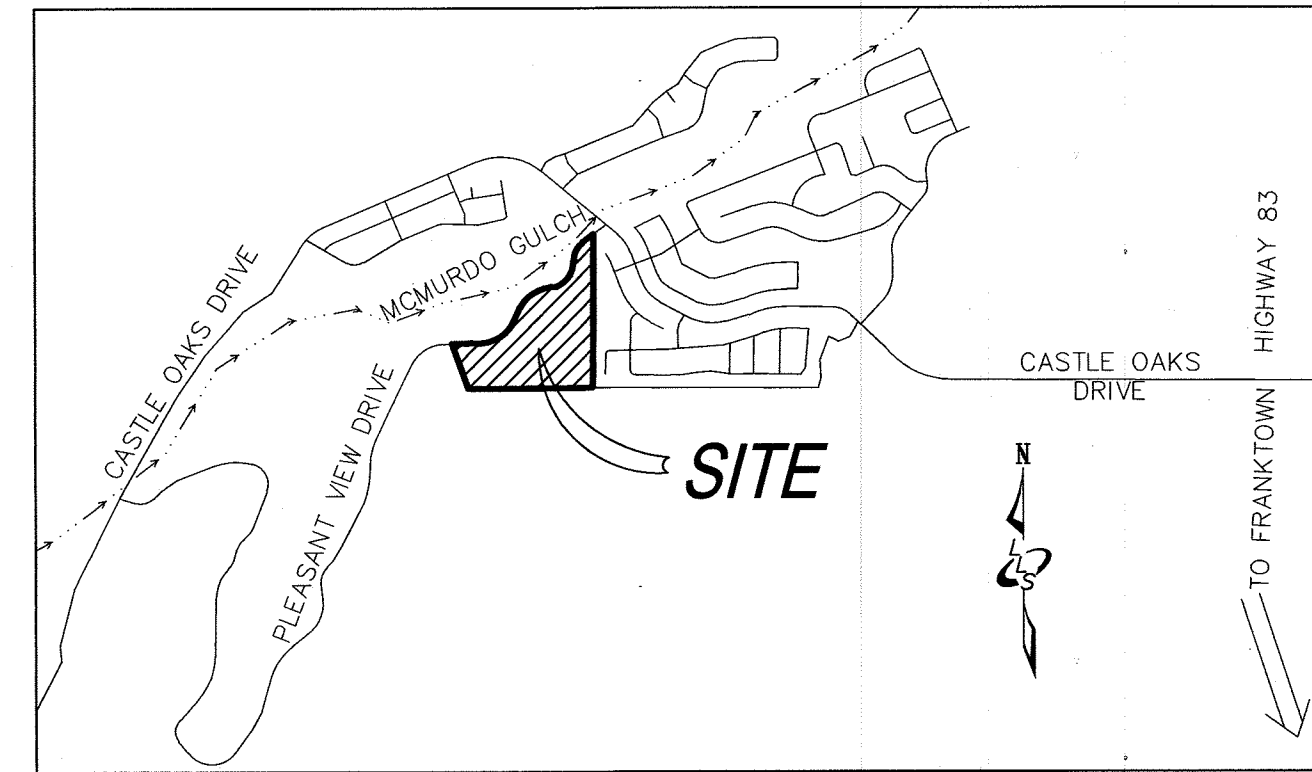


PLEASANT VIEW

A VACATION AND REPLAT OF CASTLE OAKS, OUTLOT D
LOCATED IN PORTIONS OF THE NORTHEAST QUARTER OF SECTION 29, THE NORTHWEST QUARTER OF SECTION 28,
AND THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
29.660 ACRES 5 RESIDENTIAL LOTS SB2018-016
SHEET 1 OF 2



VICINITY MAP
N.T.S.

LOT USE SUMMARY				
# LOTS	TOTAL ACREAGE	LOT SIZE RANGE	AVERAGE LOT SIZE	PURPOSE
5 RESIDENTIAL	29.660 AC.	4,046-7,947 AC.	5,932 AC.	SINGLE FAMILY

LEGAL DESCRIPTION:

OUTLOT D, CASTLE OAKS, AS RECORDED AT RECEPTION NO. 150556, BOOK C AT PAGE 6 IN THE RECORDS OF THE COUNTY OF DOUGLAS CLERK AND RECORDER, LOCATED IN PORTIONS OF THE NORTHEAST QUARTER OF SECTION 29, THE NORTHWEST QUARTER OF SECTION 28, AND THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SECTION 28, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID POINT ALSO BEING ON THE EASTERLY LINE OF LOT 1, BLOCK 78, THE VILLAGES OF CASTLE ROCK 2ND AMENDMENT-LIBERTY VILLAGE PORTION FINAL PLAT;

THENCE NORTH 03°34'57" EAST, A DISTANCE OF 5.17 FEET, ALONG THE EAST LINE OF SAID LOT 1 TO AN ANGLE POINT;
THENCE NORTH 26°49'02" WEST, A DISTANCE OF 511.36 FEET, ALONG THE EAST LINE OF SAID LOT 1 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PLEASANTVIEW DRIVE;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES:

1. THENCE NORTH 87°59'02" EAST, A DISTANCE OF 303.87 FEET, TO A POINT OF CURVATURE;
2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH AN ARC LENGTH OF 433.90 FEET, A RADIUS OF 430.00 FEET, A DELTA ANGLE OF 57°48'57", A CHORD BEARING OF NORTH 59°04'32" EAST, A DISTANCE OF 415.73 FEET;
3. THENCE NORTH 30°10'03" EAST, A DISTANCE OF 260.00 FEET, TO A POINT OF CURVATURE;
4. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 361.63 FEET, A RADIUS OF 370.00 FEET, A DELTA ANGLE OF 56°00'00", A CHORD BEARING OF NORTH 58°10'03" EAST, A DISTANCE OF 347.41 FEET;
5. THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT WITH AN ARC LENGTH OF 424.12 FEET, A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 41°00'33" EAST, A DISTANCE OF 381.84 FEET;
6. THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT WITH AN ARC LENGTH OF 197.92 FEET, A RADIUS OF 210.00 FEET, A DELTA ANGLE OF 54°00'00", A CHORD BEARING OF NORTH 23°10'03" EAST, A DISTANCE OF 190.68 FEET;
7. THENCE NORTH 50°10'03" EAST, A DISTANCE OF 161.67 FEET;

THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°21'36" EAST, A DISTANCE OF 1645.85 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28;
THENCE SOUTH 89°22'29" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 1316.69 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL CONTAINS 1,291,974 SQUARE FEET, OR 29.660 ACRES MORE OR LESS.

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF PLEASANT VIEW. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATIONS SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE UTILITY, DRAINAGE AND BLANKET ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH THE MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES.

OWNER: NEW VISION DEVELOPMENT PARTNERS, INC.

BY: [Signature]

TITLE: President

STATE OF COLORADO } SS:

COUNTY OF Jefferson

ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October, 2018.

BY David J. Havel, AS President, OF NEW VISION DEVELOPMENT PARTNERS, INC.

MY COMMISSION EXPIRES: 10/18/2021

WITNESS MY HAND AND OFFICIAL SEAL:

Celeste Drago
NOTARY PUBLIC

BENEFICIARY OF DEED OF TRUST

GREAT WESTERN BANK

BY: [Signature]

TITLE: Business Lending VP

STATE OF COLORADO } SS:

COUNTY OF Summit

ACKNOWLEDGED BEFORE ME THIS 28th DAY OF September, 2018.

BY Sandra L. Vickers, AS Vice President

OF GREAT WESTERN BANK.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: May 17 2022

Sandra Romero
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20294018016
MY COMMISSION EXPIRES MAY 17, 2022

TITLE VERIFICATION CERTIFICATE

WE, HERITAGE TITLE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS. See items shown on Schedule B - Section 2 of Commitment H0640901

HERITAGE TITLE COMPANY

BY: [Signature] DATE: 10-8-2018

TITLE: V.P./D. Builder Title

STATE OF COLORADO } SS:

COUNTY OF Denver

ACKNOWLEDGED BEFORE ME THIS 8 DAY OF October, 2018 BY Cindy Oarten

AS V.P./D. Builder Title, Heritage Title company.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 2-10-2019

Deborah J. Spruitt
Notary Public
State of Colorado
My Commission Expires: February 10, 2019
LIC# 20304904651

GENERAL NOTES:

1. THE PLAT CONSISTS OF VACATING AND REPLATTING OUTLOT D OF CASTLE OAKS, RECORDED 05/17/72, RECEPTION NO. 150556, OF THE RECORDS DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN PORTIONS OF THE NORTHEAST QUARTER OF SECTION 29, THE NORTHWEST QUARTER OF SECTION 28, AND THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DOUGLAS COUNTY, STATE OF COLORADO, INTO FIVE (5) SINGLE FAMILY LOTS.

2. 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.

3. 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, C.R.S.

4. BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF 6TH PRINCIPAL MERIDIAN IS TO BEAR SOUTH 89°22'29" WEST, ACCORDING TO GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983(2011). MONUMENTS SHOWN HEREON.

5. ALL GENERAL NOTES, DEDICATIONS, AND PLAT RESTRICTIONS AS SHOWN ON THE PLAT OF CASTLE OAKS AS RECORDED AT RECEPTION NO. 150556 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER SHALL APPLY UNLESS SPECIFICALLY AMENDED AND SUPERCEDED HEREBY.

6. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF DOUGLAS COUNTY, STATE OF COLORADO.

7. 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.

8. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANGE LAND SURVEYS, LLC. TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS.

THAT TITLE COMMITMENT NO. 592-H0540901-048-CPC, EFFECTIVE DATE JULY 17, 2018 AT 7:00 A.M. AND PREPARED BY HERITAGE TITLE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS-OF-WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS.

9. UTILITY EASEMENTS ARE AS FOLLOWS:

TEN-FOOT (10') WIDE ALONG THE PERIMETER OF THE SUBDIVISION BOUNDARY AS SHOWN HEREON.

FIVE-FOOT (5') WIDE ALONG ALL SIDE LOT LINES WHERE SHOWN HEREON.

10. DRAINAGE EASEMENTS ARE HEREBY GRANTED TO DOUGLAS COUNTY ACROSS LOT 5, FOR THE PURPOSE OF ACCESSING, MAINTAINING AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICRO POOLS AND WATER QUALITY FACILITIES (COLLECTIVELY, THE "FACILITIES") IN THE EVENT THAT NEW VISION DEVELOPMENT PARTNERS, ITS SUCCESSORS AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES. A BLANKET ACCESS EASEMENT OVER THE SUBDIVISION IS ALSO GRANTED TO DOUGLAS COUNTY, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS. THE MAINTENANCE AND REPAIR OF THE FACILITIES IN THE SUBDIVISION, AS SHOWN ON THE CONSTRUCTION PLANS ACCEPTED BY DOUGLAS COUNTY OR ON THE PLAT FOR THE SUBDIVISION, SHALL BE THE RESPONSIBILITY OF THE SYSTEM OWNER. IN THE EVENT SUCH MAINTENANCE AND REPAIR ARE NOT PERFORMED BY THE SYSTEM OWNER TO THE SATISFACTION OF DOUGLAS COUNTY, THEN DOUGLAS COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER SAID SUBDIVISION, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE SYSTEM OWNER, UNLESS THERE IS AN EMERGENCY, IN WHICH CASE DOUGLAS COUNTY SHALL GIVE NOTICE AS SOON AS IS PRACTICAL, TO PERFORM ALL NECESSARY WORK, THE COST OF WHICH SHALL BE PAID BY THE SYSTEM OWNER UPON BILLING. IN THE EVENT THE SYSTEM OWNER FAILS TO REIMBURSE DOUGLAS COUNTY WITHIN THIRTY (30) DAYS AFTER SUBMISSION OF THE BILL FOR COSTS INCURRED, DOUGLAS COUNTY SHALL HAVE THE RIGHT TO ENFORCE SUCH OBLIGATIONS BY APPROPRIATE LEGAL ACTION. IT IS THE SYSTEM OWNER'S RESPONSIBILITY TO CONSTRUCT, MAINTAIN AND REPAIR THE FACILITIES IN A MANNER CONSISTENT WITH ALL APPLICABLE PLANS APPROVED OR ACCEPTED BY DOUGLAS COUNTY.

11. DRIVEWAY PERMITS FOR EACH LOT WILL BE PERMITTED THROUGH THE TOWN OF CASTLE ROCK.

12. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP, COMMUNITY PANEL NUMBER 08035C0191G WITH AN EFFECTIVE DATE OF 03/16/2016, THE SUBJECT PROPERTY IS LOCATED IN A ZONE X AREA DETERMINED TO BE THE AREA OF MINIMAL FLOOD HAZARD OUTSIDE OF THE 100-YEAR FLOOD PLAIN.

13. DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

14. PURSUANT TO DIVISION 1 WATER COURT CASE NO. 18CW3011 AND DIVISION 1 WATER COURT CASE NO. 16CW3141, THE SUBJECT PROPERTY HAS THE FOLLOWING ANNUAL AMOUNTS AVAILABLE BASED ON 100 YEAR ALLOCATION APPROACH: 5.49 ACRE-FEET OF THE LOWER DAWSON AQUIFER AND 2.37 ACRE-FEET OF THE UPPER DAWSON AQUIFER.

15. THE WATER SUPPLY FOR LOTS 1, 2 AND 3 SHALL BE PROVIDED BY INDIVIDUAL WELLS FROM THE LOWER DAWSON AQUIFER. THE WATER SUPPLY FOR LOTS 4 AND 5 SHALL BE PROVIDED BY INDIVIDUAL WELLS FROM THE UPPER DAWSON AQUIFER OR THE LOWER DAWSON AQUIFER AT THE OWNER'S DISCRETION; SAID WELLS WILL BE PERMITTED PURSUANT TO THE DECREE IN CASE NO. 18CW3011 AND CASE NO. 16CW3141.

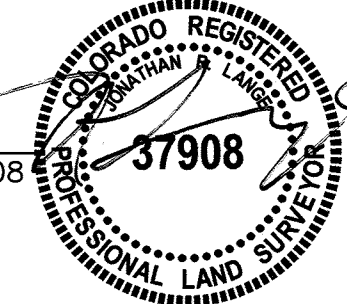
16. ALL DENVER BASIN AQUIFER WATER BENEATH THIS PROPERTY IS DEDICATED THROUGH A DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. _____.

SURVEYOR'S CERTIFICATE:

I, JONATHAN R. LANGE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON FEBRUARY 9TH, 2018, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION.

I ATTEST THE ABOVE ON THIS 11th DAY OF September, 2018.

[Signature]
JONATHAN R. LANGE, PLS 37908
FOR AND ON BEHALF OF
LANGE LAND SURVEYS, LLC.



PLANNING COMMISSION

THE MINOR DEVELOPMENT FINAL PLAT (SB2018-016) WAS REVIEWED BY THE PLANNING COMMISSION ON

August 20, 2018

[Signature]
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

10/16/18
DATE

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO, ON THE 28th DAY OF August, 2018, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF UTILITY, DRAINAGE AND BLANKET ACCESS EASEMENTS ARE ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

[Signature]
CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 16th DAY OF October, 2018 A.D., AT 8:26 AM P.M. AND WAS RECORDED AT RECEPTION NUMBER 2018062944.

[Signature]
DOUGLAS COUNTY CLERK AND RECORDER



DEVELOPER:
NEW VISION DEVELOPMENT PARTNERS, INC.
4251 KIPLING STREET, SUITE 190
WHEAT RIDGE, COLORADO 80033

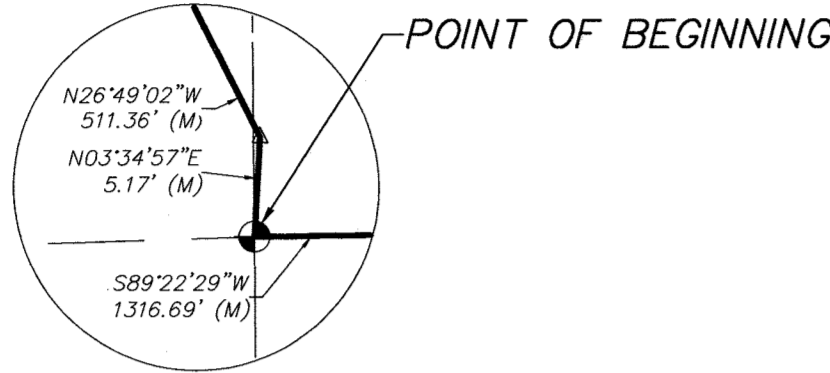


#	REVISIONS	DATE	BY
1	COUNTY COMMENTS	04/04/18	LC
2	MOVE LOT 1/2 LOT LINE	04/06/18	LC
3	MOVE LOT 2/3 LOT LINE	04/10/18	LC
4	UPDATE OWNER/ADD ESMT	06/19/18	LC
5	ADD NOTES	06/22/18	LC
6	COUNTY COMMENTS	07/11/18	LC
7	COUNTY COMMENTS	07/19/18	LC
8	COUNTY COMMENTS	08/05/18	LC
9	COUNTY COMMENTS	08/21/18	LC
10	COUNTY COMMENTS	08/23/18	LC
11	VACATE TRAIL ESMT LOT 1	08/27/18	LC

DRAWN BY: KB/LC
CHECKED BY: JRL
SCALE: N/A
DATE: 02/23/18
FILE NO. PLAT

PLEASANT VIEW

A VACATION AND REPLAT OF CASTLE OAKS, OUTLOT D
 LOCATED IN PORTIONS OF THE NORTHEAST QUARTER OF SECTION 29, THE NORTHWEST QUARTER OF SECTION 28,
 AND THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
 COUNTY OF DOUGLAS, STATE OF COLORADO
 29.660 ACRES 5 RESIDENTIAL LOTS SB2018-016
 SHEET 2 OF 2



DETAIL 'A'
 SCALE 1" = 10'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	400.00'	403.63'	386.72'	N59°04'32"E	57°48'57"
C2	400.00'	390.95'	375.58'	S58°10'03"W	56°00'00"
C3	240.00'	376.99'	339.41'	N41°10'03"E	90°00'00"
C4	240.00'	226.19'	217.92'	S23°10'03"W	54°00'00"
C5	430.00'	192.58'	190.97'	N75°09'11"E	25°39'38"
C6	430.00'	241.32'	238.17'	N46°14'43"E	32°09'19"
C7	370.00'	317.07'	307.45'	S54°43'01"W	49°05'56"
C8	370.00'	44.56'	44.54'	S82°43'01"W	6°54'04"
C9	270.00'	56.34'	56.23'	N80°11'25"E	11°57'17"
C10	270.00'	367.78'	340.00'	N35°11'25"E	78°02'43"
C11	210.00'	197.92'	190.68'	S23°10'03"W	54°00'00"
C12	430.00'	433.90'	415.73'	N59°04'32"E	57°48'57"
C13	370.00'	361.63'	347.41'	N58°10'03"E	56°00'00"
C14	270.00'	424.12'	381.84'	N41°10'03"E	90°00'00"

EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	270.00'	152.92'	150.88'	N56°26'13"E	32°27'02"

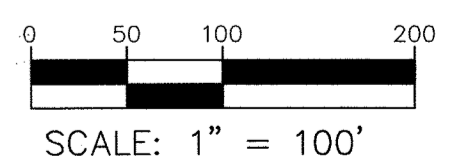
LINE TABLE

LINE	BEARING	DISTANCE
L1	N87°59'02"E	303.87'
L2	N30°10'03"E	260.00'
L3	N50°10'03"E	178.41'
L4	N87°59'02"E	303.87'
L5	N30°10'03"E	22.20'
L6	N30°10'03"E	237.80'
L7	N50°10'03"E	161.73'
L8	N30°10'03"E	260.00'

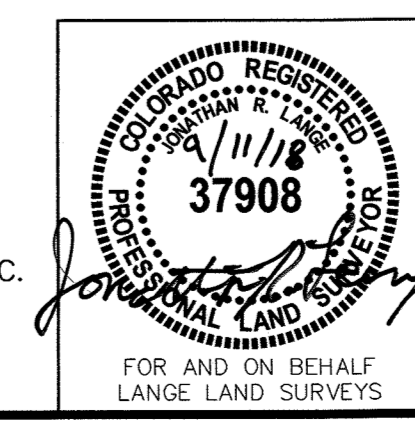
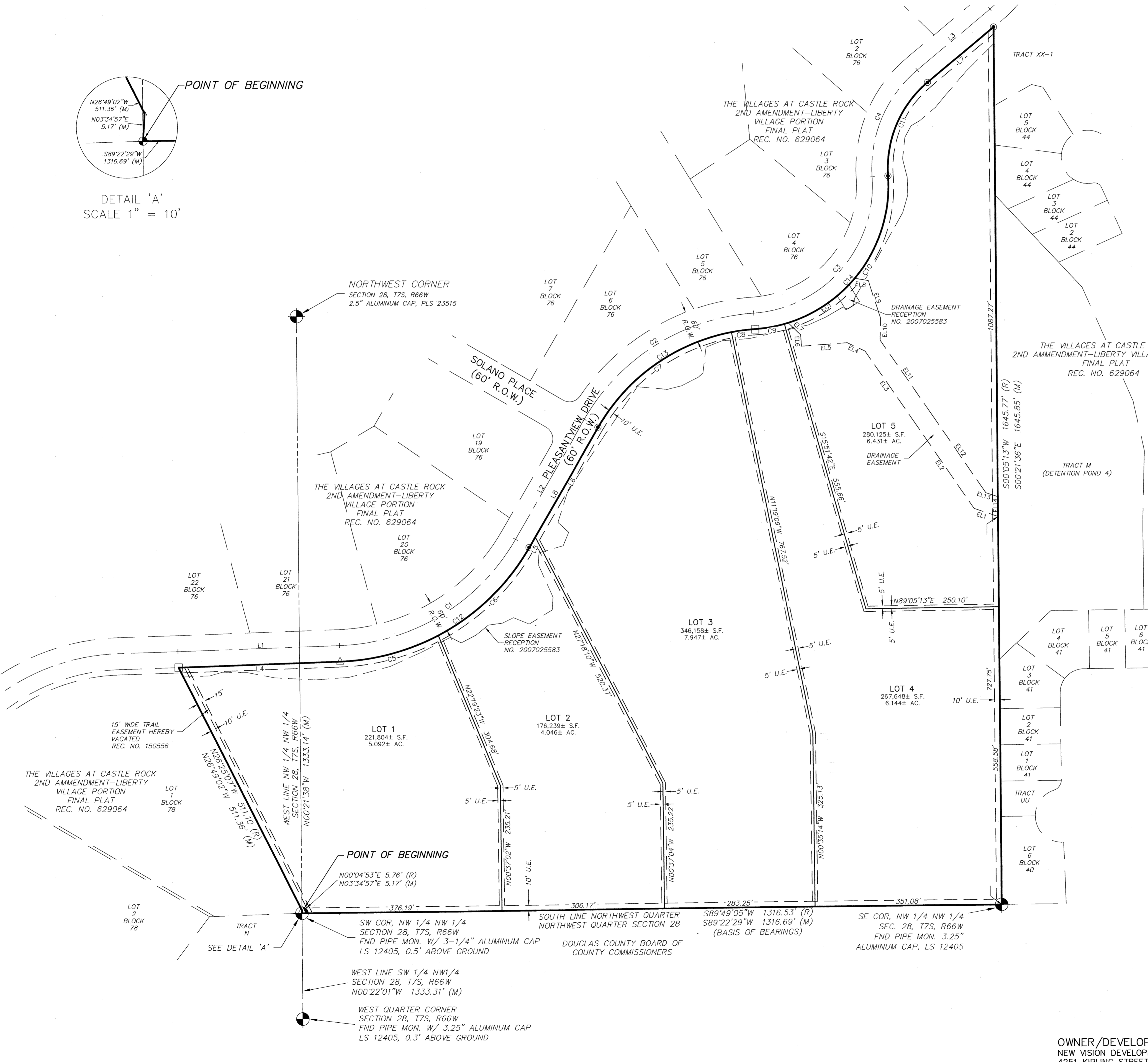
EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
EL1	N71°01'24"W	47.25'
EL2	N34°36'43"W	196.40'
EL3	N34°48'08"W	162.07'
EL4	N64°47'42"W	37.66'
EL5	S85°42'30"W	86.18'
EL6	N03°38'08"W	21.43'
EL7	N46°42'12"W	32.63'
EL8	S80°27'53"E	25.92'
EL9	S17°58'52"E	73.54'
EL10	S01°01'09"W	41.67'
EL11	S34°48'08"E	163.21'
EL12	S34°36'43"E	184.95'
EL13	S71°01'24"E	23.46'
EL14	S00°21'23"E	37.09'

SYMBOL LEGEND	
	SECTION CORNER AS DESCRIBED
	FOUND 1.5" ALUMINUM CAP PLS 12405
	FOUND 1.5" ALUMINUM CAP PLS 2568
	FOUND #5 REBAR W/NO CAP
U.E.	UTILITY EASEMENT
B.E.	BRIDLE EASEMENT
R.O.W.	RIGHT-OF-WAY
S.F.	SQUARE FEET
AC.	ACRES
(R)	RECORDED BEARING AND DISTANCE
(M)	AS MEASURED BEARING AND DISTANCE
---	SECTION LINE
---	BOUNDARY LINE



SCALE: 1" = 100'



Lange Land Surveys
 5511 WEST 56TH AVENUE, SUITE 240
 ARVADA, CO 80002
 P: (720) 242-9732 F: (720) 242-9654

OWNER/DEVELOPER:
 NEW VISION DEVELOPMENT PARTNERS, INC.
 4251 KIPLING STREET, SUITE 190
 WHEAT RIDGE, COLORADO 80033

#	REVISIONS	DATE	BY
1	COUNTY COMMENTS	04/04/18	LC
2	MOVE LOT 172 LOT LINE	04/06/18	LC
3	MOVE LOT 273 LOT LINE	04/07/18	LC
4	UPDATE OWNER/ADD ESMT	06/19/18	LC
5	ADD NOTES	06/22/18	LC
6	COUNTY COMMENTS	07/11/18	LC
7	COUNTY COMMENTS	07/19/18	LC
8	COUNTY COMMENTS	08/05/18	LC
9	COUNTY COMMENTS	08/21/18	LC
10	COUNTY COMMENTS	08/23/18	LC
11	VACATE TRAIL ESMT LOT 1	08/27/18	LC

DRAWN BY: KB/LC
 CHECKED BY: JRL
 SCALE: 1"=100'
 DATE: 02/23/18
 FILE NO. PLAT

JOB NUMBER: 173E-1306
 SHEET 2 OF 2