

K AND F SUBDIVISION FILING NO. 1  
A TRACT OF LAND IN THE  
NORTHWEST QUARTER SECTION 2, TOWNSHIP 4 SOUTH, RANGE 62 WEST, SIXTH PRINCIPAL MERIDIAN  
COUNTY OF ARAPAHOE, STATE OF COLORADO  
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 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 RIGHT 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 K & F PROPERTTIES LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS, MORTGAGEE, OR LIEN HOLDERS OF CERTAIN LANDS IN ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 62 WEST OF THE 6th P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO; THENCE SOUTH A DISTANCE OF 50 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OLD HIGHWAY 36; THENCE EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1320 FEET; THENCE SOUTH A DISTANCE OF 234 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST ON A LINE PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE OF OLD HIGHWAY 36, A DISTANCE OF 861 FEET; THENCE SOUTH 00°05' WEST A DISTANCE OF 639 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 40; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF HIGHWAY 40 A DISTANCE OF 1011 FEET; THENCE NORTH A DISTANCE OF 100 FEET TO THE TRUE POINT OF BEGINNING.

ALSO DESCRIBED AS PER LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABM70815087.1-2, 02-06-2025 ALTA/NSPS LAND TITLE SURVEY, RECEPTION NO. E4082303, 12-17-2024

A PARCEL OF UNPLATTED LAND, SITUATED IN THE N.W.1/4 OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF STRASBUG, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S01°23'19"E A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OLD HIGHWAY 36; THENCE N88°36'41"E, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1334.01 FEET TO THE NORTHWEST CORNER OF RIGGS SUBDIVISION FILING NO. 1, A SUBDIVISION RECORDED JANUARY 24, 2017 IN THE ARAPAHOE COUNTY RECORDS UNDER RECEPTION NUMBER D7008838; THENCE S01°47'41"E, COINCIDENT WITH THE WEST LINE OF SAID RIGGS SUBDIVISION FILING NO. 1, A DISTANCE OF 234.04 FEET TO THE SOUTHWEST CORNER THEREOF AND THE TRUE POINT OF BEGINNING; THENCE N88°36'34"E, COINCIDENT WITH THE SOUTH LINE OF SAID RIGGS SUBDIVISION FILING NO. 1, A DISTANCE OF 861.03 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S00°21'38"E, COINCIDENT WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID RIGGS SUBDIVISION FILING NO. 1, A DISTANCE OF 617.99 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 40; THENCE COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1. THENCE N55°04'53"W A DISTANCE OF 329.23 FEET TO A POINT OF A NON-TANGENT CURVE; 2. THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°05'21", A RADIUS OF 3869.80 FEET, AN ARC LENGTH OF 681.42 FEET, A CHORD BEARING N60°30'55"W WITH A CHORD DISTANCE OF 680.54 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID RIGGS SUBDIVISION FILING NO. 1; THENCE N01°47'41"W, COINCIDENT WITH SAID SOUTHERLY EXTENSION, A DISTANCE OF 73.71 FEET TO THE TRUE POINT OF BEGINING.

CONTAINING 279763 SQUARE FEET OR 6.422 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOT 1 OF BLOCK 1 AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF K. AND F. 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\_\_\_\_\_

FOR AND BEHALF OF OWNER: K & F PROPERTIES LLC, A COLORADO LIABILITY COMPANY

BY ITS ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ SS  
COUNTY OF \_\_\_\_\_

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE

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

BY: K & F PROPERTIES LLC, A COLORADO LIABILITY COMPANY

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

\_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY I.D. NUMBER

DEDICATION OF UTILITY EASEMENTS

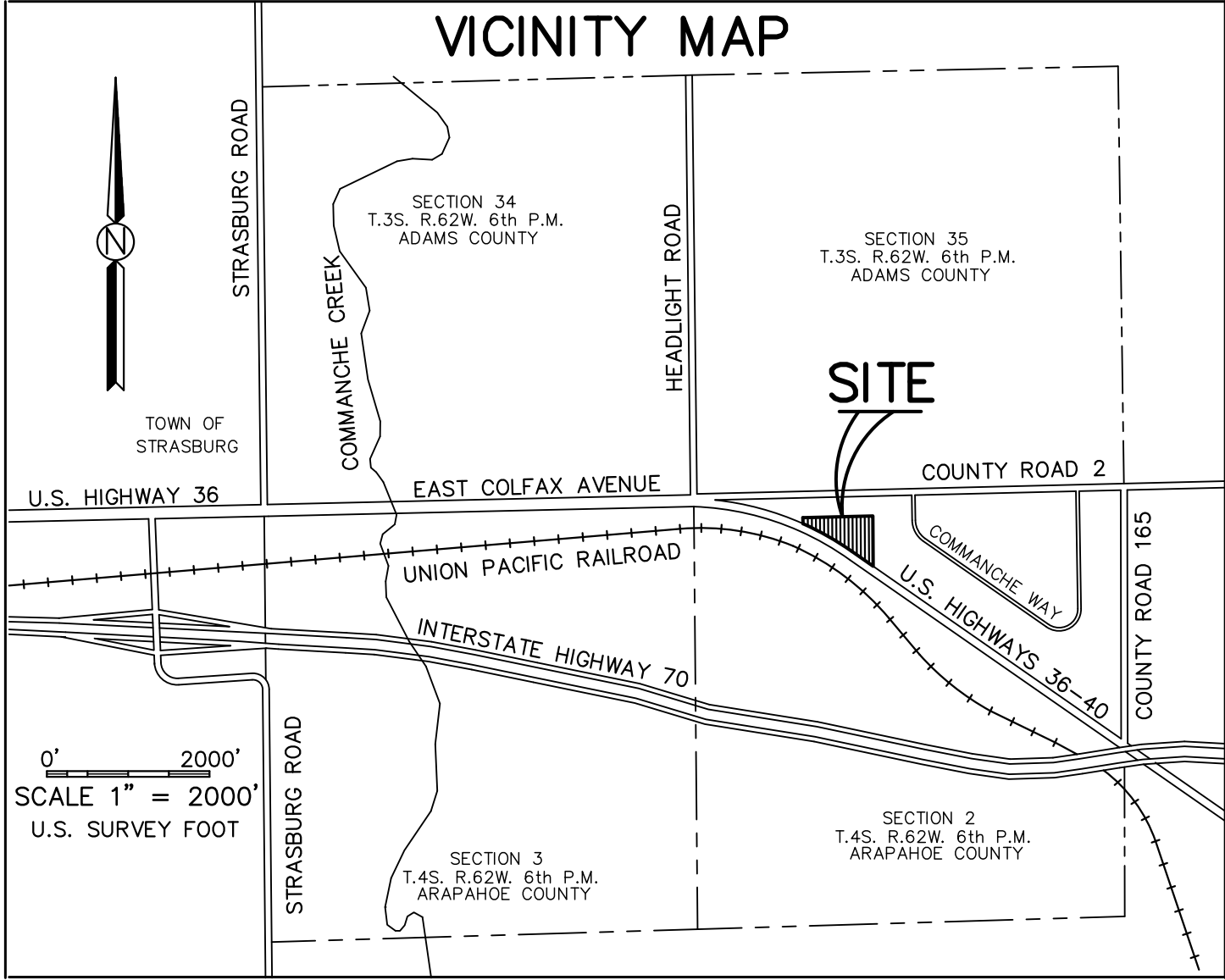
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS FIBER AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS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

RECORDER'S CERTIFICATE

THIS PLAN OR PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE

COUNTY AT \_\_\_\_\_ (A.M./P.M.) ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 202\_\_\_\_\_ IN BOOK

\_\_\_\_\_, PAGE \_\_\_\_\_, MAP \_\_\_\_\_, RECEPTION NO. \_\_\_\_\_



PLANNING COMMISSION RECOMMENDATION

NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_

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

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

BOARD OF COUNTY COMMISSIONER'S APPROVAL

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

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

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

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

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 CERTIFICATION SHOWN HEREON.

NOTES

- 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.
- SEE SHEET 2 OF 2 FOR BASIS OF BEARINGS, BENCH MARK AND FLOOD PLAIN INFORMATION.
- LAND TITLE GUARANTEE COMPANY'S COMMITMENT NO. ABM70815087.1-2 DATED 02-06-2025, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN PREPARATION OF THIS SURVEY.
- ALL DISTANCES SHOWN 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.
- THIS SITE IS CURRENTLY ZONED: UNINCORPORATED ARAPAHOE COUNTY ZONE DISTRICT B-4 (SPECIAL COMMERCIAL) AS DISCLOSED ON THE PROVIDED ZONING VERIFICATION LETTER, ZLT-2023-00035, DATED 08-22-2023.
- NO OFFSET MONUMENTS WERE SET WITH THIS PLAT.

NO FIRM/ NO FHAD

THIS SUBDIVISION IS OUTSIDE OF THE FEMA SPECIAL FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 08005C03005, EFFECTIVE DATE OF DECEMBER 17, 2010. THIS SUBDIVISION IS OUTSIDE THE SPECIAL FLOOD HAZARD AREA BOUNDARIES OF A FLOOD HAZARD AREA DELINEATION (FHAD) STUDY.

SURVEYING CERTIFICATE

I, CHARLES H. RUSSELL, 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.

\_\_\_\_\_  
CHARLES H. RUSSELL

SURVEYOR NOTE

THE DIMENSIONS, LOCATIONS AND OTHER INFORMATION REGARDING RECORDED RIGHTS-OF-WAY AND EASEMENTS WERE DERIVED FROM COPIES OF THE ACTUAL RECORDED DOCUMENTS. THE UNDERSIGNED SURVEYOR DID NOT PERSONALLY SEARCH THE PUBLIC RECORDS TO DETERMINE THE RECORDED RIGHTS-OF-WAY AND EASEMENTS AFFECTING THE PROPERTY, BUT INSTEAD RESEARCH WAS OBTAINED FROM LAND TITLE GUARANTEE COMPANY. THE RESEARCH IS BELIEVED BY THE UNDERSIGNED TO BE RELIABLE, COMPLETE AND CORRECT, AND IS NOT CONTRADICTED BY ANY OTHER INFORMATION KNOWN TO THE SURVEYOR. THIS DISCLOSURE IS PROVIDED TO COMPLY WITH 38-51-106 C.R.S. AND FOR NO OTHER PURPOSE.

PRELIMINARY PLAT  
NOT FOR RECORDING

ATTORNEY CERTIFICATE

I, \_\_\_\_\_, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE IN THE STATE OF COLORADO, REGISTRATION NO. \_\_\_\_\_, STATE THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED IN THIS PLAT AND STATE FURTHER THAT, IN MY OPINION, TITLE TO ALL LAND DESCRIBED IN THIS PLAT IS MERCHANTABLE IN THE OWNER AND IS FREE AND CLEAR OF ALL EASEMENTS, RIGHTS-OF-WAY, COVENANTS, LIENS AND ENCUMBRANCES EXCEPT (A) THOSE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THE PLAT AND (B) THOSE HELD BY OTHER SIGNATORIES TO THIS PLAT. I FURTHER STATE THAT, IN MY OPINION, THE PERSON SIGNING AS OWNER IS AUTHORIZED TO DO SO.

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE SUBDIVISION KNOWN AS K. AND F. 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 ROADWAYS SHOWN ON THE 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 THE 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 EASEMENT 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 DRIVE PARKING AREAS, AND EASEMENTS, I.E.: CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNERS(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHE THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF THE PERIMETER FENCING, LANDSCAPED AREA AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND 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 THE MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE NOTE

SIGHT DISTANCE RESTRICTIONS, CONSISTING OF A 30 FOOT BY 30 FOOT SIGHT DISTANCE TRIANGLE OR OF SUCH OTHER DIMENSIONS AS REQUIRED TO PROTECT AASHTO SIGHT LINE, 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/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.

SPECIFIC NOTES

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 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 THISE FLOWS (INCLUDING OFFSITE FLOWS) LEAVINGTHE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITALCOSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH THE 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.

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 THE 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.

ARAPAHOE COUNTY  
CASE NO. PM25-002

SHEET INDEX  
SHEET 1 OF 2  
COVER SHEET  
SHEET 2 OF 2  
SURVEY SHEET

REVISION 4 07-26-25  
REMOVED SIGNATURE BLOCK  
RECORDER'S CERT.  
CORRECTED 3 TYPES

REVISION 3 06-13-25  
CHANGED TO SUB & FLG 1  
CHANGED TO ALTA/NSPS  
ADDED CLERK CERT.  
CORRECTED TYPES

REVISION 1 05-07-25  
ADDED UTILITY DEDICATION  
REMOVED UEN HOLDER  
REVISION 2 05-22-25  
ADDED FEMA NO FLOOD  
CLEANED UT DED TEXT

P.O. BOX 746588 ARVADA, CO 80006 (720) 308-4453		1 SHEET	
RUSSELL SURVEYING		2	
ARAPAHOE COUNTY, COLORADO			
CLIENT K & F PROPERTIES LLC	SURVEY DATE 11-08-24	JOB NUMBER 24144B	

A TRACT OF LAND IN THE  
NORTHWEST QUARTER SECTION 2, TOWNSHIP 4 SOUTH, RANGE 62 WEST, SIXTH PRINCIPAL MERIDIAN  
COUNTY OF ARAPAHOE, STATE OF COLORADO  
SURVEY SHEET

