

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

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. 2**. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS, AND DRAINAGE EASEMENTS (SEE NOTE 15), SIGHT DISTANCE EASEMENTS AND ACCESS EASEMENTS (SEE NOTE 18) ARE HEREBY DEDICATED TO THE CITY OF LONE TREE 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. 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. 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 BEEN OBTAINED.

SIGNATURE OF OWNER:

RIDGEGATE INVESTMENTS, INC., A DELAWARE CORPORATION

BY: Keith D. Simon
KEITH D. SIMON, VICE PRESIDENT

ATTEST: Kevin Gregory
KEVIN GREGORY, SECRETARY

STATE OF Colorado }
COUNTY OF Douglas }SS

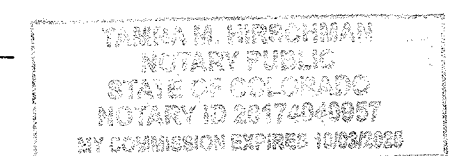
ACKNOWLEDGED BEFORE ME THIS 17th DAY OF

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

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 10/03/2025

Tamra M. Hirschman
NOTARY PUBLIC



STATE OF Florida }
COUNTY OF Martin }SS

ACKNOWLEDGED BEFORE ME THIS 18th DAY OF

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



SIGNATURE OF OWNER:

RAMPART RANGE METROPOLITAN DISTRICT NO. 1

BY: Keith D. Simon
KEITH D. SIMON, PRESIDENT

ATTEST: Elizabeth Matthews
ELIZABETH MATTHEWS, SECRETARY

STATE OF COLORADO }
COUNTY OF Douglas }SS

ACKNOWLEDGED BEFORE ME THIS 17th DAY

OF January, 2023,

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

Tamra M. Hirschman
NOTARY PUBLIC



SIGNATURE OF OWNER:

RAMPART RANGE METROPOLITAN DISTRICT NO. 5

BY: Keith D. Simon
KEITH D. SIMON, PRESIDENT

ATTEST: Elizabeth Matthews
ELIZABETH MATTHEWS, SECRETARY

STATE OF COLORADO }
COUNTY OF Douglas }SS

ACKNOWLEDGED BEFORE ME THIS 17th DAY

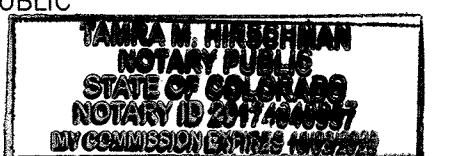
OF January, 2023,

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

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 10/03/2025

Tamra M. Hirschman
NOTARY PUBLIC



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 AND AM.

LYRIC OWNERS ASSOCIATION, INC. (MASTER HOA)

BY: Jeffrey F. Kappes
JEFFREY F. KAPPES, PRESIDENT

ATTEST: Michele M. Miller
MICHELE M. MILLER, SECRETARY

STATE OF COLORADO }
COUNTY OF Douglas }SS

ACKNOWLEDGED BEFORE ME THIS 25th DAY OF

January, 2023,

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
NOTARY PUBLIC



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

BY: Keith D. Simon
KEITH D. SIMON, PRESIDENT

ATTEST: Elizabeth Matthews
ELIZABETH MATTHEWS, SECRETARY

STATE OF COLORADO }
COUNTY OF Douglas }SS

ACKNOWLEDGED BEFORE ME THIS 17th DAY

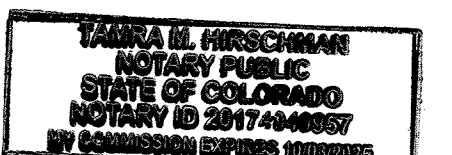
OF January, 2023,

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

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 10/03/2025

Tamra M. Hirschman
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: Darren W. Hone

TITLE: Senior Vice President

DATE: 1-23-23

STATE OF COLORADO }

COUNTY OF Douglas }SS

ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF January, 2023,

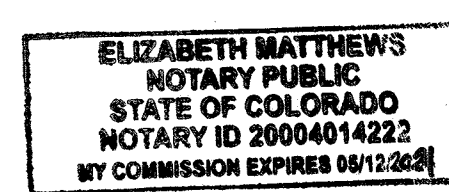
BY Darren W. Hone AS Senior Vice President OF

Fidelity National Title Insurance Co.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 5-12-2024

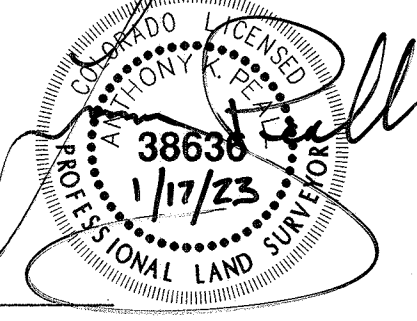
Elizabeth Matthews
NOTARY PUBLIC



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. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS 17th DAY OF January, 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.

CITY MANAGER

THIS PLAT WAS APPROVED FOR FILING BY THE CITY MANAGER OF THE CITY OF LONE TREE, COLORADO, ON THE 25th DAY OF January, 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.

SR HO

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 }SS

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. AND WAS RECORDED AT RECEPTION NO. 2023003756

Mitchell Weiner Deputy
DOUGLAS COUNTY CLERK AND RECORDER



LAST REVISED: 1/16/2023

 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:	02-22-2022
	9380 STATION STREET, SUITE 600 LONE TREE, COLORADO 80124 (303) 791-8180		SCALE:	N/A
	Aztec Proj. No.: 10722-07 Drawn By: BAM		SHEET 1 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

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;
3. 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:

1. SOUTH 13°27'03" EAST, A DISTANCE OF 93.54 FEET;
2. 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;
3. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°56'06", AN ARC LENGTH OF 332.74 FEET;
4. NORTH 16°16'23" EAST, A DISTANCE OF 255.80 FEET;
5. 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;
6. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 97.39 FEET;
7. 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;
8. 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;
13. 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 FEET;
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 FEET;
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 OFFICIAL RECORDS;

THENCE ALONG THE BOUNDARY OF SAID CONSERVATION EASEMENT 4, SOUTH 44°08'49" WEST, A DISTANCE OF 499.60 FEET;

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) COURSES:

1. NORTH 89°32'02" EAST, A DISTANCE OF 1,912.04 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 FEET;
4. NORTH 04°40'49" WEST, A DISTANCE OF 32.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 132.00 FEET;
5. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°18'25", AN ARC LENGTH OF 217.27 FEET;
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 FEET;
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 FEET;
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 89°16'29" 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 FEET;
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 FEET;
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 FEET;
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:

1. NORTH 15°19'30" EAST, A DISTANCE OF 150.93 FEET;
2. 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 73°48'32" EAST;
3. 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;
6. NORTH 17°12'38" 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 NORTH 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 543.00 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" WEST;

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 FEET;
2. 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;
3. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°59'30", AN ARC LENGTH OF 128.00 FEET;
4. 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;
5. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°27'16", AN ARC LENGTH OF 59.12 FEET;
6. 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;
7. 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;
9. 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;
11. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°10'37", AN ARC LENGTH OF 266.03 FEET;
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 22°16'27", 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 178.00 FEET;
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 395.08 FEET;

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 46°08'29" WEST;

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;

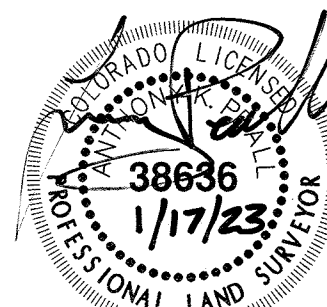
THENCE NORTH 28°07'13" EAST, A DISTANCE OF 48.79 FEET;

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 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 44.720 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.



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



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:

N/A

SHEET 2 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

GENERAL NOTES

- 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.
- 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 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).
- 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 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.
- 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.
- ALL FRONT LOT LINES AND REAR LOT LINES WILL HAVE AN 8 FOOT UTILITY EASEMENT UNLESS OTHERWISE 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.
- 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.
- 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 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.
- 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.
- 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)(II) 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.
- 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.
- 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).
- 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.
- 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.
- 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.
- 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 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 AND 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).
- 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.
- 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).
- FUTURE DEVELOPMENT OF TRACT AO IS SUBJECT TO THE CITY OF LONE TREE SITE IMPROVEMENT PLAN (SIP) APPROVAL PROCESS.

TRACT SUMMARY TABLE					
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	HOA	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	141,424	RRMD5	RRMD5
TRACT W (•)(**)	NEIGHBORHOOD PARK, TRAILS, LANDSCAPE	7.087	308,721	SSPRD	COLT
TRACT X (***)	FUTURE SCHOOL	8.000	348,478	RGI	RGI
TRACT Y (****)	OPEN SPACE	17.992	783,746	COLT	COLT
TRACT Z	LANDSCAPE	0.169	7,380	HOA	HOA
TRACT AB	DRAINAGE, UTILITY, LANDSCAPE	0.091	3,960	HOA	HOA
TRACT AC	LANDSCAPE	0.892	38,859	HOA	HOA
TRACT AD	LANDSCAPE	0.028	1,215	HOA	HOA
TRACT AE	LANDSCAPE	0.031	1,334	HOA	HOA
TRACT AF	LANDSCAPE, DRAINAGE	1.654	6,689	HOA	HOA
TRACT AG	LANDSCAPE	1.679	73,125	HOA	HOA
TRACT AH	LANDSCAPE	0.232	10,112	HOA	HOA
TRACT AI	LANDSCAPE	0.173	7,517	HOA	HOA
TRACT AJ	LANDSCAPE	0.030	1,323	HOA	HOA
TRACT AJ	INTENTIONALLY NOT UTILIZED	----	----	----	----
TRACT AK	LANDSCAPE	0.268	11,689	HOA	HOA
TRACT AL	LANDSCAPE, TRAILS, UTILITIES, DRAINAGE, FIRE ACCESS	0.265	11,546	HOA	HOA
TRACT AM	RETAINING WALLS, LANDSCAPE	2.793	121,677	HOA	HOA
TRACT AN(****)	OPEN SPACE	100.958	4,397,721	COLT	COLT
TRACT AO	WELL FACILITIES	4.996	217,633	RRMD1	RRMD1
TRACTS TOTAL (40)		172.206	7,501,282		

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	0 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)	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, REFER TO SHEET 57 OF THE PRELIMINARY PLAN OR SHEETS 7 & 8 OF THIS PLAT.

- 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.

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



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

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

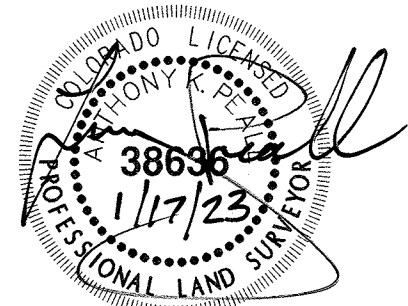
DATE OF PREPARATION: 02-22-2022

SCALE: N/A

SHEET 3 OF 20

Aztec Proj. No.: 10722-07

Drawn By: BAM



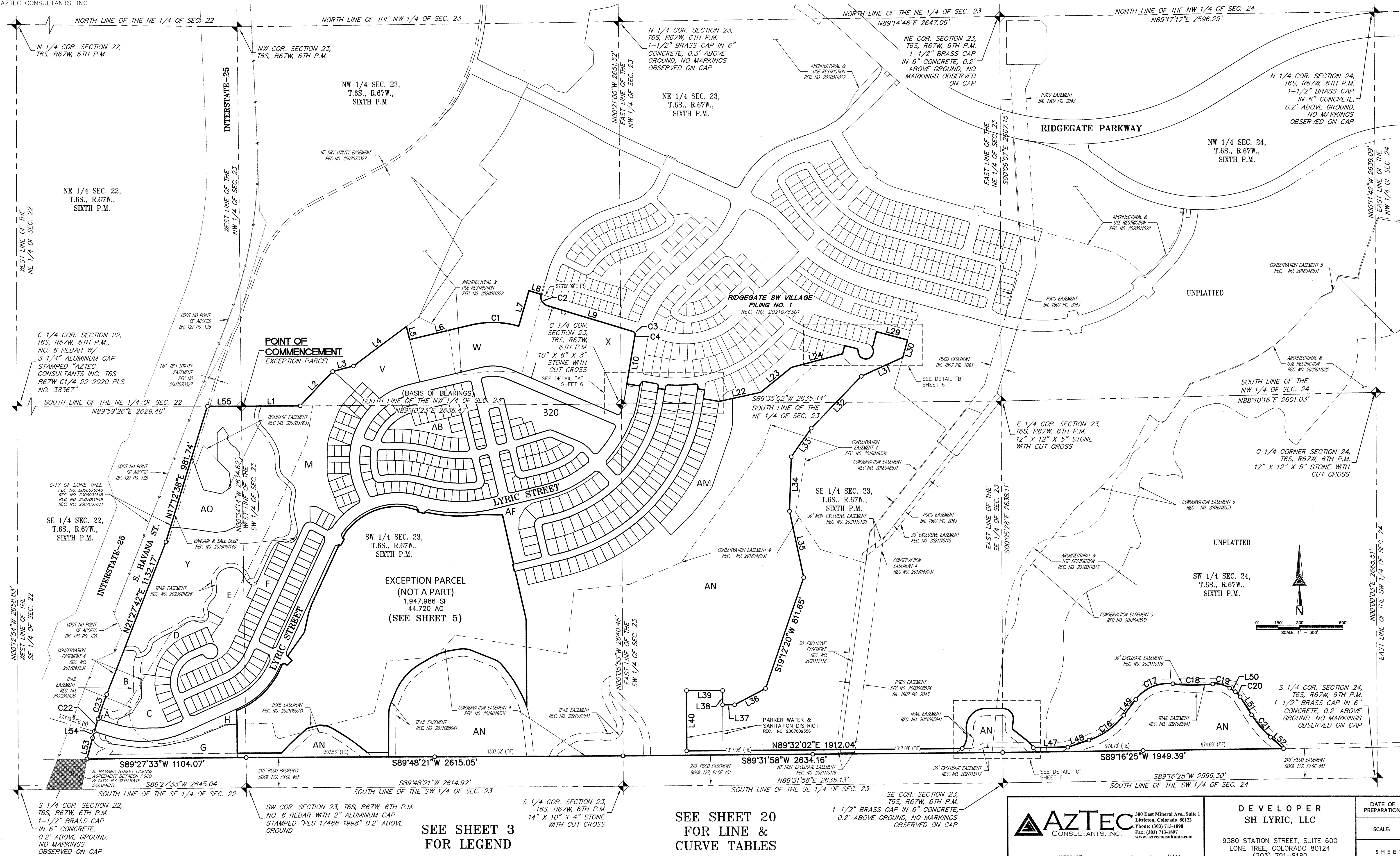
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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 3
FOR LEGEND

SEE SHEET 20
FOR LINE &
CURVE TABLES



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

DATE OF PREPARATION: 02-22-2022

SCALE: 1" = 300'

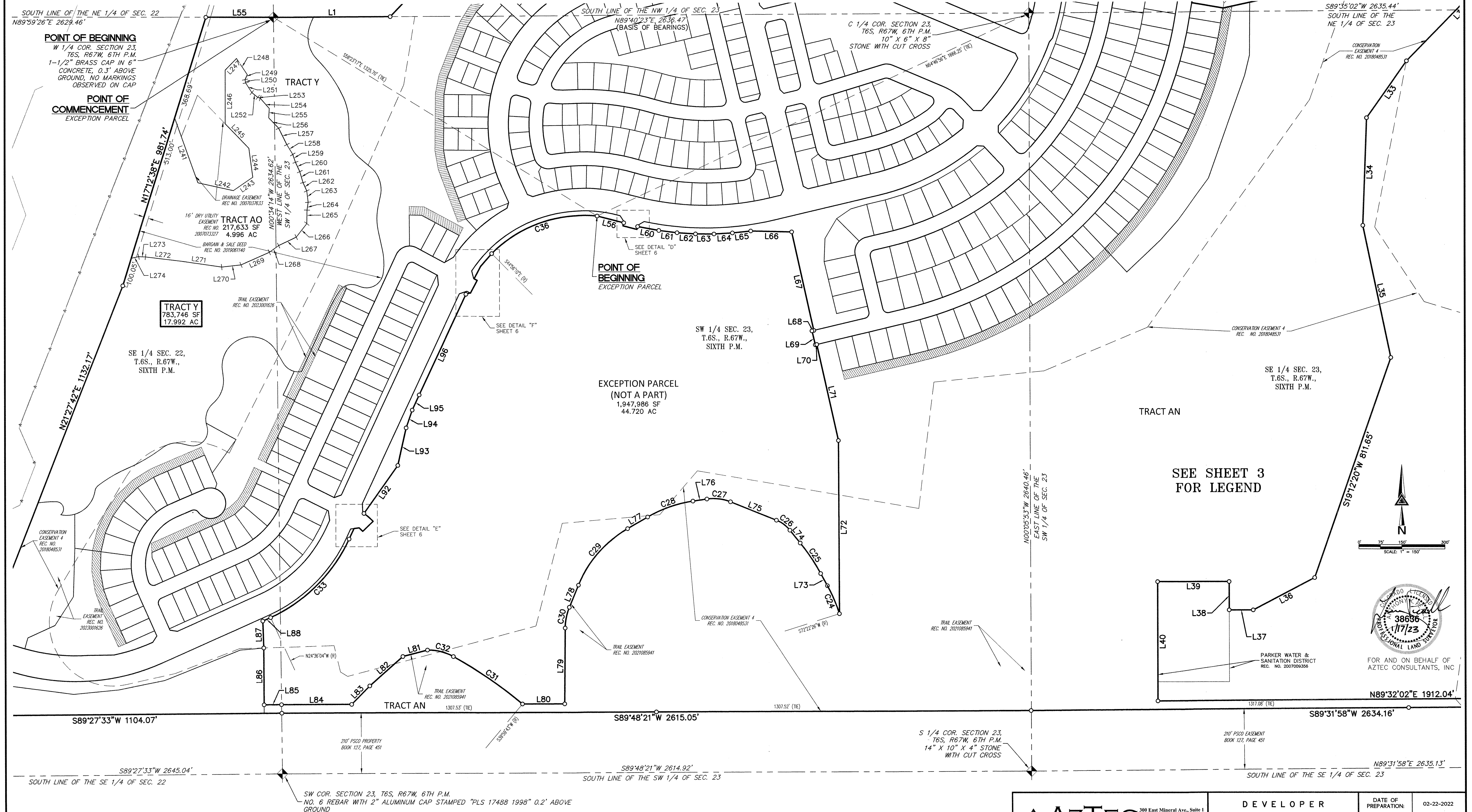
SHEET 4 OF 20

AzTec Proj. No: 10722-07

Drawn By: BAM

RIDGEGATE SW VILLAGE FILING NO. 2

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



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LONE TREE, COLORADO 80124
(303) 791-8180

DATE OF PREPARATION: 02-22-2022

SCALE: 1" = 150'

SHEET 5 OF 20

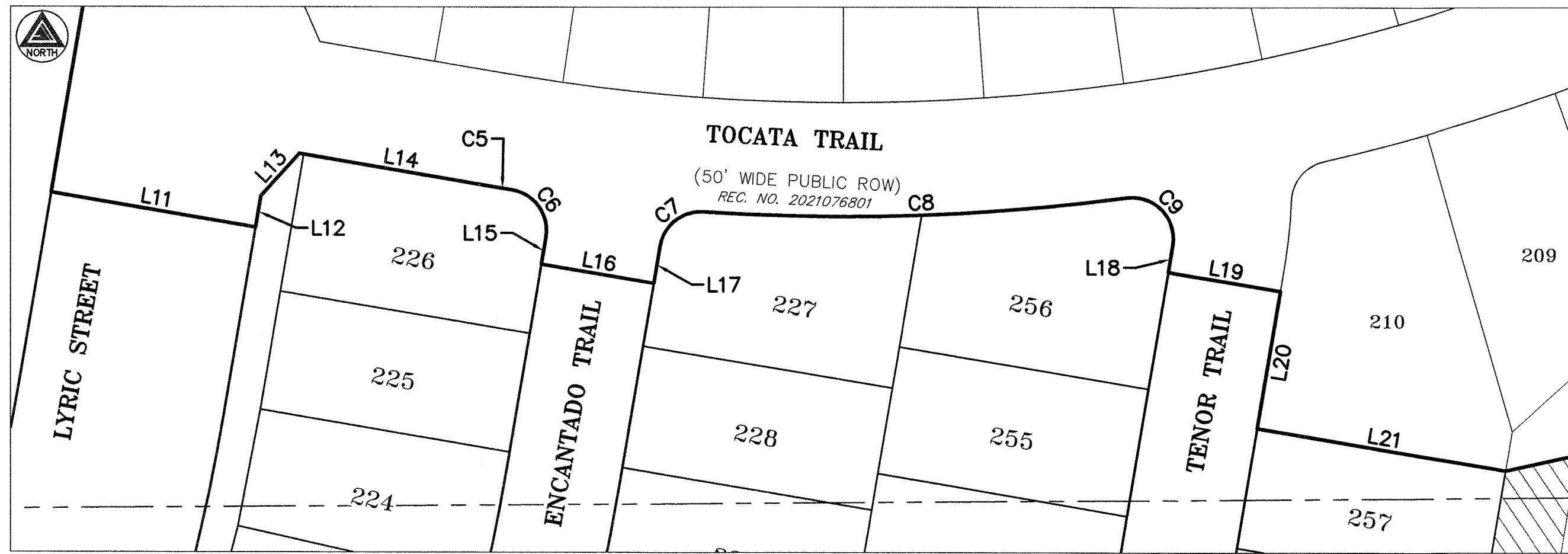
AzTec P.L.L.C. No. 10722-07

Drawn By: BAM

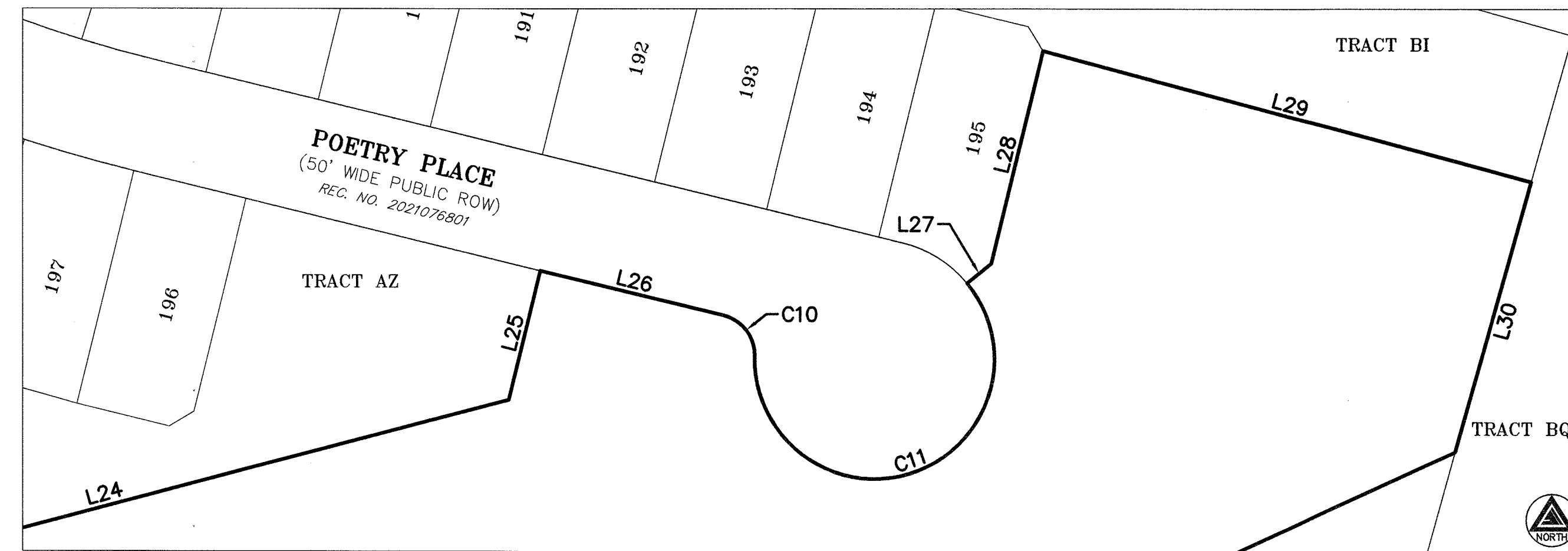
RIDGEGATE SW VILLAGE FILING NO. 2

A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN

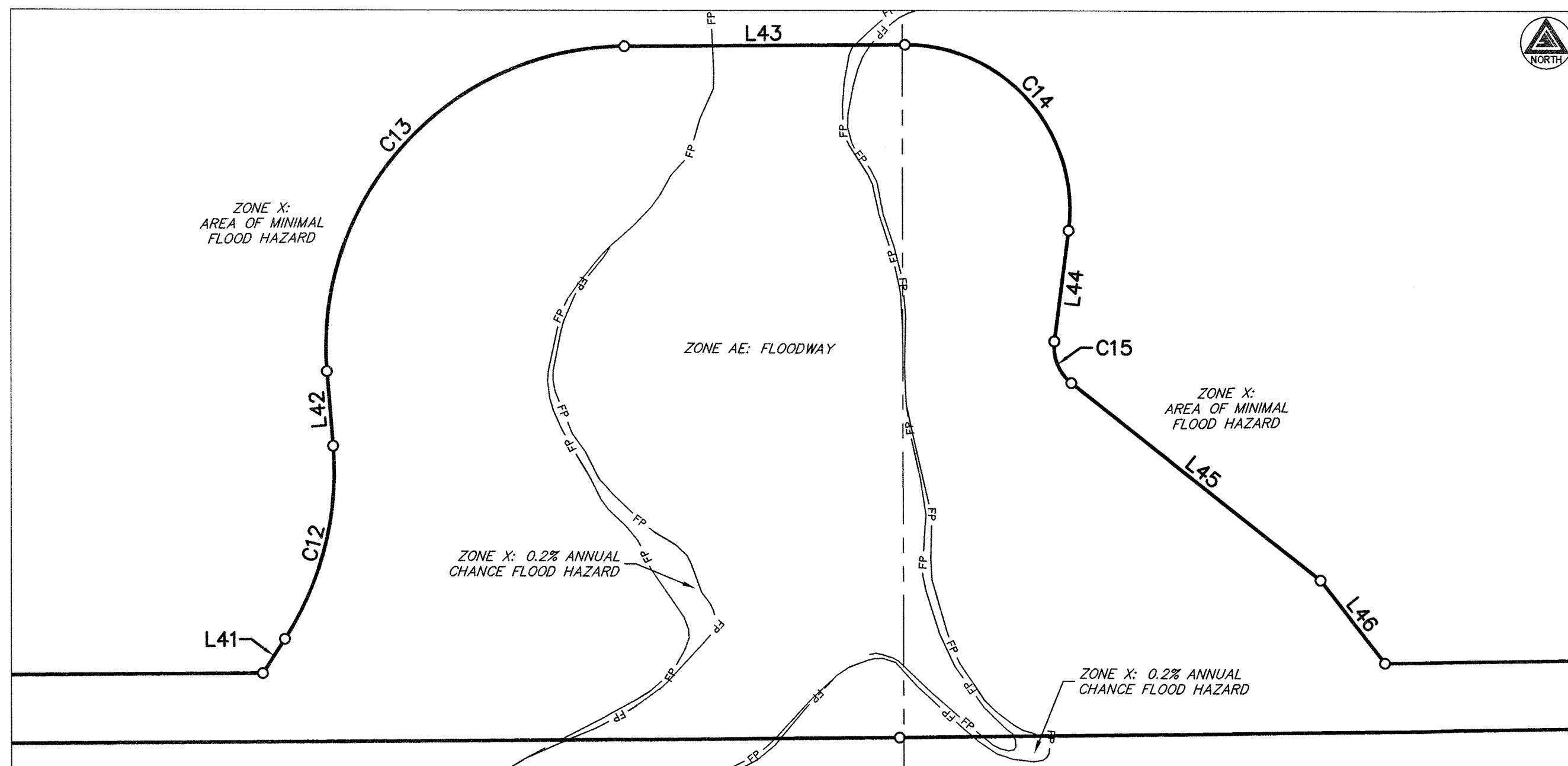
A PART OF THE SOUTHEAST QUARTER OF SECTION 22, SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.
243.873 ACRES - 320 RESIDENTIAL LOTS - 40 TRACTS SB22-43R



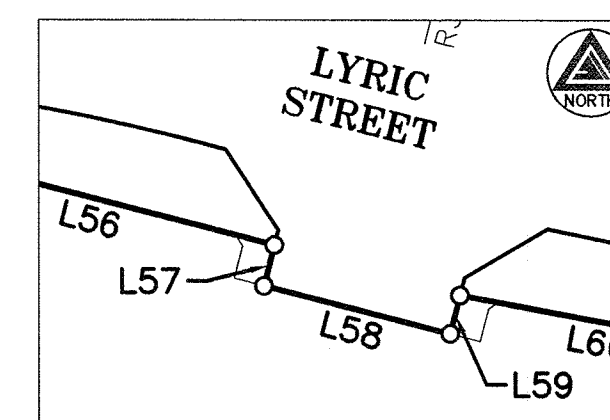
DETAIL "A"
SCALE: 1" = 50'
SEE SHEETS 4 & 17



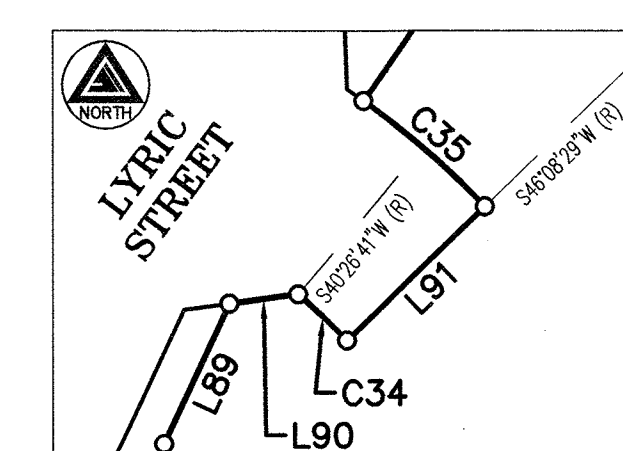
DETAIL "B"
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SEE SHEET 4



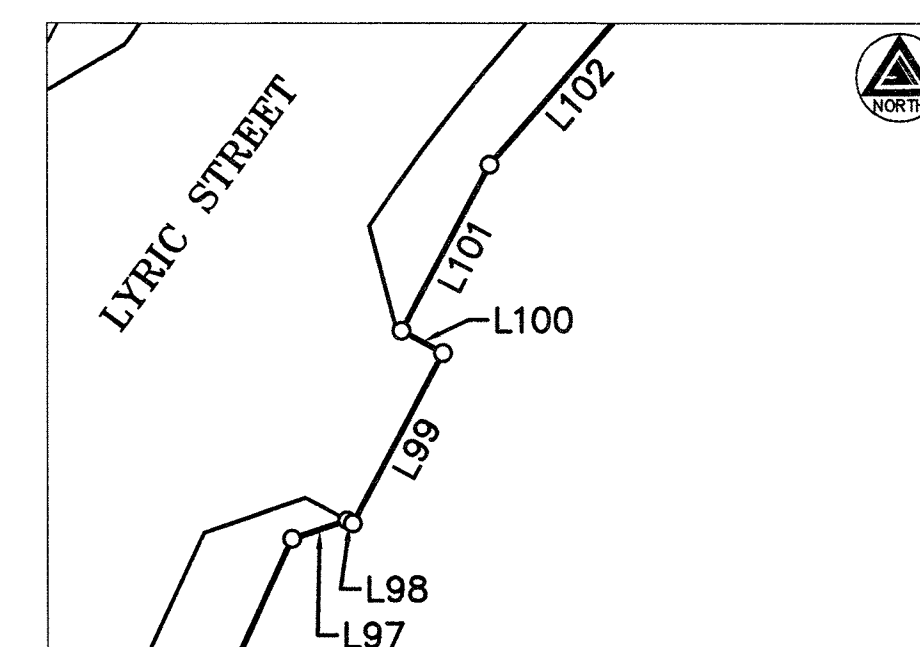
DETAIL "C"
SCALE: 1" = 50'
SEE SHEET 4



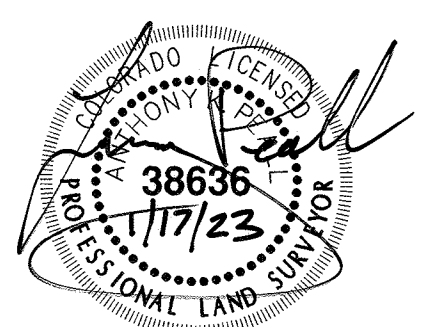
DETAIL "D"
SCALE: 1" = 50'
SEE SHEET 5



DETAIL "E"
SCALE: 1" = 50'
SEE SHEET 5



DETAIL "F"
SCALE: 1" = 50'
SEE SHEET 5



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

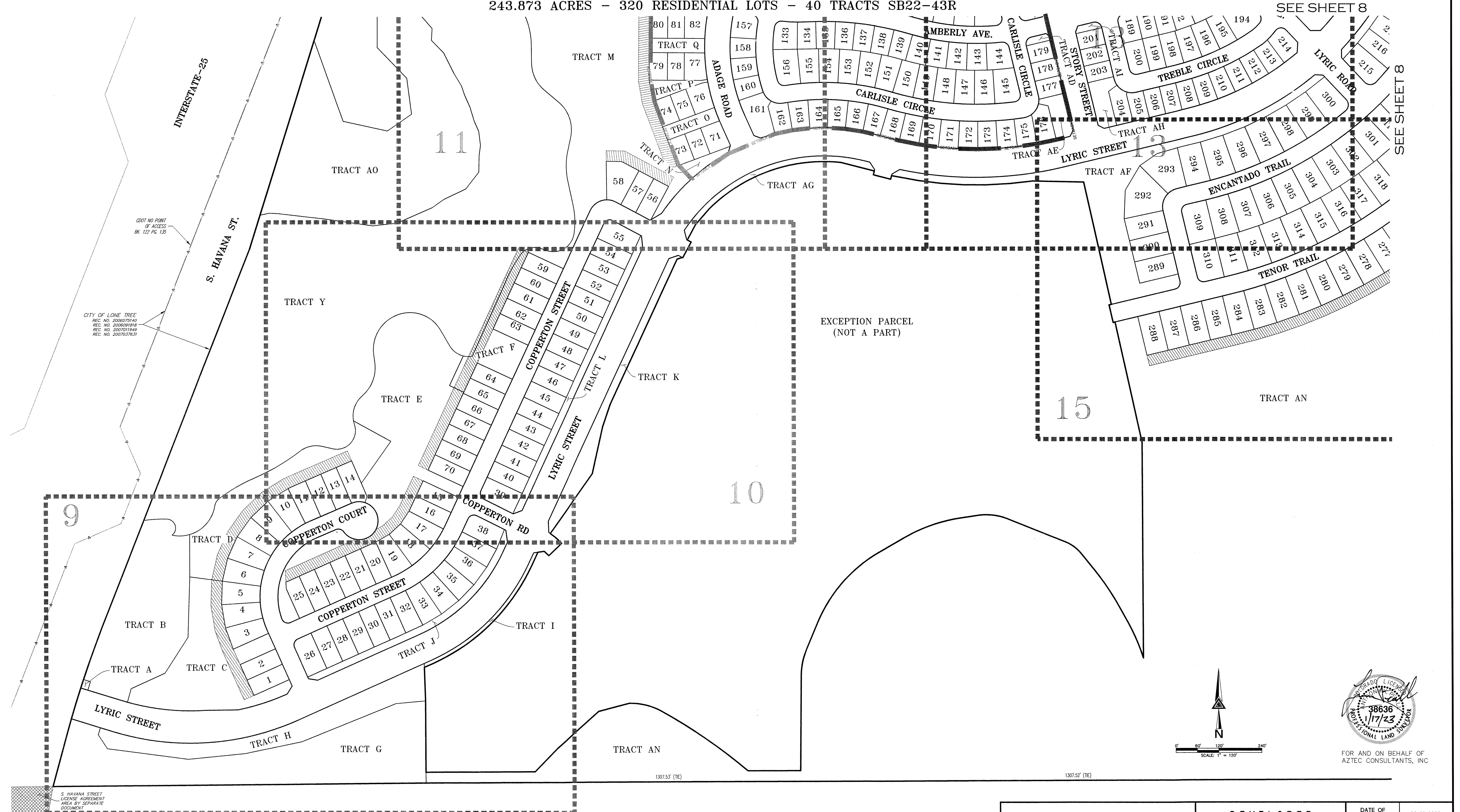
 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No.: 10722-07 Drawn By: BAM	DEVELOPER SH LYRIC, LLC 9380 STATION STREET, SUITE 600 LONE TREE, COLORADO 80124 (303) 791-8180	DATE OF PREPARATION:	02-22-2022
		SCALE:	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,
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243.873 ACRES - 320 RESIDENTIAL LOTS - 40 TRACTS SB22-43R



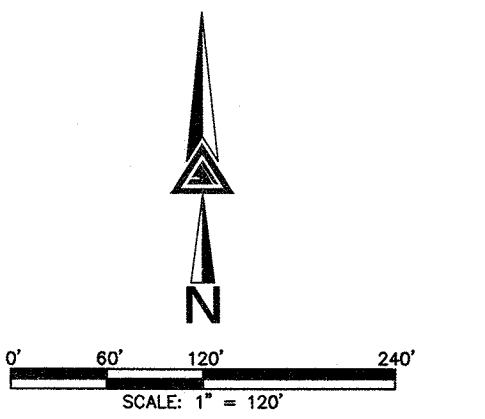
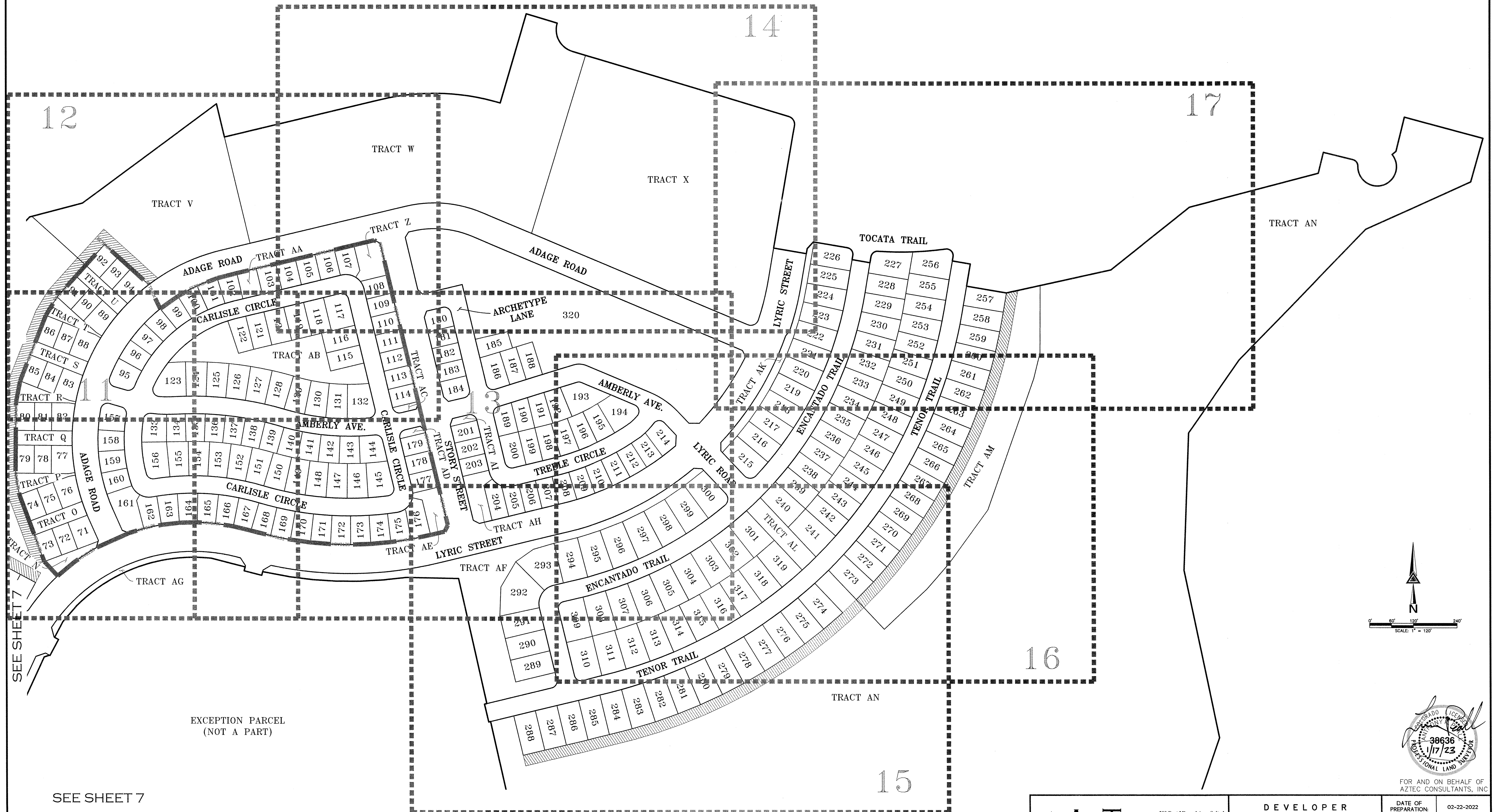
30' WILDFIRE-DEFENSIBLE AREA (SEE NOTE 20)
 =LOTS THAT HAVE A 3' SIDE SETBACK (SEE SHEET 3)

 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: 02-22-2022
	9380 STATION STREET, SUITE 600 LONE TREE, COLORADO 80124 (303) 791-8180		SCALE: 1" = 120'
			SHEET 7 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,
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243.873 ACRES - 320 RESIDENTIAL LOTS - 40 TRACTS SB22-43R



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SEE SHEET 7

30' WILDFIRE-DEFENSIBLE AREA (SEE NOTE 20)
 =LOTS THAT HAVE A 3' SIDE SETBACK (SEE SHEET 3)

AZTEC
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AzTec Proj. No.: 10722-07

Drawn By: BAM

DEVELOPER
SH LYRIC, LLC

9380 STATION STREET, SUITE 600
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(303) 791-8180

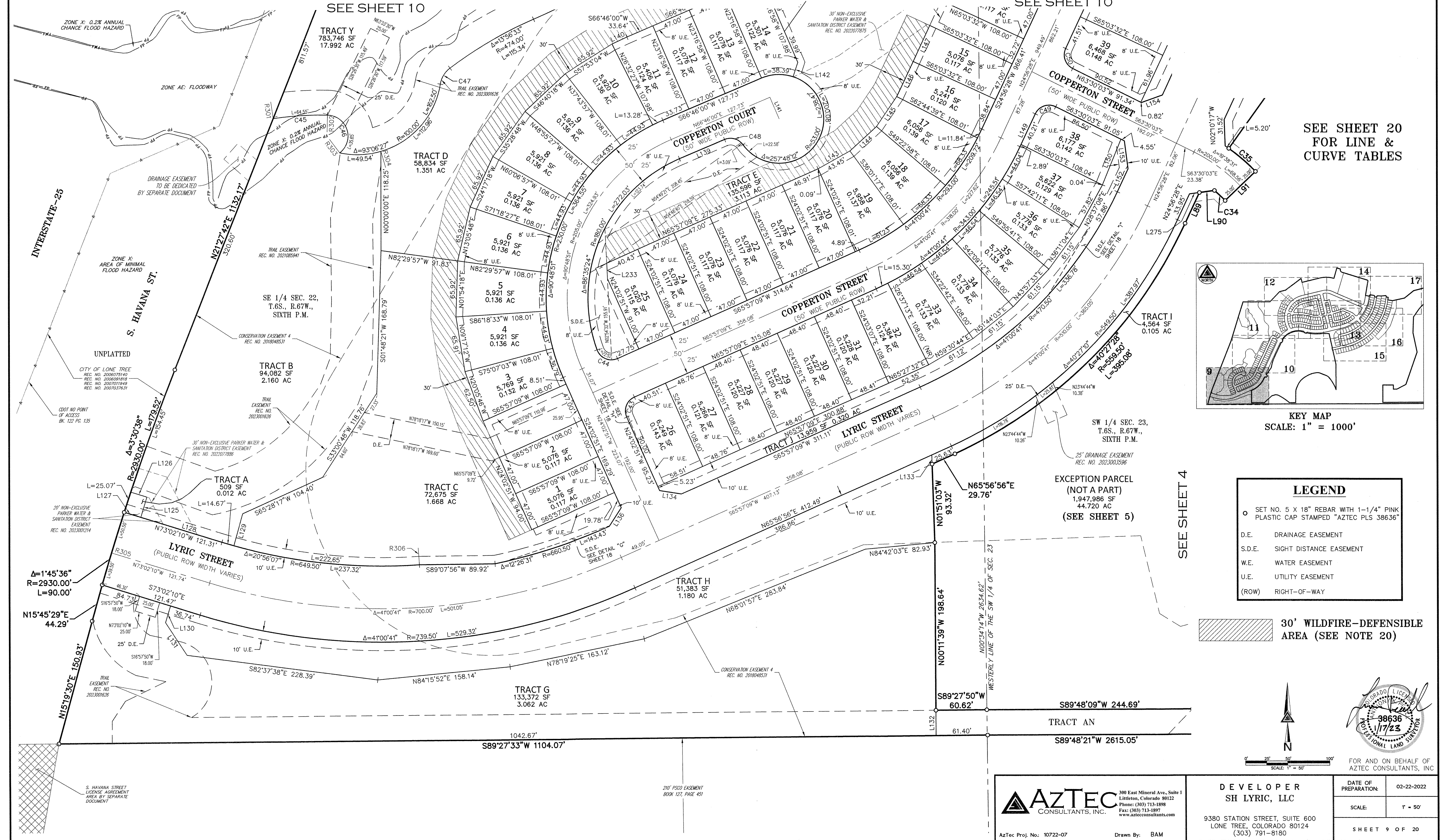
DATE OF PREPARATION: 02-22-2022

SCALE: 1" = 120'

SHEET 8 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,
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243.873 ACRES - 320 RESIDENTIAL LOTS - 40 TRACTS SB22-43R



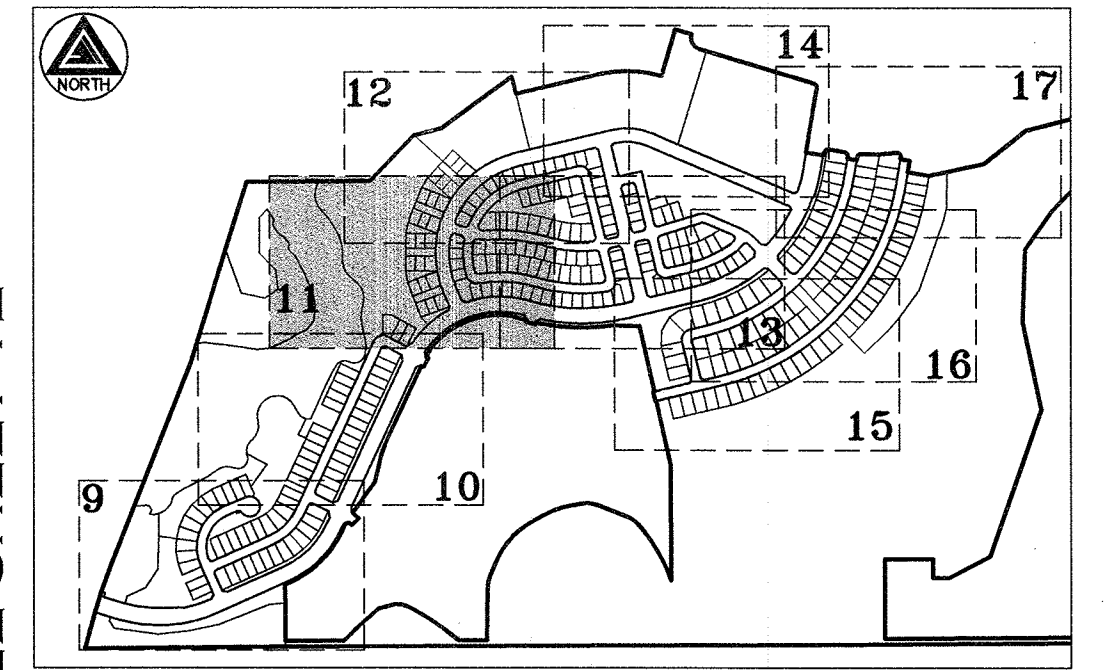
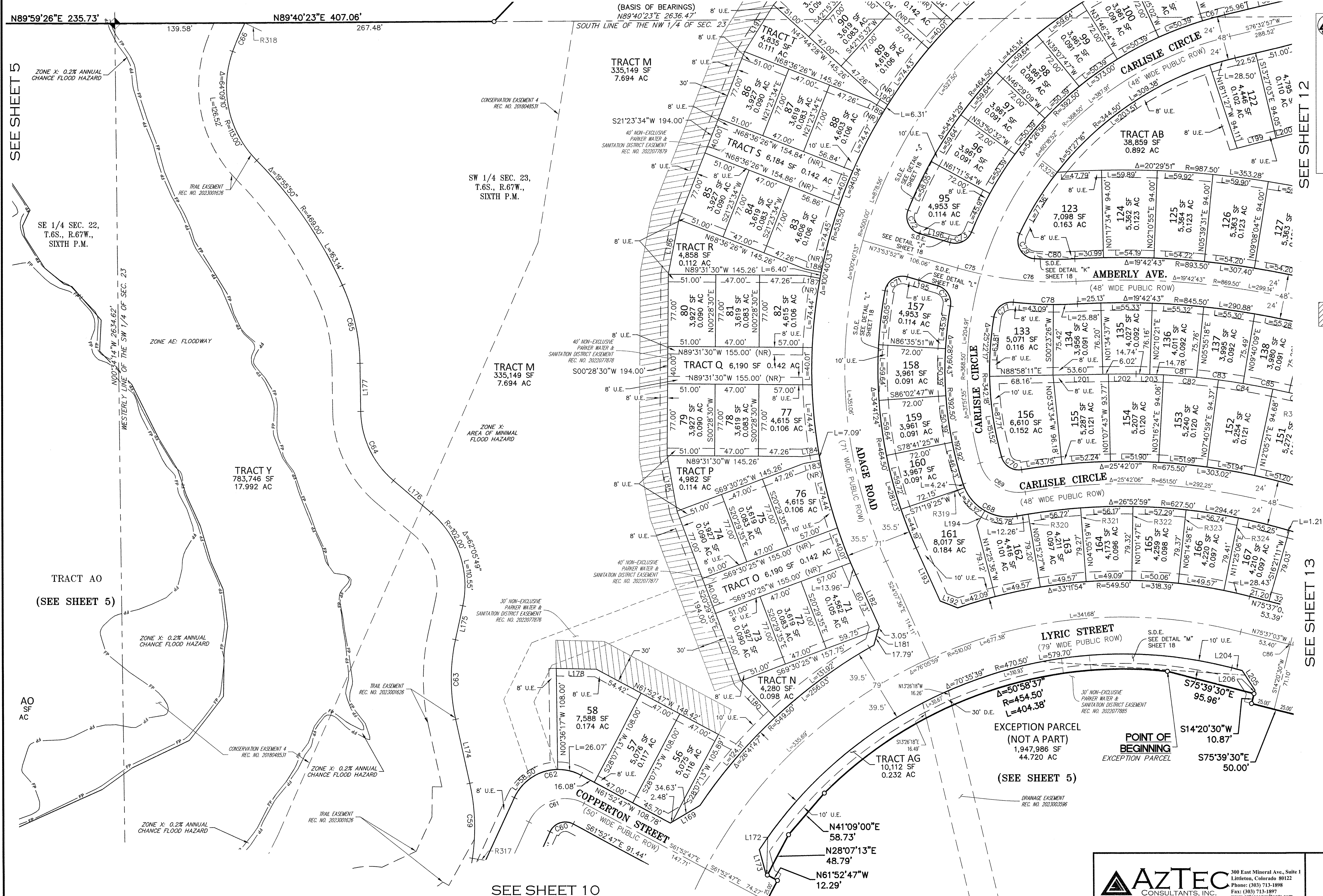
RIDGEGATE SW VILLAGE FILING NO. 2

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

SEE SHEET 12



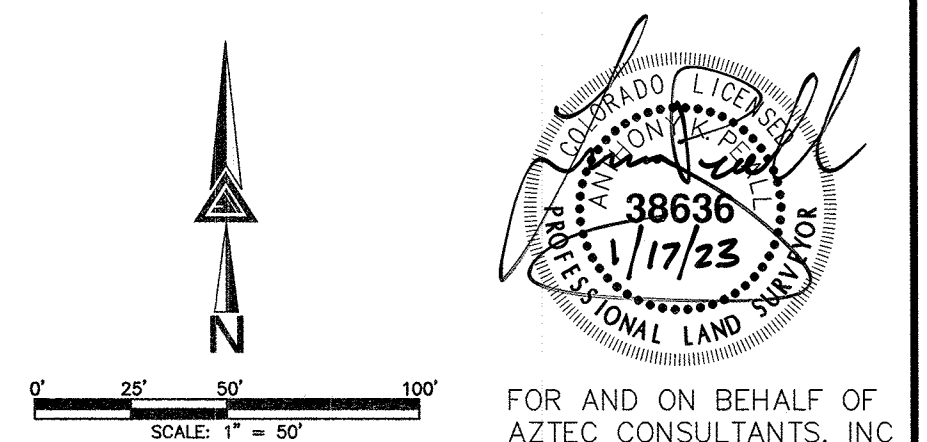
KEY MAP
SCALE: 1" = 1000'

30' WILDFIRE-DEFENSIBLE
AREA (SEE NOTE 20)

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"
- S.D.E. SIGHT DISTANCE EASEMENT
- W.E. WATER EASEMENT
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY

SEE SHEET 20
FOR LINE &
CURVE TABLES



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

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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

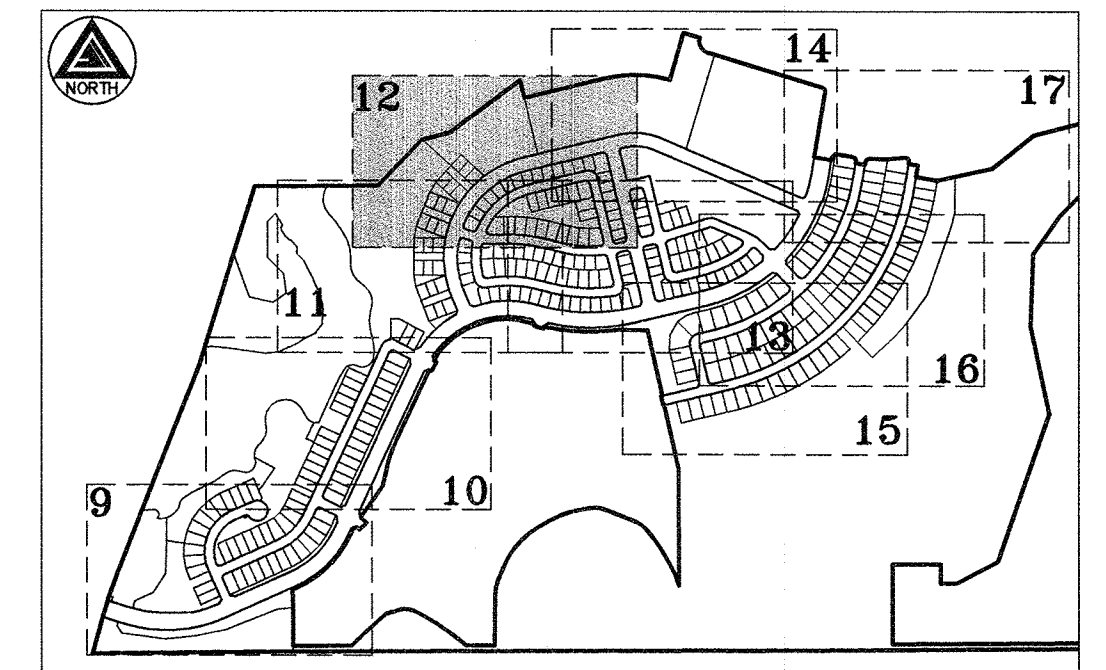
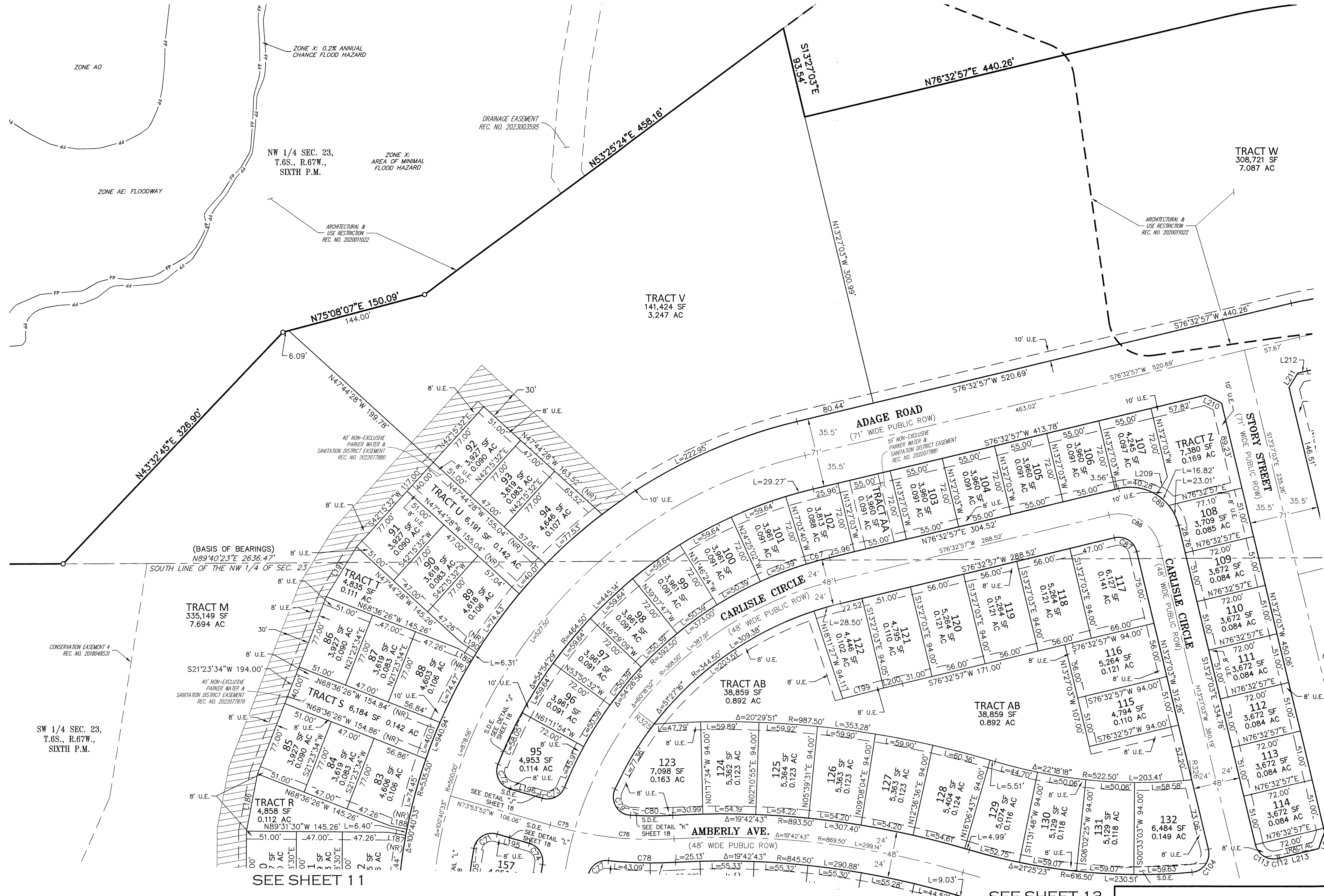
SCALE: 1" = 50'

SHEET 11 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,
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243.873 ACRES - 320 RESIDENTIAL LOTS - 40 TRACTS SB22-43R



KEY MAP
SCALE: 1" = 1000'

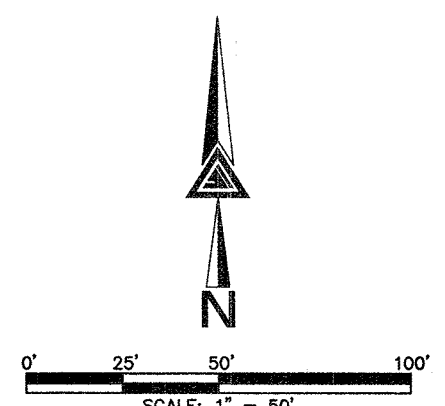
LEGEND

- 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
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY

30' WILDFIRE-DEFENSIBLE AREA (SEE NOTE 20)

SEE SHEET 20
FOR LINE &
CURVE TABLES

SEE SHEET 13



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SEE SHEET 13



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Aztec Proj. No.: 10722-07

Drawn By: BAM

DEVELOPER
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LONE TREE, COLORADO 80124
(303) 791-8180

DATE OF PREPARATION: 02-22-2022

SCALE: 1" = 50'

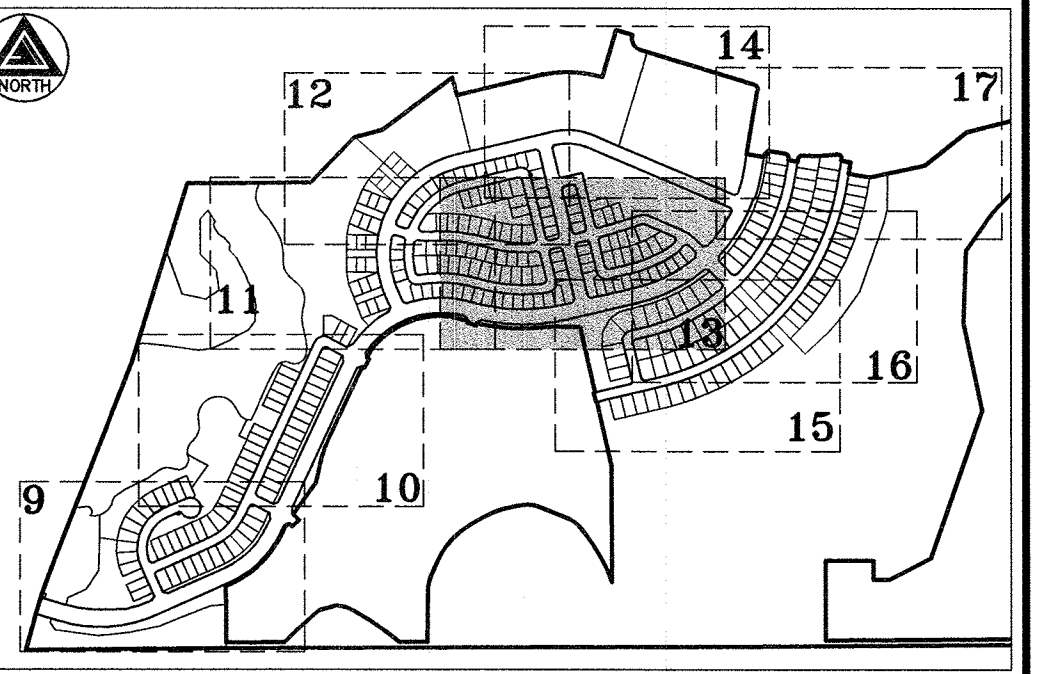
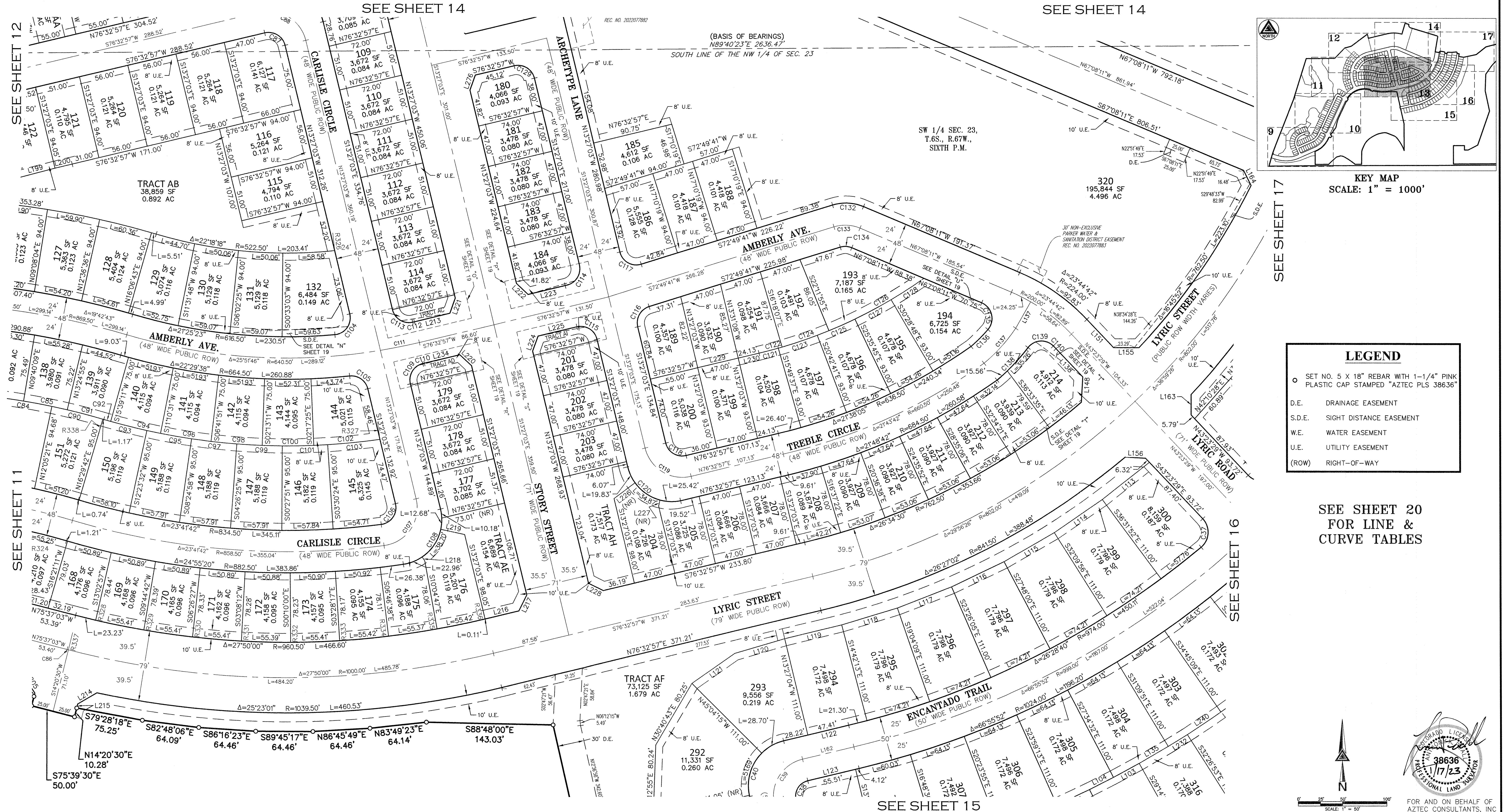
SHEET 12 OF 20

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



KEY MAP
SCALE: 1" = 1000'

LEGEND	
	SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
	DRAINAGE EASEMENT
	SIGHT DISTANCE EASEMENT
	WATER EASEMENT
	UTILITY EASEMENT
	RIGHT-OF-WAY

SEE SHEET 20
FOR LINE &
CURVE TABLES



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DEVELOPER
SH LYRIC, LLC

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

DATE OF PREPARATION: 02-22-2022

SCALE: 1" = 50'

SHEET 13 OF 20

Aztec Proj. No.: 10722-07

Drawn By: BAM

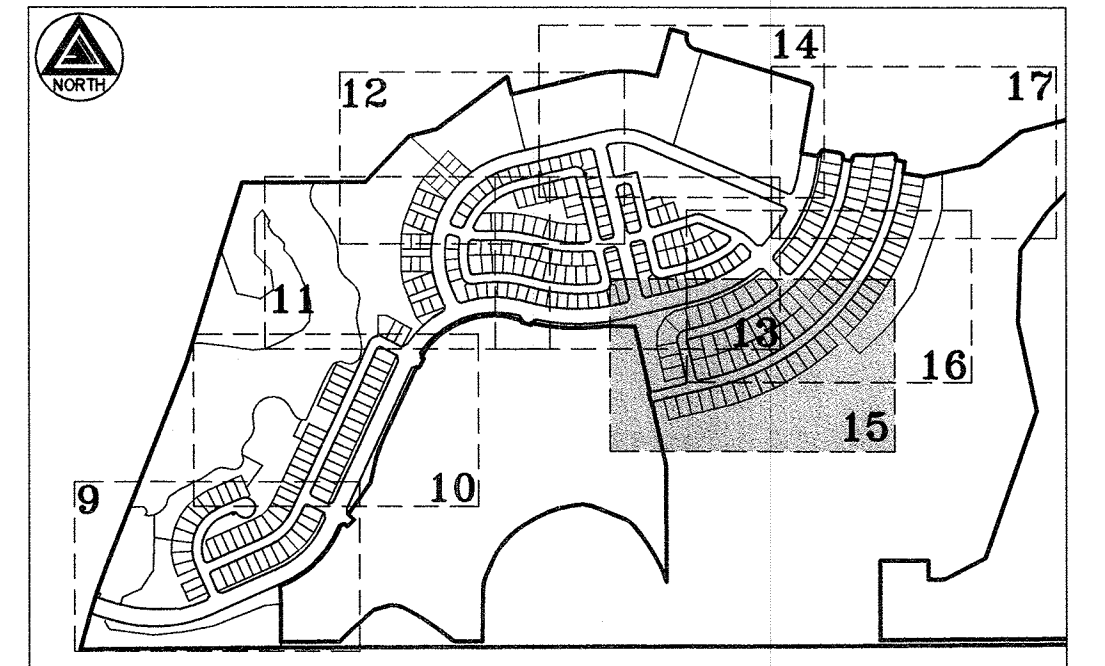
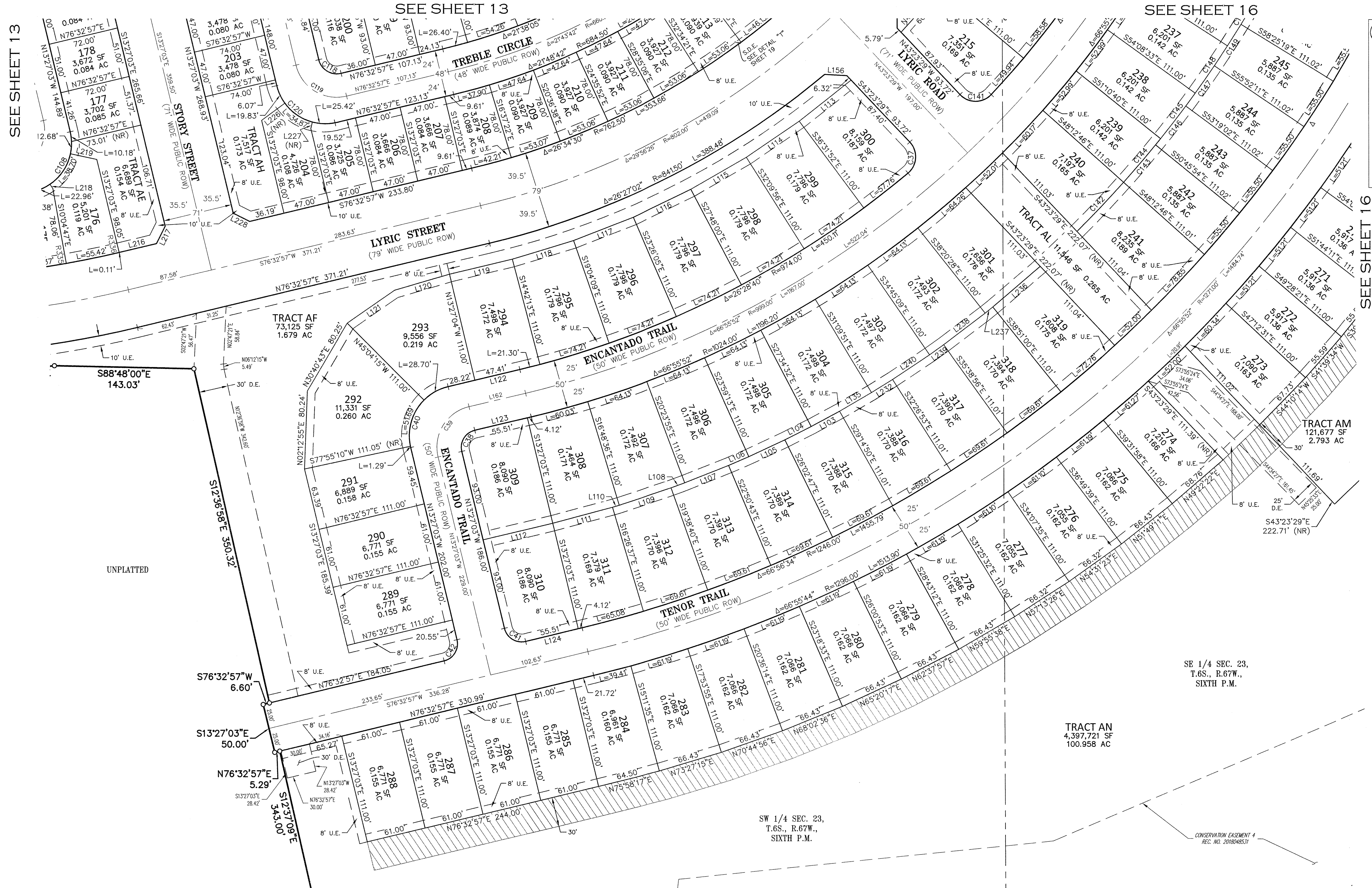
Drawn By: BAM

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

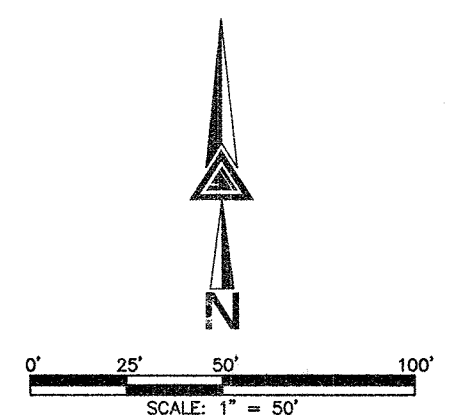


KEY MAP
SCALE: 1" = 1000'

SEE SHEET 20
FOR LINE &
CURVE TABLES

LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- D.E. DRAINAGE EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- 30' WILDFIRE-DEFENSIBLE AREA (SEE NOTE 20)



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SEE SHEET 5



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: 1" = 50'

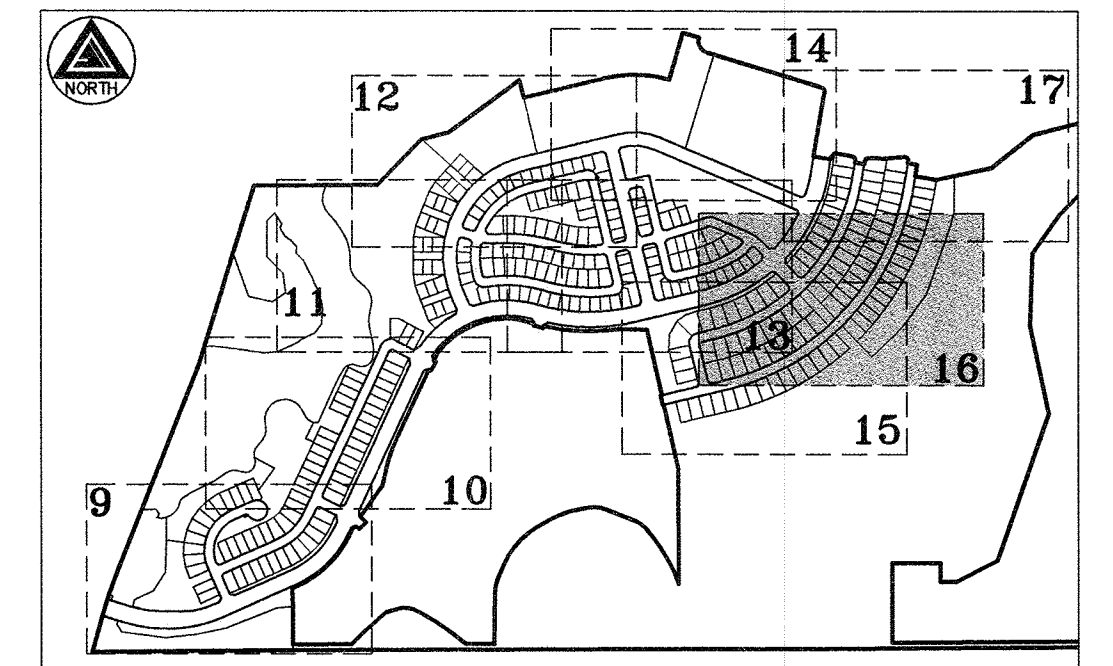
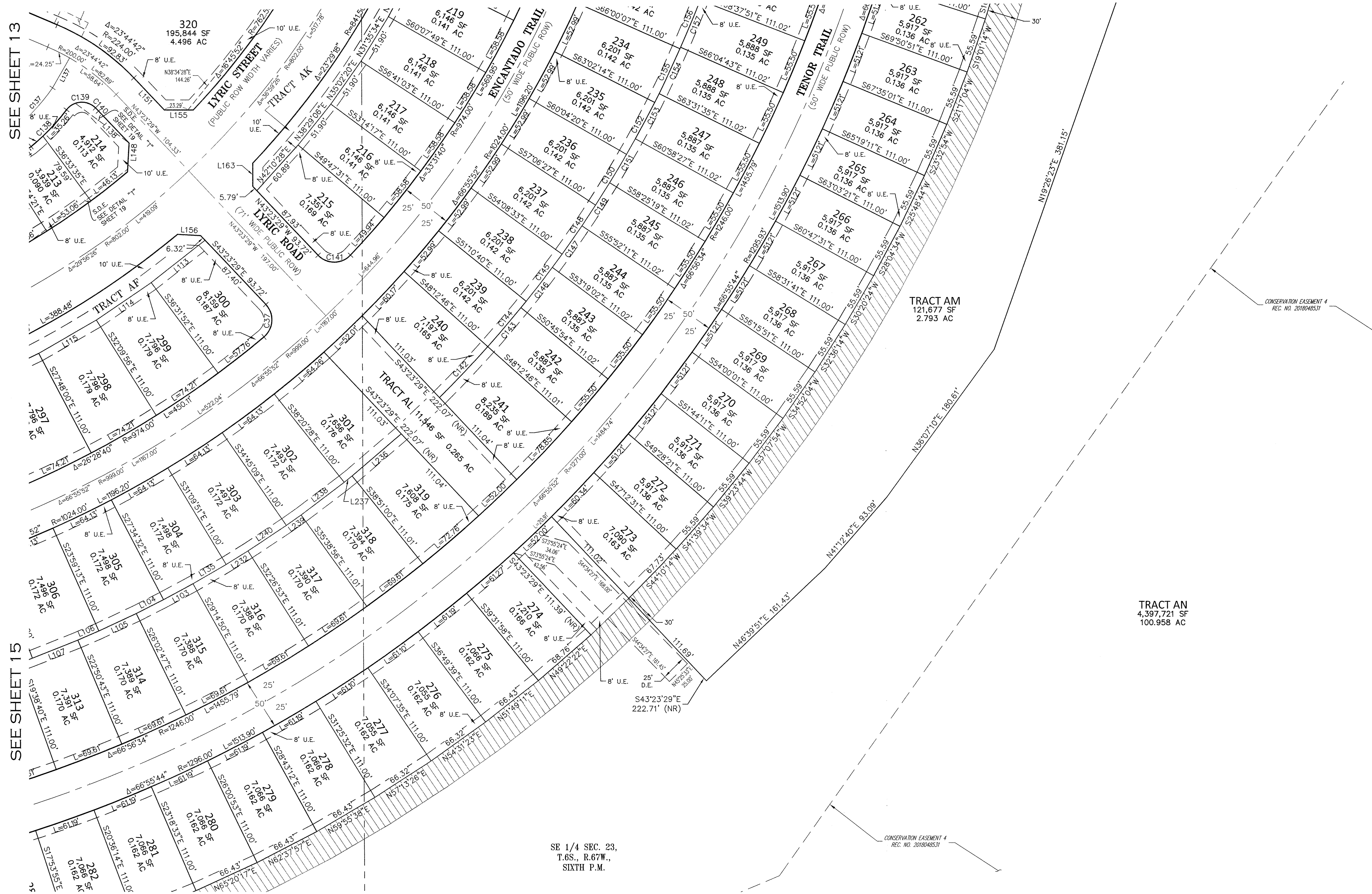
SHEET 15 OF 20

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

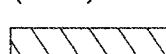
SEE SHEET 17

SEE SHEET 17

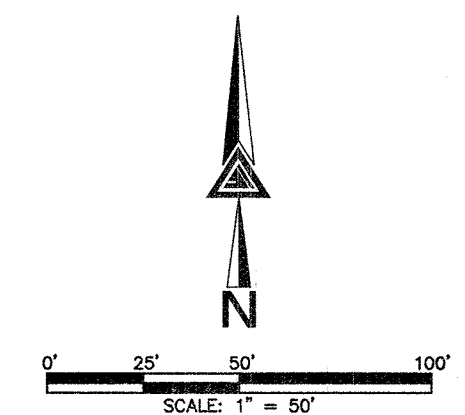


KEY MAP
SCALE: 1" = 1000'

LEGEND

- O SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- | | |
|---|---|
| D.E. | DRAINAGE EASEMENT |
| S.D.E. | SIGHT DISTANCE EASEMENT |
| S.E. | SIDEWALK EASEMENT |
| U.E. | UTILITY EASEMENT |
| (ROW) | RIGHT-OF-WAY |
|  | 30' WILDFIRE-DEFENSIBLE AREA
(SEE NOTE 20) |

SEE SHEET 20
FOR LINE &
CURVE TABLES



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



AzTec Proj. No.: 10722-07

Drawn By: BAM

DEVELOPER
SH LYRIC, LLC

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

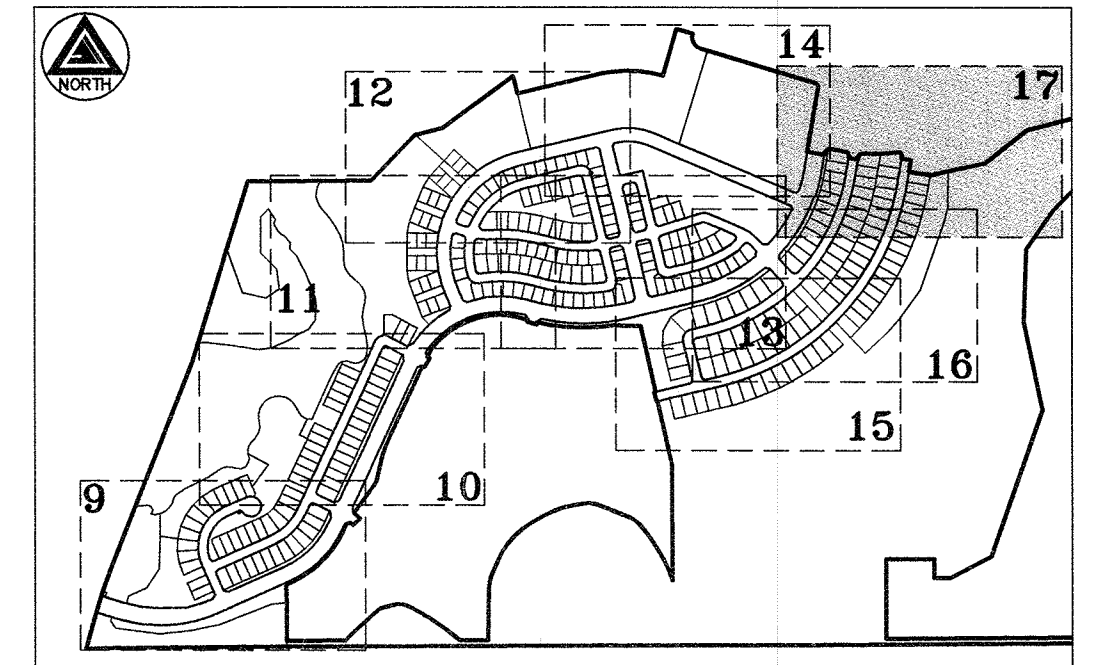
DATE OF PREPARATION:	02-22-2022
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SCALE: 1" = 50'

SHEET 16 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



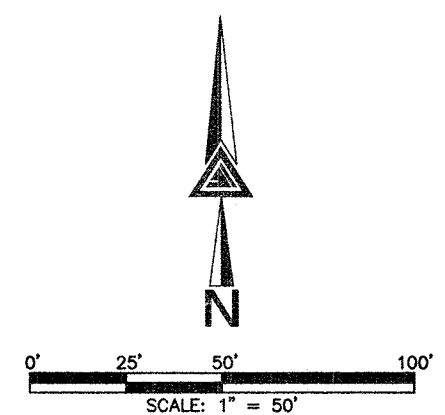
KEY MAP
SCALE: 1" = 1000'

LEGEND

- RECOVERED SECTION CORNER, MONUMENTED AS SHOWN HEREON
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- D.E. DRAINAGE EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- W.E. WATER EASEMENT
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- 30' WILDFIRE-DEFENSIBLE AREA (SEE NOTE 20)
- 50' NON-EXCLUSIVE EASEMENT REC. NO. 2021119901

SEE SHEET 20
FOR LINE &
CURVE TABLES

SEE SHEET 4



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
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AzTec Proj. No.: 10722-07

Drawn By: BAM

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LONE TREE, COLORADO 80124
(303) 791-8180

DATE OF PREPARATION: 02-22-2022

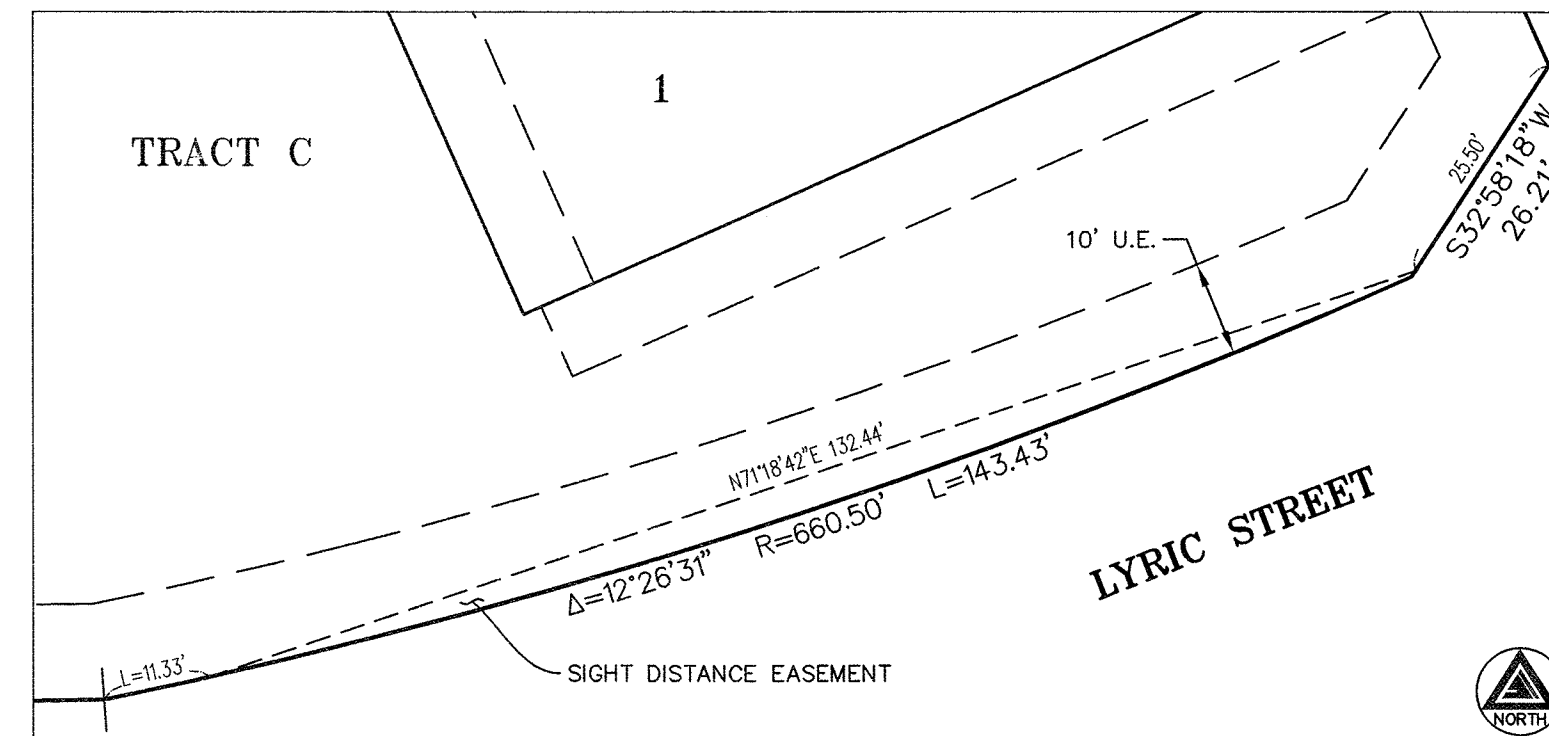
SCALE: 1" = 50'

SHEET 17 OF 20

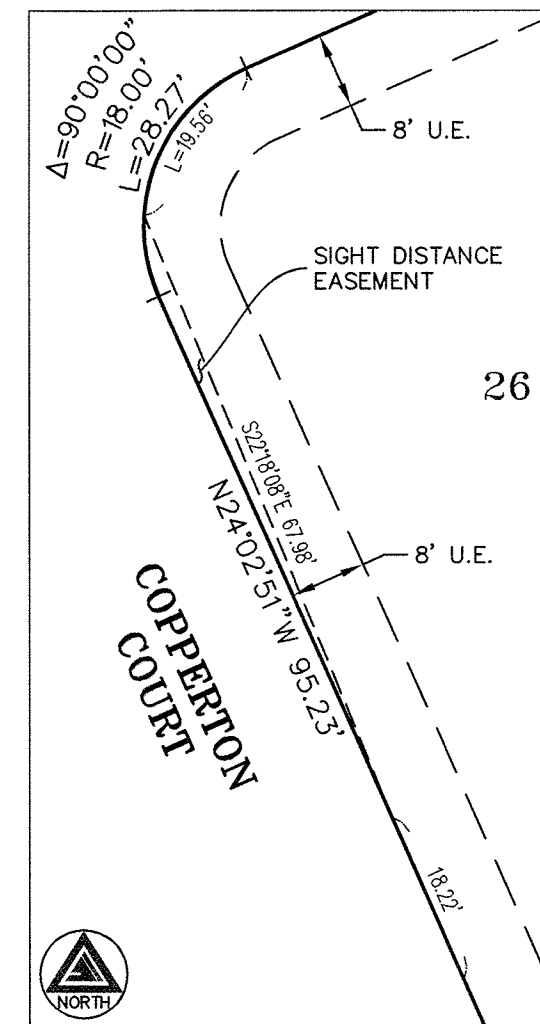


RIDGEGATE SW VILLAGE FILING NO. 2

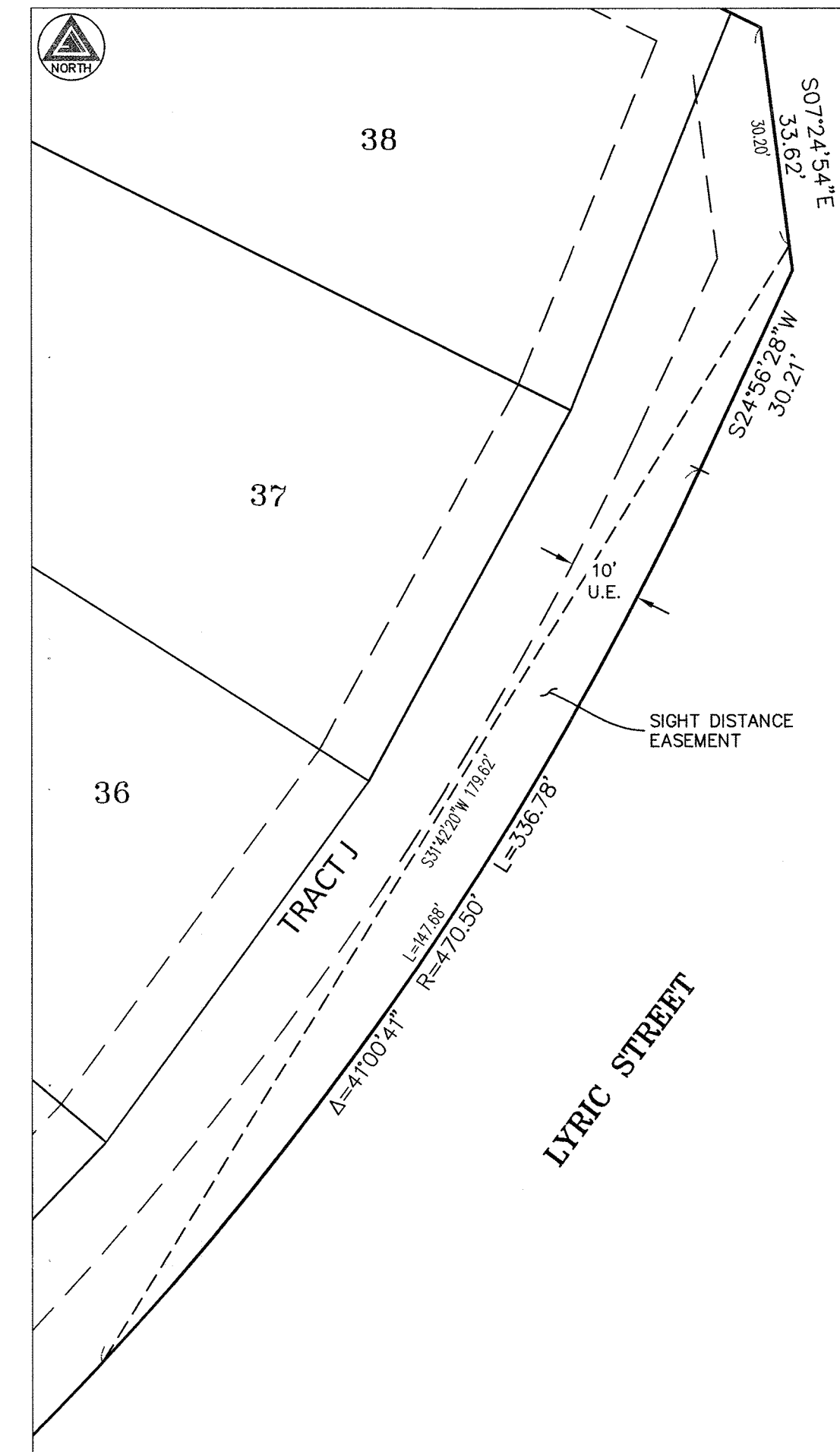
A PORTION OF THE RIDGEGATE SOUTHWEST VILLAGE PRELIMINARY PLAN
A PART OF THE SOUTHEAST QUARTER OF SECTION 22, SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.
243.873 ACRES - 320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



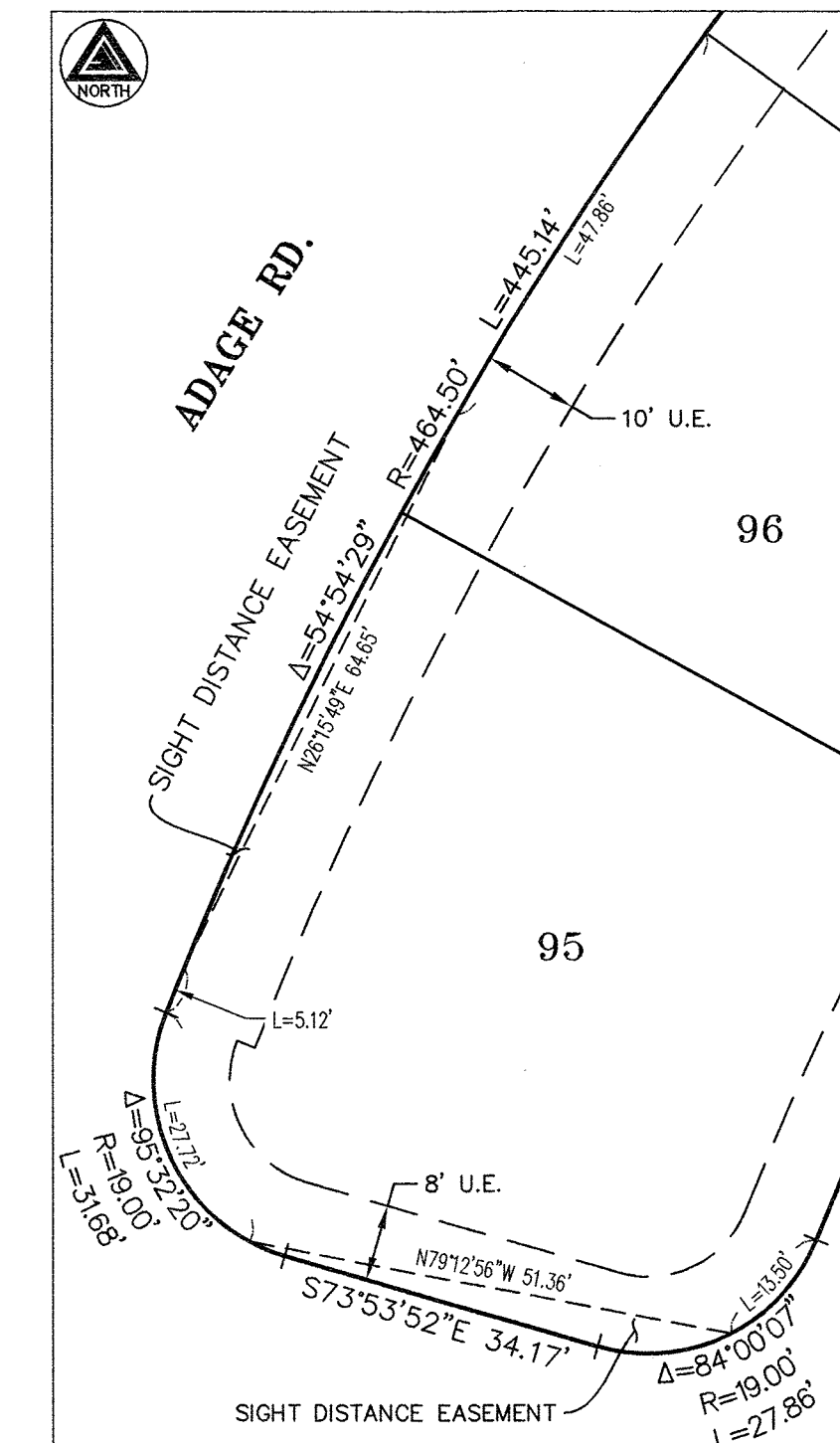
DETAIL "G"
SCALE: 1" = 20'
SEE SHEET 9



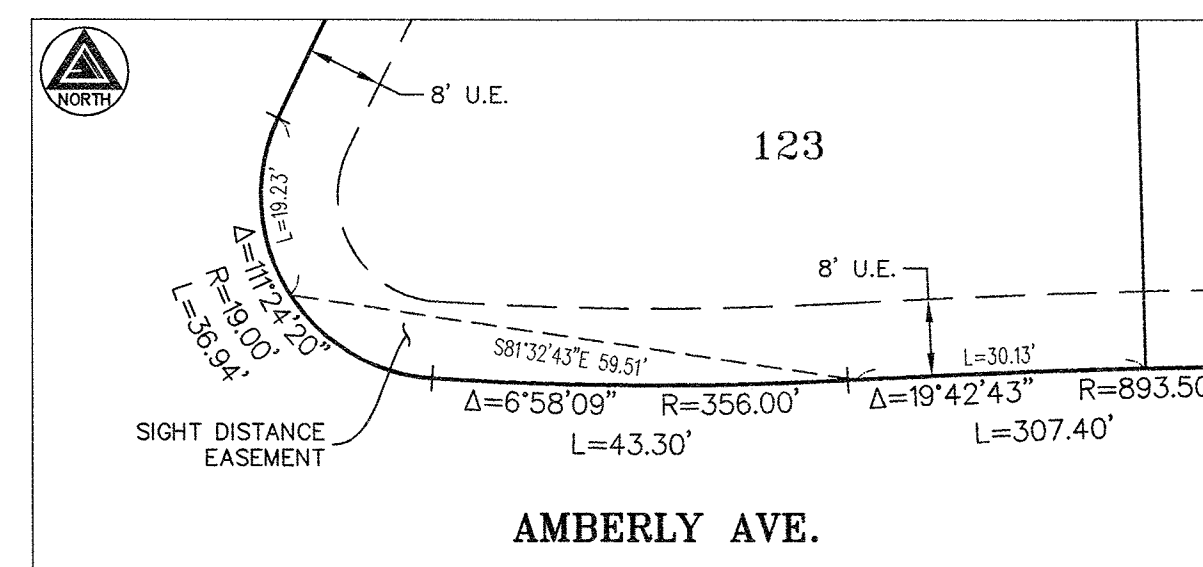
DETAIL "H"
SCALE: 1" = 20'
SEE SHEET 9



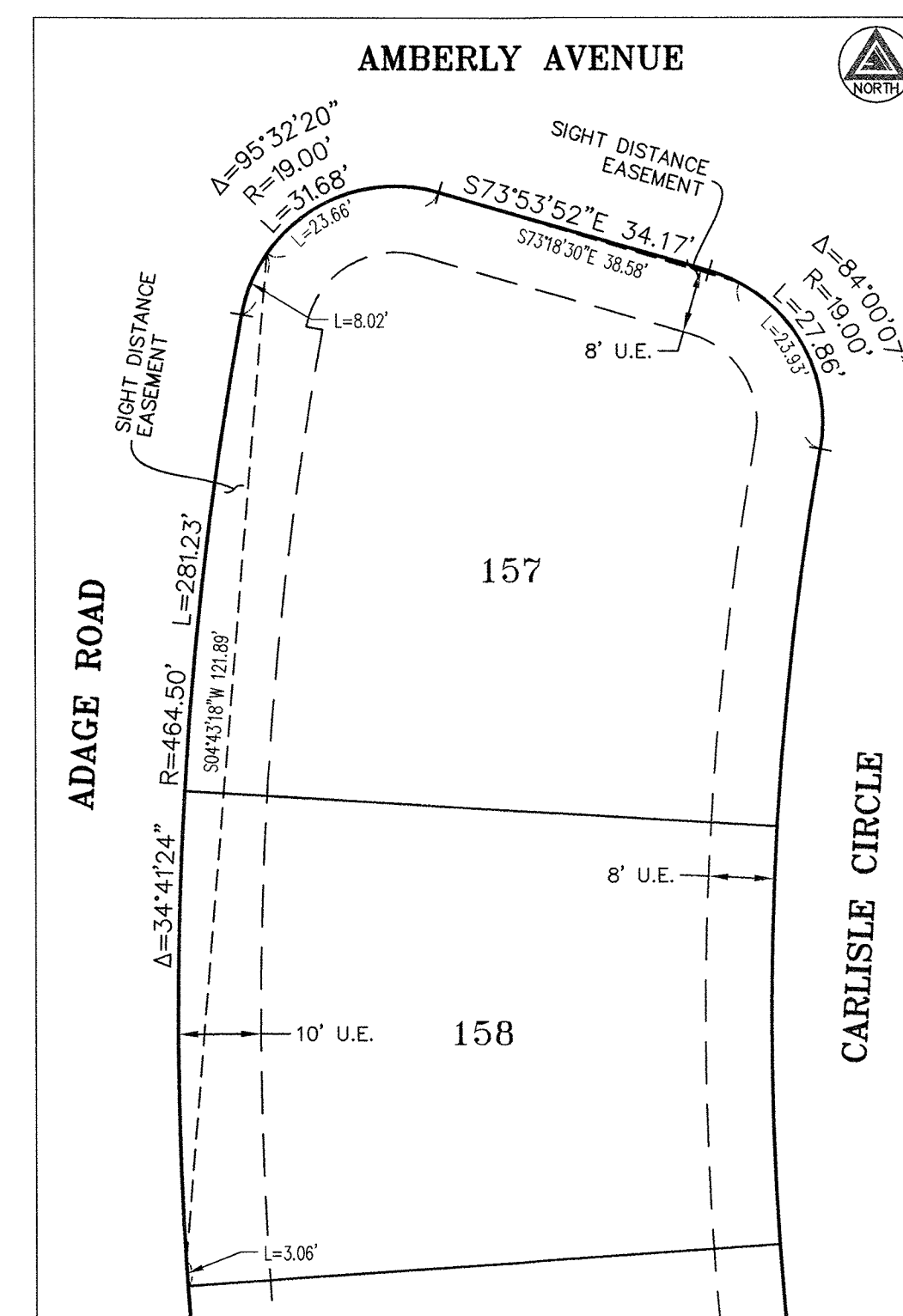
DETAIL "I"
SCALE: 1" = 20'
SEE SHEET 9



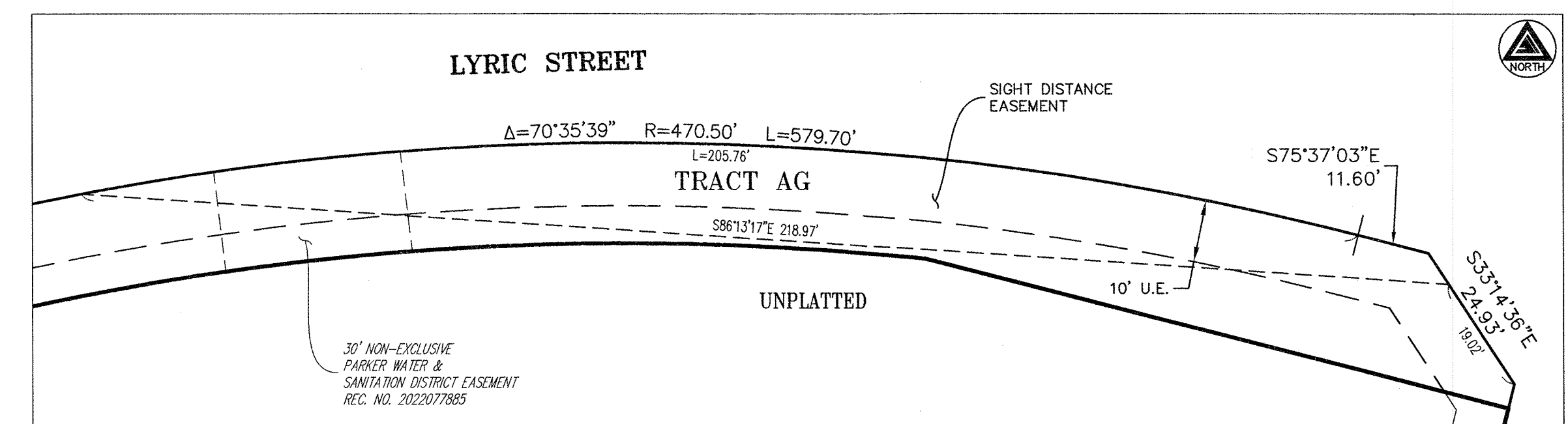
DETAIL "J"
SCALE: 1" = 20'
SEE SHEETS 11 & 12



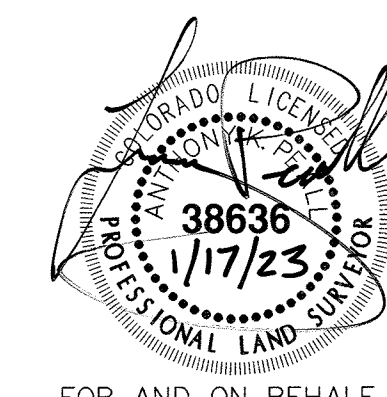
DETAIL "K"
SCALE: 1" = 20'
SEE SHEETS 11 & 12



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



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



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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LONE TREE, COLORADO 80124
(303) 791-8180

DATE OF PREPARATION: 02-22-2022

SCALE: 1" = 20'

SHEET 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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°40'23"E	407.06'
L2	N43°32'45"E	326.90'
L3	N75°08'07"E	150.09'
L4	N53°25'24"E	458.16'
L5	S13°27'03"E	93.54'
L6	N76°32'57"E	440.26'
L7	N16°16'23"E	255.80'
L8	S73°08'32"E	88.78'
L9	S73°08'09"E	621.97'
L10	S09°37'05"W	318.79'
L11	S80°23'00"E	91.00'
L12	N09°37'05"E	13.94'
L13	N42°37'17"E	25.11'
L14	S80°22'55"E	86.21'
L15	S09°37'05"W	12.00'
L16	S80°22'55"E	50.00'
L17	N09°37'05"E	16.72'
L18	S09°36'30"W	12.00'
L19	S80°23'30"E	50.00'
L20	S09°37'12"W	61.46'
L21	S80°22'55"E	111.00'
L22	N77°42'30"E	293.92'
L23	N51°22'27"E	276.27'
L24	N75°15'09"E	56.22'
L25	N13°42'56"E	388.99'
L26	S76°17'04"E	83.25'
L27	N50°37'27"E	13.73'
L28	N13°42'56"E	96.64'
L29	S74°58'38"E	223.24'
L30	S15°40'55"W	124.18'
L31	S65°35'08"W	316.55'
L32	S44°08'49"W	499.60'
L33	S34°59'22"W	242.96'
L34	S02°01'35"W	376.21'
L35	S11°53'25"E	468.80'
L36	S62°21'40"W	242.18'
L37	N90°00'00"W	83.49'
L38	N00°00'04"W	98.51'
L39	S89°59'56"W	250.00'
L40	S00°00'04"E	415.51'
L41	N32°55'33"E	17.94'
L42	N04°40'49"W	32.84'
L43	N89°37'35"E	123.20'
L44	S07°21'23"W	49.27'
L45	S51°45'15"E	139.27'
L46	S37°59'49"E	45.98'
L47	N89°16'29"E	239.48'
L48	N71°49'53"E	154.88'
L49	N37°26'28"E	138.10'
L50	S55°59'56"E	45.42'

LINE TABLE		
LINE	BEARING	LENGTH
L51	S32°15'11"E	146.86'
L52	S48°45'15"E	119.65'
L53	N15°19'30"E	150.93'
L54	N15°45'29"E	44.29'
L55	N89°59'26"E	235.73'
L56	S75°39'30"E	95.96'
L57	S14°20'30"W	10.87'
L58	S75°39'30"E	50.00'
L59	N14°20'30"E	10.28'
L60	S79°28'18"E	75.25'
L61	S82°48'06"E	64.09'
L62	S86°16'23"E	64.46'
L63	S89°45'17"E	64.46'
L64	N86°45'49"E	64.46'
L65	N83°49'23"E	64.14'
L66	S88°48'00"E	143.03'
L67	S12°36'58"E	350.32'
L68	S76°32'57"W	6.60'
L69	S13°27'03"E	50.00'
L70	N76°32'57"E	5.29'
L71	S12°37'09"E	343.00'
L72	S00°11'39"E	601.50'
L73	N28°49'36"W	48.59'
L74	N38°49'06"W	57.26'
L75	N68°16'26"W	171.98'
L76	S81°38'25"W	49.16'
L77	S59°56'32"W	80.78'
L78	S22°45'57"W	83.14'
L79	S00°29'28"W	264.51'
L80	S89°48'09"W	147.28'
L81	S75°18'01"W	88.85'
L82	S48°18'20"W	94.91'
L83	S44°19'09"W	150.24'
L84	S89°48'09"W	244.69'
L85	S89°27'50"W	60.62'
L86	N00°11'39"W	198.64'
L87	N01°51'03"W	93.32'
L88	N65°56'56"E	29.76'
L89	N24°56'28"E	40.37'
L90	N82°15'15"E	18.07'
L91	N46°08'29"E	50.00'
L92	N35°27'19"E	204.19'
L93	N12°38'03"E	133.68'
L94	N19°07'56"E	65.42'
L95	N24°48'15"E	58.27'
L96	N24°56'28"E	387.42'
L97	N71°31'50"E	15.12'
L98	S61°52'47"E	1.66'
L99	N28°07'13"E	50.00'
L100	N61°52'47"W	12.29'

LINE TABLE		
LINE	BEARING	LENGTH
L101	N28°07'13"E	48.79'
L102	N41°09'00"E	58.73'
L103	S61°35'19"W	33.11'
L104	S63°11'21"W	30.29'
L105	S64°59'00"W	40.79'
L106	S66°53'02"W	22.62'
L107	S68°22'41"W	48.47'
L108	S69°58'43"W	14.94'
L109	S71°46'22"W	56.14'
L110	S73°22'24"W	7.26'
L111	S75°09'00"W	63.40'
L112	S76°32'57"W	73.51'
L113	N51°42'56"E	67.85'
L114	N55°39'06"E	65.74'
L115	N60°01'02"E	65.74'
L116	N64°22'58"E	65.74'
L117	N68°44'53"E	65.74'
L118	N73°06'49"E	65.74'
L119	N76°22'15"E	66.28'
L120	N73°45'35"E	58.66'
L121	N55°22'10"E	59.08'
L122	N76°32'57"E	75.63'
L123	N76°32'57"E	59.63'
L124	S76°32'57"W	59.63'
L125	N16°52'50"E	25.01'
L126	S72°52'00"E	20.06'
L127	N73°02'10"W	20.60'
L128	N73°02'10"W	100.71'
L129	S15°40'12"W	39.29'
L130	S16°57'50"W	20.56'
L131	S33°18'06"E	46.42'
L132	N00°11'39"E	29.87'
L133	S01°51'03"E	10.80'
L134	N81°02'39"W	26.20'
L135	S59°47'40"W	37.97'
L136	S32°58'18"W	26.21'
L137	N29°48'35"E	34.15'
L138	S43°23'29"E	43.86'
L139	N66°46'00"E	58.33'
L140	S65°04'08"W	19.51'
L141	S23°14'00"E	28.00'
L142	S18°16'04"W	17.93'
L143	N60°37'53"E	43.45'
L144	N47°17'53"E	43.04'
L145	N33°56'12"E	43.04'
L146	N25°08'41"E	46.31'
L147	N24°56'28"E	47.00'
L148	S03°10'54"W	28.59'
L149	N24°56'28"E	43.10'
L150	N21°58'29"E	58.82'

LINE TABLE		
LINE	BEARING	LENGTH
L151	N43°23'29"W	43.86'
L152	S24°56'28"W	30.21'
L153	S07°24'54"E	33.62'
L154	S69°51'58"W	26.46'
L155	N89°57'52"W	28.59'
L156	S86°50'09"E	22.87'
L157	N77°07'45"W	30.67'
L158	S45°35'07"W	13.96'
L159	N65°03'32"W	44.04'
L160	S07°18'13"E	25.57'
L161	N30°20'58"W	51.02'
L162	N76°32'57"E	59.63'
L163	N00°03'11"E	22.87'
L164	S26°01'11"E	19.13'
L165	N17°30'35"W	9.59'
L166	N70°00'32"W	15.24'
L167	N38°44'43"E	17.81'
L168	S05°46'59"E	33.67'
L169	S59°39'59"W	37.11'
L170	N71°07'30"E	27.93'
L171	S61°52'47"E	12.35'
L172	N61°52'47"W	1.69'
L173	N14°36'45"W	27.26'
L174	S12°19'15"E	70.09'
L175	S12°24'35"W	37.35'
L176	S81°38'25"E	53.10'
L177	S00°44'17"E	51.47'
L178	S88°56'07"E	43.29'
L179	N09°37'05"E	16.17'
L180	S42°52'20"E	53.53'
L181	S15°52'24"W	20.84'
L182	S24°07'36"E	60.73'
L183	N79°17'26"E	17.94'
L184	N80°41'29"E	17.94'
L185	N10°00'33"W	60.39'
L186	N11°02'32"E	59.55'
L187	S79°44'29"E	17.94'
L188	S78°24'52"E	17.82'
L189	S58°50'30"E	17.75'
L190	S57°31'27"E	17.97'
L191	N31°36'39"E	59.33'
L192	N69°07'36"W	20.18'
L193	N24°07'36"W	62.70'
L194	N29°44'39"E	17.83'
L195	S73°53'52"E	34.17'
L196	S73°53'52"E	34.17'
L197	N09°37'05"E	38.08'
L198	N09°37'05"E	58.87'
L199	S75°20'31"W	43.22'
L200	S76°23'56"W	20.00'

LINE TABLE		
LINE	BEARING	LENGTH
L201	N88°58'11"E	53.60'
L202	N89°42'03"E	29.59'
L203	S88°06'36"E	29.52'
L204	S75°37'03"E	11.60'
L205	S33°14'30"E	24.93'
L206	S14°20'36"W	3.94'
L207	S09°37'12"W	53.05'
L208	S09°37'05"W	71.66'
L209	N31°47'53"E	21.44'
L210	N63°27'03"W	17.93'
L211	N31°32'57"E	17.07'
L212	N76°32'57"E	10.10'
L213	N76°32'57"E	41.21'
L214	N59°50'36"E	24.99'
L215	N14°20'30"E	4.72'
L216	S76°32'57"W	39.25'
L217	S26°32'57"W	19.96'
L218	S34°16'55"E	5.27'
L219	S77°45'42"E	27.57'
L220	S46°43'32"E	17.99'
L221	N19°37'26"E	18.11'
L222	N46°31'32"W	18.11'
L223	S76°32'57"W	45.12'
L224	N19°49'26"E	17.99'
L225	N76°32'57"E	45.13'
L226	S53°23'29"W	29.67'
L227	S13°05'33"W	6.93'
L228	N63°27'03"W	18.71'
L229	S76°32'57"W	47.00'
L230	S76°32'57"W	24.13'
L231	S10°21'27"W	36.31'
L232	S58°11'38"W	26.44'
L233	N02°54'32"W	18.23'
L234	N76°32'57"E	41.23'
L235	N76°32'57"E	112.12'
L236	S49°32'08"W	63.95'
L237	S51°24'16"W	10.08'
L238	S53°00'18"W	53.32'
L239	S54°47'57"W	17.76'
L240	S56°23'59"W	45.65'
L241	N19°36'30"W	240.77'
L242	N77°34'32"W	126.57'
L243	S55°11'36"W	82.62'
L244	S07°30'20"E	102.02'
L245	S44°01'21"E	118.89'
L246	S00°00'00"E	187.56'
L247	S44°14'14"W	56.54'
L248	N33°40'29"W	68.01'
L249	N25°14'35"E	18.77'
L250	N11°16'50"W	11.84'

LINE TABLE		
LINE	BEARING	LENGTH
L251	N32°34'44"W	39.83'
L252	N50°45'16"W	26.55'
L253	N71°49'37"W	9.25'
L254	N41°05'37"W	47.49'
L255	N02°56'42"E	33.19'
L256	N26°21'24"W	49.46'
L257	N44°04'43"W	64.00'
L258	N31°09'41"W	40.00'
L259	N18°41'22"W	29.13'
L260	N24°26'02"W	36.01'
L261	N16°22'54"W	40.00'
L262	N23°48'09"W	31.93'
L263	N08°55'02"W	27.90'
L264	N08°03'47"E	39.91'
L265	N01°04'11"E	46.98'
L266	N37°51'52"E	59.83'
L267	N64°20'55"E	68.02'
L268	N54°19'21"E	39.99'
L269	N66°02'01"E	107.88'
L270	N83°40'59"E	67.93'
L271	S81°53'23"E	139.97'
L272	S83°18'43"E	128.01'
L273	S87°38'42"E	24.00'
L274	N77°46'40"E	26.07'
L275	N82°15'15"E	11.88'
L276	S19°37'26"W	18.11'

LINE 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 TABLE			
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'
C9	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'