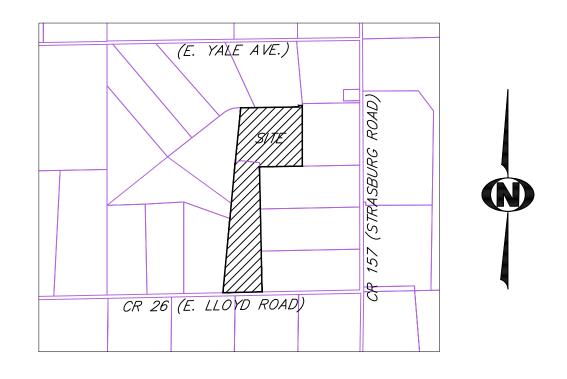
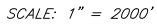
SKYLARK SUBDIVISION, FILING NO. 1

A PARCEL OF LAND IN SECTION 33, TOWNSHIP 4 SOUTH,
RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 1 OF 3





CERTIFICATE OF DEDICATION AND OWNERSHIP

DESCRIPTION

COVER SHEET
NOTE SHEET
PLAN SHEET

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, THAT AS OF THE DATE SET FORTH BELOW AND THE DATE OF RECORDING OF THIS DOCUMENT, THE UNDERSIGNED CONSTITUTE ALL OF THE OWNERS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, THAT THE UNDERSIGNED HAVE GOOD RIGHT AND FULL POWER TO CONVEY, ENCUMBER AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS OF WAY EXCEPT THE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THIS PLAT, AND THE LIENS HELD BY OTHER SIGNATORIES TO THIS DOCUMENT. IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY ARAPAHOE COUNTY, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE. KNOW ALL MEN BY THESE PRESENTS, THAT AMBER LYNN CRAIG BEING THE OWNER, MORTGAGEE, OR LIEN HOLDERS OF CERTAIN LANDS IN ARAPAHOE COUNTY, COLORADO, AS DESCRIBED AS FOLLOWS:

PARCEL A:

SHEET INDEX

A PARCEL OF LAND LOCATED IN SECTION 33, TOWNSHIP 4 SOUTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE NORTH 00 DEGREES 21 MINUTES 31 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 30.01 FEET. THENCE SOUTH 89 DEGREES 13 MINUTES 25 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 2035.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 13 MINUTES 25 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 816.22 FEET; THENCE NORTH 06 DEGREES 39 MINUTES 57 SECONDS EAST, A DISTANCE OF 2718.44 FEET; THENCE NORTH 60 DEGREES 37 MINUTES 10 SECONDS EAST, A DISTANCE OF 124.33 FEET; THENCE SOUTH 81 DEGREES 49 MINUTES 18 SECONDS EAST, A DISTANCE OF 391.08 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 34 SECONDS EAST, A DISTANCE OF 2694.37 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A PARCEL OF PROPERTY LOCATED IN SECTION 33, TOWNSHIP 4 SOUTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN. COUNTY OF ARAPAHOE. STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33 TO BEAR SOUTH 00 DEGREES 21 MINUTES 31 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89 DEGREES 36 MINUTES 09 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2647.60 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE SOUTH 89 DEGREES 35 MINUTES 08 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 2648.28 FEET TO THE NORTHWEST CORNER OF SAID SECTION 33; THENCE SOUTH 00 DEGREES 21 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 3384.69 FEET; THENCE NORTH 52 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 1708.39 FEET; THENCE NORTH 51 DEGREES 52 MINUTES 29 SECONDS EAST, A DISTANCE OF 1377.41 FEET TO A POINT OF CURVE: THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 37 DEGREES 20 MINUTES 56 SECONDS, AND AN ARC LENGTH OF 325.93 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 25 SECONDS EAST, A DISTANCE OF 77.03 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 13 MINUTES 25 SECONDS EAST, A DISTANCE OF 1206.21 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 31 SECONDS EAST, A DISTANCE OF 30.01 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 25 SECONDS EAST A DISTANCE OF 67.81 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 31 SECONDS WEST, A DISTANCE OF 1277.70 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 38 SECONDS WEST A DISTANCE OF 832.46 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 56 SECONDS WEST, A DISTANCE OF 92.15 FEET; THENCE NORTH 81 DEGREES 49 MINUTES 18 SECONDS WEST, A DISTANCE OF 391.08 FEET; THENCE SOUTH 60 DEGREES 37 MINUTES 10 SECONDS WEST, A DISTANCE OF 124.33 FEET; THENCE NORTH 03 DEGREES 05 MINUTES 27 SECONDS EAST, A DISTANCE OF 1155.57 FEET TO THE POINT OF BEGINNING.

PARCEL C:

TOGETHER WITH AND SUBJECT TO AN EXISTING 60-FOOT-WIDE EASEMENT AS RECORDED BY TIMBERLINE SURVEYING INC. LAND SURVEY PLAT RECEPTION NO. 01115 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 60-FOOT-WIDE ACCESS AND UTILITY EASEMENT LOCATED IN SECTION 33, TOWNSHIP 4 SOUTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, WHOSE CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33 AND CONSIDERING THE EAST LINE OF SAID SECTION 33 TO BEAR S00°21'31"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S00°21'31"W ALONG SAID EAST LINE, A DISTANCE OF 1380.84 FEET; THENCE S89°13'25"W, A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING; THENCE S89°13'25"W, A DISTANCE OF 2545.25 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 37°20'55" AND AN ARC LENGTH OF 325.93 FEET; THENCE S51°52'30"W, A DISTANCE OF 1377.41 FEET TO THE RADIUS POINT OF A 50.00 RADIUS CUL-DE-SAC AND THE POINT OF TERMINUS.

PARCEL D:

A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITY PURPOSES AS CREATED AND DESCRIBED ON AGREEMENT RECORDED MARCH 2, 2017 UNDER RECEPTION NO. **D7024837**.

CERTIFICATE OF DEDICATION AND OWNERSHIP (CONTINUED)

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND A BLOCK AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF SKYLARK SUBDIVISION, FILING NO. 1 AND DO HEREBY DEDICATE AND CONVEY TO ARAPAHOE COUNTY, COLORADO, AND WARRANTS TITLE TO SAME, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO HEREBY DEDICATE TO ARAPAHOE COUNTY, COLORADO, AND APPROPRIATE UTILITY COMPANIES AND

EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES

STATED.		
EXECUTED THIS	DAY OF A.D., 2023.	
AMBER LYNN CRAIG		
BY ITS ACKNOWLEDGEMENT STATE OF}		
} S.S. COUNTY OF}		
THE FOREGOING CERTIFICATION OF DEFORE ME THIS DAY OF_	DEDICATION AND OWNERSHIP WAS ACKNOWL	.EDGED
BY AMBER LYNN CRAIG AS AN INDIVID	DUAL	
AN AUTHORIZED SIGNATORY.		
BY NOTARY PUBLIC		
WITNESS MY HAND AND SEAL	MY COMMISSION EXPIRES	
NOTARY I.D. NUMBER		_
HOLDER OF DEED OF TRUST		
THE FARMERS STATE BANK		
BYAS	DATE	
BY ITS ACKNOWLEDGEMENT		
STATE OF}		
} S.S. COUNTY OF}		
THE FOREGOING CERTIFICATE OF DEDICATION THIS A.D.,	ATION AND OWNERSHIP WAS ACKNOWLEDGED B 20	EFORE ME
BY AS	OF	
	(NAME)	

MY COMMISSION EXPIRES

AN AUTHORIZED SIGNATORY.

WITNESS MY HAND AND SEAL

NOTARY I.D. NUMBER

NOTARY PUBLIC

SURVEYING CERTIFICATE

I, FRANCIS GORDON KUENN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

FRANCIS GORDON KUENN, PLS NO. 37955 FOR AND ON BEHALF OF SOUDER MILLER & ASSOCIATES 5610 WARD ROAD, ARVADA, CO 80002

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS, THIS DA A.D, 20	AY OF
CHAIR:	
ATTEST:	

PLANNING COMMISSION RECOMMENDATION

NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS DAY OF A.D, 20
CHAIR:
ATTEST:

FGK FGK SUBDIVISION.DWG <u>OWNER</u> <u>ARCHITECT</u> <u>ENGINEERING</u> PRC ENGINEERING 4465 NORTHPARK DR COLORADO SPRINGS, CO SOUDER MILLER & ASSOCIATES 5610 WARD ROAD, ARVADA, CO 80003 303-239-9011

2D28869

FEB. 22, 2023

Arapahoe County Case No. PM22-004

SKYLARK SUBDIVISION, FILING NO. 1

A PARCEL OF LAND IN SECTION 33, TOWNSHIP 4 SOUTH,
RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 2 OF 3

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE FINAL PLAT KNOWN AS SKYLARK SUBDIVISION, FILING NO. 1, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS NOTE

EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.: CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

PUBLIC IMPROVEMENTS NOTE

AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATE STATUTE.

SIGHT TRIANGLE NOTE

SIGHT DISTANCE RESTRICTIONS, CONSISTING OF A 30 FOOT BY A 30 FOOT SIGHT DISTANCE TRIANGLE OR OF SUCH OTHER DIMENSIONS AS REQUIRED TO PROTECT AASHTO SIGHT LINES, SHALL APPLY TO ALL LAND AREAS ADJACENT TO ALL PUBLIC AND PRIVATE ROAD INTERSECTIONS ON THIS PLAT. THE OWNERS OF SUCH ADJACENT LAND AREAS ARE PROHIBITED FROM ERECTING, GROWING, OR OTHERWISE PERMITTING ANY OBSTRUCTION WITHIN SUCH LAND AREA THAT IS OVER 3 FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY.

DRAINAGE MASTER PLAN

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

- 1. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
- 2. DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
- 3. EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

SPECIFIC NOTES

RURAL TRANSPORTATION IMPACT FEE (RUTIF) AREA

THIS SUBDIVISION IS LOCATED WITHIN AN AREA WHICH IS SUBJECT TO A RURAL TRANSPORTATION IMPACT FEES TO DEFRAY COSTS OF IMPACTS TO CAPITAL ROAD FACILTIES CAUSED BY NEW DEVELOPMENT WITHIN THE AREA AS SET FORTH IN BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 160669. SAID RESOLUTION ESTABLISHES THE FEE SCHEDULE, WHICH FEES WILL BE CHARGED BY THE BUILDING DIVISION AND COLLECTED UPON THE ISSUANCE OF ALL BUILDING PERMITS FOR NEW CONSTRUCTION WITHIN THE IMPACT FEE AREA BOUNDARIES. THE FEES, THE IMPACT FEE AREA BOUNDARIES, THE RURAL TRANSPORTATION INFRASTRUCTURE PROPOSED TO BE FUNDED BY THE FEES AND OTHER PERTINENT PORTIONS OF THE FEE SCHEDULE MAY BE FURTHER STUDIED AND AMENDED FROM TIME TO TIME BY ACTION OF THE BOARD OF COUNTY COMMISSIONERS, AS NEEDED TO ENSURE A FAIR BALANCED SYSTEM.

STREET LIGHTING

ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN OR PLAT, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN OR PLAT ACCORDING TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO

GENERAL NOTES:

- 1. BASIS OF BEARING: THE EAST LINE OF SECTION 33, T4S, R62W BEING SOUTH 00 DEGREES 01 MINUTES 12 SECONDS EAST BETWEEN MONUMENTS SHOWN HEREON.
- 2. 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 CERTIFICATION SHOWN HEREON.
- 3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE SEC. 18-4-508, COLORADO REVISED STATUTES.
- 4. THIS SUBDIVISION IS OUTSIDE OF THE FEMA SPECIAL FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 08005C0300K, EFFECTIVE DATE 12/17/2010. THIS SUBDIVISION IS OUTSIDE THE SPECIAL FLOOD HAZARD AREA BOUNDARIES OF A FLOOD HAZARD AREA DELINEATION (FHAD) STUDY
- 5. DATE OF INITIAL FIELD SURVEY: DECEMBER, 2021. DATE OF PLAT PREPARATION: OCTOBER 10, 2023.
- 6. SIXTY FOOT (60') ACCESS EASEMENT TO REMAIN CLEAR AND UNOBSTRUCTED AT ALL TIMES.
- 7. PROPERTY IS ZONED AGRICULTURAL A-1.
- 8. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200\3937 METERS.
- 9. SITE BENCHMARK: ARAPAHOE COUNTY BENCHMARK P3-25, NAVD88 ELEVATION 5541.04'. LOCATED ON COUNTY ROAD 157 AND BEING A TYPE 2, 3.25" ALUMINUM CAP, "ARAPAHOE COUNTY MAPPING BENCHMARK, P3-25, PLS 22568, 2002"
- 10. SIXTY FOOT WIDE ACCESS & UTILITY EASEMENT RECORDED AT REC. NO. D7024837, ARAPAHOE COUNTY RECORDS, TO BE USED ONLY FOR UTILITIES AND GENERAL/EMERGENCY ACCESS. ACCESS & UTILITY EASEMENT TO REMAIN CLEAR AND UNOBSTRUCTED AT ALL TIMES. ACCESS & UTILITY EASEMENT SHOWN HEREON ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH.

REVISIONS	Description								
	Date								
	Ву								
DRA	WN		F	GK					
	CKED		F	GK					
DESI	designed <i>FGK</i>								
FILENAME									

0

SUBDIVISION.DWG

3DIVISION, FILIN

OWNER

ARCHITECT

ENGINEERING
PRC ENGINEERING
4465 NORTHPARK DR.
COLORADO SPRINGS, CO
80907
SURVEYOR

SURVEYOR SOUDER MILLER & ASSOCIATES 5610 WARD ROAD, ARVADA, CO 80003 303-239-9011

2D28869

SCALE NA

 FEB. 22, 2023

 SHEETS
 SHEET

2

SKYLARK SUBDIVISION, FILING NO. 1

A PARCEL OF LAND IN SECTION 33, TOWNSHIP 4 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO SHEET 3 OF 3

AREA DESCRIPTION	AREA		
	SQ FT.	ACRES	
LOT 1	827,762	19.003	
LOT 2	827,979	19.008	
LOT 3	865,627	19.872	
LOT 4	827,813	19.004	
GROSS BOUNDARY	3,349,181	76.887	

		D	
400	0	400	800

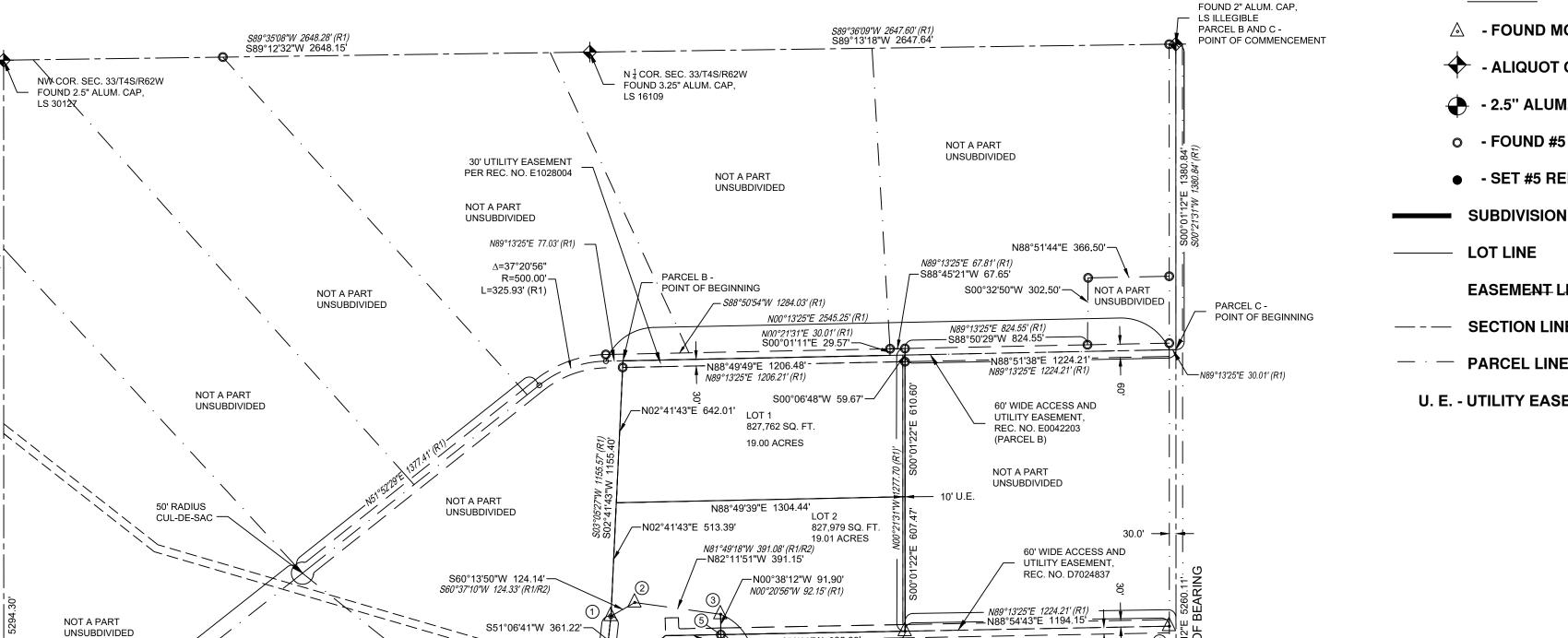
NOT A PART

NOT A PART

UNSUBDIVIDED

UNSUBDIVIDED

0	400	800
SCALE 1"= 4	E IN FEET -00'	



BLOCK 1

865,627 SQ. FT.

-N06°17'31"E 436.30'

N89°39'25"E 684.60'

S00°29'06"E 252.24'—

LOT 4 827,813 SQ. FT.

19.00 ACRES

─N06°17'31"E 1116.75'

NOT A PART

FOUND 2" ALUM. CAP,

`─\$88°50'49"W 2648.47'

N88°56'23"E 249.92'

35' GAS LINE RIGHT-OF-WAY GRANT

60.0' —

- N00°21'31"E 30.01' (R2)

SE COR. SEC. 33/T4S/R62W

FOUND 2" ALUM. CAP,

PARCEL A - POINT OF

COMMENCEMENT

S88°50'44"W 2019.51'

S88°50'31"W 2012.36'

NOT A PART

PARCEL A -

COUNTY COMMISSIONERS ROAD BOOK 5,

PAGE 292

SEE DETAIL FOR EASEMENT

UNSUBDIVIDED

NOT A PART UNSUBDIVIDED

LEGEND:

- FOUND MONUMENT (SEE TABLE)

- ALIQUOT CORNER, AS DESCRIBED

- 2.5" ALUM. CAP, LS 18475, AS DESCRIBED

FOUND #5 REBAR & CAP, LS 30127

- SET #5 REBAR & 2" ALUMINUM CAP, LS 37955

SUBDIVISION BOUNDARY

- LOT LINE

EASEMENT LINE

— - — SECTION LINE

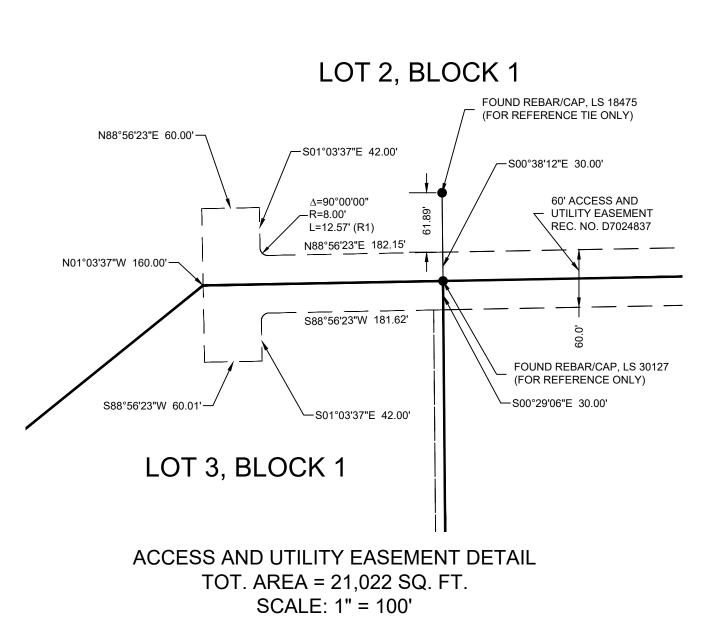
U. E. - UTILITY EASEMENT

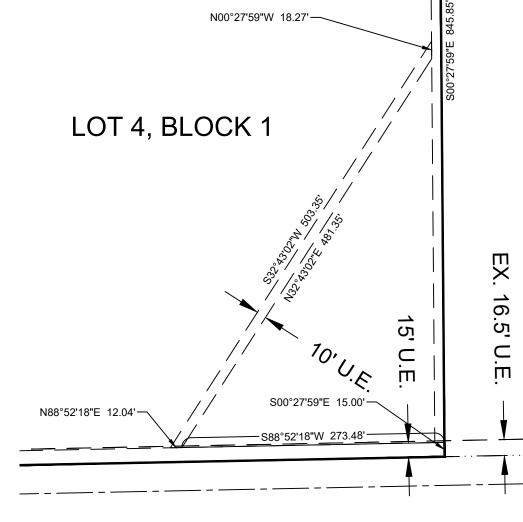
THE PARCELS MENTIONED ON THIS SHEET ARE PER THE TITLE REPORT DATED 05-27-2023.

(R1) RECEPTION NO. E0042203 (04-07-2020), ARAPAHOE COUNTY RECORDS (PARCEL B & C) (R2) RECEPTION NO. B3064578 (03-28-2003), ARAPAHOE COUNTY RECORDS (PARCEL A) NOTE: ALL DIMENSIONS ARE AS-MEASURED BETWEEN FOUND MONUMENTS, UNLESS NOTED OTHERWISE.

EASEMENT CHART						
EASEMENT TYPE	USE	EASEMENT GRANTED TO	SURFACE MAINTENANCE			
ACCESS & UTILITY	ACCESS & UTILITY	ARAPAHOE COUNTY	PROPERTY OWNER			

- **△ MONUMENT LEGEND:**
- 1 FOUND #4 REBAR, NO CAP
- 2 FOUND #5 REBAR, NO CAP
- (3) FOUND #5 REBAR & PLASTIC CAP, LS 18475
- (4) FOUND #5 REBAR & PLASTIC CAP, LS ILLEGIBLE
- 5 FOUND #5 REBAR & PLASTIC CAP, LS 30127





UTILITY EASEMENT DETAIL TOT. AREA = 4924 SQ. FT. SCALE: 1" = 100'

FGK FGK FGK SUBDIVISION.DWG 0 FILING

SUBD

<u>OWNER</u>

<u>ARCHITECT</u>

ENGINEERING PRC ENGINEERING 4465 NORTHPARK DR COLORADO SPRINGS, CO SOUDER MILLER & ASSOCIATES

5610 WARD ROAD, ARVADA, CO 80003 303-239-9011 2D28869

1" = 400' FEB. 22, 2023

NOT A PART

UNSUBDIVIDED

SW COR. SEC. 33/T4S/R62W

FOUND 3.25" ALUM. CAP,