

# LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION FILING NO. 1

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ARAPAHOE, STATE OF COLORADO

## 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 LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND, A DULY ORGANIZED TRUST FUND UNDER THE LAWS OF THE STATE OF COLORADO, BEING THE OWNER(S), MORTGAGEE, OR LIEN HOLDERS OF CERTAIN LANDS IN ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, EXCEPT THE NORTH 40 FEET; EXCEPT THE WEST 40 FEET, AND EXCEPT THOSE PORTIONS CONVEYED TO THE PUBLIC SERVICE COMPANY OF COLORADO IN DEEDS RECORDED DECEMBER 11, 1960 IN BOOK 1232 AT PAGES 260 AND 262, AND EXCEPT THAT PORTION DESCRIBED IN PARTIAL RELEASE OF DEED OF TRUST RECORDED DECEMBER 9, 1987 IN BOOK 5327 AT PAGE 713 AND EXCEPT THAT PORTION DESCRIBED IN DEEDS RECORDED JANUARY 20, 1989 IN BOOK 5617 AT PAGE 476 AND PAGE 481;

AND EXCEPT THAT PORTION CONVEYED TO ADM, BLT-QUINCY, LLC, A COLORADO LIMITED LIABILITY COMPANY IN DEED RECORDED FEBRUARY 21, 2002 AS RECEPTION NO. B2033929;

AND EXCEPT THAT PORTION CONVEYED TO PUBLIC SERVICE COMPANY OF COLORADO IN DEED RECORDED MAY, 15, 2017 AS RECEPTION NO. D7054245.

SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7;

THENCE SOUTH 80°15'46" WEST 386.69 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH HARVEST ROAD AS SHOWN ON HARVEST MILE ROAD SUBDIVISION EXEMPTION PLAT, RECORDED FEBRUARY 20, 2002 AT RECEPTION NO. B2033414 AND SPECIAL WARRANTY DEED RECORDED NOVEMBER 21, 2002 AT REC. NO. B2222253, ARAPAHOE COUNTY RECORDS, ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 26, 2024 AT RECEPTION NO. E4083536, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°06'17" WEST 814.13 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN EXHIBIT A OF SPECIAL WARRANTY DEED RECORDED MAY 15, 2017 AT RECEPTION NO. D7054245;

THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE ALONG THE NORTHERLY LINE OF SAID PARCEL AT RECEPTION NO. D7054245 THE FOLLOWING FIVE (5) COURSES

- SOUTH 89°55'24" WEST 108.50 FEET;
- SOUTH 75°06'10" WEST 1707.07 FEET;
- SOUTH 25°09'54" WEST 504.57 FEET;
- SOUTH 02°30'43" WEST 23.82 FEET;
- SOUTH 89°41'10" WEST 1326.64 FEET TO THE EASTERLY LINE OF PARCEL 2A OF A PARTIAL RELEASE OF DEED OF TRUST RECORDED DECEMBER 9, 1987 IN BOOK 5327 AT PAGE 713, ARAPAHOE COUNTY RECORDS.

THENCE DEPARTING SAID NORTHERLY LINE OF RECEPTION No. D7054245, ALONG SAID EASTERLY LINE OF SAID PARCEL "2A" AND ALONG THE EASTERLY LINE OF PARCEL "1" OF SAID PARTIAL RELEASE OF DEED OF TRUST NORTH 00° 00' 12" WEST 1739.55 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST QUINCY AVENUE, AS DESCRIBED IN DOCUMENT SAID DEEDS RECORDED JANUARY 20, 1989 IN BOOK 5617 AT PAGE 476;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST QUINCY AVENUE THE FOLLOWING THREE (3) COURSES:

- SOUTH 89°56'19" EAST 1046.10 FEET;
- NORTH 00°12'59" WEST 30.00 FEET;
- SOUTH 89°57'12" EAST 2228.42 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 26, 2024 AT RECEPTION NO. E4083536;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST QUINCY AVENUE ALONG THE WEST LINE OF SAID TRACT OF LAND AT RECEPTION NO. E4083536, SOUTH 00°00'39" WEST 25.71 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND;

THENCE ALONG THE SOUTH LINE OF SAID TRACT OF LAND, SOUTH 89°57'01" EAST 27.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,476,042 SQUARE FEET, OR 102.75 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT, A TRACT AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION FILING NO. 1 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\_\_

LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND

BY: \_\_\_\_\_

AS: \_\_\_\_\_

## BY ITS ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }

\_\_\_\_\_ S.S.

COUNTY OF \_\_\_\_\_ }

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF

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

BY \_\_\_\_\_ AS \_\_\_\_\_

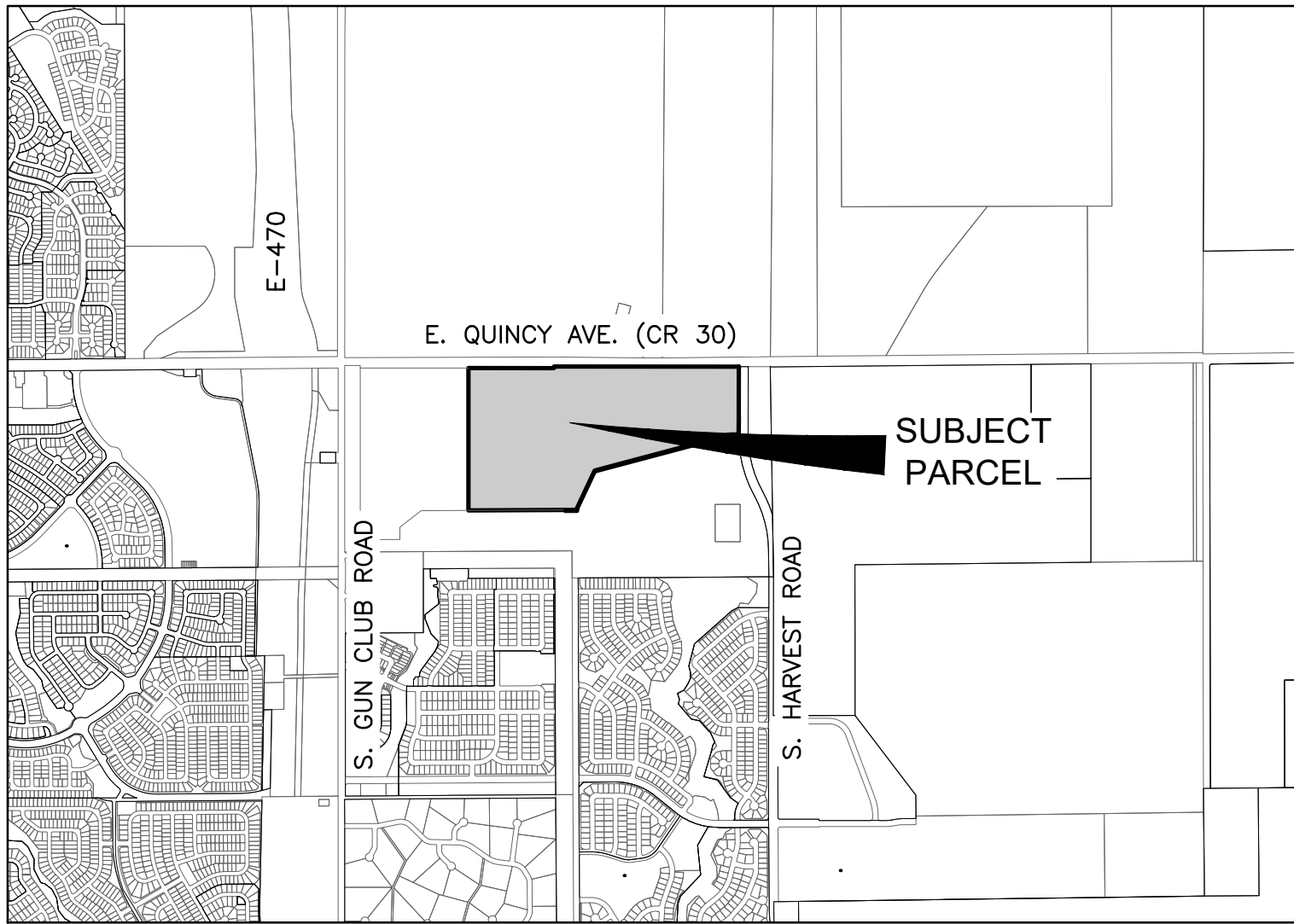
AN AUTHORIZED SIGNATORY OF LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND

BY \_\_\_\_\_ NOTARY PUBLIC

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY NUMBER \_\_\_\_\_

ARAPAHOE COUNTY CASE NO. PM23-001



VICINITY MAP  
SCALE: 1"=2000'

## INDEX OF SHEETS

SHEET 1	COVER SHEET
SHEET 2	GENERAL NOTES & STANDARD NOTES
SHEET 3	OVERALL PLAT SHEET
SHEET 4	DETAIL PLAT SHEET

## GENERAL NOTES

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
- THE SURVEYED PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT NO. 2323281, ISSUED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF JULY 19 2024, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO ATWELL, LLC HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT OF THE SUBJECT PROPERTY.
- BENCHMARK: CITY OF AURORA ID 5S6508NW001. 2-1/2" BRASS CAP TOP CENTER OF HEADWALL ABOVE MURPHY CREEK, SOUTH SIDE OF E. QUINCY AVENUE, EAST OF S. HARVEST ROAD. ELEV.=5777.82 (NAVD88).
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 7 BY A 2-1/2" ALUMINUM CAP STAMPED "2017 28285.", AND AT THE EAST QUARTER CORNER OF SAID SECTION 7 BY A 3-1/4" ALUMINUM CAP STAMPED "AMERICAN WEST 2008 PLS 30846". SAID EAST LINE BEARS SOUTH 00°54'57" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
- LINEAR DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- FLOOD NOTE: THE SUBJECT PARCEL LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL FLOOD INSURANCE RATE MAP FOR ARAPAHOE COUNTY, COLORADO MAP NO. 08005C0214L, EFFECTIVE DATE: 02/17/2017.
- THE CURRENT ZONING IS A-1.
- SURVEYED PROPERTY CONTAINS 4,476,751 SQUARE FEET OR 102.77 ACRES, MORE OR LESS.
- NO OFFSET MONUMENTS WERE SET WITH THIS PLAT.
- 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 CERTIFICATE SHOWN HEREON.

## BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS,

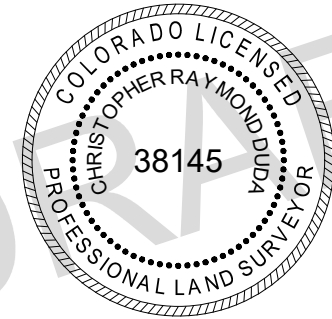
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

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

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

## SURVEYING CERTIFICATION

I, CHRISTOPHER RAYMOND DUDA, 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.



CHRISTOPHER RAYMOND DUDA, PLS  
COLORADO REG. NO. 38145  
FOR AND ON BEHALF OF ATWELL, LLC

## PLANNING COMMISSION RECOMMENDATION

NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY

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

\\codenfs\projects\22002634.dwg Survey\22002634 - final plat.vs.dwg Saved: 4/23/2025 11:09 AM Plotted: 4/23/2025 11:13 AM



REVISIONS		SHEET 1 OF 4
REVISED	06/06/2023	
REVISED	04/16/2024	FILE NO 22002634-PLAT
REVISED	07/29/2024	DATE 03/02/2025
REVISED	10/10/2024	DRAWN BY TWK
REVISED	10/30/2024	CHECK BY CRD
REVISED	02/04/2025	JOB NO. 22002634
REVISED	03/24/2025	
REVISED	04/23/2025	

# LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION FILING NO. 1

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ARAPAHOE, STATE OF COLORADO

STANDARD NOTES:

THE OWNER(S), DEVELOPER(S), AND/OR SUBDIVIDER(S) OF THE USE BY SPECIAL REVIEW KNOWN AS LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION – FILING NO. 1 ,THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED PORTION OF QUINCY AVENUE 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, 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 ATWELL LLC. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND 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 ATWELL LLC. DRAINAGE DESIGN.

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, 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 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:

- 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.

SPECIFIC NOTES:

AIRPORT INFLUENCE AREA NOTE (AVIGATION EASEMENT/HAZARD EASEMENT)

AN AVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS PLAT HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER.

THE LANDS CONTAINED WITHIN THIS PLAT LIE WITHIN THE AIRPORT INFLUENCE AREA, AN AREA WHICH IS LIKELY TO BE AFFECTED BY AIRCRAFT OPERATIONS AND THEIR POTENTIAL NOISE AND/OR CRASH HAZARDS TO A GREATER DEGREE THAN LANDS SITUATED OUTSIDE OF THE INFLUENCE AREA.

ALL LANDS CONTAINED WITHIN THIS PLAT SHALL COMPLY WITH F.A.R. PART 77, 'HEIGHT AND OBSTRUCTIONS CRITERIA'.

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.

RURAL TRANSPORTATION IMPACT FEE (RUTIF) AREA

LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION FILING NO. 1 IS LOCATED WITHIN AN AREA WHICH IS SUBJECT TO 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.

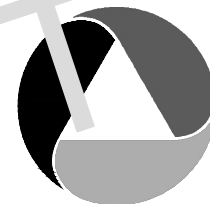
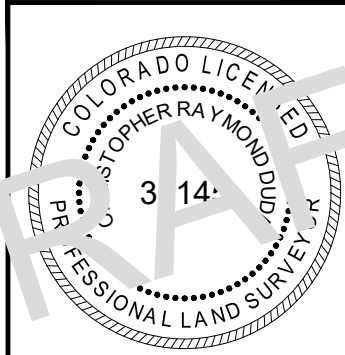
DRAINAGE

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.



**ATWELL**

866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
143 UNION BOULEVARD, SUITE 700  
LAKEWOOD, CO 80228  
303.462.1100

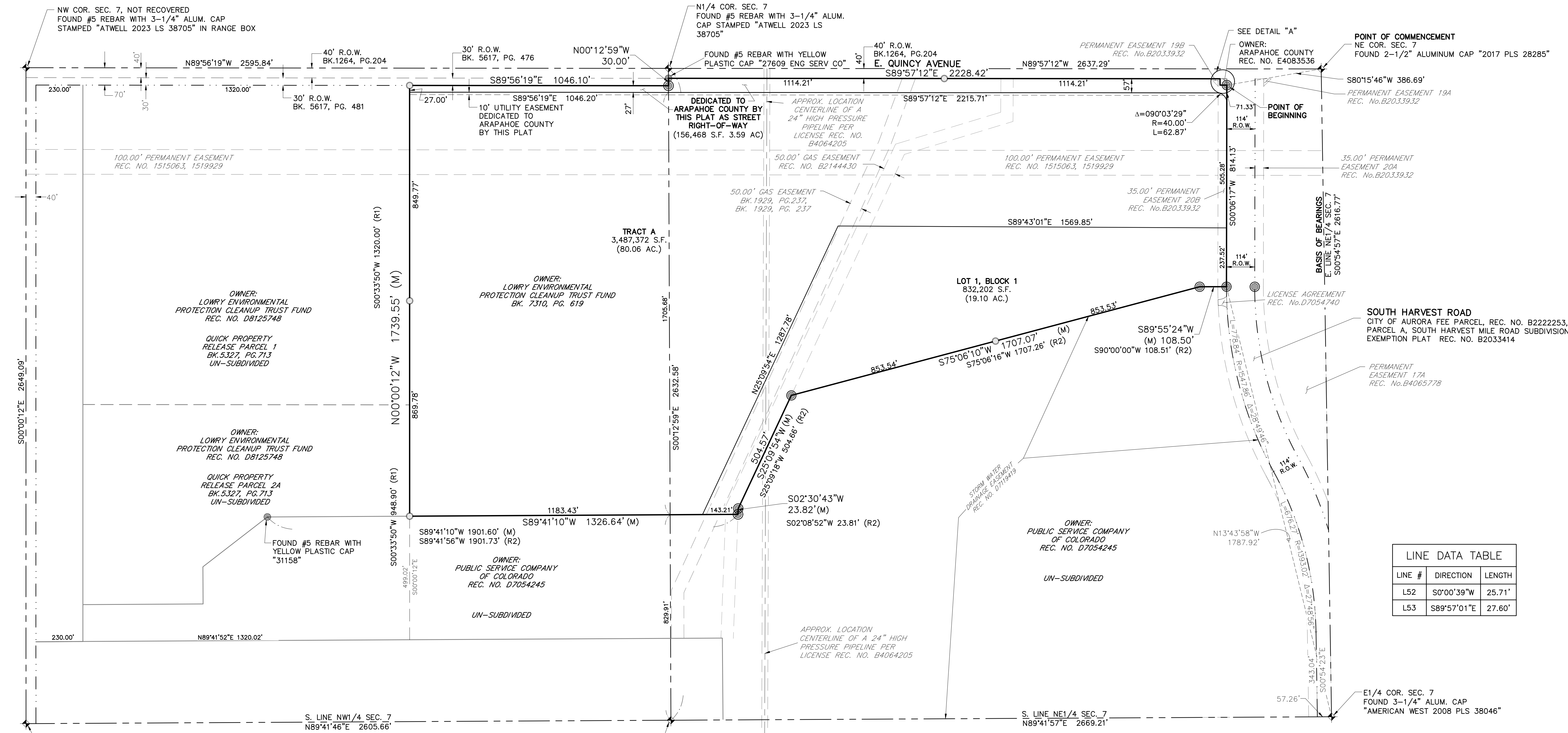
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LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION FILING NO. 1

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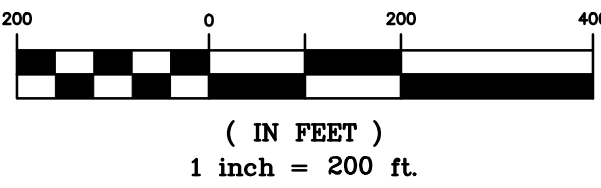
LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L52	S0°00'39\"W	25.71'
L53	S89°57'01\"E	27.60'

AREA TABLE		
AREA DESCRIPTION	AREA SQ. FT.	ACRES
LOT 1, BLOCK 1	832,202	19.10
TRACT A	3,487,372	80.06
RIGHT-OF-WAY	156,468	3.59
GROSS BOUNDARY	4,476,042	102.75

TRACT TABLE				
TRACT NAME	AREA	INTENDED USE	MAINTENANCE	FINAL OWNERSHIP
TRACT A	3,487,372 SQ. FT. 80.06 ACRES	FUTURE DEVELOPMENT	TRACT A OWNER	TRACT A OWNER

- (R1) RECORD INFORMATION PER BOOK 5327, PAGE 713, ARAPAHOE COUNTY RECORDS
- (R2) RECORD INFORMATION PER REC. NO. D7054245, ARAPAHOE COUNTY RECORDS
- (M) MEASURED INFORMATION
- FOUND #5 REBAR WITH 1-1/2\" YELLOW PLASTIC CAP \"EWS PLS 31158\" UNLESS OTHERWISE NOTED
- SET 18\" LONG NO. 5 REBAR WITH 1-1/2\" RED PLASTIC CAP \"PLS 38145
- ✦ SECTION CORNER, AS NOTED

- PLAT BOUNDARY
- - - SECTION LINE
- . - . - RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE

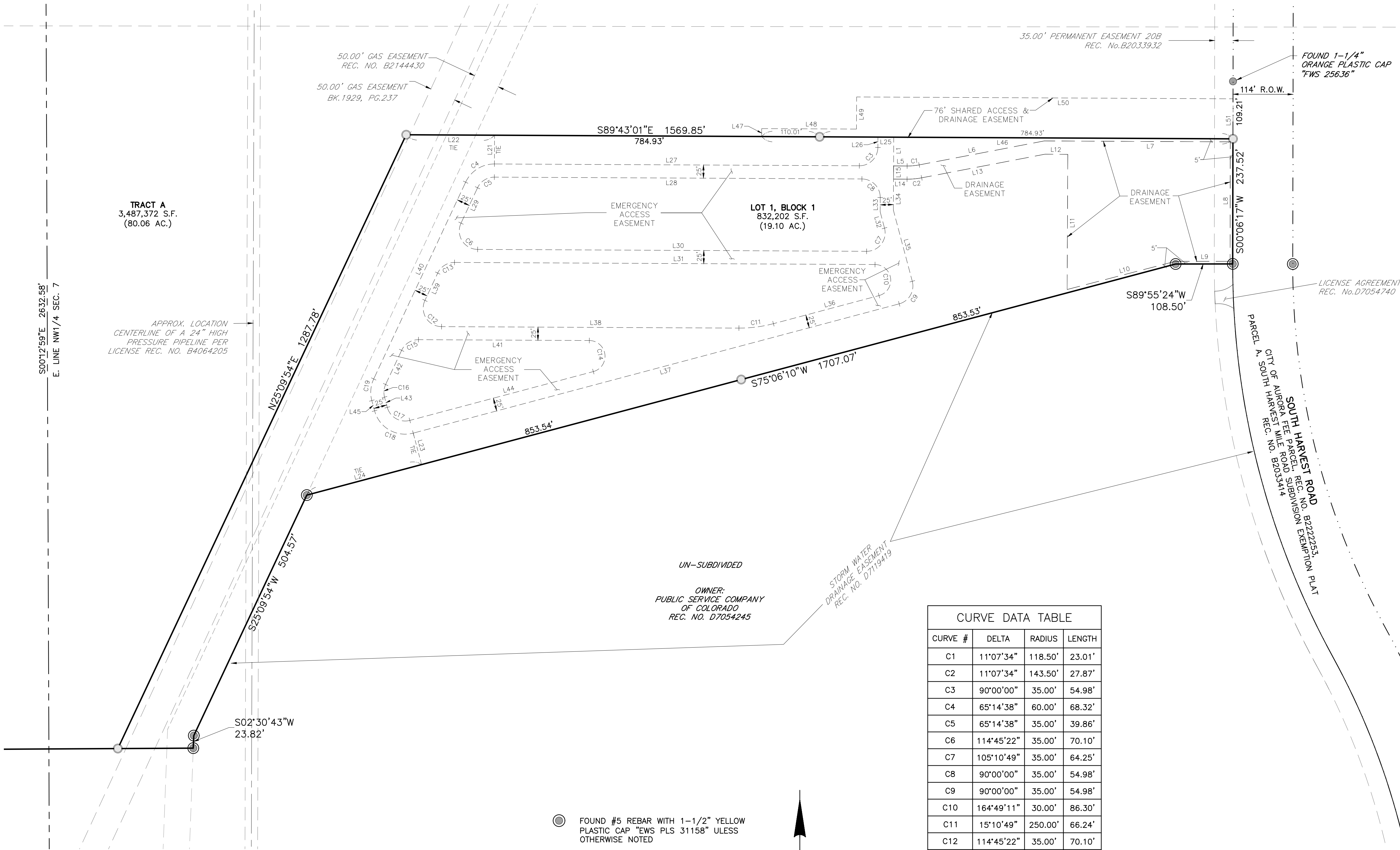


REVISIONS	
REVISED	06/06/2023
REVISED	04/16/2024
REVISED	07/29/2024
REVISED	10/30/2024
REVISED	02/05/2025
REVISED	03/24/2025
REVISED	04/23/2025

SHEET	
3	
OF 4	
FILE NO	22002634-PLAT
DATE	03/02/2023
DRAWN BY	VS-TWK
CHECK BY	CRD
JOB NO.	22002634

LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION FILING NO. 1

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ARAPAHOE, STATE OF COLORADO



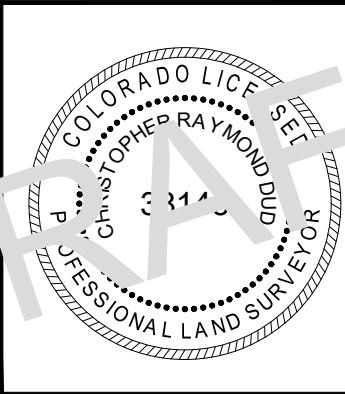
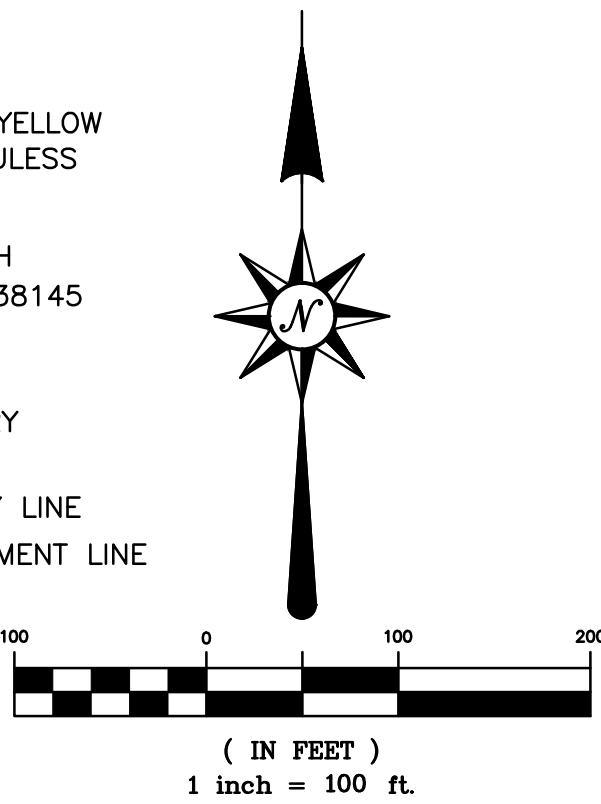
LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	N0°16'59"E	54.66'
L5	N89°43'01"W	25.72'
L6	S79°09'25"W	241.90'
L7	N89°43'01"W	353.17'
L8	N0°06'17"E	226.80'
L9	N89°55'24"E	104.16'
L10	N75°24'09"E	212.09'
L11	S0°16'47"W	256.70'
L12	S89°42'48"E	43.42'
L13	N79°09'25"E	238.32'
L14	S89°43'01"E	25.72'
L15	S0°16'59"W	25.00'
L21	N0°16'59"E	54.66'
L22	N89°43'01"W	167.76'
L23	S14°53'50"E	61.81'
L24	S75°06'10"W	225.59'
L25	N89°43'01"W	30.00'
L26	S0°16'59"W	19.66'
L27	N89°43'01"W	693.00'
L28	N89°43'01"W	698.00'
L29	N25°02'21"E	74.16'
L30	S89°43'01"E	738.66'
L31	S89°43'01"E	798.55'
L32	N14°53'50"W	32.01'
L33	N0°16'59"E	27.28'
L34	S0°16'59"W	58.95'
L35	N14°53'50"W	139.75'
L36	N75°06'10"E	207.45'
L37	N75°06'10"E	954.94'
L38	S89°43'01"E	564.71'
L39	N25°02'21"E	57.26'
L40	N25°02'21"E	412.38'
L41	S89°43'01"E	324.55'
L42	N25°02'21"E	71.73'
L43	S15°04'33"E	20.16'
L44	N75°06'10"E	360.52'
L45	N15°04'33"W	20.16'
L46	S89°43'01"E	894.94'
L47	S0°16'59"W	15.00'
L48	N89°43'01"W	180.00'
L49	S0°16'59"W	61.00'
L50	N89°43'01"W	714.94'
L51	N0°16'59"E	76.00'

CURVE DATA TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	11°07'34"	118.50'	23.01'
C2	11°07'34"	143.50'	27.87'
C3	90°00'00"	35.00'	54.98'
C4	65°14'38"	60.00'	68.32'
C5	65°14'38"	35.00'	39.86'
C6	114°45'22"	35.00'	70.10'
C7	105°10'49"	35.00'	64.25'
C8	90°00'00"	35.00'	54.98'
C9	90°00'00"	35.00'	54.98'
C10	164°49'11"	30.00'	86.30'
C11	15°10'49"	250.00'	66.24'
C12	114°45'22"	35.00'	70.10'
C13	65°14'38"	35.00'	39.86'
C14	164°49'11"	30.00'	86.30'
C15	65°14'38"	35.00'	39.86'
C16	40°06'54"	35.00'	24.50'
C17	89°49'17"	35.00'	54.87'
C18	89°49'17"	60.00'	94.06'
C19	40°06'54"	60.00'	42.01'

EASEMENT CHART			
EASEMENT TYPE	EASEMENT USE	EASEMENT GRANTED TO	SURFACE/IMPROVEMENT MAINTENANCE RESPONSIBILITY
EMERGENCY ACCESS EASEMENT	SITE ACCESS AND UTILITY	ARAPAHOE COUNTY	LOT 1 OWNER
DRAINAGE EASEMENT	DETENTION POND AND DRAINAGE FACILITY	ARAPAHOE COUNTY	LOT 1 OWNER
SHARED ACCESS & DRAINAGE EASEMENT	SHARED ACCESS TO LOT 1 AND DRAINAGE IMPROVEMENTS	ARAPAHOE COUNTY AND LOT 1 OWNER	LOT 1 OWNER

- FOUND #5 REBAR WITH 1-1/2" YELLOW PLASTIC CAP "EWS PLS 31158" UNLESS OTHERWISE NOTED
- SET 18" LONG NO. 5 REBAR WITH 1-1/2" RED PLASTIC CAP "PLS 38145"
- SECTION CORNER, AS NOTED

- PLAT BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE



**ATWELL**  
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143 UNION BOULEVARD, SUITE 700  
LAKEWOOD, CO 80228  
303.462.1100

REVISIONS		SHEET 4 OF 4
REVISED	DATE	
REVISED 06/06/2023	03/02/2023	FILE NO 22002634-PLAT DRAWN BY TWK CHECK BY CRD JOB NO 22002634
REVISED 04/16/2024		
REVISED 07/29/2024		
REVISED 10/10/2024		
REVISED 10/30/2024		
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