

MILLSTONE AT COLUMBINE FILING NO. 1

BEING A PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO
FINAL PLAT

SHEET INDEX:
SHEET 1: COVER PAGE AND NOTES
SHEET 2: TRACT TABLES, SECTION 19
BREAK-DOWN, PLAT DETAIL
& BOUNDARY
SHEET 3: EASEMENT DETAILS

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.

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:

1. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.

2. 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.

3. 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.

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.

STORMWATER MAINTENANCE

THE PROPERTY OWNER 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.

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.

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 THE FRANCIS COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER(S), MORTGAGEE, OR LIEN HOLDERS OF CERTAIN LANDS IN ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

PARCEL A:
A TRACT OF LAND IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 WHICH IS 268.70 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4;
THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, 208.70 FEET;
THENCE NORTH PARALLEL TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, 208.70 FEET TO THE SOUTH LINE OF WEST BOWLES AVENUE;
THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, 271.43 FEET TO THE WEST LINE OF THE RIGHT-OF-WAY OF THE CITY AND COUNTY OF DENVER, AND THE BOARD OF WATER COMMISSIONER OF THE CITY AND COUNTY OF DENVER;
THENCE ON AN ANGLE OF 110 DEGREES 49 MINUTES 15 SECONDS TO THE RIGHT (SOUTH 21 DEGREES 15 MINUTES WEST), ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, FOR A DISTANCE OF 1105.45 FEET;
THENCE NORTH 89 DEGREES 27 MINUTES 30 SECONDS WEST, 89.10 FEET TO THE POINT ON THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4;
THENCE NORTH ALONG SAID WEST LINE 824.00 FEET TO THE POINT OF BEGINNING,
EXCEPT THOSE PORTIONS CONVEYED IN DEEDS RECORDED:
AUGUST 7, 1968 IN BOOK 1770 AT PAGE 634; JANUARY 19, 1972 IN BOOK 1988 AT PAGE 385; JUNE 18, 1982 IN BOOK 3645 AT PAGE 187; MAY 4, 1987 IN BOOK 5135 AT PAGE 465; JUNE 15, 1987 IN BOOK 5180 AT PAGE 90, AND ANY PORTION OF SUBJECT PROPERTY INCLUDED IN THE DEED RECORDED MARCH 23, 1989 IN BOOK 5656 AT PAGE 9,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL B:
THOSE EASEMENT RIGHTS AS DISCLOSED IN THE WARRANTY DEED RECORDED JUNE 15, 1901 IN BOOK 1397 AT PAGE 418, AND IN THE NON-EXCLUSIVE EASEMENT AGREEMENT RECORDED JUNE 21, 2000 AT RECEPTION NO. B0075126 AND EASEMENT AGREEMENT AMENDMENT RECORDED AUGUST 10, 2000 AT RECEPTION NO. B0098971, COUNTY OF ARAPAHOE, STATE OF COLORADO.
CONTAINING 246,085 SQUARE FEET OR 5.649 ACRES, MORE OR LESS.
HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF MILLSTONE AT COLUMBINE 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.

EXECUTED THIS ____ DAY OF _____ A.D., 2021

THE FRANCIS COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
JERRIE ECKELBERGER, MANAGER

BY ITS ACKNOWLEDGMENT

STATE OF _____)
S.S.

COUNTY OF _____)

PUBLIC USE EASEMENT

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EXECUTED THIS ____ DAY OF _____ A.D., 2021

THE FRANCIS COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
JERRIE ECKELBERGER, MANAGER

BY ITS ACKNOWLEDGMENT

STATE OF _____)
S.S.

COUNTY OF _____)

CERTIFICATE OF DEDICATION AND OWNERSHIP (CONTINUED)

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

BY _____ AS _____ TITLE

OF THE FRANCIS COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, AN AUTHORIZED SIGNATORY.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTARY I.D. NUMBER: _____

BASIS OF BEARINGS

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID TO BEAR NORTH 89°56'18" WEST, A DISTANCE OF 2629.73 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 19 BEING MONUMENTED BY A 3.25" ALUMINUM CAP, 0.3' BELOW ASPHALT ROADWAY, SET INSIDE PVC PIPE, ILLEGIBLE, TO THE NORTH ONE-QUARTER CORNER OF SAID SECTION 19 BEING MONUMENTED BY A 2.5" ALUMINUM CAP, 0.2' DOWN IN A RANGE BOX WITH A LID WITH A HOLE, STAMPED "18464", MOSTLY ILLEGIBLE.

BENCHMARK INFORMATION

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD88) FROM GPS OBSERVATIONS OF ARAPAHOE COUNTY URBAN AREA VERTICAL CONTROL NETWORK, PHASE 2, BENCHMARK UAP2 10 (POINT ID 1210), MONUMENTED BY A 3.25" ALUMINUM CAP, 0.1' ABOVE GROUND SURFACE, 1.7' SOUTH OF FENCE, STAMPED "ARAPAHOE COUNTY MAPPING, BENCHMARK, Δ, UAP2 10, 2011, PLS 37051". PUBLISHED ELEVATION = 5565.15 US FEET.

SURVEYOR'S NOTES

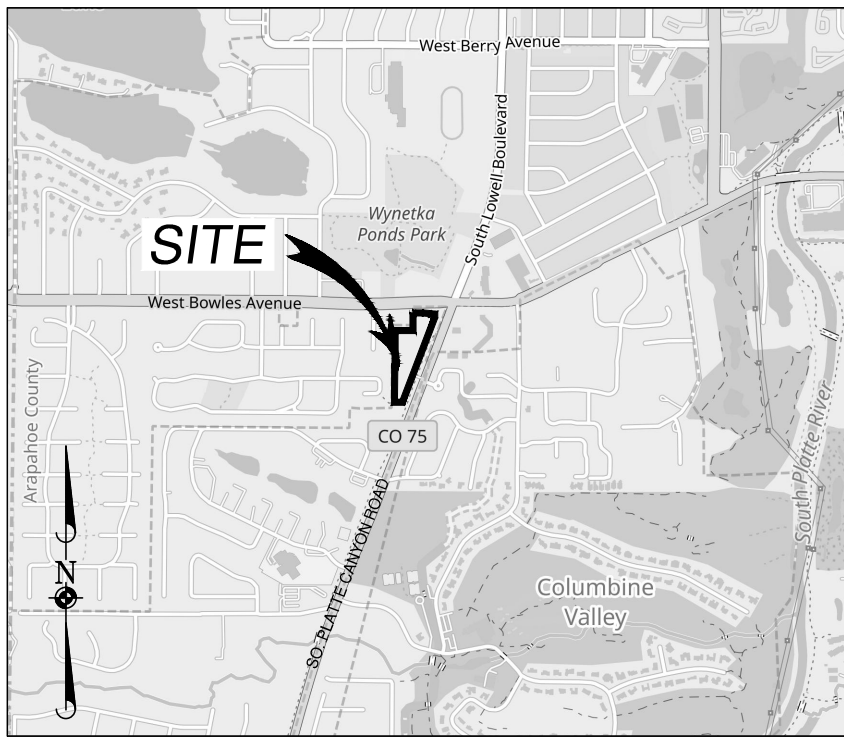
1. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3837 METERS. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (0.00') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CWC CONSULTING GROUP, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO LAND TITLE GUARANTEE COMPANY ORDER NUMBER: F70654010-8, WITH AN EFFECTIVE DATE OF 03/19/2021 AT 5:00 P.M. FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.
4. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE.
5. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
7. DEFINITION: CERTIFY, CERTIFICATION - A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.

8. CWC CONSULTING GROUP, INC. DOES NOT WARRANT THAT THE PARCEL, AS DESCRIBED HEREON, COMPLIES WITH COLORADO SENATE BILL 35. (30-28-101).

9. NOTE: 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.

10. NO OFFSET MONUMENTS WERE SET WITH THIS PLAT.

11. THE SUBJECT PROPERTY IS CURRENTLY ZONED R-2



LOCATION MAP

SCALE: 1" = 2000'

OWNERS:
THE FRANCIS COMPANY, LLC,
A COLORADO LIMITED LIABILITY COMPANY
1998 OAK LEAF LANE, GREENWOOD VILLAGE, CO 80121

PLAN PREPARER/LANDSCAPE ARCHITECT:
LAI DESIGN GROUP
88 INVERNESS CIRCLE EAST, SUITE J101, ENGLEWOOD, CO 80112

ENGINEER/COLORADO PROFESSIONAL LAND SURVEYOR (PLS):
CWC CONSULTING GROUP, INC.
9360 TEDDY LANE, SUITE #203, LONE TREE, CO 80124

SURVEYOR NOTE

THE DIMENSIONS, LOCATIONS AND OTHER INFORMATION REGARDING RECORDED RIGHTS-OF-WAY AND EASEMENTS WERE DERIVED FROM COPIES OF THE ACTUAL RECORDED DOCUMENTS. THE UNDERSIGNED SURVEYOR DID NOT PERSONALLY SEARCH THE PUBLIC RECORDS TO DETERMINE THE RECORDED RIGHTS-OF-WAY AND EASEMENTS AFFECTING THE PROPERTY, BUT INSTEAD RESEARCH WAS OBTAINED FROM LAND TITLE GUARANTEE COMPANY. THE RESEARCH IS BELIEVED BY THE UNDERSIGNED TO BE RELIABLE, COMPLETE AND CORRECT, AND IS NOT CONTRADICTED BY ANY OTHER INFORMATION KNOWN TO THE SURVEYOR. THIS DISCLOSURE IS PROVIDED TO COMPLY WITH 38-51-106, C.R.S. AND FOR NO OTHER PURPOSE.

ATTORNEY CERTIFICATE

I, _____, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE IN THE STATE OF COLORADO, REGISTRATION NO. _____ STATE THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED IN THIS PLAT AND STATE FURTHER THAT, IN MY OPINION, TITLE TO ALL LANDS DESCRIBED IN THIS PLAT IS MERCHANTABLE IN THE OWNER AND IS FREE AND CLEAR OF ALL EASEMENTS, RIGHTS-OF-WAY, COVENANTS, LIENS AND ENCUMBRANCES EXCEPT (A) THOSE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THE PLAT AND (B) THOSE HELD BY OTHER SIGNATORIES TO THIS PLAT. I FURTHER STATE THAT, IN MY OPINION, THE PERSON SIGNING AS OWNER IS AUTHORIZED TO DO SO.

SURVEYING CERTIFICATE

I, ERIC DAVID CARSON, 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.

ERIC DAVID CARSON
COLORADO PROFESSIONAL
LAND SURVEYOR NO.37890
FOR AND ON BEHALF OF
CWC CONSULTING GROUP, INC.
9360 TEDDY LANE, SUITE #203
LONE TREE, CO 80124
EMAIL: ERIC@CWC-CONSULTING.COM

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS,

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

CHAIR: _____

ATTEST: _____

MILLSTONE AT COLUMBINE
FINAL PLAT
A PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
SHEET 1 - COVER PAGE AND NOTES

DRAFTED: _____
S.L.G.3
CHECKED: _____
E.D.C.
DATE: 04/09/2021
JOB NO: 120-00225
SURVEY PREPARED FOR:
THE FRANCIS COMPANY, LLC
SHEET NO.
1 OF 3 SHEETS

9360 TEDDY LANE, SUITE #203
LONE TREE, CO 80124
TEL: 303-395-2701
FAX: 303-395-2701
CWC CONSULTING GROUP
FOR ENGINEERING AND SURVEYING CONSTRUCTION SERVICES

MILLSTONE AT COLUMBINE FILING NO. 1

BEING A PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO
FINAL PLAT

AREA TABLE			AREA TABLE		
	SQ. FT.	ACRES	BLOCK 4	SQ. FT.	ACRES
BLOCK 1			LOT 1	5,252	0.121
LOT 1	5,270	0.121	LOT 2	5,386	0.124
LOT 2	5,620	0.129	LOT 3	5,713	0.131
LOT 3	6,622	0.152	LOT 4	5,250	0.121
TOTAL:	17,512	0.402	LOT 5	5,449	0.125
BLOCK 2			TOTAL:	27,050	0.661
LOT 1	6,322	0.145	BLOCK 5		
LOT 2	5,324	0.122	LOT 1	5,250	0.121
LOT 3	5,306	0.122	LOT 2	5,844	0.134
LOT 4	6,258	0.144	LOT 3	5,765	0.132
LOT 5	5,420	0.125	LOT 4	5,618	0.129
LOT 6	5,330	0.122	LOT 5	5,751	0.131
TOTAL:	33,960	0.780	TOTAL:	28,228	0.663
BLOCK 3			LOTS TOTAL:	122,575	2.814
LOT 1	5,275	0.121			
LOT 2	5,275	0.121			
LOT 3	5,275	0.121			
TOTAL:	15,825	0.363			

TRACT TABLE				
TRACT NAME	AREA	INTENDED USE	MAINTENANCE	FINAL OWNERSHIP
TRACT A	80,759 SQ.FT. (1.854 AC.)	OPEN SPACE, DRAINAGE, UTILITIES	HOA	HOA
TRACT B	34,487 SQ.FT. (0.792 AC.)	EMERGENCY ACCESS, UTILITY, PRIVATE DRIVE	HOA	HOA
TRACT C	5,399 SQ.FT. (0.124 AC.)	OPEN SPACE, DRAINAGE	HOA	HOA
TRACT D	2,865 SQ.FT. (0.066 AC.)	OPEN SPACE	HOA	HOA

LAND USE TABLE		
NAME	SQ. FT.	ACRES
LOTS	122,575	2.814
TRACTS	123,510	2.835
GROSS BOUNDARY:	246,085	5.649

LEGEND

- FOUND MONUMENT AS NOTED; NOTE: BEARING AND DISTANCE, IF LISTED, IS FROM THE BOUNDARY CORNER TO THE FOUND MONUMENT.
- ⊕ FOUND PLSS MONUMENT AS NOTED
- ✚ FOUND CHISELED CROSS

— BOUNDARY LINE
--- SECTION/ALLOTMENT LINE
--- RIGHT-OF-WAY LINE
--- ADJACENT LOT LINE
--- EASEMENT LINE

FOR ADDITIONAL EASEMENTS DEDICATED HEREON SEE SHEET 3.

LEGEND

YPC = YELLOW PLASTIC CAP
RPC = RED PLASTIC CAP
PPC = PINK PLASTIC CAP
ESMT. = EASEMENT
R.O.W. = RIGHT OF WAY
BK. , PG. = BOOK , PAGE
RECP. NO. = RECEPTION NUMBER
U.E. = UTILITY EASEMENT (DRY)
EX. = EXISTING
(NR) = NON-RADIAL
(00.00) = SEE NOTE 1

CURVE/LINE DATA:
C1: L=28.92' R=99.21' Δ=016°42'12"
C2: L=58.54' R=200.79' Δ=016°42'12"
C3: L=7.07' R=4.50' Δ=090°00'12"
C4: L=7.07' R=4.50' Δ=089°59'48"
C5: L=5.81' Δ=001°27'01" R=229.50'
C6: L=51.16' R=175.50' Δ=016°42'12"
C7: L=64.19' R=265.50' Δ=013°51'05"
C8: L=55.48' R=229.50' Δ=013°51'05"
C9: L=71.47' R=45.50' Δ=089°59'43"
C10: L=38.48' R=24.50' Δ=089°59'46"
C11: L=12.10' Δ=003°27'09" R=200.79'
C12: L=14.73' Δ=008°30'35"
L1: REMOVED
L2: S54°33'03"E 0.04'
L3: N20°52'51"E 8.98'
L4: S69°06'53"E 18.59'
L5: S82°22'11"E (RADIAL)
L6: S01°56'18"E (RADIAL)
L7: S68°31'10"E (RADIAL)
L8: INTENTIONALLY REMOVED
L9: S04°10'40"W 25.56'
L10: N77°37'43"W (RADIAL)
L11: N04°10'40"E 25.56'

NW 1/4

SW 1/4

SE 1/4

SW 1/4

SE 1/4

SW 1/4

SE 1/4

SW 1/4

SE 1/4

NORTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 SECTION 19 CALCULATED POSITION

NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 19

BASIS OF BEARINGS
S89°56'18"E 2629.73'

1314.865'

1322.82'

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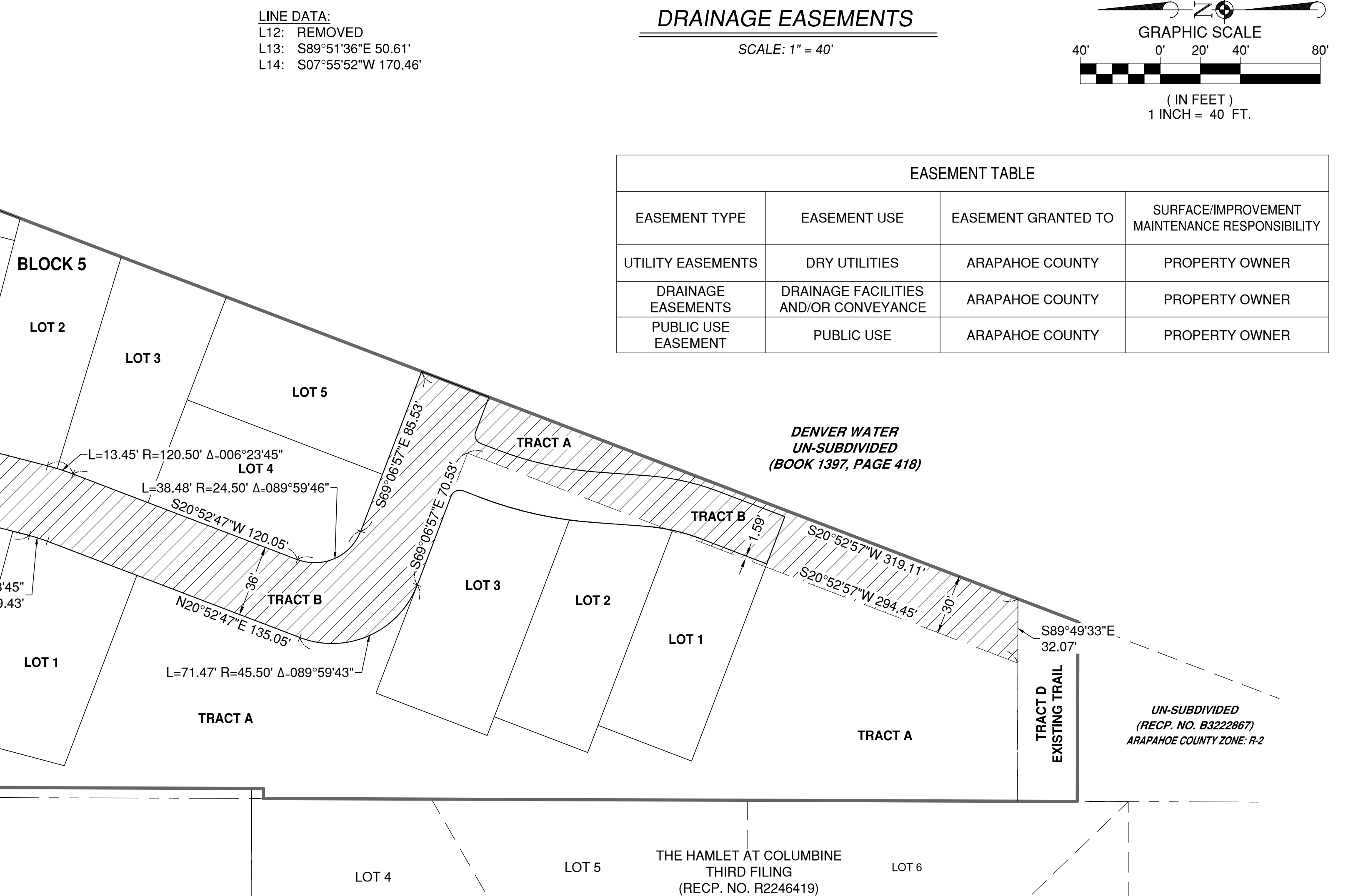
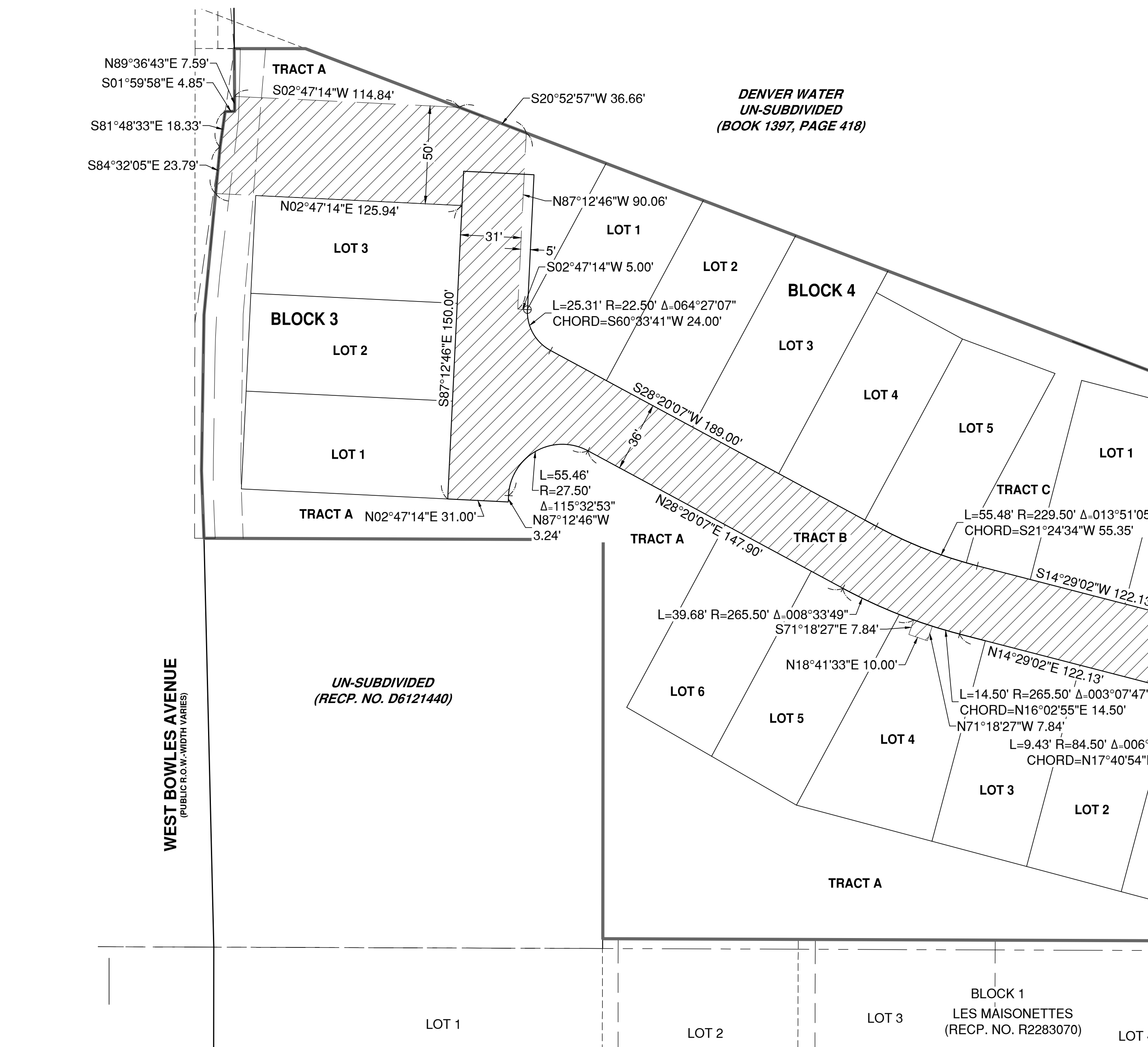
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BEING A PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO
FINAL PLAT



EASEMENT TABLE			
EASEMENT TYPE	EASEMENT USE	EASEMENT GRANTED TO	SURFACE/IMPROVEMENT MAINTENANCE RESPONSIBILITY
UTILITY EASEMENTS	DRY UTILITIES	ARAPAHOE COUNTY	PROPERTY OWNER
DRAINAGE EASEMENTS	DRAINAGE FACILITIES AND/OR CONVEYANCE	ARAPAHOE COUNTY	PROPERTY OWNER
PUBLIC USE EASEMENT	PUBLIC USE	ARAPAHOE COUNTY	PROPERTY OWNER

CWC
3360 TEDDY LANE, SUITE #203
LOVE TREE, COLORADO 80124
TELEPHONE: 303-395-2700
FAX 303-395-2701
CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING - CONSTRUCTION SERVICES

DATE:	REVISION:	BY:
6/21/21	ADRESSED COUNTY COMMENTS: RED LINES: MODIFIED LINEWORK	SL G3
8/19/21	ADRESSED COUNTY COMMENTS: RED LINES: MODIFIED LINEWORK	EDC

MILLSTONE AT COLUMBINE
FINAL PLAT
A PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF
SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
SHEET 3 - EASEMENT DETAILS

DRAFTED:	S.L.G.3	CHECKED:	E.D.C.
DATE:	04/09/2021	JOB NO:	120-00225
SURVEY PREPARED FOR: THE FRANCIS COMPANY, LLC			