

RIDGEGATE SW VILLAGE FILING NO. 5

ALL OF TRACT A, RIDGEGATE SOUTHWEST VILLAGE FILING NO. 4, TRACT BQ-1, RIDGEGATE SOUTHWEST VILLAGE FILING NO. 1 LOT LINE ADJUSTMENT CERTIFICATE NO. 2,
A PORTION OF THE EAST HALF OF SECTION 23 AND THE WEST HALF OF SECTION 24,
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.
111.762 ACRES – 242 RESIDENTIAL LOTS – 11 TRACTS SB25-0032

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

SIGNATURE OF OWNER:

RIDGEGATE INVESTMENTS, INC., A DELAWARE CORPORATION

BY: _____
KEITH D. SIMON, VICE PRESIDENT

ATTEST: _____
ANTHONY SHAUT, SECRETARY

STATE OF _____)
COUNTY OF _____)SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, 20____, BY KEITH D. SIMON AS VICE PRESIDENT OF RIDGEGATE INVESTMENTS, INC., A DELAWARE CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, 20____, BY ANTHONY SHAUT AS SECRETARY OF RIDGEGATE INVESTMENTS, INC., A DELAWARE CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SH LYRIC, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, ITS MANAGER

BY: _____

NAME: _____ TITLE: _____

BY: _____

NAME: _____ TITLE: _____

STATE OF COLORADO)
COUNTY OF _____)SS

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

BY _____, AS _____ AND BY _____ AS _____
OF SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, MANAGER OF SH LYRIC, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

RAMPART RANGE METROPOLITAN DISTRICT NO. 5

BY: _____
KEITH D. SIMON, PRESIDENT

ATTEST: _____
ELIZABETH MATTHEWS, SECRETARY

STATE OF COLORADO)
COUNTY OF _____)SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY

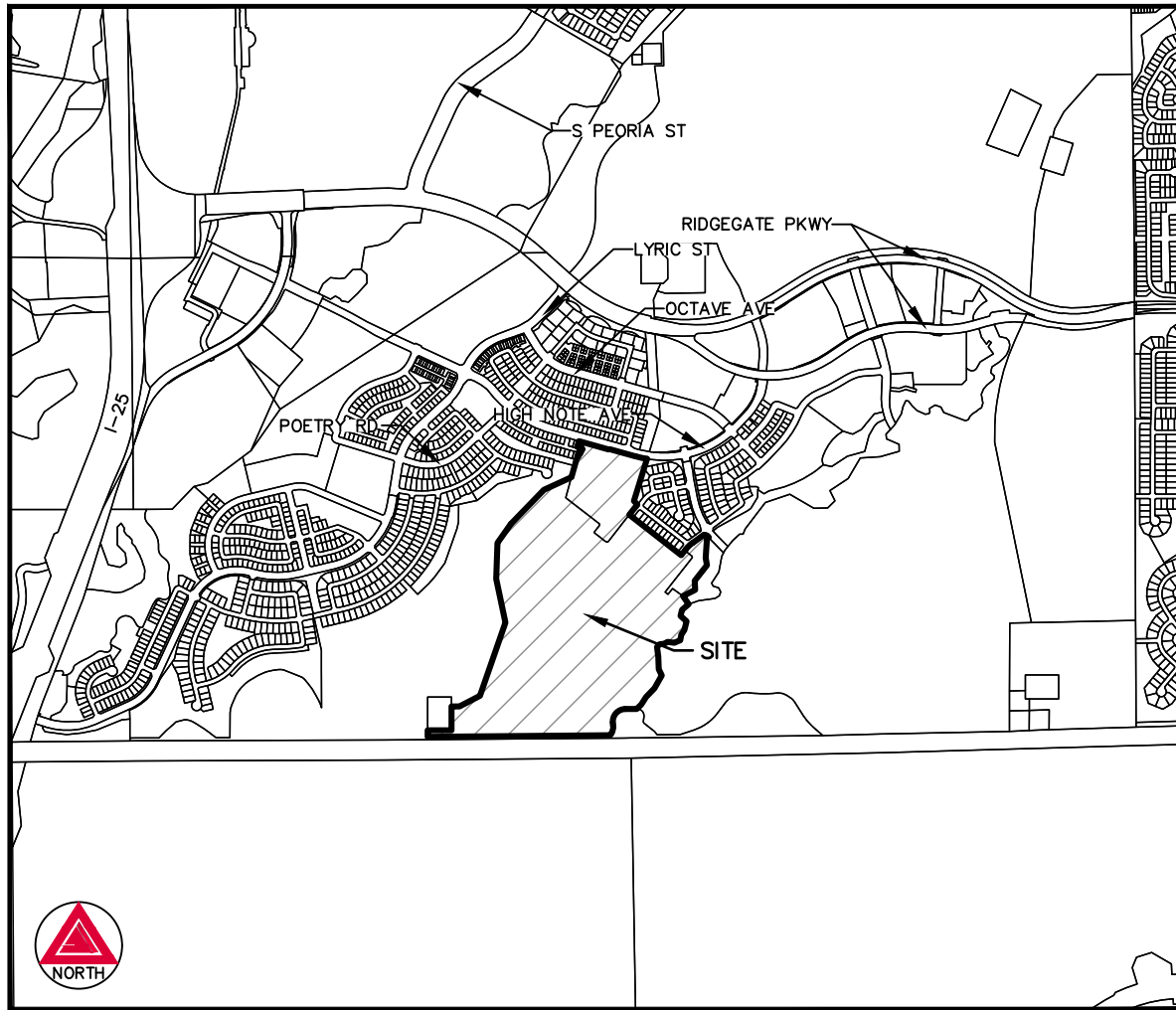
OF _____, 2023,

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: _____

NOTARY PUBLIC



VICINITY MAP

SCALE 1" = 2000'

SHEET INDEX

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AIRCRAFT OVERFLIGHT DISCLOSURE NOTICE

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

HOA ACCEPTANCE OF TRACT MAINTENANCE

THE UNDERSIGNED HEREBY ACCEPTS MAINTENANCE OF TRACTS C, E, F, G AND K, UPON CONVEYANCE OF SUCH TRACTS BY DEED.

LYRIC OWNERS ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION, INC. (MASTER HOA)

BY: _____
MICHELE M. MILLER, PRESIDENT

ATTEST: _____
JEFFREY H. DONELSON, VICE PRESIDENT

STATE OF COLORADO)
COUNTY OF _____)SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, 20____,

BY MICHELE M. MILLER, AS PRESIDENT AND

BY JEFFREY H. DONELSON, AS VICE PRESIDENT, OF LYRIC OWNERS ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION, INC. (MASTER HOA)

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

RAMPART RANGE METROPOLITAN DISTRICT NO. 5 ACCEPTANCE OF TRACT MAINTENANCE

THE UNDERSIGNED HEREBY ACCEPTS MAINTENANCE OF TRACTS A, AND K, UPON CONVEYANCE OF SUCH TRACTS BY DEED.

RAMPART RANGE METROPOLITAN DISTRICT NO. 5

BY: _____
KEITH D. SIMON, PRESIDENT

ATTEST: _____
ELIZABETH MATTHEWS, SECRETARY

STATE OF COLORADO)
COUNTY OF _____)SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, 20____,

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: _____

NOTARY PUBLIC

TITLE VERIFICATION

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

BY: _____

TITLE: _____

DATE: _____

STATE OF COLORADO)
COUNTY OF _____)SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,

BY _____, AS _____, OF

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYOR

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

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____

MICHAEL J. NOFFSINGER, LICENSED PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. NO. 38367 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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

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

CITY MANAGER

THIS PLAT WAS APPROVED FOR FILING BY THE CITY MANAGER OF THE CITY OF LONE TREE, COLORADO, ON THE

_____ DAY OF _____, 20____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATION OF ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS ARE ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE CITY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOTS SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

SETH HOFFMAN, CITY MANAGER, CITY OF LONE TREE
AUTHORIZED PER SECTION 17-1-185 OF THE CITY CODE



AzTec Proj. No.: 10725-10

Drawn By: GLW

DEVELOPER
SH LYRIC, LLC

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

DATE OF
PREPARATION:

11/14/2025

SCALE:

N/A

SHEET 1 OF 8

LAST REVISED 2025-11-18

RIDGEGATE SW VILLAGE FILING NO. 5

ALL OF TRACT A, RIDGEGATE SOUTHWEST VILLAGE FILING NO. 4, TRACT BQ-1, RIDGEGATE SOUTHWEST VILLAGE FILING NO. 1 LOT LINE ADJUSTMENT CERTIFICATE NO. 2, A PORTION OF THE EAST HALF OF SECTION 23 AND THE WEST HALF OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO. 111.762 ACRES - 242 RESIDENTIAL LOTS - 11 TRACTS SB25-0032

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF TRACT A, RIDGEGATE SW VILLAGE FILING NO. 4, IN THE CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED MAY 27, 2025 AT RECEPTION NO. 2025023975 IN THE OFFICIAL RECORDS OF SAID COUNTY, TOGETHER WITH TRACT BQ-1, RIDGEGATE SW VILLAGE FILING NO. 1 LOT LINE ADJUSTMENT CERTIFICATE NO. 2, SAID CITY, COUNTY AND STATE, PER PLAT RECORDED AUGUST 23, 2023 AT RECEPTION NO. 202305514, IN SAID OFFICIAL RECORDS, TOGETHER WITH A PORTION OF THE EAST HALF OF SECTION 23, AND THE WEST HALF OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID RIDGEGATE SW VILLAGE FILING NO. 4;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID RIDGEGATE SW VILLAGE FILING NO. 4, THE FOLLOWING 5 COURSES:

- SOUTH 17°16'42" WEST, A DISTANCE OF 460.69 FEET;
- SOUTH 41°46'08" EAST, A DISTANCE OF 52.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 425.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 49°32'40" EAST;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°13'10", AN ARC LENGTH OF 16.46 FEET;
- TANGENT TO SAID CURVE, SOUTH 38°14'10" WEST, A DISTANCE OF 119.05 FEET;
- SOUTH 52°07'30" EAST, A DISTANCE OF 690.02 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF ECHOWOOD LANE AS DEPICTED ON SAID RIDGEGATE SW VILLAGE FILING NO. 4;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, THE FOLLOWING 5 COURSES:

- NORTH 38°27'16" EAST, A DISTANCE OF 77.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 375.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°16'05", AN ARC LENGTH OF 99.93 FEET;
- TANGENT TO SAID CURVE, NORTH 53°43'20" EAST, A DISTANCE OF 146.95 FEET;
- SOUTH 60°55'59" EAST, A DISTANCE OF 25.39 FEET;
- NORTH 51°17'52" EAST, A DISTANCE OF 8.20 FEET TO THE WESTERLY RIGHT-OF-WAY OF LEAHY TRAIL AS DEPICTED ON SAID RIDGEGATE SW VILLAGE FILING NO. 4;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING 2 COURSES:

- SOUTH 39°30'07" EAST, A DISTANCE OF 11.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 839.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 49°58'43" EAST;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°15'28", AN ARC LENGTH OF 18.43 FEET TO THE EASTERLY NORTHEASTERLY CORNER OF TRACT A OF SAID RIDGEGATE SW VILLAGE FILING NO. 4;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT A, THE FOLLOWING 6 COURSES:

- NON-TANGENT TO SAID CURVE, SOUTH 51°45'48" WEST, A DISTANCE OF 20.91 FEET;
- SOUTH 03°48'36" WEST, A DISTANCE OF 201.12 FEET;
- SOUTH 09°35'36" EAST, A DISTANCE OF 78.11 FEET;
- SOUTH 38°04'33" WEST, A DISTANCE OF 208.37 FEET;
- SOUTH 03°03'20" EAST, A DISTANCE OF 93.94 FEET;
- SOUTH 62°43'43" WEST, A DISTANCE OF 144.78 FEET TO THE MOST WESTERLY CORNER OF TRACT I OF SAID RIDGEGATE SW VILLAGE FILING NO. 4;

THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT I, SOUTH 35°35'04" EAST, A DISTANCE OF 104.03 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY BOUNDARY, SOUTH 49°43'41" WEST, A DISTANCE OF 92.02 FEET;

THENCE SOUTH 15°41'30" WEST, A DISTANCE OF 64.67 FEET;

THENCE SOUTH 48°03'57" EAST, A DISTANCE OF 86.47 FEET;

THENCE SOUTH 14°54'56" WEST, A DISTANCE OF 95.07 FEET;

THENCE SOUTH 33°39'21" WEST, A DISTANCE OF 55.48 FEET;

THENCE SOUTH 10°29'01" WEST, A DISTANCE OF 60.63 FEET;

THENCE SOUTH 67°51'31" WEST, A DISTANCE OF 69.89 FEET;

THENCE NORTH 81°49'01" WEST, A DISTANCE OF 68.52 FEET;

THENCE SOUTH 61°06'58" WEST, A DISTANCE OF 42.10 FEET;

THENCE SOUTH 84°56'01" WEST, A DISTANCE OF 48.78 FEET;

THENCE SOUTH 42°31'00" WEST, A DISTANCE OF 39.01 FEET;

THENCE SOUTH 07°52'56" EAST, A DISTANCE OF 101.21 FEET;

THENCE SOUTH 02°12'11" EAST, A DISTANCE OF 133.85 FEET;

THENCE SOUTH 26°19'32" EAST, A DISTANCE OF 71.32 FEET;

THENCE SOUTH 29°47'15" WEST, A DISTANCE OF 156.09 FEET;

THENCE SOUTH 43°19'41" WEST, A DISTANCE OF 127.07 FEET;

THENCE SOUTH 33°10'45" WEST, A DISTANCE OF 91.70 FEET;

THENCE SOUTH 45°56'55" WEST, A DISTANCE OF 67.92 FEET TO THE NORTHERLY BOUNDARY OF TRACT AN, RIDGEGATE SW VILLAGE FILING NO. 2 AMENDMENT NO. 1, SAID CITY, COUNTY AND STATE, PER PLAT RECORDED AUGUST 7, 2024 AT RECEPTION NO. 2024032782, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY, THE FOLLOWING 7 COURSES:

- SOUTH 89°37'35" WEST, A DISTANCE OF 118.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 132.00 FEET;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°18'25", AN ARC LENGTH OF 217.27 FEET;
- TANGENT TO SAID CURVE, SOUTH 04°40'49" EAST, A DISTANCE OF 32.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 135.00 FEET;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°36'23", AN ARC LENGTH OF 88.61 FEET;
- NON-TANGENT TO SAID CURVE, SOUTH 32°55'33" WEST, A DISTANCE OF 17.94 FEET;
- SOUTH 89°32'02" WEST, A DISTANCE OF 1,912.04 FEET;
- NORTH 00°00'04" WEST, A DISTANCE OF 67.03 FEET TO THE SOUTHERLY BOUNDARY OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 31, 2007 AT RECEPTION NO. 2007009356, IN SAID OFFICIAL RECORDS;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING 2 COURSES:

- NORTH 89°59'56" EAST, A DISTANCE OF 250.00 FEET;
- NORTH 00°00'04" WEST, A DISTANCE OF 249.97 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT AN;

THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID TRACT AN, THE FOLLOWING 8 COURSES:

- NORTH 90°00'00" EAST, A DISTANCE OF 83.49 FEET;
- NORTH 62°21'40" EAST, A DISTANCE OF 242.18 FEET;
- NORTH 19°12'20" EAST, A DISTANCE OF 811.65 FEET;
- NORTH 11°53'25" WEST, A DISTANCE OF 468.80 FEET;
- NORTH 02°01'35" EAST, A DISTANCE OF 376.21 FEET;
- NORTH 34°59'22" EAST, A DISTANCE OF 242.96 FEET;
- NORTH 44°08'49" EAST, A DISTANCE OF 499.60 FEET;
- NORTH 65°35'08" EAST, A DISTANCE OF 316.55 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT BQ-1;

THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID TRACT BQ-1, THE FOLLOWING 9 COURSES:

- NORTH 15°40'55" EAST, A DISTANCE OF 268.53 FEET;
- SOUTH 74°19'05" EAST, A DISTANCE OF 21.78 FEET;
- NORTH 15°40'55" EAST, A DISTANCE OF 53.92 FEET;
- NORTH 74°19'05" WEST, A DISTANCE OF 49.92 FEET;
- NORTH 15°40'55" EAST, A DISTANCE OF 63.08 FEET;
- SOUTH 74°19'05" EAST, A DISTANCE OF 320.36 FEET;
- NORTH 85°40'52" EAST, A DISTANCE OF 17.54 FEET;
- SOUTH 74°19'05" EAST, A DISTANCE OF 279.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,099.50 FEET;
- THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°20'48", AN ARC LENGTH OF 121.79 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES

- FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. NCSC002750, DATED OCTOBER 13, 2025 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 EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 23 BY A 1-1/2" BRASS CAP IN 6" CONCRETE 0.2' ABOVE GROUND, NO MARKINGS OBSERVED ON CAP AND AT THE EAST QUARTER CORNER OF SAID SECTION 23 BY A 12"x12x5" STONE WITH CUT CROSS, BEING ASSUMED TO BEAR SOUTH 00°06'07" EAST.
- THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN SPECIAL FLOOD HAZARD AREAS - ZONE AE, AREAS WITH BASE FLOOD ELEVATION (BFE) SUBJECT TO A 1% ANNUAL CHANCE FLOOD, THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR AND OTHER AREAS - ZONE X, AREAS DETERMINED TO BE AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C0063H, MAP REVISED SEPTEMBER 4, 2020.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR 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.
- 8-FOOT-WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ALONG ALL REAR LOT LINES AND ALONG ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON UNLESS SHOWN OTHERWISE.
- LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING AND ADJACENT FILINGS, IN ACCORDANCE WITH CITY OF LONE TREE REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY OF LONE TREE. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER IN ACCORDANCE WITH CITY OF LONE TREE CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- PUBLIC STREETS: THE DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING NO PARKING/FIRE LANE SIGNAGE, AS REQUIRED BY THE CITY PUBLIC WORKS DEPARTMENT AND FIRE DISTRICT.
- THIS PLAT IS SUBJECT TO ALL CONDITIONS CONTAINED WITHIN THE MASTER IMPROVEMENT AGREEMENT FOR THE SOUTHWEST VILLAGE AS RECORDED ON FEBRUARY 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. 5, 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.
- THIS PLAT IS SUBJECT TO ALL CONDITIONS CONTAINED WITHIN THE APPROVED RIDGEGATE EAST SOUTHWEST VILLAGE PRELIMINARY PLAN FIRST AMENDMENT AS AMENDED, COUPLET DISTRICT PARK MASTER PLAN AND RIDGEGATE SOUTHWEST VILLAGE MASTER PARKS PLAN, COPIES OF WHICH ARE ON FILE IN THE COMMUNITY DEVELOPMENT DEPARTMENT.
- A GEOTECHNICAL REPORT FOR EACH LOT MUST BE SUBMITTED TO THE CITY AT THE TIME OF BUILDING PERMIT APPLICATION.
- THE WILDFIRE DEFENSIBLE AREAS DEPICTED ON THIS PLAT SHALL BE MAINTAINED BY THE MASTER HOA IN ACCORDANCE WITH THAT CERTAIN AGREEMENT BY AND BETWEEN THE CITY OF LONE TREE, COLORADO, AND LYRIC OWNERS ASSOCIATION, INC. FOR THE GRANT OF A REVOCABLE LICENSE TO MAINTAIN AND ACCESS CITY PROPERTY FOR PURPOSES OF WILDFIRE MITIGATION AND MAINTENANCE OF PRIVATE RETAINING WALLS RECORDED IN THE REAL PROPERTY RECORDS OF DOUGLAS COUNTY ON JUNE 22, 2021 AT RECEPTION NO. 2021076859.
- DEVELOPMENT OF ALL LOTS WILL BE SUBJECT TO REVIEW BY THE ARCHITECTURAL REVIEW COMMITTEE OF THE LYRIC OWNERS ASSOCIATION, INC.
- RADON GAS IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT A HEALTH RISK TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL AND STATE GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN COLORADO. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM THE COUNTY HEALTH DEPARTMENT.
- THE CITY OF LONE TREE REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CITY OF LONE TREE FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS INCLUDING BUT NOT LIMITED TO INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND RIPRAP (COLLECTIVELY, THE FACILITIES).
- A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED OVER ALL TRAILS AND SIDEWALKS CONSTRUCTED WITHIN SUCH TRACTS OWNED AND MAINTAINED BY LYRIC OWNERS ASSOCIATION, INC, IT BEING THE INTENT THAT ALL TRAILS AND SIDEWALKS WITHIN THIS SUBDIVISION PLAT SHALL BE OPEN AND ACCESSIBLE FOR PUBLIC USE.
- UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF LONE TREE FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE AND INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCo) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCo AN EASEMENT ON ITS STANDARD FORM.
- TRACT I 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.
- TRACTS A AND J SHALL BE CONVEYED TO RAMPART RANGE METRO DISTRICT NO. 5 (RRMD5), ITS SUCCESSORS AND ASSIGNS. THE PURPOSE DESIGNATED FOR SAID TRACTS IS FOR RETAINING WALLS AND LANDSCAPE IMPROVEMENTS.
- TRACTS B, D, H AND I SHALL BE CONVEYED BY DEED TO THE CITY OF LONE TREE.
- TRACTS C, E, F, G, AND K SHALL BE CONVEYED BY DEED TO LYRIC OWNERS ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION (MASTER HOA), AND ALL ACTIONS REQUIRED TO ANNEX AND SUBJECT TRACTS C, E, F AND G TO THE DECLARATION FOR LYRIC OWNERS ASSOCIATION, INC. (DECLARATION), RECORDED ON JUNE 22, 2021, AT RECEPTION NO. 2021076866 IN THE REAL PROPERTY RECORDS OF DOUGLAS COUNTY, COLORADO, SHALL BE TAKEN BY THE DECLARANT (DEFINED IN THE DECLARATION) AND THE MASTER HOA REQUIRED IN THE DECLARATION TO COMPLETE THE ANNEXATION OF SUCH TRACTS INTO THE DECLARATION FOLLOWING THE RECORDING OF THIS PLAT. THE MASTER HOA SHALL BE RESPONSIBLE FOR MAINTAINING TRACTS C, E, F, AND G PURSUANT TO CITY STANDARDS.
- APPROVAL OF THE PLAT IS NOT AN APPROVAL OF THE RIGHT TO BUILD OR USE THE SURFACE OF ANY LAND WITHIN ANY EASEMENT. DEVELOPER OR FUTURE OWNER IS RESPONSIBLE FOR OBTAINING PRE-APPROVAL OR CONSENT, IF NECESSARY, FROM ANY EASEMENT HOLDER AND PUBLIC UTILITY COMPANY PRIOR TO CONSTRUCTING ANY IMPROVEMENTS.

TRACT SUMMARY TABLE					
TRACT	USE	AREA ACRES	AREA SQ. FEET	FUTURE MAINTENANCE	FUTURE OWNER
TRACT A	DRAINAGE, LANDSCAPE	2.662	115,951	RRMD5	RRMD5
TRACT B	OPEN SPACE	11.092	483,178	COLT	COLT
TRACT C	RETAINING WALLS, HOA-MAINTAINED LANDSCAPE	0.244	10,647	HOA	HOA
TRACT D	OPEN SPACE	33.307	1,450,864	COLT	COLT
TRACT E	RETAINING WALLS, HOA-MAINTAINED LANDSCAPE	0.557	24,278	HOA	HOA
TRACT F	HOA-MAINTAINED LANDSCAPE	0.265	11,544	HOA	HOA
TRACT G	HOA-MAINTAINED LANDSCAPE	0.274	11,926	HOA	HOA
TRACT H	OPEN SPACE	1.494	65,068	COLT	COLT
TRACT I	FUTURE NEIGHBORHOOD PARK	12.487	543,922	SSPRD	COLT
TRACT J	DRAINAGE, RETAINING WALLS, LANDSCAPE	0.469	20,443	RRMD5	RRMD5
TRACT K	RETAINING WALLS, HOA-MAINTAINED LANDSCAPE	1.102	48,012	HOA	HOA
TRACTS TOTAL (11)		63.951	2,785,833		

HOA = LYRIC OWNERS ASSOCIATION, INC. (MASTER HOA) STATE DOCUMENT NO. 20211244685

COLT = CITY OF LONE TREE

RRMD5 = RAMPART RANGE METROPOLITAN DISTRICT NO. 5

SSPRD = SOUTH SUBURBAN PARKS & RECREATION DISTRICT

LAND AREA SUMMARY TABLE

DESIGNATION	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (242)	1,573,669	36.127	32.32
TRACTS	2,785,833	63.951	57.22
RIGHT-OF-WAY	508,847	11.682	10.46
RIDGEGATE SW VILLAGE FIL. NO. 5	4,868,349	111.763	100.00

SITE SUMMARY TABLE

DESIGNATION	TOTALS	AREA (SF)	AREA (AC)
NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS (1-242)	242	1,573,669	36.127
NUMBER OF NEIGHBORHOOD PARK TRACTS (I)	1	543,922	12.487
NUMBER OF OPEN SPACE TRACTS (B,D,H)	3	1,999,109	45.893
NUMBER OF LANDSCAPE & UTILITY TRACTS (A,C,E,F,G,J,K)	7	242,802	5.573
PUBLIC RIGHT-OF-WAY		508,847	11.682
TOTAL		4,868,349	111.762

SINGLE FAMILY AND ACCESSORY DWELLING UNIT SETBACK AREAS

LOCATION	MINIMUM	MAXIMUM	NOTES
FRONT	8 FEET	20 FEET	FOR FRONT LOADED PRODUCT, FACE OF GARAGE TO BE A MINIMUM OF 20 FEET FROM BACK OF SIDEWALK
INTERIOR SIDE	5 FEET	N.A.	VARIATIONS TO FRONT SETBACK OR FLAG AND/OR NON-TRADITIONAL LOT CONFIGURATIONS ARE ALLOWED AS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.
DISTANCE BETWEEN RESIDENCES	6 FEET	N.A.	
STREET SIDE	10 FEET	N.A.	
REAR (ALLEY PRODUCT)	0 FEET	N.A.	
REAR (FRONT LOADED PRODUCT)	10 FEET	N.A.	
ACCESSORY STRUCTURE	10 FEET	N.A.	
ENCROACHMENTS	N.A.	N.A.	A CORNICE, CANOPY, EAVE, FIREPLACE, WINGWALL, DECK, DECK STAIRS, OR SIMILAR ARCHITECTURAL FEATURE MAY EXTEND 3 FEET INTO A REQUIRED SETBACK, BUT ALSO MUST REMAIN AT LEAST 2 FEET AWAY FROM ANY PROPERTY LINE.

SETBACK GENERAL NOTES:

- ALL SETBACKS MEASURED FROM PROPERTY LINE TO THE PRIMARY STRUCTURE.
- 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.

FOR REVIEW
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FOR AND ON BEHALF OF
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AzTec Proj. No.: 10725-10

Drawn By: GLW

DEVELOPER
SH LYRIC, LLC

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

DATE OF PREPARATION:

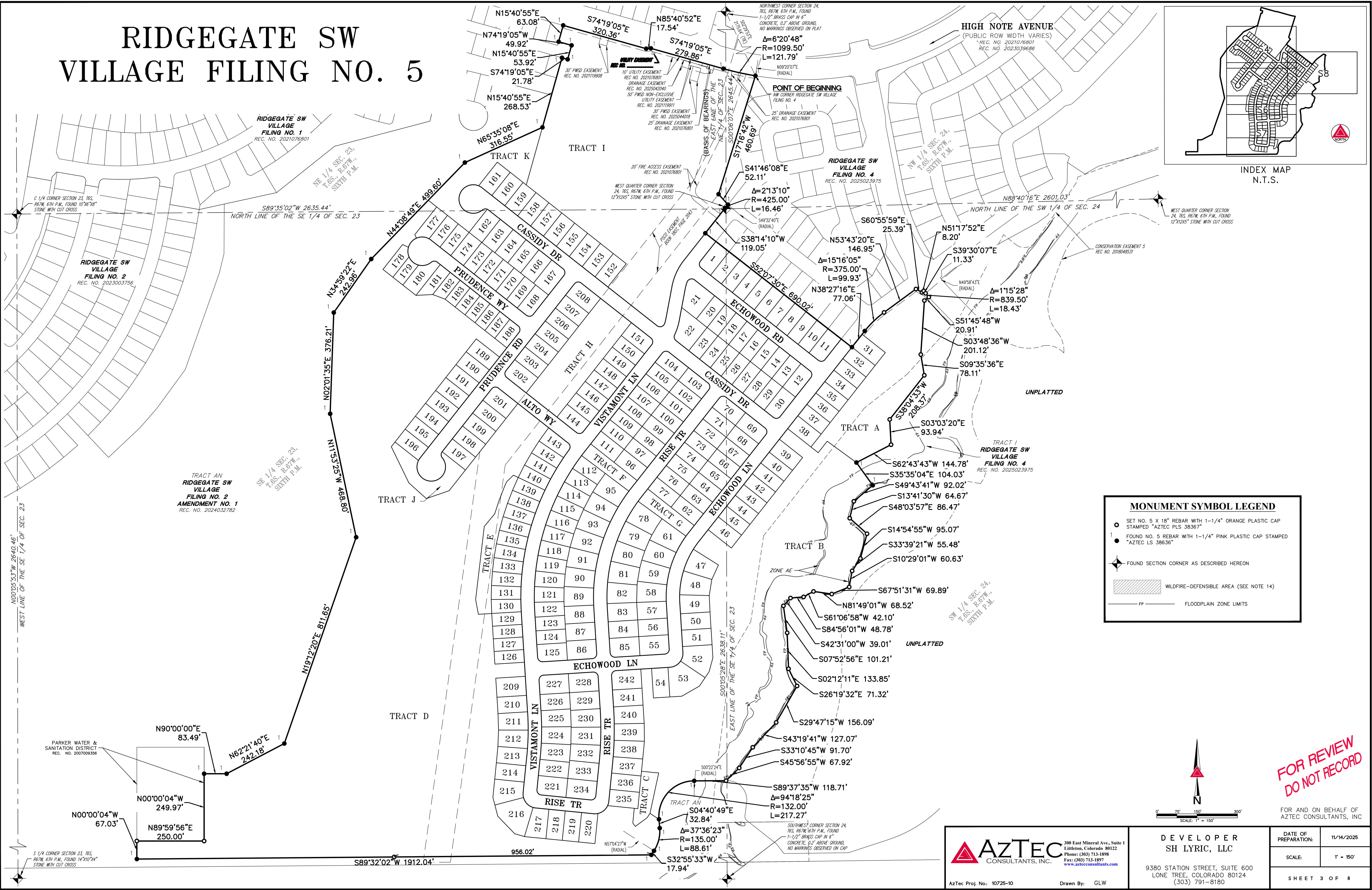
11/14/2025

SCALE:

N/A

SHEET 2 OF 8

RIDGEGATE SW VILLAGE FILING NO. 5



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SCALE: 1" = 150'

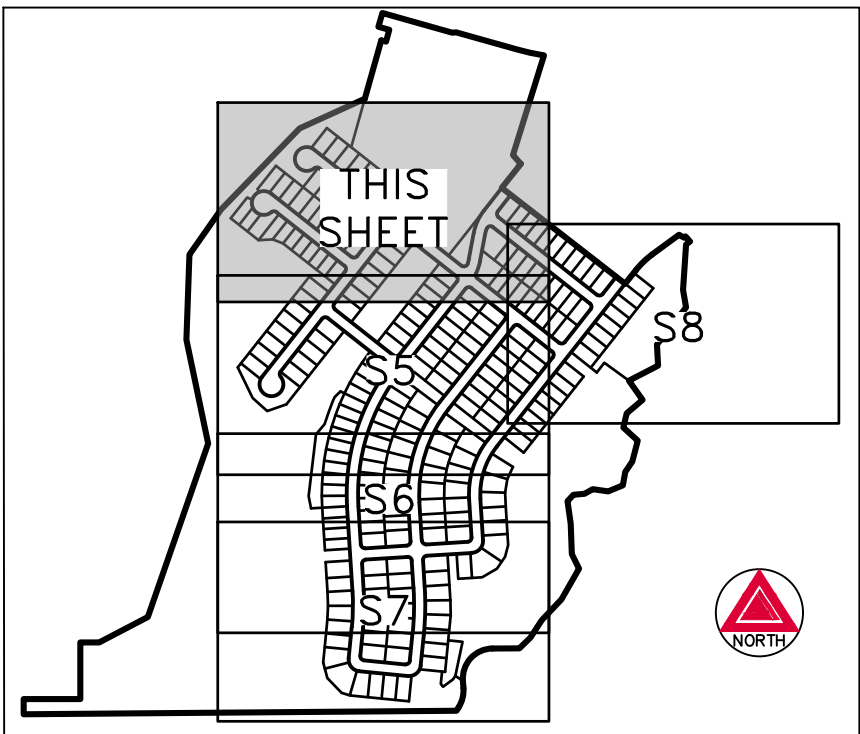
SHEET 3 OF 8

RIDGEGATE SW VILLAGE FILING NO. 5

ALL OF TRACT A, RIDGEGATE SOUTHWEST VILLAGE FILING NO. 4, TRACT BQ-1, RIDGEGATE SOUTHWEST VILLAGE FILING NO. 1 LOT LINE ADJUSTMENT CERTIFICATE NO. 2,
A PORTION OF THE EAST HALF OF SECTION 23 AND THE WEST HALF OF SECTION 24,
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.
111.762 ACRES - 242 RESIDENTIAL LOTS - 11 TRACTS SB25-0032

SEE SHEET 3

TRACT I
543,922 SF
12.487 AC



INDEX MAP
N.T.S.

LEGEND
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.W.S.D. = PARKER WATER & SANITATION DISTRICT EASEMENT

SEE SHEET 8
FOR LINE &
CURVE TABLES

SEE SHEET 8

SEE SHEET 5

TRACT H
65,068 SF
1.494 AC

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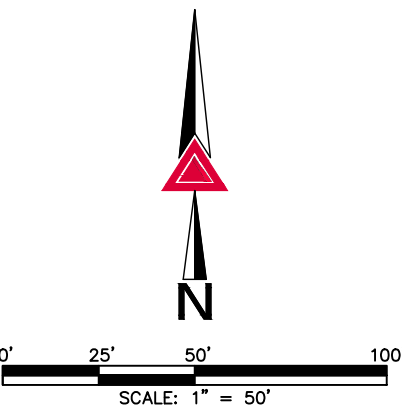
SCALE: 1" = 50'

SHEET 4 OF 8

MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- ◆ FOUND SECTION CORNER AS DESCRIBED HEREON
- ▨ WILDFIRE-DEFENSIBLE AREA (SEE NOTE 14)
- FP — FLOODPLAIN ZONE LIMITS

SEE SHEET 3



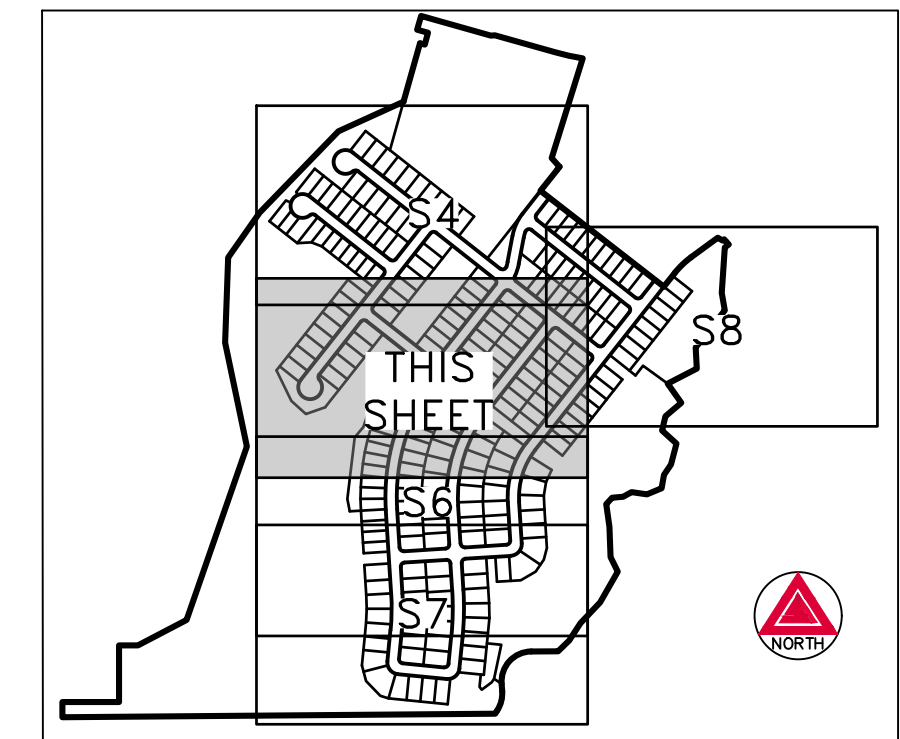
SEE SHEET 5

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111.762 ACRES - 242 RESIDENTIAL LOTS - 11 TRACTS SB25-0032

SEE SHEET 4

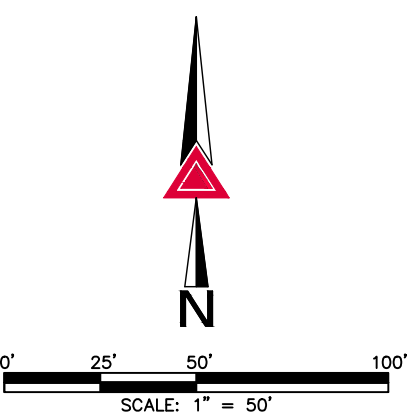
SEE SHEET 4



LEGEND	
U.E. =	UTILITY EASEMENT
D.E. =	DRAINAGE EASEMENT
P.W.S.D. =	PARKER WATER & SANITATION DISTRICT EASEMENT

SEE SHEET 8
FOR LINE &
CURVE TABLES

MONUMENT SYMBOL LEGEND	
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●	FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
◆	FOUND SECTION CORNER AS DESCRIBED HEREON
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— FP —	FLOODPLAIN ZONE LIMITS



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 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: 11/14/2025
	9380 STATION STREET, SUITE 600 LONE TREE, COLORADO 80124 (303) 791-8180		SCALE: 1" = 50'
	AzTec Proj. No.: 10725-10 Drawn By: GLW		SHEET 5 OF 8

RIDGEGATE SW VILLAGE FILING NO. 5

ALL OF TRACT A, RIDGEGATE SOUTHWEST VILLAGE FILING NO. 4, TRACT BQ-1, RIDGEGATE SOUTHWEST VILLAGE FILING NO. 1 LOT LINE ADJUSTMENT CERTIFICATE NO. 2,
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111.762 ACRES - 242 RESIDENTIAL LOTS - 11 TRACTS SB25-0032

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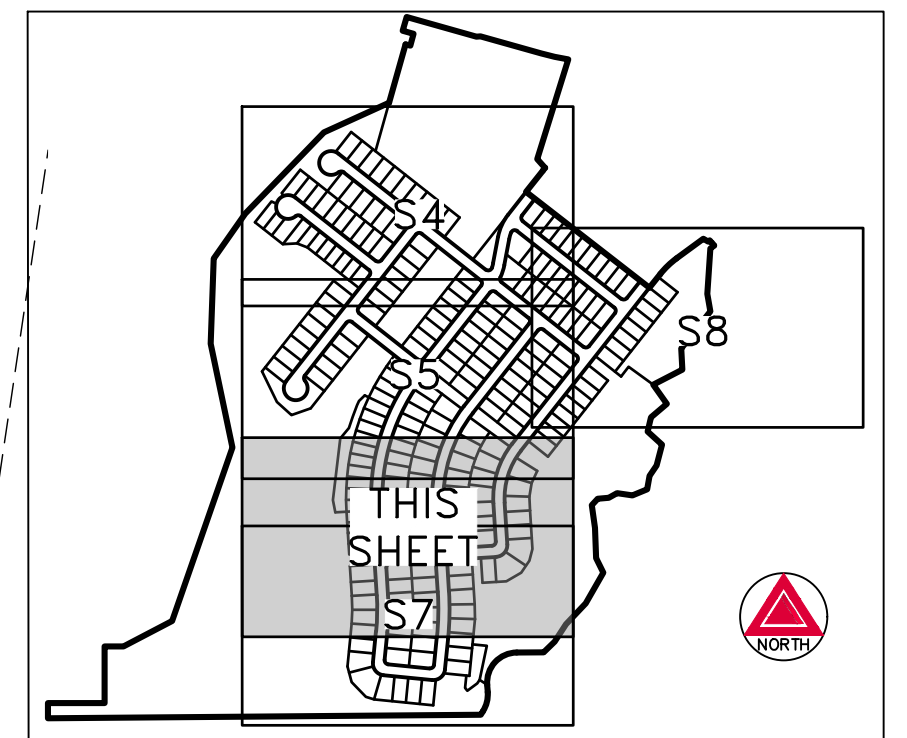
SEE SHEET 3

TRACT D
1,450,863 SF
33.307 AC

SEE SHEET 7

SEE SHEET 7

TRACT B
483,178 SF
11.092 AC



SEE SHEET 8
FOR LINE &
CURVE TABLES

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SHEET 6 OF 8

AzTec Proj. No.: 10725-10

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111.762 ACRES - 242 RESIDENTIAL LOTS - 11 TRACTS SB25-0032

SEE SHEET 6

MONUMENT SYMBOL LEGEND

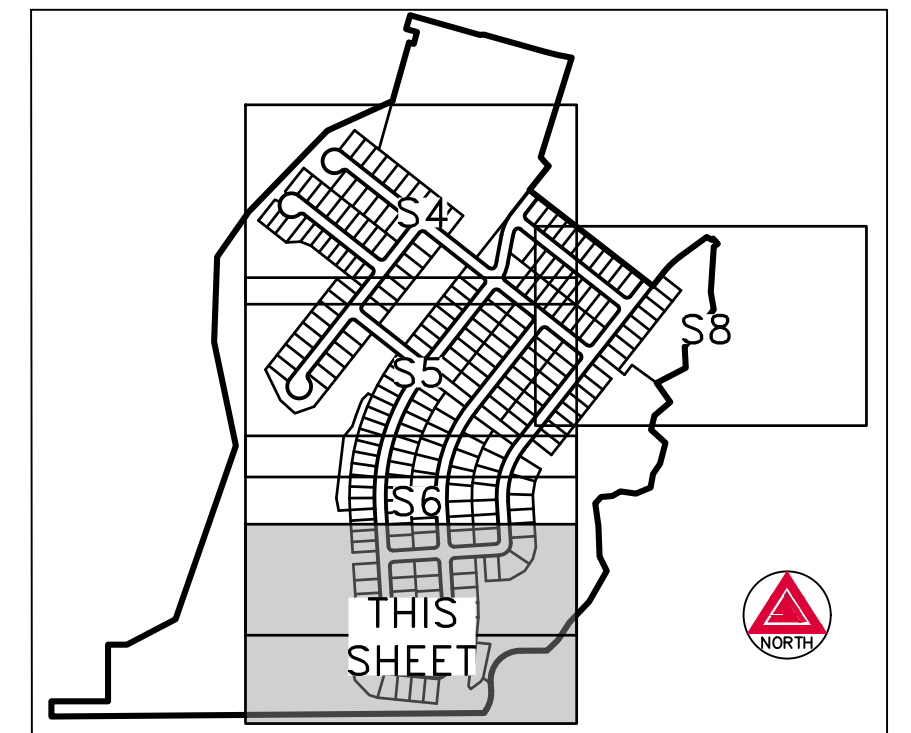
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- FP — FLOODPLAIN ZONE LIMITS

TRACT D
1,450,863 SF
33.307 AC

SEE SHEET 8
FOR LINE &
CURVE TABLES

SW 1/4 SEC. 23,
T.6S., R.67W.,
SIXTH P.M.

PSCD EASEMENT
BOOK 1807, PAGE 2043



INDEX MAP
N.T.S.

LEGEND

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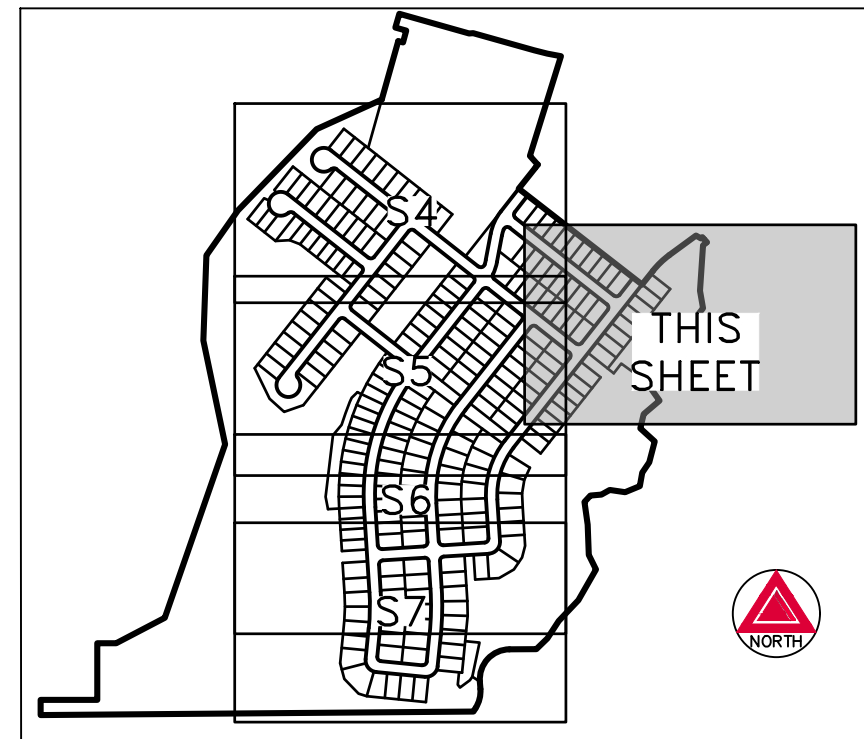
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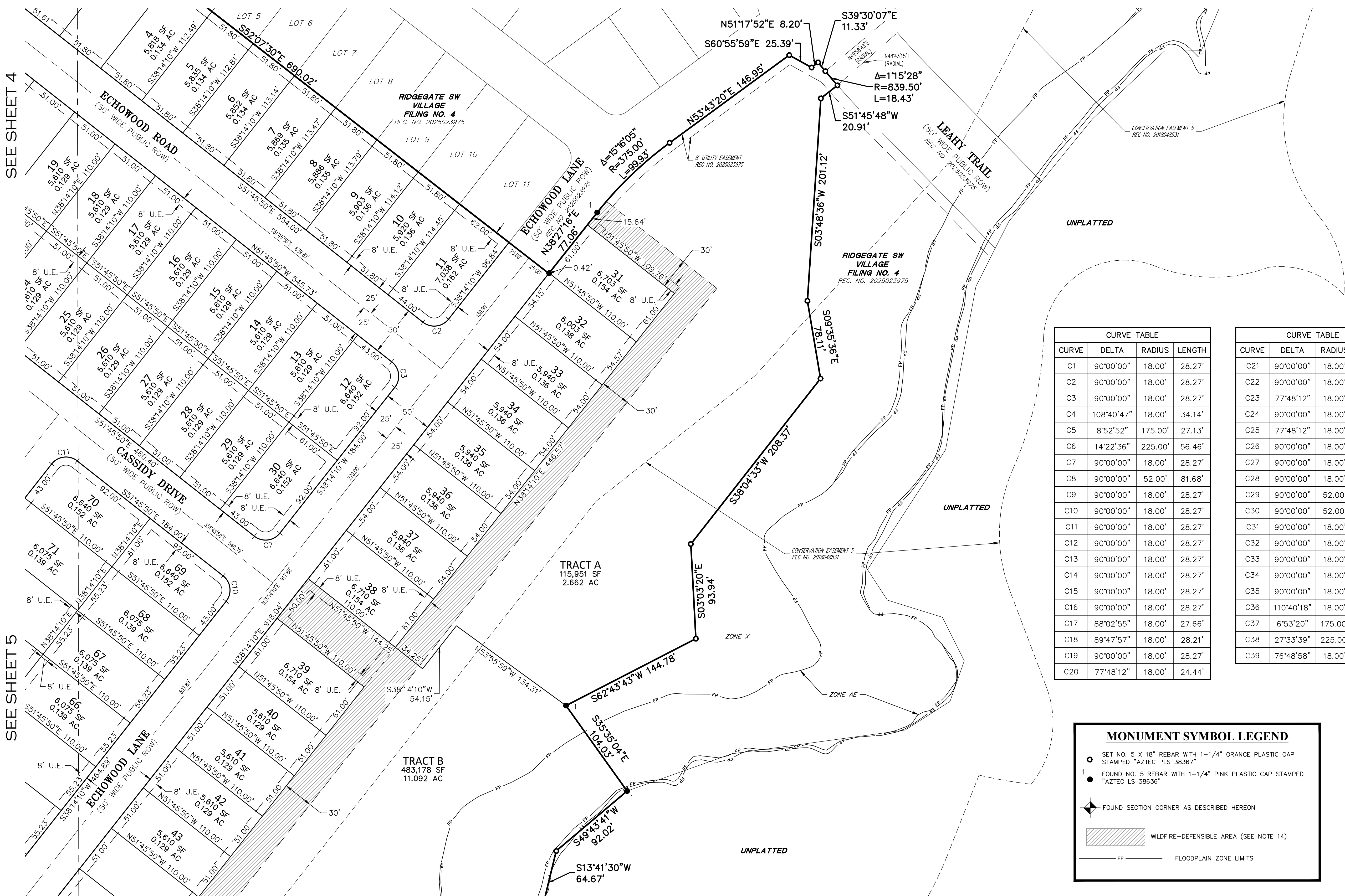
DATE OF PREPARATION:	11/14/2025
SCALE:	1" = 50'
SHEET 7 OF 8	

RIDGEGATE SW VILLAGE FILING NO. 5

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111.762 ACRES - 242 RESIDENTIAL LOTS - 11 TRACTS SB25-0032



INDEX MAP
N.T.S.



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	18.00'	28.27'
C2	90°00'00"	18.00'	28.27'
C3	90°00'00"	18.00'	28.27'
C4	108°40'47"	18.00'	34.14'
C5	8°52'52"	175.00'	27.13'
C6	14°22'36"	225.00'	56.46'
C7	90°00'00"	18.00'	28.27'
C8	90°00'00"	52.00'	81.68'
C9	90°00'00"	18.00'	28.27'
C10	90°00'00"	18.00'	28.27'
C11	90°00'00"	18.00'	28.27'
C12	90°00'00"	18.00'	28.27'
C13	90°00'00"	18.00'	28.27'
C14	90°00'00"	18.00'	28.27'
C15	90°00'00"	18.00'	28.27'
C16	90°00'00"	18.00'	28.27'
C17	88°02'55"	18.00'	27.66'
C18	89°47'57"	18.00'	28.21'
C19	90°00'00"	18.00'	28.27'
C20	77°48'12"	18.00'	24.44'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C21	90°00'00"	18.00'	28.27'
C22	90°00'00"	18.00'	28.27'
C23	77°48'12"	18.00'	24.44'
C24	90°00'00"	18.00'	28.27'
C25	77°48'12"	18.00'	24.44'
C26	90°00'00"	18.00'	28.27'
C27	90°00'00"	18.00'	28.27'
C28	90°00'00"	18.00'	28.27'
C29	90°00'00"	52.00'	81.68'
C30	90°00'00"	52.00'	81.68'
C31	90°00'00"	18.00'	28.27'
C32	90°00'00"	18.00'	28.27'
C33	90°00'00"	18.00'	28.27'
C34	90°00'00"	18.00'	28.27'
C35	90°00'00"	18.00'	28.27'
C36	110°40'18"	18.00'	34.77'
C37	6°53'20"	175.00'	21.04'
C38	27°33'39"	225.00'	108.23'
C39	76°48'58"	18.00'	24.13'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S33°59'18"W	35.52'
L2	S29°52'33"W	35.52'
L3	S26°38'29"W	20.35'
L4	S22°52'37"W	44.68'
L5	S18°13'16"W	35.75'
L6	S14°27'24"W	29.29'
L7	S06°02'11"W	13.89'
L8	S00°39'15"W	51.00'
L9	S02°45'27"W	5.15'
L10	S04°40'04"W	45.85'
L11	S07°26'46"W	28.34'
L12	S09°21'23"W	22.67'
L13	S12°06'56"W	51.00'
L14	S15°56'09"W	51.00'
L15	S18°44'01"W	23.70'
L16	S20°38'37"W	27.31'
L17	S23°34'36"W	51.00'
L18	S27°33'50"W	51.00'
L19	S30°01'15"W	19.05'
L20	S31°55'52"W	31.95'

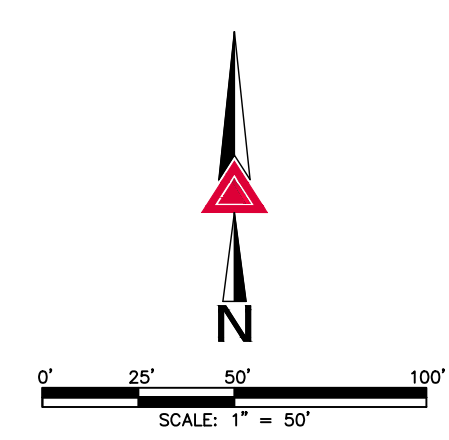
LINE TABLE		
LINE	BEARING	LENGTH
L21	S35°02'17"W	51.00'
L22	N24°43'06"W	14.51'
L23	S65°06'00"E	24.12'
L24	N32°54'06"E	19.05'
L25	S56°30'47"E	40.00'

MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- FOUND SECTION CORNER AS DESCRIBED HEREON
- WILDFIRE-DEFENSIBLE AREA (SEE NOTE 14)
- FLOODPLAIN ZONE LIMITS

LEGEND

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.W.S.D. = PARKER WATER & SANITATION DISTRICT EASEMENT



FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER SH LYRIC, LLC	DATE OF PREPARATION: 11/14/2025
	9380 STATION STREET, SUITE 600 LONE TREE, COLORADO 80124 (303) 791-8180	SCALE: 1" = 50'
	AzTec Proj. No.: 10725-10 Drawn By: GLW	SHEET 8 OF 8