


A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP:

	ESC ENGINEERING SERVICE COMPANY		Revision Dates: 5/26/2023 4/6/2024 7/16/2024 10/30/2024 11/19/2024
	14190 East Evans Avenue Aurora, Colorado 80014 P 303.337.1393 F 303.337.7481 T 877.273.0659		
Creative Solutions Since 1954 Civil Engineers / Land Surveyors www.engineering-servicesco.com			
Survey No: 21-135-P	Project No: 1558.1	Date: 11/14/2022	Field Book No: 933, 940
			Sheet No: 1 OF 4

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 2 OF 4
ADDITIONAL NOTES

THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS OF THE MINOR SUBDIVISION PLAT KNOWN AS ARCADIA CREEK SUBDIVISION FILING NO. 1, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

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.

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

THE OWNERS OF THIS PLAT 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.

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.

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.

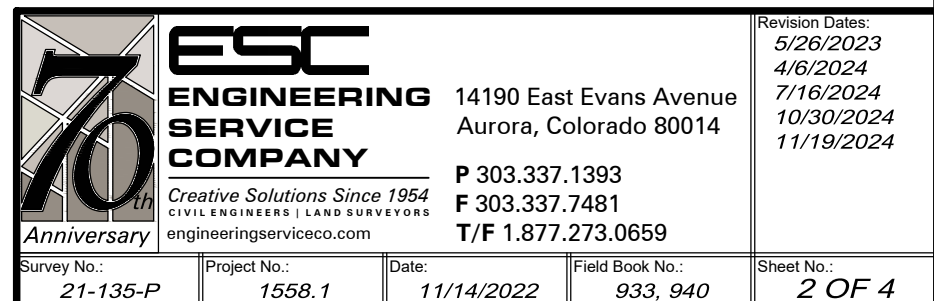
SIGHT DISTANCE RESTRICTIONS, CONSISTING OF A 30 FOOT BY A 30 FOOT SIGHT DISTANCE TRIANGLE OR OF SUCH OTHER DIMENSIONS AS REQUIRED TO PROTECT AASHTO SIGHT LINES, SHALL APPLY TO ALL LAND AREAS ADJACENT TO ALL PUBLIC AND PRIVATE ROAD INTERSECTIONS ON THIS PLAT. THE OWNERS OF SUCH ADJACENT LAND AREAS ARE 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.

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.

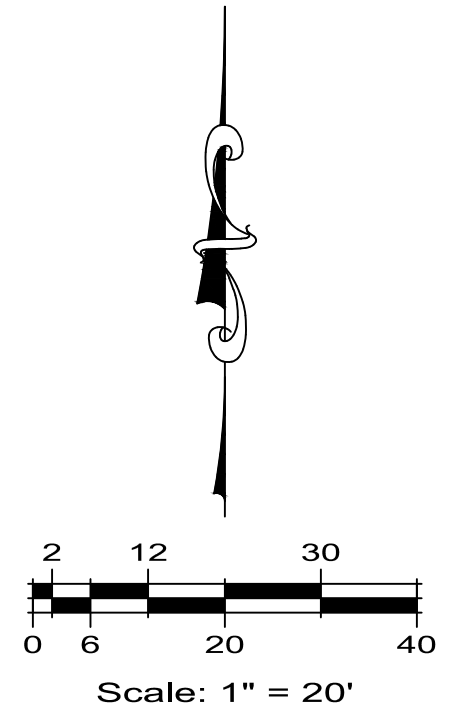
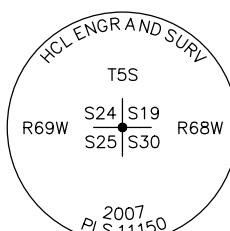
THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

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.

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 47066570, 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.



A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 3 OF 4
PLAT SHEET



LEGEND	
	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	SECTION LINE
	NEW LOT & TRACT LINE
	EXISTING EASEMENT LINE
	NEW EASEMENT LINE
	APPROXIMATE LIMITS OF FLOOD ZONE
	APPROXIMATE LIMITS OF FLOODWAY
A.C.	ARAPAHOE COUNTY DOCUMENT
J.C.	JEFFERSON COUNTY DOCUMENT
R.O.W.	RIGHT-OF-WAY
B.K. PG.	BOOK AND PAGE
REC. NO.	RECEPTION NUMBER
(XXX'X' D)	PER THE CURRENT SPECIAL WARRANTY DEED (A.C. REC. NO. E2078413) IF DIFFERENT FROM AS-MEASURED
	ALL MEASUREMENTS SHOWN WITH NO PARENTHESIS ARE AS-MEASURED DIMENSION
FLOOD ZONE "X"	AREA OF MINIMAL FLOOD HAZARD
FLOOD ZONE "X" SHADED	0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE
FLOOD ZONE "AE"	SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS OR DEPTHS ESTABLISHED
	ALIQUOT CORNER
	SET 5/8"X24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 3302"
	FOUND MONUMENT AS DESCRIBED

LINE DATA TABLE		
COURSE	BEARING	LENGTH
L1	N20°43'33"W	20.93'
L2	S89°43'26"W	13.53'
L3	S89°43'26"W	15.62'
L4	N20°43'33"W	20.93'
L5	S89°45'06"W	22.55'

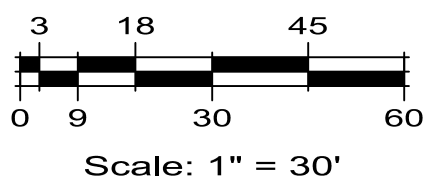
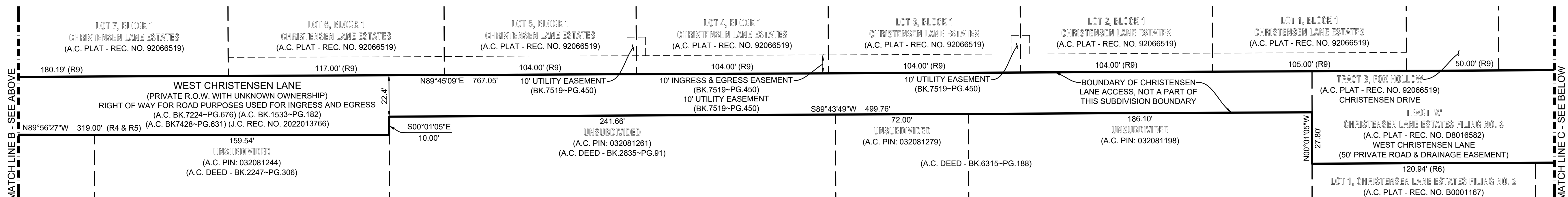
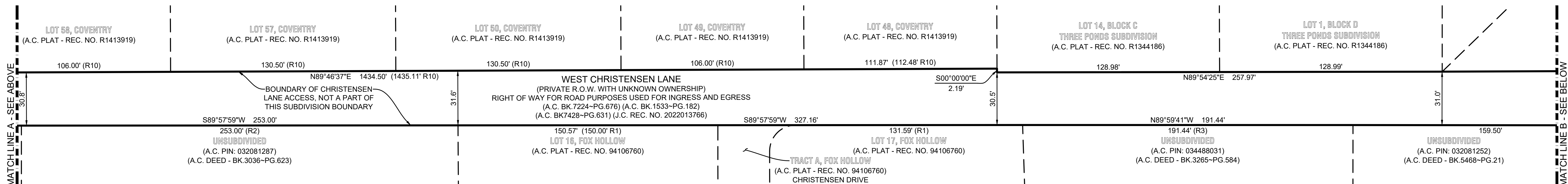
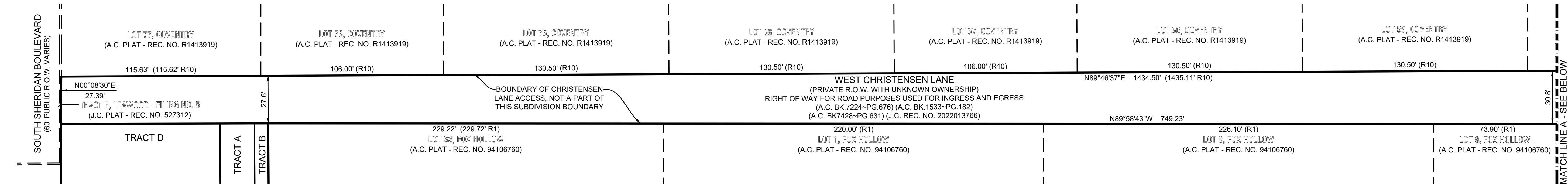


ESC
**ENGINEERING
SERVICE
COMPANY**
Creative Solutions Since 1954
Civil Engineers • Road Builders
enr@escservice.com
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/E 1.877.973.0659

Revision Dates:
5/26/2023
4/6/2024
7/16/2024
10/30/2024
11/19/2024

ARCADIA CREEK SUBDIVISION FILING NO. 1

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 4 OF 4
WEST CHRISTENSEN LANE ACCESS



RECORD REFERENCE	
(XX'XX' R1)	PER THE RECORDED PLAT OF FOX HOLLOW (REC. NO. 94106760) IF DIFFERENT FROM AS-MEASURED
(XX'XX' R2)	PER A DEED OF RECORDED (BK.3036-PG.623) IF DIFFERENT FROM AS-MEASURED
(XX'XX' R3)	PER A DEED OF RECORDED (BK.3265-PG.584) IF DIFFERENT FROM AS-MEASURED
(XX'XX' R4)	PER A DEED OF RECORDED (BK.5468-PG.21) IF DIFFERENT FROM AS-MEASURED
(XX'XX' R5)	PER A DEED OF RECORDED (BK.2247-PG.306) IF DIFFERENT FROM AS-MEASURED
(XX'XX' R6)	PER THE RECORDED PLAT OF CHRISTENSEN LANE ESTATES FILING NO. 2 (REC. NO. B0001167) IF DIFFERENT FROM AS-MEASURED
(XX'XX' R7)	PER THE RECORDED PLAT OF CHRISTENSEN LANE ESTATES FILING NO. 3 (REC. NO. D8016582) IF DIFFERENT FROM AS-MEASURED
(XX'XX' R8)	PER A R.O.W. WARRANTY DEED (REC. NO. B0158254) IF DIFFERENT FROM AS-MEASURED
(XX'XX' R9)	PER THE RECORDED PLAT OF CHRISTENSEN LANE ESTATES (REC. NO. 92066519) IF DIFFERENT FROM AS-MEASURED
(XX'XX' R10)	PER THE RECORDED PLAT OF COVENTRY (REC. NO. R1413919) IF DIFFERENT FROM AS-MEASURED
ALL DIMENSIONS SHOWN WITH NO PARENTHESIS ARE AS-MEASURED DIMENSION	

NOTE:
THE REFERENCED DOCUMENTS USED TO DEPICT THE BOUNDARY OF THE CHRISTENSEN LANE ACCESS WERE ASSEMBLED FROM CONTEMPORARY RECORDS AND MAY NOT REFLECT THE SAME INFORMATION AS ON CURRENT DEEDS OR RECORDS.



ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1964
CIVIL ENGINEERS / LAND SURVEYORS
engineers@escserviceco.com

14190 East Evans Avenue
Aurora, Colorado 80014

P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

Revision Date: 5/26/2023
4/6/2024
7/16/2024
10/20/2024
11/19/2024

Anniversary
Survey No.: 21-135-P
Project No.: 1558-1
Date: 11/14/2022
Field Book No.: 933_940
Sheet No.: 4 OF 4