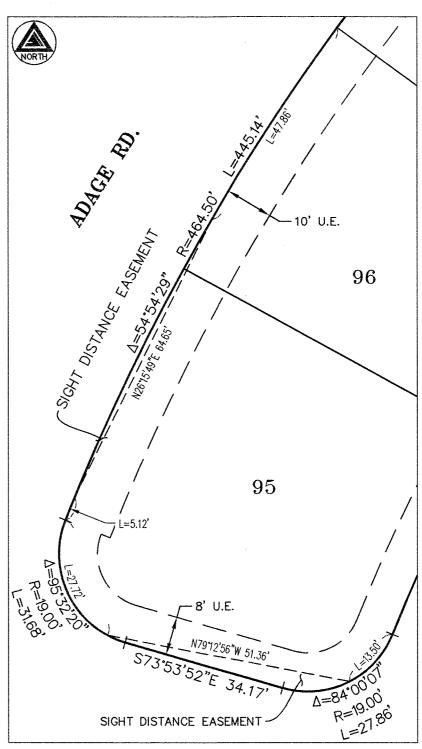
DETAIL "G" SCALE: 1" = 20'SEE SHEET 9



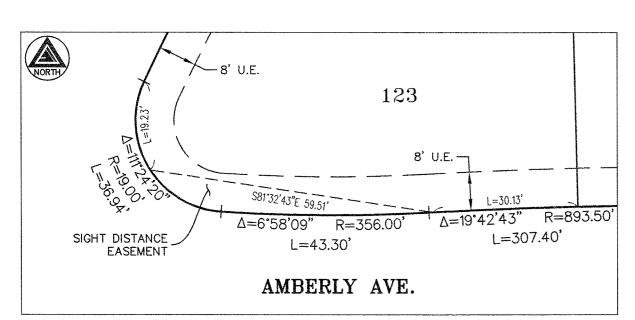
DETAIL "H" SCALE: 1" = 20'SEE SHEET 9



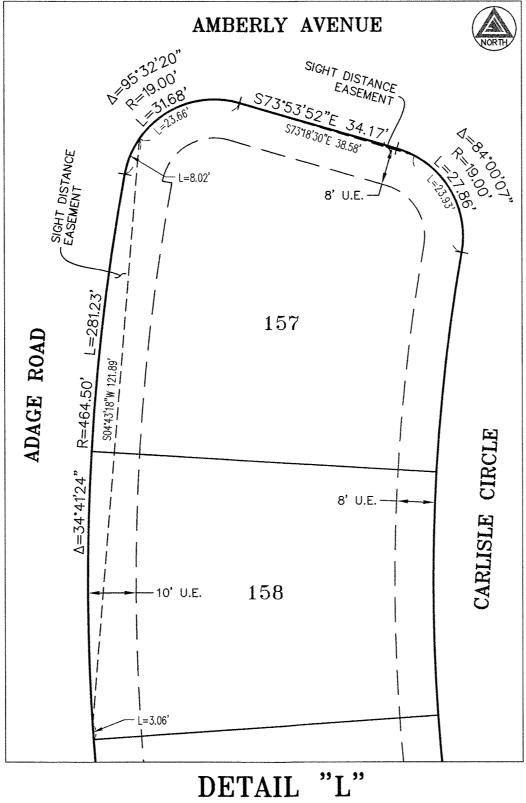
DETAIL "I" SCALE: 1" = 20'SEE SHEET 9



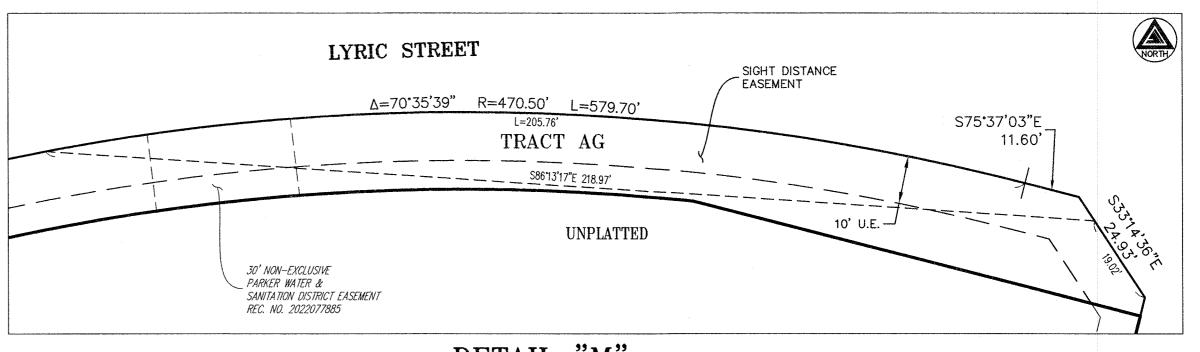
DETAIL "J" SCALE: 1" = 20SEE SHEETS 11 & 12



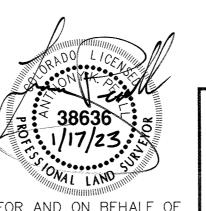
DETAIL "K" SCALE: 1" = 20'SEE SHEETS 11 & 12



SCALE: 1" = 20'SEE SHEET 11



DETAIL "M" SCALE: 1" = 20'SEE SHEET 11



38636 × 38666 × 38666 × 38666 × 38666 × 38666 × 38666 × 38666 × 38666 × 38666 × 38666 × 38666 × 38666	AAZTE CONSULTANTS,	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC	AzTec Proj. No.: 10722-07	Drawn By: BAM

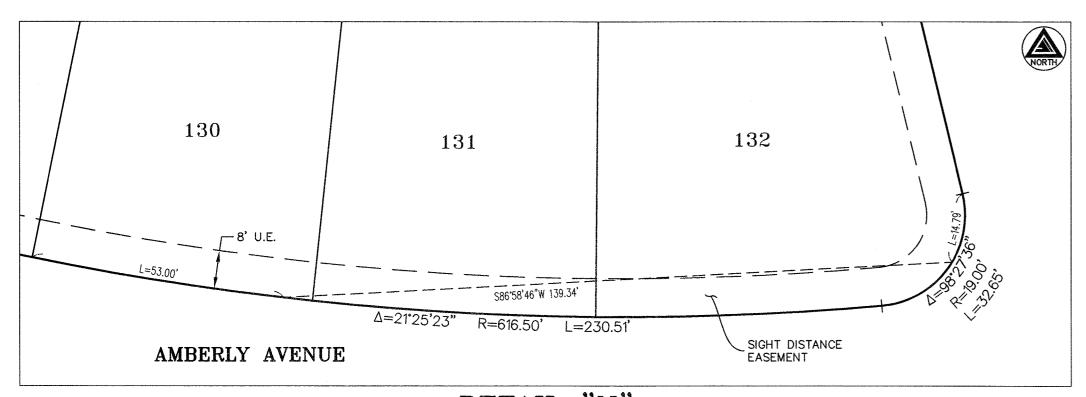
DEVELOPER	DATE OF PREPARATION:	C
SH LYRIC, LLC	SCALE:	
9380 STATION STREET, SUITE 600 LONE TREE, COLORADO 80124 (303) 791-8180	SHEET	18 C

Ref # 2023003756, Pages: 19 of 20

RIDGEGATE SW VILLAGE FILING NO. 2

A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
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.

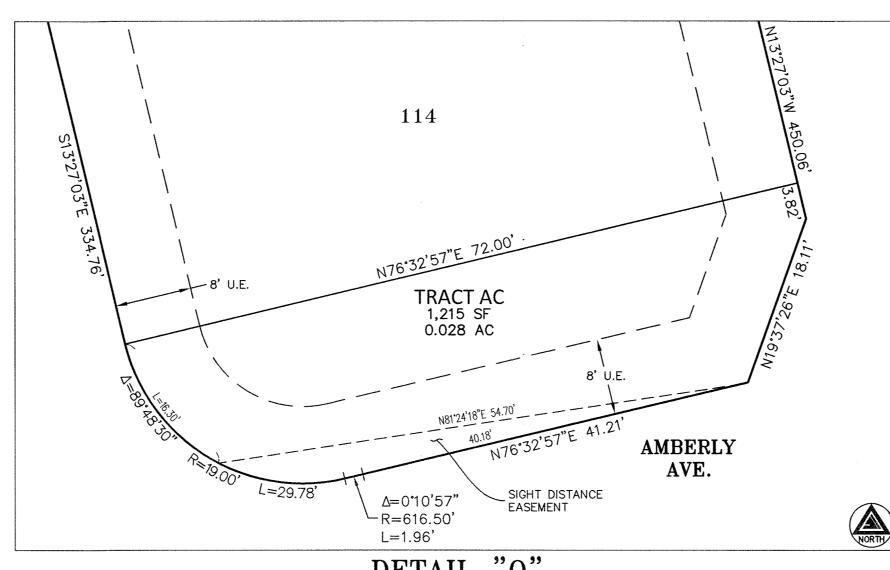
243.873 ACRES - 320 RESIDENTIAL LOTS - 40 TRACTS SB22-43R



DETAIL "N"

SCALE: 1" = 20'

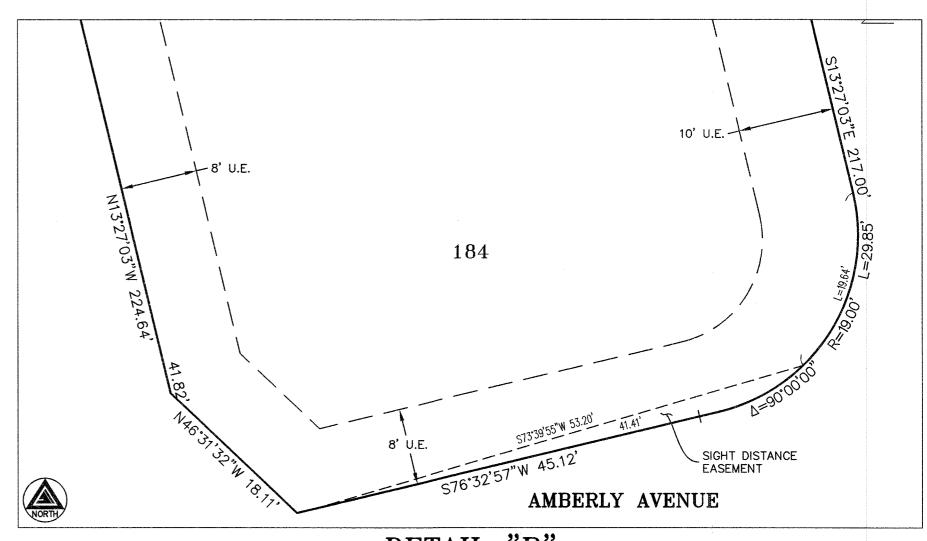
SEE SHEET 13



DETAIL "O"

SCALE: 1" = 10'

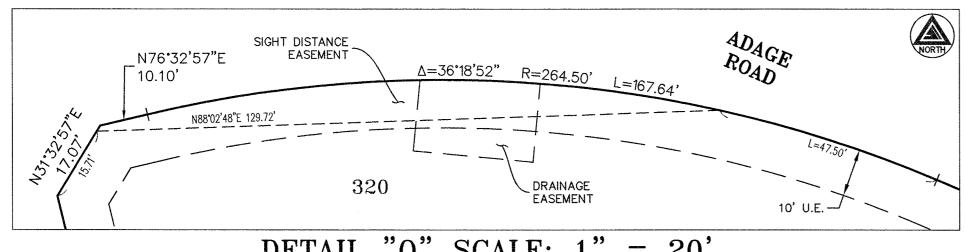
SEE SHEET 13



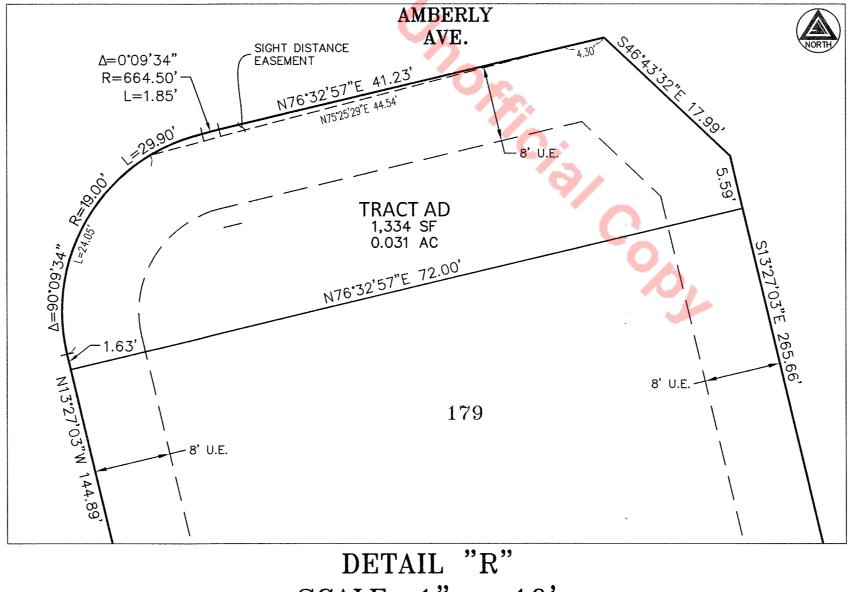
DETAIL "P"

SCALE: 1" = 10'

SEE SHEET 13



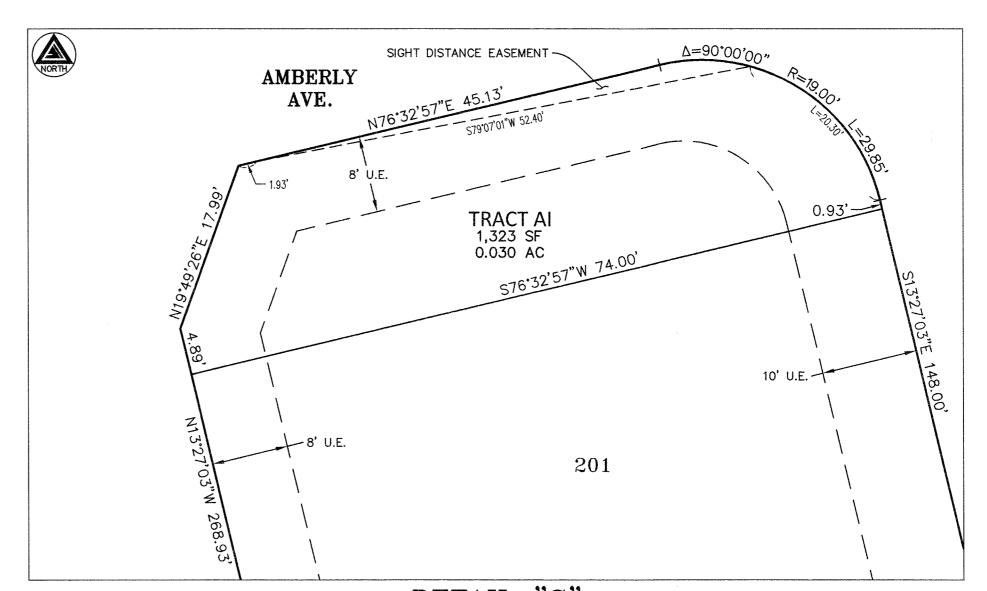
DETAIL "Q" SCALE: 1" = 20' SEE SHEET 14



DETAIL "R"

SCALE: 1" = 10'

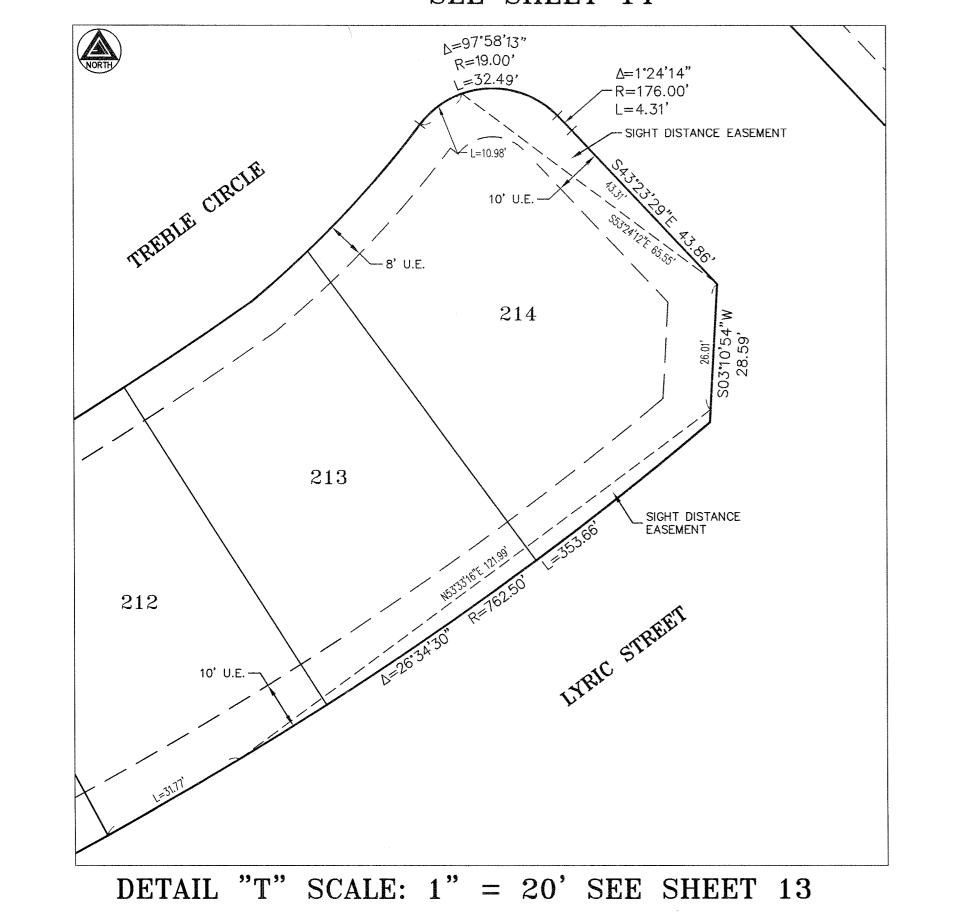
SEE SHEET 13



DETAIL "S"

SCALE: 1" = 10'

SEE SHEET 13



AMBERLY
AVE.

8' U.E.

SIGHT DISTANCE EASEMENT

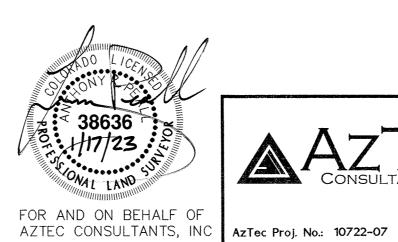
NGO78'49'W 59.50'

DETAIL "U"

DETAIL "U"

SCALE: 1" = 20'

SEE SHEET 13



AAZTE 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:	02-22-2022
SCALE:	VARIES
SHEET	19 OF 20

Ref # 2023003756, Pages: 20 of 20

RIDGEGATE SW VILLAGE FILING NO. 2

A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN 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. 243.873 ACRES - 320 RESIDENTIAL LOTS - 40 TRACTS SB22-43R

	LINE TABLE		LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH		LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N89°40'23"E	407.06	L51	S32°15'11"E	146.86'	L101	N28°07'13"E	48.79'		L151	N43°23'29"W	43.86'	L201	N88°58'11"E	53.60'
L2	N43°32'45"E	326.90'	L52	S48°45'15"E	119.65'	L102	N41°09'00"E	58.73'		L152	S24°56'28"W	30.21	L202	N89°42'03"E	29.59'
L3	N75°08'07"E	150.09'	L53	N15°19'30"E	150.93	L103	S61°35'19"W	33.11'		L153	S07°24'54"E	33.62'	L203	S88°06'36"E	29.52'
L4	N53°25'24"E	458.16'	L54	N15°45'29"E	44.29'	L104	S63°11'21"W	30.29'		L154	S69°51'58"W	26.46	L204	S75°37'03"E	11.60'
L5	S13°27'03"E	93.54'	L55	N89°59'26"E	235.73'	L105	S64°59'00"W	40.79		L155	N89°57'52"W	28.59'	L205	S33*14'36"E	24.93'
L6	N76°32'57"E	440.26	L56	S75°39'30"E	95.96'	L106	S66°35'02"W	22.62'		L156	S86°50'09"E	22.87'	L206	S14°20'30"W	3.94'
L7	N16°16'23"E	255.80'	L57	S14°20'30"W	10.87	L107	S68°22'41"W	48.47'		L157	N77°07'45"W	30.67	L207	S09°37'12"W	53.05'
L8	S73°08'32"E	88.78	L58	S75°39'30"E	50.00'	L108	S69°58'43"W	14.94'		L158	S45°35'07"W	13.96'	L208	S09°37'05"W	71.66'
L9	S73°08'09"E	621.97	L59	N14°20'30"E	10.28'	L109	S71°46'22"W	56.14'		L159	N65°03'32"W	44.04'	L209	N31°47'53"E	21.44'
L10	S09°37'05"W	318.79'	L60	S79°28'18"E	75.25	L110	S73°22'24"W	7.26'		L160	S07°18'13"E	25.57'	L210	N63°27'03"W	17.93'
L11	S80°23'00"E	91.00'	L61	S82°48'06"E	64.09'	L111	S75°09'00"W	63.40'		L161	N30°20'58"W	51.02'	L211	N31°32'57"E	17.07'
L12	N09°37'05"E	13.94'	L62	S86°1/6'23"E	64.46	L112	S76°32'57"W	73.51'		L162	N76°32'57"E	59.63'	L212	N76°32'57"E	10.10'
L13	N42°37'17"E	25.11'	L63	S89°45'17"E	64.46	L113	N51°42'56"E	67.85'		L163	N00°03'11"E	22.87'	L213	N76°32'57"E	41.21
L14	S80°22'55"E	86.21'	L64	N86°45'49"E	64.46'	L114	N55°39'06"E	65.74'		L164	S26°01'11"E	19.13'	L214	N59°50'36"E	24.99'
L15	S09°37'05"W	12.00'	L65	N83°49'23"E	64.14'	L115	N60°01'02"E	65.74'		L165	N17°30'35"W	9.59'	L215	N14°20'30"E	4.72'
L16	S80°22'55"E	50.00'	L66	S88°48'00"E	143.03'	L116	N64°22'58"E	65.74'		L166	N70°00'32"W	15.24'	L216	S76°32'57"W	39.25'
L17	N09°37'05"E	16.72'	L67	S12°36'58"E	350.32'	L117	N68°44'53"E	65.74'		L167	N38°44'43"E	17.81'	L217	S26°32'57"W	19.96'
L18	S09°36'30"W	12.00'	L68	S76°32'57"W	6.60'	L118	N73°06'49"E	65.74'		L168	S05°46'59"E	33.67'	L218	S34°16'55"E	5.27'
L19	S80°23'30"E	50.00'	L69	S13°27'03"E	50.00'	L119	N76°22'15"E	66.28'		L169	S59°39'59"W	37.11'	L219	S77°45'42"E	27.57
L20	S09°37'12"W	61.46'	L70	N76°32'57"E	5.29'	L120	N73°45'35"E	58.66'		L170	N71°07'30"E	27.93'	L220	S46°43'32"E	17.99
L21	S80°22'55"E	111.00'	L71	S12°37'09"E	343.00'	L121	N55°22'10"E	59.08'		L171	S61°52'47"E	12.35'	L221	N19°37'26"E	18.11'
L22	N77°42'30"E	293.92'	L72	S00°11'39"E	601.50'	L122	N76°32'57"E	75.63'		L172	N61°52'47"W	1.69'	L222	N46°31'32"W	18.11'
L23	N51°22'27"E	276.27	L73	N28°49'36"W	48.59'	L123	N76°32'57"E	59.63'		L173	N14°36'45"W	27.26'	L223	S76°32'57"W	45.12'
L24	N75°15'09"E	366.22	L74	N38°49'06"W	57.26'	L124	S76°32'57"W	59.63'		L174	S12°19'15"E	70.09'	L224	N19°49'26"E	17.99'
L25	N13°42'56"E	58.99'	L75	N68°16'26"W	171.98'	L125	N16°57'50"E	25.01		L175	S12°24'35"W	37.35'	L225	N76°32'57"E	45.13'
L26	S76°17'04"E	83.25'	L76	S81°38'25"W	49.16'	L126	S72°52'00"E	20.06'		L176	S49°41'14"E	53.10'	L226	S53°23'29"W	29.67
L27	N50°37'27"E	13.73'	L77	S59*56'32"W	80.78	L127	N73°02'10"W	20.60'		L177	S00°44'17"E	51.47'	L227	S13°05'33"W	6.93'
L28	N13°42'56"E	96.64	L78	S22°45'57"W	83.14'	L128	N73°02'10"W	100.71		L178	S88 ° 56'07"E	43.29'	L228	N63°27'03"W	18.71
L29	S74°58'38"E	223.24	L79	S00°29'28"W	264.51	L129	S15°40'12"W	39.29'		L179	N09°37'05"E	16.17'	L229	S76°32'57"W	47.00'
L30	S15°40'55"W	124.18'	L80	S89°48'09"W	147.28'	L130	S16°57'50"W	20.56		L180	S42°52'20"E	53.53'	L230	S76°32'57"W	24.13'
L31	S65°35'08"W	316.55'	L81	S75°18'01"W	88.85'	L131	S33°18'06"E	46.42'		L181	S15°52'24"W	20.84	L231	S10°21'27"W	36.31
L32	S44°08'49"W	499.60'	L82	S48°18'20"W	154.91	L132	N00°11'39"W	29.87		L182	S24°07'36"E	60.73	L232	S58°11'38"W	25.44'
L33	S34*59'22"W	242.96'	L83	S44°19'09"W	90.24	L133	S01°51'03"E	10.80'		L183	N79*17'26"E	17.94'	L233	N02°54'32"W	18.23'
L34	S02°01'35"W	376.21	L84	S89°48'09"W	244.69	L134	N81°02'39"W	26.20'		L184	N80°41'29"E	17.94	L234	N76°32'57"E	41.23'
L35	S11°53'25"E	468.80'	L85	S89°27'50"W	60.62	L135	S59°47'40"W	37.97		L185	N10°00'33"W	60.39'	L235	N76°32'57"E	112.12'
L36	S62°21'40"W	242.18'	L86	N00°11'39"W	198.64	L136	S32*58'18"W	26.21		L186	N11°02'32"E	59.55'	L236	S49°32'08"W	63.95
L37	N90°00'00"W	83.49'	L87	N01°51'03"W	93.32'	L137	N29°48'35"E	34.15'		L187	S79°44'29"E	17.94	L237	S51°24'16"W	10.08'
L38	N00°00'04"W	98.51	L88	N65 ° 56'56"E	29.76	L138	S43°23'29"E	43.86'		L188	S78°24'52"E	17.82'	L238	S53°00'18"W	53.32'
L39	S89°59'56"W	250.00'	L89	N24°56'28"E	40.37	L139	N66°46'00"E	58.33'		L189	S58°50'30"E	17.75'	L239	S54°47'57"W	17.76'
L40	S00°00'04"E	415.51	L90	N82°15'15"E	18.07'	L140	S65°04'08"W	19.51'		L190	S57°31'27"E	17.97'	L240	S56°23'59"W	45.65'
L41	N32°55'33"E	17.94'	L91	N46°08'29"E	50.00'	L141	S23°14'00"E	28.00'		L191	N31°36'39"E	59.33'	L241	N19°36'30"W	240.77
L42	N04°40'49"W	32.84'	L92	N35°27'19"E	204.19	L142	S18°16'04"W	17.93'		L192	N69°07'36"W	20.18'	L242	N77°34'32"W	126.57
L43	N89°37'35"E	123.20'	L93	N12°38'03"E	133.68'	L143	N60°37'53"E	43.45'		L193	N24°07'36"W	62.70'	L242	S55°11'36"W	82.62'
L44	S07°21'23"W	49.27	L94	N19°07'56"E	65.42'	L144	N47°17'53"E	43.04'		L194	N29°44'39"E	17.83'	L244	S07°30'20"E	102.02'
L45	S51°45'15"E	139.27	L95	N24°48'15"E	58.27'	L145	N33°56'12"E	43.04		L195	S73°53'52"E	34.17'	L244	S44°01'21"E	
L46	S37*59'49"E	45.98'	L96	N24°56'28"E	387.42	L146	N25°08'41"E	46.31		L196	S73°53'52"E	34.17	L245		118.89'
L47	N89°16'29"E	239.48'	L97	N71°31'50"E	15.12'	L147	N24°56'28"E	47.00'		L190	N09°37'05"E			S00°00'00"E	187.56'
L48	N71°49'53"E	154.88'	L98	S61°52'47"E	1.66'	L147	S03°10'54"W	28.59'		L197	N09'37'05 E N09'37'05"E	38.08'	L247	S44°14'14"W	56.54'
L49	N37°26'28"E	138.10'	L99	N28°07'13"E	50.00'	L148	N24°56'28"E	43.10'		L198		58.87'	L248	N33°40'29"W	68.01'
L50	S55°59'56"E	45.42'	L100	N61°52'47"W	12.29'	L149					S75°20'31"W	43.22'	L249	N25°14'35"E	18.77'
		.0.72		1101 02 47 W	14.49	L130	N21°58'29"E	58.82'	l	L200	S76°23'56"W	20.00'	L250	N11°16'50"W	11.84'

_	DEAMING	LLINGIII		LIIVL	DLAMING	LLINGIII	
)1	N88°58'11"E	53.60'		L251	N32°34'44"W	39.83'	
2	N89°42'03"E	29.59'		L252	N50°45'16"W	26.55	
3	S88°06'36"E	29.52'		L253	N71°49'37"W	9.25'	
4	S75°37'03"E	11.60'		L254	N41°05'37"W	47.49'	
5	S33*14'36"E	24.93'		L255	N02°56'42"E	33.19'	
6	S14°20'30"W	3.94'		L256	N44°04'43"W	49.46'	
7	S09°37'12"W	53.05'		L257	N26°21'24"W	64.00'	
8	S09°37'05"W	71.66'		L258	N31°09'41"W	40.00'	
9	N31°47'53"E	21.44'		L259	N18°41'22"W	29.13'	
0	N63°27'03"W	17.93'		L260	N24°26'02"W	36.01'	
1	N31°32'57"E	17.07		L261	N16°22'54"W	40.00'	
2	N76°32'57"E	10.10'		L262	N23°48'09"W	31.93'	
3	N76°32'57"E	41.21'		L263	N06°55'02"W	39.91'	
4	N59°50'36"E	24.99'		L264	N08°03'47"E	27.90'	
5	N14°20'30"E	4.72'		L265	N01°04'11"E	46.98'	
6	S76°32'57"W	39.25'		L266	N37°51'52"E	59.83'	
7	S26°32'57"W	19.96'		L267	N64°20'55"E	68.02'	
8	S34°16'55"E	5.27'		L268	N54°19'21"E	39.99'	
9	S77°45'42"E	27.57'		L269	N66°02'01"E	107.88	
0	S46°43'32"E	17.99'		L270	N83°40'59"E	67.93'	
1	N19°37'26"E	18.11'		L271	S81°53'23"E	139.97	Ó
2	N46°31'32"W	18.11'		L272	S83°18'43"E	128.01	
3	S76°32'57"W	45.12'		L273	S87°38'42"E	24.00'	
4	N19°49'26"E	17.99'		L274	N77°46'40"E	26.07	
5	N76 ° 32'57"E	45.13'		L275	N82°15'15"E	11.88'	
6	S53°23'29"W	29.67'		L276	S19°37'26"W	18.11'	
7	S13°05'33"W	6.93'	•				
8	N63°27'03"W	18.71'					
9	S76°32'57"W	47.00'			LINE TA	ABLE	
$\overline{}$	C76*70'E7"W	0447					

LINE TABLE

LINE BEARING LENGTH

LI	NE TABLE
LINE	BEARING
R301	S08°27'24"E
R302	S01°07'28"W
R303	N36°56'34"W
R304	N16°17'15"W
R305	S73°02'16"E
R306	N03°58'17"W
R307	S12°46'12"W
R308	N12°46'00"E
R309	N79°43'53"E
R310	N82*40'37"E
R311	S03°31'16"W
R312	S59°40'44"W
R313	N59°39'06"E
R314	N10°26'05"W
R315	S68°24'50"E
R316	S25°08'40"E
R317	N81°23'43"W
R318	S63*52'51"E
R319	N67°10'48"E
R320	S09°19'55"E

LINE TABLE						
LINE	BEARING					
R321	S04°09'10"E					
R322	S00°58'33"W					
R323	S06°12'25"W					
R324	S11°23'15"W					
R325	S52°02'18"E					
R326	N05°52'23"W					
R327	N08°06'17"W					
R328	N12*59'48"E					
R329	N09°41'28"E					
R330	N06°23'09"E					
R331	N03°04'50"E					
R332	N00°13'26"W					
R333	N03°31'45"W					
R334	N06°50'07"W					
R335	N10°08'18"W					
R336	N13°26'39"W					
R337	N14°17'31"E					
R338	S16°11'18"W					
R339	S73°08'09"E					

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
С9	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	5°41'48"	175.00'	17.40'
C35	10°41′10"	225.00'	41.96
C36	50°58'37"	454.50'	404.38
C37	93°27'46"	22.00'	35.89
C38	90°00'00"	18.00'	28.27
C39	89 ° 59'59"	43.00'	67.54
C40	90°00'00"	52.00'	81.68'
C41	90°00'00"	18.00'	28.27
C42	90°00'00"	18.00'	28.27
C43	90°00'00"	18.00'	28.27
C44	94°13'27"	18.00'	29.60'
C45	9°46'17"	379.00'	64.64
C46	141°44'52"	25.00'	61.85
C47	43°47'10"	30.00'	22.93'
C48	77°48'12"	18.00'	24.44
C49	91°33'29"	18.00'	28.76
C50	88°26'31"	18.00'	27.78

CURVE TABLE

CURVE DELTA RADIUS LENGTH

				7				
	CURVE	TABLE				CURVE	TABLE	
CURVE	DELTA	RADIUS	LENGTH		CURVE	DELTA	RADIUS	LENGTH
C51	50°04'54"	75.00'	65.56		C101	3°58'15"	739.50'	51.25
C52	121°28'41"	52.00'	110.25		C102	5°48'51"	739.50'	75.04
C53	64 ° 17'49"	73.00'	81.92'		C103	4°35'53"	739.50'	59.34
C54	52°53'20"	101.00'	93.23		C104	98°27'36"	19.00'	32.65
C55	70°05'11"	60.00'	73.39		C105	82°36'39"	19.00'	27.39
C56	13°08'42"	421.88	96.79		C106	96 ° 11'16"	19.00'	31.90'
C57	75°15'50"	50.00'	65.68		C107	96 ° 11'16"	43.00'	72.19'
C58	101°24'08"	59.00'	104.42		C108	94°57'39"	51.00'	84.53
C59	20°56'27"	220.00'	80.41		C109	90°09'34"	19.00'	29.90'
C60	93°10'45"	18.00'	29.27		C110	0°09'34"	664.50	1.85'
C61	93°10'45"	43.00'	69.93		C111	4°01'12"	640.50	44.94'
C62	93°10'45"	52.00'	84.57		C112	0°10'57"	616.50'	1.96'
C63	24°43'50"	198.00'	85.46		C113	89°48'30"	19.00'	29.78'
C64	48°56'57"	99.00'	84.58		C114	90.00,00,	19.00'	29.85
C65	23°44'02"	208.00'	86.16		C115	90.00,00,	19.00'	29.85
C66	6 ° 22'52"	302.00'	33.63'	1	C116	86°16'44"	19.00'	28.61
C67	3°36'37"	392.50'	24.73		C117	93°43'16"	19.00'	31.08'
C68	82°23'35"	51.00'	73.34		C118	90°00'00"	19.00'	29.85
C69	83°38'40"	43.00'	62.77		C119	90'00'00"	43.00'	67.54
C70	83'33'11"	19.00'	27.71		C120	90'00'00"	51.00'	80.11'
C71	95°32'20"	19.00'	31.68'		C121	2°22'34"	543.50'	22.54
C72	95°32'20"	19.00'	31.68'		C122	2'51'04"	543.50	27.05
C73	84*00'07"	19.00'	27.86		C123	4*53'04"	543.50	46.33'
C74	84°00'07"	19.00'	27.86		C124	5°53'47"	543.50	55.93
C75	3°50'19"	380.00'	25.46		C125	4*53'04"	543.50	46.33'
C76	15°32'36"	380.00'	103.09		C126	12*56'22"	543.50	122.74
C77	86°50'48"	19.00'	28.80'		C127	4°53'04"	543.50	46.33
C78	9*46'51"	404.00	68.97		C128	4°39'28"	543.50	
C79	111'24'20"	19.00'	36.94		C129			44.18'
C80	6°58'09"	356.00	43.30'		C129	90°00'00"	19.00'	29.85
C81	2°38'43"		35.57			8.45,40,	847.50'	131.26'
C82		770.50'			C131	8°45'19"	756.50'	115.60'
C83	4*24'19"	770.50'	59.24'		C132	40*02'07"	51.00'	35.64'
	3°44'40"	770.50'	50.36		C133	40°02'07"	43.00'	30.05'
C84	4°24'12"	770.50'	59.21'		C134	40°02'07"	19.00'	13.28'
C85	3°44'40"	770.50'	50.36'		C135	108°00'17"	19.00'	35.82'
C86	0°05'26"	1000.00'	1.58'		C136	8°46'35"	176.00'	26.96'
C87	90°00'00"	19.00'	29.85'		C137	15°18'20"	200.00'	53.43'
C88	90°00'00"	43.00'	67.54'		C138	12°59'55"	224.00'	50.82
C89	90°00'00"	51.00'	80.11		C139	97*58'13"	19.00'	32.49'
C90	4°24'18"	770.50'	59.24		C140	1°24'14"	176.00'	4.31'
C91	310'00"	770.50'	42.58'		C141	93*27'46"	22.00'	35.89'
C92	0°37'21"	739.50'	8.03'		C142	3 ° 30'32"	1135.00'	69.51'
C93	3°53'00"	739.50'	50.12'		C143	2°33'08"	1135.00'	50.56'
C94	4 *28'40"	739.50'	57.79'		C144	2 * 57'53"	1135.00'	58.73'
C95	3°58'33"	739.50'	51.32'		C145	2*57'53"	1135.00'	58.73'
C96	4 ° 28'40"	739.50'	57.79'		C146	2°33'08"	1135.00'	50.56'
C97	3°58'33"	739.50'	51.32'		C147	2 ° 33'08"	1135.00'	50.56'
C98	4 ° 28'40"	739.50'	57.79'		C148	2°57'53"	1135.00'	58.73'
C99	3°58'33"	739.50'	51.32'		C149	2°33'08"	1135.00'	50.56'
C100	4°30'36"	739.50'	58.21		C150	2°57'53"	1135.00'	58.73'
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CURVE TABLE								
CURVE	DELTA	RADIUS	LENGTH					
C151	2°33'08"	1135.00'	50.56					
C152	2°57'53"	1135.00'	58.73					
C153	2°33'08"	1135.00'	50.56					
C154	2°33'08"	1135.00	50.56					
C155	2°57'53"	1135.00'	58.73					
C156	2°57'53"	1135.00'	58.73					
C157	2°33'08"	1135.00'	50.56					
C158	2°57'53"	1135.00'	58.73					
C159	2°33'08"	1135.00'	50.56'					
C160	2°57'53"	1135.00'	58.73'					
C161	2°33'08"	1135.00'	50.56					
C162	2*33'08"	1135.00'	50.56'					
C163	2°57'53"	1135.00'	58.73					
C164	2°33'08"	1135.00'	50.56'					
C165	2*31'13"	1135.00'	49.93'					
C166	1°32'31"	1135.00'	30.55					
C167	94°29'24"	22.00'	36.28'					





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: 02-22-2022 SCALE: SHEET 20 OF 20