

FINAL PLAT MUEGGE FARMS SUBDIVISION

A PARCEL OF LAND SITUATED IN THE NORTH 1/2 OF SECTION 11,
TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 1 OF 2

PLAT
12/18/2018 03:07 PM RF: \$23.00 DF: \$0.00
Arapahoe County Clerk, CO D8123468
Page: 1 of 2
Matt Crane, Clerk & Recorder BK: 0539 PG: 0028 - 0029

STANDARD NOTES:

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE FINAL PLAT KNOWN MUEGGE FARMS SUBDIVISION, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING

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.

EMERGENCY ACCESS:

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

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 EASEMENT, ETC.

DRAINAGE LIABILITY:

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY ENGINEERING SERVICE COMPANY. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF MUEGGE FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE MUEGGE FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF ENGINEERING SERVICE COMPANY DRAINAGE DESIGN.

LANDSCAPE MAINTENANCE:

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNERS(S), HOMEOWNERS 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.

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.

PUBLIC IMPROVEMENTS NOTE:

AFTER FINAL 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 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.

PRIVATE STREET MAINTENANCE:

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAT/PLAN ARE NOT IN CONFORMANCE WITH ARAPAHOE COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. 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 RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

STREET LIGHTING:

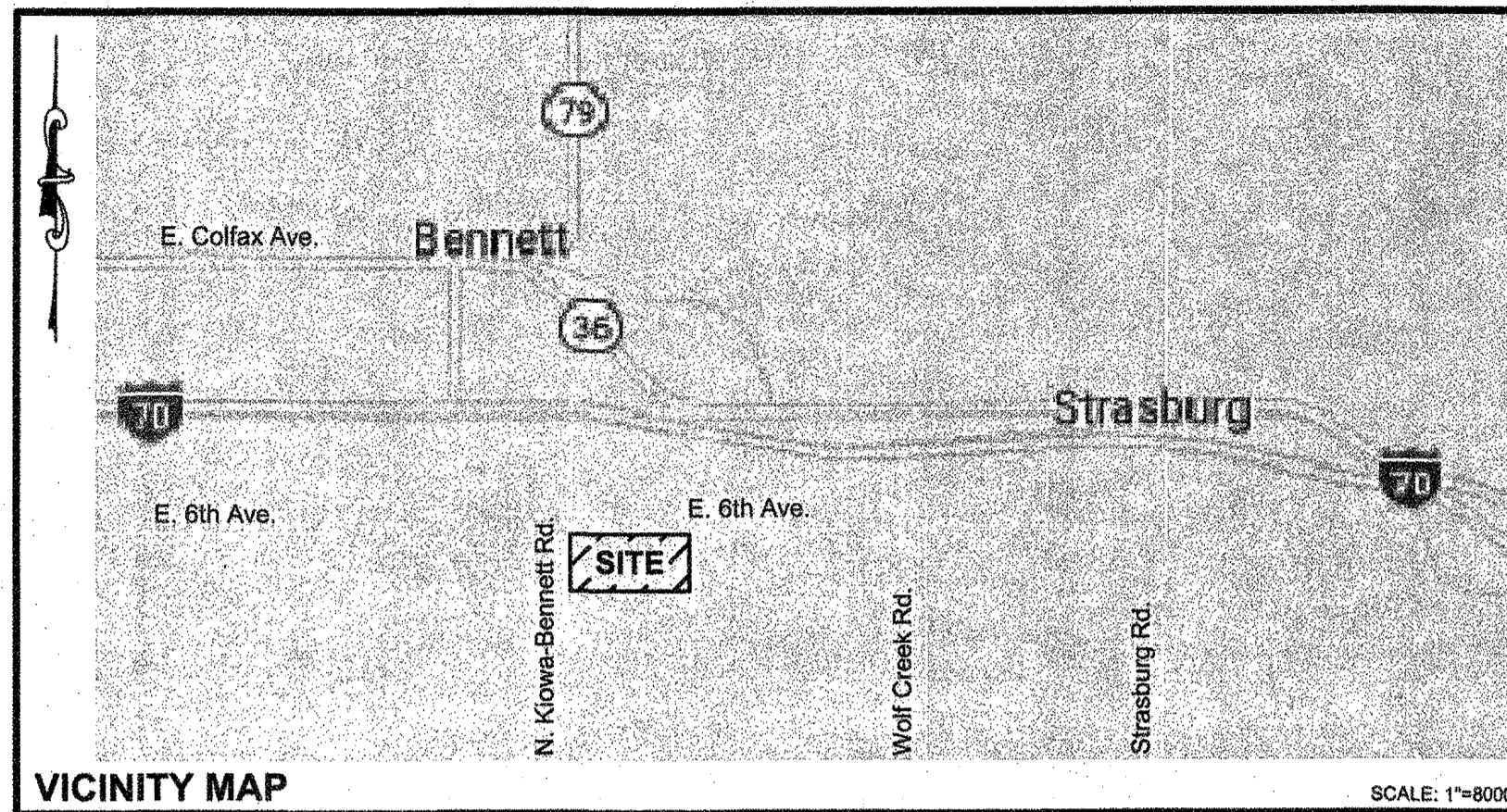
ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN OR PLAT, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND 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 IN ACCORDING TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

DRAINAGE:

ALL DRAINAGE, DETENTION POND AND STORM SEWER EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S STORMWATER AND DRAINAGE REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, INCLUDING THOSE RECORDED ON JUNE 5, 1997, AT RECEPTION NUMBER A7066570, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

PUBLIC USE EASEMENT:

ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE PUBLIC USE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S EASEMENT REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, IF ANY, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.



SHEET INDEX

SHEET	TITLE
1	COVER SHEET
2	PLAT SHEET

OWNER:
MUEGGE FARMS, LLC
ATTN: DAN WATTS
2835 SOUTH WILLIAMS STREET
DENVER, COLORADO 80210
PHONE: (303) 881-2242

LAND SURVEYOR:
ENGINEERING SERVICE COMPANY
ATTN: CHARLES N. BECKSTROM, PLS
14190 EAST EVANS AVENUE
AURORA, COLORADO 80014
PHONE: (303) 337-1393

APPLICANT:
MUEGGE FARMS, LLC
ATTN: DAN WATTS
2835 SOUTH WILLIAMS STREET
DENVER, COLORADO 80210
PHONE: (303) 881-2242

CIVIL ENGINEER:
ENGINEERING SERVICE COMPANY
ATTN: WEYLAN A. BRYANT, PE
14190 EAST EVANS AVENUE
AURORA, COLORADO 80014
PHONE: (303) 337-1393

GENERAL NOTES:

- THE TOTAL ACREAGE OF THIS FINAL PLAT IS: 314.1060 ACRES, MORE OR LESS.
- THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO 08006C0280K LAST REVISED DECEMBER 17, 2010. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
- BASIS OF BEARING:** BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 11, T.4S., R.63W. OF THE 6TH P.M. BEARING N88°52'08"E BOUND BY THE MONUMENTS SHOWN HEREON PER THE ARAPAHOE COUNTY HORIZONTAL CONTROL NETWORK (COLORADO STATE PLANE, CENTRAL ZONE, NAD 83).
- BENCHMARK:** ARAPAHOE COUNTY BENCHMARK P3-52, 5.6 MILES NORTH OF COUNTY ROAD 30 ON THE WEST SIDE OF COUNTY ROAD 137, TYPE 2 ARAPAHOE COUNTY MONUMENT. ELEVATION=5552.85 FEET (NAVD 1988 DATUM).
- DATE OF SURVEY: NOVEMBER 3, 2016
- NO OFFSET MONUMENTS ARE TO BE SET IN CONJUNCTION WITH THIS PLAT.
- ALL UNITS ARE U.S. SURVEY FEET.
- LEGAL DESCRIPTION PER TITLE COMMITMENT NO. 01330-89885-AMENDMENT NO. C-7 PREPARED BY STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF OCTOBER 19, 2018, AT 5:30 P.M.
- A PARCEL OF LAND SITUATED IN THE NORTH 1/2 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, T.4S., R.63W. OF THE 6TH P.M.;
THENCE N88°52'08"E ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 40.01 FEET;
THENCE S00°07'44"W A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING;
THENCE N88°52'08"E ALONG THE SOUTH R.O.W. LINE OF EAST 6TH AVENUE (COUNTY ROAD 6), A DISTANCE OF 5228.75 FEET TO A POINT ON THE EAST LINE OF THE NE 1/4 OF SAID SECTION 11;
THENCE S00°18'29"E ALONG SAID EAST LINE, A DISTANCE OF 2611.83 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 11;
THENCE S88°51'50"W ALONG THE SOUTH LINE OF SAID NE 1/4, A DISTANCE OF 2644.43 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 11;
THENCE S88°51'50"W ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 11, A DISTANCE OF 2604.27 FEET TO A POINT ON THE EAST R.O.W. LINE OF NORTH KIOWA-BENNETT ROAD (COUNTY ROAD 137);
THENCE N00°07'44"E ALONG SAID EAST R.O.W. LINE, A DISTANCE OF 2612.66 FEET TO THE POINT OF BEGINNING.

ADDITIONAL NOTES:

- NON-EXCLUSIVE UTILITY EASEMENTS AS SHOWN ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.
- LOT 10 IS ENCUMBERED BY A 30' PIPELINE & EGRESS EASEMENT (BK 5791-P 229).
- LOTS 10, 14, AND 15 ARE ENCUMBERED WITH ANADARKO E&P ONSHORE LC PLUGGED AND ABANDONED WELLS - GRAPHIC LOCATIONS SHOWN ARE APPROXIMATE, NO SURFACE EVIDENCE VISIBLE.

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 DEFACTS ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

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 MUEGGE FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS AND BEING THE MORTGAGE HOLDER OF CERTAIN LANDS IN ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE NORTH 1/2 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, T.4S., R.63W. OF THE 6TH P.M.;
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COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL CONTAINS (13,682,459 SQUARE FEET) OR 314.1060 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE SAME AND STYLE OF MUEGGE FARMS SUBDIVISION 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 13th DAY OF DECEMBER A.D., 20 18

OWNER OF RECORD AND MORTGAGE HOLDER:


MUEGGE FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: 
DAN WATTS, MANAGING MEMBER

STATE OF Colorado } SS
COUNTY OF Arapahoe }

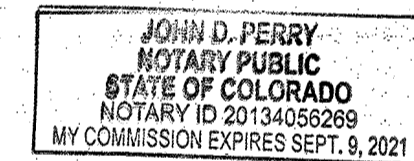
THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF December, 20 18, BY DAN WATTS, AS MANAGING MEMBER OF MUEGGE FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AN AUTHORIZED SIGNATORY.

WITNESS MY HAND AND SEAL


NOTARY PUBLIC

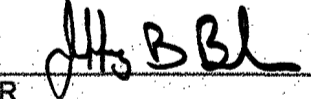
MY COMMISSION EXPIRES: Sept. 9, 2021

NOTARY ID NUMBER: 20134056269



BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS, THIS 11th DAY OF December, 20 18

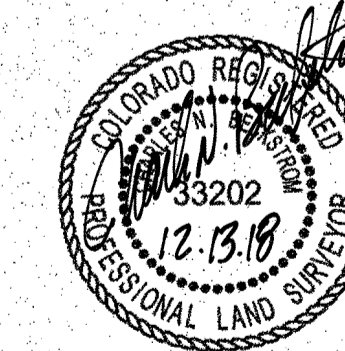
CHAIR 


ATTEST: Tim L. Maulik, Deputy

SURVEYING CERTIFICATE:



I, CHARLES N. BECKSTROM, 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.

CHARLES N. BECKSTROM
LICENSED LAND SURVEYOR, PLS 33202
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY



RECORDER'S CERTIFICATE:

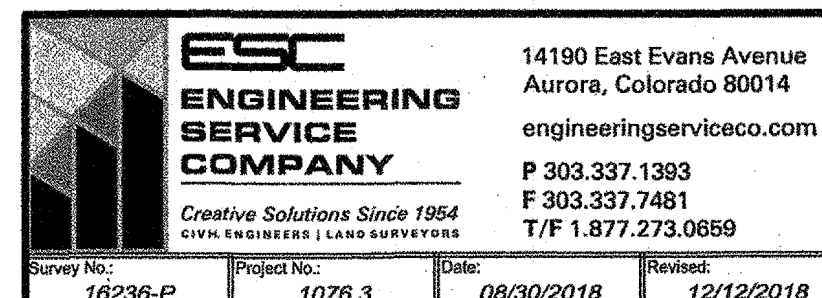
THIS PLAN OR PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT 3:07 (A.M.) ON THE 18th DAY OF December, A.D., 20 18 IN BOOK 539, PAGE 28-29 RECEPTION NO. D8123468


MATT CRANE
COUNTY CLERK AND RECORDER

PATRICIA HERNANDEZ
DEPUTY

EASEMENT CHART			
EASEMENT TYPE	USE	EASEMENT GRANTED TO	SURFACE MAINTENANCE
UTILITY	DRY UTILITIES	DRY UTILITY PROVIDER	LOT OWNER

EXISTING ZONING / LAND USE TABLE	
A-1	AGRICULTURAL

LAND USE TABLE	
GROSS AND NET ACREAGE	GROSS 314.106 ACRES NET 309.856 ACRES
NUMBER OF LOTS AND TRACTS	16 LOTS
NUMBER OF BUILDABLE LOTS AND ASSOCIATED LAND USE TYPE	16 BUILDABLE RESIDENTIAL LOTS
LOT OWNERSHIP	OWNER OR ASSIGNS
LOT MAINTENANCE	OWNER OR ASSIGNS
SMALLEST LOT (RESIDENTIAL)	19.071 ACRES
LARGEST LOT (RESIDENTIAL)	19.582 ACRES
AVERAGE LOT SIZE (RESIDENTIAL)	19.386 ACRES

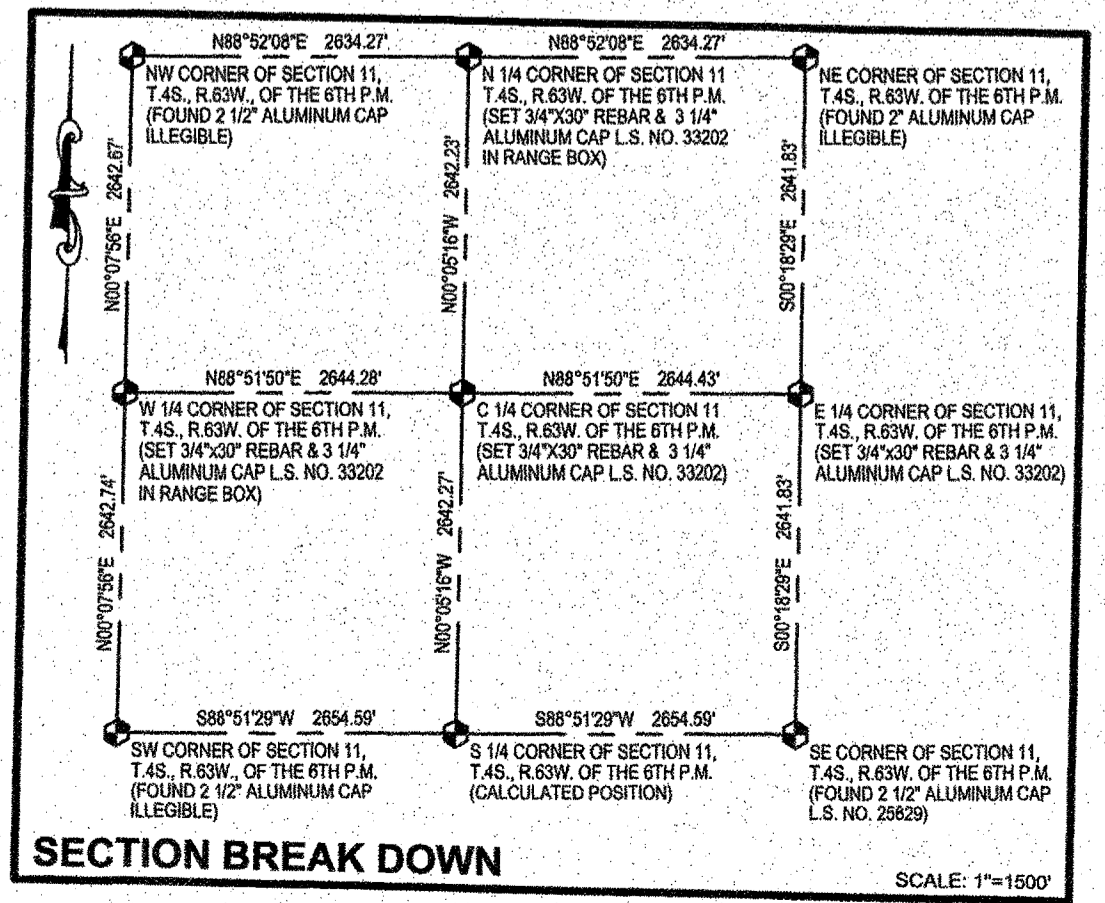
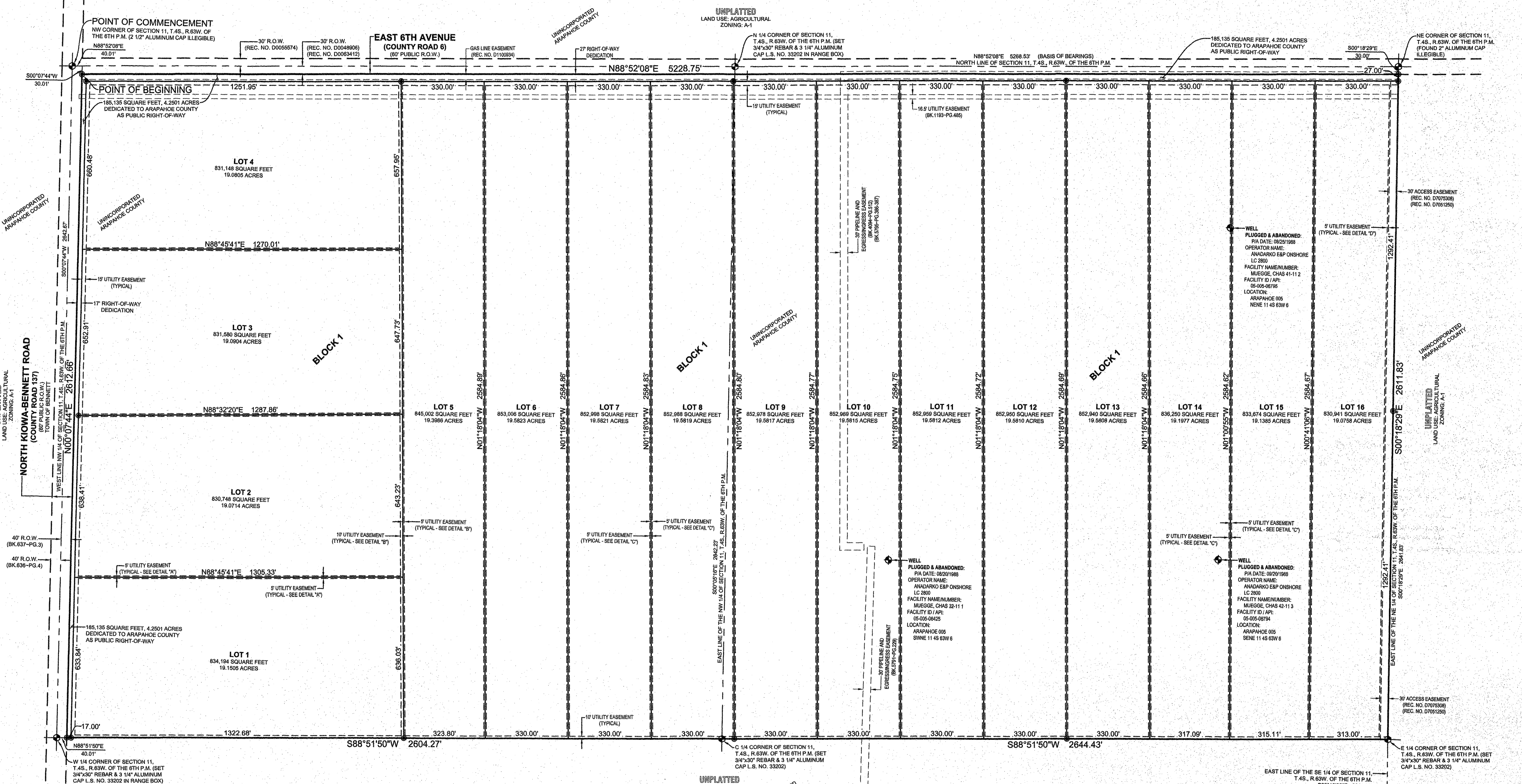


FINAL PLAT

MUEGGE FARMS SUBDIVISION

A PARCEL OF LAND SITUATED IN THE NORTH 1/2 OF SECTION 11,
TOWNSHIP 4 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 2 OF 2

Unofficial Copy



LEGEND

- PLAT BOUNDARY LINE
- - - ADJACENT LOT/PARCEL LINES
- - - SECTION LINE
- - - NEW LOT & R.O.W. LINE
- - - EXISTING EASEMENT LINE
- - - NEW EASEMENT LINE
- R.O.W. RIGHT-OF-WAY
- L.S. NO. LAND SURVEYOR NUMBER
- BK. PG. BOOK AND PAGE
- REC. NO. RECEPTION NUMBER
- SECTION CORNER
- SET 3/4"x30" PIN & 2" ALUMINUM CAP L.S. NO. 33202 UNLESS OTHERWISE NOTED

EASEMENT DETAILS

SCALE: 1" = 10'

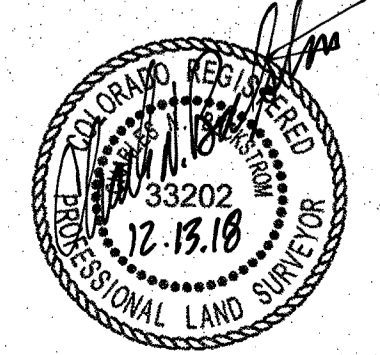
5' UTILITY EASEMENT	10' UTILITY EASEMENT	17' RIGHT-OF-WAY DEDICATION	30' ACCESS EASEMENT (REC. NO. D7075306) (REC. NO. D7051259)
LOT LINE	LOT LINE	LOT LINE	LOT LINE
5' UTILITY EASEMENT	10' UTILITY EASEMENT	17' RIGHT-OF-WAY DEDICATION	30' ACCESS EASEMENT (REC. NO. D7075306) (REC. NO. D7051259)
LOT LINE	LOT LINE	LOT LINE	LOT LINE
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LOT LINE	LOT LINE	LOT LINE	LOT LINE

ESC ENGINEERING SERVICE COMPANY

14190 East Evans Avenue
Aurora, Colorado 80014
engineeringserviceco.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

CREATIVE SOLUTIONS SINCE 1954
SURVEYING & LAND MANAGEMENT

16236-P Printed No: 1076.3 Date: 08/20/2018 Expires: 12/12/2018



539-29

2/2

Abb 1/31

Scale: 1" = 200'