

COPPERLEAF FILING NO. 30

FINAL PLAT

A REPLAT OF LOTS 2, 3, AND 4 BLOCK 1, AND TRACT B COPPERLEAF FILING NO. 19, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

SHEET 1 OF 4

CERTIFICATION 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 TO REMEDY SUCH DEFECT UPON DEMAND BY ARAPAHOE COUNTY, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOW ALL MEN BY THESE PRESENTS, THAT COPPERLEAF SENIOR LIVING, LLC, A COLORADO LIMITED LIABILITY COMPANY, NLD QUINCY LLC, JANE T. HADJIMALEKI AND BEHZAD HADJIMALEKI BEING THE OWNER(S), MORTGAGEE, OR LIEN HOLDERS OF CERTAIN LANDS IN ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

PARCEL 1: FEE

LOTS 2, 3 AND 4, BLOCK 1,
COPPERLEAF FILING NO. 19,
COUNTY OF ARAPAHOE,
STATE OF COLORADO

AND

TRACT B,
COPPERLEAF FILING NO. 19,
COUNTY OF ARAPAHOE,
STATE OF COLORADO,
LESS AND EXCEPT THAT PORTION CONVEYED TO ARAPAHOE COUNTY, COLORADO, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO BY WARRANTY DEED RECORDED NOVEMBER 6, 2019 AT RECEPTION NO. D9120773, IN THE RECORDS OF THE CLERK AND RECORDER, ARAPAHOE COUNTY, STATE OF COLORADO.

PARCEL CONTAINS AN AREA OF 402,314 SQUARE FEET OR 9.236 ACRES, MORE OR LESS.

PARCEL 2: EASEMENT

NON-EXCLUSIVE EASEMENTS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COPPERLEAF RECORDED JUNE 28, 2005 AT RECEPTION NO. B5095145.

PARCEL 2 IS BLANKET IN NATURE AND NOT A PLOTTABLE ITEM.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF **COPPERLEAF FILING NO. 30** AND DO HEREBY DEDICATE AND CONVEY TO ARAPAHOE COUNTY, COLORADO, AND WARRANTS TITLE TO SAME, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO HEREBY DEDICATE TO ARAPAHOE COUNTY, COLORADO, AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED.

EXECUTED THIS _____ DAY OF _____, A.D. 20____.

OWNER:

COPPERLEAF SENIOR LIVING, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____ AS _____.

BY ITS ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

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

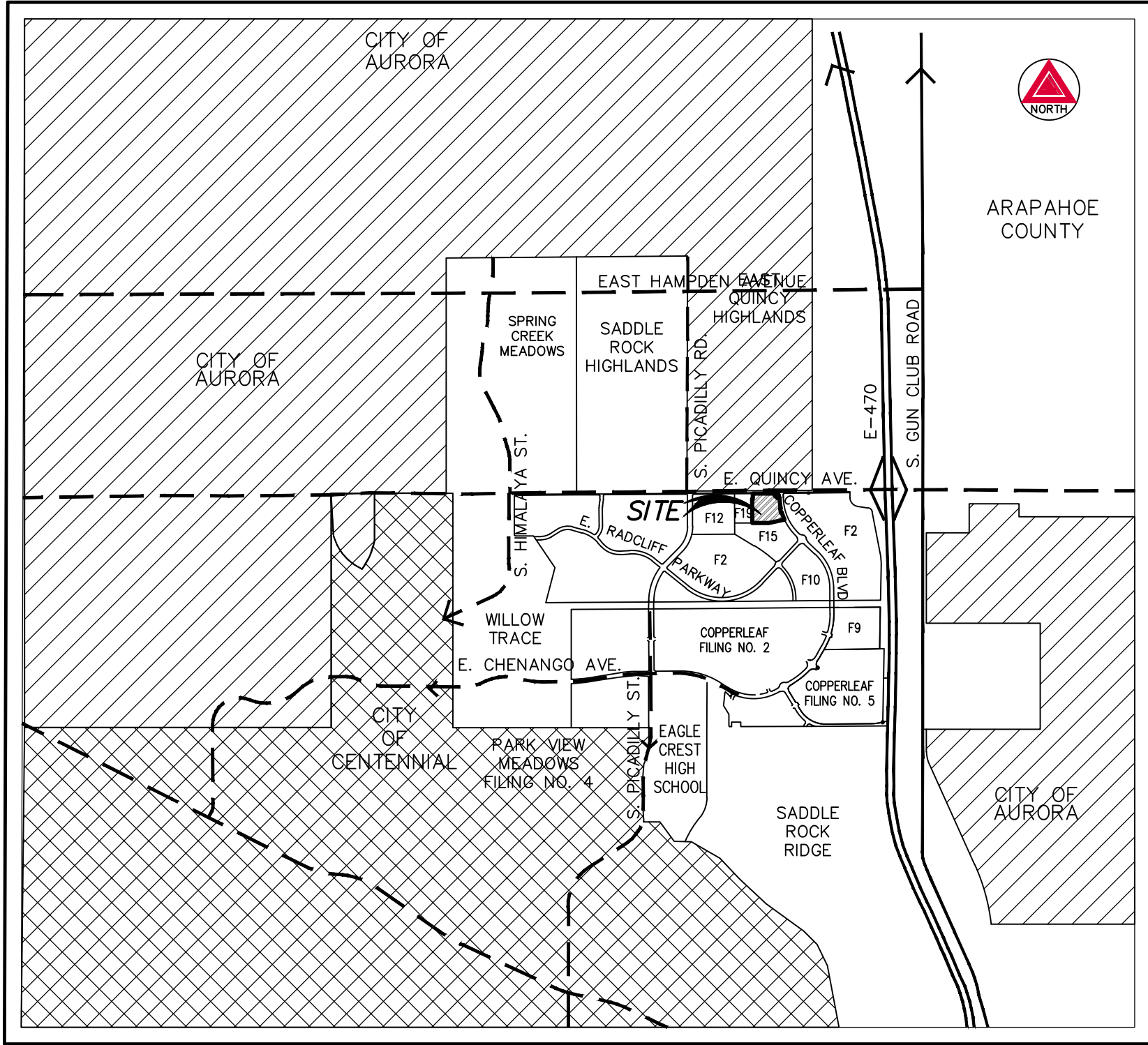
BY _____ AS _____
(NAME) (TITLE)

OF COPPERLEAF SENIOR LIVING, LLC, A COLORADO LIMITED LIABILITY COMPANY AN AUTHORIZED SIGNATORY.

BY _____
NOTARY PUBLIC

WITNESS MY HAND AND SEAL

_____ MY COMMISSION EXPIRES _____
NOTARY I.D. NUMBER



VICINITY MAP

SCALE 1" = 3000'

AREA TABLE		
AREA DESCRIPTION	AREA (SQ.FT)	AREA (AC ±)
LOT 1	311,454	7.150
LOT 2	88,348	2.028
ROW	2,512	0.058

EASEMENT CHART

EASEMENT TYPE	EASEMENT USE	EASEMENT GRANTED TO	* SURFACE MAINTENANCE
ACCESS & UTILITY EASEMENT	ACCESS & DRY UTILITIES	ARAPAHOE COUNTY	PROPERTY OWNER
PUBLIC USE EASEMENT	PUBLIC USE	ARAPAHOE COUNTY	PROPERTY OWNER

* THE SURFACE OF ALL EASEMENTS ON THIS PLAT IS TO BE MAINTAINED BY THE PROPERTY OWNER, OR ANY SPECIAL DISTRICT WHICH EXPRESSLY ASSUMES SUCH RESPONSIBILITY.

SHEET INDEX

SHEET 1	LEGAL DESCRIPTION, COVER SHEET, OWNERSHIP, SIGNATURE BLOCK
SHEET 2	SIGNATURE BLOCKS
SHEET 3	GENERAL, STANDARD, SPECIFIC NOTES
SHEET 4	LOT DETAIL

SURVEYING CERTIFICATE

I, BRADY J. MOORHEAD, 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.

BRADY J. MOORHEAD
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, NO. 38668
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

BOARD OF COUNTY COMMISSIONERS APPROVAL

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

CHAIR: _____

ATTEST: _____

COPPERLEAF FILING NO. 30

FINAL PLAT

A REPLAT OF LOTS 2, 3, AND 4 BLOCK 1, AND TRACT B COPPERLEAF FILING NO. 19, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.
SHEET 2 OF 4

HOLDER OF DEED OF TRUST:

BY: JANE T. HADJIMALEKI AS AN INDIVIDUAL DATE

BY ITS ACKNOWLEDGEMENT

STATE OF)
COUNTY OF) SS.

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , A.D. 20, BY JANE T. HADJIMALEKI AN INDIVIDUAL AS AN AUTHORIZED SIGNATORY.

BY WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES

NOTARY I.D. NUMBER

HOLDER OF DEED OF TRUST:

BY: BEHZAD HADJIMALEKI AS AN INDIVIDUAL DATE

BY ITS ACKNOWLEDGEMENT

STATE OF)
COUNTY OF) SS.

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , A.D. 20, BY BEHZAD HADJIMALEKI AN INDIVIDUAL AS AN AUTHORIZED SIGNATORY.

BY WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES

NOTARY I.D. NUMBER

HOLDER OF DEED OF TRUST:

NLD QUINCY LLC

BY: DATE
MANAGER

NOTARIAL CERTIFICATE

STATE OF)
COUNTY OF) SS.

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , A.D. 20, BY AS MANAGER OF NLD QUINCY LLC, AN AUTHORIZED SIGNATORY.

BY WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES

NOTARY I.D. NUMBER

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

COPPERLEAF FILING NO. 30

FINAL PLAT

A REPLAT OF LOTS 2, 3, AND 4 BLOCK 1, AND TRACT B COPPERLEAF FILING NO. 19, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SHEET 3 OF 4

STANDARD NOTES

THE OWNER(S), DEVELOPER(S), AND/ OR SUBDIVIDER(S) OF THE FINAL PLAT KNOWN AS **COPPERLEAF FILING NO. 30**, THEIR RESPECTIVE SUCCESSORS, HEIRS, AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

A. 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.

B. 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.

C. 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 GALLOWAY AND COMPANY. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF COPPERLEAF SENIOR LIVING, LLC, A COLORADO LIMITED LIABILITY COMPANY GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE COPPERLEAF SENIOR LIVING, LLC, A COLORADO 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 GALLOWAY AND COMPANY DRAINAGE DESIGN.

D. LANDSCAPE MAINTENANCE

THE OWNERS OF THIS 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, LANDSCAPE 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.

E. 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.

F. 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.

G. 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 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.

A. EMERGENCY ACCESS NOTE

EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

B. 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 EASEMENTS, ETC.

SPECIFIC NOTES

A. 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.

B. PUBLIC USE EASEMENT

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.

C. AIRPORT INFLUENCE AREA NOTE

ALL PROPERTY WITHIN THE 55 DAY-NIGHT AVERAGE SOUND LEVEL (DNL) IS EXPECTED TO BE EXPOSED TO DAILY AIRCRAFT NOISE LEVELS THAT EQUAL OR EXCEED AN AVERAGE OF 55 DECIBELS (DNL), A LEVEL OF AIRCRAFT NOISE THAT THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS HAS DETERMINED IS THE MAXIMUM ACCEPTABLE LEVEL FOR RESIDENTIAL USE. BECAUSE OF THIS, ARAPAHOE COUNTY HAS REQUIRED THAT ALL RESIDENCES IN THIS AREA AND WITHIN **COPPERLEAF FILING NO. 30** BE CONSTRUCTED IN WAYS THAT LESSEN THE EFFECTS OF THE AIRCRAFT NOISE TO THE RESIDENTS OF **COPPERLEAF FILING NO. 30**. THESE CONSTRUCTION TECHNIQUES REQUIRE, BUT ARE NOT LIMITED TO, AIR CONDITIONING, ADDITIONAL INSULATION, INSULATED FENESTRATIONS, AND SIMILAR TECHNIQUES INTENDED TO ACHIEVE AN EXPECTED INTERIOR NOISE LEVEL OF 45 DECIBELS (DNL) IN THE EXPOSURE AREA.

D. 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.

E. AIRPORT INFLUENCE AREA NOTE (AVIGATION EASEMENT/HAZARD EASEMENT)

AN AIR RIGHTS COVENANT AND AVIGATION AGREEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS FINAL PLAT HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENTS CAN BE FOUND AT RECEPTION NUMBERS B4182079 IN 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".

F. REGIONAL TRANSPORTATION IMPROVEMENT FEE (RTIF) AREA

THIS SUBDIVISION IS LOCATED WITHIN AN AREA THAT HAS BEEN IDENTIFIED AS DEFICIENT IN REGIONAL INFRASTRUCTURE IMPROVEMENTS, PRIMARILY REGIONAL TRANSPORTATION INFRASTRUCTURE. THE BOARD OF COUNTY COMMISSIONERS HAS ADOPTED RESOLUTION 375-95A, WHICH REQUIRES FEES, PURSUANT TO THE FEE SCHEDULE ADOPTED BY THIS RESOLUTION, TO BE CHARGED BY THE BUILDING DIVISION, AND COLLECTED UPON THE ISSUANCE OF ALL BUILDING PERMITS FOR NEW CONSTRUCTION WITHIN THE REGION BOUNDARIES. THE FEES, THE REGION BOUNDARIES, THE REGIONAL 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, AS NEEDED TO ENSURE A FAIR BALANCED SYSTEM.

G. 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.

GENERAL NOTES


- 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, COLORADO REVISED STATUTE.
- 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: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHICH WAS DETERMINED TO BEAR NORTH 89°27'11" EAST BY GPS OBSERVATION AND IS MONUMENTED AS SHOWN HEREON.
- NO OFFSET MONUMENTS WERE SET WITH THIS PLAT.
- THE INSTALLATION AND PLACEMENT OF SURFACE EQUIPMENT ASSOCIATED WITH CABLE, TELEPHONE, GAS, ELECTRIC AND FIBER OPTIC UTILITIES WILL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE DEVELOPER AND/OR PROPERTY OWNER.
- THIS SUBDIVISION IS OUTSIDE OF THE FEMA SPECIAL FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08005C0213L, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 17, 2017. THIS SUBDIVISION IS OUTSIDE THE SPECIAL FLOOD HAZARD AREA BOUNDARIES OF A FLOOD HAZARD AREA DELINEATION (FHAD) STUDY.
- ALL LANDSCAPE IMPROVEMENTS AND RELATED APPURTENANCES PLACED WITHIN THE ARAPAHOE COUNTY RIGHTS-OF-WAY MUST BE REVIEWED AND APPROVED BY THE ARAPAHOE COUNTY PUBLIC WORKS AND DEVELOPMENT - ENGINEERING DIVISION.
- ALL PROPERTY OWNERS ARE REQUIRED TO CONVEY THE DRAINAGE ACROSS THEIR LOT IN ACCORDANCE WITH THE AREA GRADING AND DRAINAGE PLAN. IF A PROPERTY OWNER IMPEDES THE CONVEYANCE OF DRAINAGE ACROSS HIS PROPERTY, ARAPAHOE COUNTY OR THEIR ASSIGNS HAS THE RIGHT TO ENTER HIS PROPERTY AND REMOVE ANY OBSTRUCTIONS AND BILL THE COST OF SAID WORK TO THE OWNER OF SAID LOT, WHICH SHALL BECOME A LIEN AGAINST SUCH LOT, TOGETHER WITH INTEREST AND REASONABLE ATTORNEY FEES.
- DATE OF SURVEY: JANUARY 14, 2022.
- THIS PLAT IS SUBJECT TO THE EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF COPPERLEAF FILING NO. 19 RECORDED MAY 20, 2019 UNDER RECEPTION NO. D9046743.
- FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1060691-INDY DATED OCTOBER 19, 2021 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 AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- BENCHMARK:

CITY OF AURORA BENCHMARK 556610NE002 (AKA RV-105) BEING A CHISELED TRIANGLE SET ON THE WESTERLY CONCRETE BASE OF A HIGH TENSION POWER LINE TOWER 170 +/- FEET NORTH OF THE INTERSECTION OF SOUTH RESERVOIR ROAD AND SOUTH HIMALAYA STREET.
NGVD29 ELEVATION = 5802.32'
NAVD88 ELEVATION = 5805.37'
- THE SUBJECT PROPERTY IS ZONED "RESIDENTIAL" PER PZR SITE NUMBER 148722-1 DATED 8/31/2021.

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

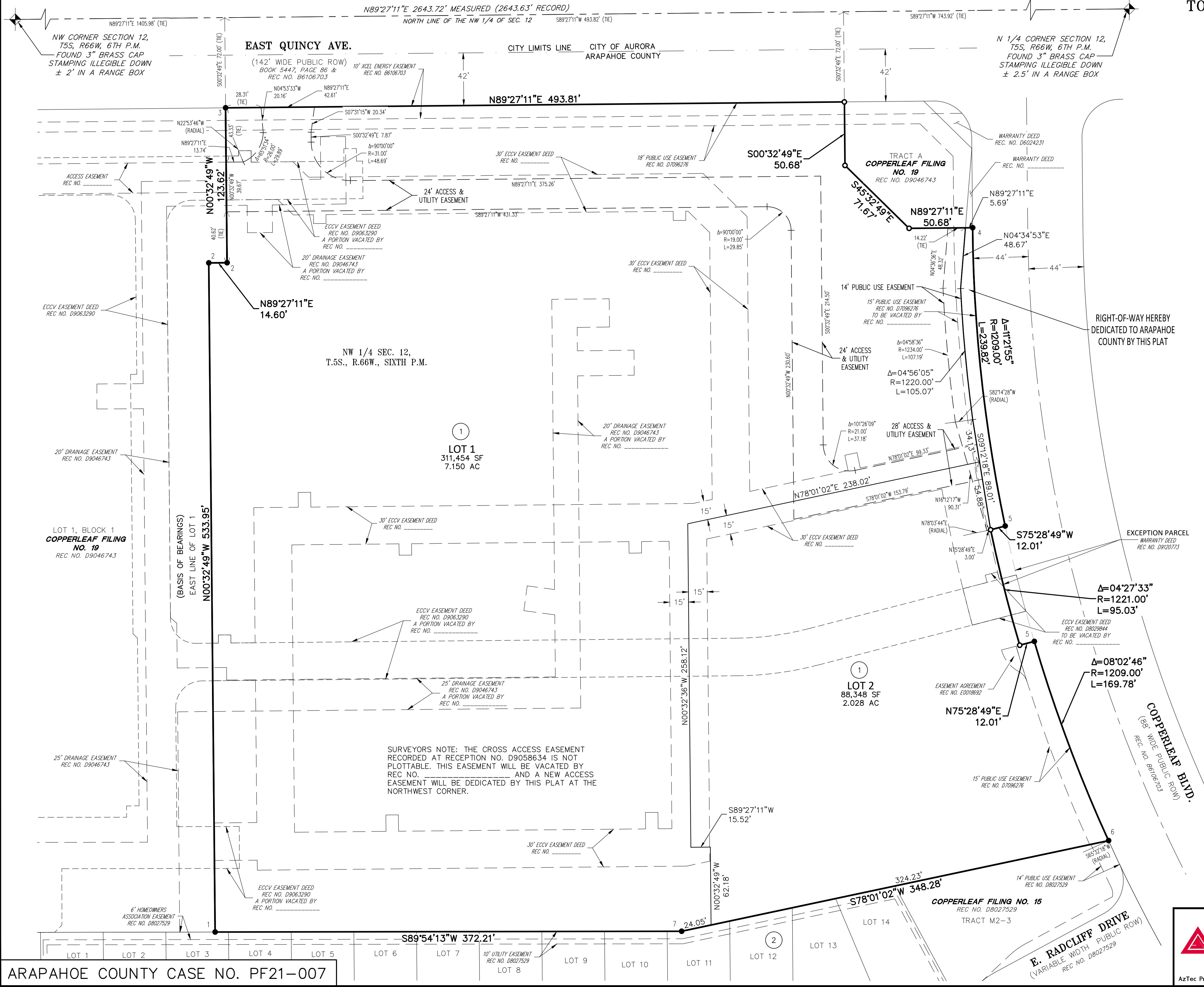
ARAPAHOE COUNTY CASE NO. PF21-007

 <div>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</div> <div>AzTec Proj. No.: 144421-01</div> <div>Drawn By: GLW</div>	COPPERLEAF FILING NO. 30 REPLAT OF LOTS 2, 3, & 4, BLOCK 2, & TRACT B COPPERLEAF FILING 19	DATE OF PREPARATION:	2021-09-22
	NW 1/4 OF SEC. 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST 6TH P.M. ARAPAHOE COUNTY, COLORADO	SCALE:	NA
	SHEET 3 OF 4		

COPPERLEAF FILING NO. 30

FINAL PLAT

A REPLAT OF LOTS 2, 3, AND 4 BLOCK 1, AND TRACT B
COPPERLEAF FILING NO. 19,
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO.
SHEET 4 OF 4



LEGEND

ALIQUOT MONUMENT AS SHOWN

SET 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38668"

FOUND 1-1/4" ALUMINIUM CAP STAMPED "PLS 30124"

FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED "LOCEY PLS 38672"

FOUND 1-1/4" NAIL & WASHER STAMPED "LOCEY PLS 38672"

FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"

FOUND 1-1/4" PURPLE PLASTIC CAP STAMPED "AZTEC PLS 38158"

FOUND NO. 5 REBAR WITH NO CAP

FOUND 1-1/4" RED PLASTIC CAP STAMPED "MANHARD PLS 38488"

BOUNDARY LINE

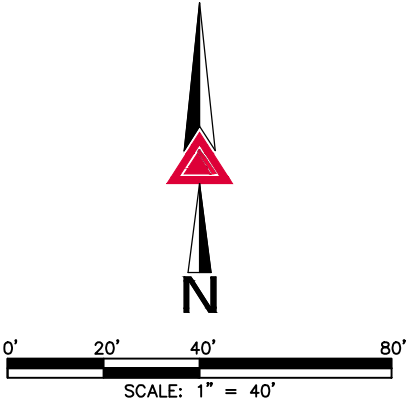
LOT LINE

RIGHT-OF-WAY

NEW EASEMENT LINE

EXISTING EASEMENT LINE

BLOCK NUMBER



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

Aztec
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

COPPERLEAF FILING NO. 30
REPLAT OF LOTS 2, 3, & 4
BLOCK 1, & TRACT B COPPERLEAF FILING 19

NW 1/4 OF SEC. 12,
TOWNSHIP 5 SOUTH, RANGE 66 WEST 6TH P.M.
ARAPAHOE COUNTY, COLORADO

DATE OF PREPARATION:
2021-09-22

SCALE:
1" = 40'

SHEET 4 OF 4

AzTec Proj. No.: 144421-01

Drawn By: GLW