

RATTLE STITCH RANCH, FILING NO. 1

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 3
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, DAVID R. REED AND JESSICA A. REED BEING THE OWNERS MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE EAST 1/2 OF SAID SECTION 30; THENCE EAST 330 FEET; THENCE SOUTH 330 FEET; THENCE WEST 330 FEET; THENCE NORTH 330 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION THEREOF AS TAKEN BY RULE AND ORDER RECORDED NOVEMBER 22, 2005 UNDER RECEPTION NO. B5176470.

PARCEL B:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30; THENCE SOUTH 89 DEGREES 36 MINUTES 40 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 30, A DISTANCE OF 985.94 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED SEPTEMBER 17, 1986 IN BOOK 4888 AT PAGE 742; THENCE SOUTH 00 DEGREES 00 MINUTES 22 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF PARCEL AS DESCRIBED IN EXHIBIT C OF DEED RECORDED FEBRUARY 1, 2001 UNDER RECEPTION NO. B1014742, AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 36 MINUTES 40 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 98.47 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 18 SECONDS EAST, A DISTANCE OF 46.77 FEET; THENCE SOUTH 05 DEGREES 17 MINUTES 10 SECONDS WEST, A DISTANCE OF 214.28 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 40 SECONDS WEST, A DISTANCE OF 79.10 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 4888 AT PAGE 742; THENCE NORTH 00 DEGREES 00 MINUTES 22 SECONDS WEST, A DISTANCE OF 260.01 FEET TO THE POINT OF BEGINNING.

TOTAL PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 30 WITH A 2-1/2" ALUMINUM CAP WITH ILLEGIBLE MARKING IN A RANGE BOX AND AT THE EAST QUARTER CORNER OF SAID SECTION 30 WITH A 1-1/2" BRASS CAP WITH NO MARKINGS SET IN CONCRETE, TO BEAR SOUTH 00°02'44" WEST, 2650.72 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 85°06'12" WEST, A DISTANCE OF 890.72 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT A, MURPHY CREEK EAST SUBDIVISION FILING NO. 1 AS RECORDED IN RECEPTION NO. E1188908, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF E. JEWELL AVENUE DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. B1014742 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID TRACT A, MURPHY CREEK EAST SUBDIVISION FILING NO. 1;

- SOUTH 00°29'18" EAST, A DISTANCE OF 46.77 FEET;
- SOUTH 05°17'10" WEST, A DISTANCE OF 214.27 FEET;
- SOUTH 89°36'38" WEST, A DISTANCE OF 409.13 FEET;
- NORTH 00°00'00" EAST, A DISTANCE OF 260.00 FEET, TO A POINT SEVENTY (70) FEET SOUTH OF AND MEASURED PERPENDICULARLY TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30;

THENCE NORTH 89°36'40" EAST, A DISTANCE OF 428.47, PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 109,389 SQUARE FEET OR 2.511 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO ONE LOT AND ONE BLOCK AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF RATTLE STITCH RANCH, 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.

PROPERTY OWNER:

DAVID R. REED

BY ITS KNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

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

BY _____ AS _____

OF _____

BY _____
WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____

NOTARY NUMBER: _____

PROPERTY OWNER:

JESSICA A. REED

BY ITS KNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

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

BY _____ AS _____

OF _____

BY _____
WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____

NOTARY NUMBER: _____



VICINITY MAP
SCALE: 1" = 2000'

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EASEMENT SUMMARY TABLE			
TYPE	USE	GRANTED TO	SURFACE IMPROVEMENT MAINTENANCE RESPONSIBILITY
U.E.	DRY UTILITIES	ARAPAHOE COUNTY	PROPERTY OWNER
D.E.	DRAINAGE FAC. & MAINT.	ARAPAHOE COUNTY	PROPERTY OWNER

PLANNING COMMISSION RECOMMENDATION:

NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS _____ DAY

OF _____ A.D., 20 ____.

CHAIR: _____

ATTEST: _____

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS, THIS _____ DAY OF

_____, A.D., 20 ____.

CHAIR: _____

ATTEST: _____

GENERAL NOTES:

- THE SUBJECT PROPERTY CONTAINS 2,511 ACRES (109,389 SQUARE FEET), MORE OR LESS.
- BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 30 WITH A 3-1/4" ALUMINUM CAP STEMPED WESTWOOD T4S R65W S19/S20/S30/S29 2024 PLS 38474, IN A RANGE BOX, AND AT THE EAST QUARTER CORNER OF SAID SECTION 30 WITH A 1-1/2" BRASS CAP, ILLEGIBLE, IN CONCRETE BEARS SOUTH 00°02'44" WEST, 2650.72 FEET IN ACCORDANCE WITH THE RECORDED PLAT OF MURPHY CREEK EAST SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. E1188908 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- THIS SUBDIVISION INCLUDES A FEMA SPECIAL FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08005C0212K, EFFECTIVE DATE FEBRUARY 17, 2010. THIS SUBDIVISION IS OUTSIDE THE SPECIAL FLOOD HAZARD AREA BOUNDARIES OF A FLOOD HAZARD AREA DELINEATION (FHAD) STUDY.
- 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 STATUTE 18-4-508, C.R.S.
- NO OFFSET MONUMENTS WERE SET WITH THIS PLAT.
- LAND TITLE GUARANTEE COMPANY PROPERTY INFORMATION BINDER ORDER NO. IN70877391, EFFECTIVE JULY 30, 2025 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY WESTWOOD PROFESSIONAL SERVICES, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENT(S) OR OTHER MATTERS OF PUBLIC RECORD. THE PROPERTY SHOWN HEREON IS ALL OF THE PROPERTY DESCRIBED IN THE ABOVE DESCRIBED TITLE COMMITMENT.
- 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.
- 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 SURVEYOR'S STATEMENT SHOWN HEREON.
- THE PROPERTY DESCRIBED HEREIN IS ZONED RURAL RESIDENTIAL B.

SURVEYING CERTIFICATE:

I, JEAN P. HALPIN, 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.

JEAN P. HALPIN, PLS NO. 38474
FOR AND ON BEHALF OF WESTWOOD PROFESSIONAL SERVICES, INC.

JPMORGAN CHASE BANK, N.A., the Trustee, as owner and holder of that certain Deed of Trust, dated August 2, 2017, executed by David R. and Jessica A. Reed, individuals, and recorded on August 9, 2017 as DOC# D7090574, in Arapahoe County, State of Colorado, does hereby consent to the preparation and recording of this plat and do further hereby approve and consent to all plat note requirements shown hereon.

Trustee
JPMORGAN CHASE BANK, N.A.
BY _____
Print Name: _____
Its: Vice President-Documen Execution _____

STATE OF Louisiana
PARISH OF Ouachita

On _____, 2026, before me appeared _____, to me personally known, who did say that s/he/they is (are) the Vice President – Document Execution of JPMorgan Chase Bank, N.A., and that the instrument was signed on behalf of the corporation (or association), and the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that s/he/they acknowledged the instrument to be the free act and deed of the corporation (or association).

_____, Notary Public
LA Notary ID: _____
Lifetime Commission

Westwood

Westwoodps.com
Westwood Professional Services, Inc.

10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526

RATTLE STITCH RANCH, FILING NO. 1

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 2 OF 3
NOTE SHEET

"THE FOLLOWING DOCUMENTS AFFECT THE LAND - PER INFORMATION BINDER ORDER NO. IN70768504, EFFECTIVE JULY 03, 2023 AT 5:00 P.M."

- RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 21, 1917, IN BOOK 96 AT PAGE 261.
(AFFECTS SUBJECT PROPERTY)
- EASEMENT GRANTED TO COLORADO INTERSTATE GAS COMPANY, FOR GAS LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED APRIL 18, 1966, IN BOOK 1661 AT PAGE 131. EASEMENT CORRECTION AGREEMENT RECORDED FEBRUARY 15, 2001 UNDER RECEPTION NO. B1021676.
(AFFECTS SUBJECT PROPERTY)
- THE EFFECT OF AMENDED ORDER AND DECREE IN THE MATTER OF THE ORGANIZATION OF THE SABLE-ALTURA FIRE PROTECTION DISTRICT, RECORDED OCTOBER 05, 1972, IN BOOK 2064 AT PAGE 548. ORDER FOR INCLUSION RECORDED APRIL 21, 2006 UNDER RECEPTION NO. B6061739.
(AFFECTS SUBJECT PROPERTY)
- THE EFFECT OF AIR RIGHTS COVENANT, RECORDED DECEMBER 12, 1986, IN BOOK 4983 AT PAGE 560
(AFFECTS SUBJECT PROPERTY)
- TERMS, CONDITIONS AND PROVISIONS OF RULE AND ORDER RECORDED NOVEMBER 22, 2005 UNDER RECEPTION NO. B5176470 AND RECORDED FEBRUARY 21, 2006 UNDER RECEPTION NO. B6022274
(AFFECTS SUBJECT PROPERTY)
- THE EFFECT OF PUBLIC SERVICE COMPANY OF COLORADO EASEMENT, RECORDED NOVEMBER 22, 2005, UNDER RECEPTION NO. B5176474.
(AFFECTS SUBJECT PROPERTY)
- THE EFFECT OF RESOLUTION, RECORDED OCTOBER 10, 2006, UNDER RECEPTION NO. B6144356.
(AFFECTS SUBJECT PROPERTY)
- DEED OF TRUST DATED SEPTEMBER 29, 2006, FROM JESSICA A. REED AND DAVID R. REED TO THE PUBLIC TRUSTEE OF ARAPAHOE COUNTY, COLORADO FOR THE USE OF JPMORGAN CHASE BANK, N.A. TO SECURE THE SUM OF \$50,000.00 RECORDED OCTOBER 17, 2006, UNDER RECEPTION NO. B6148341.

SUBORDINATION AGREEMENT IN CONNECTION WITH SAID DEED OF TRUST WAS RECORDED AUGUST 09, 2017, UNDER RECEPTION NO. D7090575
(AFFECTS SUBJECT PROPERTY)
- OIL AND GAS LEASE RECORDED MAY 10, 2011 UNDER RECEPTION NO. D1044511.
(AFFECTS SUBJECT PROPERTY)
- OIL AND GAS LEASE RECORDED MAY 1, 2012 UNDER RECEPTION NO. D2046867.
(AFFECTS SUBJECT PROPERTY)
- DEED OF TRUST DATED AUGUST 02, 2017, FROM DAVID R. REED AND JESSICA A. REED TO THE PUBLIC TRUSTEE OF ARAPAHOE COUNTY, COLORADO FOR THE USE OF JPMORGAN CHASE BANK, N.A. TO SECURE THE SUM OF \$103,868.00 RECORDED AUGUST 09, 2017, UNDER RECEPTION NO. D7090574.
(AFFECTS SUBJECT PROPERTY)
- THE EFFECT OF REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT, RECORDED SEPTEMBER 15, 2020, UNDER RECEPTION NO. E0121741.
(AFFECTS SUBJECT PROPERTY)
- THE EFFECT OF REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT, RECORDED SEPTEMBER 15, 2020, UNDER RECEPTION NO. E0121741.

NOTE: THIS BINDER DOES NOT REFLECT THE STATUS OF TITLE TO WATER RIGHTS OR REPRESENTATION OF SAID RIGHTS, RECORDED OR NOT.

NOTE: THIS BINDER IS NOT A REPORT OR REPRESENTATION AS TO MINERAL INTERESTS, AND SHOULD NOT BE USED, OR RELIED UPON, IN CONNECTION WITH THE NOTICE REQUIREMENTS THAT ARE SET FORTH IN CRS 24-65.5-103.

NOTE: ADDITIONAL UPDATES TO THE EFFECTIVE DATE OF THE BINDER MAY BE REQUESTED BY THE PROPOSED INSURED. ONE UPDATE IS INCLUDED WITH THIS BINDER AT NO ADDITIONAL COST. ANY ADDITIONAL UPDATES WILL BE ISSUED AT THE COST OF \$125 PER UPDATE. FOR EACH UPDATE PROVIDED, A REVISED BINDER WILL BE ISSUED SHOWING A NEW EFFECTIVE DATE AND ANY MATTERS RECORDED SINCE THE EFFECTIVE DATE OF THE PREVIOUS BINDER.
(AFFECTS SUBJECT PROPERTY)

STANDARD NOTES:

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE MINOR SUBDIVISION PLAT KNOWN AS RATTLE STITCH RANCH, 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 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:

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 EASEMENT, ETC.

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.

SIGHT TRIANGLE:

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:

AFTER FINAL 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:

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 DRAINAGE WAY 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.

SPECIFIC NOTES:

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 THE PLAN OR PLAT, TOGETHER WITH THE 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 COSTS 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.

AIRPORT INFLUENCE AREA NOTE(AVIGATION EASEMENT/HAZARD EASEMENT):

AN AVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS (TYPE OF PLAN) HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND IN BOOK 4983, PAGE 560, OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER. THE LANDS CONTAINED WITHIN THIS (TYPE OF PLAN) 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 (TYPE OF PLAN) SHALL COMPLY WITH F.A.R. PART 77, "HEIGHT AND OBSTRUCTIONS CRITERIA"

AIRPORT INFLUENCE AREA NOTE(OFF-SITE IMPROVEMENTS):

TO CARRY OUT ONE OR MORE OF THE FOLLOWING AS MAY BE REQUIRED BY THE BOARD OF COUNTY COMMISSIONERS, OWNERS, SUCCESSORS AND ASSIGNS HEREBY AGREE:

- TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATION IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS.
- TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR OTHER SPECIAL DISTRICTS IN OFF-SITE ROADWAY IMPROVEMENTS AS NECESSITATED BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
- TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADWAYS BROUGHT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
- TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED IN THE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY, IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

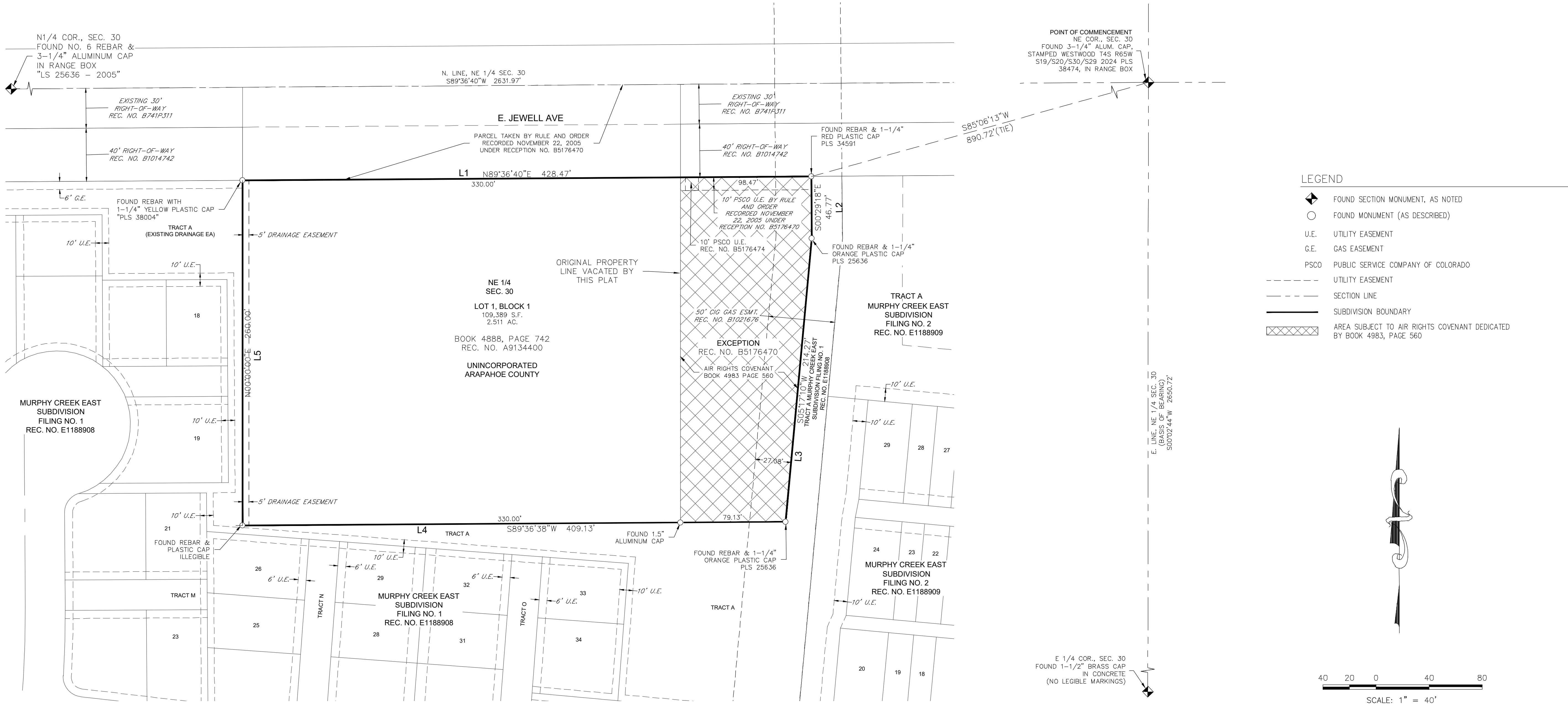
RURAL TRANSPORTATION IMPACT FEE (RUTIF) AREA:

THE RATTLE STITCH RANCH, 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.

R:\COLUMBURY CREEK FARNIS LENMARC\JCSURVEY\LOT LINE VACATION\REED MINOR SUBDIVISION - COVERSHEET UPDATED.DWG, CSLOCHART, 2/25/26

RATTLE STITCH RANCH, FILING NO. 1

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 3 OF 3
PLAT SHEET



LINE NO.	LENGTH	DIRECTION
L1	428.47'	N89°36'40"E
L2	46.77'	S0°29'18"E
L3	214.27'	S5°17'10"W
L4	409.13'	S89°36'38"W
L5	260.00'	N0°00'00"E

Westwood

10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526

RATTLE STITCH RANCH J.N. R0042360.00 PREPARED: 01/11/2023 REVISED: 01/15/26 SHEET 3 OF 3