

# RIDGEGATE SW VILLAGE FILING NO. 1B

## A REPLAT OF LOTS 367 & 368 RIDGEGATE SW VILLAGE F1

### LOCATED IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

### CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

### 4.28 ACRES/ 54 RESIDENTIAL LOTS/ 6 TRACTS SB 22-109R

**LEGAL DESCRIPTION:**

LOTS 367 AND 368, RIDGEGATE SW VILLAGE FILING NO. 1, IN THE CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

**DEDICATION:**

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, BLOCKS, RIGHTS-OF-WAY, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **RIDGEGATE SW VILLAGE FILING NO. 1B**. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS, AND OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES AS SHOWN HEREON. 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, B, C, D, E, & F ARE HEREBY DEDICATED FOR OWNERSHIP TO THRIVE HOMEBUILDERS HOA. 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:**

SH LYRIC, LLC

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

ATTEST: \_\_\_\_\_

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ }SS.

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

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

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_  
NOTARY PUBLIC

**SIGNATURE OF OWNER:**

RIDGEGATE INVESTMENTS, INC.

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

ATTEST: \_\_\_\_\_

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ }SS.

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

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

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_  
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.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

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

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

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

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ }SS.

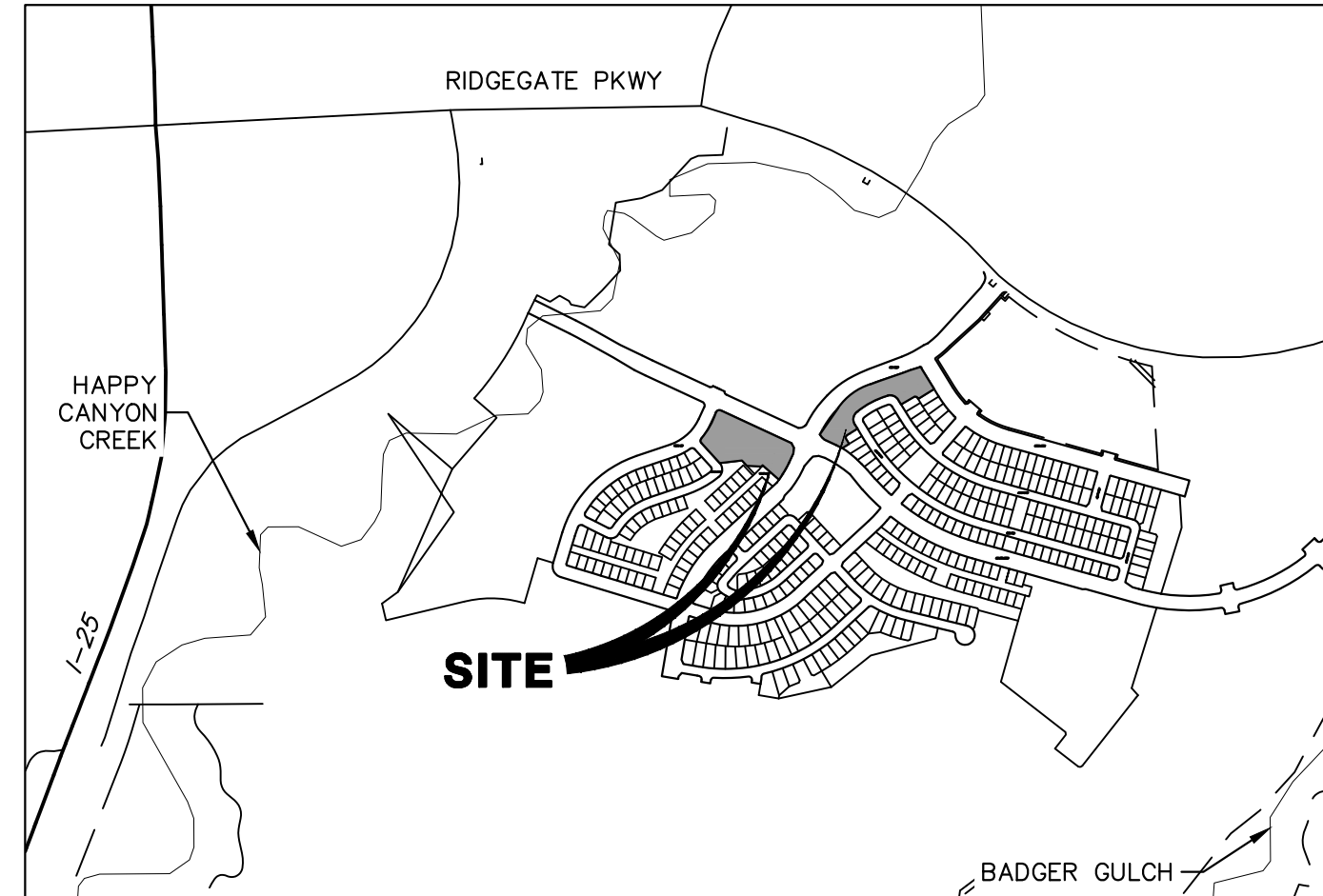
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

WITNESS MY HAND AND OFFICIAL SEAL:

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

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



VICINITY MAP

SITE SUMMARY CHART			
DESIGNATION	TOTALS	AREA (SF)	AREA (ACRES)
NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS	54	95,043	2.182
NUMBER OF PRIVATE ALLEY TRACTS	3	24,563	0.564
NUMBER OF HOA LANDSCAPE & UTILITY TRACTS	5	66,839	1.534
TOTAL	186,445	4,280	

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS	95,043	2.182	50.98%
TRACTS	91,402	2.098	49.02%
TOTAL	186,445	4,280	100.00%

TRACT SUMMARY CHART					
	AREA (SF)	AREA (ACRES)	USE	OWNERSHIP	MAINTENANCE
TRACT A	21,167	0.486	UTILITY, DRAINAGE, LANDSCAPE, TRAILS	HOA	HOA
TRACT B	17,245	0.396	UTILITY, DRAINAGE, LANDSCAPE,	HOA	HOA
TRACT C	15,510	0.356	UTILITY, DRAINAGE, LANDSCAPE, PRIVATE ALLEY	HOA	HOA
TRACT D	4,264	0.098	UTILITY, DRAINAGE, LANDSCAPE, PRIVATE ALLEY	HOA	HOA
TRACT E	4,789	0.110	UTILITY, DRAINAGE, LANDSCAPE, PRIVATE ALLEY	HOA	HOA
TRACT F	14,252	0.327	UTILITY, DRAINAGE, LANDSCAPE	HOA	HOA
TRACT G	2,567	0.059	UTILITY, DRAINAGE, LANDSCAPE	HOA	HOA
TRACT H	11,608	0.266	UTILITY, DRAINAGE, LANDSCAPE	HOA	HOA
TRACTS TOTAL(6)	91,402	2.098			

**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.

**GENERAL NOTES:**

- NOTICE: PER C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- PER THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, CERTIFICATION IS DEFINED AS A STATEMENT THAT INCLUDES THE FOLLOWING: (A) IS SIGNED AND/OR SEALED BY A PROFESSIONAL LAND SURVEYOR REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED THEREIN HAVE BEEN PERFORMED BY THE PROFESSIONAL LAND SURVEYOR OR UNDER THE PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE. (B) IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (C) IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. (D) IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT. VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE ORDER NO. N0036624-020-JY-DK2 PREPARED BY FIDELITY NATIONAL TITLE, DATED OCTOBER 19, 2022.
- THE BASIS OF BEARINGS IS THE NORTHERLY LINE OF LOT 367, RIDGEGATE SW VILLAGE FILING NO. 1, BEARING S65°07'24"E AS SHOWN ON THE PLAT.
- LAND DESCRIBED IN THIS PLAT IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN (ZONE X), AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, COLORADO, MAP NUMBER 08035C0063H, EFFECTIVE DATE 9/4/2020.
- WITHIN SIGHT TRIANGLES AS SHOWN, 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.
- PRIVATE STREETS/ALLEYS: THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING "NO PARKING/FIRE LANE" SIGNAGE, AS REQUIRED BY THE CITY PUBLIC WORKS DEPARTMENT AND FIRE DISTRICT. THE OWNER/HOMEOWNERS ASSOCIATION SHALL MAINTAIN SAID SIGNAGE.

**GENERAL NOTES (CONTINUED):**

- 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.
- A BLANKET PUBLIC ACCESS EASEMENT IS HEREBY GRANTED OVER ALL OF TRACTS A, B, F, G, & H.

- THIS PLAT CONTAINS LOTS AND BLOCKS INTENDED FOR THE DEVELOPMENT OF OWNER-OCCUPIED MULTI-FAMILY DWELLING UNITS OR ASSOCIATED COMMON AREAS, LIMITED COMMON ELEMENTS, OR IMPROVEMENTS (THE "MULTI-FAMILY DEVELOPMENT AREA"). TO THE EXTENT THAT THE FOLLOWING CLAIMS INVOLVE ANY MULTI-FAMILY DEVELOPMENT AREA (OR THE IMPROVEMENTS THEREON) WITHIN THE PROPERTY COVERED BY THIS PLAT, SUCH CLAIMS SHALL BE SUBMITTED TO BINDING ARBITRATION IN LIEU OF SUBMITTING ANY SUCH CLAIM TO A COURT OF LAW.

ANY AND ALL CLAIMS THAT ALLEGE A CONSTRUCTION DEFECT AS DEFINED AT CHAPTER 18, ARTICLE XII OF THE CITY OF LONE TREE CODE OF LAWS AND : (1) ARE BETWEEN ANY TWO OR MORE OF THE FOLLOWING PERSONS OR ENTITIES: (A) ANY OWNER OF ANY PORTION OF THE MULTI-FAMILY DEVELOPMENT AREA, (B) ANY COMMON INTEREST COMMUNITY ASSOCIATION CREATED WITH RESPECT TO THE MULTI-FAMILY DEVELOPMENT AREA, (C) THE SUBDIVIDER, DEVELOPER, CONTRACTOR, OR ANYONE CLAIMING UNDER OR THROUGH ANY SUCH PERSONS, (D) ANY PARTY THAT CONSTRUCTS OR DESIGNS ANY PORTION OF ANY RESIDENTIAL DWELLING UNITS UPON THE MULTI-FAMILY DEVELOPMENT AREA, AND (E) ANY CONSTRUCTION PROFESSIONAL AS DEFINED IN THE CONSTRUCTION DEFECT ACTION REFORM ACT, C.R.S. § 13-80-802.5, ET SEQ., AS AMENDED ("CDARA"); AND (2) THAT PERTAINS TO ANY OF: (A) THE MULTI-FAMILY DEVELOPMENT AREA, (B) ANY DWELLING UNIT, COMMON AREA DEVELOPMENT STRUCTURE, LIMITED COMMON ELEMENTS, OR OTHER IMPROVEMENTS CONSTRUCTED ON THE MULTI-FAMILY DEVELOPMENT AREA, (C) THE COMMON INTEREST COMMUNITY TO BE CREATED FOR THE MULTI-FAMILY DEVELOPMENT AREA OR ANY PORTION THEREOF, OR (D) THE DECLARATION OR OTHER DOCUMENTS GOVERNING SUCH COMMUNITY.

THE FOREGOING SHALL NOT PRECLUDE ANY OF THE PERSONS OR ENTITIES DESCRIBED ABOVE FROM ENDEAVORING TO RESOLVE ANY SUCH CLAIM(S) FOR PURPOSES OF THIS PLAT NOTE. BINDING ARBITRATION SHALL MEAN SUBMISSION OF ANY CLAIM DESCRIBED ABOVE TO THE ARBITRATION SERVICE PROVIDER SPECIFIED IN THE DECLARATION OR OTHER GOVERNING DOCUMENTS OF THE COMMON INTEREST COMMUNITY, IF QUALIFIED PURSUANT TO THE UNIFORM ARBITRATION ACT, PART 2 OF ARTICLE 22 OF TITLE 13, C.R.S., AND, IF NOT, AN ARBITRATION SERVICE PROVIDER SO QUALIFIED IN SUCH ARBITRATION; THE COSTS AND EXPENSES OF ARBITRATION TO BE BORNE EQUALLY BY THE PARTIES.

ALL FUTURE PURCHASERS OF ANY INTEREST IN THE MULTI-FAMILY DEVELOPMENT AREA ARE DEEMED TO HAVE ACCEPTED AND AGREED TO THE TERMS AND CONDITIONS OF THIS PLAT NOTE AND SHALL BE BOUND BY THE PLAT NOTE, WHICH IS RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, DEEMED TO BE GOVERNED BY THE MULTI-FAMILY DEVELOPMENT AREA, AND BINDING UPON ALL SUCCESSORS IN INTEREST, GRANTEES, OWNERS, HEIRS, ASSIGNS, AND ALL OTHERS WHO ACQUIRE AN INTEREST IN OR TO THE MULTI-FAMILY DEVELOPMENT AREA, TOGETHER WITH ANY COMMON INTEREST COMMUNITY ASSOCIATION ASSOCIATED THEREWITH.

**SURVEYORS CERTIFICATE:**

I, JARROD ADAMS, 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 DATE OF SURVEY, 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 ; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE CITY SUBDIVISION REGULATIONS

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

JARROD ADAMS, DATE \_\_\_\_\_  
COLORADO REGISTERED PLS #38252  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



**CITY COUNCIL:**

THIS PLAT WAS APPROVED FOR FILING BY THE CITY COUNCIL OF THE CITY OF LONE TREE, COLORADO, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATION OF ALL UTILITY EASEMENTS, DRAINAGE EASEMENTS, SIGHT DISTANCE EASEMENTS AND ACCESS EASEMENTS ARE ACCEPTED.

LOTS 367 AND 368, RIDGEGATE SW VILLAGE, FILING NO. 1 IS AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER , RECEPTION #2021078801

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 )  
COUNTY OF DOUGLAS )SS.

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

RIDGEGATE SW VILLAGE FILING NO. 1B  
JOB NO. 15950.04  
MAY 3, 2023  
SHEET 1 OF 3

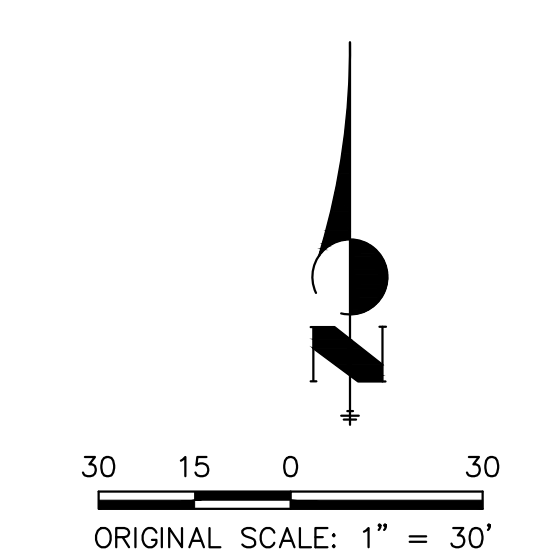
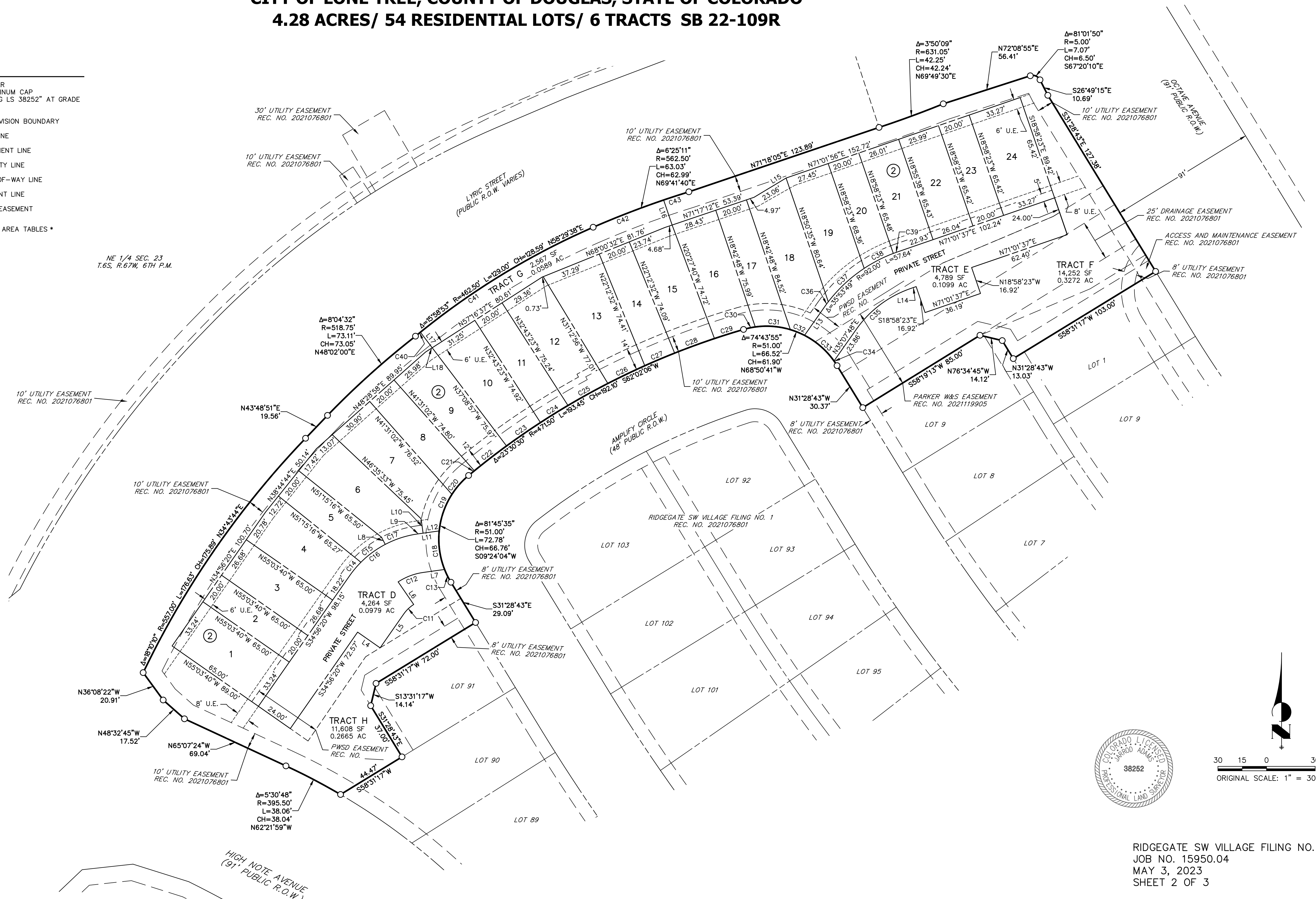


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Fort Collins 970-491-9888 • www.jrengineering.com

# RIDGEGATE SW VILLAGE FILING NO. 1B

A REPLAT OF LOTS 367 & 368 RIDGEGATE SW VILLAGE F1  
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO  
 4.28 ACRES/ 54 RESIDENTIAL LOTS/ 6 TRACTS SB 22-109R

- LEGEND**
- SET 18" #5 REBAR  
W/ 1-1/2" ALUMINUM CAP  
STAMPED "JR ENG LS 38252" AT GRADE
  - PROPOSED SUBDIVISION BOUNDARY
  - - - PROPOSED LOT LINE
  - - - PROPOSED EASEMENT LINE
  - - - EXISTING PROPERTY LINE
  - - - EXISTING RIGHT-OF-WAY LINE
  - - - EXISTING EASEMENT LINE
  - S.D.E. SIGHT DISTANCE EASEMENT
- \* NOTE: SEE SHEET 3 FOR LINE, CURVE AND AREA TABLES \*



RIDGEGATE SW VILLAGE FILING NO. 1B  
 JOB NO. 15950.04  
 MAY 3, 2023  
 SHEET 2 OF 3



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# RIDGEGATE SW VILLAGE FILING NO. 1B

A REPLAT OF LOTS 367 & 368 RIDGEGATE SW VILLAGE F1  
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO  
 4.28 ACRES/ 54 RESIDENTIAL LOTS/ 6 TRACTS SB 22-109R

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	3°43'00"	335.50'	21.76'	N26°44'06"E 21.76'
C2	12°06'19"	335.50'	70.88'	N34°38'45"E 70.75'
C3	90°00'00"	10.00'	15.71'	N69°52'36"E 14.14'
C4	91°28'19"	15.00'	23.95'	N19°23'14"W 21.48'
C5	9°29'22"	282.00'	46.71'	N31°05'36"E 46.65'
C6	11°9'12"	312.00'	7.19'	N35°41'23"E 7.19'
C7	5°27'03"	312.00'	29.68'	N32°18'15"E 29.67'
C8	11°28'23"	312.00'	62.48'	N30°36'48"E 62.37'
C9	3°40'41"	312.00'	20.03'	N27°44'23"E 20.02'
C10	1°01'27"	312.00'	5.58'	N25°23'20"E 5.58'
C11	22°58'58"	21.08'	8.46'	S46°25'48"W 8.40'
C12	25°14'48"	38.00'	16.74'	S69°25'51"W 16.61'
C13	9°55'26"	51.00'	8.83'	S26°31'00"E 8.82'
C14	10°08'31"	62.00'	10.97'	S40°00'35"W 10.96'
C15	17°16'54"	62.00'	18.70'	S53°43'17"W 18.63'
C16	47°06'56"	62.00'	50.98'	S58°29'47"W 49.56'
C17	19°41'31"	62.00'	21.31'	S72°12'30"W 21.20'
C18	27°13'05"	51.00'	24.23'	S07°56'45"E 24.00'
C19	27°04'49"	51.00'	24.10'	S19°12'12"W 23.88'
C20	17°32'15"	51.00'	15.61'	S41°30'44"W 15.55'
C21	0°33'19"	471.50'	4.57'	S50°33'31"W 4.57'
C22	3°03'02"	471.50'	25.10'	S52°21'41"W 25.10'
C23	3°05'13"	471.50'	25.40'	S55°25'48"W 25.40'
C24	2°25'51"	471.50'	20.00'	S58°11'20"W 20.00'
C25	3°24'58"	471.50'	28.11'	S61°06'45"W 28.11'

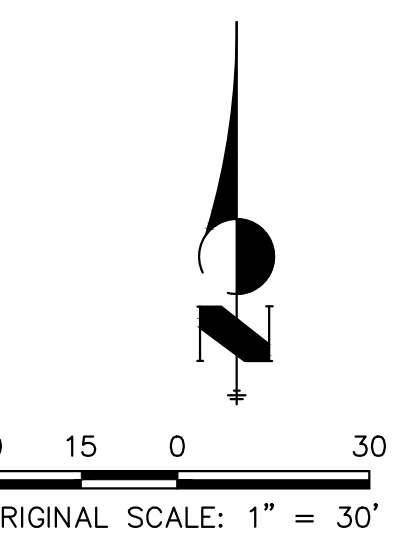
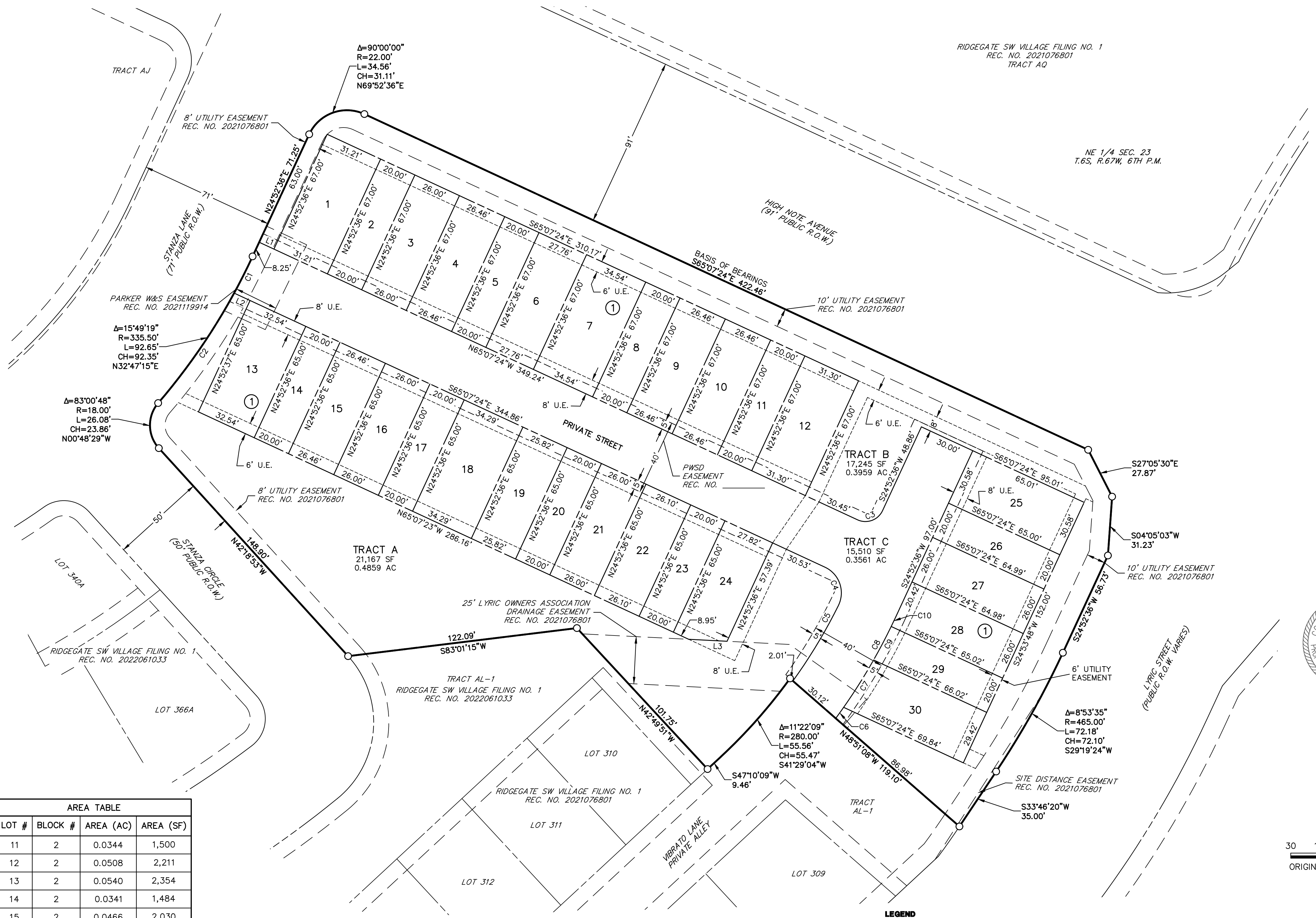
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N65°07'24"W	8.61'
L2	S65°07'24"E	9.29'
L3	S87°04'27"E	20.35'
L4	N55°03'40"W	16.92'
L5	S34°56'20"W	25.58'
L6	S34°34'48"E	16.93'
L7	S82°03'15"W	13.22'
L8	S27°38'16"E	5.00'
L9	S82°03'15"W	3.18'
L10	S07°56'45"E	8.99'
L11	S82°03'15"W	13.22'
L12	S82°03'15"W	10.05'
L13	N35°07'48"E	21.41'
L14	N71°01'37"E	3.65'
L15	N59°00'37"E	23.06'
L16	N18°45'59"W	16.32'
L17	S37°08'57"E	12.05'
L18	N57°16'37"E	4.91'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C26	3°04'22"	471.50'	25.29'	S64°21'25"W 25.28'
C27	2°25'51"	471.50'	20.00'	S67°06'31"W 20.00'
C28	3°10'41"	471.50'	26.15'	S69°54'47"W 26.15'
C29	2°17'13"	471.50'	18.82'	S72°38'45"W 18.82'
C30	8°18'11"	51.00'	7.39'	S77°56'27"W 7.38'
C31	24°37'09"	51.00'	21.91'	N85°35'53"W 21.75'
C32	10°34'12"	51.00'	9.41'	N68°00'13"W 9.40'
C33	27°21'44"	51.00'	24.36'	N49°02'14"W 24.12'
C34	3°52'39"	51.00'	3.45'	N33°25'03"W 3.45'
C35	35°53'49"	68.00'	42.60'	S53°04'42"W 41.91'
C36	2°29'04"	92.00'	3.99'	S36°22'20"W 3.99'
C37	18°54'52"	92.00'	30.37'	S47°04'18"W 30.23'
C38	12°36'34"	92.00'	20.25'	S62°50'02"W 20.21'
C39	1°53'18"	92.00'	3.03'	S70°04'58"W 3.03'
C40	0°28'59"	462.50'	3.90'	S50°44'41"W 3.90'
C41	15°29'54"	462.50'	125.10'	S58°44'08"W 124.72'
C42	4°44'57"	562.50'	46.62'	S68°51'33"W 46.61'
C43	1°40'14"	562.50'	16.40'	S72°04'09"W 16.40'

AREA TABLE			
LOT #	BLOCK #	AREA (AC)	AREA (SF)
1	1	0.0480	2,091
2	1	0.0308	1,340
3	1	0.0400	1,742
4	1	0.0407	1,773
5	1	0.0308	1,340
6	1	0.0427	1,860
7	1	0.0531	2,314
8	1	0.0308	1,340
9	1	0.0407	1,773
10	1	0.0407	1,773
11	1	0.0308	1,340
12	1	0.0481	2,097
13	1	0.0486	2,115
14	1	0.0298	1,300
15	1	0.0395	1,720
16	1	0.0388	1,690
17	1	0.0298	1,300
18	1	0.0512	2,229
19	1	0.0385	1,678
20	1	0.0298	1,300

AREA TABLE			
LOT #	BLOCK #	AREA (AC)	AREA (SF)
21	1	0.0388	1,690
22	1	0.0390	1,697
23	1	0.0298	1,300
24	1	0.0399	1,737
25	1	0.0456	1,988
26	1	0.0298	1,300
27	1	0.0388	1,690
28	1	0.0388	1,690
29	1	0.0300	1,308
30	1	0.0457	1,992
1	2	0.0496	2,161
2	2	0.0298	1,300
3	2	0.0398	1,734
4	2	0.0468	2,037
5	2	0.0309	1,345
6	2	0.0485	2,114
7	2	0.0520	2,266
8	2	0.0345	1,501
9	2	0.0485	2,113
10	2	0.0489	2,131

AREA TABLE			
LOT #	BLOCK #	AREA (AC)	AREA (SF)
11	2	0.0344	1,500
12	2	0.0508	2,211
13	2	0.0540	2,354
14	2	0.0341	1,484
15	2	0.0466	2,030
16	2	0.0470	2,047
17	2	0.0365	1,588
18	2	0.0546	2,381
19	2	0.0465	2,026
20	2	0.0306	1,331
21	2	0.0390	1,700
22	2	0.0391	1,702
23	2	0.0300	1,308
24	2	0.0500	2,177



- LEGEND**
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
  - PROPOSED SUBDIVISION BOUNDARY
  - PROPOSED LOT LINE
  - - - PROPOSED EASEMENT LINE
  - EXISTING PROPERTY LINE
  - EXISTING RIGHT-OF-WAY LINE
  - EXISTING EASEMENT LINE
  - S.D.E. SIGHT DISTANCE EASEMENT

RIDGEGATE SW VILLAGE FILING NO. 1B  
 JOB NO.15950.04  
 MAY 3, 2023  
 SHEET 3 OF 3

**J-R ENGINEERING**  
 A Westrian Company

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