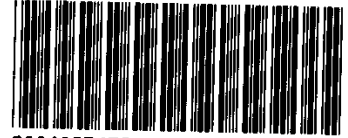


OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$81.00
9 PGS

2004025472
03/12/2004 12:20 PM



2004025472 9 PGS

PLAT IDENTIFICATION SHEET

GRANTOR: Land Securities Investors LTD.
(OWNER)

GRANTEE: Chatfield Farms IB
(NAME OF PLAT)

OLD LEGAL:

Section: 35

Township: 6

Range: 69

NEW LEGAL:

Subdivision/Condo Name _____

Filing # _____

Phase _____

Lot # _____

Building # _____

Block # _____

Unit # _____

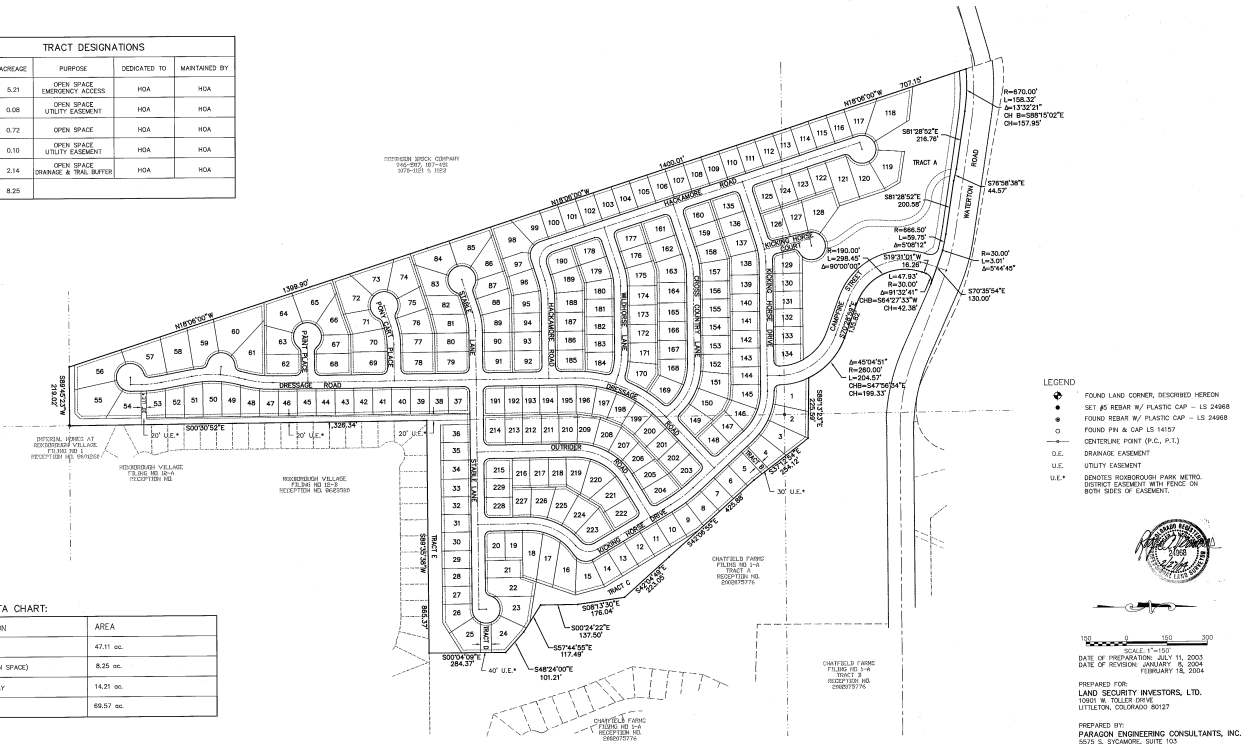
Unofficial Copy

CHATFIELD FARMS FILING NO. 1-B

A PART OF THE CHATFIELD FARMS PLANNED DEVELOPMENT PLANNING AREA 1
BEING A PART OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
69.57 acres 229 RESIDENTIAL LOTS SB03-052

TRACT DESIGNATIONS				
TRACT	ACREAGE	PURPOSE	DEDICATED TO	MAINTAINED BY
TRACT A	5.21	OPEN SPACE EMERGENCY ACCESS	HDA	HDA
TRACT B	0.08	OPEN SPACE UTILITY EASEMENT	HDA	HDA
TRACT C	0.72	OPEN SPACE	HDA	HDA
TRACT D	0.10	OPEN SPACE UTILITY EASEMENT	HDA	HDA
TRACT E	2.14	OPEN SPACE DRAINAGE & TRAIL BUTTER	HDA	HDA
TOTAL	8.25			

SITE DATA CHART:	
DESCRIPTION	AREA
LOTS	47.71 ac.
TRACTS (OPEN SPACE)	8.25 ac.
RIGHT-OF-WAY	14.21 ac.
TOTAL	68.57 ac.



- LEGEND**
- FOUND LAND CORNER, DESCRIBED HEREON
 - SET #8 REBAR W/ PLASTIC CAP - LS 24668
 - FOUND REBAR W/ PLASTIC CAP - LS 24668
 - FOUND PIN & CAP LS 14157
 - CENTERLINE POINT (P.C., P.T.)
 - DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - U.E.* DENOTES BOULDER PARK METRO DISTRICT EASEMENT WITH FENCE ON BOTH SIDES OF EASEMENT.



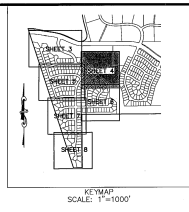
SCALE: 1"=100'
DATE OF PREPARATION: JAN 11, 2024
DATE OF REVISION: JANUARY 9, 2024
FEBRUARY 18, 2024
PREPARED FOR:
LAND SECURITY INVESTORS, LTD.
10021 W. TOLLER DRIVE
LITTLETON, COLORADO 80127
PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
505 S. SPANISH SUITE 100
LITTLETON, COLORADO 80120 303-794-8604
SHEET 2 OF 8

CHATFIELD FARMS FILING NO. 1-B

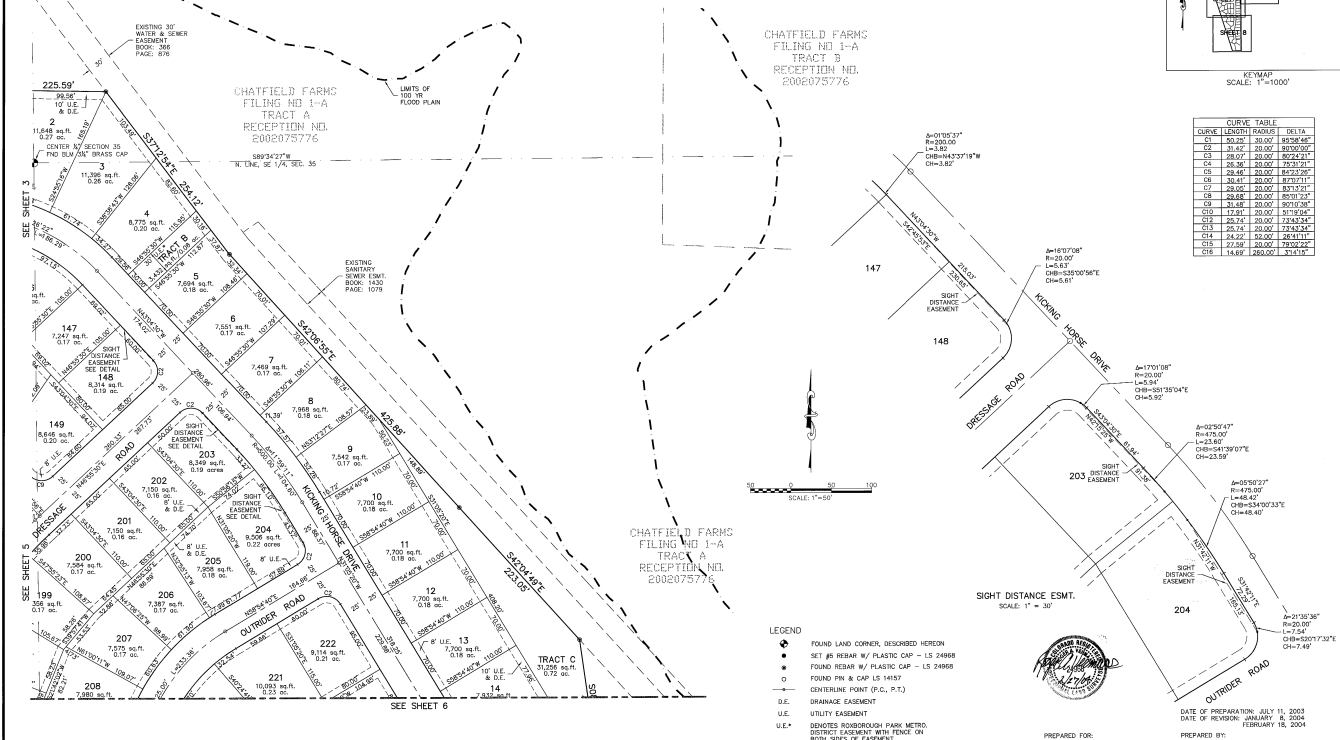
Unofficial Copy

CHATFIELD FARMS FILING NO. 1-B

A PART OF THE CHATFIELD FARMS PLANNED DEVELOPMENT PLANNING AREA 1
BEING A PART OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
69.57 acres 229 RESIDENTIAL LOTS SB03-052



CURVE	LENGTH	RADIUS	DELTA
C1	20.35'	30.00'	80.944°
C2	31.42'	20.00'	80.900°
C3	28.07'	20.00'	80.243°
C4	26.36'	20.00'	75.212°
C5	24.45'	20.00'	67.250°
C6	30.41'	20.00'	81.711°
C7	20.52'	20.00'	87.250°
C8	28.68'	20.00'	85.711°
C9	31.45'	20.00'	91.250°
C10	17.81'	20.00'	91.711°
C11	23.71'	20.00'	73.434°
C12	24.74'	20.00'	73.434°
C13	24.22'	20.00'	84.211°
C14	27.50'	20.00'	79.222°
C15	14.69'	200.00'	37.515°



- LEGEND**
- FOUND LAND CORNER, DESCRIBED HEREON
 - SET 10 REBAR W/ PLASTIC CAP - LS 24969
 - FOUND REBAR W/ PLASTIC CAP - LS 24969
 - FOUND PIN & CAP LS 14157
 - CENTERLINE POINT (P.C., P.T.)
 - DRAINAGE EASEMENT
 - UTILITY EASEMENT
 - DENOTES BOULDER/COURT PARK METRO DISTRICT EASEMENT WITH FENCE ON BOTH SIDES OF EASEMENT



DATE OF PREPARATION: JULY 11, 2003
DATE OF REVISION: JANUARY 8, 2004
FEBRUARY 18, 2004

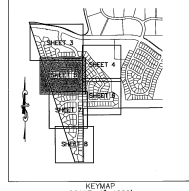
PREPARED FOR: PARAGON ENGINEERING CONSULTANTS, INC.
1000 N. TOLLER DRIVE
SOUTH F. STRAUSS, SUITE 103
GLENVIEW, COLORADO 80520

PROJECT NO. SB03-052

SHEET 4 OF 8

Unofficial Copy

CHATFIELD FARMS FILING NO. 1-B
 A PART OF THE CHATFIELD FARMS PLANNED DEVELOPMENT PLANNING AREA 1
 BEING A PART OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
 COUNTY OF DOUGLAS, STATE OF COLORADO
 69.57 acres 229 RESIDENTIAL LOTS SB03-052



ROBINSON BRICK COMPANY
 946-587, 187-481
 1070-1121 & 1123

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	59.20'	20.00'	96.30°
C2	31.42'	20.00'	90.00°
C3	28.07'	20.00'	92.24°
C4	26.36'	20.00'	73.31°
C5	29.44'	20.00'	84.33°
C6	30.41'	20.00'	72.07°
C7	29.02'	20.00'	83.17°
C8	29.66'	20.00'	80.02°
C9	31.48'	20.00'	90.12°
C10	33.11'	20.00'	83.32°
C11	25.74'	20.00'	72.43°
C12	25.12'	20.00'	72.54°
C13	23.57'	20.00'	73.92°
C14	24.27'	20.00'	28.11°
C15	27.57'	20.00'	73.92°
C16	14.67'	20.00'	31.61°

- LEGEND**
- ◆ FOUND LAND CORNER, DESCRIBED HEREON
 - SET #5 REBAR W/ PLASTIC CAP - LS 24968
 - FOUND REBAR W/ PLASTIC CAP - LS 24968
 - FOUND PIN # & CAP LS 14157
 - CENTERLINE POINT (P.C., P.T.)
 - DRAINAGE EASEMENT
 - UTILITY EASEMENT

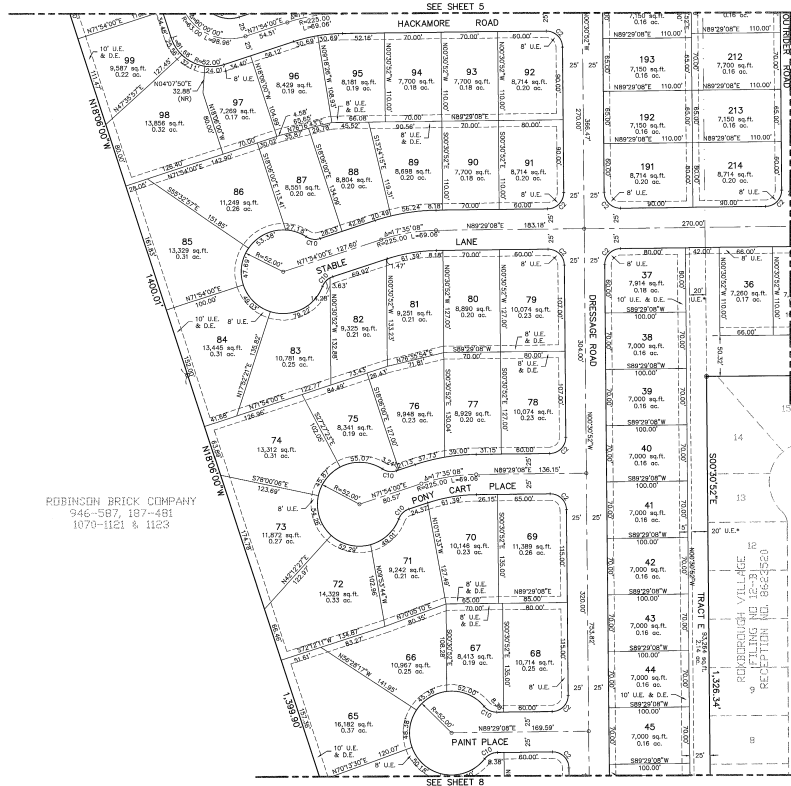
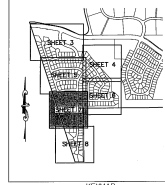


SCALE: 1"=50'
 DATE OF PREPARATION: JULY 11, 2003
 DATE OF REVISION: JANUARY 8, 2004
 FEBRUARY 18, 2004
 PREPARED FOR:
 LAND SECURITY INVESTORS, LTD.
 10921 W. TOLLER DRIVE
 LITTLETON, COLORADO 80120
 PREPARED BY:
 PARAGON ENGINEERING CONSULTANTS, INC.
 5575 S. CHANDLER, SUITE 100
 LITTLETON, COLORADO 80120 303-794-8604
 SHEET 5 OF 8

CHATFIELD FARMS FILING NO. 1-B

Unofficial Copy

CHATFIELD FARMS FILING NO. 1-B
 A PART OF THE CHATFIELD FARMS PLANNED DEVELOPMENT PLANNING AREA 1
 BEING A PART OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
 COUNTY OF DOUGLAS, STATE OF COLORADO
 69.57 acres 229 RESIDENTIAL LOTS SB03-052



ROBINSON BRICK COMPANY
 946-567, 187-481
 1079-1121 & 1123

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	30.00'	30.00'	90.00°
C2	31.42'	20.00'	90.00°
C3	28.00'	20.00'	108.43°
C4	26.30'	20.00'	79.37°
C5	24.00'	20.00'	143.01°
C6	30.41'	20.00'	87.07°
C7	29.00'	20.00'	83.71°
C8	29.00'	20.00'	87.07°
C9	25.74'	20.00'	128.55°
C10	17.91'	20.00'	51.76°
C11	25.74'	20.00'	128.55°
C12	24.00'	20.00'	143.01°
C13	25.74'	20.00'	128.55°
C14	24.00'	20.00'	143.01°
C15	27.00'	20.00'	120.72°
C16	14.67'	166.00'	312.92°

- LEGEND**
- FOUND LAND CORNER, DESCRIBED HEREON
 - SET BY REBAR W/ PLASTIC CAP - LS 24868
 - FOUND REBAR W/ PLASTIC CAP - LS 24868
 - FOUND PIN & CAP LS 14157
 - CENTERLINE POINT (C.C., P.T.)
 - E. EMBANKMENT
 - U.E. UTILITY EASEMENT
 - SCHOTER PROPOSED PARK METRO. EASEMENT
 - U.E.* UTILITY EASEMENT, BOTH SIDES OF EASEMENT.



SCALE 1"=200'

DATE OF PREPARATION: JULY 11, 2003
 DATE OF REVISION: JANUARY 8, 2004
 FEBRUARY 16, 2004

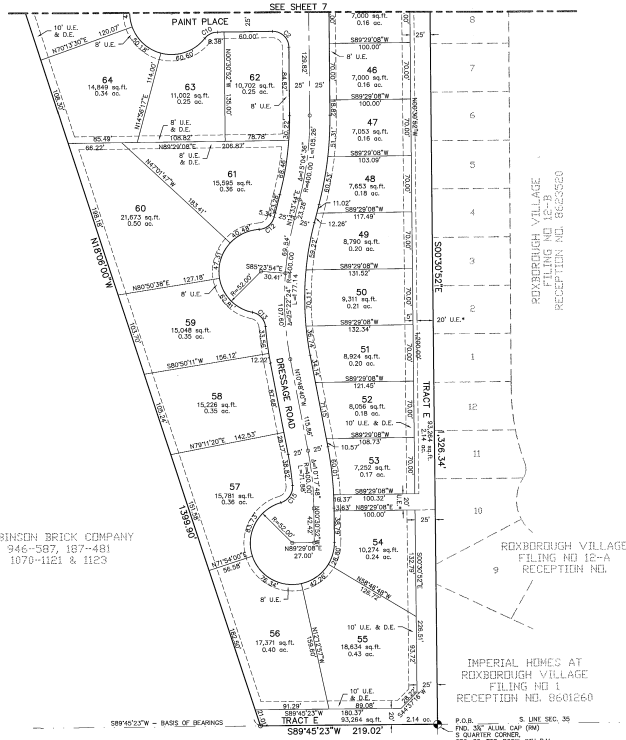
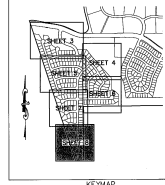
PREPARED FOR:
 LAND SECURITY INVESTORS, LTD.
 10977 W. TOLLER DRIVE
 LITTLETON, COLORADO 80127

PREPARED BY:
 PARADISE ENGINEERING CONSULTANTS, INC.
 5575 S. SPICAVORE, SUITE 103
 LITTLETON, COLORADO 80120

Unofficial Copy

CHATFIELD FARMS FILING NO. 1-B

A PART OF THE CHATFIELD FARMS PLANNED DEVELOPMENT PLANNING AREA I
BEING A PART OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
69.57 acres 229 RESIDENTIAL LOTS SB03-052



CURVE TABLE	
STATION	CHORD
C1	50.49
C2	37.49
C3	28.97
C4	22.16
C5	16.18
C6	11.02
C7	7.65
C8	5.21
C9	3.59
C10	2.50
C11	1.74
C12	1.24
C13	0.87
C14	0.62
C15	0.44
C16	0.32

- LEGEND**
- FOUND LAND CORNER, DISCLOSED HEREON
 - SET #5 REBAR W/ PLASTIC CAP - LS 24968
 - FOUND REBAR W/ PLASTIC CAP - LS 24968
 - FOUND #10 & CAP LS W/ST
 - CENTERLINE POINT (P.C., P.T.)
 - DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - U.E.* INDICATES ROXBOROUGH PAIN METRO DISTRICT EASEMENT WITH FENCE ON BOTH SIDES OF EASEMENT.

ROBINSON BRICK COMPANY
946-587, 187-481
1870-1121 & 1123

IMPERIAL HOMES AT
ROXBOROUGH VILLAGE
FILING NO 12-A
RECEPTION NO. 8601260



SCALE: 1"=50'
DATE OF PREPARATION: JULY 9, 2003
DATE OF REVISION: JANUARY 8, 2004
PREPARED FOR:
LAND SECURITY INVESTORS, LTD.
10515 W. 75TH DRIVE
LITTLETON, COLORADO 80120

PREPARED BY:
PARAMOUNT ENGINEERING CONSULTANTS, INC.
5525 S. TYGARD, SUITE 101
LITTLETON, COLORADO 80120 303-794-8604
SHEET 8 OF 8