

FOREST RIM ESTATES SUBDIVISION FILING NO. 2

A REPLAT OF LOT 3 BLOCK 1 OF FOREST RIM ESTATES SUBDIVISION FILING NO.1 A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, T. 5 S., R. 65 W., 6TH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO; BEING FURTHER DESCRIBED AS FOLLOWS:
FOR PURPOSES OF THIS DESCRIPTION, BEARINGS ARE BASED ON THE EAST LINE OF THE NE 1/4 OF THE NW1/4 OF SEC. 32 HAVING A BEARING OF N00°34'55"E AND MONUMENTED AS SHOWN HEREON.

PARCEL A:
THE SOUTH 30 FEET OF TRACT 5 AND THE NORTH 30 FEET OF TRACT 6, BLOCK 1 ALLRED SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO

PARCEL B:
LOT 3, BLOCK 1, FOREST RIM ESTATES SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

CONTAINS 31.15 ACRES (1,356,750 SQUARE FEET), MORE OR LESS.

CERTIFICATE OF DEDICATION AND OWNERSHIP

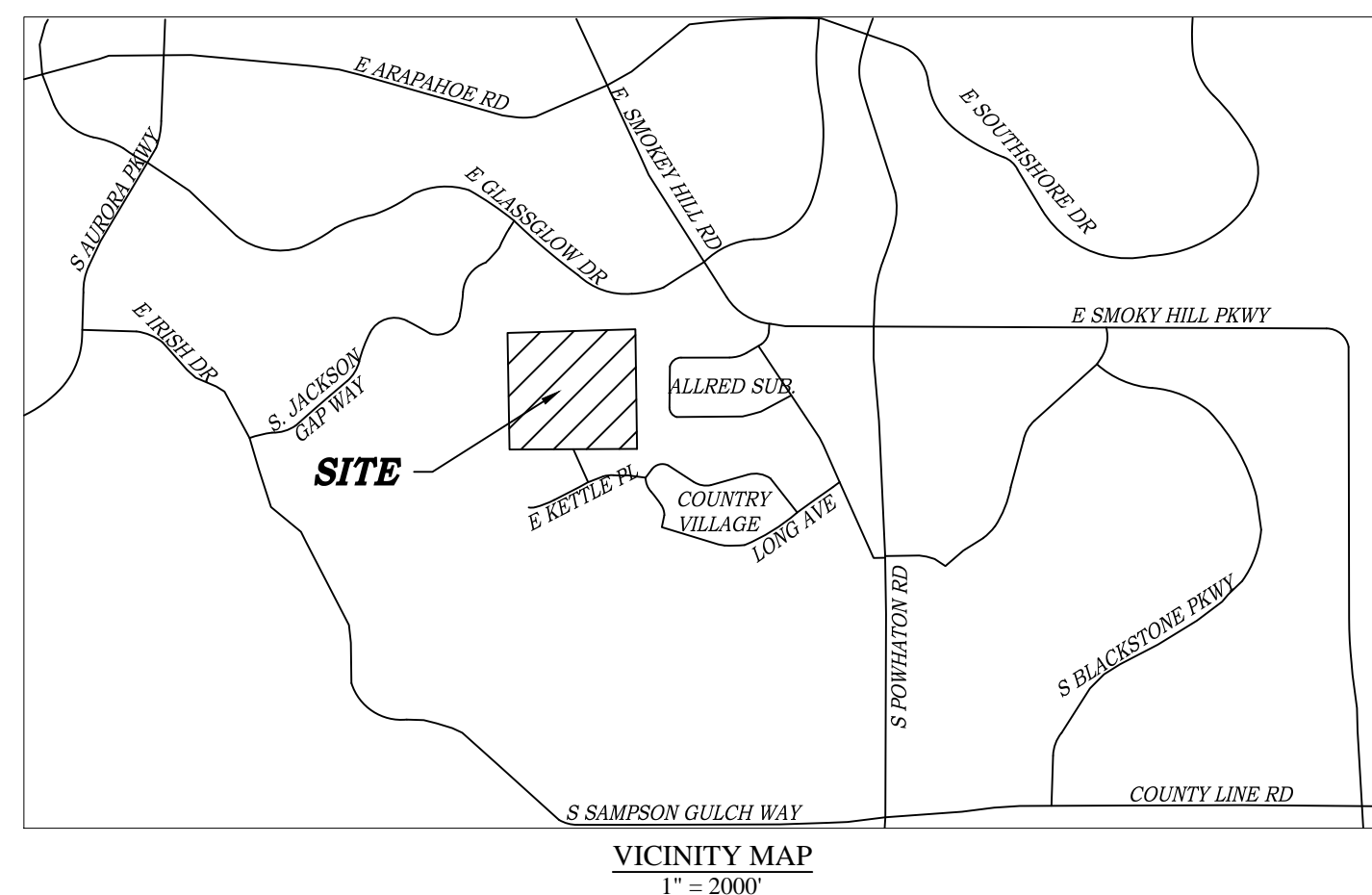
THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, THAT AS OF THE DATE SET FORTH BELOW AND THE DATE OF RECORDING OF THIS DOCUMENT, THE UNDERSIGNED CONSTITUTE ALL OF THE OWNERS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT. THAT THE UNDERSIGNED 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 RODERIC N. AND JANE E. GUILFORD REVOCABLE TRUST, UTA MAY 26, 2009 BEING THE OWNERS(S), MORTGAGEE, OR LIEN HOLDERS OF CERTAIN LANDS IN ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

PARCEL A:
THE SOUTH 30 FEET OF TRACT 5 AND THE NORTH 30 FEET OF TRACT 6, BLOCK 1 ALLRED SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO

PARCEL B:
LOT 3, BLOCK 1, FOREST RIM ESTATES SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

CONTAINS 31.15 ACRES (1,356,750 SQUARE FEET), MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF FOREST RIM ESTATES SUBDIVISION FILING NO. 2 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__

EXECUTED THIS ____ DAY OF ____ A.D., 20__

RODERIC N. GUILFORD
RODERIC N. AND JANE E. GUILFORD REVOCABLE TRUST
UTA MAY 26, 2009

JANE E. GUILFORD
RODERIC N. AND JANE E. GUILFORD REVOCABLE TRUST
UTA MAY 26, 2009

BY ITS ACKNOWLEDGEMENT

BY ITS ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

STATE OF _____ }
COUNTY OF _____ } S.S.

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

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

BY _____ AS _____ TRUSTEE _____
(NAME) (TITLE)

BY _____ AS _____ TRUSTEE _____
(NAME) (TITLE)

OF RODERIC N. AND JANE E. GUILFORD REVOCABLE TRUST
UTA MAY 26, 2009 AN AUTHORIZED SIGNATORY.
(ENTITY)

OF RODERIC N. AND JANE E. GUILFORD REVOCABLE TRUST
UTA MAY 26, 2009 AN AUTHORIZED SIGNATORY.
(ENTITY)

BY _____
NOTARY PUBLIC

BY _____
NOTARY PUBLIC

WITNESS MY HAND AND SEAL

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____
NOTARY ID NUMBER _____

MY COMMISSION EXPIRES _____
NOTARY ID NUMBER _____

CERTIFICATIONS

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY
COMMISSIONERS, THIS ____ DAY OF ____ A.D., 20__.

CHAIR: _____

ATTEST: _____

GENERAL NOTES:

- STEWART TITLE GUARANTY COMPANY FILE NO. 1984719 DATED MARCH 6, 2025 WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES, THIS SURVEY DOES NOT PRESENT A TITLE SEARCH TO DETERMINE OWNERSHIP, EASEMENT OR OTHER MATTERS OF PUBLIC RECORD BY ENCOMPASS SERVICES.
- BASIS OF BEARINGS: THE EAST LINE OF THE NE 1/4 OF THE NW 1/4, SEC 32 HAVING A BEARING OF N00°34'55"E AND MONUMENTD AS SHOWN HEREON.
- BENCHMARK: CITY OF AURORA BENCHMARK # 5S6539SE001. 3" BRASS CAP ON THE SELY CORNER OF A CURB OPENING INLET STRUCTURE BEING ON THE EASTERLY SIDE OF SMOKY HILL ROAD AND BEING NEARLY ON A PROJECTED LINE WITH THE SELY BOUNDARY OF SERENITY RIDGE SUBD. FILING NO 3 & THE NWLY BDY OF SERENITY RIDGE FILING NO. 1. ELEVATION 6,145.93 (NAVD88)
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTES.
- 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 OFFSET MONUMENTS WERE SET WITH THIS PLAT.
- THIS SUBDIVISION IS OUTSIDE OF THE FEMA SPECIAL FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08005C0504L, EFFECTIVE DATE 02/17/2017. THIS SUBDIVISION IS OUTSIDE THE SPECIAL FLOOD HAZARD AREA BOUNDARIES OF A FLOOD HAZARD AREA DELINEATION (FHAD) STUDY.
- NOTICE: ACCORDING TO COLORADO LAY 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 SURVEYOR'S STATEMENT SHOWN HEREON.
- UTILITY EASEMENTS ARE DEDICATED TO ARAPAHOE COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION, PUBLIC SERVICE TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
- EXISTING ZONING: RR-B
- FIRE SUPPRESSION FACILITIES ACCESS EASEMENTS, ETC, INCLUDING MAINTENANCE OF THE CISTERN AND ALL FIRE SUPPRESSION RELATED FACILITIES TO BE LOCATED ON TRACT A.
- THE ARAPAHOE COUNTY PUBLIC WORKS AND DEVELOPMENT DEPARTMENT WILL NOT ISSUE ANY BUILDING PERMITS UNTIL PROOF IS FURNISHED TO THE DEPARTMENT THAT THE FIRE ACCESS EASEMENT SHOWN HEREON DESIGNATED TO BE OBTAINED BY SEPARATE INSTRUMENT HAS BEEN RECORDED.

AREA DESCRIPTION	AREA	
	(SQ. FT.)	(ACRES)
BLOCK 1		
LOT 1	110,639	2.54
LOT 2	130,047	2.99
LOT 3	130,826	3.00
LOT 4	117,759	2.70
LOT 5	120,165	2.76
LOT 6	110,690	2.54
LOT 7	109,340	2.51
LOT 8	109,885	2.52
LOT 9	111,038	2.55
LOT 10	110,036	2.52
TRACT A	146,589	3.37
TRACT B	49,736	1.14
GROSS BOUNDARY	1,356,750	31.15

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	NOTES
3	PLAT
4	EASEMENTS

CERTIFICATE OF SURVEY:

I, ELLJAH FRANE, 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.

ELLJAH FRANE, COLORADO PLS 38376
FOR AND ON BEHALF OF
ENCOMPASS SERVICES, LLC

REVISIONS:		
NO.	DATE	DESCRIPTION



2750 S. WADSWORTH BLVD, SUITE C-202
DENVER, COLORADO 80227
303-955-6080
WWW.ENCOMPASSSERVICES.COM

DRAWN BY: JR PROJECT NO: 64895
CHECKED BY: EF DATE: 05/05/2025
FIELD WORK COMPLETED: 4/14/2025 SHEET 1 OF 4

FOREST RIM ESTATES SUBDIVISION FILING NO. 2

A REPLAT OF LOT 3 BLOCK 1 OF FOREST RIM ESTATES SUBDIVISION FILING NO.1 A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, T. 5 S., R. 65 W., 6TH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE, STATE OF COLORADO

STANDARD NOTES:

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE PLAT KNOWN AS FOREST RIM ESTATES SUBDIVISION FILING NO. 2, 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.

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.

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 CRAFT CIVIL DESIGN. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF RODERIC N. AND JANE E. GUILFORD REVOCABLE TRUST, UTA MAY 26, 2009 GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE RODERIC N. AND JANE E. GUILFORD REVOCABLE TRUST, UTA MAY 26, 2009 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 DAN ALLEN/CRAFT CIVIL DESIGN DRAINAGE DESIGN.

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.

STANDARD NOTES (CONT.):

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 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.

DRAINAGE MASTER PLAN NOTE

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.

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.

SPECIFIC NOTES

RURAL TRANSPORTATION IMPACT FEE (RUTIF) AREA

THE FOREST RIM ESTATES SUBDIVISION FILING NO. 2 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.

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.

STORMWATER MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT BEST MANAGEMENT PRACTICES (BMP'S) AND STORMWATER FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS AND THE OPERATIONS AND MAINTENANCE (O AND M) GUIDE IN THE CASE OF PERMANENT BMP'S. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED BMP'S CONTAINED IN THE O AND M MANUAL RECORDED AT RECEPTION NUMBER _____ AND THE STORMWATER FACILITIES SHOWN IN THE APPROVED PHASE III DRAINAGE REPORT AND SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL PERMANENT BMP'S AND/OR STORMWATER FACILITIES ASSOCIATED WITH THIS DEVELOPMENT. IF THE PERMANENT BMP'S AND STORMWATER FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

REVISIONS:		
NO.	DATE	DESCRIPTION

NOTES



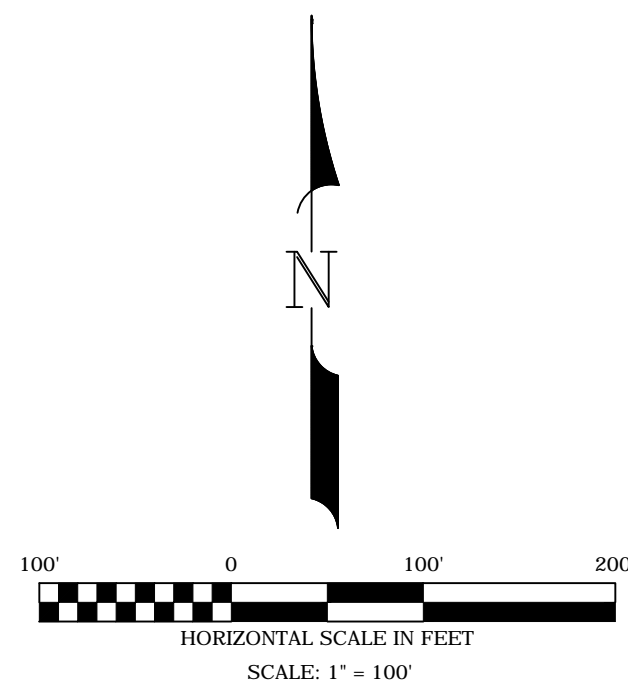
2750 S. WADSWORTH BLVD, SUITE C-202
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DRAWN BY: JR	PROJECT NO. 64695
CHECKED BY: EF	DATE: 09/05/2025
FIELD WORK COMPLETED: 4/14/2025	SHEET 2 OF 4

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FOREST RIM ESTATES SUBDIVISION FILING NO. 2

A REPLAT OF LOT 3 BLOCK 1 OF FOREST RIM ESTATES SUBDIVISION FILING NO. 1
 A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF
 SECTION 32, T. 5 S., R. 65 W., 6TH PRINCIPAL MERIDIAN
 COUNTY OF ARAPAHOE, STATE OF COLORADO



EASEMENT CHART

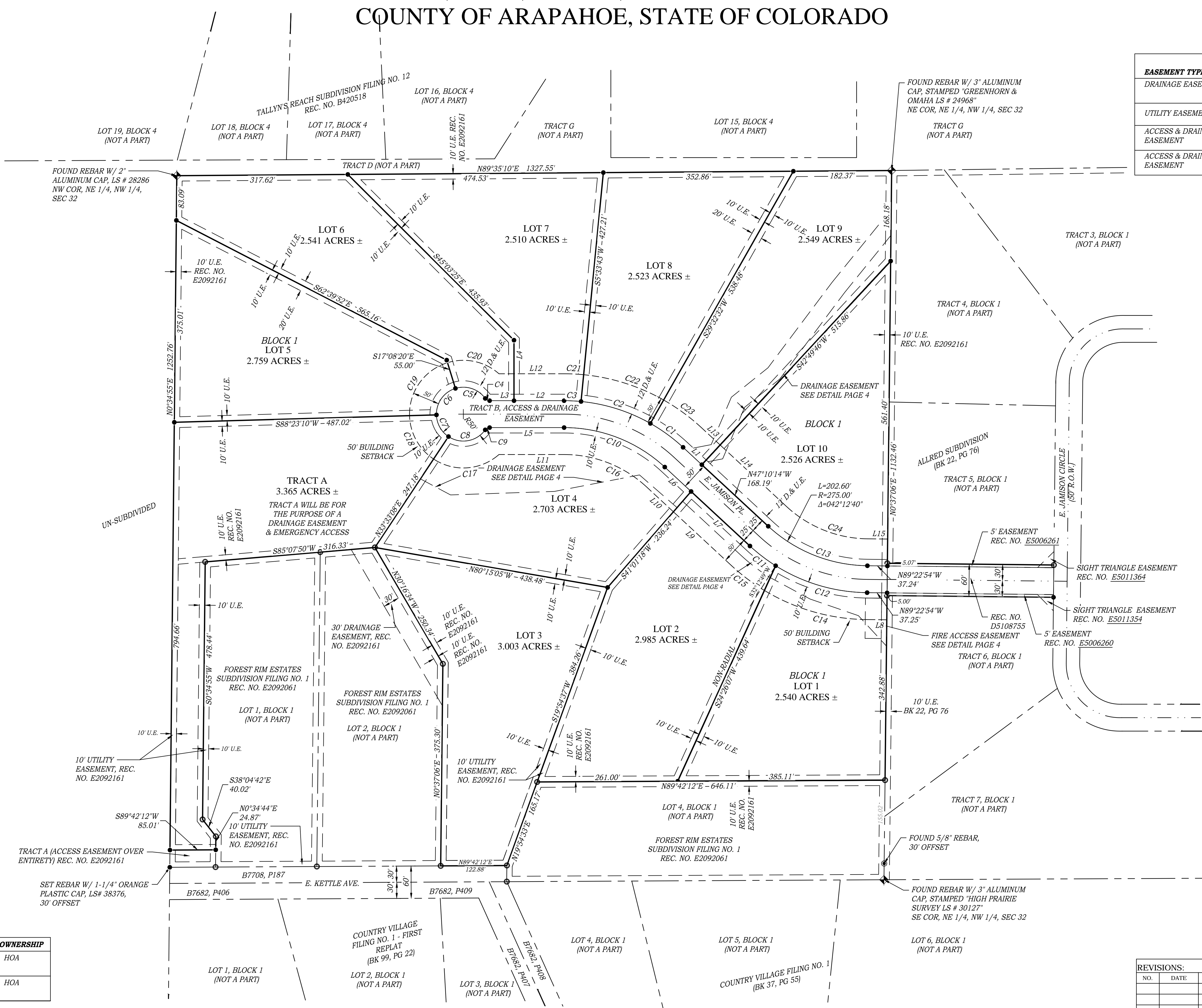
EASEMENT TYPE	USE	EASEMENT GRANTED TO	SURFACE / IMPROVEMENTS MAINTENANCE RESPONSIBILITY
DRAINAGE EASEMENT	DRAINAGE FACILITIES AND/OR CONVEYANCE	ARAPAHOE COUNTY	HOA
UTILITY EASEMENT	DRY UTILITIES	ARAPAHOE COUNTY	PROPERTY OWNER
ACCESS & DRAINAGE EASEMENT	ROADWAY AND DRAINAGE	ARAPAHOE COUNTY	HOA
ACCESS & DRAINAGE EASEMENT	ROADWAY AND DRAINAGE	FIRE DEPT.	HOA

CURVE #	LENGTH	RADIUS	DELTA
C1	75.37	325.00	013°17'14"
C2	136.02	325.00	023°58'49"
C3	31.55	325.00	005°33'43"
C4	9.48	10.00	054°18'53"
C5	62.36	50.00	071°27'13"
C6	64.99	50.00	074°28'30"
C7	47.85	50.00	054°50'05"
C8	76.68	50.00	087°51'56"
C9	9.48	10.00	054°18'53"
C10	205.57	275.00	042°49'46"
C11	60.19	325.00	010°36'43"
C12	179.22	325.00	031°35'43"
C13	202.60	275.00	042°12'40"

LINE #	DIRECTION	LENGTH
L1	N47°10'14"W	47.52
L2	N90°00'00"E	93.05
L3	N90°00'00"E	45.28
L4	S00°00'00"E	112.30
L5	N90°00'00"W	138.34
L6	N47°10'14"W	66.72
L7	N47°10'14"W	149.02

LINE #	DIRECTION	LENGTH
L8	N89°22'53"W	37.25
L9	N47°10'14"W	147.41
L10	N47°10'14"W	68.30
L11	N90°00'00"W	120.93
L12	N90°00'00"E	120.93
L13	S47°10'14"E	47.52
L14	S47°10'14"E	168.19
L15	S89°22'54"E	37.25

CURVE #	LENGTH	RADIUS	DELTA
C14	199.97	375.00	030°33'11"
C15	76.30	375.00	011°39'29"
C16	168.19	225.00	042°49'46"
C17	130.83	100.00	074°57'40"
C18	95.70	100.00	054°50'04"
C19	129.98	100.00	074°28'30"
C20	102.19	100.00	058°32'55"
C21	36.40	375.00	005°33'43"
C22	156.95	375.00	023°58'49"
C23	86.96	375.00	013°17'14"
C24	165.76	225.00	042°12'40"



BENCHMARK:

- ALL ELEVATIONS SHOWN HEREON ARE NAVD88 ORTHOMETRIC/ GROUND ELEVATIONS RELATIVE TO CITY OF AURORA BENCHMARK ID# 5565295E001, BEING A 3" BRASS CAP ON SOUTHEASTERLY CORNER OF A CURB INLET, HAVING A PUBLISHED ELEVATION OF 6,145.93 FT.

NOTE:

- THE HISTORIC FLOW PATHS AND PATTERNS WILL BE MAINTAINED WITH THE DEVELOPMENT OF THE SITE.

LEGEND:

- SUBJECT BOUNDARY LINE
- SUBJECT LOT LINE
- - - ADJOINER PROPERTY LINE
- - - EASEMENT LINE
- - - ROAD RIGHT OF WAY
- SET 5/8" REBAR WITH ORANGE PLASTIC CAP LS # 38376
- FOUND REBAR W/ 1-1/4" PLASTIC CAP LS #30127
- ◆ SECTION CORNER
- U.E. UTILITY EASEMENT
- D. & U.E. DRAINAGE & UTILITY EASEMENT

TRACT NAME	AREA	USE	MAINTENANCE	FINAL OWNERSHIP
TRACT A	3.37 ACRES	DRAINAGE AND EMERGENCY ACCESS	HOA	HOA
TRACT B	1.14 ACRES	ACCESS, DRAINAGE, AND UTILITIES	HOA	HOA

NO.	DATE	DESCRIPTION

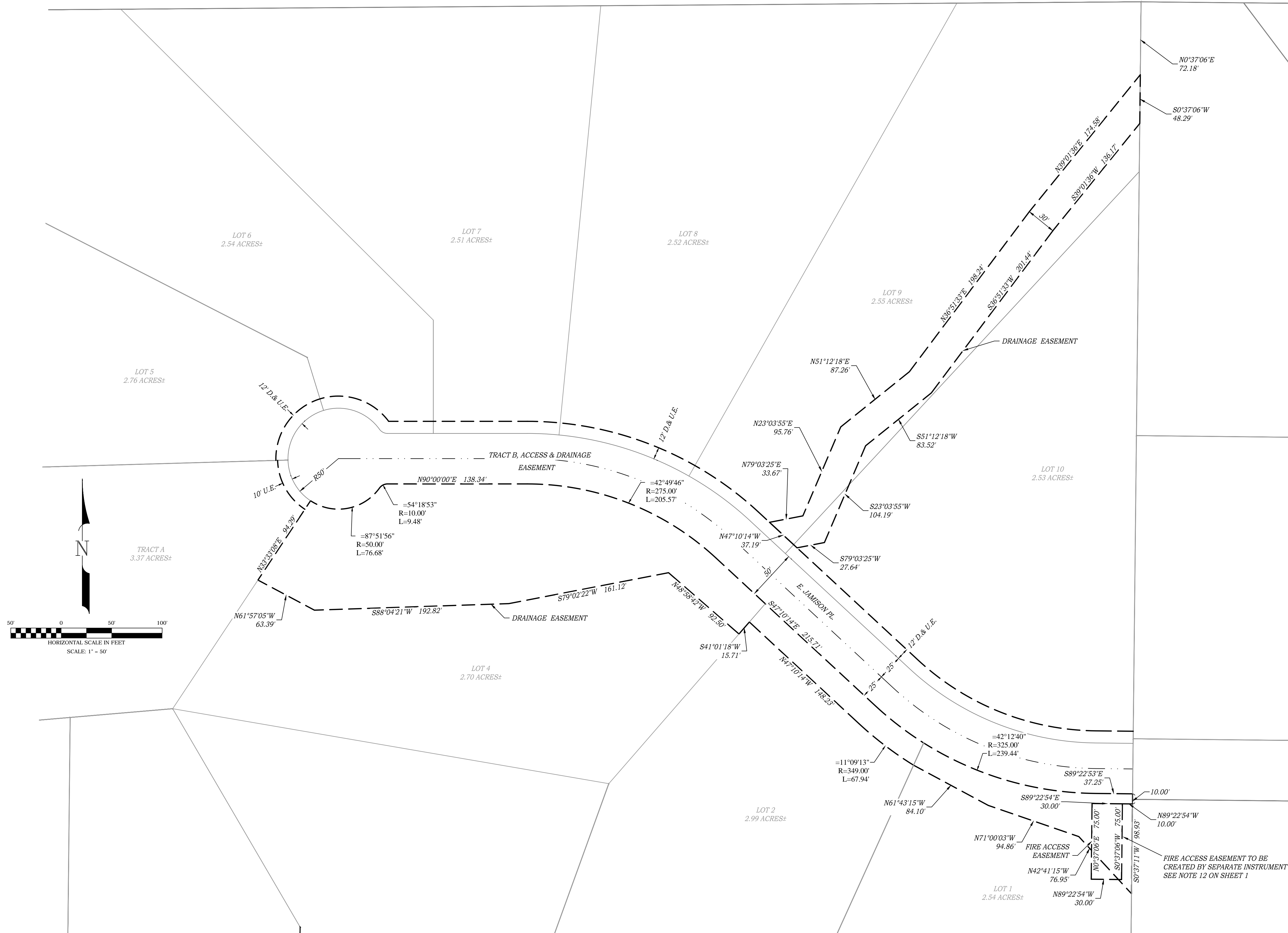
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2750 S. WADSWORTH BLVD, SUITE C-202
 DENVER, COLORADO 80227
 303.955.6080
 WWW.ENCOMPASSSERVICES.COM

DRAWN BY: JR PROJECT NO: 64695
 CHECKED BY: EF DATE: 09/05/2025 SCALE: 1" = 100'
 FIELD WORK COMPLETED: 4/14/2025 SHEET 3 OF 4

FOREST RIM ESTATES SUBDIVISION FILING NO. 2

A REPLAT OF LOT 3 BLOCK 1 OF FOREST RIM ESTATES SUBDIVISION FILING NO.1
 A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF
 SECTION 32, T. 5 S., R. 65 W., 6TH PRINCIPAL MERIDIAN
 COUNTY OF ARAPAHOE, STATE OF COLORADO



BENCHMARK:

1. ALL ELEVATIONS SHOWN HEREON ARE NAVD88 ORTHOMETRIC/ GROUND ELEVATIONS RELATIVE TO CITY OF AURORA BENCHMARK ID# 5565295E001, BEING A 3" BRASS CAP ON SOUTHEASTERLY CORNER OF A CURB INLET, HAVING A PUBLISHED ELEVATION OF 6,145.93 FT.

NOTE:

1. THE HISTORIC FLOW PATHS AND PATTERNS WILL BE MAINTAINED WITH THE DEVELOPMENT OF THE SITE.

LEGEND:

	SUBJECT BOUNDARY LINE
	EASEMENT LINE
	UTILITY EASEMENT
	DRAINAGE & UTILITY EASEMENT

REVISIONS:		
NO.	DATE	DESCRIPTION

EASEMENTS

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DRAWN BY: JR PROJECT NO: 64695
 CHECKED BY: EF DATE: 09/05/2025 SCALE: 1" = 50'
 FIELD WORK COMPLETED: 4/14/2025 SHEET 4 OF 5