

# RIDGEGATE SW VILLAGE FILING NO. 3

A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN  
 A PART OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23,  
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.  
 44.764 ACRES - 100 RESIDENTIAL LOTS - 4 TRACTS SB23-0003

**LEGAL DESCRIPTION**

SEE SHEET 2

**DEDICATION STATEMENT**

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **RIDGEGATE SW VILLAGE FILING NO. 3**. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS TO THE CITY OF LONE TREE. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. TRACTS A AND C AND ALL PUBLIC RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE CITY OF LONE TREE, COLORADO, IN FEE SIMPLE, ABSOLUTE, FOR PUBLIC USES AND PURPOSES. TRACT B IS HEREBY DEDICATED FOR OWNERSHIP TO RAMPART RANGE METROPOLITAN DISTRICT NO. 5. TRACT D IS HEREBY DEDICATED FOR OWNERSHIP TO LYRIC OWNERS ASSOCIATION, INC. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

**SIGNATURE OF OWNER:**

RIDGEGATE INVESTMENTS, INC., A DELAWARE CORPORATION

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

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

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

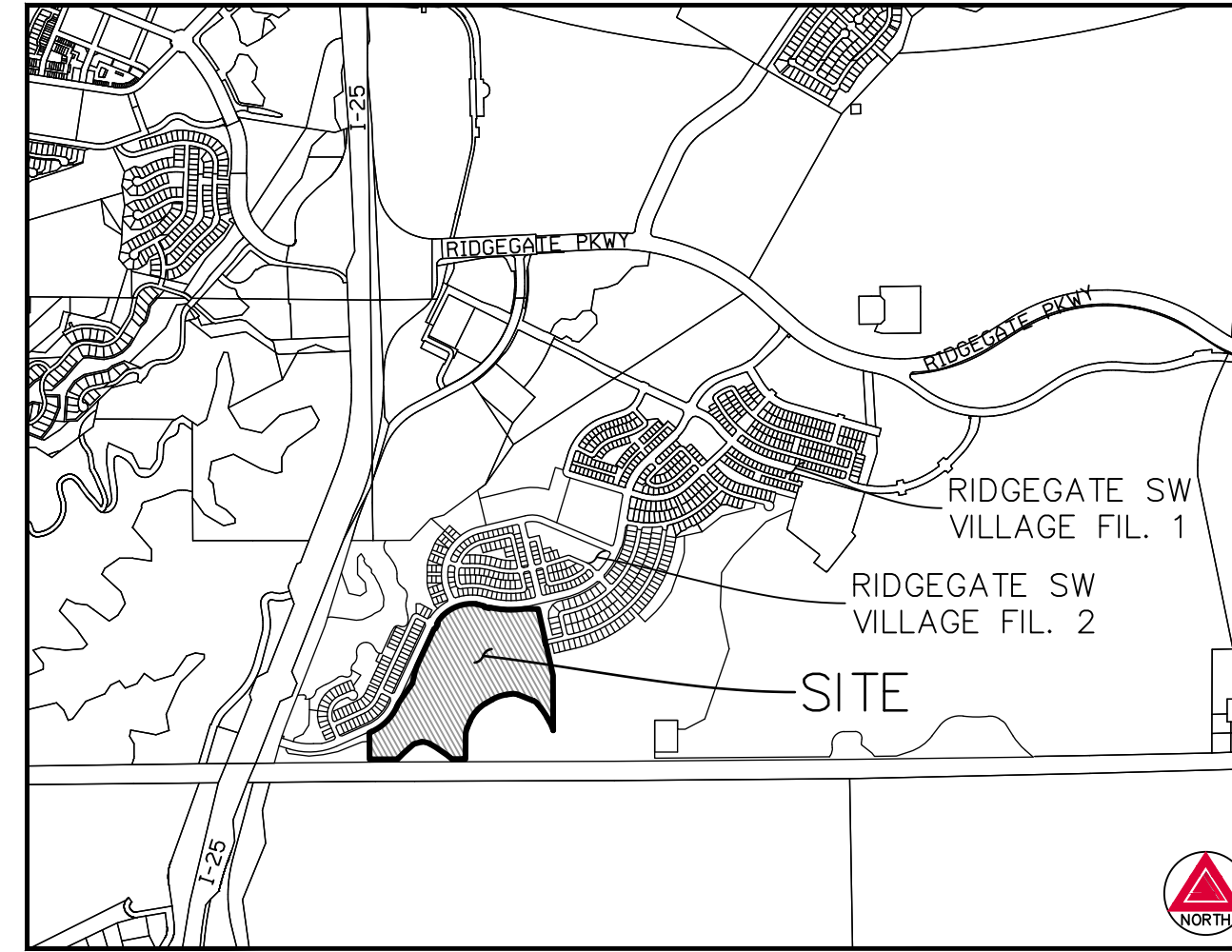
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY KEITH D. SIMON AS VICE PRESIDENT OF RIDGEGATE INVESTMENTS, INC., A DELAWARE CORPORATION  
 WITNESS MY HAND AND OFFICIAL SEAL:  
 MY COMMISSION EXPIRES: \_\_\_\_\_

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

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

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY KEVIN GREGORY AS SECRETARY OF RIDGEGATE INVESTMENTS, INC., A DELAWARE CORPORATION  
 WITNESS MY HAND AND OFFICIAL SEAL:  
 MY COMMISSION EXPIRES: \_\_\_\_\_

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



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

**SHEET INDEX**

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**AIRCRAFT OVERFLIGHT DISCLOSURE NOTICE**

ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS OF LAND HEREBY SUBDIVIDED OR SUBJECT TO A SITE IMPROVEMENT PLAN ARE HEREBY NOTIFIED THAT THE PROPERTY IS LOCATED WITHIN PROXIMITY TO CENTENNIAL AIRPORT AND IS SUBJECT TO THE TERMS OF THAT CERTAIN AVIGATION NOTICE RECORDED AT RECEPTION NO. 2020016188 ON MARCH 4, 2020 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER. PROXIMITY TO CENTENNIAL AIRPORT MAY HAVE ANY NUMBER OF IMPACTS ON THE PROPERTY OCCUPANTS, THE PROPERTY, AND THE DEVELOPMENT, IMPROVEMENT, USE, ENJOYMENT OR OCCUPANCY OF THE PROPERTY, INCLUDING WITHOUT LIMITATION ODORS, AIRCRAFT NOISE, VIBRATION, FUMES, FUEL PARTICLES, EXHAUST, AND THE OPERATION AND PASSAGE OF AIRCRAFT ABOVE OR NEAR THE PROPERTY. INDIVIDUAL SENSITIVITIES TO THE POTENTIAL CENTENNIAL AIRPORT IMPACTS CAN VARY FROM PERSON TO PERSON, AND POTENTIAL AIRPORT IMPACTS CAN VARY FROM LOCATION TO LOCATION WITH THE PROPERTY AND FROM TIME TO TIME. RECORDS AND INFORMATION CONCERNING CENTENNIAL AIRPORT AND POTENTIAL AIRPORT IMPACTS ARE PUBLICLY AVAILABLE THROUGH VARIOUS FEDERAL, STATE, AND LOCAL GOVERNMENTAL AGENCIES, INCLUDING CENTENNIAL AIRPORT. ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS ARE SOLELY RESPONSIBLE FOR EVALUATING AND DETERMINING WHETHER THE AIRPORT IMPACTS, IF ANY, ARE ACCEPTABLE TO THEM.

**HOA ACCEPTANCE OF TRACTS**

THE UNDERSIGNED HEREBY ACCEPTS THE CONVEYANCE FOR OWNERSHIP OF TRACTS B, C, D & E.

LYRIC OWNERS ASSOCIATION, INC. (MASTER HOA)

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

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

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

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

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

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

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

**TITLE VERIFICATION**

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS AND MONETARY ENCUMBRANCES.

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

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

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

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

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_, AS \_\_\_\_\_, OF \_\_\_\_\_

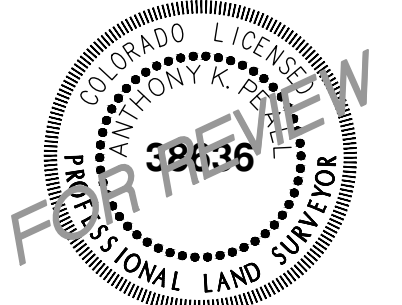
WITNESS MY HAND AND OFFICIAL SEAL:  
 MY COMMISSION EXPIRES: \_\_\_\_\_

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

**SURVEYOR**

I, ANTHONY K. PEALL, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON \_\_\_\_\_ BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND, ALL APPLICABLE PROVISIONS OF THE CITY SUBDIVISION REGULATIONS. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_



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

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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

**CITY MANAGER**

THIS PLAT WAS APPROVED FOR FILING BY THE CITY MANAGER OF THE CITY OF LONE TREE, COLORADO, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATION OF TRACT A AND ALL PUBLIC RIGHTS-OF-WAY AND UTILITY 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

LAST REVISED: 03/15/2024

<p>300 East Mineral Ave., Suite 1                  Littleton, Colorado 80122                  Phone: (303) 713-1898                  Fax: (303) 713-1897                  www.aztecconsultants.com</p>	DEVELOPER SH LYRIC, LLC		DATE OF PREPARATION: 05-05-2023
	9380 STATION STREET, SUITE 600 LONE TREE, COLORADO 80124 (303) 791-8180		SCALE: N/A
AzTec Proj No.: 10723-06      Drawn By: BAM			SHEET 1 OF 7



# RIDGEGATE SW VILLAGE FILING NO. 3

A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN  
 A PART OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23,  
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.  
 44.764 ACRES – 100 RESIDENTIAL LOTS – 4 TRACTS SB23-0003

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF THAT VACATED RIGHT-OF-WAY OF LYRIC STREET AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AND AN UNPLATTED PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, 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.

**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°59'30" 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 NONTANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 540.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 72°22'26" WEST; THENCE ALONG SAID BOUNDARY, THE FOLLOWING TWENTY-TWO (22) COURSES:

- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°12'02", AN ARC LENGTH OF 105.56 FEET;
- 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 128.00 FEET;
- 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 FEET;
- NORTH 68°16'26" WEST, A DISTANCE OF 171.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 160.00 FEET;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°05'04", AN ARC LENGTH OF 84.01 FEET;
- 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;
- 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 37°10'37", AN ARC LENGTH OF 266.03 FEET;
- 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;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°16'27", AN ARC LENGTH OF 73.86 FEET;
- SOUTH 00°29'28" WEST, A DISTANCE OF 264.51 FEET;
- 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;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°54'01", AN ARC LENGTH OF 292.60 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 178.00 FEET;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°21'13", AN ARC LENGTH OF 94.30 FEET;
- SOUTH 75°18'01" WEST, A DISTANCE OF 88.85 FEET;
- SOUTH 48°18'20" WEST, A DISTANCE OF 154.91 FEET;
- SOUTH 44°19'09" WEST, A DISTANCE OF 90.24 FEET;
- SOUTH 89°48'09" WEST, A DISTANCE OF 244.69 FEET;
- SOUTH 89°27'50" WEST, A DISTANCE OF 60.62 FEET;

THENCE DEPARTING SAID BOUNDARY, NORTH 00°11'39" WEST, A DISTANCE OF 198.64 FEET; THENCE NORTH 01°51'03" WEST, A DISTANCE OF 93.32 FEET; THENCE NORTH 65°56'56" EAST, A DISTANCE OF 29.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 559.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 24°36'04" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°27'28", AN ARC LENGTH OF 395.08 FEET; THENCE NORTH 24°56'28" EAST, A DISTANCE OF 40.37 FEET; THENCE NORTH 33°35'52" EAST, A DISTANCE OF 63.07 FEET; THENCE NORTH 35°27'19" EAST, A DISTANCE OF 204.19 FEET; THENCE NORTH 12°38'03" EAST, A DISTANCE OF 133.68 FEET; THENCE NORTH 19°07'56" EAST, A DISTANCE OF 65.42 FEET; THENCE NORTH 24°48'15" EAST, A DISTANCE OF 58.27 FEET; THENCE NORTH 24°56'28" EAST, A DISTANCE OF 387.42 FEET; THENCE NORTH 71°31'50" EAST, A DISTANCE OF 15.12 FEET; THENCE SOUTH 61°52'47" EAST, A DISTANCE OF 1.66 FEET; THENCE NORTH 28°07'13" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 61°52'47" WEST, A DISTANCE OF 12.29 FEET; THENCE NORTH 28°07'13" EAST, A DISTANCE OF 48.79 FEET; THENCE NORTH 41°09'00" EAST, A DISTANCE OF 58.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 454.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 44°56'10" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°58'37", AN ARC LENGTH OF 404.38 FEET TO THE **POINT OF BEGINNING** FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 23 BEARS NORTH 64°46'56" EAST, A DISTANCE OF 1,666.25 FEET.

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

## GENERAL NOTES

- FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. N0042745-010-T02-DK2, DATED APRIL 25, 2023 WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENT(S) OR OTHER MATTERS OF PUBLIC RECORD.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST QUARTER CORNER OF SAID SECTION 23 BY A 1-1/2" BRASS CAP IN 6" CONCRETE, 0.3' ABOVE GROUND, NO MARKINGS OBSERVED AND AT THE CENTER QUARTER CORNER OF SAID SECTION 23 BY A 10" X 6" X 8" STONE WITH A CUT CROSS, BEING ASSUMED TO BEAR NORTH 89°40'23" EAST.
- THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS – ZONE X, AREAS DETERMINED TO BE AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 0803500063H, MAP REVISED SEPTEMBER 4, 2020.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTES.
- EACH OF THE EASEMENTS DEDICATED OR GRANTED ON THIS PLAT IS NON-EXCLUSIVE, AND THE GRANTEE OF EACH SUCH EASEMENT AT ITS EXPENSE SHALL, AFTER ANY CONSTRUCTION, REPAIR, REPLACEMENT, ENLARGEMENT OR OTHER WORK FOR ANY IMPROVEMENTS OR FACILITIES INSTALLED PURSUANT TO SUCH EASEMENT, RESTORE THE SURFACE OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION, AND ANY IMPROVEMENTS THEREON, TO THE GENERAL CONDITION IT WAS IN PRIOR TO ANY SUCH CONSTRUCTION.
- 8-FOOT-WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ALONG ALL REAR LOT LINES AND ALONG ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON.
- LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH CITY OF LONE TREE REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY OF LONE TREE. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER IN ACCORDANCE WITH CITY OF LONE TREE CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- PUBLIC STREETS: THE DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING NO PARKING/FIRE LANE SIGNAGE, AS REQUIRED BY THE CITY PUBLIC WORKS DEPARTMENT AND FIRE DISTRICT.
- THIS PLAT IS SUBJECT TO ALL CONDITIONS CONTAINED WITHIN THE MASTER IMPROVEMENT AGREEMENT FOR THE SOUTHWEST VILLAGE AS RECORDED ON FEBRUARY 28, 2021 AT RECEPTION NO. 2021024964.
- THIS PLAT IS SUBJECT TO ALL CONDITIONS CONTAINED WITHIN THE SUBDIVISION IMPROVEMENT AGREEMENT FOR THIS FILING, TITLED CITY OF LONE TREE, COLORADO SUBDIVISION IMPROVEMENT AGREEMENT FOR RIDGEGATE SW VILLAGE FILING NO. 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.
- A GEOTECHNICAL REPORT FOR EACH LOT MUST BE SUBMITTED TO THE CITY AT THE TIME OF BUILDING PERMIT APPLICATION.
- AS DEPICTED ON THIS PLAT, WILDFIRE DEFENSIBLE AREAS SHALL BE MAINTAINED BY THE MASTER HOA IN ACCORDANCE WITH THAT CERTAIN AGREEMENT BY AND BETWEEN THE CITY OF LONE TREE, COLORADO, AND LYRIC OWNERS ASSOCIATION, INC. FOR THE GRANT OF A REVOCABLE LICENSE TO MAINTAIN AND ACCESS CITY PROPERTY FOR PURPOSES OF WILDFIRE MITIGATION AND MAINTENANCE OF PRIVATE RETAINING WALLS RECORDED IN THE REAL PROPERTY RECORDS OF DOUGLAS COUNTY ON JUNE 22, 2021 AT RECEPTION NO. 2021076859.
- DEVELOPMENT OF ALL LOTS WILL BE SUBJECT TO REVIEW BY THE ARCHITECTURAL REVIEW COMMITTEE OF THE LYRIC OWNERS ASSOCIATION, INC.
- RADON GAS IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT A HEALTH RISK TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL AND STATE GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN COLORADO. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM THE COUNTY HEALTH DEPARTMENT.
- THE CITY OF LONE TREE REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- 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).
- 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.

TRACT SUMMARY TABLE					
TRACT	USE	AREA ACRES	AREA SQ. FEET	FUTURE MAINTENANCE	FUTURE OWNER
TRACT A	OPEN SPACE	16.846	733,804	COLT	COLT
TRACT B	HOA-MAINTAINED OPEN SPACE OR LANDSCAPE	3.128	136,275	HOA	HOA
TRACT C	HOA-MAINTAINED OPEN SPACE OR LANDSCAPE	1.371	59,712	HOA	HOA
TRACT D	HOA-MAINTAINED OPEN SPACE OR LANDSCAPE	0.074	3,235	HOA	HOA
TRACTS TOTAL (4)		21.419	933,026		

COLT = CITY OF LONE TREE  
 HOA = LYRIC OWNERS ASSOCIATION, INC. (MASTER HOA) STATE DOCUMENT NO. 20211244685  
 RRMDS = RAMPART RANGE METROPOLITAN DISTRICT NO. 5

## LAND AREA SUMMARY TABLE

DESIGNATION	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS	766,525	17.598	39.31
NON ALLEY TRACTS	933,026	21.419	47.85
ALLEY TRACTS	-	-	-
RIGHT-OF-WAY	250,349	5.747	12.84
RIDGEGATE SW VILLAGE FIL. NO. 3	1,949,900	44.764	100.00

## SITE SUMMARY TABLE

DESIGNATION	TOTALS	AREA (SF)	AREA (AC)
NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS	100	766,525	17.598
NUMBER OF PRIVATE ALLEY TRACTS			
NUMBER OF REGIONAL PARK TRACTS			
NUMBER OF NEIGHBORHOOD PARK TRACTS			
NUMBER OF FUTURE DEVELOPMENT LOTS			
NUMBER OF FUTURE SCHOOL TRACTS			
NUMBER OF OPEN SPACE TRACTS	4	933,026	21.419
NUMBER OF HOA LANDSCAPE & UTILITY TRACTS			
PUBLIC RIGHT-OF-WAY		250,349	5.747
TOTAL		1,949,900	44.764

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

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


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

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

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

FOR REVIEW

FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER SH LYRIC, LLC		DATE OF PREPARATION: 05-05-2023
	9380 STATION STREET, SUITE 600 LONE TREE, COLORADO 80124 (303) 791-8180		SCALE: N/A
AzTec Proj. No.: 10723-06 Drawn By: BAM			SHEET 2 OF 7



# RIDGEGATE SW VILLAGE FILING NO. 3

A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN  
 A PART OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23,  
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.  
 44.764 ACRES - 100 RESIDENTIAL LOTS - 4 TRACTS SB23-0003



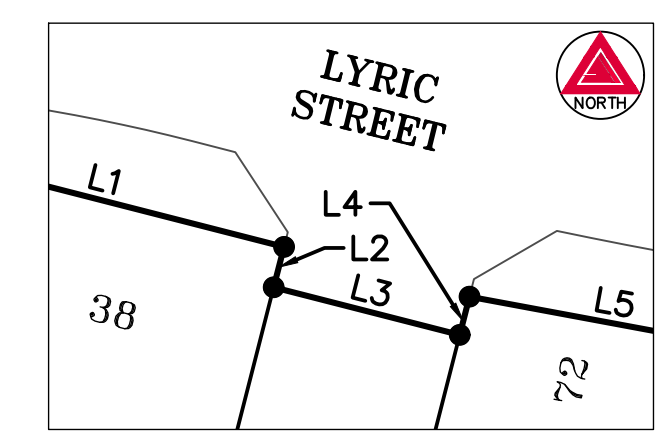
LINE	BEARING	LENGTH
L1	S75°39'30"E	95.96'
L2	S14°20'30"W	10.87'
L3	S75°39'30"E	50.00'
L4	N14°20'30"E	10.28'
L5	S79°28'18"E	75.25'
L6	S82°48'06"E	64.09'
L7	S86°16'23"E	64.46'
L8	S89°45'17"E	64.46'
L9	N86°45'49"E	94.46'
L10	N83°49'28"E	64.14'
L11	S88°48'00"E	143.03'
L12	N2°36'58"W	350.32'
L13	N76°32'57"E	6.60'
L14	S13°27'03"E	50.00'
L15	N76°32'57"E	5.29'
L16	S12°37'09"E	343.00'
L17	S00°11'39"E	601.50'
L18	N28°49'36"W	48.59'
L19	N38°48'06"W	57.26'
L20	N68°16'28"W	171.98'
L21	S81°38'25"W	49.46'
L22	S59°56'32"W	80.78'
L23	S22°45'57"W	83.14'
L24	S00°29'28"W	264.51'

LINE	BEARING	LENGTH
L25	S89°48'09"W	147.28'
L26	S75°18'01"W	88.85'
L27	S48°18'20"W	154.91'
L28	S44°19'09"W	90.24'
L29	S89°48'09"W	244.69'
L30	S89°27'50"W	60.62'
L31	N00°11'39"W	198.64'
L32	N01°51'03"W	93.32'
L33	N65°56'56"E	29.76'
L34	N24°56'28"E	40.37'
L35	N33°35'58"E	63.07'
L37	N35°27'19"E	204.19'
L38	N12°38'03"E	133.68'
L39	N19°07'56"E	65.42'
L40	N24°48'15"E	58.27'
L41	N24°56'28"E	587.42'
L42	N71°31'50"E	15.12'
L44	N28°07'13"E	50.00'
L45	N61°52'4"W	12.29'
L46	N28°07'13"E	48.79'
L47	N41°09'00"E	58.73'

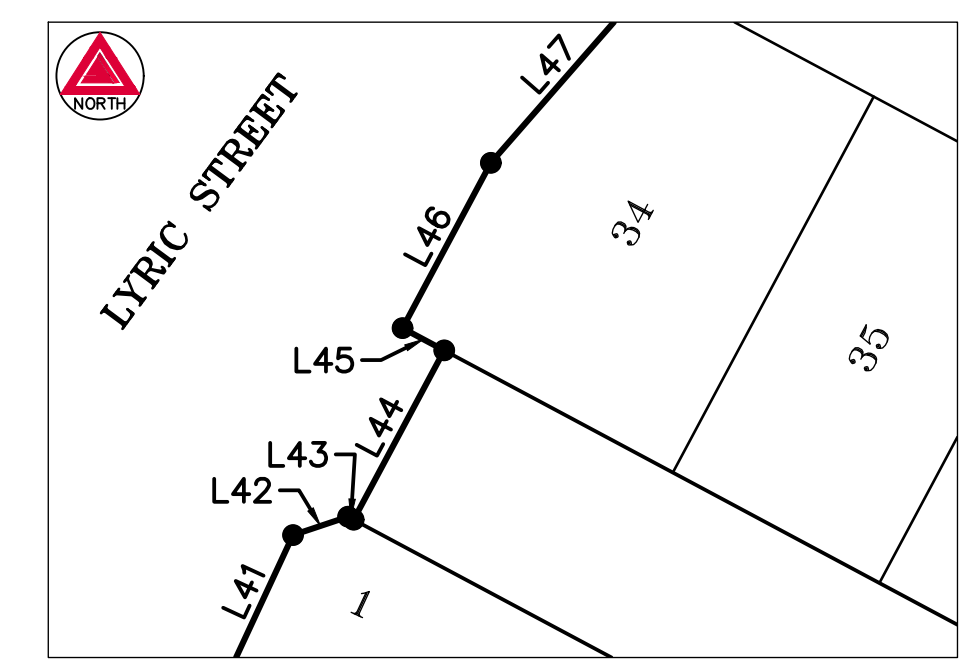
**LEGEND**

- FOUND ALIQUOT CORNER AS SHOWN HEREON
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- (ROW) RIGHT-OF-WAY
- (R) DENOTES RADIAL

CURVE	DELTA	RADIUS	LENGTH
C1	11°12'02"	540.00'	105.56'
C2	9°59'30"	734.00'	128.00'
C3	29°27'16"	115.00'	59.12'
C4	30°05'04"	160.00'	84.01'
C5	21°41'54"	445.00'	168.53'
C6	37°10'37"	410.00'	266.03'
C7	22°16'27"	190.00'	73.86'
C8	10°54'01"	1538.00'	292.60'
C9	30°21'13"	178.00'	94.30'
C10	40°27'28"	559.50'	395.08'
C13	50°58'37"	454.50'	404.38'



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



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

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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

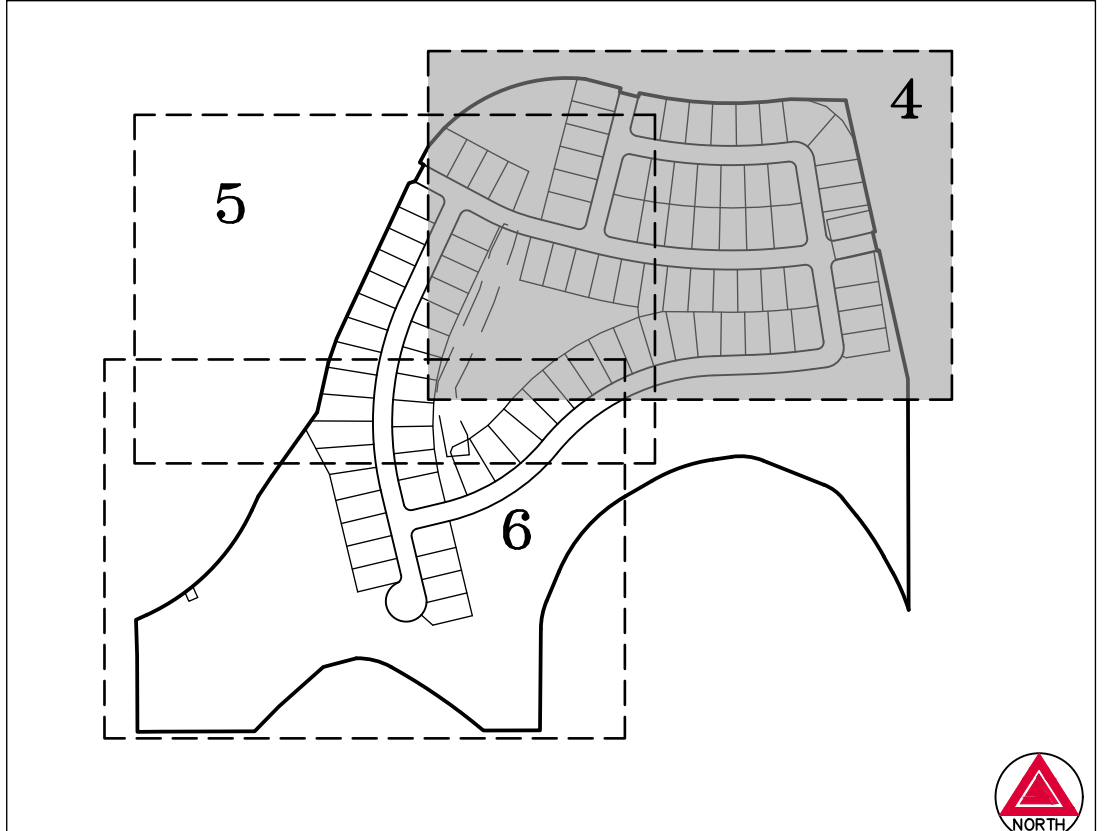
**DEVELOPER**  
 SH LYRIC, LLC  
 9380 STATION STREET, SUITE 600  
 LONE TREE, COLORADO 80124  
 (303) 791-8180

DATE OF PREPARATION:	05-05-2023
SCALE:	1" = 50'
SHEET 3 OF 7	



# RIDGEGATE SW VILLAGE FILING NO. 3

A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN  
 A PART OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23,  
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.  
 44.764 ACRES - 100 RESIDENTIAL LOTS - 4 TRACTS SB23-0003

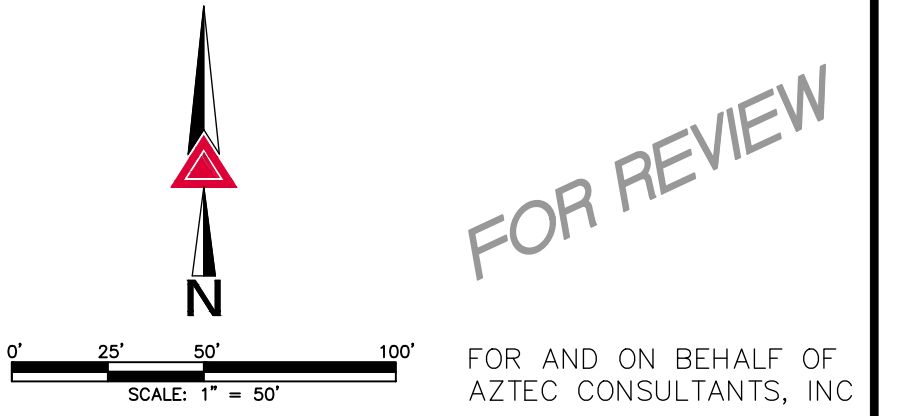


KEY MAP  
 SCALE: 1" = 500'

**LEGEND**

- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- 30' WILDFIRE-DEFENSIBLE AREA

SEE SHEET 7  
 FOR LINE &  
 CURVE TABLES



FOR REVIEW

SEE SHEET 5

SEE SHEET 3

**AZTEC**  
 CONSULTANTS, INC.  
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**DEVELOPER**  
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 9380 STATION STREET, SUITE 600  
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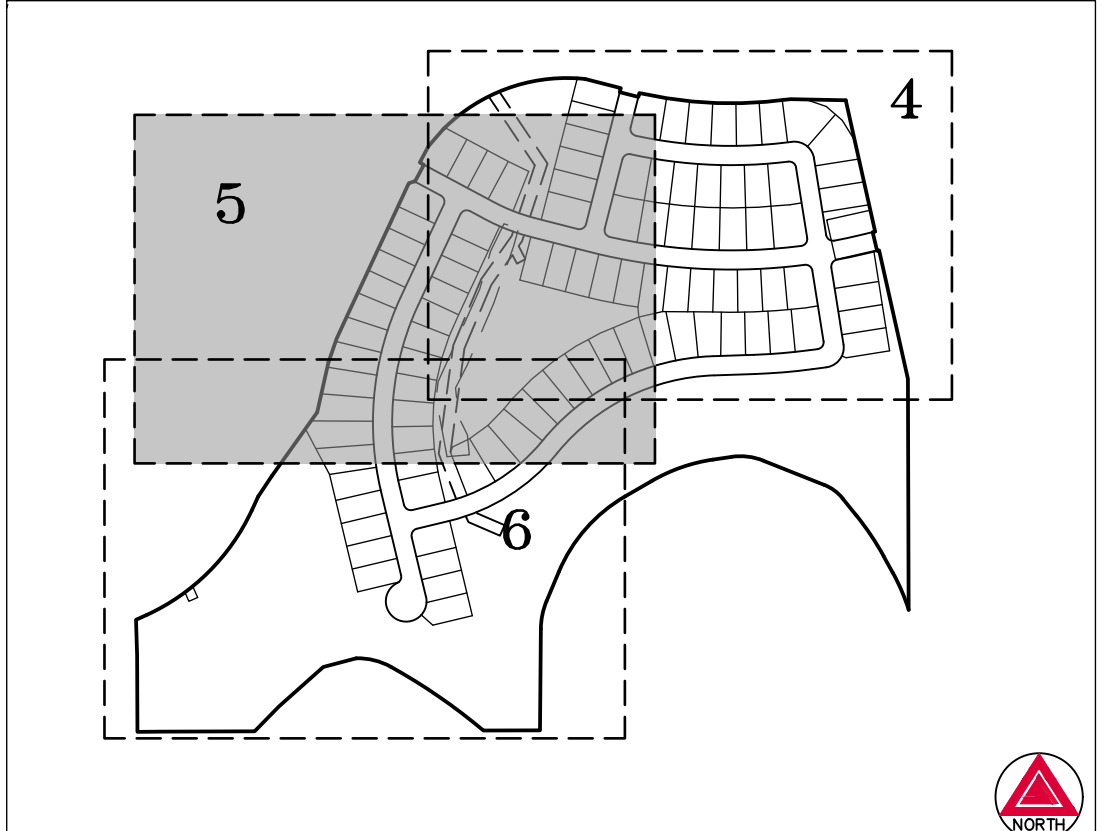
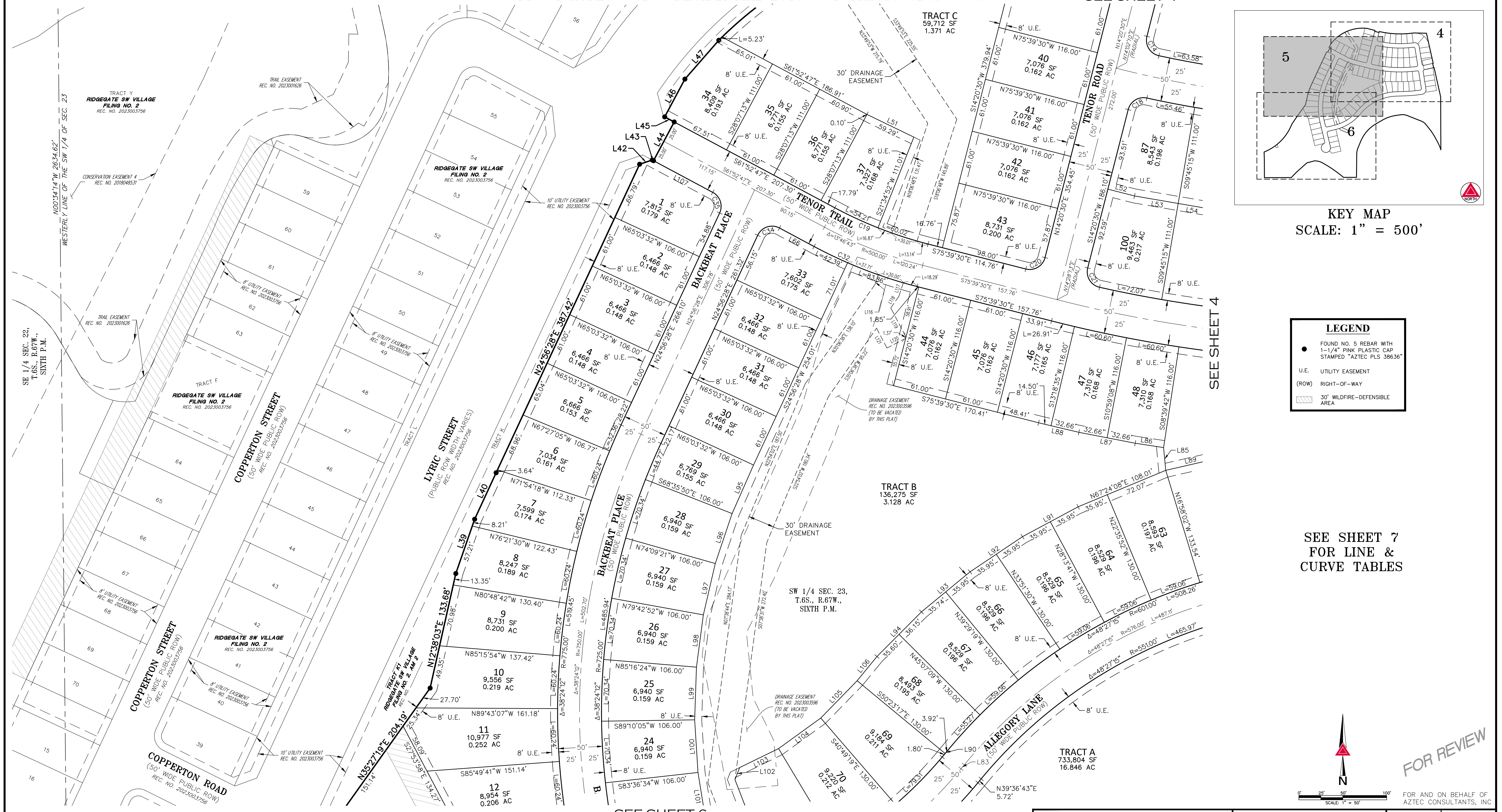
DATE OF PREPARATION:	05-05-2023
SCALE:	1" = 50'
SHEET 4 OF 7	



# RIDGEGATE SW VILLAGE FILING NO. 3

A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN  
 A PART OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23,  
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.  
 44.764 ACRES - 100 RESIDENTIAL LOTS - 4 TRACTS SB23-0003

SEE SHEET 4

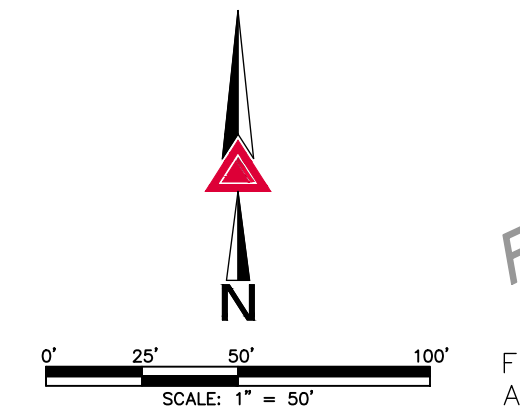


KEY MAP  
 SCALE: 1" = 500'

**LEGEND**

- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- 30' WILDFIRE-DEFENSIBLE AREA

SEE SHEET 7  
 FOR LINE &  
 CURVE TABLES



FOR REVIEW

FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC

SEE SHEET 6

SEE SHEET 4

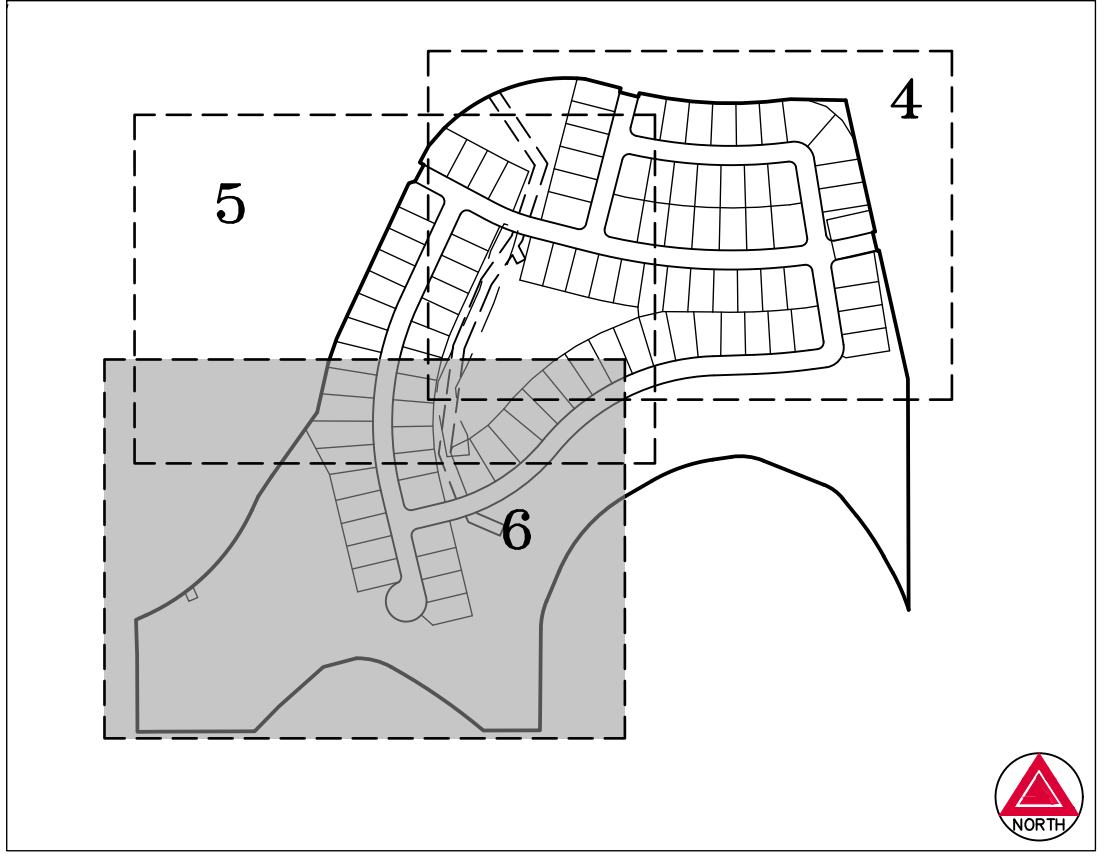
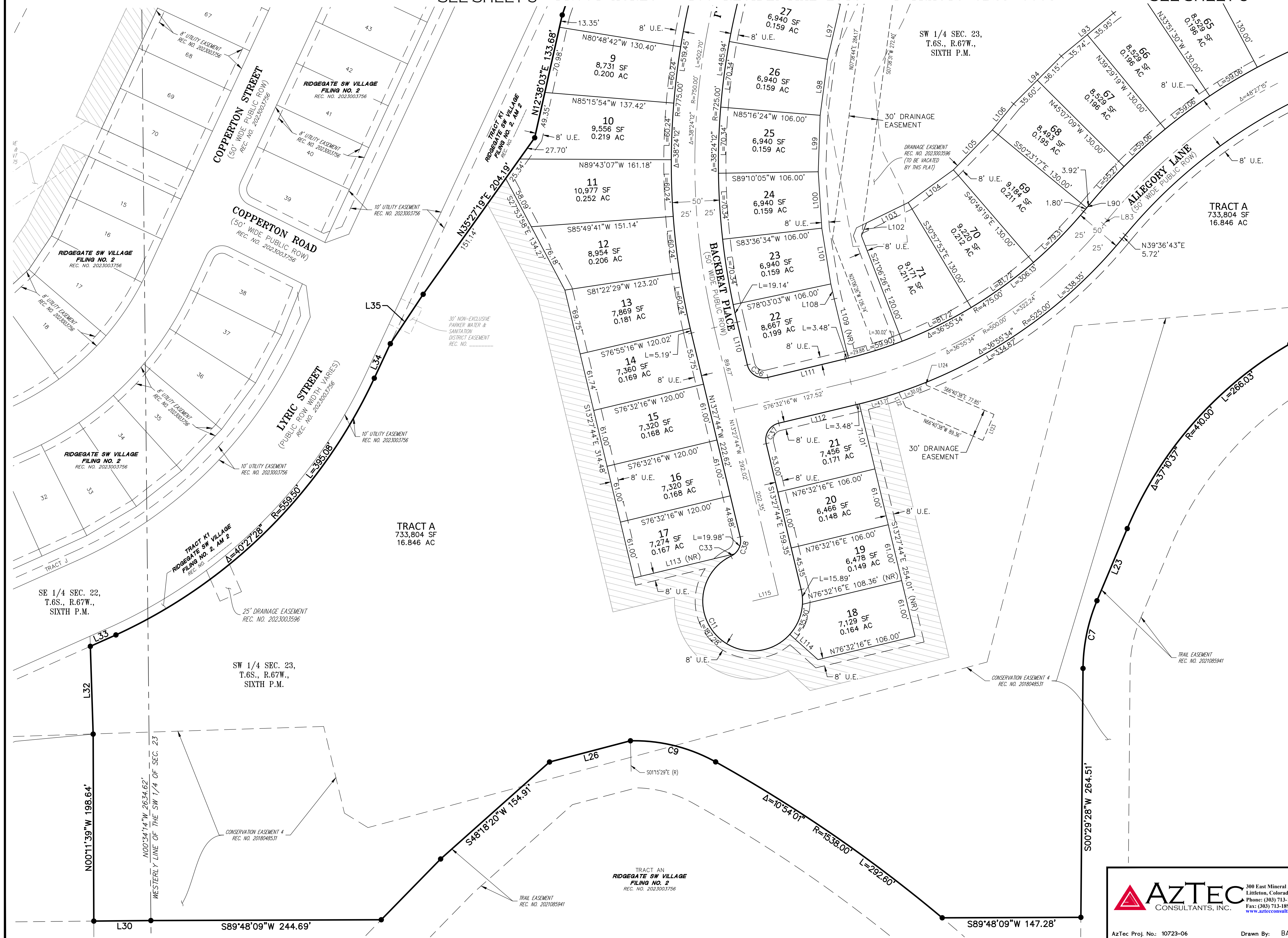
<p>300 East Mineral Ave., Suite 1                  Littleton, Colorado 80122                  Phone: (303) 713-1899                  Fax: (303) 713-1897                  www.aztecconsultants.com</p>	DEVELOPER SH LYRIC, LLC	DATE OF PREPARATION: 05-05-2023
	9380 STATION STREET, SUITE 600 LONE TREE, COLORADO 80124 (303) 791-8180	SCALE: 1" = 50' SHEET 5 OF 7

AzTec Proj. No.: 10723-06 Drawn By: BAM



# RIDGEGATE SW VILLAGE FILING NO. 3

A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN  
 A PART OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23,  
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.  
 SEE SHEET 5 44.764 ACRES - 100 RESIDENTIAL LOTS - 4 TRACTS SB23-0003 SEE SHEET 5

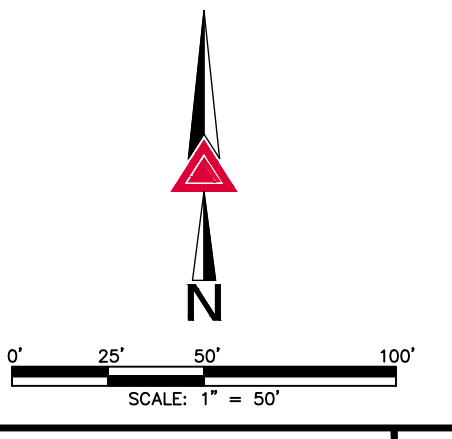


KEY MAP  
 SCALE: 1" = 500'

**LEGEND**

- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- (NR) DENOTES NON-RADIAL
- ▨ 30' WILDFIRE-DEFENSIBLE AREA

SEE SHEET 7  
 FOR LINE &  
 CURVE TABLES



FOR REVIEW

FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC

**AZTEC**  
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**DEVELOPER**  
 SH LYRIC, LLC

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

DATE OF PREPARATION:	05-05-2023
SCALE:	1" = 50'
SHEET 6 OF 7	



# RIDGEGATE SW VILLAGE FILING NO. 3

A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN  
 A PART OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23,  
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.  
 44.764 ACRES - 100 RESIDENTIAL LOTS - 4 TRACTS SB23-0003

LINE TABLE		
LINE	BEARING	LENGTH
L1	S75°39'30"E	95.96'
L2	S14°20'30"W	10.87'
L3	S75°39'30"E	50.00'
L4	N14°20'30"E	10.28'
L5	S79°28'18"E	75.25'
L6	S82°48'06"E	64.09'
L7	S86°16'23"E	64.46'
L8	S89°45'17"E	64.46'
L9	N86°45'49"E	64.46'
L10	N83°49'23"E	64.14'
L11	S88°48'00"E	143.03'
L12	N12°36'58"W	350.32'
L13	N76°32'57"E	6.60'
L14	N13°27'03"W	50.00'
L15	N76°32'57"E	5.29'
L16	S12°37'09"E	343.00'
L17	S00°11'39"E	601.50'
L18	N28°49'36"W	48.59'
L19	N38°49'06"W	57.26'
L20	N68°16'26"W	171.98'
L21	S81°38'25"W	49.16'
L22	S59°56'32"W	80.78'
L23	S22°45'57"W	83.14'
L24	S00°29'28"W	264.51'
L25	S89°48'09"W	147.28'
L26	S75°18'01"W	88.85'
L27	S48°18'20"W	154.91'
L28	S44°19'09"W	90.24'
L29	S89°48'09"W	244.69'
L30	S89°27'50"W	60.62'
L31	N00°11'39"W	198.64'
L32	N01°51'03"W	93.32'
L33	N65°56'56"E	29.76'
L34	N24°56'28"E	40.37'
L35	N33°35'52"E	63.07'
L37	N35°27'19"E	204.19'
L38	N12°38'03"E	133.68'
L39	N19°07'56"E	65.42'
L40	N24°48'15"E	58.27'
L41	N24°56'28"E	387.42'

LINE TABLE		
LINE	BEARING	LENGTH
L42	N71°31'50"E	15.12'
L43	S61°52'47"E	1.66'
L44	N28°07'13"E	50.00'
L45	N61°52'47"W	12.29'
L46	N28°07'13"E	48.79'
L47	N41°09'00"E	58.73'
L48	N70°56'40"W	56.55'
L49	N48°55'58"W	55.15'
L50	S31°49'37"E	61.29'
L51	S64°10'41"E	59.39'
L52	S75°39'30"E	31.32'
L53	S80°14'45"E	50.46'
L54	S80°14'45"E	33.12'
L55	S83°05'33"E	33.12'
L56	S83°05'33"E	33.12'
L57	S85°56'20"E	33.12'
L58	S85°56'20"E	33.12'
L59	S88°47'07"E	33.12'
L60	S88°47'07"E	33.12'
L61	N88°22'06"E	33.12'
L62	N88°22'06"E	33.12'
L63	N85°31'19"E	33.12'
L64	N85°31'19"E	49.71'
L65	N80°59'44"E	30.64'
L66	S61°52'47"E	44.70'
L67	S76°32'57"W	33.95'
L68	N76°32'57"E	33.95'
L69	N76°32'57"E	33.95'
L70	S65°12'26"E	11.73'
L71	S80°59'44"W	32.43'
L72	N84°24'06"E	42.42'
L73	S84°43'04"W	30.31'
L74	N86°33'56"E	32.55'
L75	N87°02'30"E	30.31'
L76	N88°43'46"E	32.55'
L77	N89°21'56"E	30.31'
L78	S89°06'24"E	21.43'
L79	S88°42'29"E	22.27'
L80	S89°34'51"E	65.21'
L81	S89°34'51"E	65.54'

LINE TABLE		
LINE	BEARING	LENGTH
L82	S82°26'49"W	21.61'
L83	S39°36'43"W	5.72'
L84	N82°26'49"E	21.61'
L85	N05°20'58"W	26.05'
L86	S81°20'18"E	32.66'
L87	S79°00'52"E	65.31'
L88	S76°41'25"E	47.16'
L89	N77°03'53"E	63.57'
L90	N39°36'43"E	5.72'
L91	N61°46'19"E	71.89'
L92	N56°08'30"E	71.89'
L93	N50°30'40"E	71.69'
L94	N44°54'44"E	71.75'
L95	S23°49'17"W	60.38'
L96	S18°37'25"W	60.03'
L97	S13°03'53"W	60.03'
L98	S07°30'22"W	60.03'
L99	S01°56'51"W	60.03'
L100	S03°36'41"E	60.03'
L101	S09°10'12"E	60.03'
L102	S21°25'42"W	14.74'
L103	N63°57'51"E	49.28'
L104	N54°06'24"E	59.28'
L105	N44°14'59"E	59.33'
L106	N39°17'25"E	35.60'
L107	N61°52'47"W	76.47'
L108	S12°42'21"E	16.34'
L109	S13°27'44"E	64.66'
L110	N13°27'44"W	46.67'
L111	S76°32'16"W	84.52'
L112	S76°32'16"W	84.52'
L113	S76°32'16"W	110.00'
L114	S48°07'22"E	40.19'
L115	N76°32'16"E	28.00'
L116	N18°06'48"E	11.68'
L117	S18°06'48"W	16.34'
L118	S35°06'38"W	16.01'
L119	S27°33'53"E	37.48'
L120	S62°26'07"W	24.08'
L121	N27°33'53"W	25.59'


LINE TABLE		
LINE	BEARING	LENGTH
L122	N24°40'07"W	17.10'
L123	S23°19'22"W	30.00'
L124	S24°40'07"E	3.26'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	11°12'02"	540.00'	105.56'
C2	9°59'30"	734.00'	128.00'
C3	29°27'16"	115.00'	59.12'
C4	30°05'04"	160.00'	84.01'
C5	21°41'54"	445.00'	168.53'
C6	37°10'37"	410.00'	266.03'
C7	22°16'27"	190.00'	73.86'
C8	10°54'01"	1538.00'	292.60'
C9	30°21'13"	178.00'	94.30'
C10	40°27'28"	559.50'	395.08'
C11	202°27'50"	53.00'	187.28'
C13	50°58'37"	454.50'	404.38'
C14	92°08'08"	18.00'	28.95'
C15	88°44'10"	52.00'	80.53'
C16	88°44'09"	27.00'	41.82'
C17	88°00'46"	18.00'	27.65'
C18	88°00'46"	18.00'	27.65'
C19	13°46'43"	475.00'	114.23'
C20	90°00'00"	18.00'	28.27'
C21	91°43'41"	18.00'	28.82'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C22	91°43'41"	18.00'	28.82'
C23	91°43'41"	18.00'	28.82'
C24	2°43'07"	1444.00'	68.51'
C25	4°26'47"	1469.00'	114.00'
C26	2°49'01"	1494.00'	73.45'
C27	88°22'13"	18.00'	27.76'
C28	91°27'04"	52.00'	83.00'
C29	91°27'04"	43.00'	68.63'
C30	91°27'04"	18.00'	28.73'
C31	88°22'13"	18.00'	27.76'
C32	13°46'43"	525.00'	126.25'
C33	14°11'28"	18.00'	4.46'
C34	93°10'45"	18.00'	29.27'
C35	86°49'15"	18.00'	27.28'
C36	90°00'00"	18.00'	28.27'
C37	90°00'00"	18.00'	28.27'
C38	77°48'12"	18.00'	24.44'

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

 <p style="font-size: small;">300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p><b>DEVELOPER</b> SH LYRIC, LLC</p> <p style="font-size: x-small;">9380 STATION STREET, SUITE 600 LONE TREE, COLORADO 80124 (303) 791-8180</p>	<p>DATE OF PREPARATION: 05-05-2023</p>
	<p>AzTec Proj. No.: 10723-06      Drawn By: BAM</p>	<p>SCALE: N/A</p>