

# PLAT IDENTIFICATION SHEET

RECEPTION#:

DATE:

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R MURRAY  
CLERK & RECORDER  
RECORDING FEE \$160 00  
16 PGS

TIME:

# 2002075776  
08/02/2002 12:34 PM

FEE: \$

GRANTOR:

(owner/signer)

Land Securities Investors, LTD

GRANTEE:

(subdivision name or name of plat)

Chatfield Farms #1-A

LEGAL:

(section-township-range)

35-6-69

NEW SUBDIVISION ABBREV: \_\_\_\_\_



# CHATFIELD FARMS FILING NO. 1-A

CHATFIELD FARMS PLANNED DEVELOPMENT AREAS 2, 3, 4 AND 5  
PART OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH P.M.  
COUNTY OF DOUGLAS, STATE OF COLORADO  
179.68 ACRES, 145 RESIDENTIAL LOTS, 3 COMMERCIAL LOTS, SB01-068

### NOTES:

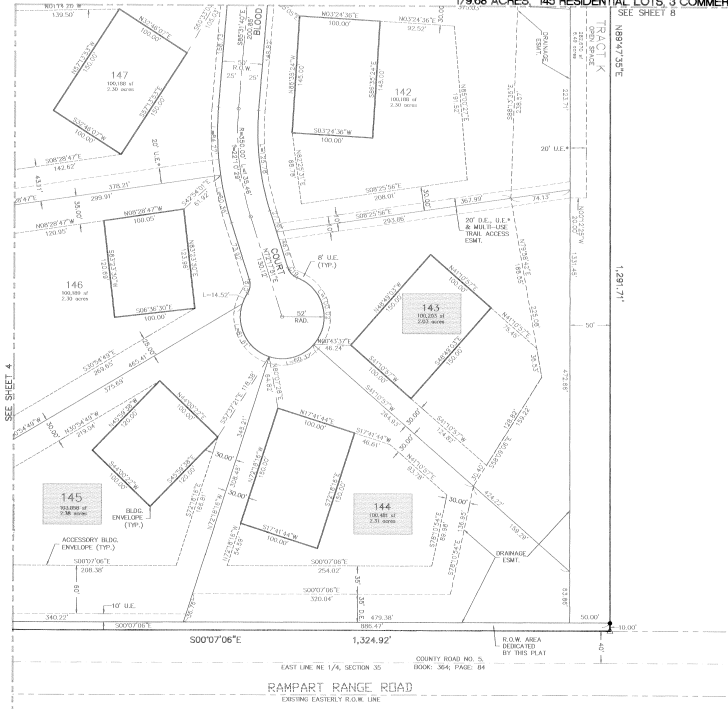
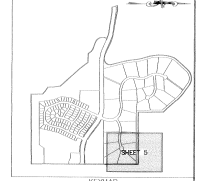
1. THE BOUND OF BEARING TO ADJUSTMENTS ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 35, AS SHOWN BETWEEN THE MONUMENTS DESCRIBED HEREIN.
2. UTILITY, POOL, FACILITIES, AND SEWERAGE FACILITIES SHOWN ARE FOR THE USE OF ELECTRIC, TELEPHONE, GAS AND SEWER. ELECTRIC, TELEPHONE, GAS AND SEWER ARE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO THE BOUND. THE LOCATION OF THESE UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE LOCATION OF THESE UTILITIES IS SUBJECT TO SURVEYOR'S FIELD REVISIONS. CONDUITS FOR WATER AND SEWERAGE ARE PROVIDED AS LONG AS THEY CROSS A SUBSTANTIAL RIGHT-OF-WAY AND ARE ERECTED WITHIN 100 FEET OF THE BOUND. THESE UTILITIES, WHETHER SPECIFIED, SHALL BE LOCATED AS FOLLOWS:  
A. FRONT: FIVE (5) FEET WIDE, BEING CONSIDERED WITH AND ADJACENT TO THE STREET RIGHTS-OF-WAY.  
B. REAR: SEVEN (7) FEET WIDE, BEING FIVE (5) FEET EACH SIDE OF COMMON REAR LOT LINES.  
C. SIDE: TEN (10) FEET WIDE, BEING FIVE (5) FEET EACH SIDE OF COMMON SIDE LOT LINES.
3. THE SUBORDINATE VILLAGE TWO DISTRICT AND THE CHATFIELD FARMS FILING NO. 1-A HOMEOWNERS' ASSOCIATION WILL ENTER INTO A LICENSE AGREEMENT REGARDING THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS AND TRACTS WHICH ARE OWNED BY THE CHATFIELD FARMS FILING NO. 1-A HOMEOWNERS' ASSOCIATION.
4. LOTS 152, 153 AND 159 ARE ZONED FOR COMMERCIAL DEVELOPMENT.
5. THE SUBORDINATE IS LOCATED WITHIN AND WILL BE SERVED BY THE ROODBOROUGH PARK METROPOLITAN WATER AND SEWERAGE DISTRICT.
6. THIS SITE IS WITHIN THE URBAN GROWTH ZONE SPECIAL CONSTRUCTION ZONING AS GOVERNED BY THE COUNTY ENGINEERING CONSULTANTS, INC. (CECON). INVESTIGATION FOR THE SITE MUST COMPLY WITH THE URBAN GROWTH ZONE SPECIAL CONSTRUCTION ZONING AND MAY NOT EXCEED THE HEIGHTS AND FOOTING FROM AREA SPECIFIC.
7. ACCORDING TO COLORADO LAW THE MOST COMMERCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM THE DATE OF RECORDING THIS INSTRUMENT. NO DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM THE DATE OF RECORDING THIS INSTRUMENT SHALL BE A DEFENSE TO ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY IF COMMANDED MORE THAN TWO YEARS FROM THE DATE OF THE CERTIFICATION SIGNATURE.
8. ISSUANCE OF A LANDSCAPING PERMIT FROM THE DOUGLAS COUNTY BUILDING DEPARTMENT IN COORDINATION WITH THE COUNTY'S DRAINAGE DESIGN AND DESIGN CENTER (DDCC) PROGRAM IS REQUIRED FOR ALL LOTS WITHIN THIS FILING, PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
9. SOIL CONDITIONS AND RECOMMENDATIONS IN THE DESIGN LAYOUT INVESTIGATION SHALL BE THE BASIS FOR THE RECOMMENDATIONS. A SUMMARY SOIL INVESTIGATION FOR THE SITE, CONDUCTED BY A SOIL CONSULTANT, MUST BE SUBMITTED TO THE DOUGLAS COUNTY BUILDING DEPARTMENT FOR REVIEW.
10. PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT, THE BUILDER MUST PROVIDE DOUGLAS COUNTY BUILDING AND PERMITTING DEPARTMENT WITH A CERTIFICATION OF COMPLIANCE FOR EACH LOT, AS PERFORMED BY A LICENSED PROFESSIONAL REGISTERED ENGINEER.
11. UPON COMPLETION OF SITE GRADING AND PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT, ALL OVER EXCAVATED LOTS SHALL BE FINISHED IN THE FORM OF AN AS-FINISH FINISHING OR A FINISH WHICH MEETS THE DEPTH OF THE OVER EXCAVATION, PLANNING AND COMPLETION OF THE GRADING, FILL, AND LOCATION AND PLACEMENT OF SEWER SYSTEMS.
12. STAKING SHALL BE IN ACCORDANCE WITH THE CHATFIELD FARMS PLANNED DEVELOPMENT STANDARDS FOR "WILDLIFE FRIENDLY" FINISHING.
13. SOIL EROSION CONTROL MEASURES MUST BE INSTALLED TO PREVENT SOIL EROSION AND TO PROTECT ADJACENT PROPERTIES. SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL UNDERGROUND UTILITIES UNDER THE CHATFIELD FARMS FILING NO. 1-A HOMEOWNERS' ASSOCIATION, INC. ASSUMES RESPONSIBILITY.
14. LANDSCAPE IMPROVEMENTS WITHIN THIS FILING SHALL BE COMPLETED IN ACCORDANCE WITH THE CORRESPONDING APPROVED LANDSCAPE PLAN.
15. PRIOR TO THE ISSUANCE OF THE FIRST RESIDENTIAL BUILDING PERMIT, THE FOLLOWING DEDICATIONS TO THE CHATFIELD FARMS FILING NO. 1-A HOMEOWNERS' ASSOCIATION ARE REQUIRED:  
LITTLE WILLOW CREEK TRAIL ADJACENT TO ROODBOROUGH VILLAGE (TRACT A)  
LITTLE WILLOW CREEK TRAIL ADJACENT TO ROODBOROUGH VILLAGE (TRACT B)  
OPEN SPACE ADJACENT TO WATERLION ROAD (TRACT C)
16. PRIOR TO THE ISSUANCE OF THE FIRST RESIDENTIAL BUILDING PERMIT, THE FOLLOWING OPEN SPACE IMPROVEMENTS SHALL BE COMPLETED BY THE OWNER:  
LITTLE WILLOW CREEK TRAIL  
BRIDGE TO HARBOR CANAL  
LITTLE WILLOW CREEK TRAIL ADJACENT TO ROODBOROUGH VILLAGE  
BRIDGE CONNECTING LITTLE WILLOW CREEK TRAIL  
WILDLIFE PLANTINGS IN LITTLE WILLOW CREEK AREA  
WILDLIFE PLANTINGS IN OPEN SPACE ADJACENT TO WATERLION ROAD
17. PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT, THE FIRST PHASE OF THE LOCAL PARK LOCATED IN TRACT B SHALL BE CONSTRUCTED.
18. LOTS OF LESS THAN 2.5 ACRES IN SIZE SHALL NOT BE ALLOWED TO KEEP HORSES PER DOUGLAS COUNTY REGULATIONS.
19. ALL LOTS ADJACENT TO LITTLE WILLOW CREEK ON THE DETENTION/RETENTION POND ARE TO BE GRADED SUCH THAT THE LOWEST FINISH ELEVATION INCLUDING THE BASEMENT IS 1.5 FEET ABOVE THE 100-75 FLOOD ELEVATION AND OR THE WATER CONTROL FOR THE POND.
20. ANY APPROVAL OBTAINED FROM DOUGLAS COUNTY DOES NOT OBLIVATE THE NEED TO COMPLY WITH THE REQUIREMENTS OF SECTIONS 7 & 8 OF THE ENLARGED ZONING ACT OF 1975, 76 C.S.R. 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 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3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220,





# CHATFIELD FARMS FILING NO. 1-A

CHATFIELD FARMS PLANNED DEVELOPMENT AREAS 2, 3, 4 AND 5  
PART OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH P.M.  
COUNTY OF DOUGLAS, STATE OF COLORADO  
179.68 ACRES, 145 RESIDENTIAL LOTS, 3 COMMERCIAL LOTS, SB01-068



KEY MAP  
SCALE 1"=1000'

LINE	LENGTH	BEARING
L1	13.74	S89°04'59"W
L2	20.00	S37°24'24"E
L3	15.00	S44°03'59"W
L4	22.00	S75°09'59"W
L5	28.47	S89°04'59"W
L6	11.25	S52°32'38"W
L7	12.44	S43°52'38"W
L8	11.25	S43°52'38"W
L9	25.31	S42°51'18"W
L10	22.43	S89°04'59"W
L11	10.00	S89°04'59"W
L12	10.44	S85°17'23"W
L13	8.11	S85°17'23"W
L14	10.00	S11°32'37"W

CURVE TABLE

CURVE	LENGTH	ANGLE	DELTA
C1	31.47	20.00°	300.00°
C2	21.75	20.00°	65.24°
C3	20.32	20.00°	50.12°
C4	20.00	20.00°	39.80°
C5	34.40	20.00°	86.32°
C6	20.00	20.00°	39.80°
C7	27.80	20.00°	86.32°
C8	27.25	20.00°	82.77°
C9	30.25	20.00°	86.32°
C10	20.26	20.00°	75.21°
C11	20.85	20.00°	73.34°
C12	20.46	20.00°	72.90°
C13	20.47	20.00°	73.01°
C14	20.45	20.00°	71.20°
C15	27.73	20.00°	79.70°
C16	17.01	20.00°	31.04°
C17	15.30	20.00°	30.26°
C18	15.00	20.00°	33.15°
C19	17.01	20.00°	30.26°
C20	20.00	20.00°	36.42°
C21	15.21	20.00°	35.13°
C22	31.43	20.00°	365.73°

- LEGEND
- 147 LOTS RESTRICTED TO TWO-STORIES, INCLUDING OR PARADEY EASEMENTS
  - ◆ FOUND LAND CORNER, DESCRIBED HEREON
  - SET #5 REBAR W/ PLASTIC CAP - LS 24968
  - FOUND REBAR W/ PLASTIC CAP - LS 24968
  - FOUND 3" DIA. BOLLARD
  - FOUND PIN & CAP LS 14157
  - FOUND PIN & CAP LS 16388
  - △ FOUND PIN & CAP LS 14157
  - CENTERLINE POINT (P.C., P.T.)
  - DRAINAGE EASEMENT
  - U.E. UTILITY EASEMENT
  - U.E.A. DENOTES ROYAL/GRASS PARK METRO DISTRICT EASEMENT WITH SOFT BAL FENCE ON BOTH SIDES OF EASEMENT

DATE OF PREPARATION: JUNE 13, 2022

PREPARED BY:  
LAND SECURITY INVESTORS, LTD.  
10099 WEST 10TH AVENUE  
LITTLETON, COLORADO 80120

PREPARED BY:  
PARADON ENGINEERING CONSULTANTS, INC.  
8075 S. STEARNS, SUITE 103  
LITTLETON, COLORADO 80120 303-784-8804

SHEET 5 OF 16

Unofficial Copy

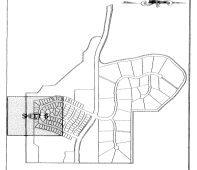
# CHATFIELD FARMS FILING NO. 1-A

CHATFIELD FARMS PLANNED DEVELOPMENT AREAS # 3, 4 AND 5  
PART OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH P.M.  
COUNTY OF DOUGLAS, STATE OF COLORADO  
179.68 ACRES, 145 RESIDENTIAL LOTS, 3 COMMERCIAL LOTS, SBO1-068  
SEE SHEET 10

BOARD OF COUNTY COMMISSIONERS,  
DEGLAS COUNTY  
PASSIVE PARK AND TRAIL AREA  
RECEPTION NO. 8629520

EXECUTIVE HOMES AT  
ROXBOROUGH VILLAGE  
FILING NO. 3  
RECEPTION NO. 8604911

TRACT A  
OPEN SPACE  
12.35 ACRES  
DRAINAGE  
EASEMENT



83 WAP  
SCALE 1"=1000'

LINE	LENGTH	BEARING
L1	11.74	S89°57'00"W
L2	20.00	S37°24'24"E
L3	15.00	S44°30'30"W
L4	22.00	N02°52'00"W
L5	25.00	N08°30'00"E
L6	11.25	N02°52'30"W
L7	12.74	S44°30'30"W
L8	11.25	N03°33'24"E
L9	20.00	S44°30'30"W
L10	22.63	S08°40'00"W
L11	20.11	N09°17'24"E
L12	10.44	N05°17'24"E
L13	20.11	S11°52'00"W
L14	10.00	S11°52'00"W

367

CDING	LENGTH	RADIUS	DELTA
C1	21.47	30.00'	30.00'
C2	21.75	30.00'	62.912'
C3	20.32	30.00'	25.722'
C4	34.90	30.00'	30.465'
C5	34.36	30.00'	30.252'
C6	33.68	25.00'	30.554'
C7	32.98	25.00'	30.272'
C8	32.04	25.00'	30.252'
C9	26.36	20.00'	25.212'
C10	26.84	20.00'	22.842'
C11	26.84	20.00'	22.842'
C12	20.49	20.00'	22.842'
C13	20.49	20.00'	22.842'
C14	17.00	20.00'	22.842'
C15	15.36	20.00'	22.842'
C16	15.36	20.00'	22.842'
C17	15.36	20.00'	22.842'
C18	15.36	20.00'	22.842'
C19	15.36	20.00'	22.842'
C20	15.36	20.00'	22.842'
C21	15.36	20.00'	22.842'
C22	15.36	20.00'	22.842'
C23	15.36	20.00'	22.842'
C24	15.36	20.00'	22.842'
C25	15.36	20.00'	22.842'

- LEGEND
- 367 LOTS RESTRICTED TO TWO-STORIES, INCLUDING 10' MAX ROOF BASEMENTS
  - ◆ FOUND LANE CORNER, DESCRIBED HEREIN
  - SET #5 REBAR W/ PLASTIC CAP - LS 24888
  - FOUND REBAR W/ PLASTIC CAP - LS 24888
  - FOUND 5" DIA. HOLLOW
  - FOUND FIN & CAP LS 14152
  - FOUND FIN & CAP LS 16388
  - FOUND FIN & CAP LS 14152
  - CENTERLINE POINT (P.C., P.T.)
  - D.E. DRAINAGE EASEMENT
  - U.E. UTILITY EASEMENT
  - U.E.A. DENOTES SROBOROKASKA PARK METRO DENOTES EASEMENT WITH SHIELD BAIL FENCE ON BOTH SIDES OF EASEMENT



SCALE: 1"=50'

DATE OF PREPARATION: JUNE 13, 2002

PREPARED BY:  
LAND SECURITY INVESTORS, LTD.  
10099 WEST 14TH AVENUE  
LITTLETON, COLORADO 80127

PREPARED BY:  
PARADON ENGINEERING CONSULTANTS, INC.  
5555 S. SYCAMORE, SUITE 103  
LITTLETON, COLORADO 80120

SHEET 6 OF 16

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# CHATFIELD FARMS FILING NO. 1-A

CHATFIELD FARMS PLANNED DEVELOPMENT AREAS 2, 3, 4 AND 5  
PART OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH P.M.  
COUNTY OF DOUGLAS, STATE OF COLORADO  
179.68 ACRES, 145 RESIDENTIAL LOTS, 3 COMMERCIAL LOTS, SB01-068



SCALE: 1"=100'

LINE	LENGTH	BEARING
L1	12.74	N80°00'00"W
L2	20.00	S37°25'21"E
L3	19.00	S44°03'25"W
L4	27.00	R75°50'00"W
L5	21.43	N80°00'00"E
L6	11.79	R82°00'00"W
L7	12.74	S44°03'25"W
L8	11.23	R27°33'24"W
L9	19.33	S47°00'00"W
L10	22.43	S28°00'00"W
L11	18.11	N85°22'21"W
L12	18.44	R48°17'21"W
L13	28.11	N85°22'21"W
L14	10.00	S11°32'37"W

CHURN TABLE

CHURN LENGTH TABLE	DELTA
C1	31.42
C2	25.25
C3	28.37
C4	24.92
C5	34.40
C6	23.85
C7	32.88
C8	26.36
C9	26.36
C10	28.35
C11	28.86
C12	28.86
C13	28.47
C14	28.47
C15	27.73
C16	27.73
C17	27.73
C18	27.73
C19	27.73
C20	27.73
C21	27.73
C22	27.73
C23	27.73
C24	27.73
C25	27.73
C26	27.73
C27	27.73
C28	27.73
C29	27.73
C30	27.73

- LEGEND
- 347 LOTS RESTRICTED TO TWO-STORIES, INCLUDING OF WAREHOUSE USES
  - FOUND LAND CORNER, DESCRIBED HEREON
  - SET # REBAR W/ PLASTIC CAP - LS 24968
  - FOUND REBAR W/ PLASTIC CAP - LS 24968
  - FOUND ST. BAR (REBAR)
  - FOUND PIN & CAP LS 14157
  - FOUND PIN & CAP LS 16308
  - FOUND PIN & CAP LS 14157
  - CONTINUING POINT (C.P., P.I.)
  - D.E. DRAINAGE EASEMENT
  - U.E. UTILITY EASEMENT
  - U.E.\* DENOTES ROADSIDE/ROUGH PAV. METRO. DRAINAGE EASEMENT WITH SPLIT RAIL FENCE ON BOTH SIDES OF EASEMENT

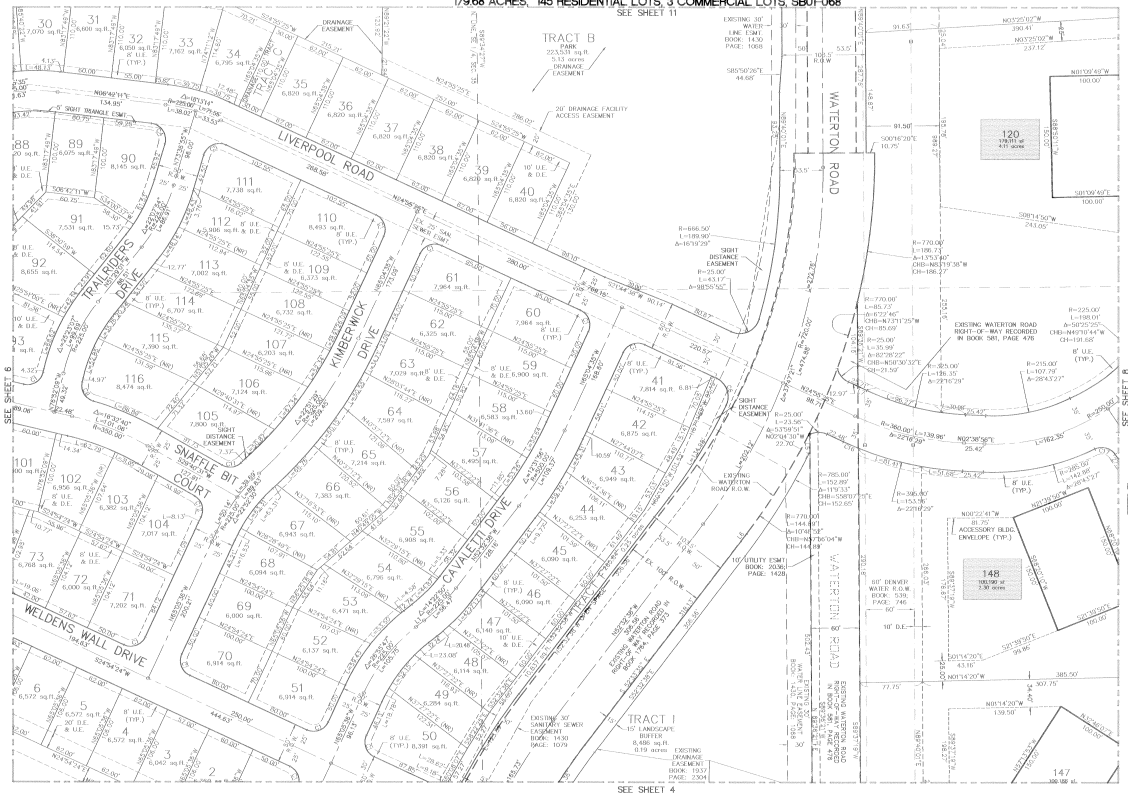


DATE OF PREPARATION: JUNE 13, 2022

PREPARED BY:  
LAND SECURITY INVESTORS, LTD.  
10009 WEST LITE AVENUE  
LITTLETON, COLORADO 80120

PREPARED BY:  
PARAGON ENGINEERING CONSULTANTS, INC.  
505 S. STANBURY, SUITE 100  
LITTLETON, COLORADO 80120 303-794-8804

SHEET 7 OF 16



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# CHATFIELD FARMS FILING NO. 1-A

CHATFIELD FARMS PLANNED DEVELOPMENT AREAS 2, 3, 4, AND 5  
PART OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH P.M.  
COUNTY OF DOUGLAS, STATE OF COLORADO  
179.68 ACRES, 145 RESIDENTIAL LOTS, 3 COMMERCIAL LOTS, SBO1-068  
SEE SHEET 7

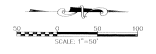


KEY MAP  
SCALE: 1"=100'

LINE	LENGTH	BEARING
L1	127.24	S000145.00W
L2	28.00	S32744.25E
L3	15.00	S44503.75W
L4	22.00	N7653.50W
L5	22.65	N0000.00E
L6	11.29	S2732.50W
L7	12.45	S0430.00W
L8	11.72	N274.24E
L9	29.33	S4704.00W
L10	27.43	S0040.00W
L11	10.00	S0000.00W
L12	10.44	N4571.73W
L13	20.17	N6571.73W
L14	10.00	S1130.52W

CURVE	LENGTH	BEARING
C1	31.42	S0100.00E
C2	20.72	S0100.00E
C3	20.32	S0100.00E
C4	24.00	S0100.00E
C5	14.40	S0100.00E
C6	24.00	S0100.00E
C7	17.80	S0100.00E
C8	27.20	S0100.00E
C9	20.20	S0100.00E
C10	25.30	S0100.00E
C11	25.60	S0100.00E
C12	20.40	S0100.00E
C13	20.47	S0100.00E
C14	27.72	S0100.00E
C15	24.45	S0100.00E
C16	27.72	S0100.00E
C17	27.47	S0100.00E
C18	24.30	S0100.00E
C19	15.00	S0100.00E
C20	17.10	S0100.00E
C21	20.07	S0100.00E
C22	15.71	S0100.00E
C23	24.43	S0100.00E

- LEGEND
- 347 LOTS RESTRICTED TO TWO-STORIES, INCLUDING OF WORKS/IMPROVEMENTS
  - FOUND LAND CORNER, DESCRIBED HEREON
  - SET IN REAR W/ PLASTIC CAP - LS 24968
  - FOUND REBAR W/ PLASTIC CAP - LS 24968
  - FOUND 2" DIA. IRON BAR
  - FOUND PIN & CAP LS 14152
  - FOUND PIN & CAP LS 16306
  - FOUND PIN & CAP LS 14157
  - CONCRETE FORM (P.C., P.I.)
  - DRAINAGE EASEMENT
  - UTILITY EASEMENT
  - DEPOT'S PROHIBITION PARK METRO DISTRICT EASEMENT WITH SPLIT RAIL FENCE ON BOTH SIDES OF EASEMENT

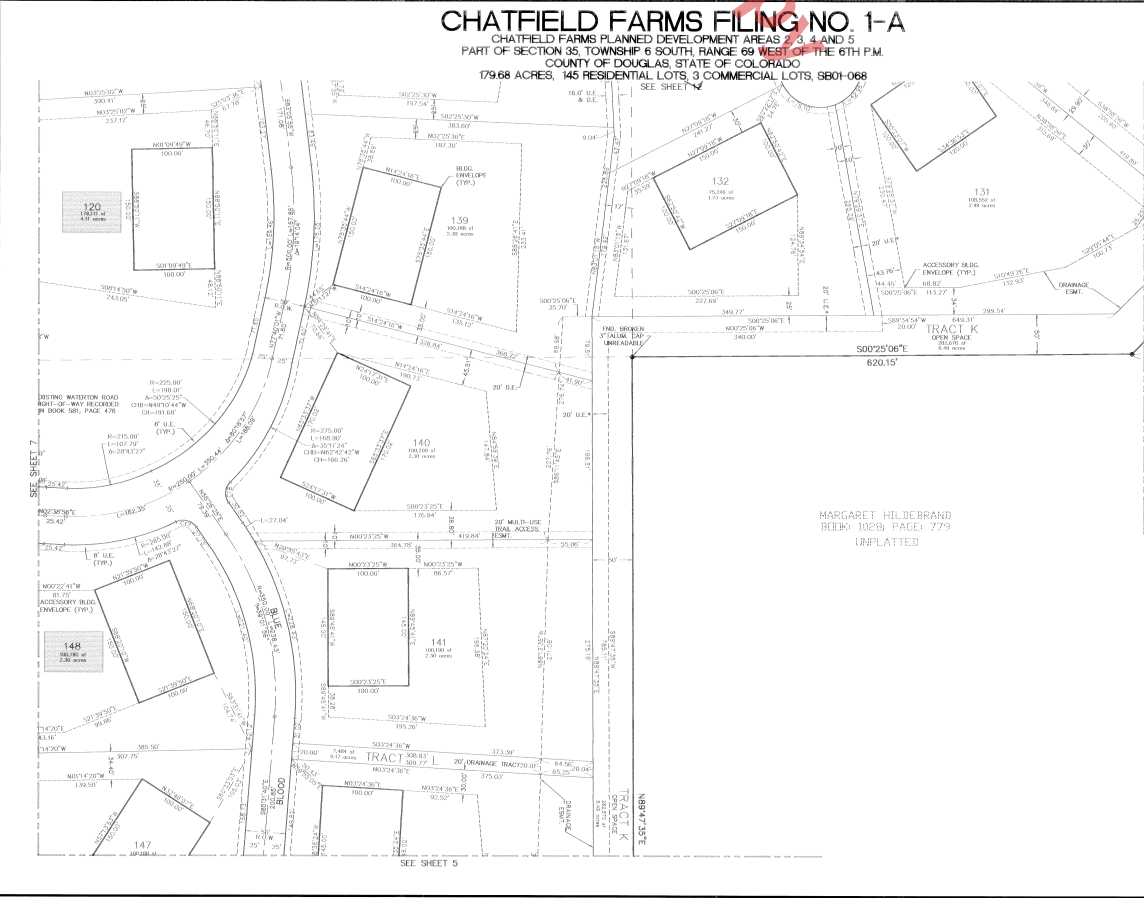


DATE OF PREPARATION: JUNE 13, 2022

PREPARED BY:  
LAND SECURITY INVESTORS, LTD.  
10200 WEST 10TH AVENUE  
LITTLETON, COLORADO 80127

PREPARED BY:  
PARAGON ENGINEERING CONSULTANTS, INC.  
5075 S. THURMAN, SUITE 100  
LITTLETON, COLORADO 80120 303-794-8604

SHEET 8 OF 16

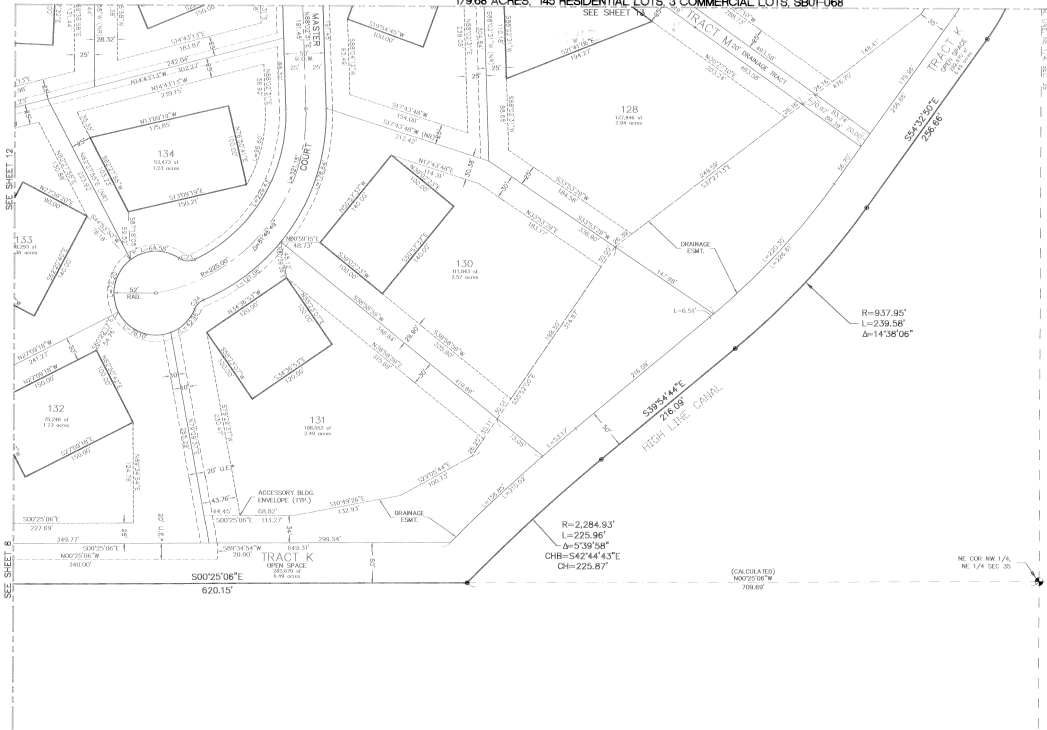


MARGARET HILDEBRAND  
BOOK 1028, PAGE 779  
UNPLATTED

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# CHATFIELD FARMS FILING NO. 1-A

CHATFIELD FARMS PLANNED DEVELOPMENT AREAS 2, 3, 4 AND 5  
PART OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH P.M.  
COUNTY OF DOUGLAS, STATE OF COLORADO  
179.68 ACRES, 145 RESIDENTIAL LOTS, 3 COMMERCIAL LOTS, SB01-068  
SEE SHEET 1-A



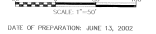
LINE TABLE  
SCALE: 1"=100'

LINE	LENGTH	BEARING
L1	12.74	S89°01'50"W
L2	20.00	S37°24'27"E
L3	15.00	S44°01'29"W
L4	27.00	S75°02'29"W
L5	21.42	N88°38'17"E
L6	13.72	S52°12'38"W
L7	12.74	S43°32'29"W
L8	11.73	S21°34'24"W
L9	21.37	S47°01'29"W
L10	22.43	S89°40'03"W
L11	10.00	S89°01'03"W
L12	10.44	N89°17'23"W
L13	26.11	N89°17'23"W
L14	10.00	S17°37'37"W

CURVE TABLE

CURVE	LENGTH (FEET)	DELTA
C1	31.42	20.00°
C2	47.75	20.00°
C3	20.37	20.00°
C4	24.88	20.00°
C5	34.40	20.00°
C6	26.00	20.00°
C7	27.88	20.00°
C8	27.26	20.00°
C9	20.28	20.00°
C10	20.28	20.00°
C11	20.28	20.00°
C12	20.28	20.00°
C13	20.28	20.00°
C14	20.28	20.00°
C15	20.28	20.00°
C16	20.28	20.00°
C17	20.28	20.00°
C18	20.28	20.00°
C19	20.28	20.00°
C20	20.28	20.00°
C21	20.28	20.00°
C22	20.28	20.00°
C23	20.28	20.00°
C24	20.28	20.00°
C25	20.28	20.00°

- LEGEND
- 347 LOTS RESTRICTED TO TWO-STORIES, INCLUDING DR. DRIVEWAY, DRIVEWAYS
  - FOUND LAND CORNER, DESCRIBED HEREON
  - FOUND BEAR W/ PLASTIC CAP - LS 24968
  - FOUND 3" DIA. IRONLAND
  - FOUND PIN & CAP LS 14127
  - FOUND PIN & CAP LS 14388
  - FOUND PIN & CAP LS 14157
  - CENTRELINE POINT (P.C., P.T.)
  - DRAINAGE EASEMENT
  - UTILITY EASEMENT
  - U.E.A. DENOTES ROADSIDE PARK METRO DISTRICT EASEMENT WITH SOFT BAL FENCE ON BOTH SIDES OF EASEMENT.



DATE OF PREPARATION: JUNE 13, 2002

PREPARED BY:  
LAND SECURITY INVESTORS, LTD.  
10009 WEST LITE AVENUE  
LITTLETON, COLORADO 80120

PREPARED BY:  
PARAGON ENGINEERING CONSULTANTS, INC.  
5025 S. STEWART, SUITE 103  
LITTLETON, COLORADO 80120

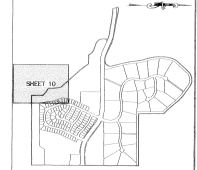
SHEET 9 OF 16

MARGARET HILDEBRAND  
BOOK 10288 PAGE 779  
UNPLATTED

Unofficial Copy

# CHATFIELD FARMS FILING NO. 1-A

CHATFIELD FARMS PLANNED DEVELOPMENT AREAS 2, 3, 4, AND 5  
PART OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH P.M.  
COUNTY OF DOUGLAS, STATE OF COLORADO  
179.68 ACRES, 145 RESIDENTIAL LOTS, 3 COMMERCIAL LOTS, SB01-068



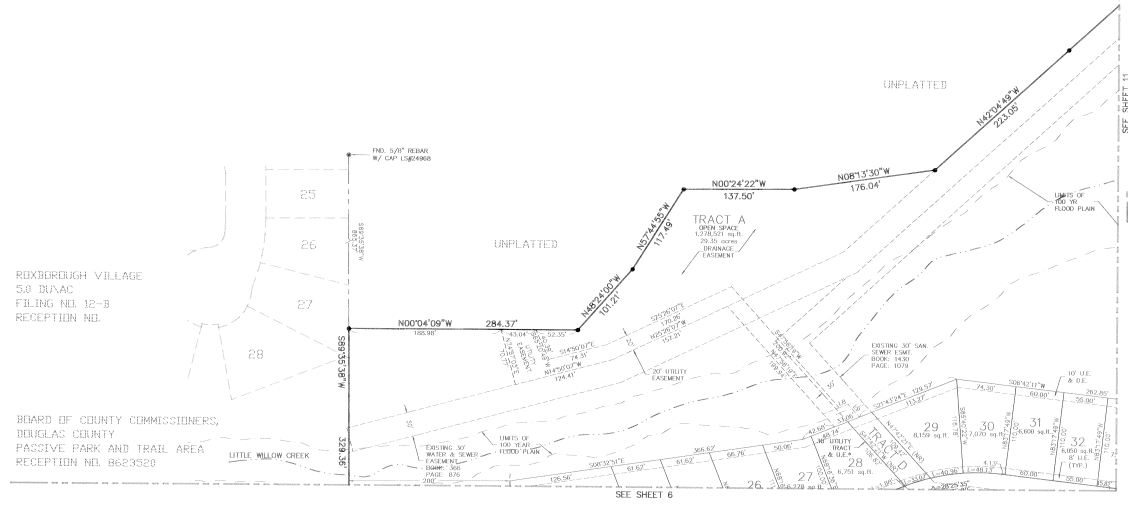
KEYMAP  
SCALE: 1"=1000'

LINE SERIES		
LINE	LENGTH	BEARING
L1	12.71	S89D18'00"W
L2	20.00	S57D43'33"E
L3	15.00	S44D50'00"W
L4	23.00	S25D30'00"W
L5	25.41	S05D30'00"E
L6	11.29	S89D30'00"W
L7	17.48	S45D30'00"W
L8	17.73	S03D32'24"W
L9	11.11	S47D01'00"W
L10	25.43	S02D01'00"W
L11	10.47	S89D01'00"W
L12	10.44	S89D12'21"W
L13	20.11	S89D12'21"W
L14	10.00	S11D39'27"W

CLAVE TABLE			
CLAVE	LENGTH	BEARING	DELTA
C1	11.42	S20D00'00"W	0.0000
C2	21.25	S00D00'00"E	0.0000
C3	20.32	S00D00'00"E	0.0000
C4	14.80	S00D00'00"E	0.0000
C5	16.40	S00D00'00"E	0.0000
C6	10.85	S00D00'00"E	0.0000
C7	10.85	S00D00'00"E	0.0000
C8	17.25	S00D00'00"E	0.0000
C9	17.25	S00D00'00"E	0.0000
C10	20.25	S00D00'00"E	0.0000
C11	20.30	S00D00'00"E	0.0000
C12	20.40	S00D00'00"E	0.0000
C13	20.40	S00D00'00"E	0.0000
C14	20.45	S00D00'00"E	0.0000
C15	22.22	S00D00'00"E	0.0000
C16	17.31	S00D00'00"E	0.0000
C17	23.38	S00D00'00"E	0.0000
C18	10.20	S00D00'00"E	0.0000
C19	11.20	S00D00'00"E	0.0000
C20	20.00	S00D00'00"E	0.0000
C21	10.43	S00D00'00"E	0.0000

ROXBOROUGH VILLAGE  
S.O. DUVAC  
FILING NO. 12-B  
RECEPTION NO.

BOARD OF COUNTY COMMISSIONERS,  
DOUGLAS COUNTY  
PASSIVE PARK AND TRAIL AREA  
RECEPTION NO. 8623520



- LEGEND**
- LOTS RESTRICTED TO TWO-STORIES, INCLUDING OR WITHOUT BASEMENTS
  - FOUND LANE CORNER, DESCRIBED REGION
  - SET #5 REBAR W/ PLASTIC CAP - LS 24868
  - FOUND REBAR W/ PLASTIC CAP - LS 24868
  - FOUND 3" DIA. BOLLARD
  - FOUND PIN & CAP I.S. 14157
  - FOUND PIN & CAP I.S. 16388
  - FOUND PIN & CAP I.S. 14157
  - GENERATE POINT (P.C., P.T.)
  - DRAINAGE EASEMENT
  - UTILITY EASEMENT
  - DENOTES ROXBOROUGH PARK METRO
  - DESCRIBED EASEMENT WITH SILE BIAL FENCE ON BOTH SIDES OF EASEMENT

DATE OF PREPARATION: JUNE 13, 2022  
PREPARED BY:  
LAND SECURITY INVESTORS, LTD.  
1000 WEST 10TH AVENUE  
LITTLETON, COLORADO 80127

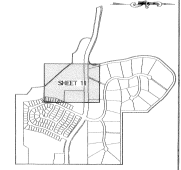
PREPARED BY:  
PARAGON ENGINEERING CONSULTANTS, INC.  
5050 S. SWANSON, SUITE 303  
LITTLETON, CO 80120 303-794-8604  
SHEET 10 OF 16

CHATFIELD FARMS FILING NO. 1-A

Unofficial Copy

# CHATFIELD FARMS FILING NO. 1-A

CHATFIELD FARMS PLANNED DEVELOPMENT AREAS 2, 3, 4 AND 5  
PART OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH P.M.  
COUNTY OF DOUGLAS, STATE OF COLORADO  
179.68 ACRES, 145 RESIDENTIAL LOTS, 3 COMMERCIAL LOTS, SB01-068  
SEE SHEET 15



KEY MAP  
SCALE 1"=1000'

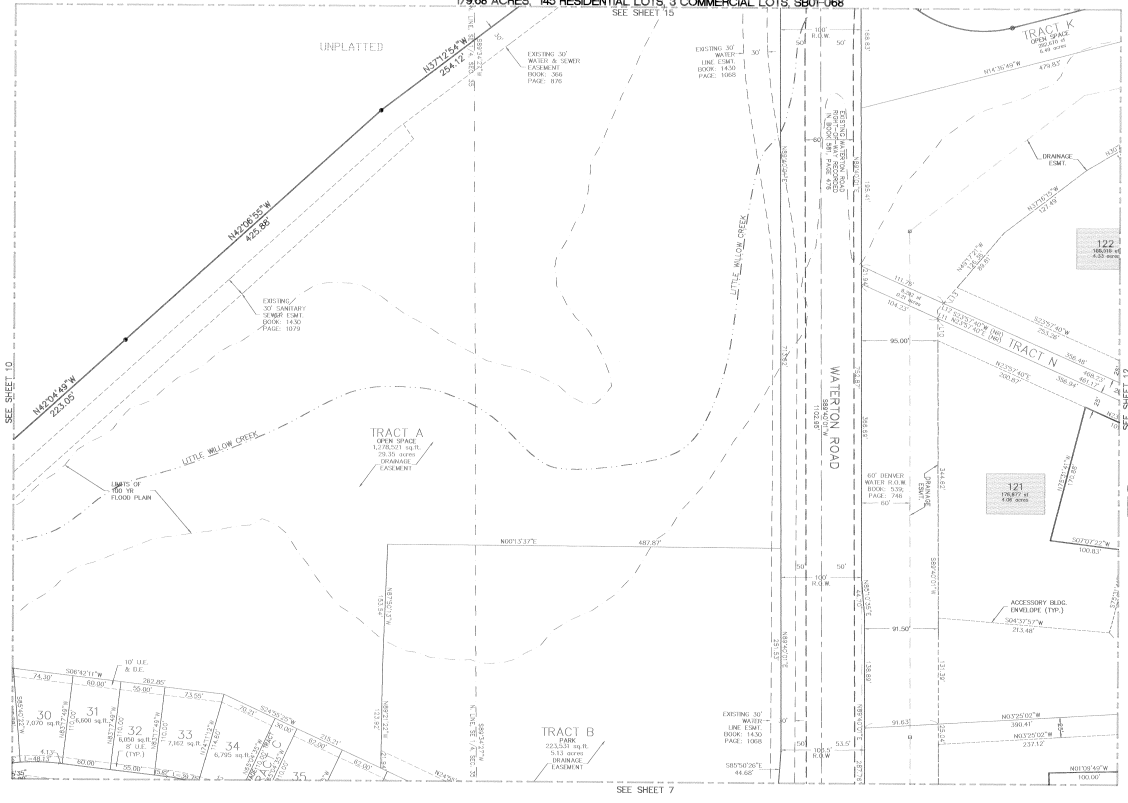
LINE	LENGTH	BEARING
L1	22.54'	S89°07'50"W
L2	20.00'	S37°24'23"E
L3	25.00'	S44°51'30"W
L4	24.00'	N76°53'30"W
L5	27.42'	N89°56'37"E
L6	11.72'	N52°35'30"W
L7	12.24'	S43°52'30"W
L8	11.23'	N27°13'24"W
L9	20.31'	S47°59'18"W
L10	27.43'	S87°40'03"W
L11	18.00'	S87°10'00"W
L12	18.44'	N85°17'23"W
L13	26.11'	N87°23'30"W
L14	10.00'	S112°52'30"W

CURVE	LENGTH	BEARING	DELTA
C1	31.42'	S04°02'	80°02'
C2	31.75'	S04°02'	81°08'
C3	20.32'	S04°02'	58°12'20"
C4	34.80'	S04°02'	89°48'00"
C5	34.80'	S04°02'	89°48'00"
C6	39.80'	S04°02'	89°52'41"
C7	39.80'	S04°02'	89°52'41"
C8	32.90'	S04°02'	89°27'48"
C9	26.95'	S04°02'	72°31'25"
C10	26.95'	S04°02'	89°30'50"
C11	30.49'	S04°02'	87°54'02"
C12	20.62'	S05°00'	72°54'25"
C13	30.49'	S04°02'	87°54'02"
C14	27.72'	S04°02'	72°58'31"
C15	22.45'	S04°02'	81°38'56"
C16	27.72'	S04°02'	72°58'31"
C17	17.00'	S04°02'	311°04'44"
C18	24.36'	S04°02'	89°22'51"
C19	18.00'	S04°02'	53°03'20"
C20	27.48'	S04°02'	81°06'20"
C21	20.87'	S04°02'	58°12'20"
C22	15.24'	S04°02'	53°03'20"
C23	31.43'	S04°02'	89°52'37"

- LEGEND**
- 347 LOTS RESTRICTED TO TWO-STORIES, FLOORING BY MANUFACTURERS
  - FOUND LAND CORNER, DESCRIBED REGION
  - SET #8 REBAR W/ PLASTIC CAP - LS 24968
  - FOUND REBAR W/ PLASTIC CAP - LS 24968
  - FOUND 3" DIA. BOLLARD
  - FOUND PIN & CAP LS 14157
  - FOUND PIN & CAP LS 16368
  - FOUND PIN & CAP LS 14157
  - CENTERLINE POINT (P.C., P.T.)
  - D.E. DRAINAGE EASEMENT
  - U.E. UTILITY EASEMENT
  - U.E.\* DENOTES ROXBOROUGH PARK METRO DISTRICT EASEMENT WITH SHUT SHM FENCE ON BOTH SIDES OF EASEMENT



DATE OF PREPARATION: JUNE 13, 2022  
 PREPARED BY:  
 LAND SECURITY INVESTORS, LTD.  
 10669 WEST 101 AVENUE  
 LITTLETON, COLORADO 80127  
 EMPLOYED BY:  
 PARAGON ENGINEERING CONSULTANTS, INC.  
 5075 S. YUCCA, SUITE 103  
 LITTLETON, COLORADO 80120  
 SHEET 11 OF 16

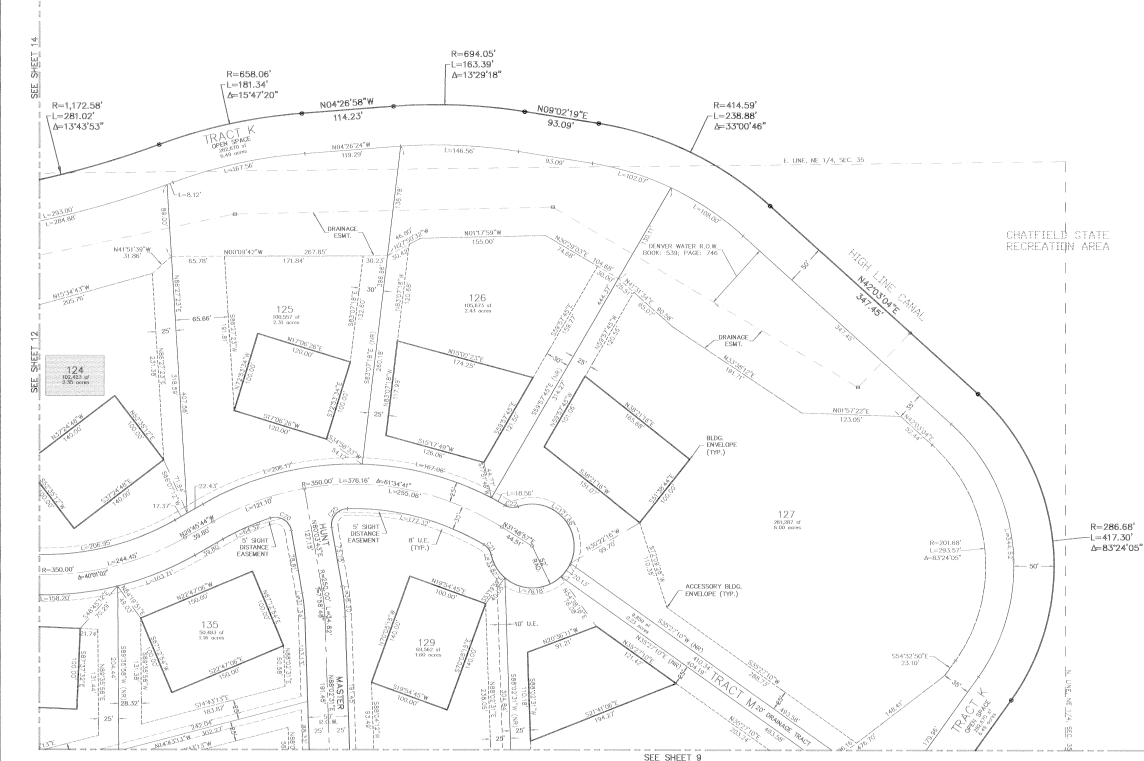
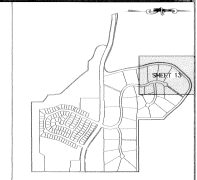


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# CHATFIELD FARMS FILING NO. 1-A

CHATFIELD FARMS PLANNED DEVELOPMENT AREAS 2, 3, 4, AND 5  
PART OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH P.M.  
COUNTY OF DOUGLAS, STATE OF COLORADO  
179.68 ACRES, 145 RESIDENTIAL LOTS, 3 COMMERCIAL LOTS, SBO1-068



LINE TABLE

LINE	LENGTH	BEARING
L1	12.75	N089°04'W
L2	20.00	S37°24'27"E
L3	15.00	S44°30'27"W
L4	22.00	N05°52'00"W
L5	21.83	N05°00'17"E
L6	11.29	N52°32'30"W
L7	12.25	S05°02'20"W
L8	11.23	N27°43'24"W
L9	23.33	S45°00'00"W
L10	22.43	S05°40'00"W
L11	10.92	S05°00'00"W
L12	10.45	N48°17'21"W
L13	20.11	N05°17'21"W
L14	10.06	S11°02'37"W

CONCRETE TABLE

CONCRETE	LENGTH	BEARING	DEPTH
C1	21.42	20.00	0.00
C2	21.79	20.00	0.00
C3	20.32	20.00	0.00
C4	20.48	20.00	0.00
C5	14.40	20.00	0.00
C6	20.48	20.00	0.00
C7	12.00	20.00	0.00
C8	21.28	20.00	0.00
C9	20.28	20.00	0.00
C10	20.88	20.00	0.00
C11	20.88	20.00	0.00
C12	20.88	20.00	0.00
C13	20.88	20.00	0.00
C14	20.88	20.00	0.00
C15	20.88	20.00	0.00
C16	20.88	20.00	0.00
C17	20.88	20.00	0.00
C18	20.88	20.00	0.00
C19	20.88	20.00	0.00
C20	20.88	20.00	0.00
C21	20.88	20.00	0.00
C22	20.88	20.00	0.00
C23	20.88	20.00	0.00
C24	20.88	20.00	0.00
C25	20.88	20.00	0.00

- LEGEND
- 347 LOTS RESTRICTED TO TWO-STORIES, INCLUDING UP-WALK-UP BUILDINGS
  - FOUND LAND CORNER, DESCRIBED HEREON
  - SET AS REBAR W/ PLASTIC CAP - LS 24868
  - FOUND REBAR W/ PLASTIC CAP - LS 24868
  - FOUND 2" DIA. IRON ROD
  - FOUND PIN & CAP LS 14157
  - FOUND PIN & CAP LS 16396
  - FOUND PIN & CAP LS 14157
  - CENTERLINE POINT (P.C., P.T.)
  - DRAINAGE EASEMENT
  - UTILITY EASEMENT
  - IDENTIFIES ROSSBOROUGH PARK METRO DISTRICT EASEMENT WITH SHUT OFF TRENCH ON BOTH SIDES OF EASEMENT



DATE OF PREPARATION: JUNE 13, 2022

PREPARED BY: LAND SECURITY INVESTORS, LTD.

10009 WEST 10TH AVENUE, SUITE 100

LETTLETON, COLORADO 80120

PREPARED BY: PARADISE ENGINEERING CONSULTANTS, INC.

10009 WEST 10TH AVENUE, SUITE 100

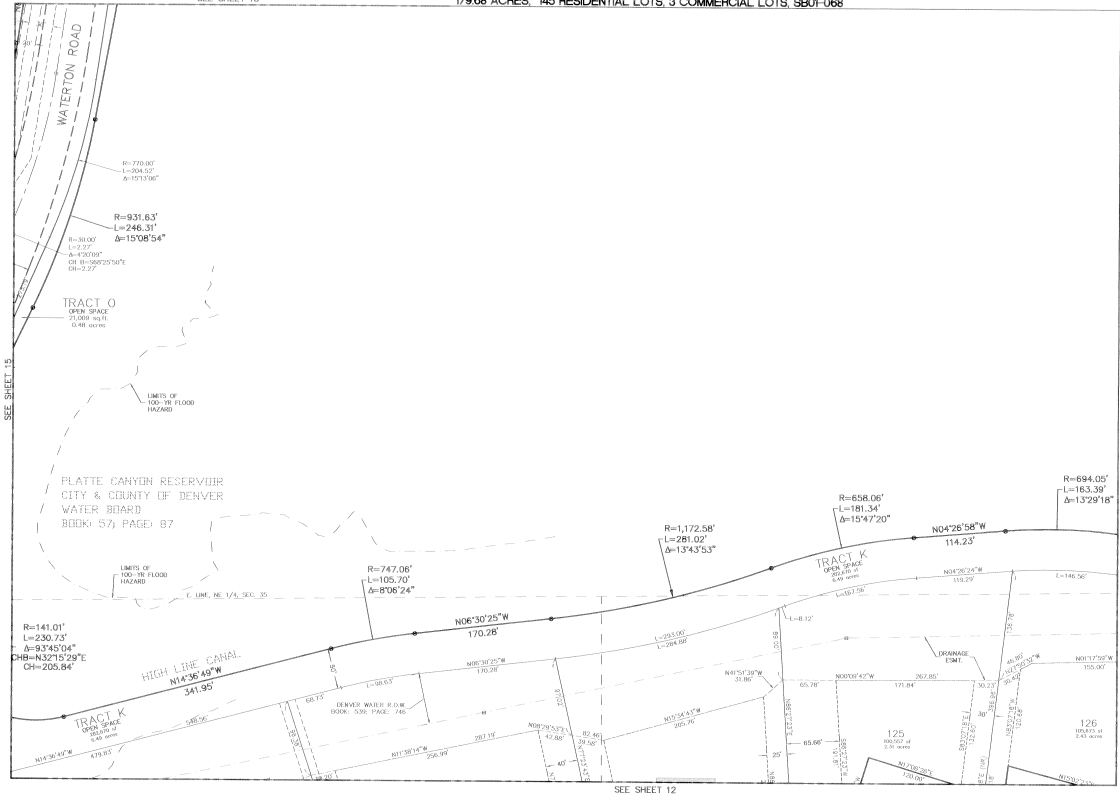
LETTLETON, COLORADO 80120

SHEET 13 OF 16

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# CHATFIELD FARMS FILING NO. 1-A

CHATFIELD FARMS PLANNED DEVELOPMENT AREAS 2, 3, 4, AND 5  
PART OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH P.M.  
COUNTY OF DOUGLAS, STATE OF COLORADO  
179.68 ACRES, 145 RESIDENTIAL LOTS, 3 COMMERCIAL LOTS, SB01-068



KEY MAP  
SCALE 1"=100'

LINE	LENGTH	BEARING
L1	10.74	N85°07'00"W
L2	20.00	S37°24'27"E
L3	10.00	S44°53'53"W
L4	22.00	N0°50'00"W
L5	25.51	N0°50'00"W
L6	11.72	N0°50'00"W
L7	12.74	S42°52'25"W
L8	11.72	N61°33'24"W
L9	20.51	S44°53'53"W
L10	22.43	S80°40'00"W
L11	10.00	S00°00'00"W
L12	10.44	N0°50'00"W
L13	10.11	N0°50'00"W
L14	10.00	S11°52'00"W

CHORD	LENGTH (TANGENT)	DELTA
C1	11.42	20.00
C2	20.75	30.00
C3	20.32	30.00
C4	34.99	30.00
C5	34.99	30.00
C6	37.00	30.00
C7	37.00	30.00
C8	30.20	30.00
C9	30.20	30.00
C10	26.80	30.00
C11	26.80	30.00
C12	20.42	30.00
C13	20.42	30.00
C14	17.00	30.00
C15	17.00	30.00
C16	10.50	30.00
C17	10.50	30.00
C18	20.00	30.00
C19	20.00	30.00

- LEGEND
- 347 LOTS RESTRICTED TO TWO-STORIES, INCLUDING 00' RAJOOT BASEMENTS
  - ◆ FOUND LINE CORNER, DISCOVERED REGION
  - SET #5 IRON W/ PLASTIC CAP - LS 24868
  - FOUND IRON W/ PLASTIC CAP - LS 24868
  - FOUND 3" IFA, HOLLOW
  - FOUND PIN & CAP LS 14157
  - FOUND PIN & CAP LS 14158
  - FOUND PIN & CAP LS 14159
  - CENTERLINE POINT (P.C., P.T.)
  - DE. DRAINAGE EASEMENT
  - U.E. UTILITY EASEMENT
  - U.E. DENOTES ROBOBOROUGH PARK METRO DISTRICT EASEMENT WITH BRIT BIAL FENCE ON BOTH SIDES OF EASEMENT

DATE OF PREPARATION: JUNE 13, 2002

PREPARED BY:  
LAND SECURITY INVESTORS, LTD.  
10099 WEST 10TH AVENUE  
LITTLETON, COLORADO 80127

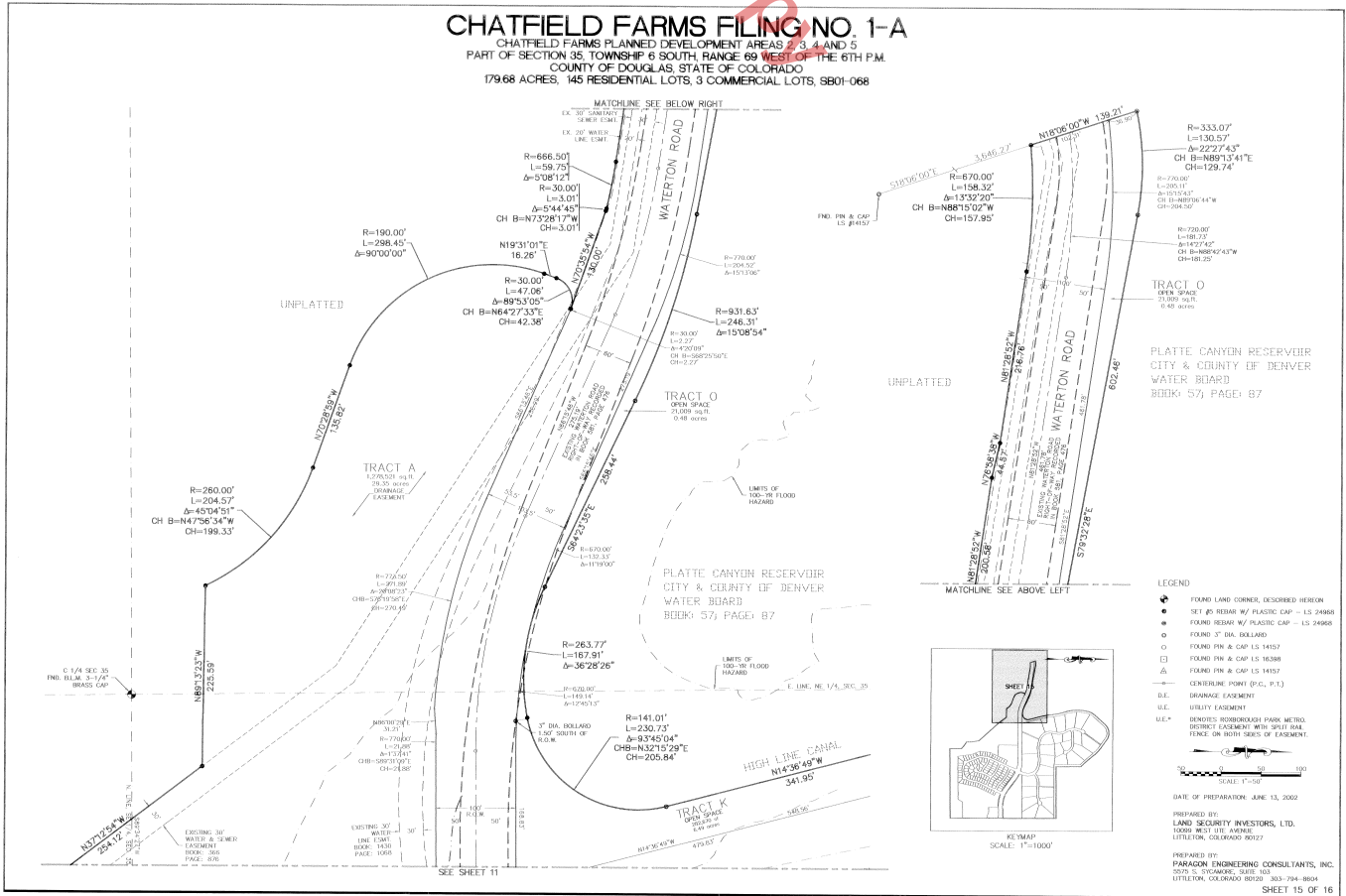
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PARAGON ENGINEERING CONSULTANTS, INC.  
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LITTLETON, COLORADO 80120 303-794-8604

SHEET 14 OF 16

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# CHATFIELD FARMS FILING NO. 1-A

CHATFIELD FARMS PLANNED DEVELOPMENT AREAS 2, 3, 4, AND 5  
PART OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH P.M.  
COUNTY OF DOUGLAS, STATE OF COLORADO  
179.68 ACRES, 145 RESIDENTIAL LOTS, 3 COMMERCIAL LOTS, SB01-068



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