

RIDGEGATE INSTITUTIONAL PLANNING AREA 28 FILING NO. 1

A PORTION OF PLANNING AREA INSTITUTIONAL 28 OF THE RIDGEGATE PLANNED DEVELOPMENT
A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
10.00 ACRES, 1 LOT, PROJECT NO. SB25-0026

LEGAL DESCRIPTION (PER WARRANTY DEED RECORDED MARCH 1, 2024 AT RECEPTION NUMBER 2024008067):

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, 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:

BEARINGS ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 AS BEARING S00°47'50"E BETWEEN THE NORTHEAST CORNER OF SAID SECTION 13, BEING A FOUND 3-1/4" DIAMETER ALUMINUM CAP IN A RANGE BOX, 0.7 FEET BELOW THE ASPHALT ROAD SURFACE, STAMPING ILLEGIBLE, AND THE EAST QUARTER CORNER OF SAID SECTION 13 BEING A FOUND 3-1/4" DIAMETER ALUMINUM CAP FLUSH WITH THE GROUND, STAMPED: "FARNSWORTH GROUP PLS 38360".

COMMENCING AT SAID NORTHEAST CORNER OF SECTION 13;

THENCE S00°27'29"W A DISTANCE OF 1247.85 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FIRST STREET, ALSO KNOWN AS WEST PARKER ROAD, AS DESCRIBED IN THAT LICENSE AGREEMENT RECORDED AT RECEPTION NUMBER 2007070359, AND IN THAT QUITCLAIM DEED RECORDED IN BOOK 861, AT PAGE 154 BOTH IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**;

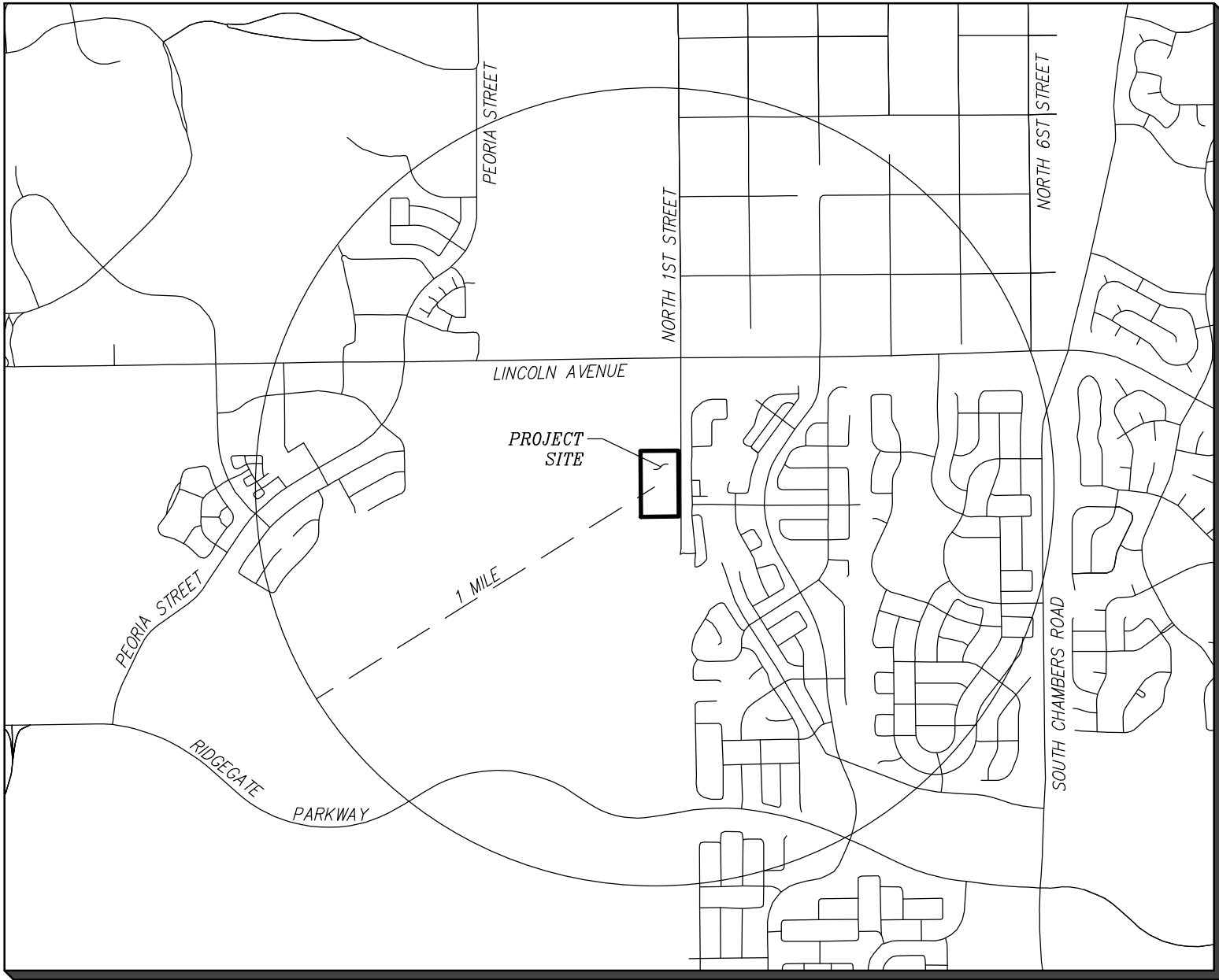
THENCE S00°31'30"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 871.20 FEET;

THENCE S89°28'30"W A DISTANCE OF 500.00 FEET;

THENCE N00°31'30"W A DISTANCE OF 871.20 FEET;

THENCE N89°28'30"E A DISTANCE OF 500.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 435,600 SQUARE FEET (10.000 ACRES), MORE OR LESS.



VICINITY MAP
1"=2000'

NOTES:

- NOTICE: ACCORDING TO COLORADO LAW 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BASIS OF BEARINGS ARE ASSUMED AND ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 AS BEARING S00°47'50"E BETWEEN THE NORTHEAST CORNER OF SAID SECTION 13, BEING A FOUND 3-1/4" DIAMETER ALUMINUM CAP IN A RANGE BOX, 0.7 FEET BELOW THE ASPHALT ROAD SURFACE, STAMPING ILLEGIBLE, AND THE EAST QUARTER CORNER OF SAID SECTION 13 BEING A FOUND 3-1/4" DIAMETER ALUMINUM CAP FLUSH WITH THE GROUND, STAMPED: "FARNSWORTH GROUP PLS 38360".
- THE UNIT OF MEASUREMENT USED IN THIS SURVEY IS U.S. SURVEY FEET.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MERRICK & COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, AND TITLE OF RECORD MERRICK & COMPANY RELIED UPON ISSUING FILE NUMBER 00502719-201-TH7-DK2, AMENDMENT NUMBER 3, AMENDMENT DATE: JUNE 25, 2025, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE: JUNE 18, 2025.
- 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 SUBDIVISION IMPROVEMENT 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.
- LOTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS 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 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 SHALL BE MAINTAINED BY THE LOT 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 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.
- 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 NUMBER 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.
- 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 EAST 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.
- AS DEFINED PER SEC 17-5-60 (17) MOST LAND IN THE STATE OF COLORADO CARRIES SOME AMOUNT OF RISK DUE TO WILDFIRE. WILDFIRE RISK CAN VARY FROM LOCATION TO LOCATION WITHIN THE PROPERTY AND FROM TIME TO TIME. INFORMATION CONCERNING WILDFIRE RISK IS PUBLICLY AVAILABLE THROUGH VARIOUS FEDERAL, STATE, AND LOCAL GOVERNMENTAL AGENCIES, INCLUDING THE COLORADO STATE FOREST SERVICE. ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS ARE SOLELY RESPONSIBLE FOR EVALUATING AND DETERMINING WHETHER THE WILDFIRE RISKS, IF ANY, ARE ACCEPTABLE TO THEM.

SITE SUMMARY TABLE			
DESIGNATION	TOTAL	AREA (SQ FT)	AREA (ACRES)
LOTS	1	435,600	10.000
TOTAL		435,600	10.000

LAND SUMMARY TABLE				
DESIGNATION	TOTAL	AREA (SQ FT)	AREA (ACRES)	PERCENTAGE OF TOTAL AREA
INSTITUTIONAL	1	435,600	10.000	100.00
TOTAL		435,600	10.000	100.00

SIGNATURE OF OWNER:

CITY OF LONE TREE, COLORADO

BY: _____
MARISSA HARMON, MAYOR

ATTEST: _____
AHNJOUJIE DEBOYES, CITY CLERK

STATE OF COLORADO)
) SS.
COUNTY OF _____)

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2026,
BY _____, AS _____, OF CITY OF LONE TREE.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

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 _____, 2024, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF RIGHTS-OF-WAY, DRAINAGE EASEMENTS, SIGHT DISTANCE EASEMENTS, AND PUBLIC ACCESS EASEMENTS ARE ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, 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 THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

TITLE VERIFICATION:

FIDELITY NATIONAL TITLE INSURANCE COMPANY, DOES 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 ENCUMBRANCES.

BY: _____

TITLE: _____

DATE: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2024.

BY: _____

TITLE _____ OF FIDELITY NATIONAL TITLE INSURANCE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CLERK AND RECORDER:

STATE OF COLORADO)
) SS.
COUNTY OF _____)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2025 A.D.,

AT _____ A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER _____.

CLERK AND RECORDER

SURVEYOR'S STATEMENT

I, JOHN A. WILHELM, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THE SURVEY (AS DEFINED IN 12-120-302(5)(A), C.R.S.) AND THIS RESULTING PLAT WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THIS PLAT AND THE NOTES SHOWN HEREON ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



DEVELOPER:

COVENTRY DEVELOPMENT CORPORATION
9977 SKY RIDGE AVENUE, SUITE 415
LONE TREE, CO 80124
KEITH SIMON, VICE PRESIDENT
(720) 279-2581

OWNER APPLICANTS:

CITY OF LONE TREE
9220 KIMMER DRIVE, SUITE 100
LONE TREE, COLORADO, 80124

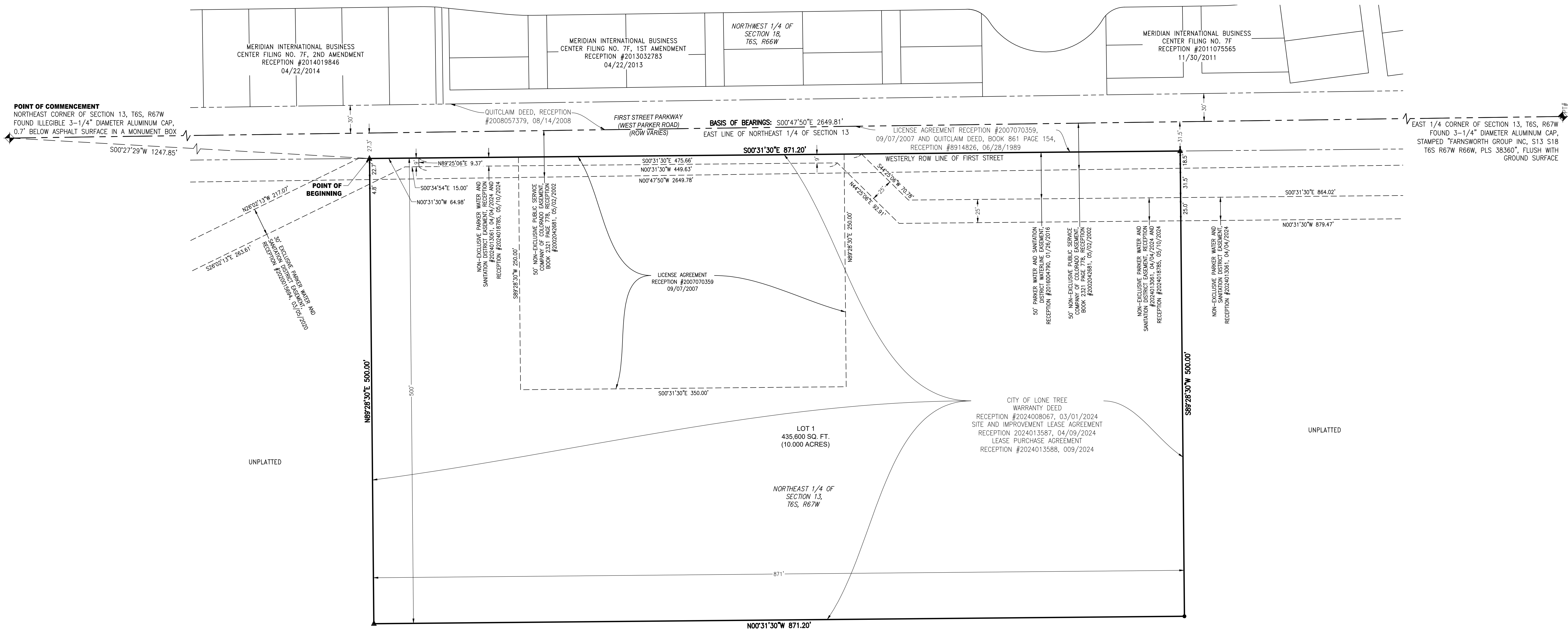
PREPARATION DATE:

SCALE:	N/A			
DRAWN BY	ELZ			
CHECKED BY	JAW			
APPROVED BY	JAW			
		REV	DATE	DESCRIPTION

 8051 E. Maplewood Avenue, Suite 300, Greenwood Village, CO 80111 (303) 751-0741			DATE	PROJECT NO.	SHEET NO.
			05/12/2026	100420.02	1 OF 2

RIDGEGATE INSTITUTIONAL PLANNING AREA 28 FILING NO. 1

A PORTION OF PLANNING AREA INSTITUTIONAL 28 OF THE RIDGEGATE PLANNED DEVELOPMENT
A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
10.00 ACRES, 1 LOT, PROJECT NO. SB25-0026



LEGEND

- ▲ FOUND #5 REBAR WITH 2" DIAMETER ALUMINUM CAP, STAMPED "MERRICK & CO., PLS 24673", FLUSH WITH THE GROUND SURFACE, UNLESS OTHERWISE NOTED
- SET #5 REBAR WITH 2" DIAMETER ALUMINUM CAP, STAMPED "MERRICK & CO., PLS 37043", FLUSH WITH THE GROUND SURFACE, UNLESS OTHERWISE NOTED

----- EASEMENT OR LICENSE AGREEMENT
===== BOUNDARY LINE
===== RIGHT-OF-WAY LINE
===== SECTION LINE
===== LOT AND TRACT LINE



SCALE: 1" = 50'
DRAWN BY ELZ
CHECKED BY JAW
APPROVED BY JAW

REV	DATE	DESCRIPTION

MERRICK
8051 E. Maplewood Avenue, Suite 300,
Greenwood Village, CO 80111
(303) 751-0741

DATE	PROJECT NO.	SHEET NO.
05/12/2026	100420.02	2 OF 2