

DOVE VALLEY V - FILING NO. 20

A REPLAT OF LOTS 1-2, BLOCK 11, DOVE VALLEY V
LOCATED IN THE EAST HALF OF SECTION 31 AND THE WEST HALF OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

NOTES

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. ABD70709166-7 WITH AN EFFECTIVE DATE OF AUGUST 12, 2021 AT 5:00 P.M.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN HAS A MEASURED BEARING OF NORTH 89°34'14" EAST AS MONUMENTED ON THE WEST BY A 2" ALUMINUM CAP STAMPED "LS 24968, 2001" AND ON THE EAST BY A 3" ALUMINUM CAP STAMPED "RLS 10377, 1989".
- BENCHMARK: NGS STATION JOG (KK1696) - A DISC STAMPED "JOG 1977" SET IN TOP OF A CONCRETE MONUMENT LOCATED APPROXIMATELY 632 FEET NORTH OF THE CENTERLINE OF EAST COUNTY LINE ROAD AND APPROXIMATELY 531 FEET WEST OF THE CENTERLINE OF INVERNESS DRIVE WEST. ELEVATION = 5893.36 (NAVD 88)
- FLOODPLAIN: THIS SUBDIVISION IS OUTSIDE OF THE FEMA SPECIAL FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08005C0479K, WITH A MAP REVISED DATE OF DECEMBER 17, 2010 AND MAP NUMBER 08005C0483L, WITH A MAP REVISED DATE OF SEPTEMBER 4, 2020. THIS SUBDIVISION IS OUTSIDE THE SPECIAL FLOOD HAZARD AREA BOUNDARIES OF A FLOOD HAZARD AREA DELINEATION (FHAD) STUDY.
- THIS PLAT CONSISTS OF ONE (1) LOTS AND ZERO (0) TRACTS.
- NO OFFSET MONUMENTS ARE TO BE SET IN CONJUNCTION WITH THIS PLAT.
- THIS PROPERTY IS ZONED MU-MIXED USE.

CERTIFICATE OF DEDICATION & 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 BPG DOVE VALLEY 2 LLC, A DELAWARE LIMITED LIABILITY COMPANY BEING THE OWNER(S), MORTGAGEE, OR LIEN HOLDERS, OF CERTAIN LANDS IN ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 11, DOVE VALLEY V, COUNTY OF ARAPAHOE, STATE OF COLORADO

AND

LOT 2, BLOCK 11, DOVE VALLEY V, EXCEPT THAT PORTION CONVEYED IN DEED RECORDED APRIL 19, 2005 UNDER RECEPTION NO. B5054950, COUNTY OF ARAPAHOE, STATE OF COLORADO

CONTAINING A CALCULATED AREA OF 1,043,238 SQUARE FEET OR 23.9495 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AND A BLOCK AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF DOVE VALLEY V - FILING NO. 20 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 _____, 20____.

OWNER: BPG DOVE VALLEY 2 LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: OWNER _____

BY ITS ACKNOWLEDGMENT

STATE OF COLORADO }
COUNTY OF _____ } SS

THE FOREGOING CERTIFICATE OF DEDICATION & OWNERSHIP WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 20____, BY _____ AS

_____ OF BPG DOVE VALLEY 2 LLC, A DELAWARE LIMITED LIABILITY COMPANY AN AUTHORIZED SIGNATORY.

BY _____ WITNESS MY HAND AND SEAL.

NOTARY PUBLIC

_____ MY COMMISSION EXPIRES _____

NOTARY I.D. NUMBER _____

STANDARD NOTES

THE OWNER(S), DEVELOPER(S), AND/OR SUBDIVIDER(S) OF THE FINAL PLAT KNOWN AS DOVE VALLEY V - FILING NO. 20, 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 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, 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, IE: 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 CAGE CIVIL ENGINEERING. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF DOVE VALLEY BUSINESS PARK ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE BPG DOVE VALLEY 2 LLC, A DELAWARE LIMITED LIABILITY COMPANY 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 CAGE CIVIL ENGINEERING DRAINAGE DESIGN.

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 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.

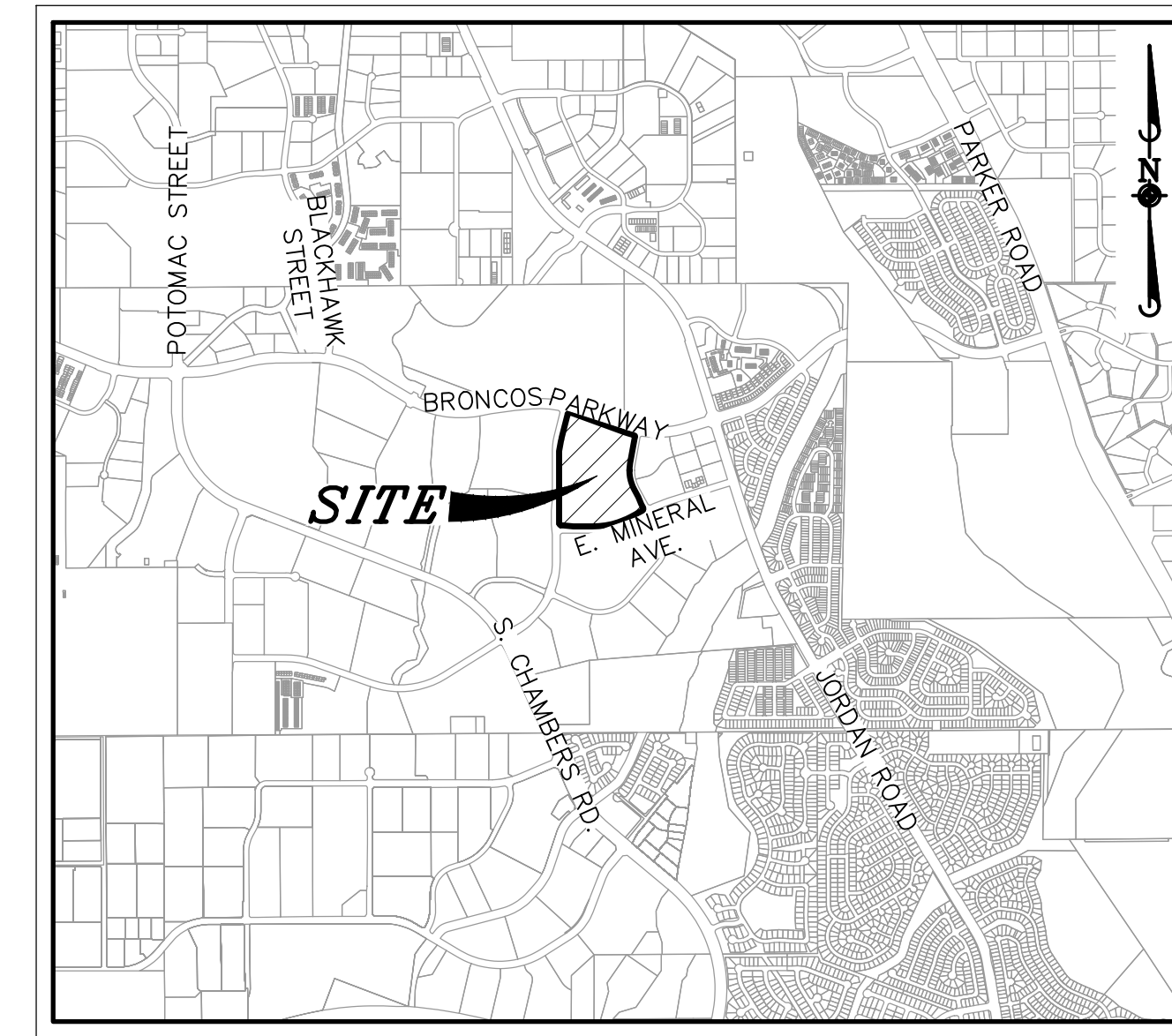
PUBLIC IMPROVEMENTS

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

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 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.



VICINITY MAP

(1" = 2000')

SPECIFIC NOTES

AIRPORT INFLUENCE AREA NOTE (AVIGATION EASEMENT/HAZARD EASEMENT)
AN AVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS MINOR SUBDIVISION HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND AT RECEPTION NO. B3073837, OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER.

THE LANDS CONTAINED WITHIN THIS FINAL 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 FINAL PLAT 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:

- 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.

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.

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.

PUBLIC USE EASEMENTS

ALL PUBLIC USE 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 PUBLIC USE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S EASEMENT REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, IF ANY, 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(S) 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.

SHEET INDEX

SHEET 1: COVER SHEET, LEGAL DESCRIPTION, NOTES

SHEET 2: DETAILED DESIGN SHEET

SHEET 3: DETAILED DESIGN SHEET

SURVEYING CERTIFICATE

I, BRIAN J. PFOHL, 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.



BRIAN J. PFOHL
COLORADO PLS NO. 38445
FOR AND ON BEHALF OF MANHARD CONSULTING
7600 E. ORCHARD ROAD, SUITE 150-N
GREENWOOD VILLAGE, COLORADO 80111
(303) 708-0500

BOARD OF COUNTY COMMISSIONERS' APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____ A.D., 20____.

CHAIR: _____

ATTEST: _____

| DATE | REVISIONS |
|----------|------------------------|
| 08/25/21 | 2ND SUBMITTAL COMMENTS |
| 07/09/21 | 1ST SUBMITTAL COMMENTS |

Manhard CONSULTING
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111, phone: 303.708.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

DOVE VALLEY V - FILING NO. 20

COUNTY OF ARAPAHOE, COLORADO

FINAL PLAT

PROJ MGR: DSB
PROJ ASSOC: BJP
DRAWN BY: EGL
DATE: 4/28/2021
SCALE: 1" = 50'

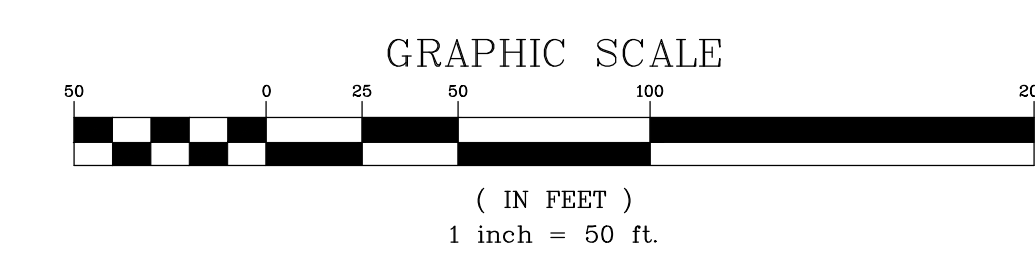
SHEET

1 OF 3

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DOVE VALLEY V - FILING NO. 20

A REPLAT OF LOTS 1-2, BLOCK 11, DOVE VALLEY V
 LOCATED IN THE EAST HALF OF SECTION 31 AND THE WEST HALF OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF ARAPAHOE, STATE OF COLORADO.



- LEGEND**
- = EX. PROPERTY LINE
 - - - = EX. SECTION LINE
 - = LOT LINE
 - - - = EX. EASEMENT LINE
 - - - = PR. EASEMENT LINE
 - = SECTION CORNER
 - = FOUND NO. 5 REBAR AS NOTED
 - = SET NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38445"
 - = FOUND RANGE POINT
 - = NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 25942"
 - 0.00 = BOUNDARY DIMENSION
 - (0.00) = RECORD DIMENSION RECEPTION NO. B3160646

EASEMENT CHART

| EASEMENT TYPE | EASEMENT USE | EASEMENT GRANTED TO | SURFACE/IMPROVEMENT MAINTENANCE RESPONSIBILITY |
|------------------------------|---------------------------------------|---------------------|--|
| DRAINAGE EASEMENT (D.E.) | DRAINAGE FACILITIES AND/OR CONVEYANCE | ARAPAHOE COUNTY | PROPERTY OWNER |
| PUBLIC USE EASEMENT (P.U.E.) | PUBLIC USE | ARAPAHOE COUNTY | PROPERTY OWNER |
| UTILITY EASEMENT (U.E.) | DRY UTILITIES | ARAPAHOE COUNTY | PROPERTY OWNER |

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | S90°00'00"W | 23.52' |
| L2 | N00°00'00"W | 14.33' |
| L3 | N90°00'00"E | 6.91' |
| L4 | N16°31'19"E | 34.44' |
| L5 | N79°42'34"W | 3.50' |
| L6 | S15°48'37"W | 6.46' |
| L7 | N75°12'03"W | 26.39' |
| L8 | S00°00'00"E | 7.76' |
| L9 | N90°00'00"W | 20.00' |
| L10 | N00°00'00"E | 6.59' |
| L11 | N34°44'10"E | 4.79' |
| L12 | S15°17'49"W | 0.60' |
| L13 | S51°52'38"E | 45.42' |
| L14 | N90°00'00"E | 8.74' |
| L15 | S00°00'00"E | 14.33' |
| L16 | N90°00'00"W | 22.87' |
| L17 | N51°52'38"W | 33.71' |
| L18 | N76°05'55"W | 44.19' |
| L19 | N13°54'05"E | 25.82' |
| L20 | S04°44'52"W | 20.24' |
| L21 | S70°47'26"E | 49.50' |
| L22 | N33°40'16"E | 20.76' |
| L23 | S80°23'27"E | 84.24' |
| L24 | S69°46'28"E | 160.67' |
| L25 | N79°42'34"W | 12.38' |
| L26 | S16°31'19"W | 45.64' |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH |
|-------|-----------|---------|---------|
| C9 | 80°03'53" | 32.00' | 44.72' |
| C10 | 10°36'59" | 82.00' | 15.19' |
| C11 | 95°41'11" | 93.64' | 156.38' |
| C12 | 82°58'00" | 146.32' | 211.88' |
| C13 | 10°36'59" | 118.00' | 21.86' |
| C14 | 80°03'53" | 68.00' | 95.02' |

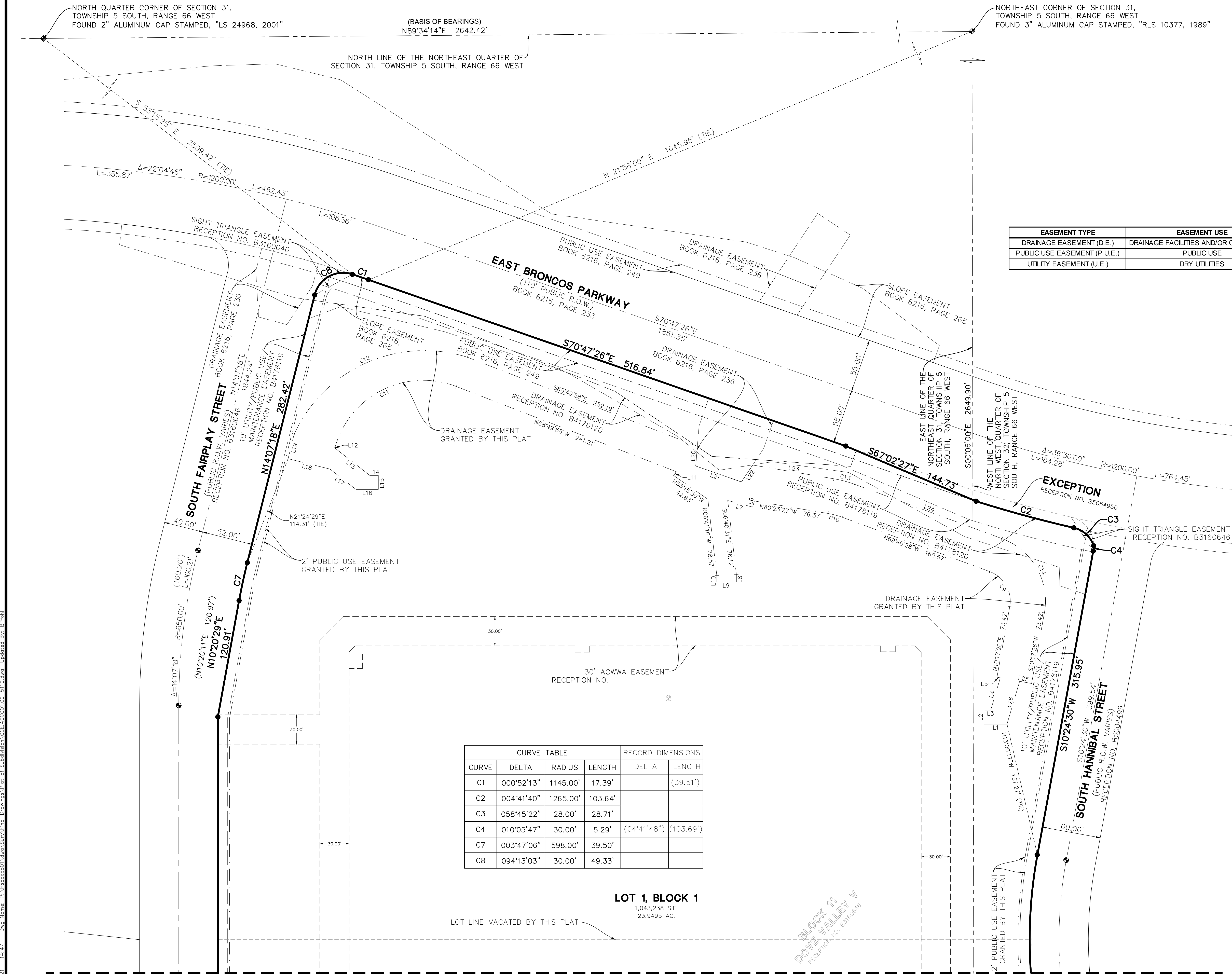
CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | DELTA | LENGTH |
|-------|------------|----------|---------|-------------|-----------|
| C1 | 000°52'13" | 1145.00' | 17.39' | | (39.51') |
| C2 | 004°41'40" | 1265.00' | 103.64' | | |
| C3 | 058°45'22" | 28.00' | 28.71' | | |
| C4 | 010°05'47" | 30.00' | 5.29' | (04°41'48") | (103.69') |
| C7 | 003°47'06" | 598.00' | 39.50' | | |
| C8 | 094°13'03" | 30.00' | 49.33' | | |

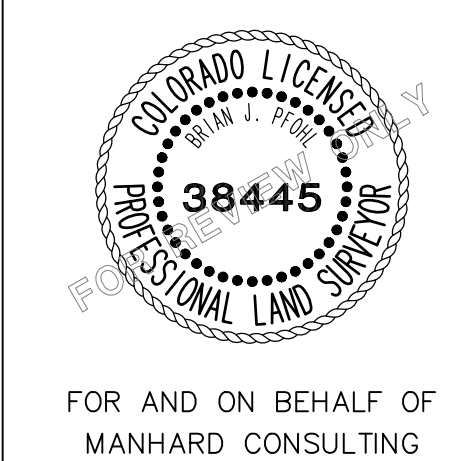
LOT 1, BLOCK 1
 1,043,238 S.F.
 23,9495 AC.

Block 11
DOVE VALLEY V
 RECEPTION NO. B4160646

SEE SHEET 3



ARAPAHOE COUNTY CASE NO. PF21-002



Manhard CONSULTING
 7600 East Orchard Road, Suite 1600, Greenwood Village, CO 80111, phone: 303.768.0600 manhard.com
 Civil Engineering & Surveying | GIS | Construction Management | Water Resource Management

DOVE VALLEY V - FILING NO. 20
COUNTY OF ARAPAHOE, COLORADO
FINAL PLAT

PROJ MGR: DSB
 PROJ ASSOC: BJP
 DRAWN BY: ECL
 DATE: 4/28/2021
 SCALE: 1" = 50'

SHEET
2 OF **3**
 CCE.ACC001.00

