

# RIDGEGATE SW VILLAGE FILING NO. 1A

A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, AND THE NORTHWEST 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.  
 36.333 ACRES - 4 LOTS - 1 TRACT SB22-85

**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. 1A**. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS. THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF LONE TREE FOR THE PURPOSES SPECIFIED IN NOTE 15. 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. ALL PUBLIC RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE CITY OF LONE TREE, CO. IN FEE SIMPLE ABSOLUTE WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

**SIGNATURE OF OWNER:**

**RIDGEGATE INVESTMENTS, INC., A DELAWARE CORPORATION**

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

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

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

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, 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 NEW YORK )  
 )SS  
 COUNTY OF \_\_\_\_\_)

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY KEVIN GREGORY AS SECRETARY OF RIDGEGATE INVESTMENTS, INC., A DELAWARE CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

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

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

**SIGNATURE OF OWNER:**

**CITY OF LONE TREE (AS TO TRACT A)**

BY: \_\_\_\_\_  
 \_\_\_\_\_, CITY MANAGER

STATE OF COLORADO )  
 )SS  
 COUNTY OF DOUGLAS )

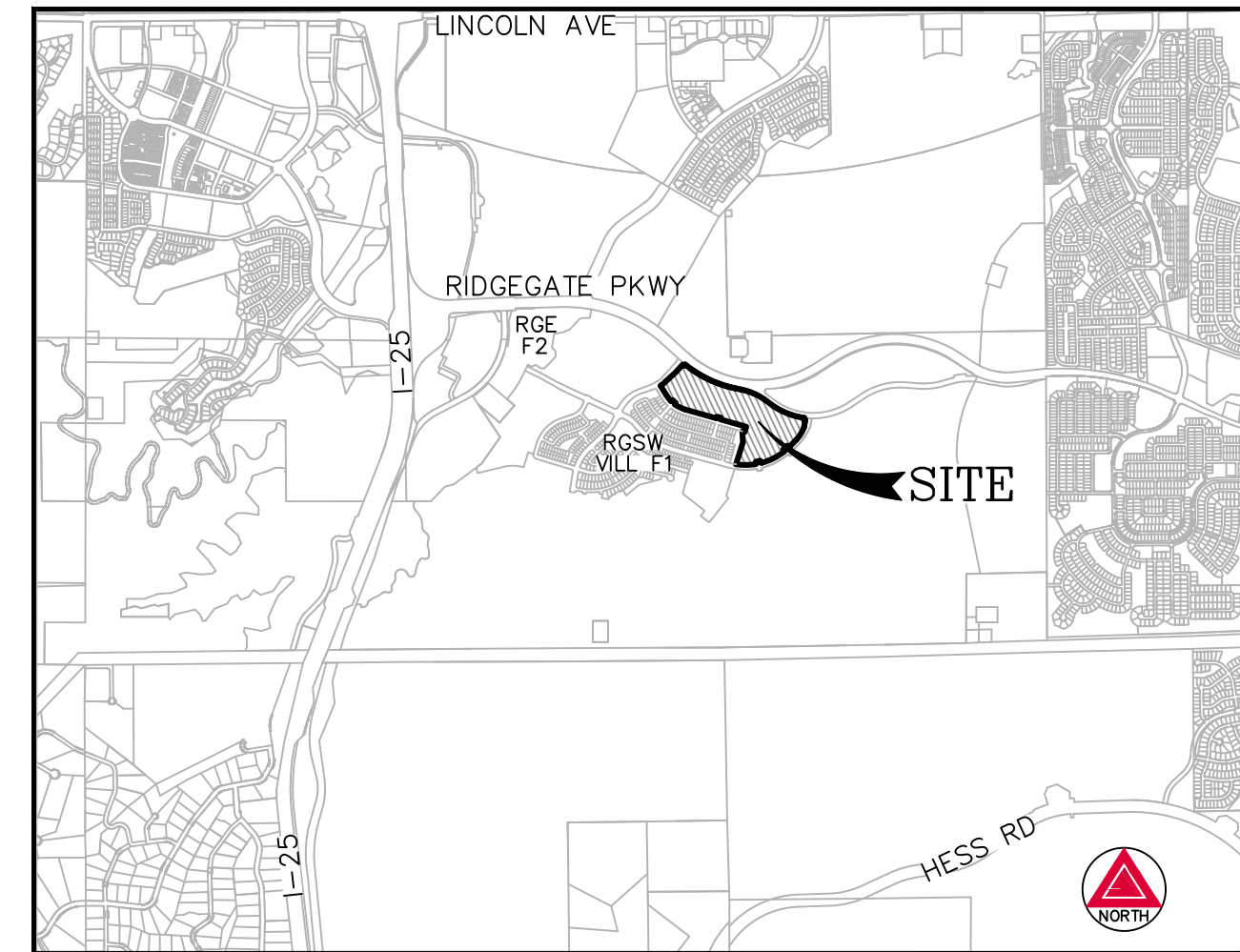
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023,

BY \_\_\_\_\_ AS CITY MANAGER OF CITY OF LONE TREE

WITNESS MY HAND AND OFFICIAL SEAL:

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

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



**VICINITY MAP**  
 SCALE 1" = 3000'

**SHEET INDEX**

- SHEET 1 TITLE SHEET, DEDICATION AND APPROVALS
- SHEET 2 BOUNDARY LEGAL DESCRIPTION, GENERAL NOTES, TRACT AND SETBACK TABLES
- SHEET 3 OVERALL BOUNDARY INFORMATION
- SHEET 4 DETAILS

**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.

**TITLE VERIFICATION**

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

FIDELITY NATIONAL TITLE INSURANCE COMPANY

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

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

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

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

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023,

BY \_\_\_\_\_ AS \_\_\_\_\_ OF FIDELITY NATIONAL TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

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

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

**SURVEYOR**

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.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

\_\_\_\_\_  
 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.

**COUNCIL APPROVAL**

THIS PLAT WAS APPROVED FOR FILING BY THE COUNCIL OF THE CITY OF LONE TREE, COLORADO, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATION OF ALL PUBLIC RIGHTS-OF-WAY, UTILITY EASEMENTS, AND DRAINAGE EASEMENT 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.

\_\_\_\_\_  
 JACKIE MILLET, MAYOR, CITY OF LONE TREE

**CLERK AND RECORDER**

STATE OF COLORADO )  
 )SS  
 COUNTY OF DOUGLAS )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023,

A.D., AT \_\_\_\_\_ A.M./P.M. AND WAS RECORDED AT RECEPTION NO. \_\_\_\_\_

\_\_\_\_\_  
 DOUGLAS COUNTY CLERK AND RECORDER

<p style="font-size: 8px; margin: 0;">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>	DATE OF PREPARATION: 2022-05-12
	9380 STATION STREET, SUITE 600 LONE TREE, COLORADO 80124 (303) 791-8180	SCALE: N/A
AzTec Proj No.: 10722-10      Drawn By: TP		S H E E T 1 O F 4

FOR REVIEW

# RIDGEGATE SW VILLAGE FILING NO. 1A

A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, AND THE NORTHWEST 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.  
36.333 ACRES – 4 LOTS – 1 TRACT SB22-85

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 23 AND A PART OF THE NORTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, BEARS NORTH 89°14'48" EAST, A DISTANCE OF 2,647.06 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 23;

THENCE SOUTH 56°40'10" WEST, A DISTANCE OF 833.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,884.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 39°31'02" EAST, ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF RIDGEGATE PARKWAY AS RECORDED IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2010035810, ALSO BEING THE MOST EASTERLY CORNER OF TRACT BK, RIDGEGATE SW VILLAGE FILING NO. 1, RECORDED IN SAID OFFICIAL RECORDS AT RECEPTION NUMBER 2021076801, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°00'00", AN ARC LENGTH OF 920.69 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF RIDGEGATE PARKWAY AS DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2018076218;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 11°31'10" WEST, A DISTANCE OF 1.00 FEET;
  - 2) SOUTH 78°28'50" EAST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,046.50 FEET;
  - 3) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°00'57", AN ARC LENGTH OF 456.91 FEET;
  - 4) SOUTH 53°27'53" EAST, A DISTANCE OF 104.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,153.50 FEET;
  - 5) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°52'59", AN ARC LENGTH OF 581.49 FEET TO A POINT ON A WESTERLY LINE OF SAID RIDGEGATE SW VILLAGE FILING NO. 1;
- THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID RIDGEGATE SW VILLAGE FILING NO. 1 THE FOLLOWING FORTY-NINE (49) COURSES:
- 1) SOUTH 07°40'41" WEST, A DISTANCE OF 29.33 FEET;
  - 2) SOUTH 82°19'19" EAST, A DISTANCE OF 20.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 555.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 83°35'55" WEST;
  - 3) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°16'12", AN ARC LENGTH OF 31.67 FEET;
  - 4) SOUTH 09°40'16" WEST, A DISTANCE OF 64.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 181.50 FEET;
  - 5) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°46'23", AN ARC LENGTH OF 30.96 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 560.50 FEET;
  - 6) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°17'55", AN ARC LENGTH OF 237.70 FEET;
  - 7) SOUTH 43°44'34" WEST, A DISTANCE OF 139.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,020.50 FEET;
  - 8) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°10'14", AN ARC LENGTH OF 20.85 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 16.50 FEET;
  - 9) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°30'26", AN ARC LENGTH OF 26.64 FEET;
  - 10) NORTH 42°34'46" WEST, A DISTANCE OF 20.71 FEET;
  - 11) SOUTH 47°25'14" WEST, A DISTANCE OF 91.00 FEET;
  - 12) SOUTH 42°34'46" EAST, A DISTANCE OF 18.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 16.50 FEET;
  - 13) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°34'30", AN ARC LENGTH OF 27.24 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,020.50 FEET;
  - 14) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°59'34", AN ARC LENGTH OF 409.53 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 16.50 FEET;
  - 15) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°58'18", AN ARC LENGTH OF 27.06 FEET;
  - 16) NORTH 11°02'00" WEST, A DISTANCE OF 23.94 FEET;
  - 17) SOUTH 77°18'49" WEST, A DISTANCE OF 71.03 FEET;
  - 18) SOUTH 11°02'00" EAST, A DISTANCE OF 23.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 16.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 78°58'12" WEST;
  - 19) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°57'30", AN ARC LENGTH OF 26.48 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,020.50 FEET;
  - 20) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°47'03", AN ARC LENGTH OF 316.75 FEET;
  - 21) NORTH 17°16'47" EAST, A DISTANCE OF 379.29 FEET;

- 22) NORTH 03°23'27" WEST, A DISTANCE OF 178.09 FEET;
  - 23) SOUTH 74°19'05" EAST, A DISTANCE OF 29.55 FEET;
  - 24) NORTH 15°40'55" EAST, A DISTANCE OF 91.00 FEET;
  - 25) NORTH 74°19'05" WEST, A DISTANCE OF 419.77 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5.00 FEET;
  - 26) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 7.85 FEET;
  - 27) NORTH 15°40'55" EAST, A DISTANCE OF 23.50 FEET;
  - 28) NORTH 74°19'05" WEST, A DISTANCE OF 71.00 FEET;
  - 29) SOUTH 15°40'55" WEST, A DISTANCE OF 23.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 5.00 FEET;
  - 30) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 7.85 FEET;
  - 31) NORTH 74°19'05" WEST, A DISTANCE OF 526.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 524.50 FEET;
  - 32) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°29'10", AN ARC LENGTH OF 178.38 FEET;
  - 33) NORTH 51°46'38" WEST, A DISTANCE OF 11.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 5.00 FEET;
  - 34) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°16'03", AN ARC LENGTH OF 7.44 FEET;
  - 35) NORTH 33°29'25" EAST, A DISTANCE OF 12.74 FEET;
  - 36) NORTH 41°02'36" EAST, A DISTANCE OF 12.00 FEET;
  - 37) NORTH 48°57'24" WEST, A DISTANCE OF 71.00 FEET;
  - 38) SOUTH 41°02'36" WEST, A DISTANCE OF 12.00 FEET;
  - 39) SOUTH 59°31'12" WEST, A DISTANCE OF 10.33 FEET;
  - 40) SOUTH 88°26'54" WEST, A DISTANCE OF 10.31 FEET;
  - 41) NORTH 46°07'04" WEST, A DISTANCE OF 7.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 524.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 46°55'06" EAST;
  - 42) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°36'10", AN ARC LENGTH OF 106.22 FEET;
  - 43) NORTH 31°28'43" WEST, A DISTANCE OF 180.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 5.00 FEET;
  - 44) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°31'25", AN ARC LENGTH OF 7.46 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 642.00 FEET;
  - 45) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°14'54", AN ARC LENGTH OF 103.63 FEET;
  - 46) NORTH 47°30'39" EAST, A DISTANCE OF 213.09 FEET;
  - 47) NORTH 42°13'12" EAST, A DISTANCE OF 179.60 FEET;
  - 48) SOUTH 50°19'35" EAST, A DISTANCE OF 29.19 FEET;
  - 49) NORTH 39°40'25" EAST, A DISTANCE OF 30.81 FEET TO THE **POINT OF BEGINNING**.
- CONTAINING AN AREA OF 36.333 ACRES, (1,582,672 SQUARE FEET), MORE OR LESS.

**GENERAL NOTES**

1. FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. N0038766-010-TO2, AMENDMENT NO. 2, DATED OCTOBER 19, 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 NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER BY A 1-1/2" BRASS CAP IN 6" CONCRETE, 0.2' ABOVE GROUND, NO MARKINGS ON CAP AND AT THE NORTH QUARTER CORNER BY A 1-1/2" BRASS CAP IN 6" CONCRETE, 0.3' ABOVE GROUND, NO MARKINGS ON CAP, BEING ASSUMED TO BEAR SOUTH 89°14'48" WEST.
3. THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS – ZONE X, AREAS OF MINIMAL FLOOD HAZARD AS SHOWN AND DEFINED ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C0063H, MAP REVISED SEPTEMBER 4, 2020.
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 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 STATUTE.
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. 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.
8. 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.
9. LOTS 1, 2, 3 AND 4 SHALL BE FOR FUTURE DEVELOPMENT AND ARE SUBJECT TO THE CITY OF LONE TREE SITE IMPROVEMENT PLAN (SIP) APPROVAL PROCESS.
10. 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.
11. 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. 1A, 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.
12. A GEOTECHNICAL REPORT FOR EACH LOT MUST BE SUBMITTED TO THE CITY AT THE TIME OF BUILDING PERMIT APPLICATION.
13. DEVELOPMENT OF LOTS 1, 2, 3, AND 4 WILL BE SUBJECT TO REVIEW BY EITHER THE ARCHITECTURAL REVIEW COMMITTEE OF THE LYRIC OWNERS ASSOCIATION, INC. OR BY THE RIDGEGATE DESIGN REVIEW COMMITTEE.
14. 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.
15. THE 25' DRAINAGE EASEMENT SHOWN HEREON IS 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.
16. 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.

**LAND AREA SUMMARY TABLE**

DESIGNATION	AREA (SF)	AREA (AC)	% OF TOTAL AREA
FUTURE DEVELOPMENT LOTS	1,441,890	33.101	91.10
NON ALLEY TRACTS	59,146	1.358	3.74
ALLEY TRACTS	0	0.000	0.00
RIGHT-OF-WAY	81,636	1.874	5.16
RIDGEGATE SW VILLAGE FIL. NO. 1A	1,582,672	36.333	100.00

**SITE SUMMARY TABLE**


DESIGNATION	TOTALS	AREA (SF)	AREA (AC)
NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS	0	000,000	0.000
NUMBER OF PRIVATE ALLEY TRACTS	0	000,000	0.000
NUMBER OF REGIONAL PARK TRACTS	0	000,000	0.000
NUMBER OF NEIGHBORHOOD PARK TRACTS	0	000,000	0.000
NUMBER OF FUTURE DEVELOPMENT LOTS (LOT 1, LOT 2, LOT 3 & LOT 4)	4	1,441,890	33.101
NUMBER OF VILLAGE RECREATION & AMENITY CENTER TRACTS	0	000,000	0.000
NUMBER OF OPEN SPACE TRACTS	0	000,000	0.000
NUMBER OF HOA LANDSCAPE & UTILITY TRACTS	1	59,146	1.358
OPEN SPACE SWAP PARCEL	0	000,000	0.000
PUBLIC RIGHT-OF-WAY		81,636	1.874
<b>TOTAL</b>		<b>1,582,672</b>	<b>36.333</b>

TRACT SUMMARY TABLE					
TRACT	USE	AREA ACRES	AREA SQ. FEET	FUTURE MAINTENANCE	OWNER
TRACT A	UTILITY, DRAINAGE, LANDSCAPE, TRAILS	1.358	59,146	HOA/COLT	COLT
TRACTS TOTAL (1)		1.358	59,146		

COLT = CITY OF LONE TREE  
HOA = LYRIC OWNERS ASSOCIATION, INC. (MASTER HOA) STATE DOCUMENT NO. 20211244685

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

 <p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<b>DEVELOPER</b> <b>SH LYRIC, LLC</b>		DATE OF PREPARATION:	2022-05-12
			SCALE:	N/A
			SHEET 2 OF 4	
AzTec Proj. No.: 10722-10      Drawn By: TP		9380 STATION STREET, SUITE 600 LONE TREE, COLORADO 80124 (303) 791-8180		

# RIDGEGATE SW VILLAGE FILING NO. 1A

A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, AND THE NORTHWEST 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.  
 36.333 ACRES - 4 LOTS - 1 TRACT SB22-85

LINE TABLE		
LINE	BEARING	LENGTH
L1	S11°31'10"W	1.00'
L2	S78°28'50"E	100.00'
L3	S07°40'41"W	29.33'
L4	S82°19'19"E	20.67'
L5	S09°40'16"W	64.79'
L6	N42°34'46"W	20.71'
L7	S47°25'14"W	91.00'
L8	S42°34'46"E	18.48'
L9	N11°02'00"W	23.94'
L10	S77°18'49"W	71.03'
L11	S11°02'00"E	23.72'
L12	S74°19'05"E	29.55'
L13	N15°40'55"E	91.00'
L14	N15°40'55"E	23.50'
L15	N74°19'05"W	71.00'
L16	S15°40'55"W	23.50'
L17	N51°46'38"W	11.32'
L18	N33°29'25"E	12.74'

LINE TABLE		
LINE	BEARING	LENGTH
L19	N41°02'36"E	12.00'
L20	N48°57'24"W	71.00'
L21	S41°02'36"W	12.00'
L22	S59°31'12"W	10.33'
L23	S88°26'54"W	10.31'
L24	S46°07'04"E	7.33'
L25	S50°19'35"E	29.19'
L26	N39°40'25"E	30.81'
L27	S42°34'46"E	7.04'
L28	S58°57'22"E	15.46'
L29	S54°10'23"E	32.89'
L30	S42°34'46"E	17.11'
L31	N42°34'46"W	16.49'
L32	N16°01'12"E	3.70'
L33	N03°23'27"W	37.80'
L34	S16°01'12"W	18.33'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	3°16'11"	555.00'	31.67'
C2	9°46'23"	181.50'	30.96'
C3	1°10'14"	1020.50'	20.85'
C4	92°30'26"	16.50'	26.64'
C5	94°34'30"	16.50'	27.24'
C6	93°58'18"	16.50'	27.06'
C7	91°57'30"	16.50'	26.48'
C8	90°00'00"	5.00'	7.85'
C9	90°00'00"	5.00'	7.85'
C10	85°16'03"	5.00'	7.44'
C11	11°36'10"	524.50'	106.22'

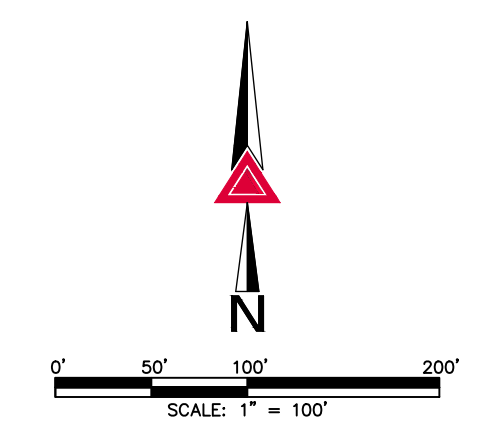
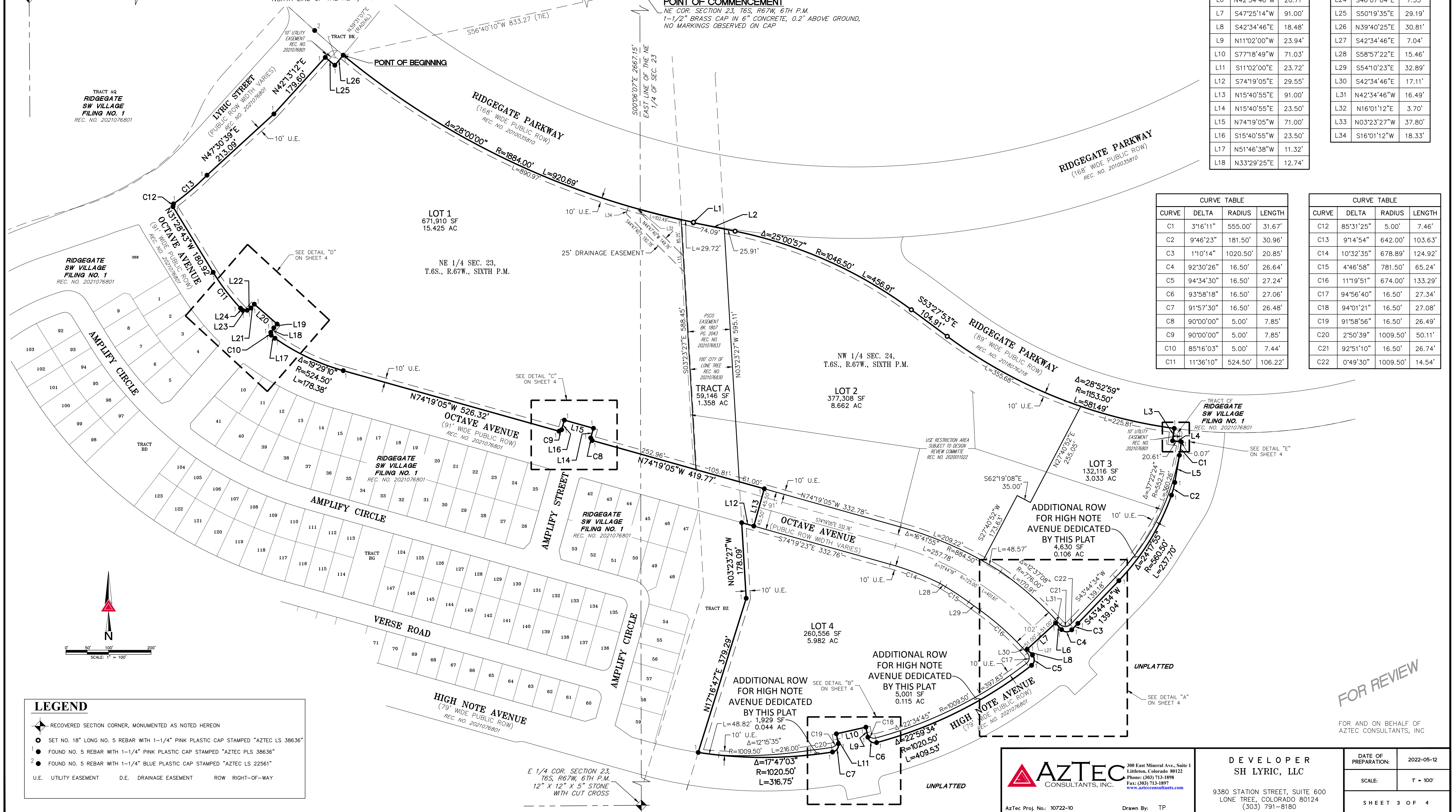
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C12	85°31'25"	5.00'	7.46'
C13	9°14'54"	642.00'	103.63'
C14	10°32'35"	678.89'	124.92'
C15	4°46'58"	781.50'	65.24'
C16	11°19'51"	674.00'	133.29'
C17	94°56'40"	16.50'	27.34'
C18	94°01'21"	16.50'	27.08'
C19	91°58'56"	16.50'	26.49'
C20	2°50'39"	1009.50'	50.11'
C21	92°51'10"	16.50'	26.74'
C22	0°49'30"	1009.50'	14.54'

N 1/4 COR. SECTION 23,  
 T6S, R67W, 6TH P.M.  
 1-1/2" BRASS CAP IN 6"  
 CONCRETE, 0.3' ABOVE  
 GROUND, NO MARKINGS  
 OBSERVED ON CAP

(BASIS OF BEARINGS)  
 S89°14'48"W 2647.06'  
 NORTH LINE OF THE NE 1/4 OF SEC. 23

POINT OF COMMENCEMENT  
 NE COR. SECTION 23, T6S, R67W, 6TH P.M.  
 1-1/2" BRASS CAP IN 6" CONCRETE, 0.2' ABOVE GROUND,  
 NO MARKINGS OBSERVED ON CAP

NORTH LINE OF THE NW 1/4 OF SEC. 24



LEGEND	
	RECOVERED SECTION CORNER, MONUMENTED AS NOTED HEREON
	SET NO. 18" LONG NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
	FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
	FOUND NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP STAMPED "AZTEC LS 22561"
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
ROW	RIGHT-OF-WAY

**AZTEC**  
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AzTec Proj. No.: 10722-10 Drawn By: TP

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

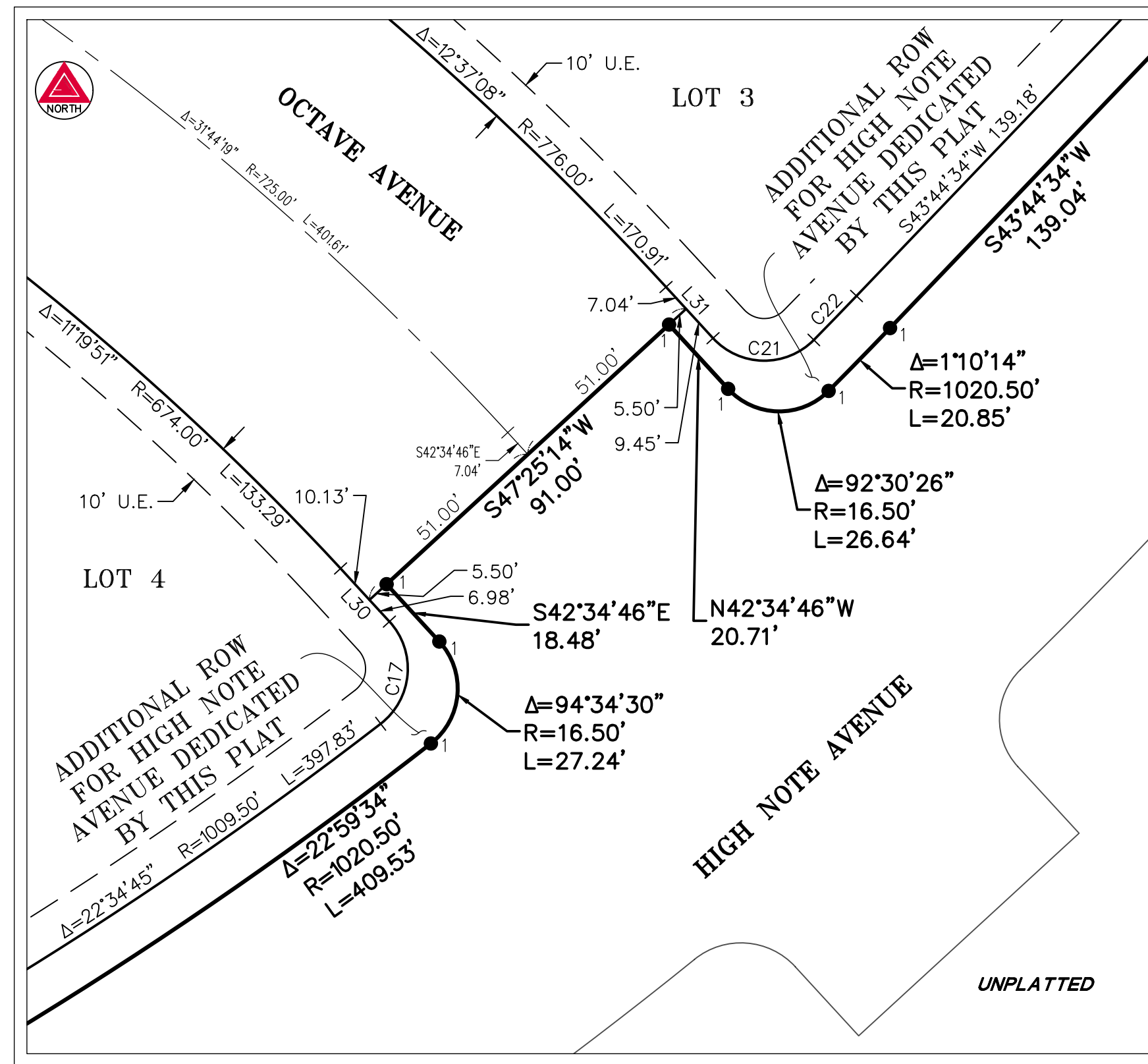
DATE OF PREPARATION:	2022-05-12
SCALE:	1" = 100'
SHEET 3 OF 4	

FOR REVIEW

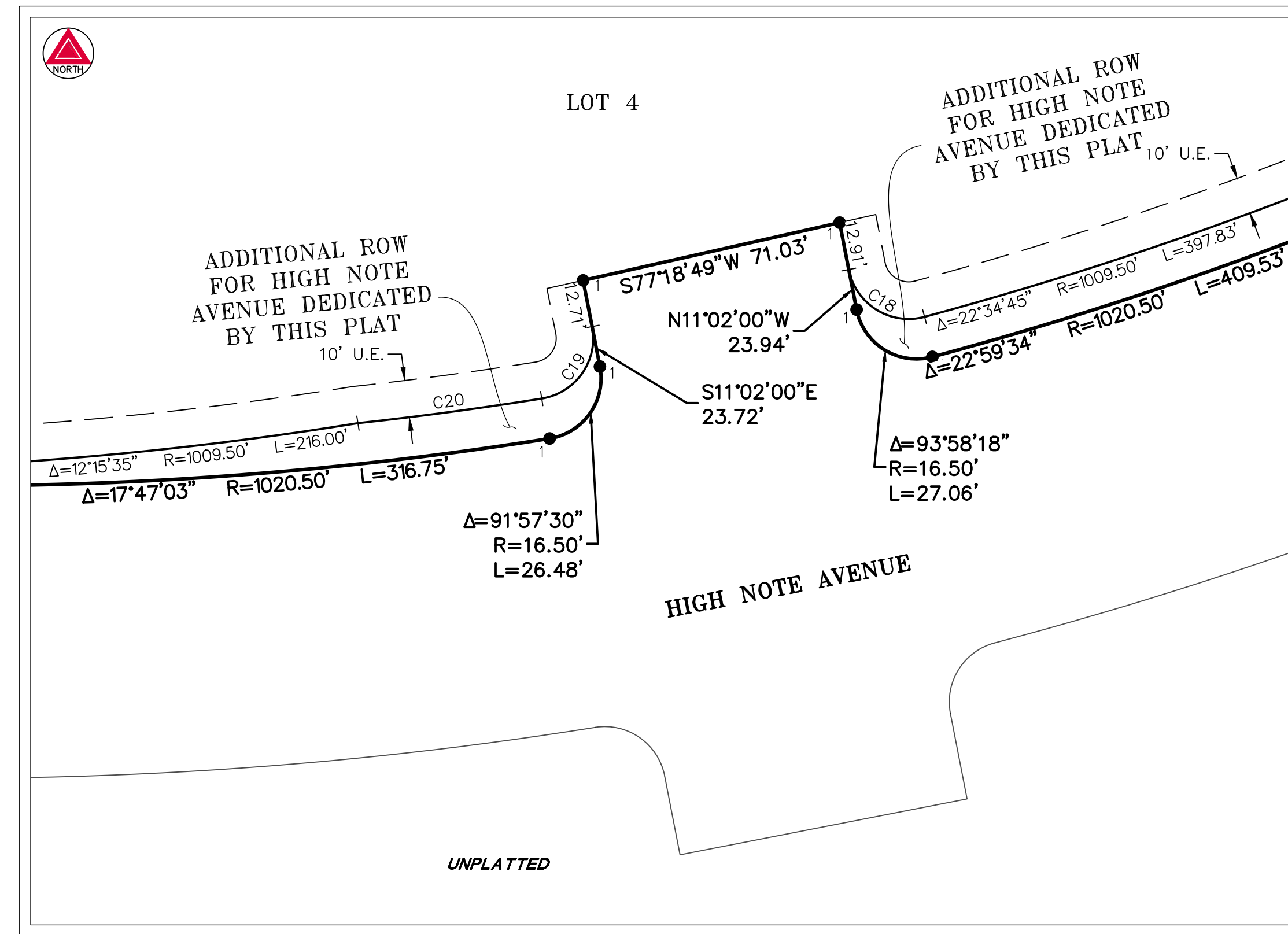
FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC.

# RIDGEGATE SW VILLAGE FILING NO. 1A

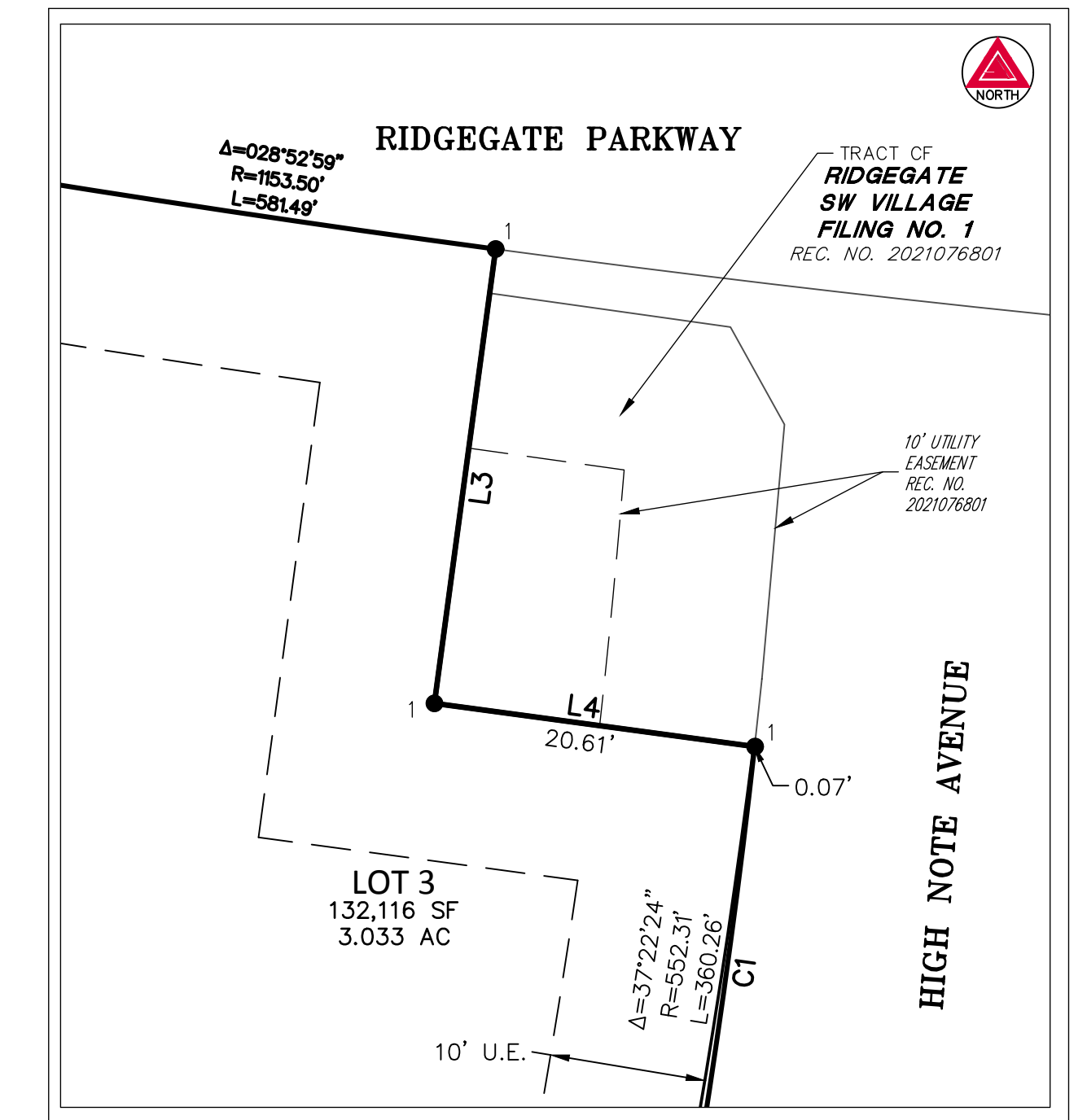
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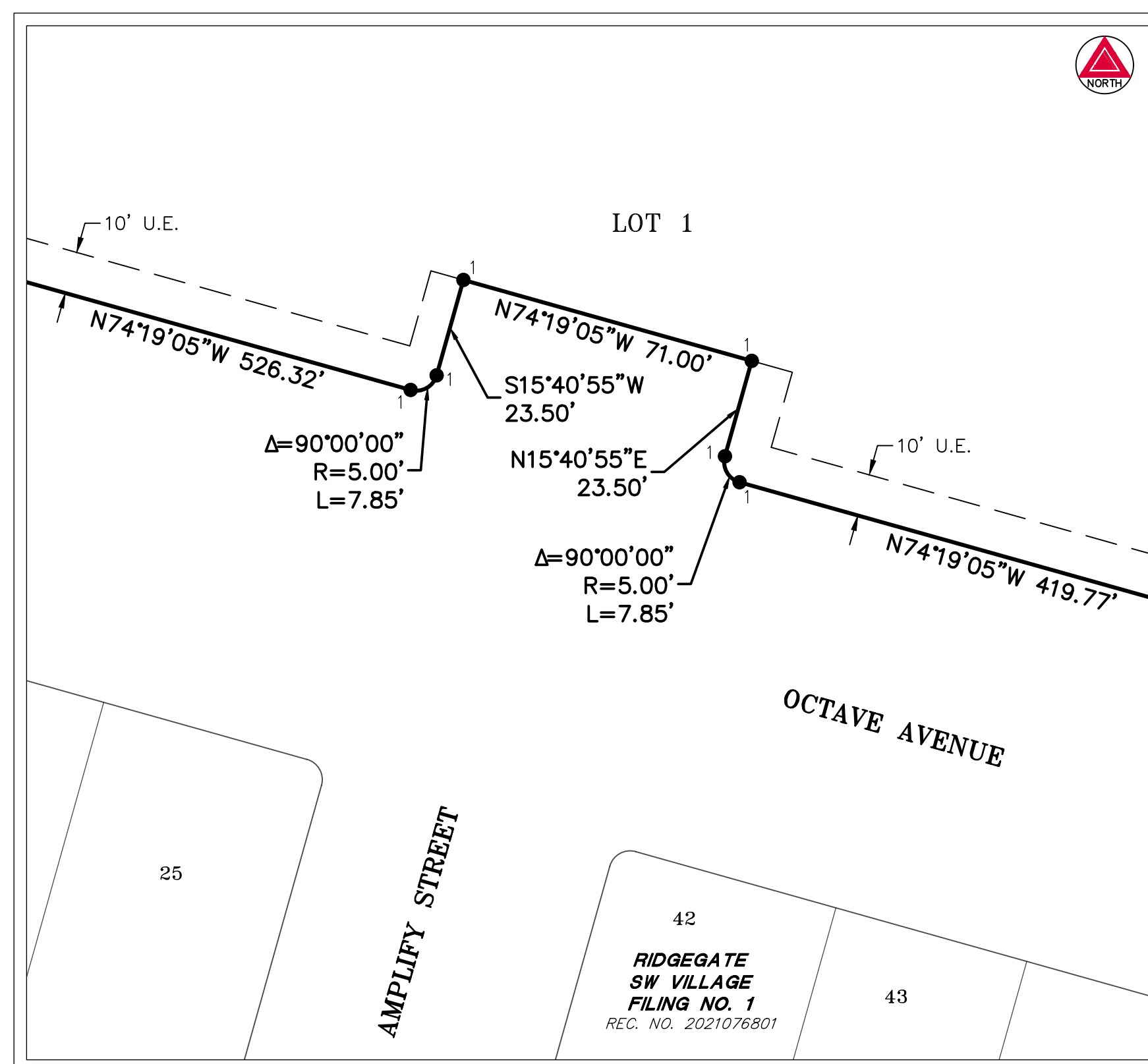
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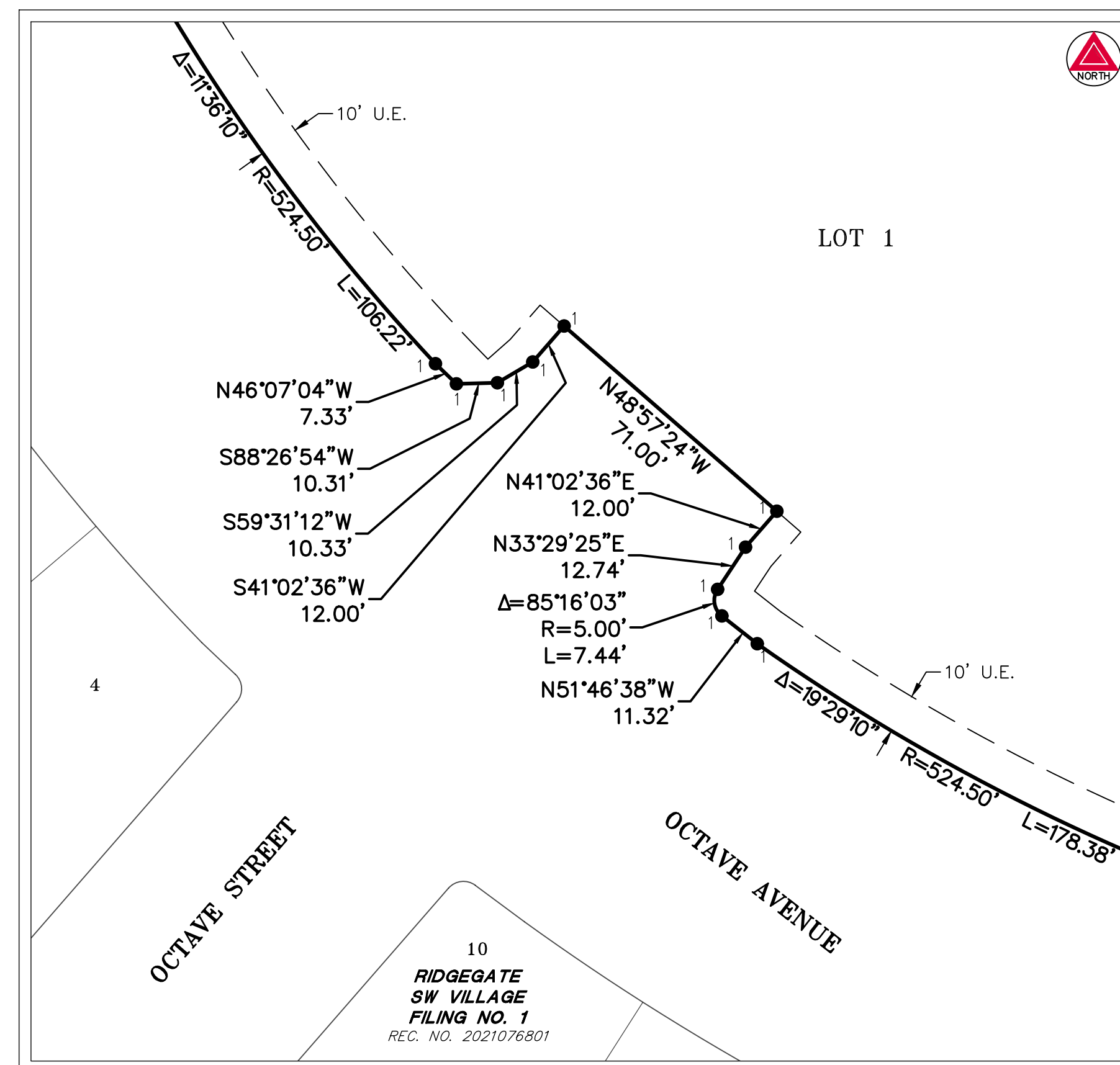
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DETAIL "E"  
 SCALE: 1" = 10'



DETAIL "C"  
 SCALE: 1" = 30'

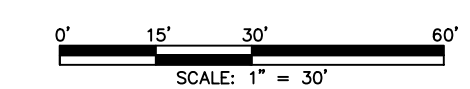


DETAIL "D"  
 SCALE: 1" = 30'

SEE SHEET 3  
 FOR LINE &  
 CURVE TABLES

SEE SHEET 3  
 FOR LEGEND

FOR REVIEW



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SHEET 3 OF 4	

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