

LEGAL DESCRIPTION

TRACT 1:

A TRACT OF LAND IN SOUTH 1/2 NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER NUMBER 1 LOCATED IN THE NEVADA DITCH, 6 FEET WEST FROM CENTER OF NORTHEAST 1/4 OF SAID SECTION 30, THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE CENTER OF SAID DITCH 1440 FEET, MORE OR LESS, TO CORNER NUMBER 2, THE POINT OF INTERSECTION OF CENTERLINE OF SAID DITCH WITH SOUTH LINE OF NORTHEAST 1/4 OF SAID SECTION 30, SAID CORNER NUMBER 2 BEING 468 FEET, MORE OR LESS, WEST FROM SOUTHWEST CORNER OF SOUTHEAST 1/4 NORTHEAST 1/4 OF SAID SECTION 30, THENCE EAST ALONG SOUTH LINE 1156.6 FEET MORE OR LESS TO CORNER NUMBER 3, THENCE NORTH 1320 FEET TO CORNER NUMBER 4, THENCE WEST 676.5 FEET, MORE OR LESS, TO CORNER NUMBER 1, THE PLACE OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

TRACT 2:

NORTHWEST 1/4 NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THAT PART OF THE NORTHEAST 1/4 NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN LYING EAST OF THE NEVADA DITCH, COUNTY OF ARAPAHOE, STATE OF COLORADO.

TRACT 3:

A TRACT OF LAND IN THE NORTHEAST 1/4 NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 NORTHEAST 1/4 OF SAID SECTION 30, A PIN WITH CAP LS 9872.

THENCE SOUTH 00°49'17" WEST 975.96 FEET ALONG THE WEST LINE OF SAID NORTHEAST 1/4 NORTHEAST 1/4 TO THE TRUE POINT OF BEGINNING,

THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING EIGHTEEN (18) COURSES:

- 1.THENCE SOUTH 83°44'02" EAST, 27.77 FEET;
- 2.THENCE SOUTH 78°50'11" EAST, 76.98 FEET;
- 3.THENCE SOUTH 83°20'28" EAST, 15.55 FEET;
- 4.THENCE SOUTH 84°48'12" EAST, 7.57 FEET;
- 5.THENCE NORTH 86°09'37" EAST, 7.72 FEET;
- 6.THENCE NORTH 79°57'55" EAST, 23.11 FEET;
- 7.THENCE NORTH 57°36'54" EAST, 17.48 FEET;
- 8.THENCE NORTH 61°58'24" EAST, 6.84 FEET;
- 9.THENCE NORTH 41°02'15" EAST, 6.33 FEET;
10. THENCE NORTH 35°52'22" EAST, 7.67 FEET;
11. THENCE NORTH 27°32'55" EAST, 7.67 FEET;
12. THENCE NORTH 19°51'32" EAST, 7.74 FEET;
13. THENCE NORTH 15°08'46" EAST, 7.72 FEET;
14. THENCE NORTH 05°54'46" EAST, 6.66 FEET;
15. THENCE NORTH 01°16'12" WEST, 6.96 FEET;
16. THENCE NORTH 04°23'46" EAST, 6.73 FEET;
17. THENCE NORTH 16°55'18" WEST, 8.77 FEET;
18. THENCE NORTH 43°25'18" EAST 172.41 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE NEVADA DITCH,

THENCE ALONG THE CENTERLINE OF THE NEVADA DITCH THE FOLLOWING EIGHT (8) COURSES:

- 1.THENCE SOUTH 37°58'45" EAST, 79.24 FEET;
- 2.THENCE SOUTH 47°17'26" EAST, 88.46 FEET;
- 3.THENCE SOUTH 15°04'07" EAST, 26.93 FEET;
- 4.THENCE SOUTH 29°11'51" WEST, 38.95 FEET;
- 5.THENCE SOUTH 53°40'23" WEST, 126.61 FEET;
- 6.THENCE SOUTH 53°02'34" WEST, 262.80 FEET;
- 7.THENCE SOUTH 73°18'03" WEST, 41.76 FEET;
- 8.THENCE SOUTH 55°21'10" WEST, 79.16 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST 1/4 NORTHEAST 1/4

THENCE NORTH 00°49'17" EAST, 289.36 FEET ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

CONTAINING AN AREA OF 104.828 ACRES, (4,566,326 SQUARE FEET), MORE OR LESS.

STANDARD NOTES

THE OWNERS(S), DEVELOPER(S) AND OR SUBDIVIDERS(S) OF THE FINAL PLAT KNOWN AS "WILD PLUM", THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

1. IMPROVEMENTS COMPLETED, THAT NO DEVELOPMENT, CONSTRUCTION OR IMPROVEMENTS SHALL BE CERTIFIED FOR OCCUPANCY UNLESS AND UNTIL ALL REQUIRED PUBLIC IMPROVEMENTS, AS DEFINED WITHIN THE SUBDIVIDER IMPROVEMENTS AGREEMENT FOR THIS FINAL PLAT ARE IN PLACE AND ACCEPTED BY THE TOWN OF COLUMBINE VALLEY.
2. EMERGENCY AND SERVICE VEHICLE ACCESS, THE EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT(S) SHOWN HEREON SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS OR HOA. IN THE EVENT THAT SUCH CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY SAID OWNER, THE TOWN OF COLUMBINE VALLEY SHALL HAVE THE RIGHT TO ENTER SUCH EASEMENTS AND PERFORM NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS AND ASSIGNS AGREE TO PAY UPON BILLING.

PRELIMINARY PLAT

WILD PLUM

A PART OF THE NE 1/4 OF SECTION 30 AND THE NW 1/4 OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO. 104.828 ACRES – 95 RESIDENTIAL LOTS – 3 TRACTS SB-----

STANDARD NOTES CONT.

3. STORM DRAINAGE EASEMENTS, THE STORMWATER DRAINAGE EASEMENT(S) SHOWN HEREON IS (ARE) FOR THE PURPOSE OF ACCESS, OPERATION, MAINTENANCE, REPAIR AND ALTERNATION OF THE STORMWATER QUANTITY AND QUALITY MANAGEMENT SYSTEM/FACILITIES INCLUDED WITHIN THE SAID EASEMENT(S). THE OPERATION, MAINTENANCE AND REPAIR OF SUCH STORMWATER MANAGEMENT SYSTEM/FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS OR HOMEOWNERS ASSOCIATION. IN THE EVENT THAT THE OPERATION, MAINTENANCE AND REPAIR OF THE STORMWATER MANAGEMENT SYSTEM/FACILITIES ARE NOT PERFORMED BY SAID OWNER, THE TOWN OF COLUMBINE VALLEY SHALL HAVE THE RIGHT TO ALLOW THE HOMEOWNERS ASSOCIATION TO ENTER SUCH EASEMENT(S) AND PERFORM THE NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSOR AND ASSIGNS AGREE TO PAY UPON BILLING. ANY CLAIMS AND RESULTING JUDGMENTS FOR DAMAGE TO DOWNSTREAM PROPERTIES CAUSED BY THE LACK OF ADEQUATE MAINTENANCE BEING PERFORMED BY THE SAID PROPERTY OWNER SHALL BE BORNE SOLELY BY THE SAID PROPERTY OWNER. THE PROPERTY OWNER HEREBY RELEASES, INDEMNIFIES AND HOLDS HARMLESS THE TOWN OF COLUMBINE VALLEY FROM ANY AND ALL LIABILITY RESULTING FROM THE LACK OF ADEQUATE MAINTENANCE OF SAID STORMWATER MANAGEMENT SYSTEM/FACILITIES. NO BUILDINGS, FILLS, EXCAVATIONS, STRUCTURES, FENCES OR OTHER ALTERATIONS SHALL BE CONSTRUCTED WITHIN A STORMWATER DRAINAGE EASEMENT(S) WITHOUT THE EXPRESS WRITTEN CONSENT OF THE TOWN.

4. STREET MAINTENANCE, IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE TOWN 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 OWNER AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS OR HOA SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE TOWN ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTE.
6. LANDSCAPE MAINTENANCE, THE OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR OTHER ENTITY OTHER THAN THE TOWN OF COLUMBINE VALLEY SHALL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF THE PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS WITHIN THE PUBLIC ROW ADJACENT TO THIS PLANNED DEVELOPMENT.

THE OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OTHER THAN THE TOWN SHALL BE RESPONSIBLE TO MAINTAIN ALL COMMON OPEN SPACE AND OTHER LANDSCAPED AREAS ASSOCIATED WITH THIS DEVELOPMENT.

7. SIGHT TRIANGLE MAINTENANCE/CLEARANCE, CORNER VISION CLEARANCE REQUIREMENT: NO FENCE, WALL, HEDGE, SHRUB, STRUCTURE OR OTHER OBSTRUCTION TO VIEW THAT IS MORE THAN FORTY-TWO INCHES (42") IN HEIGHT SHALL BE ERCTED, PLACED OR MAINTAINED WITHIN A TRIANGLE FORMED BY THE POINT OF INTERSECTION OF LOT LINES ABUTTING A STREET AND THE POINT LOCATED ALONG THE LOT LINES THIRTY FEET (30') FROM THE POINT OF INTERSECTION.
8. DRIVES, PARKING AREA AND UTILITY EASEMENTS MAINTENANCE, THE OWNER, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OTHER THAN THE TOWN OF COLUMBINE VALLEY SHALL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENT (I.E., CROSS ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.).

TITLE VERIFICATION

I/WE, LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF LAND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS IN THE OWNER'S NAME, FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

TITLE OF OFFICIAL, TITLE INSURANCE COMPANY

TITLE OF ATTORNEY OR ATTORNEY AT LAW

MORTGAGEE'S APPROVAL

IN WITNESS WHEREOF MORTGAGEE HAS SUBSCRIBED ITS NAME THIS ____ DAY OF _____, AD_____.

SIGNATURE

TITLE
STATE OF COLORADO)
)SS
COUNTY OF ARAPAHOE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, AD_____ BY INTERNATIONAL BANK

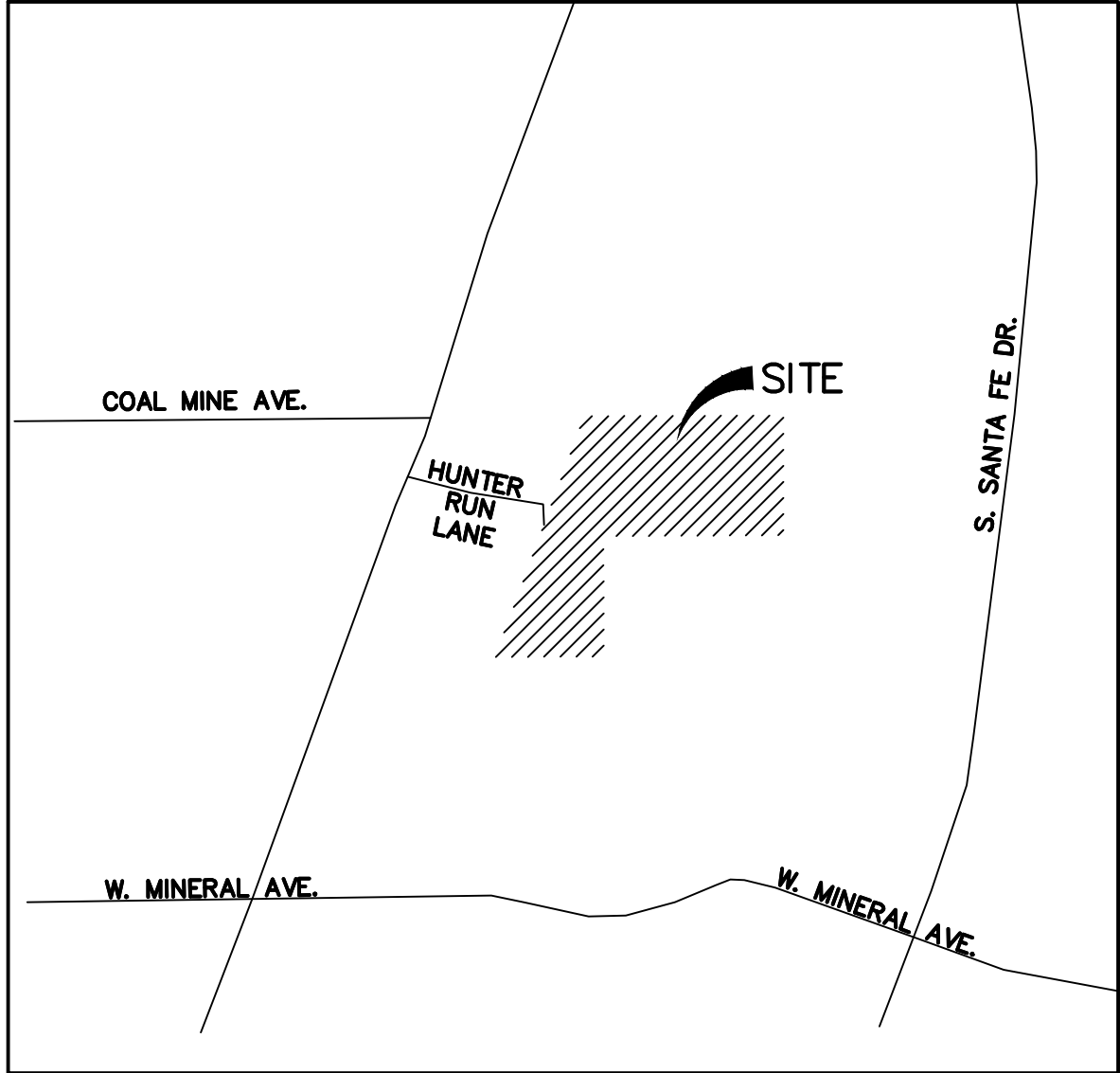
MY COMMISSION EXPIRES_____

MY ADDRESS IS _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

(SEAL)



VICINITY MAP

SCALE: 1" = 2000'

GENERAL NOTES

1. LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABC70486747, DATED MARCH 01, 2016 AT 5:00 P.M. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
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 DISCOVERED 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. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF PLATTE CANYON PARTNERS, LUND PARTNERSHIP INC., LAND TITLE GUARANTEE COMPANY, NAMED IN THE STATEMENT HEREON. SAID STATEMENT BY THE SURVEYOR NAMING SAID PERSON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
4. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 1992), REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 SECTION 29, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREIN, TAKEN TO BEAR SOUTH 00°02'02" WEST, A DISTANCE OF 2633.64 FEET.
5. 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.
6. DATES OF FIELD WORK: WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON APRIL 12, 2016.
7. THE SURVEYED PARCEL CONTAINS A TOTAL OF 104.828 ACRES OR 4,566,326 SQUARE FEET, MORE OR LESS.

LAND USE SUMMARY CHART					
TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
TRACT A	1,878,873	43.133	OPEN SPACE/DRAINAGE/TRAILS	HOA	HOA
TRACT B	144,648	3.321	OPEN SPACE/DRAINAGE/TRAILS	HOA	HOA
TRACT C	83,966	1.928	OPEN SPACE/DRAINAGE/TRAILS	HOA	HOA
TOTAL TRACT AREA	2,107,487	48.381			
TOTAL LOT AREA	2,070,219	47.526			
TOTAL ROW AREA	388,620	8.921		TOWN	TOWN
TOTAL SITE AREA	4,566,326	104.828			

THIS SUBDIVISION PLAT CONTAINS 95 LOTS, 3 TRACTS AND RIGHT-OF-WAYS
TOTAL RIGHT-OF-WAY LENGTH: 7,396.91 FT.
AVERAGE LOT SIZE: 21,792 S.F.
MINIMUM LOT SIZE: 10,500 S.F.

100 YEAR FLOODPLAIN NOTES

PORTIONS OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 08005C0433K WITH AN EFFECTIVE DATE OF DEC. 17, 2010. THE PORTIONS OF SUBJECT PROPERTY WITH-IN SAID 100 – YEAR FLOODPLAIN ARE NOTED AS "ZONE AE". ZONE "AE" DEPICTS AREAS WHOSE BASE FLOOD ELEVATIONS ARE DETERMINED. THE REMAINING PORTIONS OF SUBJECT PROPERTY ARE NOTED AS ZONE "X". ZONE "X" IS DEFINED AS "AREAS DETERMINED TP BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STATEMENT OF OWNERSHIP AND CONTROL

BE IT KNOWN THAT WILD PLUM JV, LLC, ARE THE OWNERS OR OPTION HOLDERS OF THE PROPERTY KNOWN AS WILD PLUM, LOCATED AT WILD PLUM, COLUMBINE VALLEY, COLORADO, WHICH PROPERTY IS DESCRIBED ON THIS FINAL PLAT AND THAT AS THE OWNERS OR OPTION HOLDERS OF THE PROPERTY WE HAVE THE LEGAL RIGHT AND AUTHORITY TO REQUEST APPROVAL OF THIS FINAL PLAT FROM THE TOWN OF COLUMBINE VALLEY.

SIGNED THIS ____ DAY OF _____, AD_____.

SIGNATURE

TITLE
STATE OF COLORADO)
)SS
COUNTY OF ARAPAHOE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF

_____, AD_____, BY WILD PLUM JV, LLC:

MY COMMISSION EXPIRES_____

MY ADDRESS IS _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

(SEAL)

PLANNING AND ZONING COMMISSION REVIEW

THIS FINAL PLAT WAS REVIEWED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF COLUMBINE VALLEY, COLORADO ON THIS ____ DAY OF _____, AD_____.

TOWN PLANNER

TOWN CLERK

BOARD OF TRUSTEES APPROVAL

THIS FINAL PLAT WAS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF COLUMBINE VALLEY, COLORADO THIS ____ DAY OF _____, AD_____.

TOWN CLERK: TOWN OF COLUMBINE VALLEY

ATTEST: TOWN CLERK

COUNTY CLERK AND RECORDERS ACCEPTANCE

THIS FINAL PLAT WAS ACCEPTED FOR FILLING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, THIS ____ DAY OF _____, AD_____.

RECEPTION NUMBER _____ TIME _____ BOOK _____ PAGE_____

DATE

COUNTY CLERK

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENT'S DUE AND PAYABLE AS OF ____ UPON A ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.
DATED THIS ____ DAY OF _____, AD_____.

TREASURER OF ARAPAHOE COUNTY, COLORADO

SURVEYING CERTIFICATION

I JAMES E. LYNCH, A REGISTERED 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. THIS SURVEY PREPARED IN ACCORDANCE WITH THE MANUAL OF INSTRUCTION FOR THE SURVEY OF PUBLIC LANDS, 1977 EXCEPT AS MODIFIED BY COLORADO REVISED STATUES 38-51-101 THROUGH 103, AS AMENDED.

SIGNATURE

PLS NO.



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

AzTec Proj. No.: 26616-01

DEVELOPER
DEVELOPER

DEV STREET ADDRESS
SOMEWHERE, COLORADO
(303) 688-6868

DATE OF PREPARATION:

2016-11-10

SCALE:

N/A

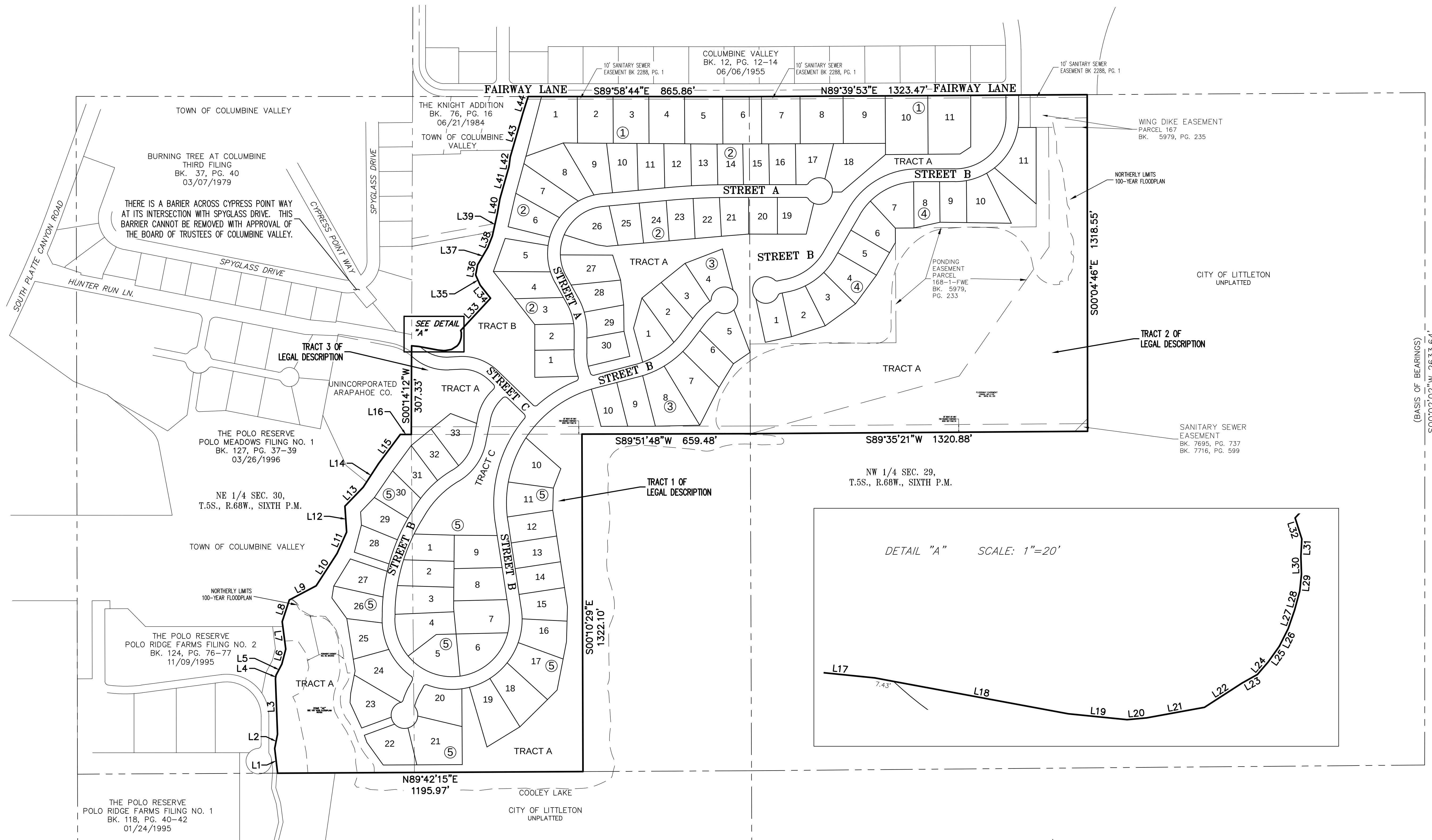
SHEET 1 OF 6

FOR REVIEW

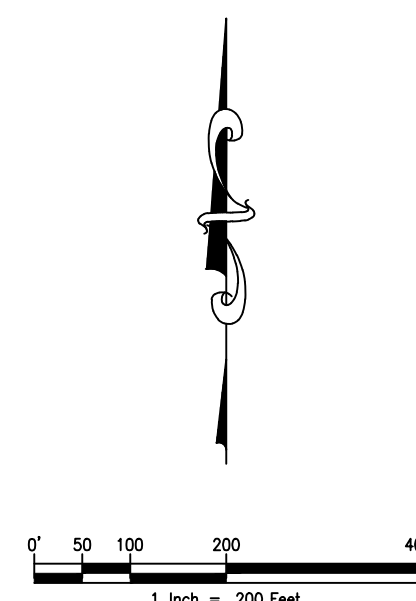
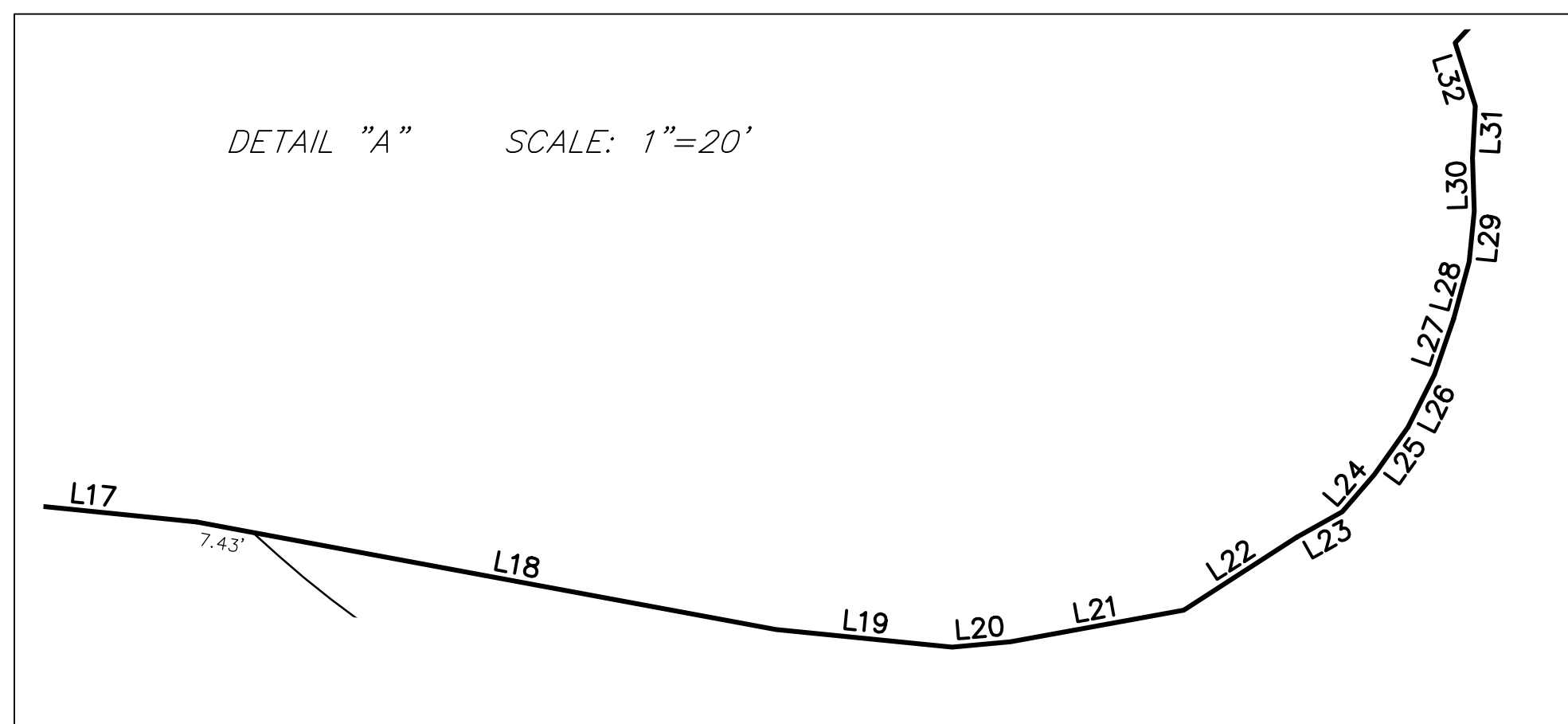
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

PRELIMINARY PLAT
WILD PLUM

A PART OF THE NE 1/4 OF SECTION 30 AND THE NW 1/4 OF SECTION 29, TOWNSHIP 5 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.
104.828 ACRES - 95 RESIDENTIAL LOTS - 3 TRACTS SB-----



LINE TABLE		
LINE	BEARING	LENGTH
L1	N06°38'52"W	97.69'
L2	N10°59'12"E	56.50'
L3	N02°06'38"W	217.57'
L4	N09°35'46"E	13.38'
L5	N27°39'38"E	49.61'
L6	N14°36'19"E	60.75'
L7	N07°28'33"W	108.61'
L8	N18°17'28"E	89.49'
L9	N62°09'05"E	118.70'
L10	N32°48'44"E	151.13'
L11	N24°05'16"E	91.33'
L12	N03°38'56"W	101.66'
L13	N43°50'17"E	103.23'
L14	N33°05'17"E	110.10'
L15	N36°47'12"E	142.65'
L16	N89°51'46"E	42.77'
L17	S84°11'42"E	27.53'
L18	S79°29'41"E	77.05'
L19	S84°18'52"E	23.16'
L20	N84°51'48"E	7.65'
L21	N79°37'20"E	23.03'
L22	N57°09'17"E	17.57'
L23	N60°50'44"E	6.85'
L24	N40°46'32"E	6.42'
L25	N35°16'07"E	7.60'
L26	N26°50'36"E	7.73'
L27	N19°05'33"E	7.66'
L28	N15°05'07"E	7.75'
L29	N05°43'34"E	6.63'
L30	N01°56'32"W	6.96'
L31	N03°06'35"E	6.80'
L32	N17°35'35"W	8.69'
L33	N42°46'57"E	172.41'
L34	N38°37'06"W	65.39'
L35	N23°39'53"W	43.46'
L36	N10°40'15"E	40.79'
L37	N30°26'54"E	79.40'
L38	N21°36'35"E	47.54'
L39	N12°38'14"E	91.66'
L40	N09°34'39"E	56.79'
L41	N15°49'03"E	131.32'
L42	N07°08'55"E	37.34'
L43	N16°05'29"E	181.60'
L44	N17°31'45"E	65.95'





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DEVELOPER
DEVELOPER

DEV STREET ADDRESS
SOMEWHERE, COLORADO
(303) 688-6868

DATE OF PREPARATION: 2016-11-10

SCALE: 1"=200'

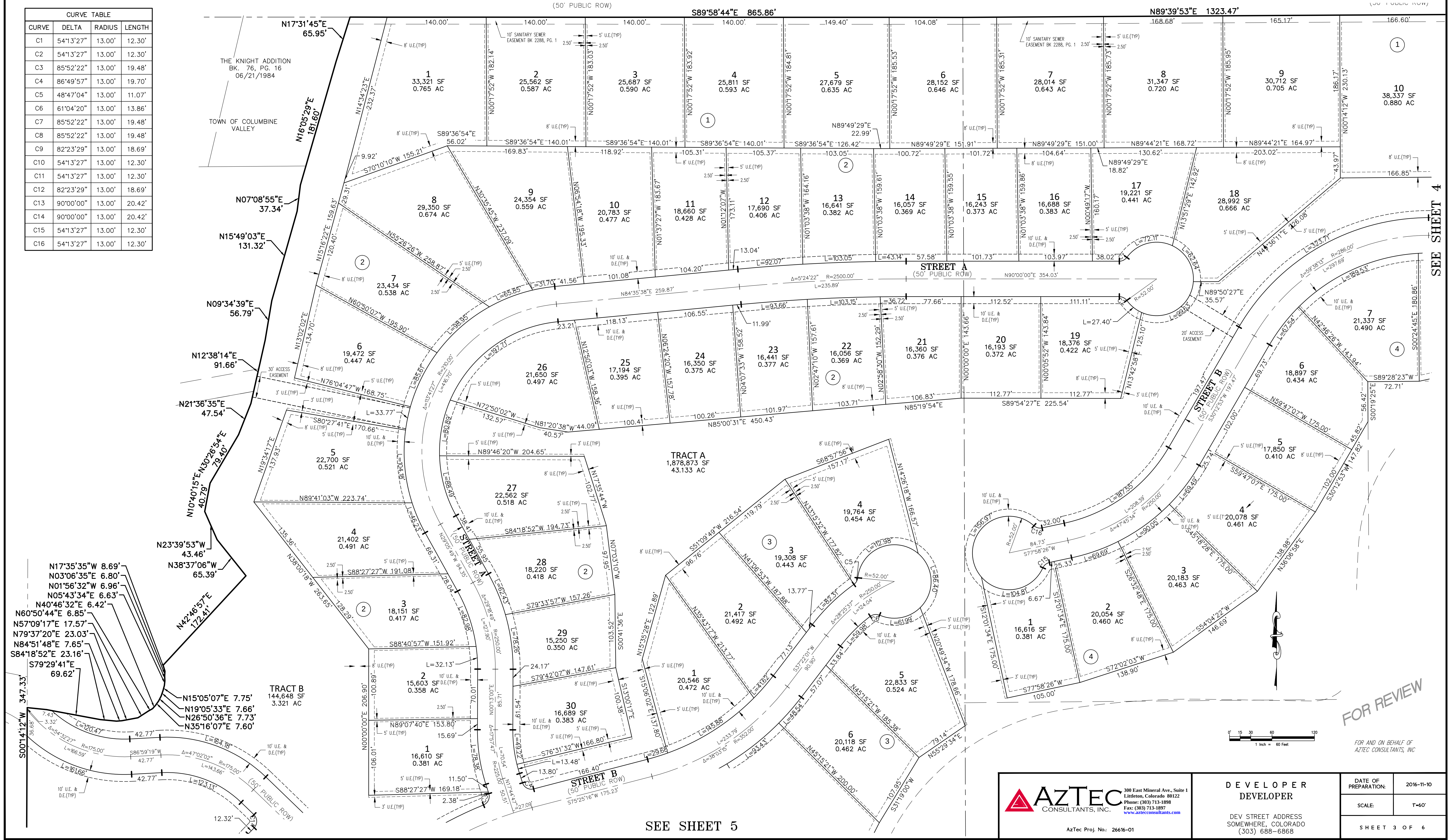
SHEET 2 OF 6

FOR REVIEW
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

PRELIMINARY PLAT
WILD PLUM

A PART OF THE NE 1/4 OF SECTION 30 AND THE NW 1/4 OF SECTION 29, TOWNSHIP 5 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.
104.828 ACRES - 95 RESIDENTIAL LOTS - 3 TRACTS SB-----

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	54°13'27"	13.00'	12.30'
C2	54°13'27"	13.00'	12.30'
C3	85°52'22"	13.00'	19.48'
C4	86°49'57"	13.00'	19.70'
C5	48°47'04"	13.00'	11.07'
C6	61°04'20"	13.00'	13.86'
C7	85°52'22"	13.00'	19.48'
C8	85°52'22"	13.00'	19.48'
C9	82°23'29"	13.00'	18.69'
C10	54°13'27"	13.00'	12.30'
C11	54°13'27"	13.00'	12.30'
C12	82°23'29"	13.00'	18.69'
C13	90°00'00"	13.00'	20.42'
C14	90°00'00"	13.00'	20.42'
C15	54°13'27"	13.00'	12.30'
C16	54°13'27"	13.00'	12.30'



A PART OF THE NE 1/4 OF SECTION 30 AND THE NW 1/4 OF SECTION 29, TOWNSHIP 5 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.
104.828 ACRES - 95 RESIDENTIAL LOTS - 3 TRACTS SB____-____



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SEE SHEET 2

 AZTEC CONSULTANTS, INC.	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER DEVELOPER		DATE OF PREPARATION:	2016-11-10
			SCALE:	T=60'	
	DEV STREET ADDRESS SOMEWHERE, COLORADO (303) 688-6868				
AzTec Proj. No: 26616-01		S H E E T 4 O F 6			

PRELIMINARY PLAT
WILD PLUM

A PART OF THE NE 1/4 OF SECTION 30 AND THE NW 1/4 OF SECTION 29, TOWNSHIP 5 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.
104.828 ACRES - 95 RESIDENTIAL LOTS - 3 TRACTS SB-----

SEE SHEET 3

SEE SHEET 4

SEE SHEET 2



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	54°13'27"	13.00'	12.30'
C2	54°13'27"	13.00'	12.30'
C3	85°52'22"	13.00'	19.48'
C4	86°49'57"	13.00'	19.70'
C5	48°47'04"	13.00'	11.07'
C6	61°04'20"	13.00'	13.86'
C7	85°52'22"	13.00'	19.48'
C8	85°52'22"	13.00'	19.48'
C9	82°23'29"	13.00'	18.69'
C10	54°13'27"	13.00'	12.30'
C11	54°13'27"	13.00'	12.30'
C12	82°23'29"	13.00'	18.69'
C13	90°00'00"	13.00'	20.42'
C14	90°00'00"	13.00'	20.42'
C15	54°13'27"	13.00'	12.30'
C16	54°13'27"	13.00'	12.30'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

**Aztec**
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1899
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DEVELOPER
DEVELOPER

DEV STREET ADDRESS
SOMEWHERE, COLORADO
(303) 688-6868

DATE OF PREPARATION: 2016-11-10

SCALE: 1"=60'

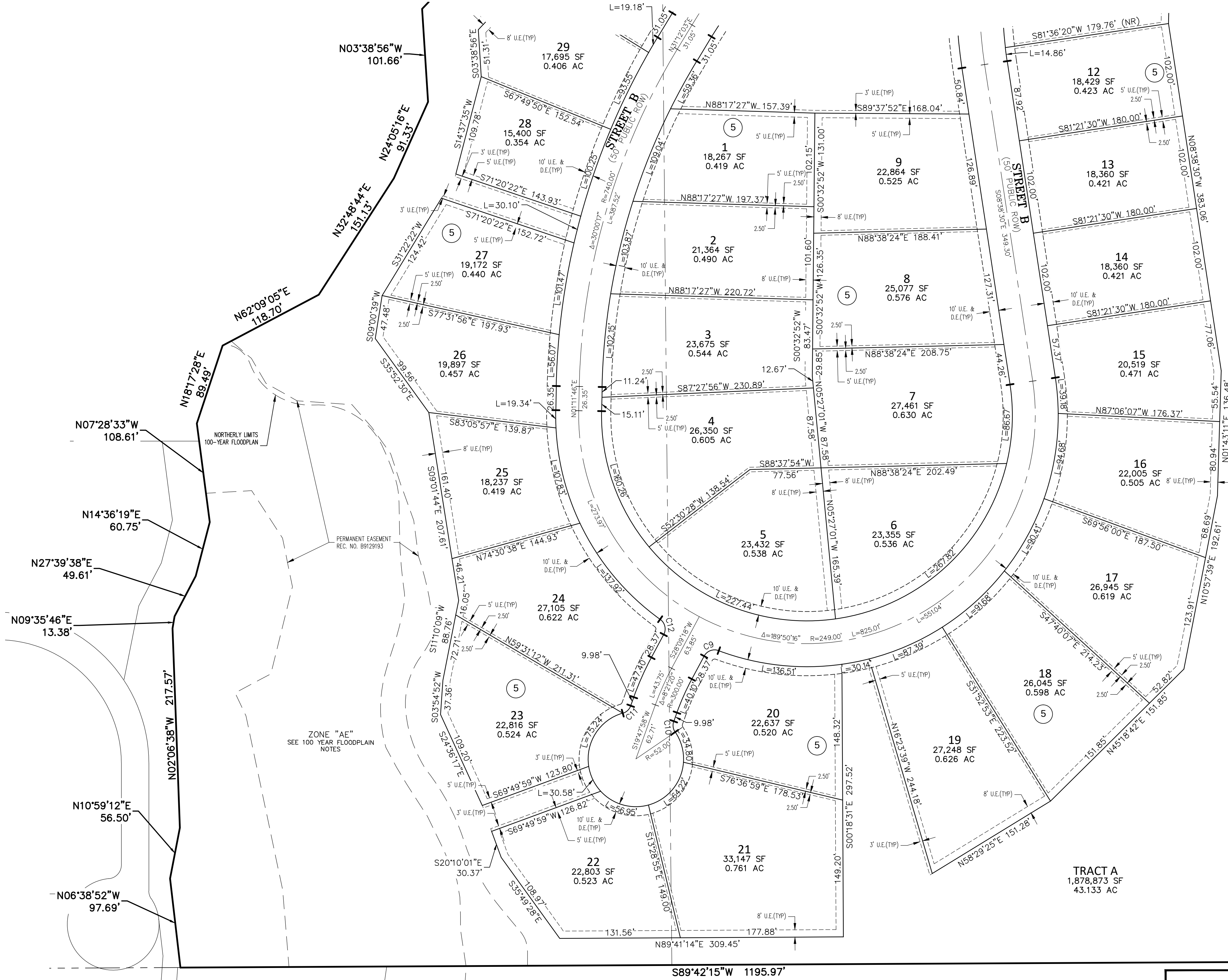
SHEET 5 OF 6

Aztec Proj. No.: 26616-01

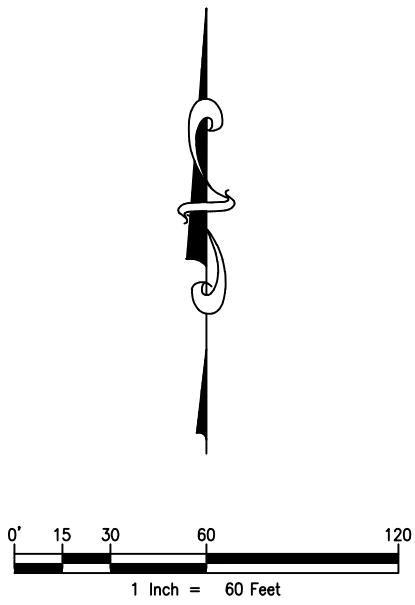
PRELIMINARY PLAT
WILD PLUM

A PART OF THE NE 1/4 OF SECTION 30 AND THE NW 1/4 OF SECTION 29, TOWNSHIP 5 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.
104.828 ACRES - 95 RESIDENTIAL LOTS - 3 TRACTS SB-----

SEE SHEET 5



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	54°13'27"	13.00'	12.30'
C2	54°13'27"	13.00'	12.30'
C3	85°52'22"	13.00'	19.48'
C4	86°49'57"	13.00'	19.70'
C5	48°47'04"	13.00'	11.07'
C6	61°04'20"	13.00'	13.86'
C7	85°52'22"	13.00'	19.48'
C8	85°52'22"	13.00'	19.48'
C9	82°23'29"	13.00'	18.69'
C10	54°13'27"	13.00'	12.30'
C11	54°13'27"	13.00'	12.30'
C12	82°23'29"	13.00'	18.69'
C13	90°00'00"	13.00'	20.42'
C14	90°00'00"	13.00'	20.42'
C15	54°13'27"	13.00'	12.30'
C16	54°13'27"	13.00'	12.30'



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

COOLEY LAKE
CITY OF LITTLETON
UNPLATTED

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DATE OF PREPARATION:	2016-11-10
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SHEET 6 OF 6	