

# TIEDEMAN SUBDIVISION

A REPLAT OF PARCELS 6 AND 7, LAND SURVEY PLAT, WATKINS RANCH

BEING PART OF THE NORTH 1/2 OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 1 OF 3

## 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 NICHOLAS BAKARICH JR. AND DEBORAH ILIFF-BAKARICH, BELLCO CREDIT UNION, QUICKEN LOANS, LLC, THE DAVID J. TIEDEMAN TRUST, DATED MARCH 24,2016 AND THE ANGELA L. TIEDEMAN TRUST, DATED MARCH 24, 2016, U.S. BANK NATIONAL ASSOCIATION BEING THE OWNER(S), MORTGAGEE, OR LIEN HOLDERS OF CERTAIN LANDS IN ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS: TRACT 6 AND 7, WATKINS RANCH BEING A PART OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

TRACT 6, WATKINS RANCH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 89°33'39" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 4, A DISTANCE OF 2244.65 FEET; THENCE NORTH 15°33'26" WEST A DISTANCE OF 2113.39 FEET; THENCE NORTH 21°11'22" EAST A DISTANCE OF 1268.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 21°11'22" EAST A DISTANCE OF 272.01 FEET; THENCE NORTH 00°15'05" WEST A DISTANCE OF 317.45 FEET; THENCE NORTH 89°44'55" EAST A DISTANCE OF 1273.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 642.0 FEET, A CHORD WHICH BEARS SOUTH 25°05' 32" EAST 1165.20 FEET, A CENTRAL ANGLE OF 130°19'06", AN ARC DISTANCE OF 1460.22 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 75°36'12" WEST A DISTANCE OF 1924.88 FEET TO THE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

TRACT 7, WATKINS RANCH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 89°33'39" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4, A DISTANCE OF 2244.65 FEET; THENCE NORTH 15°33'26" WEST A DISTANCE OF 2113.39 FEET; THENCE NORTH 21°11'22" EAST A DISTANCE OF 494.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 21°11'22" EAST A DISTANCE OF 773.84 FEET; THENCE SOUTH 75°36'12" EAST A DISTANCE OF 1924.88 FEET; THENCE SOUTH 40°04'01" WEST A DISTANCE OF 1057.66 FEET; THENCE NORTH 68°50'15" WEST A DISTANCE OF 1569.16 FEET TO THE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SAID PARCEL CONTAINING 3,048,844 SQUARE FEET OR 69.993 ACRES, MORE OR LESS: HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF TIEDEMAN SUBDIVISION, 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.

## OWNER OF TRACT 6

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

NICHOLAS BAKARICH JR.

BY ITS ACKNOWLEDGEMENT

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

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.  
BY \_\_\_\_\_ AS \_\_\_\_\_ AN INDIVIDUAL  
(NAME) (TITLE)

BY \_\_\_\_\_  
NOTARY PUBLIC

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY I.D. NUMBER

AREA TABLE		
AREA DESCRIPTION	AREA	
	SQ.-FT.	ACRES
LOT 1	1,106,709	25.407
LOT 2	1,059,933	24.333
LOT 3	882,202	20.253
GROSS BOUNDARY	3,048,844	69.993

## OWNER OF TRACT 6

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

DEBORAH ILIFF-BAKARICH

BY ITS ACKNOWLEDGEMENT

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

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.  
BY \_\_\_\_\_ DEBORAH ILIFF- BAKARICH AS \_\_\_\_\_ AN INDIVIDUAL  
(NAME) (TITLE)

BY \_\_\_\_\_  
NOTARY PUBLIC

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY I.D. NUMBER

## HOLDER OF DEED OF TRUST - TRACT 6

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

BELLCO CREDIT UNION

BY: \_\_\_\_\_  
AS: \_\_\_\_\_

BY ITS ACKNOWLEDGEMENT

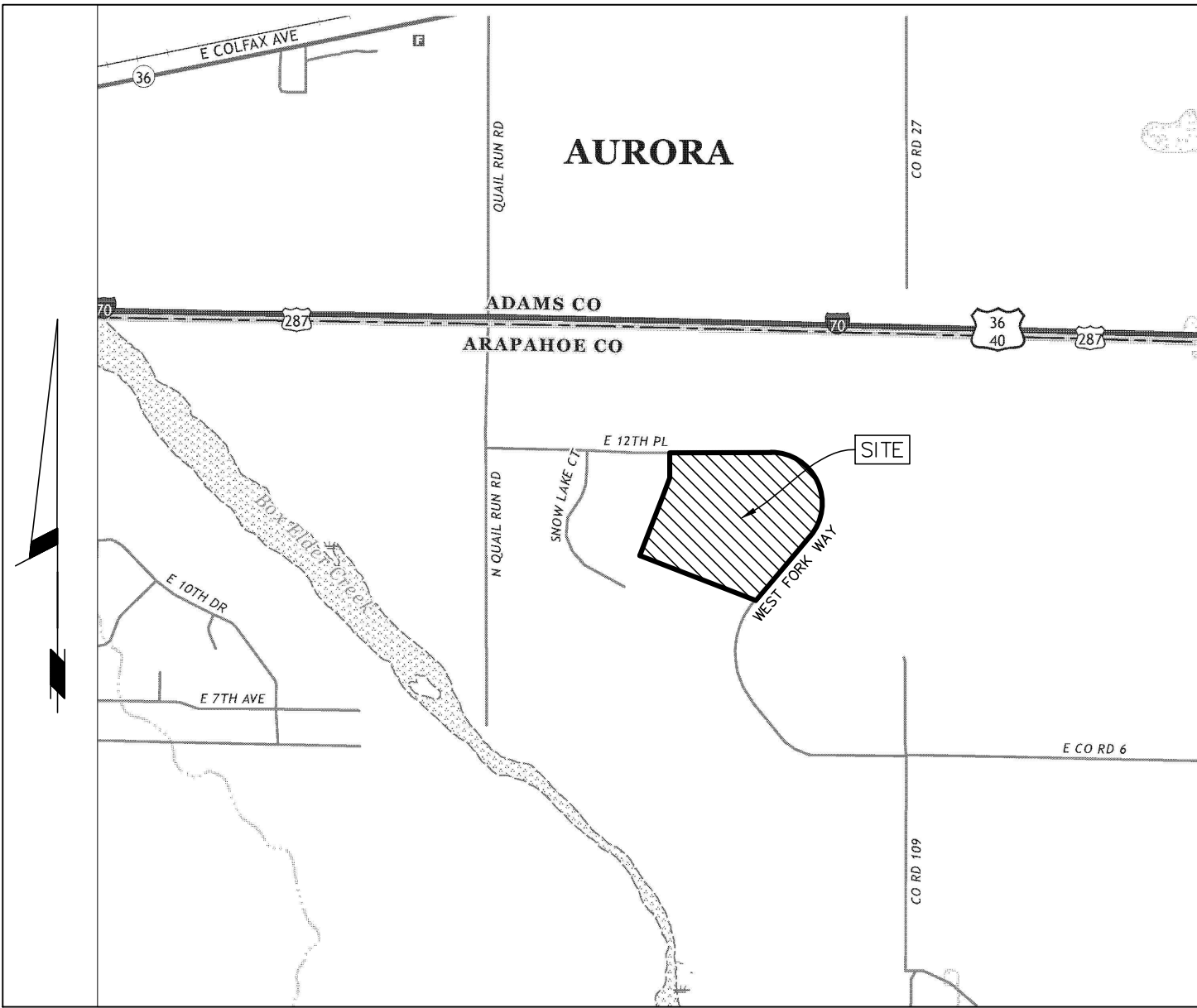
STATE OF \_\_\_\_\_ )  
 )SS  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.  
BY \_\_\_\_\_ AS \_\_\_\_\_  
(NAME) (TITLE)  
OF BELLCO CREDIT UNION AN AUTHORIZED SIGNATORY

BY \_\_\_\_\_  
NOTARY PUBLIC

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY I.D. NUMBER



## VICINITY MAP

SCALE 1" = 2000'

## SHEET INDEX

SHEET 1 OF 3 - DEDICATION  
SHEET 2 OF 3 - NOTES  
SHEET 3 OF 3 - MAP

## HOLDER OF DEED OF TRUST - TRACT 6

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

QUICKEN LOANS

BY: \_\_\_\_\_  
AS: \_\_\_\_\_

BY ITS ACKNOWLEDGEMENT

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

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.  
BY \_\_\_\_\_ AS \_\_\_\_\_  
(NAME) (TITLE)  
OF QUICKEN LOANS AN AUTHORIZED SIGNATORY

BY \_\_\_\_\_  
NOTARY PUBLIC

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY I.D. NUMBER

## OWNER OF TRACT 7

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

THE DAVID J. TIEDEMAN TRUST DATED MARCH 24, 2016

BY: \_\_\_\_\_  
DAVID J. TIEDEMAN  
AS: \_\_\_\_\_ TRUSTEE

BY ITS ACKNOWLEDGEMENT

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

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.  
BY \_\_\_\_\_ DAVID J. TIEDEMAN AS \_\_\_\_\_ TRUSTEE  
OF THE DAVID J. TIEDEMAN TRUST DATE DATED MARCH 24, 2016.

BY \_\_\_\_\_  
NOTARY PUBLIC

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY I.D. NUMBER

## OWNER OF TRACT 7

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

THE ANGELA L. TIEDEMAN TRUST DATED MARCH 24, 2016

BY: \_\_\_\_\_  
ANGELA L. TIEDEMAN  
AS: \_\_\_\_\_ TRUSTEE

BY ITS ACKNOWLEDGEMENT

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

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.  
BY \_\_\_\_\_ ANGELA L. TIEDEMAN AS \_\_\_\_\_ TRUSTEE  
OF THE ANGELA L. TIEDEMAN TRUST DATE DATED MARCH 24, 2016.

BY \_\_\_\_\_  
NOTARY PUBLIC

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY I.D. NUMBER

## HOLDER OF DEED OF TRUST - TRACT 7

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

U.S. BANK NATIONAL ASSOCIATION

BY: \_\_\_\_\_  
AS: \_\_\_\_\_

BY ITS ACKNOWLEDGEMENT

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

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.  
BY \_\_\_\_\_ AS \_\_\_\_\_  
(NAME) (TITLE)  
OF U.S. BANK NATIONAL ASSOCIATION AN AUTHORIZED SIGNATORY

BY \_\_\_\_\_  
NOTARY PUBLIC

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY I.D. NUMBER

## 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: \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, DAVID L. SWANSON, 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.

DAVID L. SWANSON, PLS.36070

PREPARED ON 4/7/2022

COLORADO ILC  
3000 LAWRENCE ST, STE#111  
DENVER, CO 80205

# TIEDEMAN SUBDIVISION

A REPLAT OF PARCELS 6 AND 7, LAND SURVEY PLAT, WATKINS RANCH  
BEING PART OF THE NORTH 1/2 OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 2 OF 3

## GENERAL NOTES

1. 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.

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.

3. THIS SURVEY WAS PREPARED WITH COMMONWEALTH LAND TITLE INSURANCE COMPANY, TITLE REPORT NO: H0661209-023-DR5-AM DATED MAY 26, 2022 AT 8:00 A.M AND COMMONWEALTH LAND TITLE INSURANCE COMPANY, TITLE REPORT NO: H0661207-023-DR5-AM DATED MAY 26, 2022 AT 8:00 A.M.

4. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF LOT 6 AS SHOWN ON THE LAND SURVEY PLAT - WATKINS RANCH AS RECORDED AT THE ARAPAHOE COUNTY CLERK AND RECORDER AT RECEPTION NO.01981, BETWEEN MONUMENTS AS SHOWN HEREON IS N89°44'55"E, WITH ALL BEARINGS CONTAINED HEREON RELATIVE THERETO.

5. 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.

6. THIS SUBDIVISION IS OUTSIDE OF THE FEMA SPECIAL FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08005C0231L, EFFECTIVE 9/28/2018. THIS SUBDIVISION IS OUTSIDE THE SPECIAL FLOOD HAZARD AREA BOUNDARIES OF A FLOOD HAZARD AREA DELINEATION (FHAD) STUDY.

7. ELEVATIONS ARE BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON 4/3/2022 AND ARE BASED ON NAVD88 VERTICAL DATUM. SITE TBM IS THE FOUND REBAR WITH YELLOW PLASTIC CAP ON THE WESTERLY PROPERTY CORNER HAVING AN ELEVATION OF 5608.47'.

8. THE PROPERTY IS ZONED A-1, AGRICULTURAL - ONE.

9. THE EXISTING WELL, PERMIT NO. 235790, ON LOT 1 MAY ONLY BE USED ON LOT 1 AND MUST BE THE ONLY EXEMPT WELL SERVING LOT 1.

10. THE EXISTING WELL, PERMIT NO. 247718, ON LOT 2 MAY ONLY BE USED ON LOT 2 AND MUST BE THE ONLY EXEMPT WELL SERVING LOT 2.

11. THE EXISTING WELLS MUST CONTINUE TO BE USED IN ACCORDANCE WITH THE PERMITTED TERMS AND CONDITIONS.

12. NO ADDITIONAL EXEMPTION WELL PERMITS WOULD BE ALLOWED TO BE CONSTRUCTED ON OR TO CLAIM THE LAND AREA ENCUMBERED BY WELL PERMIT NOS.235790 AND 247718.

## STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE SUBDIVISION PLAT KNOWN AS TIEDMAN SUBDIVISION, 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 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 DRIVES, 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 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 NOTE

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.

## PRIVATE STREET MAINTENANCE

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.

## 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.

## 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 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.

## RURAL TRANSPORTATION IMPACT FEE (RUTIF) AREA

THE TIEDEMAN SUBDIVISION 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.

## TITLE REPORT NO.: H0661207-023-DR5-AM - EXCEPTIONS (TRACT 6)

1. ALL TAXES AND ASSESSMENTS, NOW OR HERETOFORE ASSESSED, DUE OR PAYABLE. (NOT PLOTTABLE)

2. AN UNDIVIDED INTEREST IN ALL OIL, GAS AND COAL, MINERAL AND OTHER METALS RIGHTS AS RESERVED IN DEED RECORDED FEBRUARY 27, 1930 IN BOOK 295 AT PAGE 230, AND ANY INTEREST THEREIN OR RIGHTS THEREUNDER. (NOT PLOTTABLE)

3. ALL INTEREST IN ALL OIL RIGHTS AS RESERVED IN DEED RECORDED MARCH 23 1945 IN BOOK 516 AT PAGE 119 AND ANY INTEREST THEREIN OR RIGHTS THEREUNDER. (NOT PLOTTABLE)

4. RIGHT OF WAY AND/OR EASEMENT FOR HIGHWAY AS GRANTED TO THE DEPARTMENT OF HIGHWAYS RECORDED JULY 25, 1958 IN BOOK 1074 AT PAGE 572. (DOES NOT AFFECT PROPERTY)

5. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AND EASEMENTS CONTAINED IN THE RIGHT OF WAY AGREEMENT AS SET FORTH BELOW: RECORDING DATE: MAY 13, 1960  
RECORDING NO.: BOOK 1189 AT PAGE 517(DOES NOT AFFECT PROPERTY)

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: COLORADO COMMERCIAL ANALYSIS SYNDICATE NO. 2  
PURPOSE: INGRESS AND EGRESS  
RECORDING DATE: MAY 14, 1973  
RECORDING NO: BOOK 2127 AT PAGE 658  
AND RECORDED MARCH 20, 2000 AT RECEPTION NO. B0032383. (AS SHOWN)

7. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT  
RECORDING DATE: DECEMBER 6, 2000  
RECORDING NO: B0158189 (NOT PLOTTABLE)

8. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AND EASEMENTS CONTAINED IN THE EASEMENT GRANT AS SET FORTH BELOW:  
RECORDING DATE: APRIL 7, 2004  
RECORDING NO: B4062870 (AS SHOWN)

9. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AND EASEMENTS CONTAINED IN THE ROAD EASEMENT AND MAINTENANCE AGREEMENT AS SET FORTH BELOW:  
RECORDING DATE: APRIL 7, 2004  
RECORDING NO.: B4062871 (NOT PLOTTABLE)

10. A DEED OF TRUST TO SECA DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW:  
AMOUNT: \$80,000.00  
TRUST/GRANTOR: NICHOLAS BAKARICH JR. AND DEBORAH ILIFF-BAKARICH  
TRUSTEE: PUBLIC TRUSTEE OF ARAPAHOE COUNTY  
BENEFICIARY: BELLCO CREDIT UNION  
RECORDING DATE: FEBRUARY 19, 2020 (NOT PLOTTABLE)

11. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,  
AMOUNT: \$559,350.00  
TRUSTOR/GRANTOR: NICHOLAS BAKARICH JR. AND DEBORAH ILIFF-BAKARICH  
TRUSTEE: PUBLIC TRUSTEE OF ARAPAHOE COUNTY  
BENEFICIARY: QUICKEN LOANS, LLC  
RECORDING DATE: MAY 14, 2021  
RECORDING NO: E1078718 (NOT PLOTTABLE)

## TITLE REPORT NO.: H0661209-023-DR5-AM - EXCEPTIONS (TRACT 7)

1. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. (NOT PLOTTABLE)

2. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)

3. ANY ENCROACHMENTS, ENCUMBRANCES, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY PUBLIC RECORDS. (NOT PLOTTABLE)

4. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)

5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD FOR THE VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOTE: UPON SATISFACTION OF ALL REQUIREMENTS HEREIN, THE ABOVE EXCEPTION WILL NOT BE REFLECTED ON ANY PROPOSED TITLE POLICY IDENTIFIED IN SCHEDULE A. (NOT PLOTTABLE)

6. WATER RIGHTS, CLAIMS OF TITLE TO WATER, WHETHER OR NOT THESE MATTERS ARE SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)

7. ALL TAXES AND ASSESSMENTS, NOW OR HERETOFORE ASSESSED, DUE OR PAYABLE. NOTE: THIS TAX EXCEPTION WILL BE AMENDED AT POLICY UPON SATISFACTION AND EVIDENCE OF PAYMENT OF TAXES. (NOT PLOTTABLE)

8. OIL AND GAS LEASE RECORDED APRIL 25, 1957 IN BOOK 1012 AT PAGE 486, AND ANY AND ALL ASSIGNMENTS.. (NOT PLOTTABLE)

9. RIGHT OF ACCESS TO COLORADO STATE HIGHWAY NO. 8. A FREEWAY AS CONVEYED TO DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, IN DEED RECORDED JULY 25, 1958 IN BOOK 1074 AT PAGE 572. (DOES NOT AFFECT PROPERTY)

10. RIGHT OF WAY, WHETHER IN FEE OR EASEMENT ONLY, FOR INGRESS AND EGRESS, AS GRANTED TO COLORADO COMMERCIAL ANALYSIS SYNDICATE NO. 2, A COLORADO LIMITED PARTNERSHIP BY JOHN O. BECKER AND WATKINS FARM, LLC IN INSTRUMENT RECORDED MAY 14, 1973 IN BOOK 2127 AT PAGE 658 AND MARCH 20, 2000 AT RECEPTION NO. B0032382 AND AT RECEPTION NO. B0032383. (AS SHOWN)

11. OIL AND GAS LEASE RECORDED APRIL 11, 1989 IN BOOK 3201 AT PAGE 246 AND ANY AND ALL ASSIGNMENTS. (NOT PLOTTABLE)

12. OIL AND GAS LEASE RECORDED MAY 8, 1985 IN BOOK 4435 AT PAGE 586 AND ANY AND ALL ASSIGNMENTS. (NOT PLOTTABLE)

13. MOTION TO DETERMINE THE STATUS OF PREVIOUSLY DECREED CONDITIONAL, NON-TRIBUTARY GROUND WATER RIGHT, IN THE MATTER OF THE APPLICATION FOR WATER RIGHTS OF FOXHILLS DEVELOPMENT COMPANY, RECORDED APRIL 22, 1987 IN BOOK 5122 AT PAGE 139 AND IN BOOK 5122 AT PAGE 142. (NOT PLOTTABLE)

14. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEED AS SET FORTH BELOW: RECORDING DATE: FEBRUARY 7, 1997  
RECORDING NO.: A7014636 (NOT PLOTTABLE)

15. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT  
RECORDING DATE: DECEMBER 6, 2000  
RECORDING NO: B0158189 (NOT PLOTTABLE)

16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO  
PURPOSE: UTILITIES  
RECORDING DATE: JANUARY 15, 2001  
RECORDING NO: B1006472 (AS SHOWN)

17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO  
PURPOSE: UTILITIES  
RECORDING DATE: JANUARY 19,2001  
RECORDING NO: B1008364 (AS SHOWN)

18. EASEMENT, TOGETHER WITH ITS TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ROAD EASEMENT DEED AS SET FORTH BELOW:  
RECORDING DATE: JANUARY 19, 2001  
RECORDING NO.: B1008365 (NOT PLOTTABLE)

19. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,  
AMOUNT: \$160,750.00  
TRUSTOR/GRANTOR: DAVID J. TIEDEMAN AND ANGELA L. TIEDEMAN  
TRUSTEE: PUBLIC TRUSTEE OF ARAPAHOE COUNTY  
BENEFICIARY: U.S. BANK NATIONAL ASSOCIATION  
RECORDING DATE: AUGUST 4, 2016  
RECORDING NO: D6085377 (NOT PLOTTABLE)

20. AFFIDAVIT OF PRODUCTION RECORDED DECEMBER 21, 2017 AT RECEPTION NO. D7143752. (NOT PLOTTABLE)



TIEDEMAN SUBDIVISION

A REPLAT OF PARCELS 6 AND 7, LAND SURVEY PLAT, WATKINS RANCH

BEING PART OF THE NORTH 1/2 OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 3 OF 3

LEGEND

- = SET NO.5x18" REBAR WIT 1.25" YELLOW PLASTIC CAP LS#36070
- = FOUND NO.5 REBAR WITH 1.25" RED PLASTIC CAP LS#10717
- (R) = RECORD INFORMATION
- (M) = MEASURED
- = PROPERTY LINE
- - - = LOT LINE
- - - = EASEMENT LINE

FOUND 3.25" ALUM CAP  
PLS.25937 - NW CORNER  
SECTION 4, T4S, R64W

N57°04'47"W(M)  
2741.87'(M)

TRACT 15  
WATKINS RANCH  
(REC.B2174 - 9/6/2001)

BASIS OF BEARINGS  
N89°44'55"E(M&R)  
1273.12'(M) 1273.38'(R)

E. 12TH PLACE (PRIVATE DRIVE)  
530.46'

STREET NAME  
CHANGES HERE

TRACT 14  
WATKINS RANCH  
(REC.B2174 - 9/6/2001)

60' ACCESS EASEMENT  
LSP WATKINS RANCH  
REC. NO'S B1934, B1981, B2114  
REC.NO.B1008365 AND B4062870

10' UTILITY EASEMENT  
LSP WATKINS RANCH  
REC. NO'S B1934, B1981, B2114  
REC.NO.B1008364

WELL EASEMENT  
LSP WATKINS RANCH  
REC. NO'S B1934, B1981, B2114

SITE TBM  
EL=5608.47'

TRACT 5  
WATKINS RANCH  
(REC.B2174 - 9/6/2001)

LOT 1  
Area : 25.407 AC±  
(1,106,709 SF±)

L=1460.21(M) 1460.22'(R)  
R=641.99(M) 642.00'(R)  
Δ=130°19'10"(M)  
130°19'06"(R)

0' 100' 200'  
SCALE: 1" = 100'

TRACT 13  
WATKINS RANCH  
(REC.B2174 - 9/6/2001)

LOT 3  
Area : 20.253 AC±  
(882,202 SF±)

BLOCK 1

N75°36'25"W(M) S75°36'12"E(R)  
1345.55'(M)

LOT 2  
Area : 24.333 AC±  
(1,059,933 SF±)

20' UTILITY EASEMENT  
REC. NO: B.1006472

10' UTILITY EASEMENT  
LSP WATKINS RANCH  
REC. NO'S B1934, B1981, B2114  
REC.NO.B1008364

60' ACCESS EASEMENT  
LSP WATKINS RANCH  
REC. NO'S B1934, B1981, B2114  
REC.NO.B1008365 AND B4062870

TRACT 12  
WATKINS RANCH  
(REC.B2174 - 9/6/2001)

N44°32'38"W(M)  
2737.91'(M)

FOUND 2" ALUM CAP  
ILLEGIBLE - SE CORNER  
SECTION 4, T4S, R64W

TRACT 8  
WATKINS RANCH  
(REC.B2174 - 9/6/2001)

N15°33'26"W(R)  
211.39'(R)

S89°33'39"E(R)  
2244.65'(R)

N21°11'22"E(R)  
494.79'(R)

575.00'

N68°50'06"W(M) N68°50'15"W(R)  
1569.14'(M) 1569.16'(R)

SW CORNER  
SECTION 4,  
T4S, R64W

