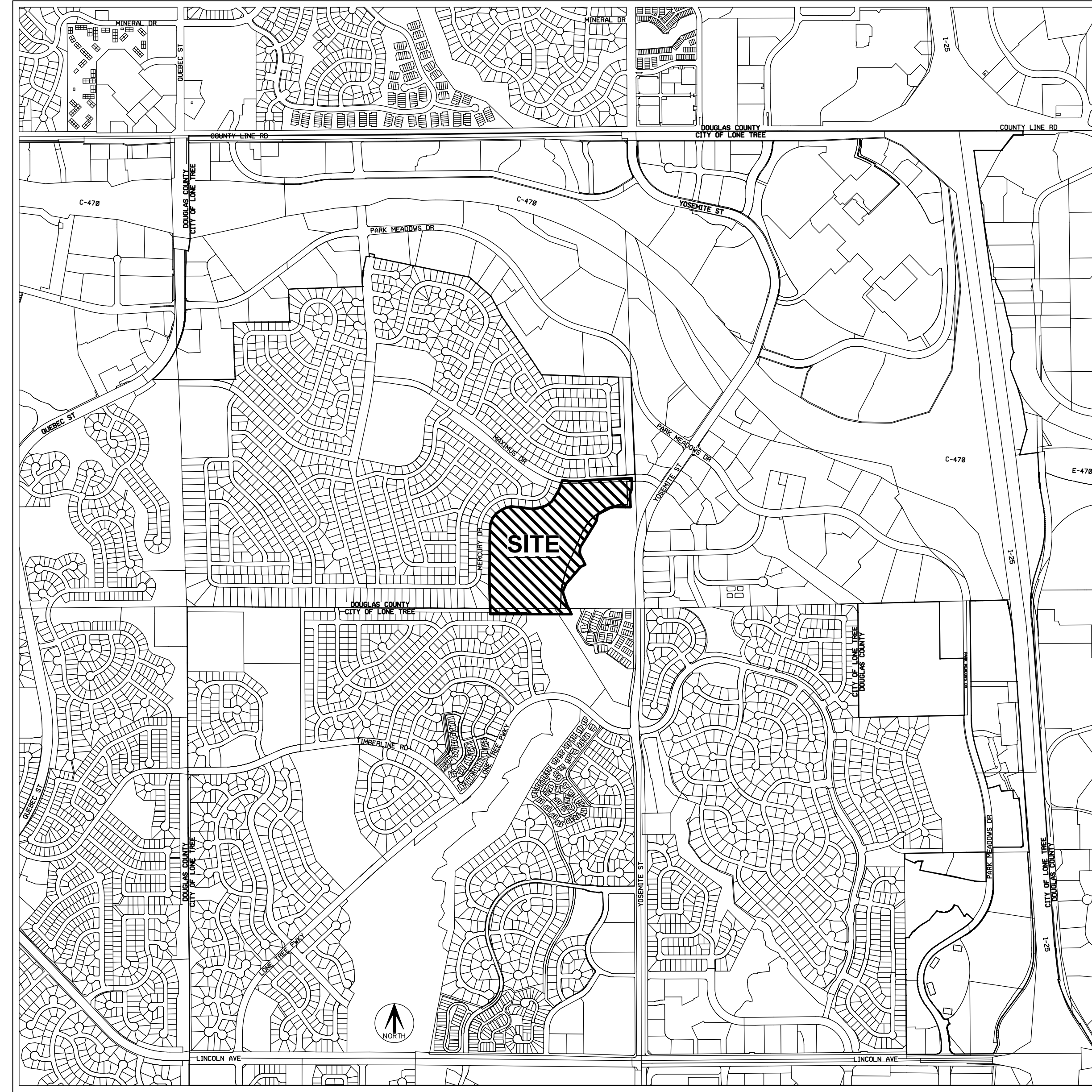


CITY OF LONE TREE – SWEETWATER PARK ZONING MAP

TRACT E, ACRES GREEN FILING NO. 6
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4,
 TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF DOUGLAS, STATE OF COLORADO
 31.813 ACRES



VICINITY MAP
 SCALE: 1" = 1000'

LEGAL DESCRIPTION

TRACT E, ACRES GREEN FILING NO. 6 RECORDED UNDER RECEPTION NO. 186569 IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE.

SUBORDINATELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, NORTH 89°43'24" WEST, A DISTANCE OF 930.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT E AND THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTHERLY, WESTERLY, NORTHERLY AND EASTERLY BOUNDARIES OF SAID TRACT E, THE FOLLOWING SEVENTEEN (17) COURSES:

1. NORTH 89°43'24" WEST, A DISTANCE OF 830.35 FEET TO THE SOUTHWEST CORNER OF SAID TRACT E;
2. NORTH 00°16'36" EAST, A DISTANCE OF 914.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 270.32 FEET;
3. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97°00'00", AN ARC LENGTH OF 457.64 FEET;
4. SOUTH 82°43'24" EAST, A DISTANCE OF 160.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 305.49 FEET;
5. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°59'00", AN ARC LENGTH OF 405.13 FEET;
6. NORTH 21°17'36" EAST, A DISTANCE OF 37.70 FEET;
7. NORTH 68°42'24" WEST, A DISTANCE OF 100.00 FEET;
8. NORTH 21°17'36" EAST, A DISTANCE OF 68.41 FEET TO THE NORTHWEST CORNER OF SAID TRACT E, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 725.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 19°19'02" EAST;
9. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°31'43", AN ARC LENGTH OF 285.07 FEET;
10. NORTH 86°47'19" EAST, A DISTANCE OF 586.80 FEET TO THE NORTHEAST CORNER OF SAID TRACT E;
11. SOUTH 02°12'41" EAST, A DISTANCE OF 275.49 FEET;
12. SOUTH 87°47'19" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 550.00 FEET;
13. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°00'00", AN ARC LENGTH OF 623.96 FEET;
14. SOUTH 22°47'19" WEST, A DISTANCE OF 427.82 FEET;
15. SOUTH 14°16'36" WEST, A DISTANCE OF 235.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 410.00 FEET;
16. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°00'00", AN ARC LENGTH OF 100.18 FEET;
17. SOUTH 00°16'36" WEST, A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 31.813 ACRES, (1,385,764 SQUARE FEET), MORE OR LESS.

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THE PRESENTS THAT SOUTH SUBURBAN PARK AND RECREATION DISTRICT, BEING THE OWNER OF PROPERTY IN DOUGLAS COUNTY, COLORADO, EXCLUSIVE RIGHTS-OF-WAY, HAVE HERE WITH PETITIONED THE CITY OF LONE TREE FOR REZONING OF THE PROPERTY AS LEGALLY DESCRIBED HEREON.

SOUTH SUBURBAN PARK AND RECREATION DISTRICT

BY: _____
 (NAME, TITLE)

STATE OF COLORADO)
)SS.
 COUNTY OF DOUGLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023,

BY _____, AS _____ OF

SOUTH SUBURBAN PARK AND RECREATION DISTRICT.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

 NOTARY PUBLIC

GENERAL NOTES

1. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°43'24" WEST, A DISTANCE OF 2,645.25 FEET.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, AZTEC CONSULTANTS, INC., RELIED UPON COMMITMENT FOR TITLE INSURANCE ORDER NO. RND70797786 ISSUED BY LAND TITLE GUARANTEE COMPANY HAVING AN EFFECTIVE DATE OF FEBRUARY 21, 2023 AT 5:00 P.M.
3. DISTANCES ON THIS ZONING MAP ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET.
4. THIS MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY PLAT AND IS FOR ANNEXATION PURPOSES ONLY, NO MONUMENTS WERE SET.
5. ALL SITE IMPROVEMENTS IDENTIFIED ON SHEET 2 ARE TO REMAIN.
6. THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN SPECIAL FLOOD HAZARD AREAS – ZONE AE, AREAS WITH BASE FLOOD ELEVATIONS DETERMINED, SPECIAL FLOOD HAZARD AREAS – ZONE AE, FLOODWAY AREAS IN ZONE AE, OTHER FLOOD AREAS – ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD AND OTHER AREAS – ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ALL AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C0042G, MAP REVISED MARCH 16, 2016.

SURVEYOR'S CERTIFICATE

I, DALE C. RUSH, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ZONING MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE PARCEL OF LAND DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON AND THAT THIS ZONING MAP SUBSTANTIALLY COMPLIES WITH THE COLORADO REVISED STATUTES AND THE CITY OF LONE TREE'S, CODES APPERTAINING THERETO. I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED BY ME PERSONALLY OR UNDER MY PERSONAL SUPERVISION ON THIS 28TH DAY OF AUGUST, 2023.



DALE C. RUSH, PLS NO. 33204
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
 300 E. MINERAL AVE., SUITE 1
 LITTLETON, CO. 80122
 (303) 713-1898

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.

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

THIS ZONING MAP IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____,
 PASSED AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF LONE TREE,
 COLORADO, HELD ON _____, 2023, AND RECORDED ON _____
 AT RECEPTION NO. _____, IN THE RECORDS OF THE CLERK AND RECORDER OF
 DOUGLAS COUNTY, COLORADO BY THE CITY COUNCIL OF THE CITY OF LONE TREE, COLORADO.

JACQUELINE A. MILLET, MAYOR, CITY OF LONE TREE

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS.
 COUNTY OF DOUGLAS)
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK ____M.,
 THIS _____ DAY OF _____ A.D., 20____, AND IS RECORDED IN
 PLAN FILE _____, RECEPTION NO. _____

 COUNTY CLERK AND RECORDER DEPUTY

SCALE	N/A
DATE	2023-08-28
BY	
DATE	
REVISION DESCRIPTION	

300 East Mineral Ave., Suite 1
 Littleton, Colorado, 80122
 Phone: (303) 713-1898
 Fax: (303) 713-1897
 www.aztecconsultants.com

CITY OF LONE TREE ZONING MAP
 SE 1/4 SEC. 4, T.6S., R.67W., 6TH P.M.
 DOUGLAS COUNTY, COLORADO
 PREPARED FOR
 SOUTH SUBURBAN PARKS & RECREATION
 4810 EAST COUNTY LINE ROAD, LITTLETON, CO 80126

SHEET
ONE
 OF 2 SHEETS
 76023-01
 JOB NO.

