

PRELIMINIARY PLAT
RANCH AT WATKINS FARM FILING NO. 1
BEING A PART OF THE NE 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION:

THAT PART OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION SIX (6), TOWNSHIP FOUR (4) SOUTH, RANGE SIXTY-FOUR (64) WEST OF THE PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 64 WEST OF THE 6TH P.M.;
THENCE NORTH 89 DEGREES 00' 30" WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 5 A
DISTANCE OF 2654.16 FEET TO THE NORTHWEST CORNER OF SAID SECTION 5;
THENCE SOUTH 00 DEGREES 03' 30" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6 A
DISTANCE OF 23.90 FEET;
THENCE NORTH 89 DEGREES 09' 00" WEST ALONG THE SOUTH LINE OF TRACT NO. 8 OF THE DEPARTMENT OF
HIGHWAYS, STATE OF COLORADO, PROJECT NO. 1 095-1 (2), CONVEYED BY DEED RECORDED JULY 7, 1958 IN BOOK
1071 AT PAGE 358, ARAPAHOE COUNTY RECORDS, A DISTANCE OF 1334.46 FEET TO THE WEST LINE OF THE EAST
1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 6;
THENCE SOUTH 00 DEGREES 01' 41" WEST ALONG SAID WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF
SECTION 6 A DISTANCE OF 853.41 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 60 DEGREES 00' 00" EAST A DISTANCE OF 448.82 FEET;
THENCE SOUTH 43 DEGREES 44' 49" EAST A DISTANCE OF 1371.16 FEET TO SAID EAST LINE OF THE NORTHEAST 1/4
OF SECTION 6;
THENCE SOUTH 00 DEGREES 03' 30" EAST ALONG SAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 6 A
DISTANCE OF 544.75 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 6;
THENCE NORTH 88 DEGREES 11' 08" WEST ALONG THE SOUTH LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF
SECTION 6 A DISTANCE OF 1338.35 FEET TO THE CENTER-EAST 1/16 CORNER OF SECTION 6;
THENCE NORTH 00 DEGREES 01' 41" EAST ALONG SAID WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF
SECTION 6 A DISTANCE OF 1740.67 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM, ANY PORTION THEREOF LYING WITHIN COLFAX AVENUE OR LYING WITHIN EAST 6TH
AVENUE, AND FURTHER EXCEPTING THE PROPERTY CONVEYED IN DEED RECORDED MARCH 6, 1996 UNDER
RECEPTION NO. A6027754, AND THE PROPERTY SET FORTH IN FINAL RULE AND ORDER AND RELEASE OF LIS
PENDENS RECORDED NOVEMBER 9, 2018 UNDER RECEPTION NO. D8110966, AND ALSO EXCEPTING THAT PARCEL
CONVEYED BY SPECIAL WARRANTY DEED RECORDED JULY 3, 2024 UNDER RECEPTION NO. E4042650.

TOGETHER WITH

A PARCEL OF LAND BEING A PART OF THAT PARCEL OF LAND DESCRIBED IN GENERAL WARRANTY DEED
RECORDED OCTOBER 10, 2011 AT RECEPTION NUMBER D1106055, ARAPAHOE COUNTY, COLORADO CLERK AND
RECORDER'S OFFICE AND SITUATED IN THE NE 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 64 WEST OF THE
6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/16 CORNER OF SECTION 31, T.5S., R.64W.] SECTION 6, T.4S., R.64W., OF THE 6TH P.M.;
THENCE S00°28'51"E ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 6, A
DISTANCE OF 834.31 FEET TO THE NORTHEAST CORNER OF THE EAST COLFAX AVENUE RIGHT OF WAY (R.O.W.) AS
RECORDED IN COMMISSIONERS BOOK 5 AT PAGE 189 AND THE POINT OF BEGINNING;
THENCE S59°25'49"E A DISTANCE OF 540.43 FEET TO THE NORTHEAST CORNER OF A 60' ACCESS & UTILITY
EASEMENT AS RECORDED AT RECEPTION NUMBER A6027753;
THENCE S00°29'30"E ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 69.21 FEET TO A POINT ON THE
SOUTHWESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN GENERAL WARRANTY DEED RECORDED
OCTOBER 10, 2011 AT RECEPTION NUMBER D1106055;
THENCE N44°14'41"W ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 106.90 FEET;
THENCE N60°31'11"W CONTINUING ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 449.08 FEET TO A POINT ON
THE EAST R.O.W. LINE OF EAST COLFAX AVENUE AS RECORDED IN COMMISSIONERS BOOK 5 AT PAGE 189 AND ON
THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 6;
THENCE N00°28'51"W ALONG SAID EAST R.O.W. LINE OF EAST COLFAX AVENUE AND ALONG SAID WEST LINE OF THE
EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 46.49 FEET TO THE POINT OF BEGINNING.

CONTAINS (1,600,304 SQUARE FEET) 36.7379 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP:

WE, JL GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY, HEREBY AFFIRM THAT WE ARE THE OWNER
OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED
HEREIN, KNOWN AS RANCH AT WATKINS FARM FILING NO. 1, CASE NO. PP23-002.

JOSE MUÑOZ, MANAGING MEMBER

LUIS MUÑOZ, MANAGING MEMBER

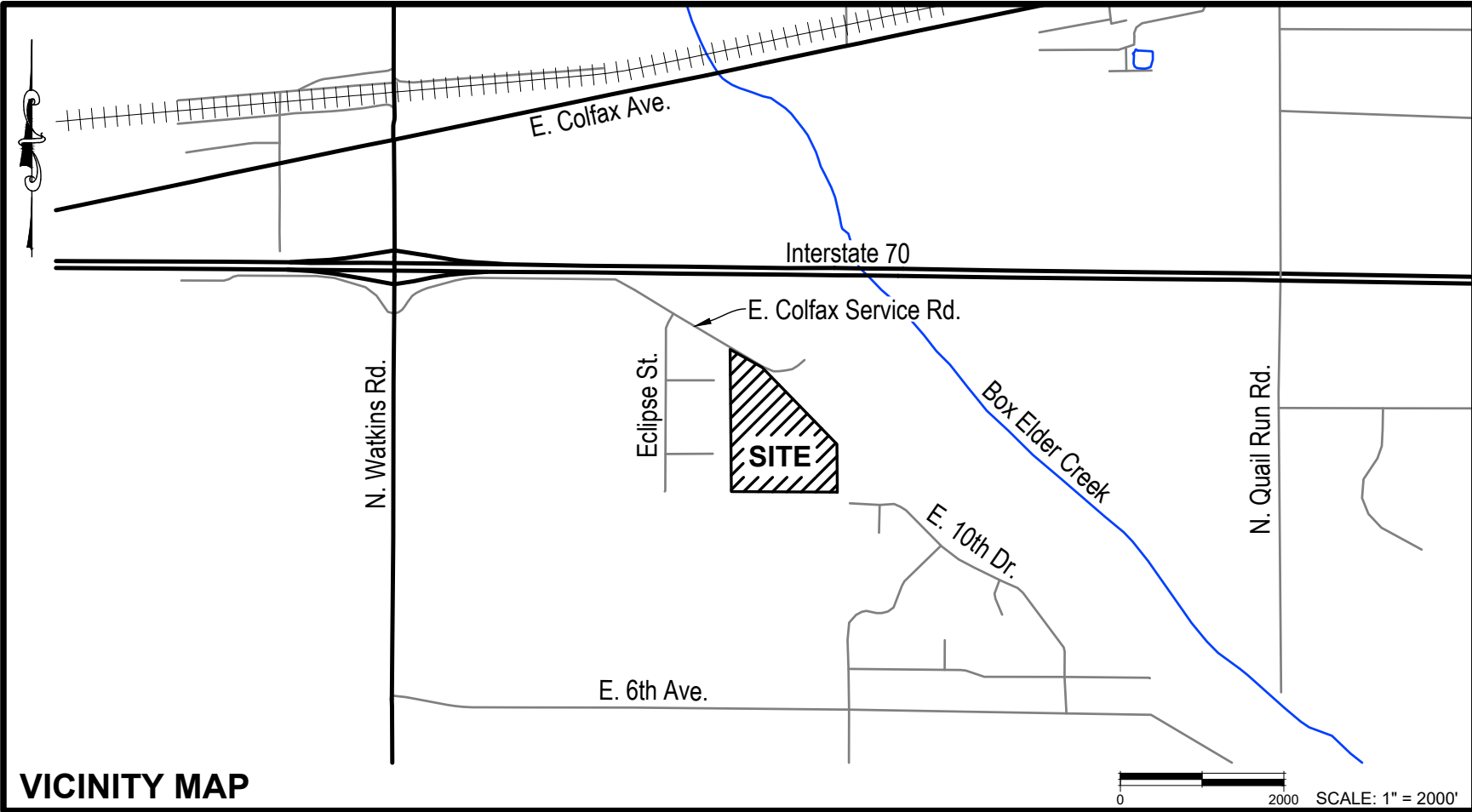
STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
A.D., 20____ BY JOSE AND LUIS MUÑOZ AS MANAGING MEMBERS OF
JL GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY AS OWNER.

BY: _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARY I.D. NUMBER



SHEET INDEX	
SHEET	TITLE
1 OF 4	COVER SHEET
2 OF 4	NOTES SHEET
3 OF 4	PLAT SHEET
4 OF 4	PLAT SHEET

EASEMENT TABLE			
EASEMENT TYPE	EASEMENT USE	EASEMENT GRANTED TO	SURFACE / IMPROVEMENT MAINTENANCE RESPONSIBILITY
FLOODPLAIN EASEMENT	SPECIAL FLOOD HAZARD AREA	ARAPAHOE COUNTY	PROPERTY OWNER
DRAINAGE EASEMENT	DRAINAGE FACILITIES	ARAPAHOE COUNTY	HOMEOWNERS ASSOCIATION
UTILITY EASEMENT	DRY UTILITIES	ARAPAHOE COUNTY	PROPERTY OWNER

TRACT TABLE				
TRACT NAME	AREA	INTENDED USE	MAINTENANCE	FINAL OWNERSHIP
TRACT "A"	129,834 SQ.FT. 2.9806 ACRES	DETENTION POND	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION

GENERAL NOTES:

- THE TOTAL ACREAGE OF THIS PLAT IS: 36.7379 ACRES MORE OR LESS.
- DATE OF SURVEY: MAY 5, 2023.
- THE SUBJECT PROPERTY IS ZONED: RR-B (RURAL RESIDENTIAL B)
- THIS SUBDIVISION INCLUDES A FEMA SPECIAL FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08005C0227L, EFFECTIVE DATE SEPTEMBER 28, 2018. THIS SUBDIVISION FURTHER INCLUDES A SPECIAL FLOOD HAZARD AREA, AS PER COYOTE RUN AND UPPER BOX ELDER CREEK FLOOD HAZARD AREA DELINEATION (FHAD) STUDY, DATED DECEMBER 1, 1995.
- BEARINGS ARE BASED ON THE EAST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A GRID BEARING OF S00°34'02"E OF THE COLORADO STATE PLANE COORDINATE SYSTEM OF 1983/1992 HARN COLORADO CENTRAL ZONE AND MONUMENTED BY A 3-1/4" ALUMINUM CAP ON A REBAR WITH ILLEGIBLE MARKINGS, 1.6' BELOW GRADE IN A RANGE BOX FOUND AT THE NORTHEAST CORNER OF SAID SECTION 6 AND A 2" ALUMINUM CAP ON A #6 REBAR, STAMPED "ALPHA ENGRG. 1995, LS 25937" FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 6, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- ALL LINEAL 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: THE BENCHMARK USED FOR THIS SITE IS A SET 1-1/4" PINK PLASTIC CAP ATOP A 5/8" DIAMETER REBAR 18" LONG, STAMPED "CONTROL POINT" LOCATED ON THE EXTENSION OF EAST COLFAX AVENUE APPROXIMATELY 1,850 FEET EASTERLY FROM THE INTERSECTION OF ECLIPSE STREET AND EAST COLFAX AVENUE IN A DIRT/GRASS AREA. THE BENCHMARK IS APPROXIMATELY 330 FEET EAST OF A HOUSE AND 500 FEET SOUTHEASTERLY OF THE DRIVEWAY TO THE HOUSE FROM EAST COLFAX AVENUE. THE ELEVATION OF THIS BENCHMARK WAS DERIVED BY AN ONLINE POSITIONING USER SERVICE (OPUS) USING A STATIC SESSION OF MORE THAN 4 HOURS. NAD83(2011) LATITUDE: 39-44-09.43476 LONGITUDE: 10-35-06.79978 ELEVATION: 5558.614' U.S. SURVEY FEET (NAVD88 DATUM). CONTOURS ARE SHOWN AT 1' INTERVALS.
- 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 DEFACTS 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.

AREA TABLE		
AREA DESCRIPTION	SQUARE FEET	ACRES
LOT 1	104,980	2.4100
LOT 2	104,980	2.4100
LOT 3	111,604	2.5621
LOT 4	105,430	2.4203
LOT 5	117,951	2.7078
LOT 6	107,151	2.4599
LOT 7	106,786	2.4515
LOT 8	112,879	2.5914
LOT 9	200,088	4.5934
LOT 10	127,223	2.9206
LOT 11	132,242	3.0359
TRACT A	129,834	2.9806
R.O.W.	139,156	3.1946
GROSS BOUNDARY	1,600,304	36.7379

PROJECT CONTACTS:

OWNERS:

JL GROUP, LLC
ATTN: JOSE & LUIS MUÑOZ
45851 EAST HARVARD AVENUE
BENNETT, COLORADO 80102
PHONE: (720) 290-9843

SURVEYOR:

ENGINEERING SERVICE COMPANY
ATTN: JUSTIN A. CONNER, PLS
14190 EAST EVANS AVENUE
AURORA, COLORADO 80014
PHONE: (303) 337-1393

APPLICANT:

STRATEGIC LAND SOLUTIONS
ATTN: ROBERT J. PALMER, PE
2595 PONDEROSA ROAD
FRANKTOWN, COLORADO 80116
PHONE: (720) 384-7661

CIVIL ENGINEER:

STRATEGIC LAND SOLUTIONS
ATTN: ROBERT J. PALMER, PE
2595 PONDEROSA ROAD
FRANKTOWN, COLORADO 80116
PHONE: (720) 384-7661

SURVEYING CERTIFICATE:

I, JUSTIN A. CONNER, 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, JUSTIN A. CONNER, 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.

JUSTIN A. CONNER
COLORADO PROFESSIONAL L.S. NO. 38421
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: _____

File No. 23-084-P
ARAPAHOE COUNTY CASE NO. PP23-002

ESC
ENGINEERING SERVICE COMPANY
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CIVIL ENGINEERS / LAND SURVEYORS
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Revision Date:
8/26/2024
1/17/2025
2/21/2025

Survey No. 23-084-P
Project No. 1611-1
Date 7/14/2023
Field Book No. 961
Sheet No. 1 OF 4

PRELIMINIARY PLAT
RANCH AT WATKINS FARM FILING NO. 1
BEING A PART OF THE NE 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 64 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 PRELIMINARY PLAT KNOWN AS **RANCH AT WATKINS FARM FILING NO. 1**, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING:

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.

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 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.

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 SPECIFIED 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.

SPECIFIC NOTES

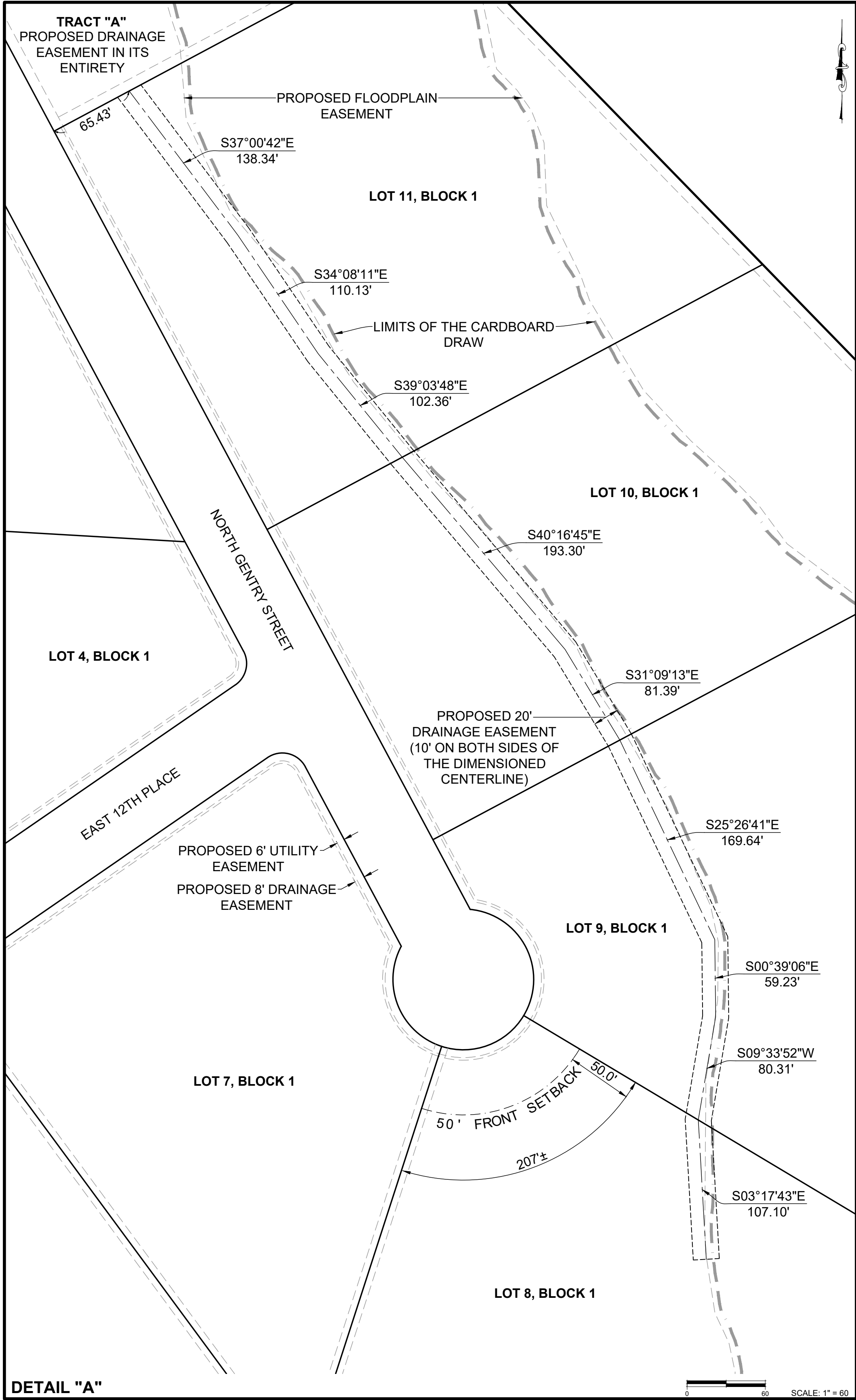
RURAL TRANSPORTATION IMPACT FEE (RUTIF) AREA

THIS RANCH AT WATKINS FARM FILING NO. 1 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.

LINE DATA TABLE		
COURSE	BEARING	LENGTH
L1	S45°00'36"E	32.33'
L2	S25°42'18"E	10.89'
L3	S49°22'37"E	23.69'
L4	S29°13'03"E	35.75'
L5	S33°22'31"E	25.52'
L6	S41°27'42"E	31.02'
L7	S18°27'17"E	63.03'
L8	S24°20'08"E	20.66'
L9	S16°09'58"E	117.04'
L10	S02°46'57"E	21.85'
L11	S09°12'45"E	20.72'
L12	S16°14'28"E	42.52'
L13	S18°25'57"E	21.38'
L14	S04°50'43"E	58.44'
L15	S25°38'07"E	78.60'
L16	S40°02'17"E	30.00'
L17	S45°38'50"E	39.92'
L18	S29°39'37"E	69.36'
L19	S32°48'04"E	23.33'
L20	S39°19'58"E	96.70'
L21	S44°08'29"E	52.04'


LINE DATA TABLE		
COURSE	BEARING	LENGTH
L22	S38°49'32"E	117.16'
L23	S25°06'39"E	34.53'
L24	S33°41'28"E	35.62'
L25	S29°38'39"E	73.48'
L26	S23°30'49"E	80.15'
L27	S12°11'18"E	28.35'
L28	S00°40'13"W	44.68'
L29	S08°26'21"W	61.37'
L30	S00°26'46"W	117.30'
L31	S03°31'18"E	18.82'
L32	S08°44'12"E	43.98'
L33	S25°12'14"E	25.21'
L34	S12°00'03"E	22.74'
L35	S00°39'28"W	39.49'
L36	S11°37'05"E	77.24'
L37	S43°54'59"E	22.94'
L38	S34°57'16"E	19.00'
L39	S21°28'58"E	26.28'
L40	S02°20'53"E	48.36'
L41	S26°00'07"E	59.55'
L42	S19°33'28"E	20.28'

LINE DATA TABLE		
COURSE	BEARING	LENGTH
L43	S30°58'49"E	80.68'
L44	S43°10'17"E	53.01'
L45	S47°37'12"E	44.61'
L46	S44°26'48"E	27.61'
L47	S36°23'43"E	36.45'
L48	S53°02'58"E	83.84'
L49	S37°17'42"E	33.45'
L50	S13°43'13"E	112.20'
L51	S00°19'25"W	63.67'
L52	S04°13'53"E	64.68'
L53	S11°26'12"E	114.63'
L54	S35°19'09"E	65.03'
L55	S16°14'59"E	60.79'
L56	S01°47'59"W	38.20'
L57	S08°56'51"W	21.66'
L58	S20°04'14"W	26.81'
L59	S27°56'59"W	60.44'
L60	S01°26'22"W	20.39'



File Name: \\C:\Users\jagallagher\Desktop\jagallagher\Projects\ARAPAHOE\PP23-002\PP23-002 Preliminary Plat.dwg Plot Date: 9/21/2023 Drawing Title: ARAPAHOE COUNTY CASE NO. PP23-002

ARAPAHOE COUNTY CASE NO. PP23-002



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Revision Date:
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2/21/2025

Survey No:
23-084-P

Project No:
1611.1

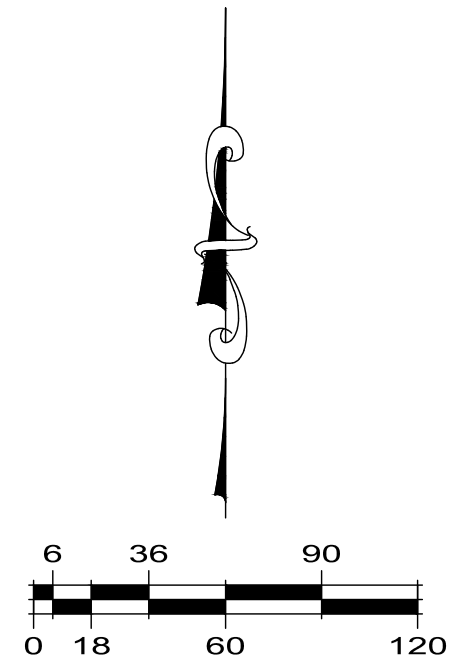
Date:
7/14/2023

Field Book No:
961

Sheet No:
2 OF 4

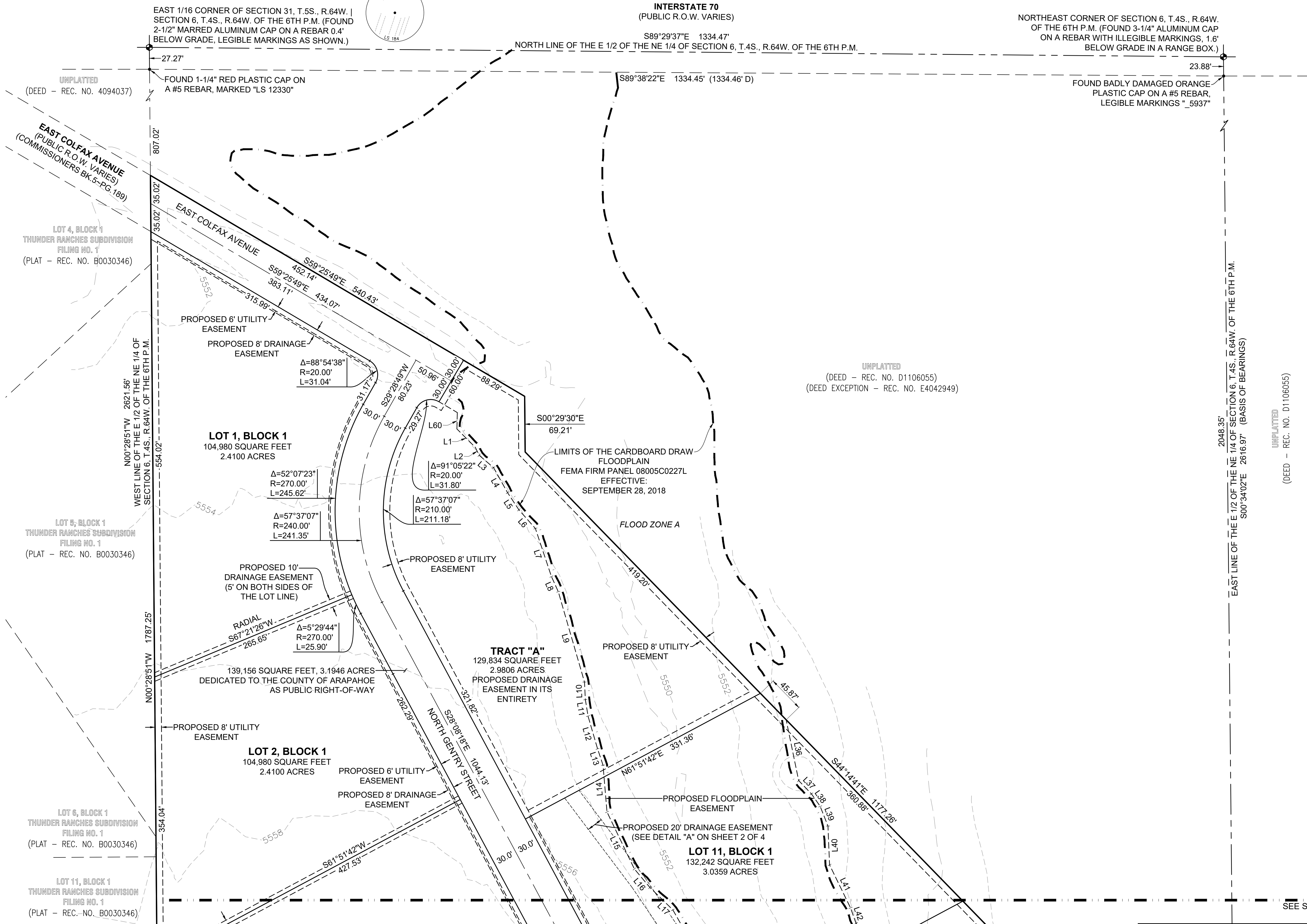
PRELIMINARY PLAT
RANCH AT WATKINS FARM FILING NO. 1

BEING A PART OF THE NE 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND	
	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	NEW LOT LINE
	SECTION LINE
	EXISTING EASEMENT LINE
	NEW EASEMENT LINE
	EXISTING CONTOUR LINE
	FLOOD ZONE LINE
R.O.W.	RIGHT-OF-WAY
BK. PG.	BOOK AND PAGE
REC. NO.	RECEPTION NUMBER
(XX.XX' D)	PER A GENERAL WARRANTY DEED (REC. NO. D1106055) IF DIFFERENT FROM AS-MEASURED
ALL DIMENSIONS SHOWN WITH NO PARENTHESIS ARE AS-MEASURED DIMENSION	
	ALIQUOT CORNER
	FOUND MONUMENT AS DESCRIBED

REFER TO SHEET 2 OF 4 FOR THE EASEMENT DIMENSION TABLES



NOTE:
THE COUNTY REQUIRES A MINIMUM 2-FOOT OF FREEBOARD BETWEEN THE 100-YEAR WATER SURFACE ELEVATION AND THE LOWEST FINISHED FLOOR ELEVATION FOR ALL STRUCTURES (INCLUDES BASEMENT) ADJACENT TO THE 100-YEAR FLOODPLAIN.

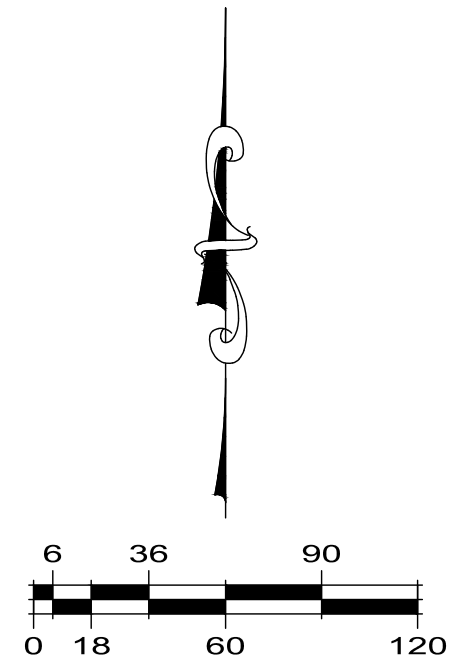
ARAPAHOE COUNTY CASE NO. PP23-002

	ESC ENGINEERING SERVICE COMPANY	14190 East Evans Avenue Aurora, Colorado 80014	Revision Date: 9/26/2024 1/17/2025 2/21/2025	
	Creative Solutions Since 1964 CIVIL ENGINEERS (LAND SURVEYORS) engineers@escserviceco.com	P 303.337.1393 F 303.337.7481 T/F 1.877.273.0659		
	Survey No. 23-084-P	Project No. 1611.1	Date: 7/14/2023	Field Book No. 961
	Sheet No. 3 OF 4			

RANCH AT WATKINS FARM FILING NO. 1

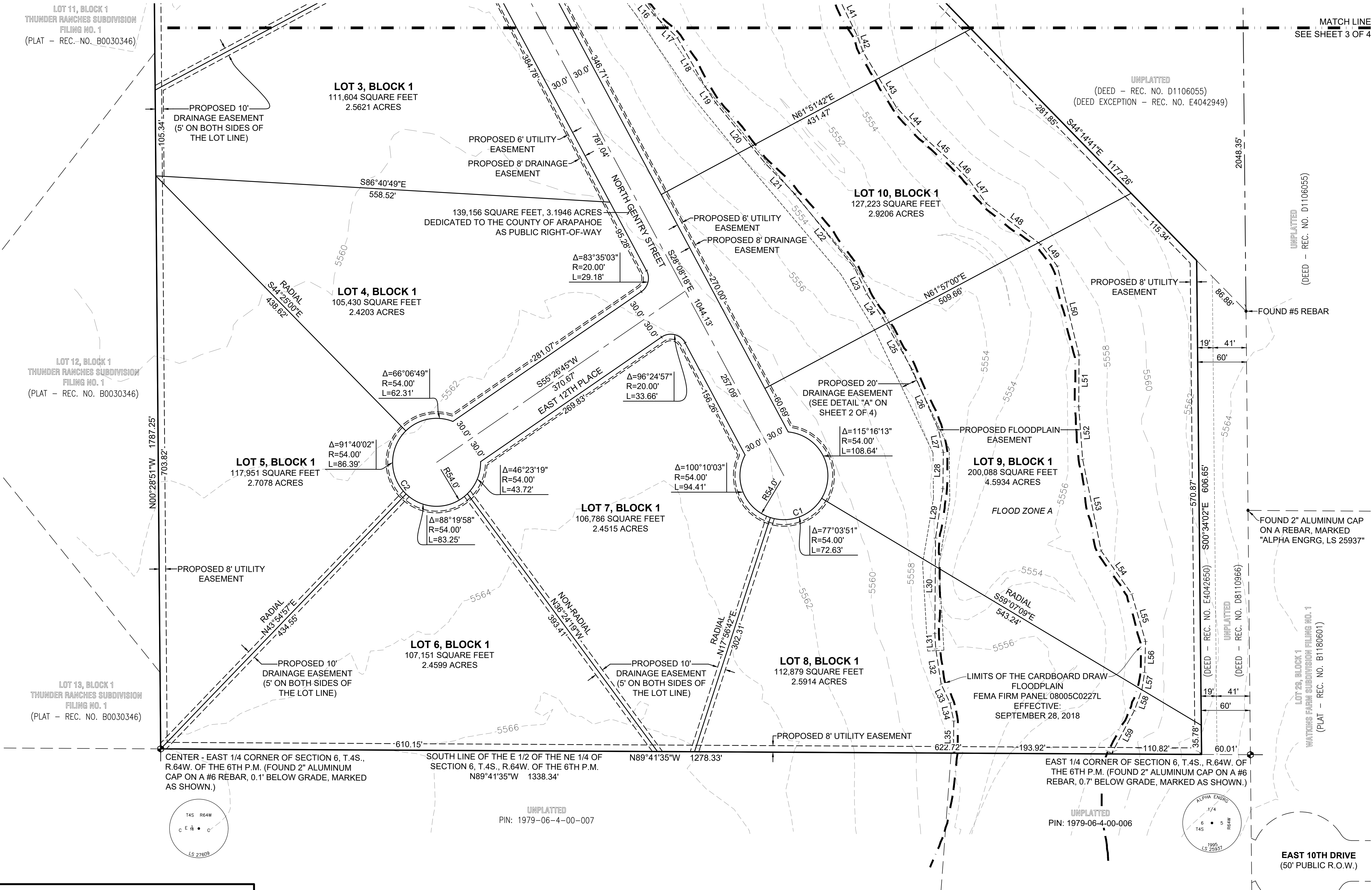
PRELIMINARY PLAT
RANCH AT WATKINS FARM FILING NO. 1

BEING A PART OF THE NE 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO



- LEGEND**
- PLAT BOUNDARY LINE
 - ADJACENT LOT/PARCEL LINES
 - NEW LOT LINE
 - SECTION LINE
 - EXISTING EASEMENT LINE
 - NEW EASEMENT LINE
 - EXISTING CONTOUR LINE
 - FLOOD ZONE LINE
 - R.O.W. RIGHT-OF-WAY
 - BK. PG. BOOK AND PAGE
 - REC. NO. RECEPTION NUMBER
 - (XX.XX' D) PER A GENERAL WARRANTY DEED (REC. NO. D1106055) IF DIFFERENT FROM AS-MEASURED
 - ALL DIMENSIONS SHOWN WITH NO PARENTHESIS ARE AS-MEASURED DIMENSION
 - ALIQUOT CORNER
 - FOUND MONUMENT AS DESCRIBED

REFER TO SHEET 2 OF 4 FOR THE
EASEMENT DIMENSION TABLES



CURVE DATA TABLE					
COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	292°30'07"	54.00'	275.68'	N61°51'42"E	60.00'
C2	292°30'07"	54.00'	275.68'	S34°33'15"E	60.00'

NOTE:
THE COUNTY REQUIRES A MINIMUM 2-FOOT OF FREEBOARD BETWEEN THE 100-YEAR WATER SURFACE ELEVATION AND THE LOWEST FINISHED FLOOR ELEVATION FOR ALL STRUCTURES (INCLUDES BASEMENT) ADJACENT TO THE 100-YEAR FLOODPLAIN.