

HILLCAMP TRAIL FILING NO. 1
A REPLAT OF TRACTS C-2 AND C-3 RIDGEGATE 22 FILING NO. 1 AMENDMENT NO. 1
A PORTION OF PLANNING AREA 21 OF THE RIDGEGATE PLANNED DEVELOPMENT
LOCATED IN SECTION 22, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
20.739 ACRES - 3 TRACTS SB25-0014

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A REPLAT OF TRACTS C-2 AND C-3, RIDGEGATE SECTION 22 FILING NO. 1, 1ST AMENDMENT RECORDED UNDER RECEPTION NO. 2019001939 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER TOGETHER WITH A PORTION OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M., 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 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 38367" AT BOTH ENDS, SAID LINE BEARING N89°59'31"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 22:

THENCE N81°52'04"W A DISTANCE OF 1198.59 FEET, TO A POINT OF NON-TANGENT CURVE ON THE SOUTHERLY LINE OF LAND CONVEYANCE S RECORDED UNDER RECEPTION NO. 20200084530 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY LINE, THE FOLLOWING ELEVEN (11) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S25°19'14"W A DISTANCE OF 103.53 FEET, HAVING A RADIUS OF 302.64 FEET, A CENTRAL ANGLE OF 19°41'50" AND AN ARC LENGTH OF 104.04 FEET, TO A POINT OF NON-TANGENT;
- S11°41'16"W A DISTANCE OF 84.50 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S24°55'32"W A DISTANCE OF 169.02 FEET, HAVING A RADIUS OF 334.28 FEET, A CENTRAL ANGLE OF 29°17'17" AND AN ARC LENGTH OF 170.87 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S27°14'32"W A DISTANCE OF 143.06 FEET, HAVING A RADIUS OF 476.17 FEET, A CENTRAL ANGLE OF 17°16'45" AND AN ARC LENGTH OF 143.60 FEET, TO A POINT OF NON-TANGENT;
- S19°48'59"W A DISTANCE OF 72.33 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S44°50'43"W A DISTANCE OF 80.19 FEET, HAVING A RADIUS OF 96.52 FEET, A CENTRAL ANGLE OF 49°05'23" AND AN ARC LENGTH OF 82.70 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N80°59'01"W A DISTANCE OF 111.13 FEET, HAVING A RADIUS OF 119.54 FEET, A CENTRAL ANGLE OF 55°23'51" AND AN ARC LENGTH OF 115.58 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N19°57'02"W A DISTANCE OF 85.77 FEET, HAVING A RADIUS OF 116.36 FEET, A CENTRAL ANGLE OF 43°15'11" AND AN ARC LENGTH OF 87.84 FEET, TO A POINT OF NON-TANGENT;
- N00°24'47"W A DISTANCE OF 136.29 FEET;
- N04°31'37"W A DISTANCE OF 188.62 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N13°08'32"W A DISTANCE OF 102.28 FEET, HAVING A RADIUS OF 243.26 FEET, A CENTRAL ANGLE OF 24°16'17" AND AN ARC LENGTH OF 103.05 FEET, TO A POINT OF NON-TANGENT;

THENCE N23°15'03"E A DISTANCE OF 506.00 FEET,

THENCE N38°19'39"E A DISTANCE OF 371.03 FEET;

THENCE N45°17'43"E A DISTANCE OF 218.54 FEET, TO A POINT ON THE SOUTHEASTERLY LINE OF TRACT C-1, RIDGEGATE SECTION 22 FILING NO. 1, 1ST AMENDMENT RECORDED UNDER RECEPTION NO. 2019001939 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHEASTERLY LINE, THE FOLLOWING SEVEN (7) COURSES:

- S57°45'30"E A DISTANCE OF 154.13 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N71°53'08"E A DISTANCE OF 149.39 FEET, HAVING A RADIUS OF 522.50 FEET, A CENTRAL ANGLE OF 16°26'17" AND AN ARC LENGTH OF 149.90 FEET, TO A POINT OF NON-TANGENT;
- N53°18'17"E A DISTANCE OF 241.50 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N13°32'47"E A DISTANCE OF 62.49 FEET, HAVING A RADIUS OF 227.50 FEET, A CENTRAL ANGLE OF 15°47'19" AND AN ARC LENGTH OF 62.69 FEET, TO A POINT OF REVERSE TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N23°19'25"E A DISTANCE OF 150.27 FEET, HAVING A RADIUS OF 247.50 FEET, A CENTRAL ANGLE OF 35°20'39" AND AN ARC LENGTH OF 152.67 FEET, TO A POINT OF COMPOUND TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N49°53'17"E A DISTANCE OF 161.53 FEET, HAVING A RADIUS OF 522.50 FEET, A CENTRAL ANGLE OF 17°47'05" AND AN ARC LENGTH OF 162.18 FEET, TO A POINT OF NON-TANGENT;
- THENCE N11°53'05"E A DISTANCE OF 109.13 FEET, TO A POINT ON THE SOUTHERLY LINE OF RIDGEGATE SECTION 22 FILING NO. 1, AMENDMENT NO. 2 RECORDED UNDER RECEPTION NO. 2023045373 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES:

- N45°52'08"E A DISTANCE OF 192.07 FEET;
- N75°18'03"E A DISTANCE OF 292.38 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CABELA DRIVE AS RECORDED UNDER RECEPTION NO. 2016055018 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE AND ITS EXTENSION, S63°08'53"E A DISTANCE OF 126.10 FEET;

THENCE S13°57'04"W A DISTANCE OF 344.10 FEET;
THENCE S54°17'06"W A DISTANCE OF 435.04 FEET;
THENCE S42°43'24"W A DISTANCE OF 203.04 FEET;
THENCE S58°19'02"W A DISTANCE OF 825.60 FEET;
THENCE S11°27'47"W A DISTANCE OF 355.48 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 903,382 SQUARE FEET OR 20.7388 ACRES.

DEDICATION:

THE UNDERSIGNED BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO TRACTS, RIGHTS-OF-WAY, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF HILLCAMP DRIVE FILING NO. 1. THE UTILITY EASEMENTS SHOWN HEREON 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. HILLCAMP TRAIL TRACT A AND TRACT C SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE CITY OF LONE TREE, CO. IN FEE SIMPLE ABSOLUTE, 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:

RAMPART RANGE METRO DISTRICT NO. 1

BY: _____, AS _____ OF RAMPART RANGE METRO DISTRICT NO. 1
NAME: _____

STATE OF COLORADO }
COUNTY OF _____ }SS.

THE FOREGOING INSTRUMENT WAS SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME THIS ____ DAY OF

_____, 2026, BY _____, AS _____, AND

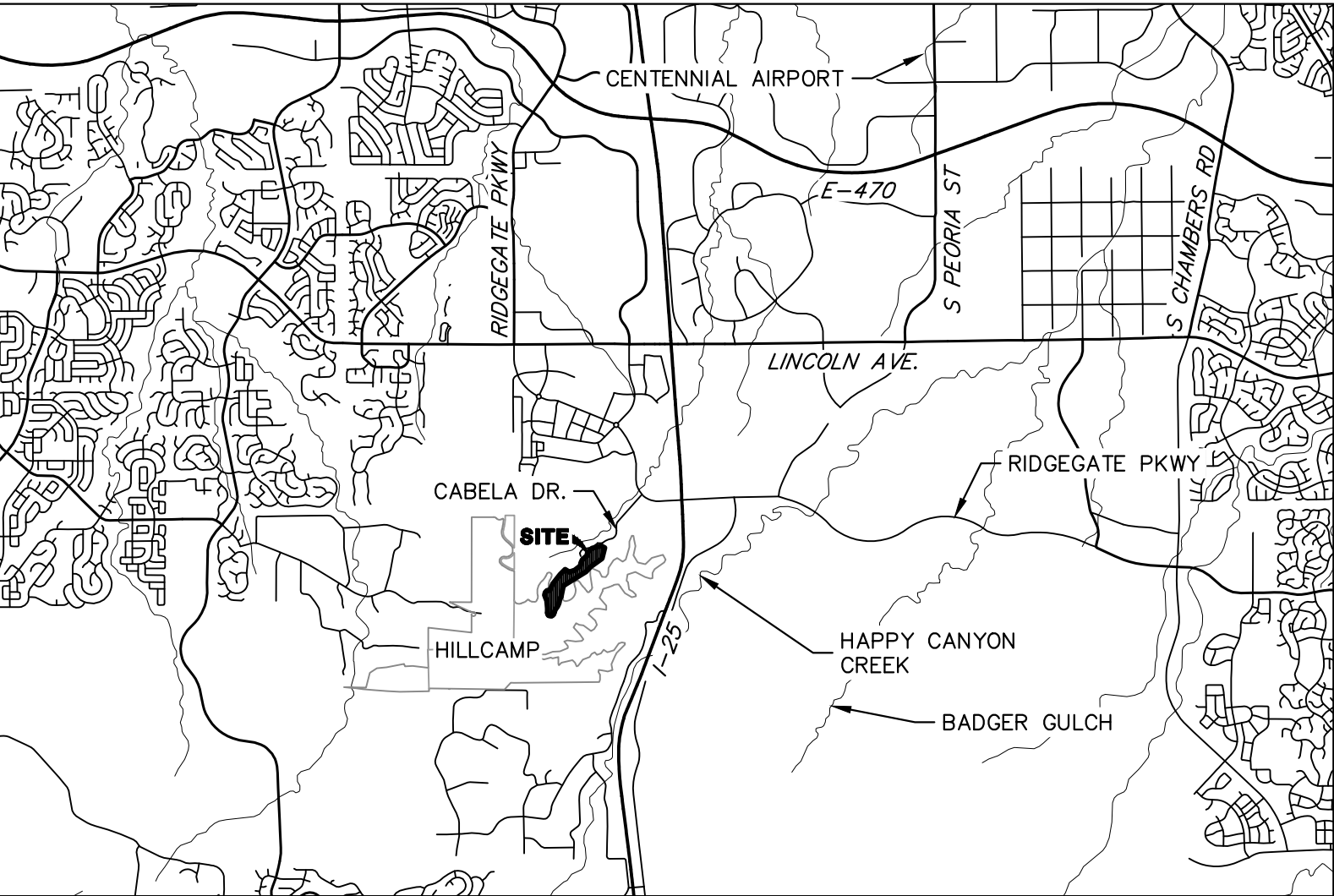
_____, AS _____, OF RAMPART RANGE METRO DISTRICT NO. 1.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SITE SUMMARY CHART			
DESIGNATION	TOTALS	AREA (SF)	AREA (ACRES)
NUMBER OF RESIDENTIAL LOTS	0	0	0.000
NUMBER OF PRIVATE ALLEY TRACTS	0	0	0.000
NUMBER OF REGIONAL PARK TRACTS	0	0	0.000
NUMBER OF NEIGHBORHOOD PARK TRACTS	0	0	0.000
NUMBER OF FUTURE DEVELOPMENT LOTS	0	0	0.000
NUMBER OF VILLAGE RECREATION AND AMENITY CENTER TRACTS	0	0	0.000
NUMBER OF OPEN SPACE TRACTS	2	674,347	15.481
NUMBER OF HOA LANDSCAPE AND UTILITY TRACTS	3	113,901	2.615
PUBLIC RIGHT-OF-WAY		115,134	2.643
TOTAL		903,382.00	20.739



VICINITY MAP
SCALE: 1" = 5000'

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.

SIGNATURE OF OWNER:

CITY OF LONE TREE

BY: _____, AS MAYOR OF THE CITY OF LONE TREE.
NAME: MARISSA HARMON

STATE OF COLORADO }
COUNTY OF _____ }SS.

THE FOREGOING INSTRUMENT WAS SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME THIS ____ DAY OF

_____, 2026, BY _____, AS _____, AND

_____, AS _____, OF THE CITY OF LONE TREE.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

TITLE VERIFICATION:

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

BY: _____
TITLE: _____
DATE: _____

STATE OF COLORADO }
COUNTY OF _____ }SS.

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2026,

BY _____, AS _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYORS CERTIFICATE:

I, JARRROD ADAMS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON MARCH 24, 2025, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE CITY SUBDIVISION REGULATIONS
I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2025.

JARRROD ADAMS, _____ DATE _____
COLORADO REGISTERED PLS #38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

TRACT SUMMARY CHART				
	AREA (SF)	AREA (ACRES)	USE	OWNERSHIP
TRACT A	264,030	6.061	OPEN SPACE	CITY
TRACT B	62,665	1.439	RET WALL/ LANDSCAPE	RRMD1
TRACT C	410,317	9.420	OPEN SPACE	CITY
TRACT D	17,278	0.397	BRIDGE FACILITIES/LANDSCAPE	RRMD1
TRACT E	33,958	0.780	BRIDGE FACILITIES/LANDSCAPE	RRMD1
TRACTS TOTAL(5)	788,248	18.096	RRMD1=RAMPART RANGE METRO DISTRICT NO. 1 CITY = CITY OF LONE TREE	RRMD1

GENERAL NOTES:

- NOTICE: PER C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."

- PER THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, CERTIFICATION IS DEFINED AS A STATEMENT THAT INCLUDES THE FOLLOWING: (A) IS SIGNED AND/OR SEALED BY A PROFESSIONAL LAND SURVEYOR REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED THEREIN HAVE BEEN PERFORMED BY THE PROFESSIONAL LAND SURVEYOR OR UNDER THE PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE. (B) IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (C) IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. (D) IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS 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.

- THE BASIS OF BEARINGS BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 38367" AT BOTH ENDS, SAID LINE BEARING N89°59'31"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).

- LAND DESCRIBED IN THIS PLAT IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN (ZONE X), AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, COLORADO, MAP NUMBER 0803SC0044G, EFFECTIVE DATE 9/4/2020.

- EACH OF THE EASEMENTS DEDICATED OR GRANTED ON THIS PLAT IS NON-EXCLUSIVE, AND THE GRANTEE OF EACH SUCH EASEMENT AT ITS OWN 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.

- PUBLIC STREETS: THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING "NO PARKING/FIRE LANE" SIGNAGE, AS REQUIRED BY THE CITY PUBLIC WORKS DEPARTMENT AND FIRE DISTRICT.

- 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.

- THE OWNERS OF THE LANDS OR TRACTS DESCRIBED HEREIN, OR THE HOLDER(S) OF THE APPLICABLE EASEMENT(S), ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES. 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 DRAINAGE EASEMENTS AND RELATED FACILITIES WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).

- 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. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, 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 ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEE, 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.

- A SUBDIVISION IMPROVEMENTS AGREEMENT IS BEING CREATED IN CONJUNCTION WITH THIS SUBDIVISION PLAT.

SIGNATURE OF DEVELOPER FOR MAINTENANCE RESPONSIBILITIES:

RAMPART RANGE METROPOLITAN DISTRICT NO. 1 A QUASI-MUNICIPAL ENTITY, HAS EXECUTED THIS INSTRUMENT

THIS ____ DAY OF _____, 2026, A.D.

BY: _____

AS _____ OF _____

STATE OF _____ }
COUNTY OF _____ }SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____, 2026, A.D.

BY _____, AS _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY COUNCIL APPROVAL AND ACCEPTANCE:

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

____ DAY OF _____, 2026, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATION OF ALL RIGHTS-OF-WAY, UTILITY EASEMENTS, AND DRAINAGE EASEMENTS, ARE ACCEPTED.

TRACT C-2 AND C-3 RIDGEGATE SECTION 22 FILING NO. 1, 1ST AMENDMENT IS AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER. RECEPTION NO. 2019001939

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.

MARISSA HARMON, MAYOR, CITY OF LONE TREE

CLERK AND RECORDER:

STATE OF COLORADO) }
COUNTY OF DOUGLAS)

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

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

DOUGLAS COUNTY CLERK AND RECORDER

HILLCAMP TRAIL F1

JOB NO. 15950.18

3/26/2026

SHEET 1 OF 2

 **J-R ENGINEERING**
A Westrian Company

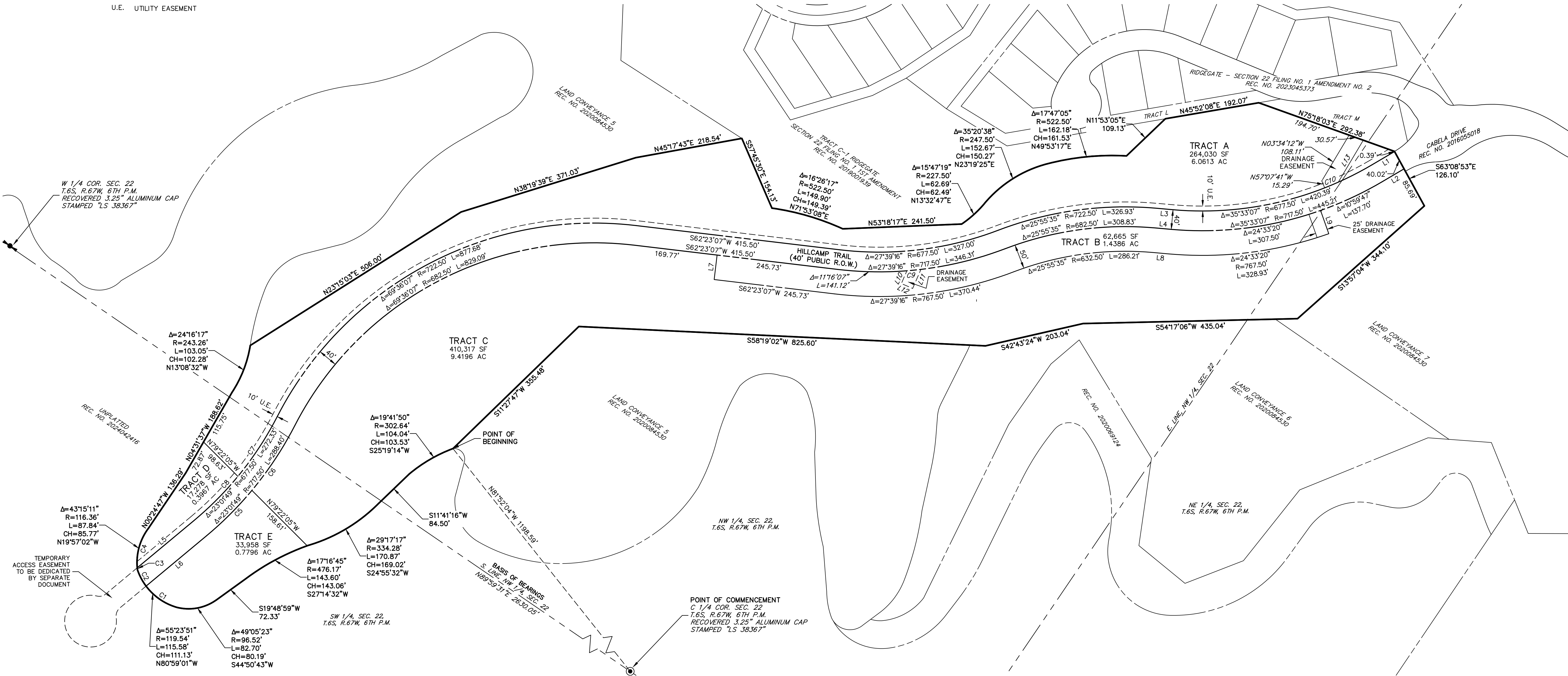
Centennial 303-740-9993 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

HILLCAMP TRAIL FILING NO. 1

A REPLAT OF TRACTS C-2 AND C-3 RIDGEGATE 22 FILING NO. 1 AMENDMENT NO. 1
A PORTION OF PLANNING AREA 21 OF THE RIDGEGATE PLANNED DEVELOPMENT
LOCATED IN SECTION 22, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
20.739 ACRES - 3 TRACTS SB25-0014

LEGEND

- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- SET 18" #5 REBAR
W/ 1-1/2" ALUMINUM CAP
STAMPED "JR ENG LS 38252" AT GRADE
- 100.00' PROPOSED LOT DIMENSION
- 100.00' PROPOSED EASEMENT DIMENSION
- U.E. UTILITY EASEMENT



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	37°25'48"	119.54'	78.09'	S89°58'02"E 76.71'
C2	17°58'03"	119.54'	37.49'	S62°16'07"E 37.33'
C3	2°03'11"	116.36'	4.17'	S40°33'02"E 4.17'
C4	41°11'59"	116.36'	83.67'	S18°55'26"E 81.88'
C5	10°25'08"	717.50'	130.47'	N10°36'15"E 130.29'
C6	12°36'41"	717.50'	157.93'	N00°54'40"W 157.61'
C7	12°18'05"	677.50'	145.46'	N01°03'58"W 145.18'
C8	10°43'45"	677.50'	126.87'	N10°26'57"E 126.68'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S25°06'19"W	53.06'
L2	S25°06'19"W	51.84'
L3	S60°39'26"W	33.45'
L4	S60°39'26"W	33.45'
L5	N15°48'49"E	149.25'
L6	N15°48'49"E	159.27'
L7	N27°36'53"W	50.00'
L8	S60°39'26"W	33.45'
L9	N53°53'54"W	50.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L10	N10°58'03"W	28.21'
L11	S10°58'03"E	42.10'
L12	S79°01'57"W	25.00'
L13	S03°34'12"E	99.13'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C9	2°17'02"	717.50'	28.60'	N49°58'28"E 28.60'
C10	2°31'45"	677.50'	29.91'	N32°53'02"E 29.91'

HILLCAMP TRAIL F1
JOB NO. 15950.18
3/26/2026
SHEET 2 OF 2



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