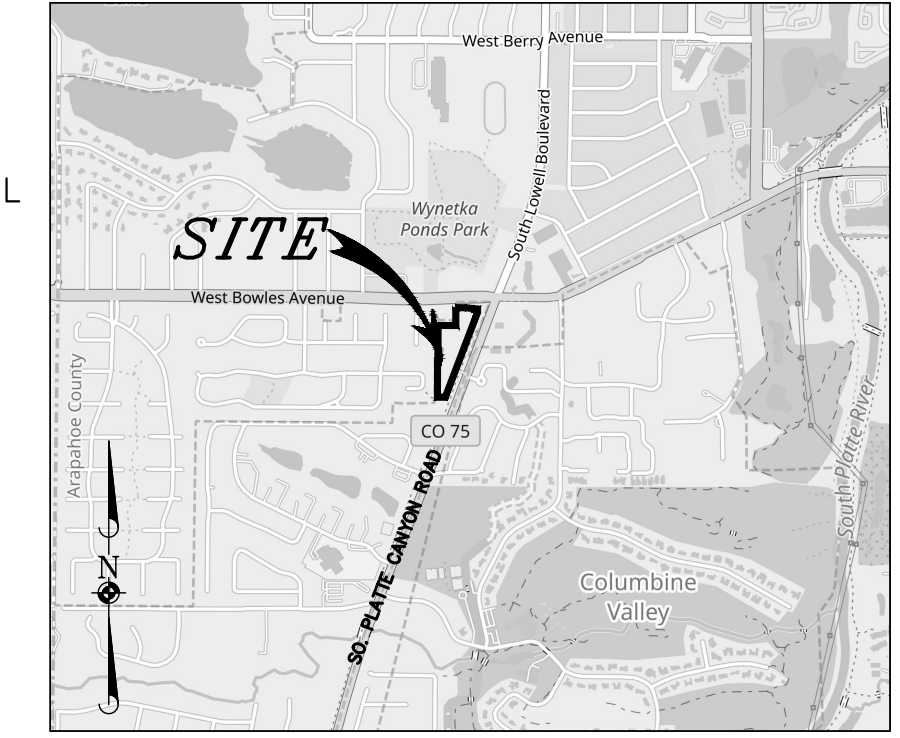


MILLSTONE AT COLUMBINE

BEING A PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO
PRELIMINARY PLAT

SHEET INDEX:
SHEET 1: COVER SHEET AND NOTES
SHEET 2: TRACT TABLES, PLAT DETAIL & BOUNDARY
SHEET 3: SECTION 19 BREAK-DOWN, PLAT DETAIL & BOUNDARY
SHEET 4: EASEMENT DETAILS



LOCATION MAP

SCALE: 1" = 2000'

OWNERS:
THE FRANCIS COMPANY, LLC,
A COLORADO LIMITED LIABILITY COMPANY
1998 OAK LEAF LANE, GREENWOOD VILLAGE, CO 80121

PLAN PREPARER/LANDSCAPE ARCHITECT:
LAI DESIGN GROUP
88 INVERNESS CIRCLE EAST, SUITE J101, ENGLEWOOD, CO 80112

ENGINEER/COLORADO PROFESSIONAL LAND SURVEYOR (PLS):
CWC CONSULTING GROUP, INC.
9360 TEDDY LANE, SUITE #203, LONE TREE, CO 80124

SURVEYING CERTIFICATE

I, ERIC DAVID CARSON, 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.

ERIC DAVID CARSON
COLORADO PROFESSIONAL LAND SURVEYOR NO.37890
FOR AND ON BEHALF OF
CWC CONSULTING GROUP, INC.
EMAIL: ERIC@CWC-CONSULTING.COM

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS,

THIS _____ DAY OF _____ A.D., 20____

CHAIR: _____

ATTEST: _____

PLANNING COMMISSION RECOMMENDATION

NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION,

THIS _____ DAY OF _____ A.D., 20____

CHAIR: _____

DRAINAGE MASTER PLAN (CONTINUED)

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE PRELIMINARY PLAT KNOWN AS MILLSTONE AT COLUMBINE, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

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.

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.

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.

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:

- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
- 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.

LANDSCAPE 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 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.

EMERGENCY ACCESS NOTE

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

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.

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 WHICH IS 268.70 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4;
THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, 208.70 FEET;
THENCE NORTH PARALLEL TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, 208.70 FEET TO THE SOUTH LINE OF WEST BOWLES AVENUE;
THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, 271.43 FEET TO THE WEST LINE OF THE RIGHT-OF-WAY OF THE CITY AND COUNTY OF DENVER, AND THE BOARD OF WATER COMMISSIONER OF THE CITY AND COUNTY OF DENVER;
THENCE ON AN ANGLE OF 110 DEGREES 49 MINUTES 15 SECONDS TO THE RIGHT (SOUTH 21 DEGREES 15 MINUTES WEST), ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, FOR A DISTANCE OF 1105.45 FEET;
THENCE NORTH 89 DEGREES 27 MINUTES 30 SECONDS WEST, 89.10 FEET TO THE POINT ON THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4;
THENCE NORTH ALONG SAID WEST LINE 824.00 FEET TO THE POINT OF BEGINNING,

LEGAL DESCRIPTION (CONTINUED)

EXCEPT THOSE PORTIONS CONVEYED IN DEEDS RECORDED: AUGUST 7, 1968 IN BOOK 1770 AT PAGE 634; JANUARY 19, 1972 IN BOOK 1988 AT PAGE 385; JUNE 18, 1982 IN BOOK 3645 AT PAGE 187; MAY 4, 1987 IN BOOK 5135 AT PAGE 465; JUNE 15, 1987 IN BOOK 5180 AT PAGE 90, AND ANY PORTION OF SUBJECT PROPERTY INCLUDED IN THE DEED RECORDED MARCH 23, 1989 IN BOOK 5656 AT PAGE 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

CONTAINING 246,085 SQUARE FEET OR 5.649 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP

I, THE FRANCIS COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS MILLSTONE AT COLUMBINE, ARAPAHOE COUNTY CASE NO. PP19-003

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF _____)

COUNTY OF _____) S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, A.D., 20____

BY _____ NOTARY PUBLIC WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____

NOTARY NUMBER: _____

BASIS OF BEARINGS

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID TO BEAR NORTH 89°56'18" WEST, A DISTANCE OF 2629.73 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 19 BEING MONUMENTED BY A 3.25" ALUMINUM CAP, 0.3' BELOW ASPHALT ROADWAY, SET INSIDE PVC PIPE, ILLEGIBLE, TO THE NORTH ONE-QUARTER CORNER OF SAID SECTION 19 BEING MONUMENTED BY A 2.5" ALUMINUM CAP, 0.2' DOWN IN A RANGE BOX WITH A LID WITH A HOLE, STAMPED "18464", MOSTLY ILLEGIBLE.

SURVEYOR'S NOTES

- 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. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (0.00') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CWC CONSULTING GROUP, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO **LAND TITLE GUARANTEE COMPANY ORDER NUMBER: F70654010-2, WITH AN EFFECTIVE DATE OF 02/10/2020 at 5:00 P.M.** FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.

FLOODPLAIN STATEMENT

THIS PROJECT DOES NOT CONTAIN A 100-YEAR FLOODPLAIN AS DEFINED BY EITHER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR THROUGH A FLOOD HAZARD AREA DELINEATION (FHAD).

BENCHMARK INFORMATION

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAV88) FROM GPS OBSERVATIONS OF ARAPAHOE COUNTY URBAN AREA VERTICAL CONTROL NETWORK, PHASE 2, BENCHMARK UAP2 10 (POINT ID 1210), MONUMENTED BY A 3.25" ALUMINUM CAP, 0.1' ABOVE GROUND SURFACE, 1.7' SOUTH OF FENCE, STAMPED "ARAPAHOE COUNTY MAPPING, BENCHMARK, Δ UAP2 10, 2011, PLS 37051". PUBLISHED ELEVATION = 5565.15 US FEET.



DATE	REVISION	COMMENTS
1/20/20	ADDRESS	COUNTY COMMENTS
9/18/20	ADDRESS	COUNTY COMMENTS/UPDATED TITLE COMMITMENT
10/20/20	ADDRESS	COUNTY COMMENTS

MILLSTONE AT COLUMBINE
PRELIMINARY PLAT
A PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
SHEET 1 - COVER PAGE AND NOTES

DRAFTED:	CHECKED:	DATE:	JOB NO.:
S.L.C.3	E.D.C.	11/26/2019	120-00225

SURVEY PREPARED FOR:
THE FRANCIS COMPANY, LLC

MILLSTONE AT COLUMBINE

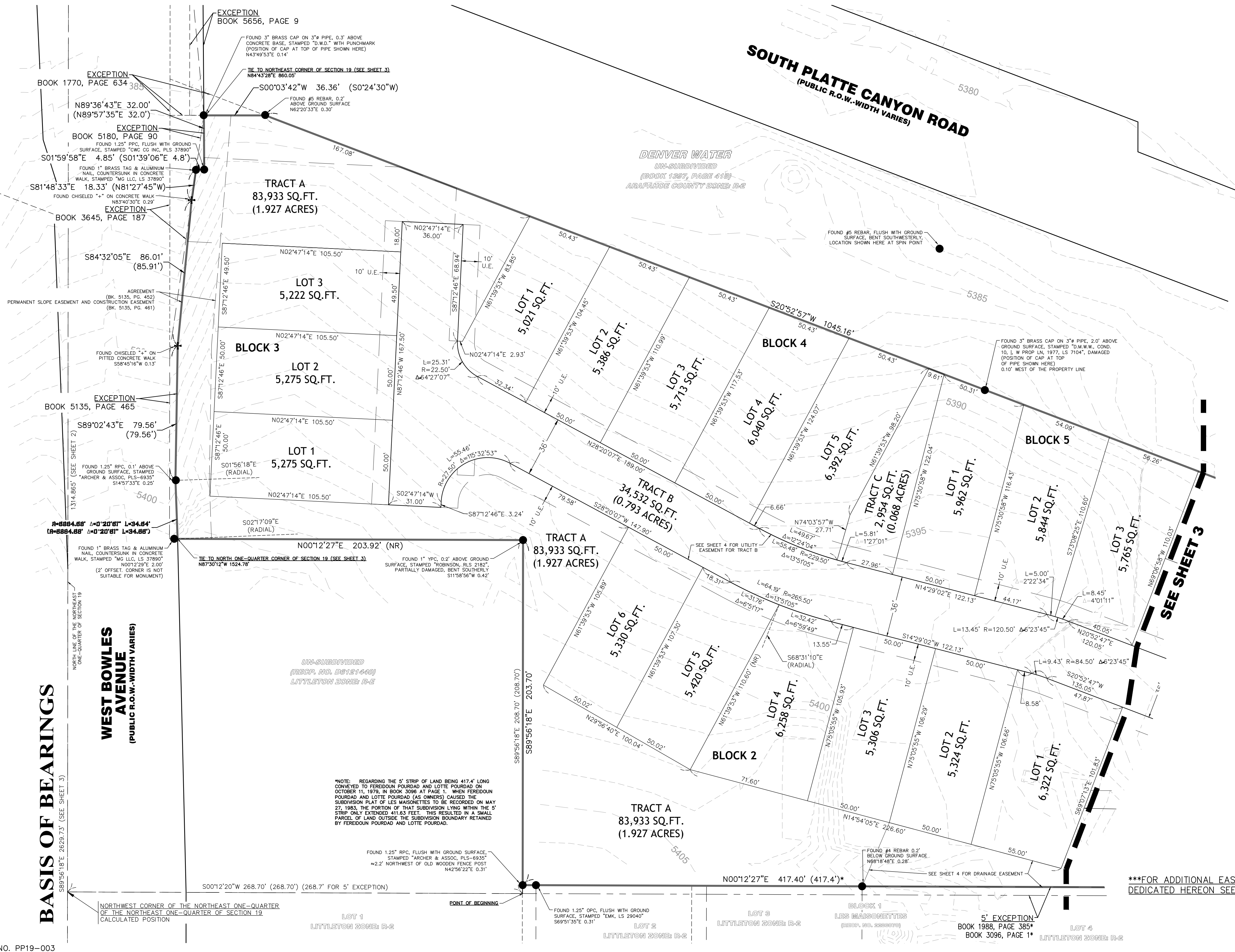
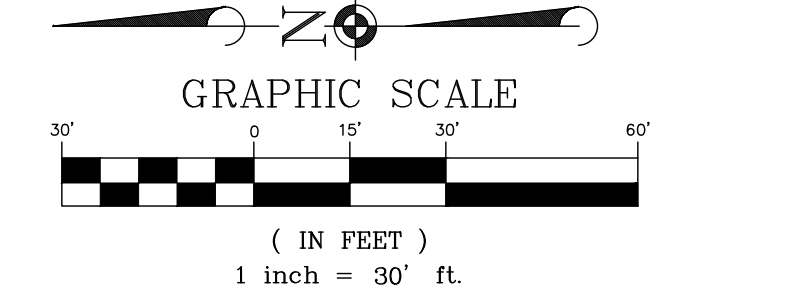
BEING A PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO
PRELIMINARY PLAT

AREA TABLE		
	SQ. FT.	ACRES
BLOCK 1		
LOT 1	5,245	0.120
LOT 2	5,620	0.129
LOT 3	6,622	0.152
TOTAL:	17,487	0.401
BLOCK 2		
LOT 1	6,322	0.145
LOT 2	5,324	0.122
LOT 3	5,306	0.122
LOT 4	6,258	0.144
LOT 5	5,420	0.125
LOT 6	5,330	0.122
TOTAL:	33,960	0.780
BLOCK 3		
LOT 1	5,275	0.121
LOT 2	5,275	0.121
LOT 3	5,222	0.120
TOTAL:	15,772	0.362
BLOCK 4		
LOT 1	5,021	0.115
LOT 2	5,386	0.124
LOT 3	5,713	0.131
LOT 4	6,040	0.139
LOT 5	6,392	0.147
TOTAL:	28,552	0.656
BLOCK 5		
LOT 1	5,962	0.137
LOT 2	5,844	0.134
LOT 3	5,765	0.132
LOT 4	5,618	0.129
LOT 5	5,706	0.131
TOTAL:	28,895	0.663
LOT TOTAL:	124,666	2.862
MINIMUM LOT SIZE	5,021	0.115
MAXIMUM LOT SIZE	6,622	0.152

TRACT TABLE				
TRACT NAME	AREA	INTENDED USE	MAINTENANCE	FINAL OWNERSHIP
TRACT A	83,933 SQ.FT. (1.927 AC.)	OPEN SPACE, DRAINAGE, UTILITIES	HOA	HOA
TRACT B	34,532 SQ.FT. (0.792 AC.)	EMERGENCY ACCESS, UTILITY, PRIVATE DRIVE	HOA	HOA
TRACT C	2,954 SQ.FT. (0.068 AC.)	OPEN SPACE	HOA	HOA

LAND USE TABLE		
NAME	SQ. FT.	ACRES
LOTS	124,666	2.862
TRACTS	121,419	2.787
GROSS TOTAL:	246,085	5.649

- LEGEND**
- FOUND MONUMENT AS NOTED; NOTE: BEARING AND DISTANCE, IF LISTED, IS FROM THE BOUNDARY CORNER TO THE FOUND MONUMENT.
 - ⊕ FOUND PLS MONUMENT AS NOTED
 - + + FOUND CHISELED CROSS
 - X FOUND CUT "X"
 - FOUND RANGE POINT AS NOTED
- BOUNDARY LINE
 - - - SECTION/ALLOT LINE
 - - - RIGHT-OF-WAY LINE
 - - - ADJACENT LOT LINE
 - - - EASEMENT LINE
- YPC = YELLOW PLASTIC CAP
 RPC = RED PLASTIC CAP
 PRC = PINK PLASTIC CAP
 ESMT. = EASEMENT
 R.O.W. = RIGHT OF WAY
 BK. = BOOK, PAGE
 RECP. NO. = RECEPTION NUMBER
 U.E. = UTILITY EASEMENT (DRY)
 (NR) = NON-RADIAL



BASIS OF BEARINGS

WEST BOWLES AVENUE
(PUBLIC R.O.W.-WIDTH VARIES)

SOUTH PLATTE CANYON ROAD
(PUBLIC R.O.W.-WIDTH VARIES)

SEE SHEET 3

***FOR ADDITIONAL EASEMENTS
DEDICATED HEREON SEE SHEET 4.***

T:_085\1-20_Survey\120-00225_5977 5 Platte Canyon Road Development\dwg\120-00225_PP.DWG Date: 10/20/20 02:00p Scallucci

ARAPAHOE COUNTY CASE NO. PP19-003



DATE	REVISION	COMMENTS
1/20/20	ADDRESS	COUNTY COMMENTS
9/18/20	ADDRESS	COUNTY COMMENTS/UPDATED TITLE COMMITMENT
10/20/20	ADDRESS	COUNTY COMMENTS

MILLSTONE AT COLUMBINE
PRELIMINARY PLAT
A PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
SHEET 2 - TRACT TABLES, PLAT DETAIL & BOUNDARY

DRAFTED: S.L.C.J.	CHECKED: E.D.C.	JOB NO. 120-00225
DATE: 11/26/2019		SURVEY PREPARED FOR: THE FRANCIS COMPANY, LLC
SHEET NO. 2	OF 4	SHEETS

MILLSTONE AT COLUMBINE

BEING A PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO
PRELIMINARY PLAT

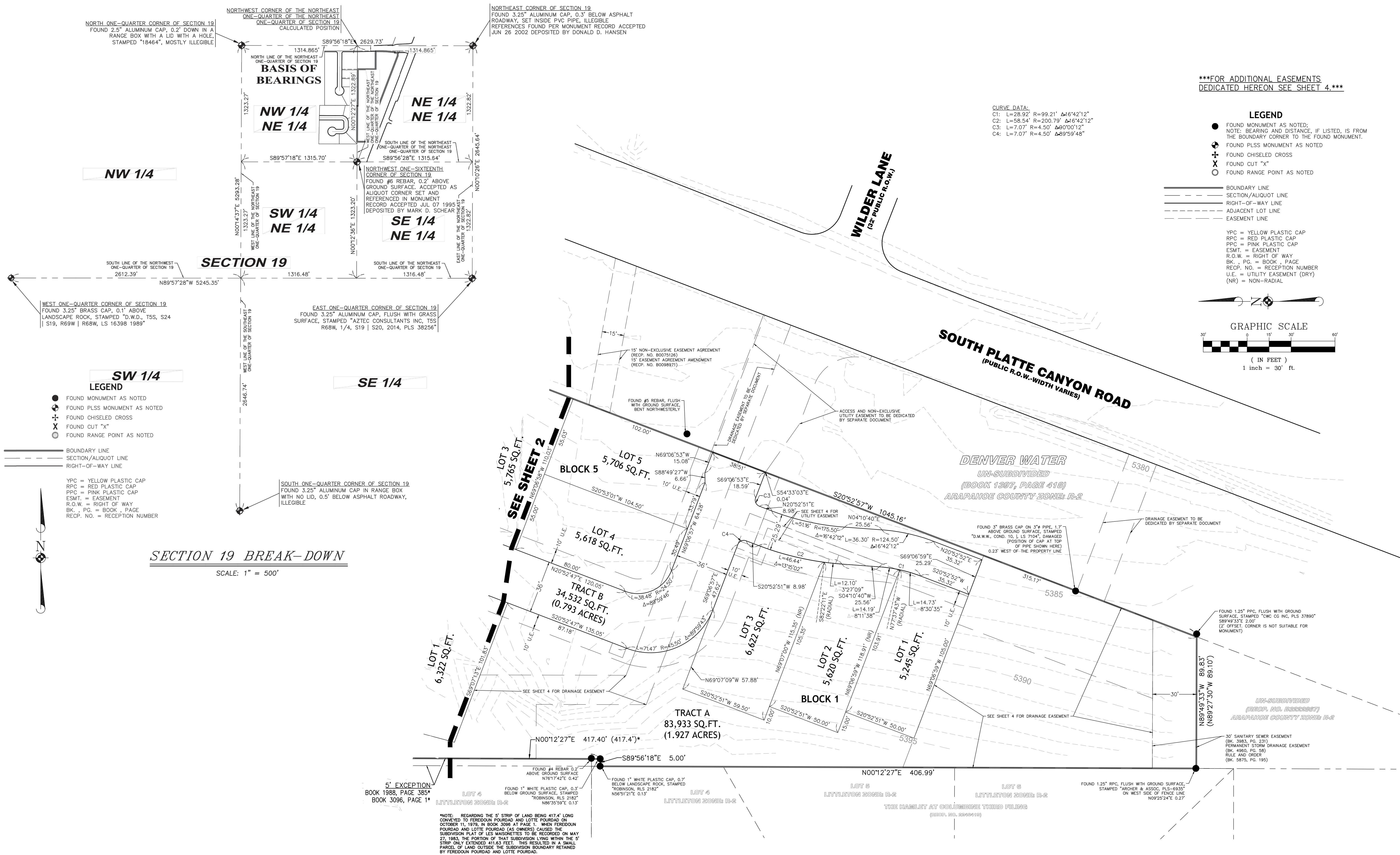


DATE	REVISION	COMMENTS
1/20/20	ADRESSED COUNTY COMMENTS	SLG3
9/18/20	ADRESSED COUNTY COMMENTS/UPDATED TITLE COMMITMENT	SLG3
10/20/20	ADRESSED COUNTY COMMENTS	SLG3

MILLSTONE AT COLUMBINE
PRELIMINARY PLAT
A PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
SHEET 3 - SECTION 19 BREAK-DOWN, PLAT DETAIL & BOUNDARY

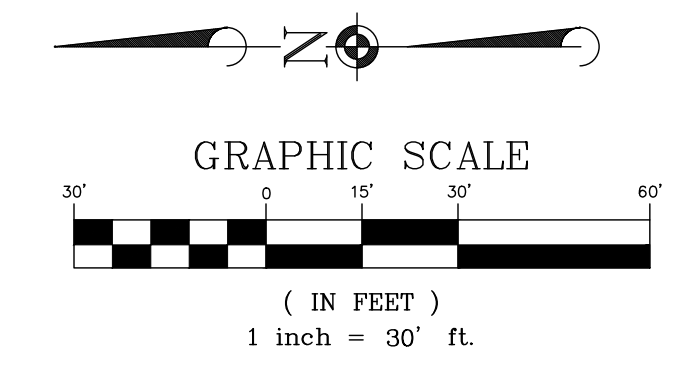
DRAWN BY	CHECKED BY	DATE	JOB NO.
SLG3	E.D.C.	11/26/2019	120-00225

THE FRANCIS COMPANY, LLC



FOR ADDITIONAL EASEMENTS DEDICATED HEREON SEE SHEET 4.

- LEGEND**
- FOUND MONUMENT AS NOTED; NOTE: BEARING AND DISTANCE, IF LISTED, IS FROM THE BOUNDARY CORNER TO THE FOUND MONUMENT.
 - ⊕ FOUND PLSS MONUMENT AS NOTED
 - ⊕ FOUND CHISELED CROSS
 - ✕ FOUND CUT "X"
 - FOUND RANGE POINT AS NOTED
- BOUNDARY LINE
- - - SECTION/ALIQUOT LINE
- - - RIGHT-OF-WAY LINE
- - - ADJACENT LOT LINE
- - - EASEMENT LINE
- YPC = YELLOW PLASTIC CAP
RPC = RED PLASTIC CAP
PPC = PINK PLASTIC CAP
ESMT. = EASEMENT
R.O.W. = RIGHT OF WAY
BK., PG. = BOOK, PAGE
RECP. NO. = RECEPTION NUMBER
U.E. = UTILITY EASEMENT (DRY)
(NR) = NON-RADIAL

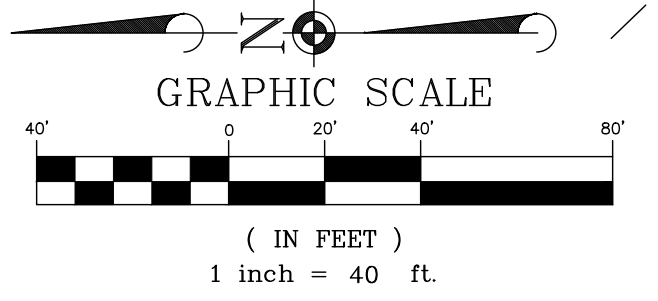
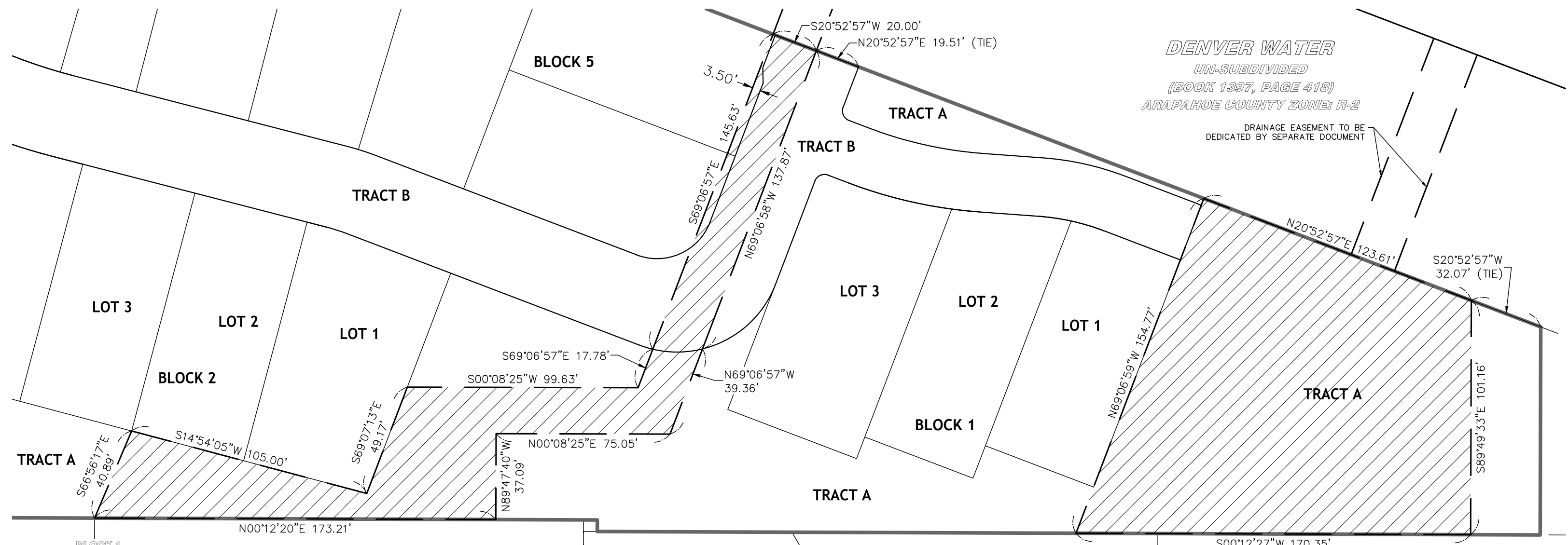
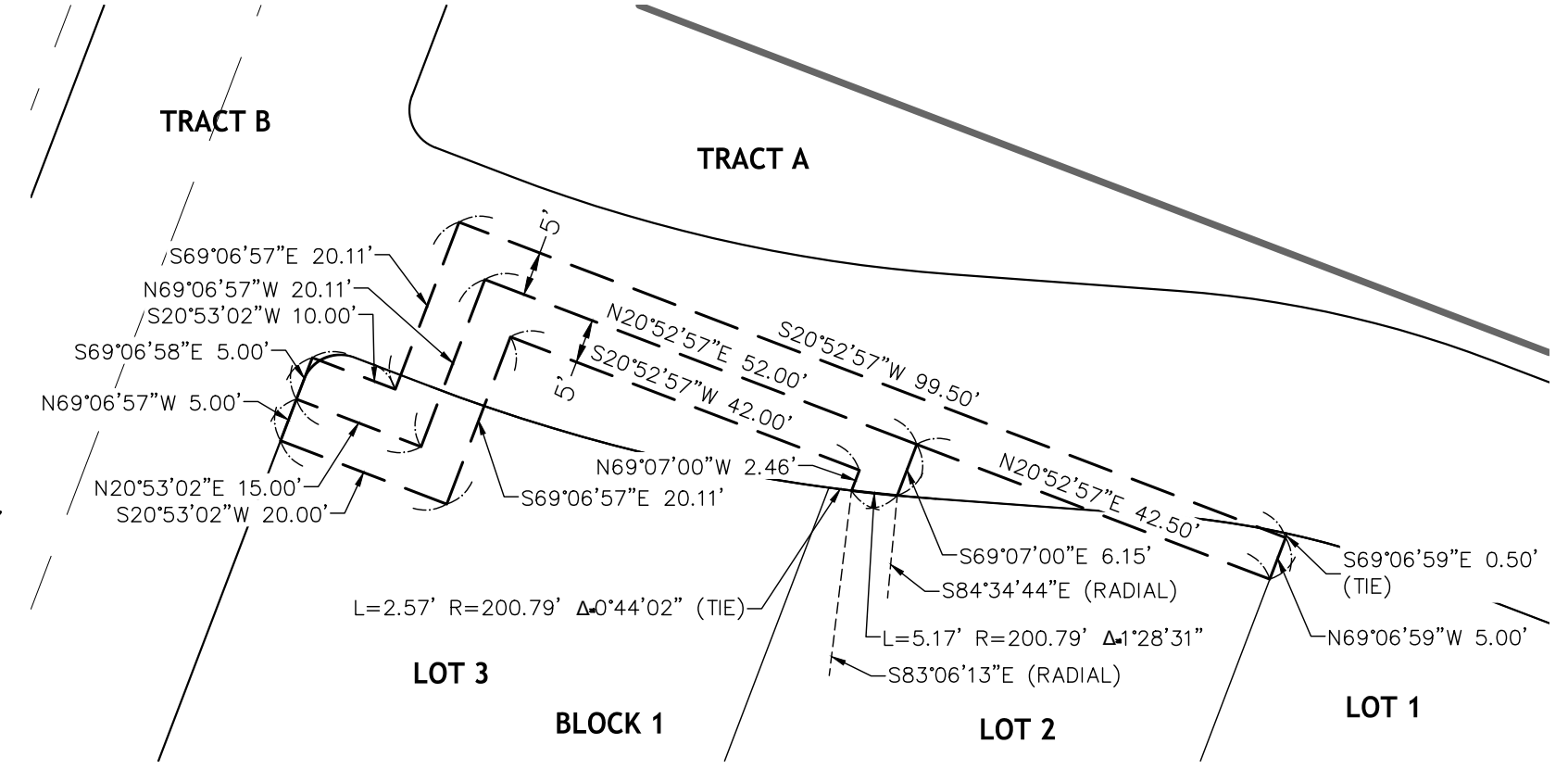
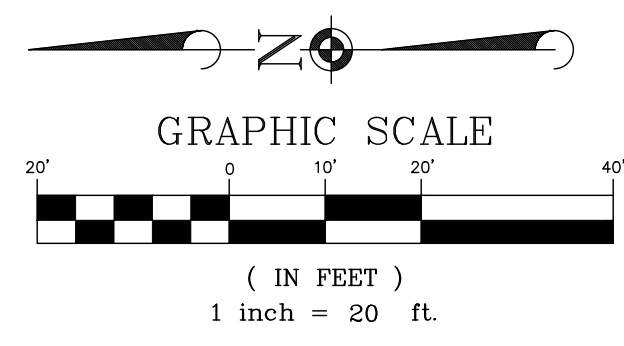


- SW 1/4 LEGEND**
- FOUND MONUMENT AS NOTED
 - ⊕ FOUND PLSS MONUMENT AS NOTED
 - ⊕ FOUND CHISELED CROSS
 - ✕ FOUND CUT "X"
 - FOUND RANGE POINT AS NOTED
- BOUNDARY LINE
- - - SECTION/ALIQUOT LINE
- - - RIGHT-OF-WAY LINE
- YPC = YELLOW PLASTIC CAP
RPC = RED PLASTIC CAP
PPC = PINK PLASTIC CAP
ESMT. = EASEMENT
R.O.W. = RIGHT OF WAY
BK., PG. = BOOK, PAGE
RECP. NO. = RECEPTION NUMBER

SECTION 19 BREAK-DOWN
SCALE: 1" = 500'

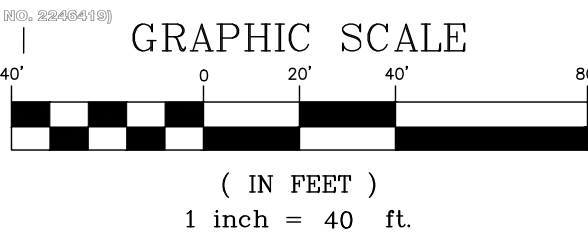
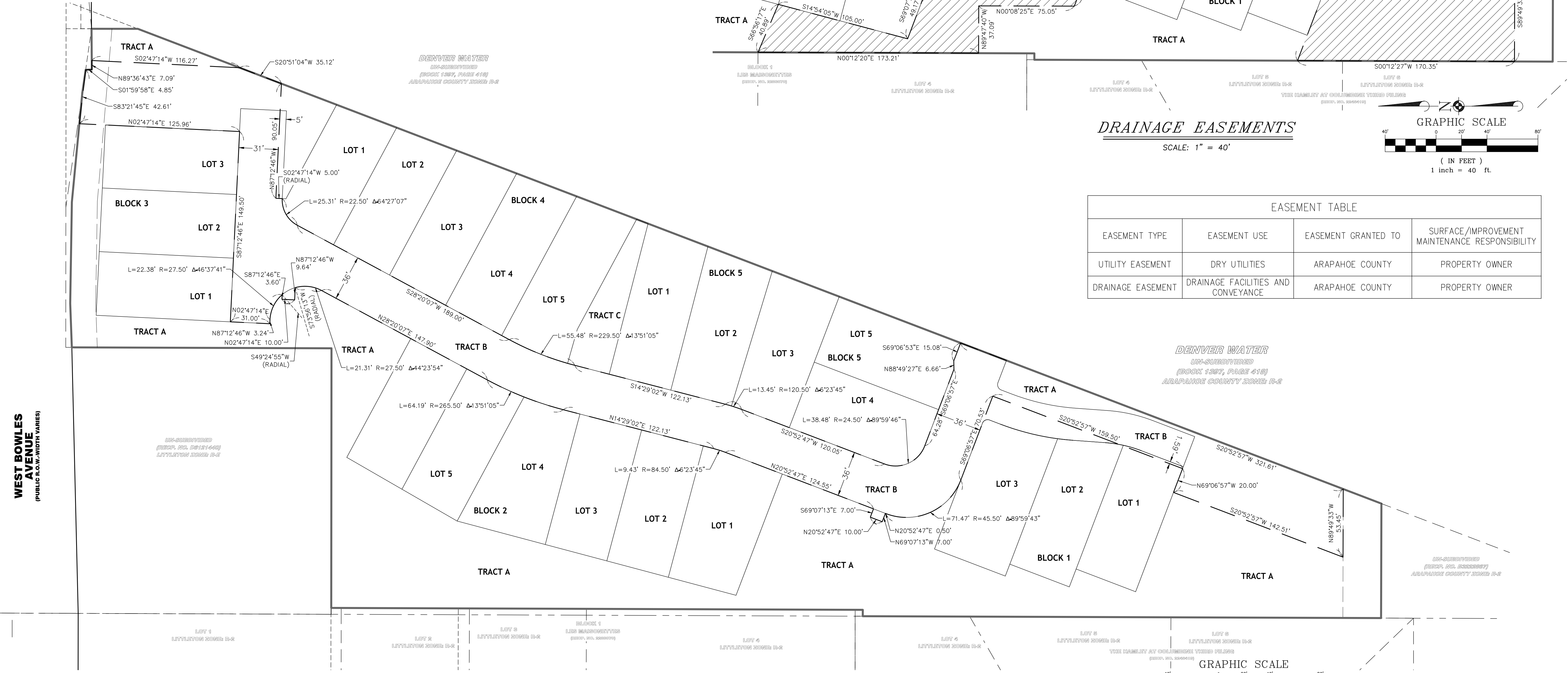
MILLSTONE AT COLUMBINE

BEING A PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO
PRELIMINARY PLAT



DRAINAGE EASEMENTS
SCALE: 1" = 40'

EASEMENT TABLE			
EASEMENT TYPE	EASEMENT USE	EASEMENT GRANTED TO	SURFACE/IMPROVEMENT MAINTENANCE RESPONSIBILITY
UTILITY EASEMENT	DRY UTILITIES	ARAPAHOE COUNTY	PROPERTY OWNER
DRAINAGE EASEMENT	DRAINAGE FACILITIES AND CONVEYANCE	ARAPAHOE COUNTY	PROPERTY OWNER



WEST BOWLES AVENUE
(PUBLIC R.O.W. WIDTH VARIES)

DATE	REVISION	COMMENTS
1/20/20	ADDRESS	COUNTY COMMENTS
9/18/20	ADDRESS	COUNTY COMMENTS/UPDATED TITLE COMMITMENT
10/20/20	ADDRESS	COUNTY COMMENTS

MILLSTONE AT COLUMBINE
PRELIMINARY PLAT
A PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
SHEET 4 - EASEMENT DETAILS

DRAFTED:	SLC:J	CHECKED:	E.D.C.
DATE:	11/26/2019	JOB NO.:	120-00225
SURVEY PREPARED FOR:		THE FRANCIS COMPANY, LLC	
SHEET NO.:		4 OF 4 SHEETS	