

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 1 OF 4
COVER SHEET

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 ARCADIA CREEK, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND MELROSE CAPITAL, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER(S), MORTGAGEE, OR LIEN HOLDERS OF CERTAIN LANDS IN ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 125 FEET; THENCE NORTHERLY 683.5 FEET TO A POINT 120 FEET EAST OF THE WEST LINE OF SAID SECTION 19; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 19, 120 FEET; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 19, 683 FEET TO THE POINT OF BEGINNING.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCK AS SHOWN ON THIS PLAT, UNDER THE SAME AND STYLE OF **ARCADIA CREEK 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 RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED.

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

ARCADIA CREEK, LLC, A COLORADO LIMITED LIABILITY COMPANY

DAVID TSCHETTER, MANAGER

BY ITS ACKNOWLEDGEMENT

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

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20_____ BY DAVID TSCHETTER AS MANAGER OF ARCADIA CREEK, LLC, A COLORADO LIMITED LIABILITY COMPANY AN AUTHORIZED SIGNATORY.

BY _____

NOTARY PUBLIC

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____

NOTARY I.D. NUMBER

HOLDER OF DEED OF TRUST:

MELROSE CAPITAL, LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE DATE

PRINT NAME AS _____
PRINT TITLE

BY ITS ACKNOWLEDGEMENT

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

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20_____ BY _____ AS _____ OF MELROSE CAPITAL, LLC, A COLORADO LIMITED LIABILITY COMPANY AN AUTHORIZED SIGNATORY.

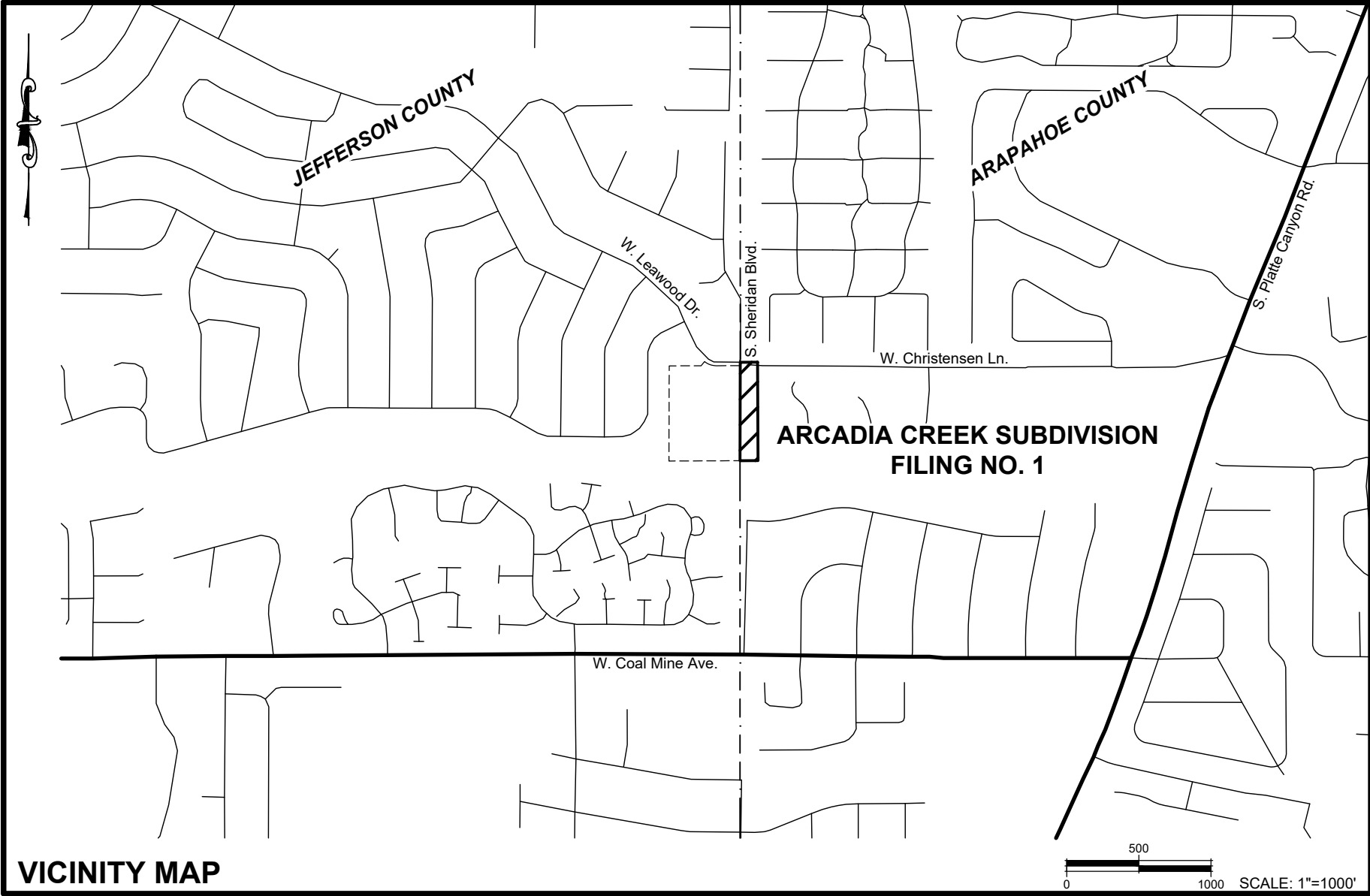
BY _____

NOTARY PUBLIC

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____

NOTARY I.D. NUMBER



VICINITY MAP

SHEET INDEX

SHEET	TITLE
1 OF 4	COVER SHEET
2 OF 4	ADDITIONAL NOTES
3 OF 4	PLAT SHEET
4 OF 4	WEST CHRISTENSEN LANE ACCESS

GENERAL NOTES:

- THE TOTAL ACREAGE OF THIS PLAT IS: 1.9201 ACRES, MORE OR LESS.
- DATE OF SURVEY: OCTOBER 8, 2021
- THE SUBJECT PROPERTY IS ZONED: R-2 (RESIDENTIAL)
- THIS SUBDIVISION INCLUDES A FEMA SPECIAL FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08005C0431, EFFECTIVE DATE APRIL 18, 2018. THIS SUBDIVISION IS OUTSIDE THE SPECIAL FLOOD HAZARD AREA BOUNDARIES OF A FLOOD HAZARD AREA DELINEATION (FHAD) STUDY. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
- THE COUNTY SHALL REQUIRE A MINIMUM 2-FOOT OF FREEBOARD BETWEEN THE 100-YEAR WATER SURFACE ELEVATION AND THE LOWEST FINISHED FLOOR ELEVATION OF ALL STRUCTURES ADJACENT TO THE 100-YEAR FLOODPLAIN.
- BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A GRID BEARING OF N00°05'52"E AND BOUNDED BY A NO. 6 REBAR WITH NO CAP FOUND AT THE SOUTH 1/16 CORNER OF SAID SECTION 24 | 19 AND A NO. 6 REBAR AND 2-1/2" ALUMINUM CAP, STAMPED "HCL ENGR AND SURV, 2007, PLS 11150" FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 24.
- DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- ALL PARCELS SHOWN HEREON ARE CONTIGUOUS AND CONTAIN NO GORES, GAPS OR OVERLAPS ALONG THEIR COMMON BOUNDARIES.
- NO OFFSET MONUMENTS WERE SET WITH THIS PLAT.
- BENCHMARK: NGS Q 409: STAINLESS STEEL ROD W/O SLEEVE (10 FT.+) STAMPED "Q 409 1984" LOCATED IN THE COLUMBINE HILLS SUBDIVISION, AT THE JUNCTION OF SOUTH WADSWORTH BOULEVARD AND WEST BOWLES AVENUE, 557.1 FT SOUTH OF THE CENTERLINE OF WEST BOWLES AVENUE, 161.1 FT SOUTHEAST OF THE CENTER OF THE EAST END OF A 5.0 FOOT METAL CULVERT, 66.9 FT EAST OF THE CENTERLINE OF THE NORTH BOUND LANES OF THE BOULEVARD, AND 58.1 FT SOUTHEAST OF THE SOUTH END OF A GUARD RAIL. THE MARK IS WEST FROM A WITNESS POST. ELEVATION=5543.77 FEET (NAVD 1988 DATUM)
- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.
- IMPROVEMENTS TO CHRISTENSEN LANE AND PRIVATE ROAD WILL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME THE HOMEOWNER'S ASSOCIATION (H.O.A.) TAKES CONTROL.
- ALL APPROVED IMPROVEMENTS TO THE "DRIVEWAY" FOR ACCESS SHALL BE INSTALLED IN A LOCATION AND IN A FASHION THAT IS EITHER WHOLLY ON ARCADIA CREEK, LLC'S PROPERTY (THE "ARCADIA PROPERTY") OR CONSISTENT WITH THE RIGHTS GRANTED TO THE OWNER OF THE ARCADIA PROPERTY (AT THAT TIME, WILLIAM O. WIEDER AND KATHERINE W. WIEDER) UNDER THAT CERTAIN STIPULATED QUIET TITLE DECREE RECORDED IN ARAPAHOE COUNTY, COLORADO AT RECEPTION NO. 00032991 (THE "DECREE"), TOGETHER WITH THAT CERTAIN SETTLEMENT AGREEMENT REFERENCED AT PARAGRAPH 5(B) OF THE DECREE, WHICH IS RECORDED IN ARAPAHOE COUNTY, COLORADO AT RECEPTION NO. 00032990 (THE "SETTLEMENT AGREEMENT").

AREA TABLE

AREA DESCRIPTION	SQUARE FEET	ACRES
LOT 1	20,013	0.4594
LOT 2	20,340	0.4669
TRACT A	12,981	0.2980
TRACT B	3,394	0.0779
TRACT C	520	0.0119
TRACT D	26,393	0.6059
GROSS BOUNDARY	83,641	1.9201

EASEMENT CHART

EASEMENT TYPE	EASEMENT USE	EASEMENT GRANTED TO	SURFACE/IMPROVEMENT MAINTENANCE RESPONSIBILITY
FLOODPLAIN AND DRAINAGE EASEMENT	DRAINAGE FACILITIES AND FLOODPLAIN	ARAPAHOE COUNTY	ARCADIA CREEK HOA
EMERGENCY ACCESS EASEMENT	EMERGENCY ACCESS	ARAPAHOE COUNTY	ARCADIA CREEK HOA
PRIVATE DRIVE	PRIVATE DRIVE	ARAPAHOE COUNTY	ARCADIA CREEK HOA

TRACT SUMMARY TABLE

TRACT	AREA	INTENDED USE	MAINTENANCE	FINAL OWNERSHIP
A	12,981 S.F. 0.2980 AC.	PRIVATE DRIVE / FLOODPLAIN / DRAINAGE	ARCADIA CREEK HOA	ARCADIA CREEK HOA
B	3,394 S.F. 0.0779 AC.	OPEN SPACE / FLOODPLAIN	ARCADIA CREEK HOA	ARCADIA CREEK HOA
C	520 S.F. 0.0119 AC.	OPEN SPACE / FLOODPLAIN / DRAINAGE	ARCADIA CREEK HOA	ARCADIA CREEK HOA
D	26,393 S.F. 0.6059 A.C.	OPEN SPACE / FLOODPLAIN / DRAINAGE	ARCADIA CREEK HOA	ARCADIA CREEK HOA

PROJECT CONTACTS:

OWNERS:

ARCADIA CREEK, LLC
ATTN: DAVID TSCHETTER
9958 WHISTLING ELK DRIVE
LITTLETON, COLORADO 80018
PHONE: (303) 877-6548

SURVEYOR:

ENGINEERING SERVICE COMPANY
ATTN: CHARLES N. BECKSTROM, PLS
14190 EAST EVANS AVENUE
AURORA, COLORADO 80014
PHONE: (303) 337-1393

CIVIL ENGINEER:

BRIGHTLIGHTER ENGINEERING
ATTN: CHARLIE KEENER, PE
1 BROADWAY, A225
DENVER, COLORADO 80203
PHONE: (720) 504-8629

SURVEYING CERTIFICATE:

I, CHARLES N. BECKSTROM, 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.

I FURTHER CERTIFY THAT I, CHARLES N. BECKSTROM, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF ENGINEERING SERVICE COMPANY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE, THAT IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.

CHARLES N. BECKSTROM
COLORADO PROFESSIONAL L.S. NO. 33202
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY



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: _____

ATTEST: _____

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 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.

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.

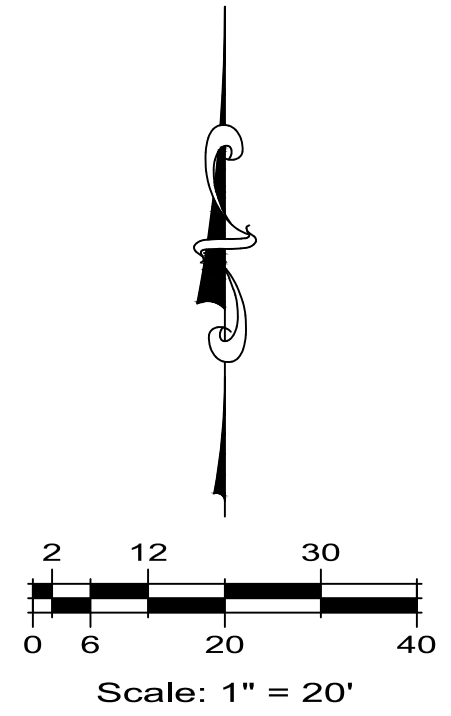
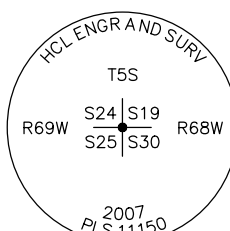
THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

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 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.



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

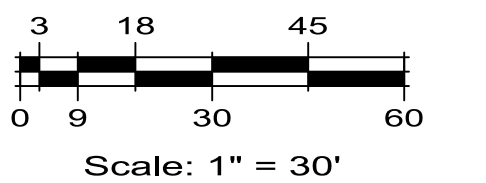


LEGEND	
	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	SECTION LINE
	NEW LOT & TRACT LINE
	EXISTING EASEMENT LINE
	NEW EASEMENT LINE
	APPROXIMATE LIMITS OF FLOOD ZONE
	APPROXIMATE LIMITS OF FLOODWAY
A.C.	ARAPAHOE COUNTY DOCUMENT
J.C.	JEFFERSON COUNTY DOCUMENT
R.O.W.	RIGHT-OF-WAY
B.K. PG.	BOOK AND PAGE
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'



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. 9410607) 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 5488-PG 211) 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. D8015682) IF DIFFERENT FROM AS-MEASURED
(XX,XX' R8)	PER A R.O.W. WARRANTY DEED (REC. NO. B0158544) IF DIFFERENT FROM AS-MEASURED
(XX,XX' R9)	PER THE RECORDED PLAT OF CHRISTENSEN LANE ESTATES, REC. NO. D2066010 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 PARENTHESES 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.



 ENGINEERING SERVICE COMPANY		14190 East Evans Avenue Aurora, Colorado 80014	
<i>Creative Solutions Since 1954</i> PE & CIVIL ENGINEERS • LAND SURVEYORS engineeringsserviceco.com		P 303.337.1393 F 303.337.7481 T/F 1.877.273.0659	
Project No.:	Date:	Field Book No.:	

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