

# LAURITA SUBDIVISION EXEMPTION PLAT

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 62 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO SHEET 1 OF 2 COVER

**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 EXEMPTION 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 EXEMPTION 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 SHANNON MARIE PEDERSEN AND KRISTIN BARBARA SIEBENMORGEN BEING THE OWNER(S), MORTGAGEE, OR LIEN HOLDERS OF CERTAIN LANDS IN ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION**

A PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 62 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTH HALF OF SECTION 32; THENCE NORTHERLY ALONG THE WEST LINE OF THE SAID SOUTH HALF OF SECTION 32 A DISTANCE OF 438.62 FEET;  
 THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90°00'00" A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF ARAPAHOE COUNTY ROAD #149;  
 THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90°00'00" ALONG THE SAID EAST RIGHT OF WAY LINE OF ARAPAHOE COUNTY ROAD #149 A DISTANCE OF 538.80 FEET;  
 THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90°00'00" A DISTANCE OF 275.4 FEET;  
 THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90°00'00" A DISTANCE OF 538.80 FEET;  
 THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90°00'00" A DISTANCE OF 275.46 FEET TO THE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO. CONTAINING 148,418 SQUARE FEET OR 3.407 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO (A LOT) AS SHOWN ON THIS EXEMPTION PLAT, UNDER THE NAME AND STYLE OF "LAURITA SUBDIVISION EXEMPTION PLAT" 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., 20\_\_\_\_

SHANNON MARIE PEDERSEN

OWNER OF RECORD  
 STATE OF COLORADO }  
 }S.S.  
 COUNTY OF ARAPAHOE}

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ .

BY: \_\_\_\_\_ AS \_\_\_\_\_  
 (NAME) (TITLE)

OF \_\_\_\_\_ AN AUTHORIZED SIGNATORY.  
 (ENTITY)

BY \_\_\_\_\_ WITNESS MY HAND AND SEAL  
 NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

KRISTIN BARBARA SIEBENMORGEN

OWNER  
 STATE OF COLORADO }  
 }S.S.  
 COUNTY OF ARAPAHOE}

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ .

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BY \_\_\_\_\_ WITNESS MY HAND AND SEAL  
 NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

CASE NO. PX24-001

**STANDARD NOTES:**

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE EXEMPTION PLAT KNOWN AS LAURITA SUBDIVISION EXEMPTION PLAT, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

**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 EXEMPTION 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.

**LANDSCAPE MAINTENANCE:**

THE OWNERS OF THIS EXEMPTION 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.

**EMERGENCY ACCESS NOTE:**

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

**STREET MAINTENANCE:**

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS EXEMPTION PLAT 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.

**PUBLIC IMPROVEMENTS NOTE:**

AFTER FINAL EXEMPTION 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 EXEMPTION 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.

**DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE:**

THE OWNERS OF THIS EXEMPTION 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.

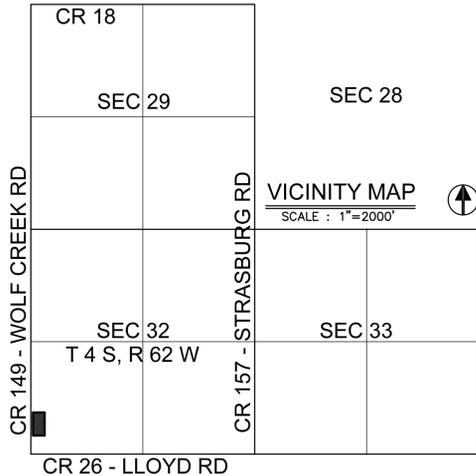
**DRAINAGE MASTER PLAN:**

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.
- 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.

**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.



SHEET INDEX  
 SHEET 1 COVER  
 SHEET 2 EXEMPTION PLAT

**SPECIFIC NOTES:**

**RURAL TRANSPORTATION IMPACT FEE (RUTIF) AREA**

THIS EXEMPTION PLAT IS LOCATED WITHIN AN AREA WHICH IS SUBJECT TO A RURAL TRANSPORTATION IMPACT FEES TO DEFRAY COSTS OF IMPACTS TO CAPITAL ROAD FACILITIES 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 NOTE**

**UTILITY EASEMENTS**

SAID UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS FIBER AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

**PUBLIC USE EASEMENTS**

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.

**WELL PERMIT**

PRIOR TO THIS SUBDIVISION EXEMPTION PLAT BEING APPROVED BY ARAPAHOE COUNTY (COUNTY), THE COUNTY REQUIRES THE CURRENT WELL OWNER SUBMIT TO THE STATE WATER ENGINEER (STATE), A WELL PERMIT APPLICATION TO RE-PERMIT THE EXISTING WELL (PERMIT NO. 818811). THE STATE SHALL HOLD THIS APPLICATION UNTIL THE APPLICANT PROVIDES TO THIS OFFICE DOCUMENTATION THAT THE COUNTY HAS APPROVED THE SUBDIVISION EXEMPTION AT WHICH TIME THE STATE WILL ACT UPON THE APPLICATION.

**SURVEYING CERTIFICATE:**

I, CURTIS LANDRY, 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 EXEMPTION PLAT ACCURATELY REPRESENTS SAID SURVEY.

\_\_\_\_\_  
 LICENSED LAND SURVEYOR

**BOARD OF COUNTY COMMISSIONERS APPROVAL:**

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS, THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_ A.D., 20\_\_\_\_.

CHAIR: \_\_\_\_\_

ATTEST: \_\_\_\_\_

**EASEMENT CHART**

EASEMENT TYPE	EASEMENT USE	EASEMENT GRANTED TO	SURFACE/IMPROVEMENT MAINTENANCE RESPONSIBILITY
UTILITY EASEMENT	DRY UTILITIES	ARAPAHOE COUNTY	PROPERTY OWNER

**AREA TABLE**

AREA DESCRIPTION	AREA	
	SQ. FT.	ACRES
LOT 1, BLOCK 1	144,646	3.321
GROSS BOUNDARY	144,646	3.321

# LAURITA SUBDIVISION EXEMPTION PLAT

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 62 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO SHEET 2 OF 2 EXEMPTION PLAT

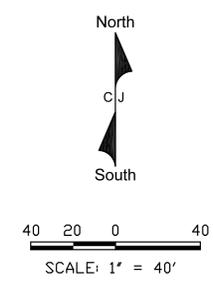
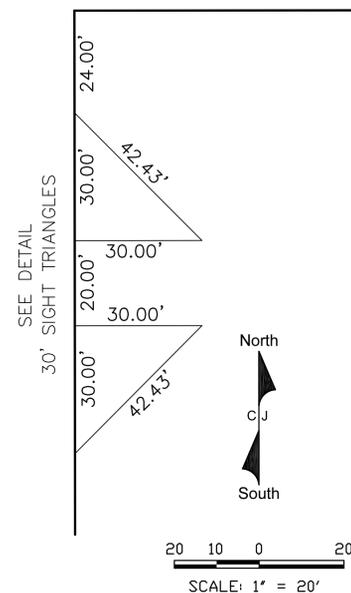
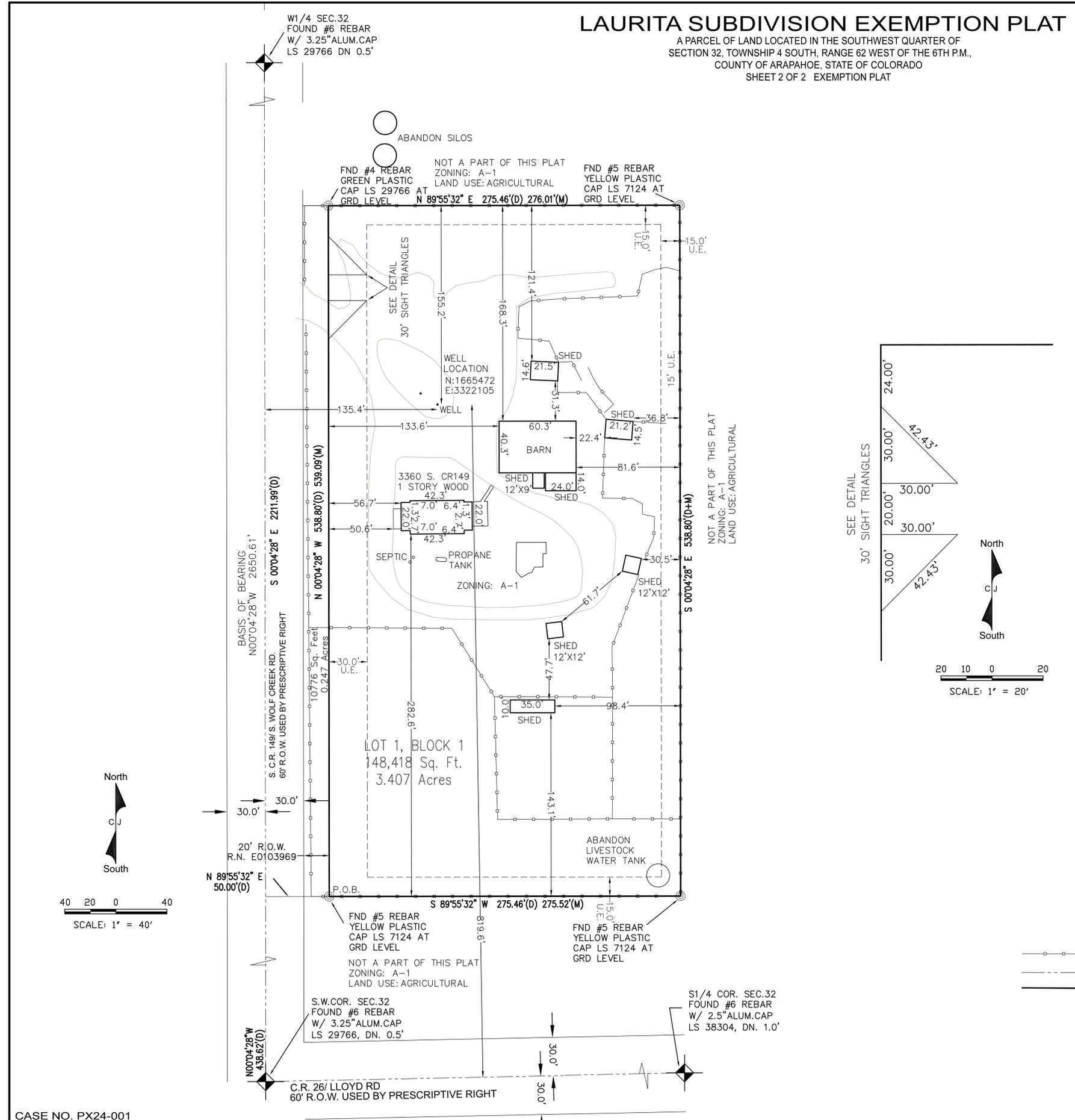
## PROPERTY DESCRIPTION:

A PARCEL OF LAND AS RECORDED IN BOOK D609 AT PAGE 7869, ARAPAHOE COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, STATE OF COLORADO.

CONTAINING 148,418 SQ.FT. 3.407 ACRES, MORE OR LESS.

## NOTES:

1. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
3. DATE OF FIELD WORK: 02/29/24. ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. A U.S. SURVEY FOOT IS EXACTLY 1200/3937 METER. NO OFFSET MONUMENTS WERE SET ON THIS SURVEY.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CJ SURVEYING L.L.C. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY.
5. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS, TITLE OF RECORD AND PROPERTY LINES WE RELIED UPON INFORMATION PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 598-HS0808534-412, EFFECTIVE DATE: JULY 24, 2024 AT 12:00 AM.
6. BASIS OF BEARING FOR THIS SURVEY IS DETERMINED BY GPS. THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, AS MONUMENTED WITH A 3.25" ALUMINUM CAP, LS 29766 AT THE SOUTHWEST CORNER AND A 3.25" ALUMINUM CAP LS 29766 AT THE WEST QUARTER CORNER, BEARING NORTH 00°04'28" WEST A DISTANCE OF 2650.61 FEET.
7. 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.
8. SPOT ELEVATIONS ARE NAVD88. DERIVED BY GPS, P3-32 LOCATED AT THE NORTHEAST CORNER OF CR 157 AND CR 30, NAVD 88 5585.99.
9. 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.
10. THE CHASE TRANSPORTATION COMPANY HAS AN EASEMENT ACROSS THE SOUTH HALF OF SECTION 31 AND 32, TOWNSHIP 4 SOUTH, RANGE 62 WEST IN BOOK 2117, PAGE 749. AND A OIL AND GAS LEASE IN BOOK 1813, PAGE 768.
11. THE 15' AND 30' UTILITY EASEMENT AS SHOWN ON THIS PLAT ARE DEDICATED TO ARAPAHOE COUNTY BY THIS EXEMPTION PLAT.



- ### LEGEND
- ⊙ FOUND PROPERTY CORNER AS DESCRIBED
  - ◆ SECTION CORNER
  - 🌳 TREE
  - PP POWER POLE
  - GRVEL DRIVEWAY
  - BUILDING
  - FENCE
  - - - SECTION LINE
  - PROPERTY LINE
  - (D) DEED
  - (M) MEASURE