Rec# 2019047882 | 06/11/2019 | 02:13:46 PM | County of Jefferson | State of Colorado | $83.00

THE RIDGE AT WARD STATION

A RESUBDIVISION OF A PART OF LOTS 13 AND 17, STANDLEY HEIGHTS,
BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 1 OF 8

OWNERS CERTIFICATE:

WE, TOLL SOUTHWEST, LLC., BEING THE OWNER(S) OF REAL PROPERTY CONTAINING 13.6341 ACRES DESCRIBED AS FOLLOWS:

PARCEL A:

THE SOUTH 17 FEET OF THE WEST 251 FEET OF LOT 13, STANDLEY HEIGHTS,
AND THE WEST 518.12 FEET OF LOT 17, STANDLEY HEIGHTS
EXCEPT THE SOUTH 25 FEET THEREOF,
EXCEPT ANY PORTION THEREOF FALLING WITHIN WARD ROAD,
COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL B:

THAT PORTION OF LOT 13,
STANDLEY HEIGHTS,
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 13, STANDLEY HEIGHTS, FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 13 BEARS SOUTH 89°11.9'WEST A DISTANCE OF 251.02 FEET;
THENCE NORTH 89°11.9'EAST ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 257.10 FEET TO A POINT 537.97 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THENCE NORTH 0°04.2'WEST PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 17.0 FEET;
THENCE SOUTH 89°11.9'WEST A DISTANCE OF 257.10 FEET;
THENCE SOUTH 0°04.2'EAST A DISTANCE OF 17.0 FEET TO THE POINT OF BEGINNING,
COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL C:

A TRACT OF LAND LOCATED IN LOT 17,
STANDLEY HEIGHTS,
A SUBDIVISION RECORDED IN THE OFFICIAL RECORDS OF JEFFERSON COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 17;
THENCE NORTH 0°04.2'WEST ALONG THE WEST LINE OF SAID LOT 17 A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH LINE OF WEST 50TH PLACE AS CONVEYED TO JEFFERSON COUNTY BY INSTRUMENTS RECORDED IN BOOK 987 AT PAGES 407 AND 409 OF SAID OFFICIAL RECORDS;
THENCE NORTH 88°59.0'EAST ALONG THE NORTH LINE OF WEST 50TH PLACE AS RECORDED IN SAID BOOK 987 AT PAGES 407 AND 409 A DISTANCE OF 750.12 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°59.0'EAST ALONG THE NORTH LINE OF WEST 50TH PLACE AS RECORDED IN BOOK 987 AT PAGES 407 AND 409 A DISTANCE OF 286.12 FEET TO THE NORTHEAST CORNER OF WEST 50TH PLACE AS RECORDED IN BOOK 987 AT PAGES 407 AND 409;
THENCE NORTH 0°03.6'WEST ALONG THE EAST LINE OF SAID LOT 17 A DISTANCE OF 215.60 FEET;
THENCE SOUTH 88°59.0'WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 17 A DISTANCE OF 232.87 FEET;
THENCE NORTH 0°03.6'WEST PARALLEL TO THE EAST LINE OF SAID LOT 17 A DISTANCE OF 0.80 FEET;
THENCE SOUTH 88°59.0'WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 17 A DISTANCE OF 43.00 FEET;
THENCE SOUTH 0°03.6'EAST PARALLEL TO THE EAST LINE OF SAID LOT 17 A DISTANCE OF 0.80 FEET;
THENCE SOUTH 88°59.0'WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 17 A DISTANCE OF 10.24 FEET TO A POINT, SAID POINT BEING NORTH 0°03.6'WEST PARALLEL TO THE EAST LINE OF LOT 17 A DISTANCE OF 215.60 FEET FROM A POINT ON THE NORTH LINE OF WEST 50TH PLACE AS RECORDED IN SAID BOOK 987 AT PAGES 407 AND 409;
THENCE SOUTH 88°59.0'WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 17 A DISTANCE OF 60.46 FEET;
THENCE SOUTH 0°03.6'EAST PARALLEL TO THE EAST LINE OF SAID LOT 17 A DISTANCE OF 21.14 FEET;
THENCE SOUTH 88°59.0'WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 17 A DISTANCE OF 97.05 FEET;
THENCE NORTH 0°03.6'WEST PARALLEL TO THE EAST LINE OF SAID LOT 17 A DISTANCE OF 195.06 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 17;
THENCE SOUTH 89°11.9'WEST ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 74.50 FEET TO A POINT 518.12 FEET EAST OF THE WEST LINE OF SAID LOT 17, SAID 518.12 FEET BEING A DISTANCE MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 17;
THENCE SOUTH 00°04.2'EAST PARALLEL TO THE WEST LINE OF SAID LOT 17 A DISTANCE OF 389.80 FEET TO A POINT ON THE NORTH LINE OF WEST 50TH PLACE AS RECORDED IN SAID BOOK 987 AT PAGES 407 AND 409;
THENCE NORTH 88°59.0'EAST ALONG THE NORTH LINE OF WEST 50TH PLACE AS RECORDED IN SAID BOOK 987 AT PAGES 407 AND 409 A DISTANCE OF 231.93 TO THE TRUE POINT OF BEGINNING.

PARCEL D:

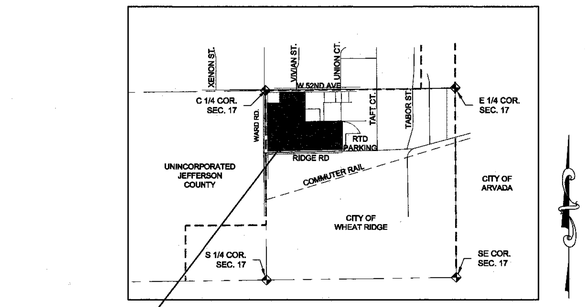
A PARCEL OF LAND SITUATED IN THE WEST ONE-HALF OF LOT 13, STANDLEY HEIGHTS, BEING LOCATED IN THE SOUTHEAST ONE-- QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 17;
THENCE SOUTH 00°18'19"EAST ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER OF SECTION 17, THE BASIS OF BEARING, A DISTANCE OF 30.00 FEET;
THENCE NORTH 89°11'27"EAST AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 17 A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 13;
THENCE CONTINUING NORTH 89°11'27"EAST AND ALONG THE NORTH LINE OF SAID LOT 13 A DISTANCE OF 518.12 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF SAID LOT 13 AND THE POINT OF BEGINNING;
THENCE SOUTH 89°11'27"WEST ALONG THE NORTH LINE OF SAID LOT 13 A DISTANCE OF 348.12 FEET TO A POINT 170.00 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 13;

THENCE SOUTH 00°18'19"EAST PARALLEL TO THE WEST LINE OF SAID LOT 13 TO A POINT 150.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 13;
THENCE SOUTH 89°11'27"WEST PARALLEL TO THE NORTH LINE OF SAID LOT 13 A DISTANCE OF 170.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 13 AND 150.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 13;
THENCE SOUTH 00°18'19"EAST ALONG THE WEST LINE OF SAID LOT 13 A DISTANCE OF 250.02 FEET TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN BOOK 1862 AT PAGE 375 OF THE CLERK AND RECORDER'S OFFICE OF JEFFERSON COUNTY, SAID CORNER BEING 17.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 13;
THENCE NORTH 89°11'47"EAST ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN BOOK 1862 AT PAGE 375 AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 13 A DISTANCE OF 250.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN BOOK 1862 AT PAGE 375;
THENCE NORTH 89°11'47"EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 13 A DISTANCE OF 0.02 FEET TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED AT RECEPTION NO. 82047968;
THENCE NORTH 89°11'47"EAST ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED AT RECEPTION NUMBER 82047968 A DISTANCE OF 256.95 FEET TO A POINT 17.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 13;
THENCE SOUTH 00°18'19"EAST PARALLEL TO THE WEST LINE OF SAID LOT 13 A DISTANCE OF 17.0 FEET TO THE SOUTH LINE OF SAID LOT 13 AND THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED AT RECEPTION NUMBER 82047968 SAID CORNER BEING 537.97 FEET EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER;
THENCE NORTH 89°11'47"EAST ALONG THE SOUTH LINE OF SAID LOT 13 A DISTANCE OF 10.16 FEET TO THE SOUTHWEST CORNER OF THE WEST ONE-HALF OF LOT 13;
THENCE NORTH 00°18'24"WEST ALONG THE EAST LINE OF THE WEST ONE-HALF OF LOT 13 A DISTANCE OF 417.07 FEET TO THE POINT OF BEGINNING,
COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL E:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 17, STANDLEY HEIGHTS;
THENCE NORTH 0°04.2'WEST ALONG THE WEST LINE OF SAID LOT 17 A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH LINE OF WEST 50TH PLACE AS CONVEYED TO JEFFERSON COUNTY BY INSTRUMENTS RECORDED IN BOOK 987 AT PAGES 407 AND 409 OF SAID OFFICIAL RECORDS;
THENCE NORTH 88°59.0'EAST ALONG THE NORTH LINE OF WEST 50TH PLACE AS RECORDED IN BOOK 987 AT PAGES 407 AND 409 A DISTANCE OF 750.12 FEET;
THENCE NORTH 0°03.6'WEST PARALLEL TO THE EAST LINE OF SAID LOT 17 A DISTANCE OF 215.60 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°59.0'WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 17 A DISTANCE OF 60.46 FEET;
THENCE SOUTH 0°03.6'EAST PARALLEL TO THE EAST LINE OF SAID LOT 17 A DISTANCE OF 21.14 FEET;
THENCE SOUTH 88°59.0'WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 17 A DISTANCE OF 97.05 FEET;
THENCE NORTH 0°03.6'WEST PARALLEL TO THE EAST LINE OF SAID LOT 17 A DISTANCE OF 195.06 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 17;
THENCE NORTH 89°11.9'EAST ALONG THE NORTH LINE OF SAID LOT 17 A DISTANCE OF 443.59 FEET TO THE NORTHEAST CORNER OF SAID LOT 17;



VICINITY MAP
SCALE: 1" = 1000'

OWNERS CERTIFICATE CONTINUED (PARCEL E CONTINUED):

THENCE SOUTH 0°03.6'EAST ALONG THE EAST LINE OF SAID LOT 17 A DISTANCE OF 5.27 FEET TO A NON-TANGENT POINT ON A CURVE, SAID POINT BEING A POINT OF CURVATURE;
THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 67°00.3', WHOSE RADIUS IS 270.54 FEET, AND WHOSE CHORD BEARS SOUTH 57°01.9'EAST A DISTANCE OF 298.66 FEET TO A POINT 240.60 FEET NORTH OF THE EXTENDED SOUTH LINE OF SAID LOT 17;
THENCE SOUTH 88°59.0'WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 17 A DISTANCE OF 200.44 FEET TO A POINT 50.00 FEET EAST OF THE EAST LINE OF SAID LOT 17;
THENCE SOUTH 0°03.6'EAST PARALLEL TO THE EAST LINE OF SAID LOT 17 A DISTANCE OF 215.60 FEET TO A POINT ON THE EXTENDED NORTH LINE OF WEST 50TH PLACE AS RECORDED IN BOOK 987 AT PAGES 407 AND 409;
THENCE SOUTH 88°59.0'WEST ALONG THE EXTENDED NORTH LINE OF WEST 50TH PLACE AS RECORDED IN BOOK 987 AT PAGES 407 AND 409 A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF WEST 50TH PLACE AS RECORDED IN BOOK 987 AT PAGES 407 AND 409;
THENCE NORTH 0°03.6'WEST ALONG THE EAST LINE OF SAID LOT 17 A DISTANCE OF 215.60 FEET;
THENCE SOUTH 88°59.0'WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 17 A DISTANCE OF 232.87 FEET;
THENCE NORTH 0°03.6'WEST PARALLEL TO THE EAST LINE OF SAID LOT 17 A DISTANCE OF 0.80 FEET;
THENCE SOUTH 88°59.0'WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 17 A DISTANCE OF 43.00 FEET;
THENCE SOUTH 0°03.6'EAST PARALLEL TO THE EAST LINE OF SAID LOT 17 A DISTANCE OF 0.80 FEET;
THENCE SOUTH 88°59.0'WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 17 A DISTANCE OF 10.24 FEET TO THE TRUE POINT OF BEGINNING,
COUNTY OF JEFFERSON, STATE OF COLORADO.

EXCEPT THAT PORTION CONVEYED TO THE REGIONAL TRANSPORTATION DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO, DESCRIBED IN WARRANTY DEED RECORDED OCTOBER 15, 2012 AT RECEPTION NO. 2012110197.

SUBORDINATELY DESCRIBED AS:

COMMENCING AT THE CENTER 1/4 CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED BY A NO. 6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP STAMPED "LS 27609 1998"IN A RANGE BOX, WHENCE THE EAST ¼ CORNER OF SAID SECTION 17 AS MONUMENTED BY A 2 INCH DIAMETER PIPE WITH A 3-1/4 INCH BRASS CAP STAMPED "LS 13212 1984"IN A RANGE BOX IS ASSUMED TO BEAR N 89°11'13"E, A DISTANCE OF 2646.81 FEET, WITH ALL BEARINGS RELATIVE THERETO:

THENCE S82°16'17"E, A DISTANCE OF 201.98 FEET TO A POINT ON THE SOUTHERLY LINE OF THE EXISTING 60' PUBLIC RIGHT OF WAY OF WEST 52ND AVENUE AND 170.00 FEET EAST OF THE NORTHWEST CORNER OF LOT 13, STANDLEY HEIGHTS, COUNTY OF JEFFERSON, STATE OF COLORADO TO THE POINT OF BEGINNING;

THENCE ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE N 89°11'14"E, A DISTANCE OF 348.12 FEET TO NORTHEAST CORNER OF THE WEST ONE-HALF OF SAID LOT 13;

THENCE S 00°18'39"E, A DISTANCE OF 414.96 FEET ALONG THE SAID EAST LINE OF THE WEST ONE-HALF OF LOT 13, TO THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF SAID LOT 13;

THENCE N 88°57'32"E, A DISTANCE OF 518.08 FEET, ALONG THE SOUTH LINE OF SAID LOT 13, TO THE SOUTHEAST CORNER OF SAID LOT 13, ALSO BEING THE NORTHEAST CORNER OF LOT 17, STANDLEY HEIGHTS, COUNTY OF JEFFERSON, STATE OF COLORADO;

THENCE S 00°17'58"E, A DISTANCE OF 387.86 FEET, ALONG THE EAST LINE OF SAID LOT 17 TO THE NORTHEAST CORNER OF WEST 50TH PLACE AS RECORDED IN JEFFERSON COUNTY BY INSTRUMENTS RECORDED IN BOOK 987 AT PAGES 407 AND 409;

THENCE S 88°44'38"W, A DISTANCE OF 1036.22 FEET, ALONG THE NORTH LINE OF WEST 50TH PLACE AS RECORDED IN SAID BOOK 987 AT PAGES 407 AND 409 TO THE WEST LINE OF SAID LOT 17;

THENCE N 00°18'34"W, A DISTANCE OF 658.76 FEET, ALONG THE SAID WEST LINE OF LOTS 17 AND 13 TO A POINT 150.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 13;

THENCE N 89°11'14"E, A DISTANCE OF 170.00 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 13 TO A POINT 150 FEET SOUTH OF THE NORTH LINE OF LOT 13;

THENCE N 00°18'34"W, A DISTANCE OF 150.00 FEET PARALLEL WITH THE WEST LINE SAID LOT 13 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 593,903 SQUARE FEET (13.6341 ACRES), MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER THE DRAWING HEREON CONTAINED INTO LOTS AND TRACTS UNDER THE NAME AND STYLE OF RIDGE AT WARD STATION, A SUBDIVISION OF A PART OF THE CITY OF WHEAT RIDGE, COLORADO AND BY THESE PRESENTS DO DEDICATE TO THE CITY OF WHEAT RIDGE AND THE PUBLIC THOSE PORTIONS OF REAL PROPERTY SHOWN AS RIGHT-OF-WAY, AND DO FURTHER DEDICATE TO THE CITY OF WHEAT RIDGE AND THOSE MUNICIPALLY OWNED AND/OR MUNICIPALLY FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF REAL PROPERTY SHOWN AS EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES. THIS INCLUDES BUT IS NOT LIMITED TO TELEPHONE AND ELECTRIC LINES, GAS LINES, WATER AND SANITARY SEWER LINES, HYDRANTS, STORMWATER SYSTEMS AND PIPES, DETENTION PONDS, STREET LIGHTS AND ALL APPURTENANCES THERETO.

SHEET INDEX	
TYPE	AREA
SHEET 1	COVER SHEET
SHEET 2	TRACT AND LAND USE SUMMARY
SHEET 3	LOT SUMMARY TABLES
SHEET 4	EXISTING CONDITIONS
SHEETS 5-8	PROPOSED CONDITIONS

CASE HISTORY
WCP-18-01
WS-18-18-06
WSP-18-07

REVISION BLOCK	
DESCRIPTION	DATE
INITIAL PREPARATION	9/17/2018
REVISION 1	11/13/2018
REVISION 2	1/2/2019
REVISION 3	2/14/2019

OWNERS CERTIFICATE CONTINUED:

OWNER:
TOLL SOUTHWEST, LLC.

SIGNATURE

BY: MARK BAILEY

AS DIVISION PRESIDENT TOLL SOUTHWEST, LLC.

STATE OF COLORADO)
)SS
COUNTY OF JEFFERSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
14 DAY OF May A.D. 2019 BY Mark Bailey

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:

NOTARY PUBLIC

ANGELA SMITH
Notary Public
State of Colorado
Notary ID # 20184032749
My Commission Expires 08-16-2022

PLANNING COMMISSION CERTIFICATION:

RECOMMENDED FOR APPROVAL THIS 4th DAY OF April, 2019,
BY WHEAT RIDGE PLANNING COMMISSION.

CHAIRPERSON

CITY CERTIFICATION/ACCEPTANCE OF DEDICATED INTEREST IN REAL PROPERTY:

THE CITY OF WHEAT RIDGE, COLORADO, HEREBY ACCEPTS THE DEDICATION AND CONVEYANCE TO THE CITY OF THOSE LOTS, TRACTS, EASEMENTS AND OTHER INTERESTS IN REAL PROPERTY DENOTED ON THIS PLAT AS BEING DEDICATED TO THE CITY FOR PUBLIC PURPOSES.

APPROVED THIS 22nd DAY OF April, 2019 BY WHEAT RIDGE CITY COUNCIL.

ATTEST

CITY CLERK

MAYOR

COMMUNITY DEVELOPMENT DIRECTOR

DIRECTOR OF PUBLIC WORKS

CITY OF WHEAT RIDGE SEAL COLORADO

SURVEYOR'S CERTIFICATION:

I, KEVIN J. KUCHARCZYK., 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 OCTOBER 25-30, 2017, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXISTS 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 PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 8th DAY OF May, 2019.

KEVIN J KUCHARCZYK., PLS NO. 34591
FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112
(720)-249-3584

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO THIS 11th DAY OF June, 2019.

JEFFERSON COUNTY CLERK AND RECORDER

BY: DEPUTY CLERK

JEFFERSON COUNTY SEAL COLORADO

SHEET 1 OF 8
COVER SHEET

ENGINEER/SURVEYOR

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
CVLINC.NET

#2019047888

THE RIDGE AT WARD STATION

A RESUBDIVISION OF A PART OF LOTS 13 AND 17, STANDLEY HEIGHTS,
BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 2 OF 8

NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 100-N0014041-010-T02, AMENDMENT NO. 3, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF SEPTEMBER 21, 2018 AT 7:00 A.M.

4. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE CITY OF WHEAT RIDGE HORIZONTAL CONTROL SYSTEM BETWEEN THE CENTER QUARTER OF SECTION 17 (POINT NO. 12109) BEING MONUMENTED BY A NO. 6 REBAR AND 2-1/2" ALUMINUM CAP IN A RANGE BOX STAMPED PLS 27609 AND THE EAST QUARTER CORNER OF SECTION 17 (POINT NO. 12209) BEING MONUMENTED BY A 2" PIPE AND 3-1/4" BRASS CAP IN RANGE BOX STAMPED LS 13212 HAVING AN ASSUMED BEARING OF NORTH 89°11'13" EAST.

5. PER COLORADO REVISED STATUTES SEC. 38-51-106(L), ALL LINEAR UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37 DIVIDED BY 12 U.S. SURVEY FEET ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

6. TRACT B MAY BE USED AS PUBLIC ACCESS / EMERGENCY ACCESS TO ADJACENT PARCELS UPON DEVELOPMENT BY OTHERS.

7. THERE ARE A TOTAL OF 201 LOTS AND 50 TRACTS IN THE RIDGE AT WARD STATION SUBDIVISION.

8. TRACTS E & U ARE NON-BUILDABLE TRACTS FOR THE USE OF STORMWATER DRAINAGE/WATER QUALITY FACILITIES AND IS FULLY ENCUMBERED BY A STORMWATER DETENTION EASEMENT TO THE BENEFIT OF THE CITY OF WHEAT RIDGE. THE STORMWATER DRAINAGE FACILITIES WITHIN THIS AREA SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. IN THE EVENT THAT SUCH CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY SAID OWNER, THE CITY OF WHEAT RIDGE SHALL HAVE THE RIGHT TO ENTER SUCH AREA AND PERFORM NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS, AND ASSIGNS AGREES TO PAY. NO BUILDING OR STRUCTURE WILL BE CONSTRUCTED IN THE DETENTION AREA AND NO CHANGES OR ALTERCATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE DETENTION AREA WILL BE MADE WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

9. TRACTS I-O, Q-T, U1-V, W1-W2, X-KK, MM, AND OO-PP ARE NON-BUILDABLE FOR THE PURPOSE OF UTILITIES AND OPEN SPACE.

10. TRACTS A-D AND E1-H ARE NON-BUILDABLE FOR THE PURPOSE OF ACCESS AND EMERGENCY ACCESS.

11. TRACTS E, P, U, W, LL AND NN ARE NON-BUILDABLE FOR THE PURPOSE OF DRAINAGE.

12. TRACT E IS NON-BUILDABLE FOR THE PURPOSE OF DRAINAGE, ACCESS, EMERGENCY ACCESS AND UTILITIES.

13. WITH THE EXCEPTION OF BLOCK 16, LOT 1, ALL LOTS ARE CONSIDERED TOWNHOME LOTS AND SHALL NOT BE DEVELOPED FOR ANY PURPOSE OTHER THAN TOWNHOMES.

14. THE POCKET PARK AND LINEAR PARKS IN TRACT U AND W SHALL BE ACCESSIBLE TO THE PUBLIC IN ADDITION TO OWNERS, TENANTS, CUSTOMERS AND GUESTS.

15. THE ZONING FOR THE SITE IS MU-C TOD.

16. ALL EXISTING EASEMENTS WITHIN THE PLATTED BOUNDARY OF THE SUBDIVISION SHALL FOREVER BE REMOVED, TERMINATED, AND EXTINGUISHED UPON RECORDATION OF THIS PLAT WITH THE JEFFERSON COUNTY CLERK AND RECORDER.

17. THIS PLAT CONTAINS LOTS, BLOCKS, OR OTHER LAND INTENDED FOR THE DEVELOPMENT OF OWNER-OCCUPIED MULTI-FAMILY DWELLING UNITS OR ASSOCIATED COMMON AREAS, LIMITED COMMON ELEMENTS, OR IMPROVEMENTS (THE "MULTI-FAMILY DEVELOPMENT AREA"). TO THE EXTENT THAT THE FOLLOWING CLAIMS INVOLVE ANY MULTI-FAMILY DEVELOPMENT AREA (OR THE IMPROVEMENTS THEREON) WITHIN THE PROPERTY COVERED BY THIS PLAT, SUCH CLAIMS SHALL BE SUBMITTED TO BINDING ARBITRATION IN LIEU OF SUBMITTING ANY SUCH CLAIM TO A COURT OF LAW.
ANY AND ALL CLAIMS THAT ALLEGE A CONSTRUCTION DEFECT AS DEFINED AT SECTION 26-1302 OF THE CODE OF LAWS AND: (1) ARE BETWEEN ANY TWO OR MORE OF THE FOLLOWING PERSONS OR ENTITIES: (A) ANY OWNER OF ANY PORTION OF THE MULTI-FAMILY DEVELOPMENT AREA, (B) ANY COMMON INTEREST COMMUNITY ASSOCIATION CREATED WITH RESPECT TO THE MULTI-FAMILY DEVELOPMENT AREA, (C) THE SUBDIVIDER, DEVELOPER, CONTRACTOR, OR ANYONE CLAIMING UNDER OR THROUGH ANY SUCH PERSONS, (D) ANY PARTY THAT CONSTRUCTS OR DESIGNS ANY PORTION OF ANY RESIDENTIAL DWELLING UNITS UPON THE MULTI-FAMILY DEVELOPMENT AREA, AND (E) ANY CONSTRUCTION PROFESSIONAL AS DEFINED IN THE CONSTRUCTION DEFECT ACTION REFORM ACT, C.R.S. § 13-80-802.5, ET SEQ., AS AMENDED ("CDARA"); AND (2) THAT PERTAINS TO ANY OF: (A) THE MULTI-FAMILY DEVELOPMENT AREA, (B) ANY DWELLING UNIT, COMMON AREA DEVELOPMENT STRUCTURE, LIMITED COMMON ELEMENTS, OR OTHER IMPROVEMENTS CONSTRUCTED ON THE MULTI-FAMILY DEVELOPMENT AREA, (C) THE COMMON INTEREST COMMUNITY TO BE CREATED FOR THE MULTI-FAMILY DEVELOPMENT AREA OR ANY PORTION THEREOF, OR (D) THE DECLARATION OR OTHER DOCUMENTS GOVERNING SUCH COMMUNITY.

   THE FOREGOING SHALL NOT PRECLUDE ANY OF THE PERSONS OR ENTITIES DESCRIBED ABOVE FROM ENDEAVORING TO RESOLVE ANY SUCH CLAIM(S) THROUGH EITHER NEGOTIATION OR MEDIATION BEFORE SUBMITTING SUCH CLAIM(S) TO BINDING ARBITRATION. ADDITIONALLY, THE MULTI-FAMILY DEVELOPMENT AREA MAY ALSO BE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THAT MAY IMPLEMENT AND EXPAND UPON THE REQUIREMENTS OF THIS PLAT NOTE AND THAT MAY EXEMPT CERTAIN CLAIMS FROM THE REQUIREMENT THAT SUCH CLAIMS MUST BE SUBMITTED TO BINDING ARBITRATION, PROVIDED, HOWEVER, THAT ANY SUBSEQUENT AMENDMENT OR CHANGE TO SUCH DECLARATION OF COVENANTS,CONDITIONS OR RESTRICTION SHALL NOT ELIMINATE THIS REQUIREMENT THAT CONSTRUCTION DEFECT CLAIMS SHALL BE SUBMITTED TO BIDING ARBITRATION IN LIEU OF SUBMITTING ANY SUCH CLAIM TO A COURT OF LAW.

   FOR PURPOSES OF THIS PLAT NOTE, BINDING ARBITRATION SHALL MEAN SUBMISSION OF ANY CLAIM DESCRIBED ABOVE TO THE ARBITRATION SERVICE PROVIDER SPECIFIED IN THE DECLARATION OR OTHER GOVERNING DOCUMENTS OF THE COMMON INTEREST COMMUNITY, IF QUALIFIED PURSUANT TO THE UNIFORM ARBITRATION ACT, PART 2 OF ARTICLE 22 OF TITLE 13, C.R.S., AND, IF NOT, AN ARBITRATION SERVICE PROVIDER SO QUALIFIED IN SUCH ARBITRATION; THE COSTS AND EXPENSES OF ARBITRATION TO BE BORNE EQUALLY BY THE PARTIES.

   ALL FUTURE PURCHASERS OF ANY INTEREST IN THE MULTI-FAMILY DEVELOPMENT AREA ARE DEEMED TO HAVE ACCEPTED AND AGREED TO THE TERMS AND CONDITIONS OF THIS PLAT NOTE AND SHALL BE BOUND BY THE PLAT NOTE, WHICH IS RECORDED IN THE JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE, DEEMED TO BE A COVENANT RUNNING WITH THE MULTI-FAMILY DEVELOPMENT AREA, AND BINDING UPON ALL SUCCESSORS IN INTEREST, GRANTEES, OWNERS, HEIRS, ASSIGNS, AND ALL OTHERS WHO ACQUIRE AN INTEREST IN OR TO THE MULTI-FAMILY DEVELOPMENT AREA, TOGETHER WITH ANY COMMON INTEREST COMMUNITY ASSOCIATION ASSOCIATED THEREWITH.

18. THE OWNER, HIS SUCCESSORS AND ASSIGNS GRANTS LIMITED RIGHTS AND PRIVILEGES TO ACCESS AND TO FREE MOVEMENT THROUGH THOSE AREAS INDICATED AS 'ACCESS EASEMENT/EMERGENCY ACCESS' AS ILLUSTRATED ON THIS PLAT. SUCH GRANT OF EASEMENT SHALL BE LIMITED TO THE OWNERS, TENANTS, CUSTOMERS, GUESTS OF THE OWNERS, EMERGENCY PERSONNEL/VEHICLES, AND SHALL FURTHERMORE GRANT ACCESS TO AND FREE MOVEMENT FROM SIMILARLY RECORDED EASEMENTS FROM ADJACENT PROPERTIES AND/OR ABUTTING PUBLIC STREETS.

CROSS ACCESS EASEMENT:

THE OWNER, HIS SUCCESSORS AND ASSIGNS GRANTS LIMITED RIGHTS AND PRIVILEGES TO ACCESS AND TO FREE MOVEMENT THROUGH THOSE AREAS INDICATED AS ACCESS EASEMENTS (A.E.) AND AS ILLUSTRATED UPON THIS PLAT. SUCH GRANT OF EASEMENT SHALL BE LIMITED TO THE OWNERS, TENANTS, CUSTOMERS, GUESTS OF THE OWNERS, AND EMERGENCY ACCESS AND SHALL FURTHERMORE GRANT ACCESS TO AND FREE MOVEMENT THROUGH SAID EASEMENTS TO THOSE ENTERING SAID EASEMENTS FROM SIMILARLY RECORDED EASEMENTS FROM ADJACENT PROPERTIES AND/OR FROM ABUTTING PUBLIC STREETS.

STATEMENT OF ACCURACY:

THE GEODETIC POINT COORDINATE DATA SHOWN HEREIN HAS BEEN DERIVED FROM THE NAD 83 HARN STATE PLANE COLORADO CENTRAL FIPS 0502 COORDINATE SYSTEM, AND HAS A HORIZONTAL ACCURACY CLASSIFICATION OF 0.07 U.S. SURVEY FEET AT THE 95% CONFIDENCE LEVEL, AS DEFINED IN THE GEOSPATIAL ACCURACY STANDARDS OF THE FEDERAL GEODETIC CONTROL SUBCOMMITTEE (FGDC-STD-007.2-1998).

LINEAL UNIT STATEMENT:

PER COLORADO REVISED STATUTES SEC. 38-51-106(L), ALL LINEAR UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37 DIVIDED BY 12 U.S. SURVEY FEET ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

CURRENT CITY DATUM:

1. THIS PLAT IS BASED ON THE CURRENT CITY DATUM, WHICH USES A HORIZONTAL COORDINATE SYSTEM THAT IS GROUND-BASED, MODIFIED FORM OF THE **NAD83/92 STATE PLANE COORDINATE SYSTEM, COLORADO CENTRAL ZONE 0502**, AND THE **NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)**.

2. THE GROUND TO STATE PLANE GRID COMBINED SCALE FACTOR IS **0.99974780300**, SCALED FROM BASE POINT **PHAC 1** (PERMANENT HIGH ACCURACY CONTROL POINT # 1) HAVING THE FOLLOWNG NAD83/92 (NAD83 HARN) STATE PLANE COORDINATES: **PHAC 1: NORTHING: 1701258.75, EASTING: 3118217.58, ELEVATION 5471.62 (NAVD 88)**.

TRACT SUMMARY TABLE

TRACT	AREA	AREA	USE
A	0.133 AC.	5,783 S.F.	UTILITIES/ACCESS / EMERGENCY ACCESS
B	0.387 AC.	16,878 S.F.	UTILITIES/ACCESS / EMERGENCY ACCESS
C	0.493 AC.	21,475 S.F.	UTILITIES / ACCESS / EMERGENCY ACCESS
D	0.468 AC.	20,401 S.F.	UTILITIES / ACCESS / EMERGENCY ACCESS
E	0.283 AC.	12,321 S.F.	DRAINAGE / ACCESS / EMERGENCY ACCESS / UTILITIES
E-1	0.034 AC.	1,482 S.F.	UTILITIES / ACCESS / EMERGENCY ACCESS
E-2	0.012 AC.	520 S.F.	UTILITIES / ACCESS / EMERGENCY ACCESS
F	0.081 AC.	3,510 S.F.	UTILITIES / ACCESS / EMERGENCY ACCESS
G	0.081 AC.	3,510 S.F.	UTILITIES / ACCESS / EMERGENCY ACCESS
H	0.081 AC.	3,510 S.F.	UTILITIES / ACCESS / EMERGENCY ACCESS
I	0.038 AC.	1,636 S.F.	OPEN SPACE/UTILITIES
J	0.012 AC.	512 S.F.	OPEN SPACE/UTILITIES
K	0.012 AC.	525 S.F.	OPEN SPACE/UTILITIES
L	0.159 AC.	6,944 S.F.	OPEN SPACE/UTILITIES
M	0.018 AC.	787 S.F.	OPEN SPACE/UTILITIES
N	0.012 AC.	528 S.F.	OPEN SPACE/UTILITIES
O	0.007 AC.	299 S.F.	OPEN SPACE/UTILITIES
P	0.050 AC.	2,178 S.F.	DRAINAGE / OPEN SPACE
Q	0.032 AC.	1,402 S.F.	OPEN SPACE/UTILITIES
R	0.013 AC.	578 S.F.	OPEN SPACE/UTILITIES
S	0.020 AC.	852 S.F.	OPEN SPACE/UTILITIES
T	0.160 AC.	6,953 S.F.	OPEN SPACE/UTILITIES
U	0.347 AC.	15,136 S.F.	DRAINAGE / OPEN SPACE
U-1	0.060 AC.	2,595 S.F.	OPEN SPACE/UTILITIES
U-2	0.059 AC.	2,562 S.F.	OPEN SPACE/UTILITIES
U-3	0.059 AC.	2,557 S.F.	OPEN SPACE/UTILITIES
U-4	0.059 AC.	2,561 S.F.	OPEN SPACE/UTILITIES
V	0.018 AC.	801 S.F.	OPEN SPACE/UTILITIES
W	0.508 AC.	22,113 S.F.	DRAINAGE / OPEN SPACE
W-1	0.014 AC.	608 S.F.	OPEN SPACE/UTILITIES
W-2	0.018 AC.	765 S.F.	OPEN SPACE/UTILITIES
X	0.012 AC.	534 S.F.	OPEN SPACE/UTILITIES
Y	0.022 AC.	969 S.F.	OPEN SPACE/UTILITIES
Z	0.007 AC.	293 S.F.	OPEN SPACE/UTILITIES
AA	0.007 AC.	317 S.F.	OPEN SPACE/UTILITIES
BB	0.018 AC.	798 S.F.	OPEN SPACE/UTILITIES
CC	0.011 AC.	501 S.F.	OPEN SPACE/UTILITIES
DD	0.026 AC.	1,122 S.F.	OPEN SPACE/UTILITIES
EE	0.011 AC.	489 S.F.	OPEN SPACE/UTILITIES
FF	0.045 AC.	1,953 S.F.	OPEN SPACE/UTILITIES
GG	0.007 AC.	290 S.F.	OPEN SPACE/UTILITIES
HH	0.175 AC.	7,622 S.F.	OPEN SPACE/UTILITIES
II	0.006 AC.	282 S.F.	OPEN SPACE/UTILITIES
JJ	0.013 AC.	570 S.F.	OPEN SPACE/UTILITIES
KK	0.013 AC.	570 S.F.	OPEN SPACE/UTILITIES
LL	0.038 AC.	1,660 S.F.	DRAINAGE / OPEN SPACE
MM	0.006 AC.	244 S.F.	OPEN SPACE/UTILITIES
NN	0.019 AC.	844 S.F.	DRAINAGE / OPEN SPACE
OO	0.020 AC.	868 S.F.	OPEN SPACE/UTILITIES
PP	0.009 AC.	410 S.F.	OPEN SPACE/UTILITIES

LAND USE SUMMARY CHART

TYPE	AREA	AREA	% OF TOTAL AREA
TOWNHOUSE LOTS	5.685 AC.	247,647 S.F.	41.69%
BLOCK 16, LOT 1	0.225 AC.	9,784 S.F.	1.65%
OPEN SPACE / UTILITIES	1.178 AC.	51,296 S.F.	8.64%
ACCESS / UTILITIES	1.769 AC.	77,069 S.F.	12.98%
DRAINAGE	1.245 AC.	54,251 S.F.	9.13%
ROAD RIGHT OF WAY	3.532 AC.	153,856 S.F.	25.91%
TOTAL	13.634 AC.	593,903 S.F.	100%

MIN, MAX, AND AVERAGE LOT SIZE

TYPE	SQ. FT.	AREA
MINIMUM LOT SIZE	1,136 S.F.	0.026 AC.
MAXIMUM LOT SIZE	2,467 S.F.	0.057 AC.
AVERAGE LOT SIZE	1,238 S.F.	0.029 AC.
BLOCK 16, LOT 1	9,784 S.F.	0.225 AC.



SHEET 2 OF 8
TRACT AND LAND USE SUMMARY

ENGINEER/SURVEYOR
CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
CVLINC.NET

#2019047882

THE RIDGE AT WARD STATION

A RESUBDIVISION OF A PART OF LOTS 13 AND 17, STANDLEY HEIGHTS,
BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 3 OF 8

LOT SUMMARY TABLE

BLOCK NO.	LOT NO.	SQUARE FOOT	ACRES
1	1	1268 S.F.	0.029 AC.
	2	1248 S.F.	0.029 AC.
	3	1248 S.F.	0.029 AC.
	4	1136 S.F.	0.026 AC.
	5	1136 S.F.	0.026 AC.
	6	1156 S.F.	0.027 AC.
2	1	1177 S.F.	0.027 AC.
	2	1271 S.F.	0.029 AC.
	3	1271 S.F.	0.029 AC.
	4	1177 S.F.	0.027 AC.
	5	1177 S.F.	0.027 AC.
	6	1273 S.F.	0.029 AC.
	7	1372 S.F.	0.032 AC.
	8	1505 S.F.	0.035 AC.
	9	1291 S.F.	0.030 AC.
	10	1271 S.F.	0.029 AC.
	11	1291 S.F.	0.030 AC.
	12	1162 S.F.	0.027 AC.
	13	1254 S.F.	0.029 AC.
	14	1254 S.F.	0.029 AC.
	15	1161 S.F.	0.027 AC.
	16	1162 S.F.	0.027 AC.
	17	1254 S.F.	0.029 AC.
	18	1254 S.F.	0.029 AC.
	19	1162 S.F.	0.027 AC.
3	1	1182 S.F.	0.027 AC.
	2	1271 S.F.	0.029 AC.
	3	1157 S.F.	0.027 AC.
	4	1271 S.F.	0.029 AC.
	5	1271 S.F.	0.029 AC.
	6	1182 S.F.	0.027 AC.
	7	1182 S.F.	0.027 AC.
	8	1271 S.F.	0.029 AC.
	9	1157 S.F.	0.027 AC.
	10	1271 S.F.	0.029 AC.
	11	1271 S.F.	0.029 AC.
	12	1182 S.F.	0.027 AC.
4	1	1177 S.F.	0.027 AC.
	2	1271 S.F.	0.029 AC.
	3	1271 S.F.	0.029 AC.
	4	1177 S.F.	0.027 AC.
	5	1291 S.F.	0.030 AC.
	6	1271 S.F.	0.029 AC.
	7	1271 S.F.	0.029 AC.
	8	1291 S.F.	0.030 AC.
5	1	1234 S.F.	0.028 AC.
	2	1212 S.F.	0.028 AC.
	3	1212 S.F.	0.028 AC.
	4	1222 S.F.	0.028 AC.
	5	1291 S.F.	0.030 AC.
	6	1428 S.F.	0.033 AC.

LOT SUMMARY TABLE

BLOCK NO.	LOT NO.	SQUARE FOOT	ACRES
	7	1366 S.F.	0.031 AC.
	8	1405 S.F.	0.032 AC.
	9	1399 S.F.	0.032 AC.
	10	1298 S.F.	0.030 AC.
	11	1359 S.F.	0.031 AC.
	12	1433 S.F.	0.033 AC.
	13	1362 S.F.	0.031 AC.
6	1	1529 S.F.	0.035 AC.
	2	1245 S.F.	0.029 AC.
	3	1594 S.F.	0.037 AC.
7	1	1427 S.F.	0.033 AC.
	2	1157 S.F.	0.027 AC.
	3	1157 S.F.	0.027 AC.
	4	1271 S.F.	0.029 AC.
	5	1263 S.F.	0.029 AC.
	6	1291 S.F.	0.030 AC.
	7	1182 S.F.	0.027 AC.
	8	1271 S.F.	0.029 AC.
	9	1157 S.F.	0.027 AC.
	10	1271 S.F.	0.029 AC.
	11	1177 S.F.	0.027 AC.
	12	1177 S.F.	0.027 AC.
	13	1271 S.F.	0.029 AC.
	14	1177 S.F.	0.027 AC.
	15	1177 S.F.	0.027 AC.
	16	1157 S.F.	0.027 AC.
	17	1157 S.F.	0.027 AC.
	18	1262 S.F.	0.029 AC.
	19	1271 S.F.	0.029 AC.
	20	1299 S.F.	0.030 AC.
8	1	1177 S.F.	0.027 AC.
	2	1157 S.F.	0.027 AC.
	3	1157 S.F.	0.027 AC.
	4	1157 S.F.	0.027 AC.
	5	1157 S.F.	0.027 AC.
	6	1291 S.F.	0.030 AC.
	7	1291 S.F.	0.030 AC.
	8	1157 S.F.	0.027 AC.
	9	1157 S.F.	0.027 AC.
	10	1157 S.F.	0.027 AC.
	11	1157 S.F.	0.027 AC.
	12	2467 S.F.	0.057 AC.
	13	1177 S.F.	0.027 AC.
	14	1157 S.F.	0.027 AC.
	15	1157 S.F.	0.027 AC.
	16	1157 S.F.	0.027 AC.
	17	1157 S.F.	0.027 AC.
	18	1177 S.F.	0.027 AC.
	19	1177 S.F.	0.027 AC.
	20	1157 S.F.	0.027 AC.
	21	1157 S.F.	0.027 AC.

LOT SUMMARY TABLE

BLOCK NO.	LOT NO.	SQUARE FOOT	ACRES
	22	1157 S.F.	0.027 AC.
	23	1157 S.F.	0.027 AC.
	24	1176 S.F.	0.027 AC.
9	1	1198 S.F.	0.027 AC.
	2	1177 S.F.	0.027 AC.
	3	1177 S.F.	0.027 AC.
	4	1177 S.F.	0.027 AC.
	5	1204 S.F.	0.028 AC.
	6	1325 S.F.	0.030 AC.
	7	1204 S.F.	0.028 AC.
	8	1271 S.F.	0.029 AC.
	9	1178 S.F.	0.027 AC.
	10	1177 S.F.	0.027 AC.
	11	1157 S.F.	0.027 AC.
	12	1199 S.F.	0.028 AC.
	13	1371 S.F.	0.031 AC.
10	1	1291 S.F.	0.030 AC.
	2	1271 S.F.	0.029 AC.
	3	1271 S.F.	0.029 AC.
	4	1291 S.F.	0.030 AC.
	5	1291 S.F.	0.030 AC.
	6	1271 S.F.	0.029 AC.
	7	1291 S.F.	0.030 AC.
11	1	1381 S.F.	0.032 AC.
	2	1238 S.F.	0.028 AC.
	3	1238 S.F.	0.028 AC.
	4	1238 S.F.	0.028 AC.
	5	1238 S.F.	0.028 AC.
	6	1259 S.F.	0.029 AC.
	7	1291 S.F.	0.030 AC.
	8	1157 S.F.	0.027 AC.
	9	1157 S.F.	0.027 AC.
	10	1157 S.F.	0.027 AC.
	11	1157 S.F.	0.027 AC.
	12	1177 S.F.	0.027 AC.
12	1	1291 S.F.	0.030 AC.
	2	1157 S.F.	0.027 AC.
	3	1157 S.F.	0.027 AC.
	4	1157 S.F.	0.027 AC.
	5	1157 S.F.	0.027 AC.
	6	1171 S.F.	0.027 AC.
	7	1291 S.F.	0.030 AC.
	8	1157 S.F.	0.027 AC.
	9	1157 S.F.	0.027 AC.
	10	1157 S.F.	0.027 AC.
	11	1157 S.F.	0.027 AC.
	12	1177 S.F.	0.027 AC.
13	1	1291 S.F.	0.030 AC.
	2	1157 S.F.	0.027 AC.
	3	1157 S.F.	0.027 AC.
	4	1157 S.F.	0.027 AC.

LOT SUMMARY TABLE

BLOCK NO.	LOT NO.	SQUARE FOOT	ACRES
	5	1157 S.F.	0.027 AC.
	6	1177 S.F.	0.027 AC.
	7	1291 S.F.	0.030 AC.
	8	1157 S.F.	0.027 AC.
	9	1157 S.F.	0.027 AC.
	10	1157 S.F.	0.027 AC.
	11	1157 S.F.	0.027 AC.
	12	1177 S.F.	0.027 AC.
14	1	1177 S.F.	0.027 AC.
	2	1271 S.F.	0.029 AC.
	3	1271 S.F.	0.029 AC.
	4	1177 S.F.	0.027 AC.
	5	1177 S.F.	0.027 AC.
	6	1271 S.F.	0.029 AC.
	7	1157 S.F.	0.027 AC.
	8	1271 S.F.	0.029 AC.
	9	1182 S.F.	0.027 AC.
	10	1295 S.F.	0.030 AC.
	11	1271 S.F.	0.029 AC.
	12	1271 S.F.	0.029 AC.
	13	1156 S.F.	0.027 AC.
	14	1156 S.F.	0.027 AC.
	15	1575 S.F.	0.036 AC.
15	1	1500 S.F.	0.034 AC.
	2	1274 S.F.	0.029 AC.
	3	1204 S.F.	0.028 AC.
	4	1181 S.F.	0.027 AC.
	5	1320 S.F.	0.030 AC.
	6	2300 S.F.	0.053 AC.
	7	1335 S.F.	0.031 AC.
	8	1157 S.F.	0.027 AC.
	9	1157 S.F.	0.027 AC.
	10	1157 S.F.	0.027 AC.
	11	1157 S.F.	0.027 AC.
	12	1177 S.F.	0.027 AC.
	13	1185 S.F.	0.027 AC.
	14	1160 S.F.	0.027 AC.
	15	1160 S.F.	0.027 AC.
	16	1160 S.F.	0.027 AC.
	17	1160 S.F.	0.027 AC.
	18	1185 S.F.	0.027 AC.
	19	1185 S.F.	0.027 AC.
	20	1160 S.F.	0.027 AC.
	21	1160 S.F.	0.027 AC.
	22	1160 S.F.	0.027 AC.
	23	1160 S.F.	0.027 AC.
	24	1169 S.F.	0.027 AC.
16	1	9784 S.F.	0.225 AC.

COLORADO REGISTERED PROFESSIONAL ENGINEER
05/09/19

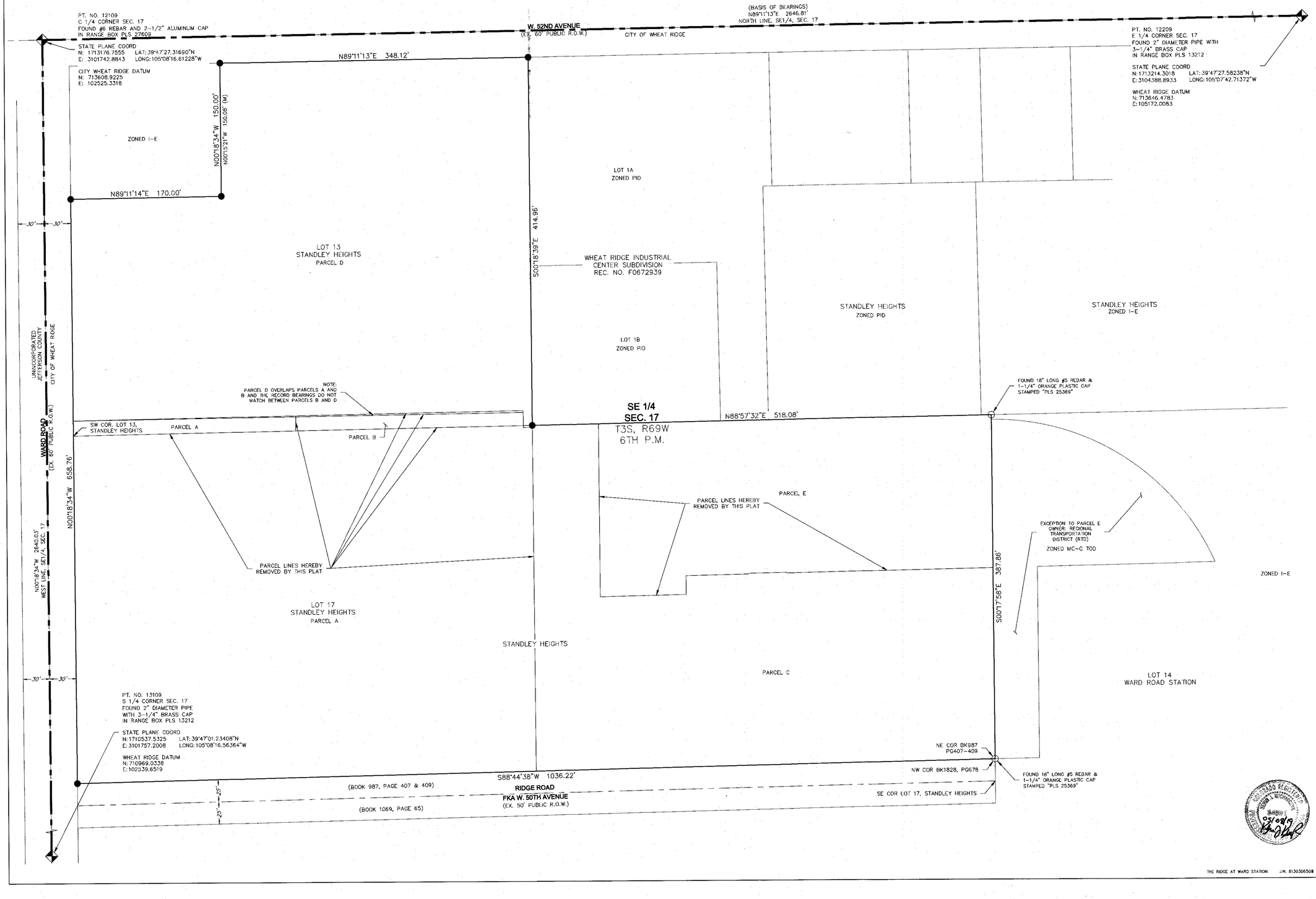
SHEET 3 OF 8
LOT SUMMARY TABLES

ENGINEER/SURVEYOR
CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
CVLINC.NET

#2019047888

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CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 4 OF 8



LEGEND

- FOUND SECTION CORNER (AS NOTED)
- FOUND PROPERTY MONUMENT (AS NOTED)
- SET 18" LONG #5 REBAR & 1-1/4" RED PLASTIC CAP STAMPED "PLS 34591"

EX. EXISTING

R.O.W. RIGHT OF WAY

50 25 0 50 100

SCALE: 1" = 50'

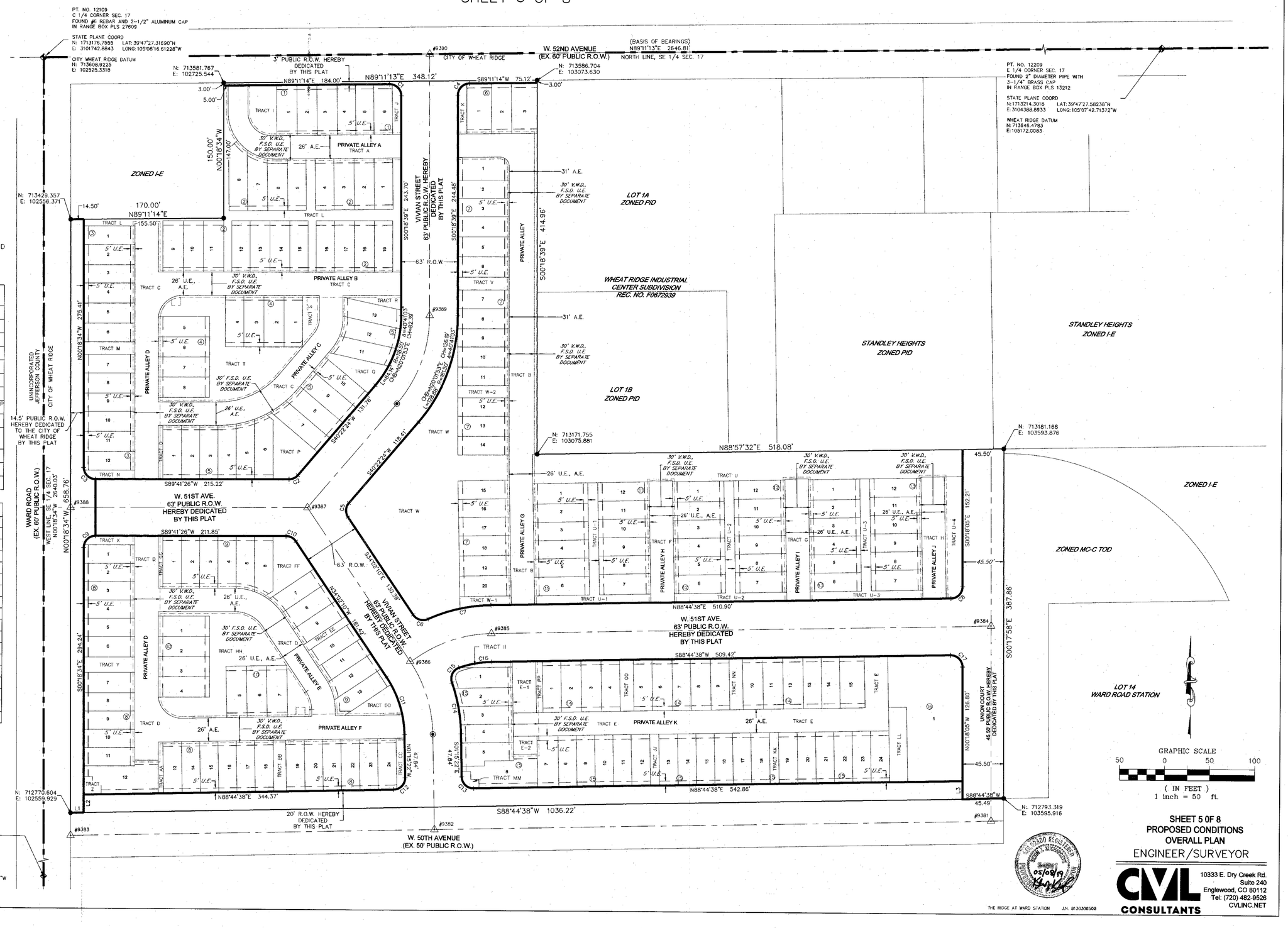
SHEET 4 OF 8
EXISTING CONDITIONS
ENGINEER/SURVEYOR

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9528
CVLINC.NET

#2019047882

THE RIDGE AT WARD STATION

A RESUBDIVISION OF A PART OF LOTS 13 AND 17, STANDLEY HEIGHTS,
BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



NOTE:
STREET RIGHT-OF-WAY MONUMENTS SHALL BE SET PRIOR TO FINAL LIFT OF ASPHALT PAVEMENT. MONUMENT HARDWARE AND RANGE BOXES WILL BE PROVIDED BY THE CITY OF WHEAT RIDGE UPON REQUEST (303.235.2861)

LEGEND

U.E.	UTILITY EASEMENT
F.S.D.	FRUITDALE SANITARY DISTRICT UTILITY EASEMENT
V.W.D.	VALLEY WATER DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT / EMERGENCY ACCESS
EX U.E.	EXISTING UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
●	SET 18" LONG #5 REBAR & 1-1/4" RED PLASTIC CAP STAMPED LS NO. 34591
○	FOUND 18" LONG #5 REBAR & 1-1/4" ORANGE PLASTIC CAP STAMPED LS NO. 25369
◉	SET 30" LONG #6 REBAR & 2" ALUMINUM CAP STAMPED LS NO. 34591
△ ####	SET 3-1/4" BRASS CAP ON 30" LONG & 2-1/4" DIAMETER ALUMINUM PIPE STAMPED LS NO. 34591, THE NUMBER REPRESENTS THE CITY MONUMENT DESIGNATION.
— —	EASEMENT LINE
——	TRACT AND LOT LINE
▬▬	RIGHT OF WAY LINE

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	20.53'	13.00'	90°30'07"	N45°33'42"W	18.47'
C2	11.19'	13.00'	49°19'02"	N65°01'55"E	10.85'
C3	20.42'	13.00'	90°00'00"	S45°18'34"E	18.38'
C4	20.31'	13.00'	89°29'53"	S44°26'18"W	18.30'
C5	16.88'	13.00'	74°24'34"	S3°10'07"W	15.72'
C6	18.18'	13.00'	80°08'22"	S74°06'21"E	16.74'
C7	72.60'	181.50'	22°55'10"	S7°17'03"W	72.12'
C8	20.20'	13.00'	89°02'43"	N44°13'17"E	18.23'
C9	20.42'	13.00'	90°00'00"	S44°41'26"W	18.38'
C10	12.77'	13.00'	56°16'24"	N62°10'22"W	12.26'
C11	67.80'	118.50'	32°46'48"	N17°38'46"W	66.88'
C12	20.42'	13.00'	90°00'00"	N43°44'38"E	18.38'
C13	20.42'	13.00'	90°00'00"	S46°15'22"E	18.38'
C14	57.97'	181.50'	18°17'57"	N10°24'20"W	57.72'
C15	20.52'	13.00'	90°25'13"	S25°39'17"W	18.45'
C16	36.98'	118.50'	17°52'45"	S79°48'16"W	36.83'
C17	20.64'	13.00'	90°57'17"	N45°46'43"W	18.54'

LINE TABLE

LINE NO.	LENGTH	DIRECTION
L1	14.50'	N88°44'38"E
L2	20.00'	N0°18'34"W
L3	20.00'	N0°18'05"W

PT. NO. 13109
S 1/4 CORNER SEC. 17
FOUND 2" DIAMETER PIPE
WITH 3-1/4" BRASS CAP
IN RANGE BOX PLS 13212

STATE PLANE COORD
N:1710537.5325 LAT: 39°47'01.23408"N
E:3101757.2008 LONG: 105°08'16.56364"W

WHEAT RIDGE DATUM
N:710969.0338
E:102539.6519

COLORADO REGISTERED PROFESSIONAL ENGINEER
05/08/19

SHEET 5 OF 8
PROPOSED CONDITIONS
OVERALL PLAN

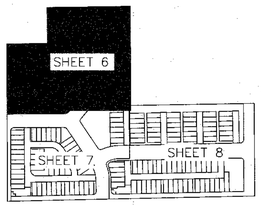
ENGINEER/SURVEYOR
CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
CVLINC.NET

#2019047882

THE RIDGE AT WARD STATION

A RESUBDIVISION OF A PART OF LOTS 13 AND 17, STANDLEY HEIGHTS,
BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 6 OF 8

PROPOSED CONDITIONS
KEY MAP

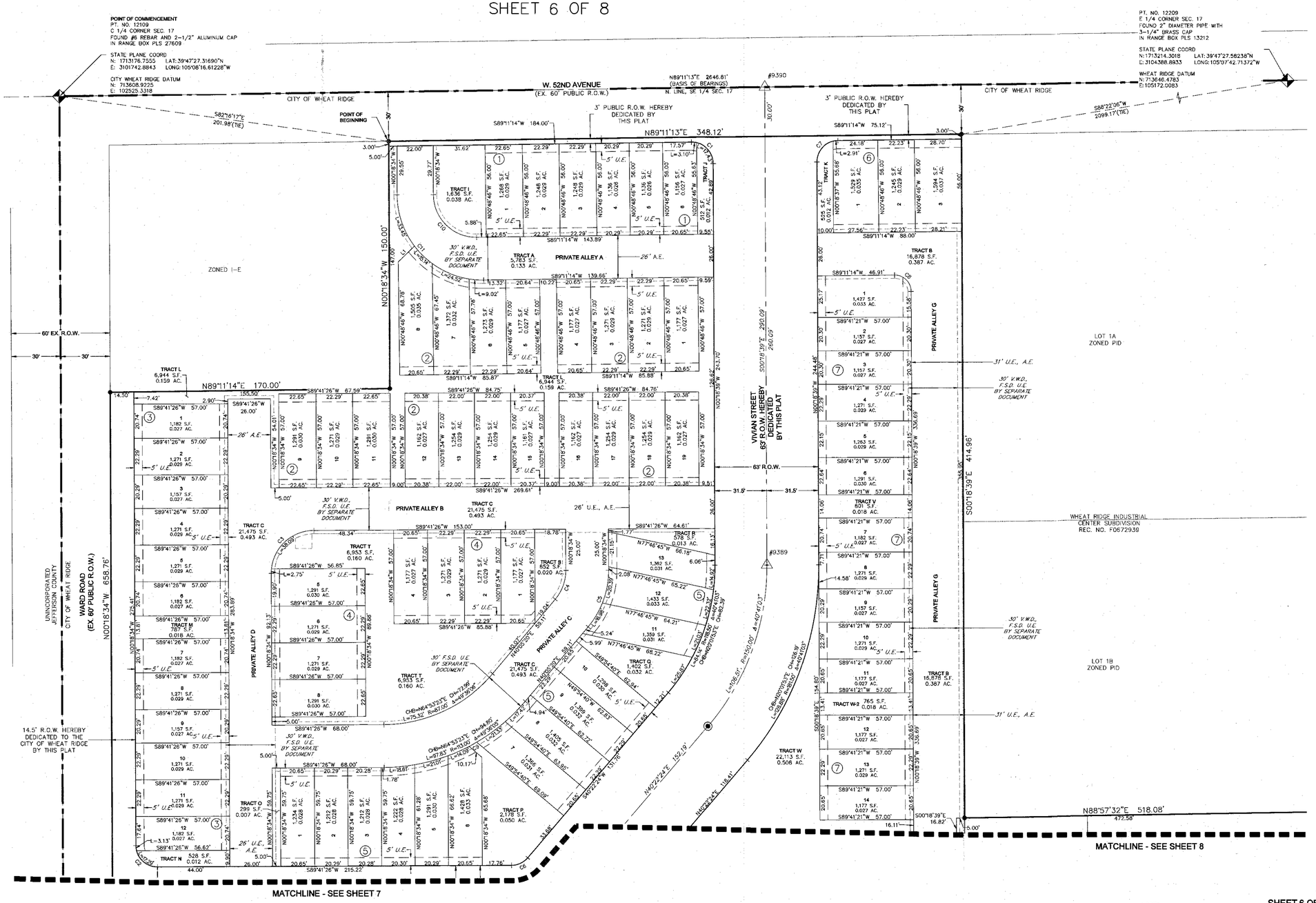


LEGEND	
U.E.	UTILITY EASEMENT
F.S.D.	FRUITDALE SANITARY DISTRICT UTILITY EASEMENT
V.W.D.	VALLEY WATER DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT / EMERGENCY ACCESS
EX U.E.	EXISTING UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
●	SET 18" LONG #5 REBAR & 1-1/4" RED PLASTIC CAP STAMPED LS NO. 34591
○	FOUND 18" LONG #5 REBAR & 1-1/4" ORANGE PLASTIC CAP STAMPED LS NO. 25369
◉	SET 30" LONG #6 REBAR & 2" ALUMINUM CAP STAMPED LS NO. 34591
△####	SET 3-1/4" BRASS CAP ON 30" LONG & 2-1/4" DIAMETER ALUMINUM PIPE STAMPED LS NO. 34591, THE NUMBER REPRESENTS THE CITY MONUMENT DESIGNATION.
— —	EASEMENT LINE
———	TRACT AND LOT LINE
▬▬	BOUNDARY LINE

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	13.00'	90°30'07"	20.53'	N45°33'42"W	18.47'
C2	13.00'	90°00'07"	20.42'	S45°18'30"E	18.39'
C3	26.00'	90°00'00"	40.84'	S44°41'27"W	36.77'
C4	27.00'	40°23'54"	19.04'	N19°53'23"E	18.65'
C5	53.00'	40°23'54"	37.37'	N19°53'23"E	36.60'
C6	13.00'	49°19'03"	11.19'	N65°01'55"E	10.85'
C7	13.00'	89°29'53"	20.31'	S44°26'18"W	18.30'
C8	10.00'	90°30'08"	15.80'	N45°33'43"W	14.20'
C9	113.01'	2°42'57"	5.36'	N61°05'51"E	5.36'
C10	26.00'	90°30'06"	41.07'	S45°33'40"E	36.93'
C11	52.00'	90°30'13"	82.14'	S45°33'40"E	73.86'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S46°04'02"W	13.75'

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 inch = 30 ft.



SHEET 6 OF 8
PROPOSED CONDITIONS
NORTHWEST PLAN

ENGINEER/SURVEYOR

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#20190047882

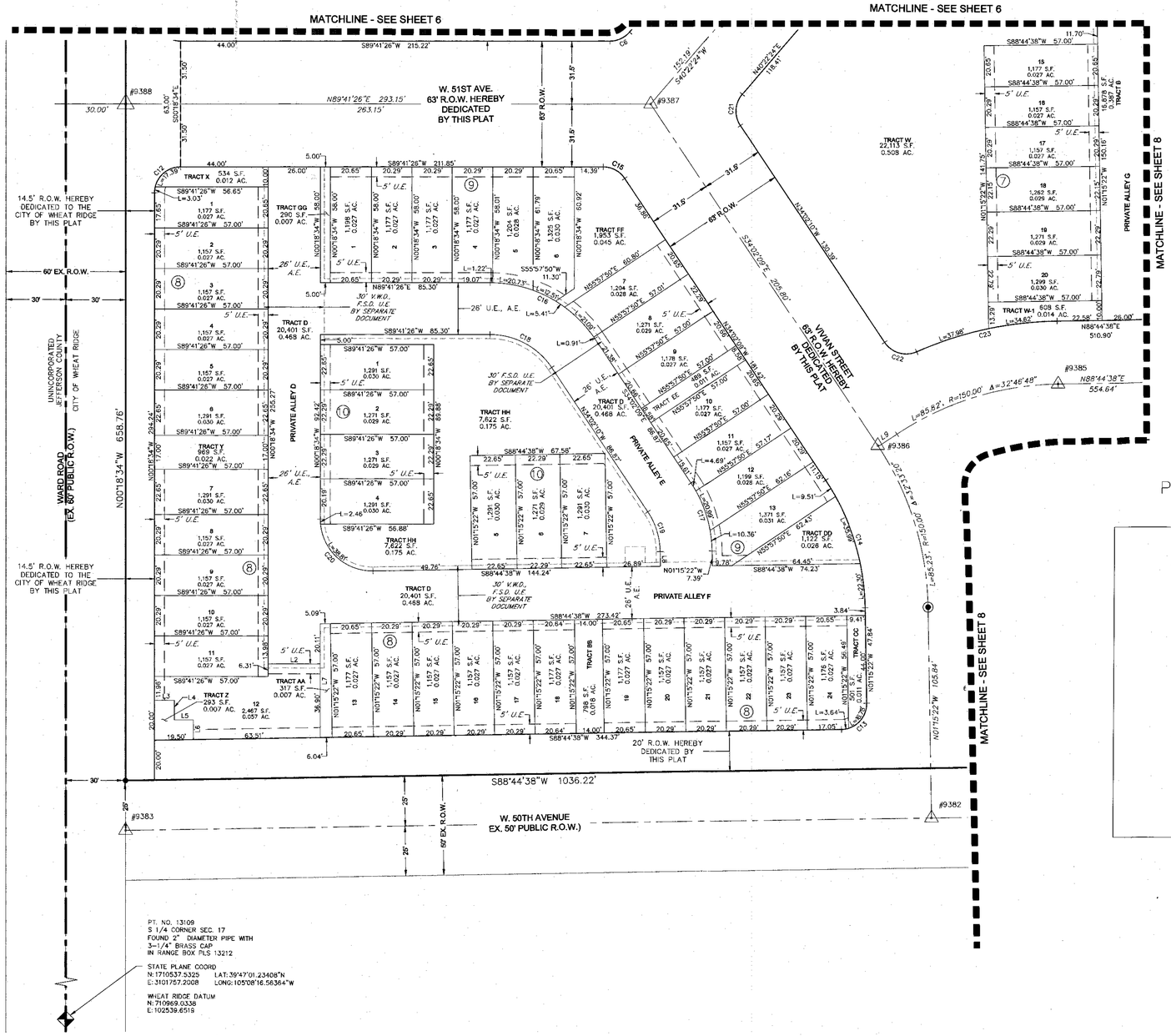
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CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 7 OF 8

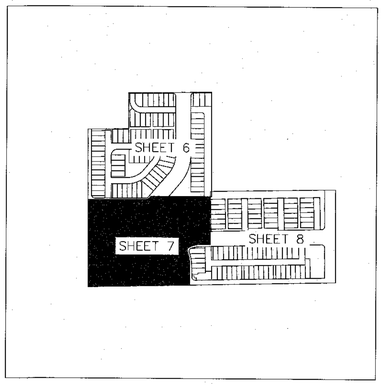
LEGEND	
U.E.	UTILITY EASEMENT
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V.W.D.	VALLEY WATER DISTRICT UTILITY EASEMENT
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◉	SET 30" LONG #6 REBAR & 2" ALUMINUM CAP STAMPED LS NO. 34591
△ ####	SET 3-1/4" BRASS CAP ON 30" LONG & 2-1/2" DIAMETER ALUMINUM PIPE STAMPED LS NO. 34591, THE NUMBER REPRESENTS THE CITY MONUMENT DESIGNATION.
	EASEMENT LINE
	TRACT AND LOT LINE
	BOUNDARY LINE

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C12	13.00'	89°59'53"	20.42'	S44°41'30"W	18.38'
C13	13.00'	90°00'00"	20.42'	N43°44'38"E	18.38'
C14	118.50'	32°46'48"	67.80'	N17°38'46"W	66.88'
C15	13.00'	56°16'23"	12.77'	N62°10'22"W	12.26'
C16	63.00'	56°16'25"	61.88'	N62°10'22"W	59.42'
C17	63.00'	32°46'49"	36.04'	N17°38'46"W	35.55'
C18	37.00'	56°16'23"	36.34'	N62°10'22"W	34.90'
C19	37.00'	32°46'48"	21.17'	N17°38'46"W	20.88'
C20	26.00'	90°56'50"	41.27'	S45°46'58"E	37.07'
C21	13.00'	74°24'34"	16.88'	S03°10'07"W	15.72'
C22	13.00'	80°08'22"	18.18'	S74°06'21"E	16.74'
C23	181.50'	22°55'10"	72.60'	S77°17'03"W	72.12'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L2	N89°41'26"E	26.00'
L3	N89°43'41"E	10.00'
L4	S00°18'33"E	9.83'
L5	S89°43'41"W	9.50'
L7	S00°18'34"E	57.01'
L8	N01°15'22"W	7.39'
L9	N55°57'50"E	11.19'



PROPOSED CONDITIONS
KEY MAP



PT. NO. 13109
S 1/4 CORNER SEC. 17
FOUND 2" DIAMETER PIPE WITH
3-1/4" BRASS CAP
IN RANGE BOX PLS 13212

STATE PLANE COORD
N: 1710537.5325 LAT: 39°47'01.234087"N
E: 3101757.2008 LONG: 105°08'16.56364"W

WHEAT RIDGE DATUM
N: 71069.0338
E: 102539.6519

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 inch = 30 ft.

SHEET 7 OF 8
PROPOSED CONDITIONS
SOUTHWEST PLAN

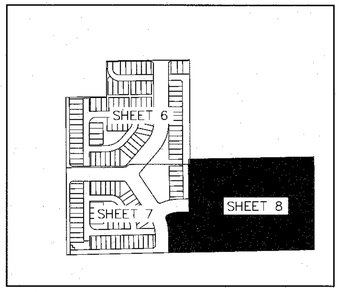
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SHEET 8 OF 8

PROPOSED CONDITIONS
KEY MAP

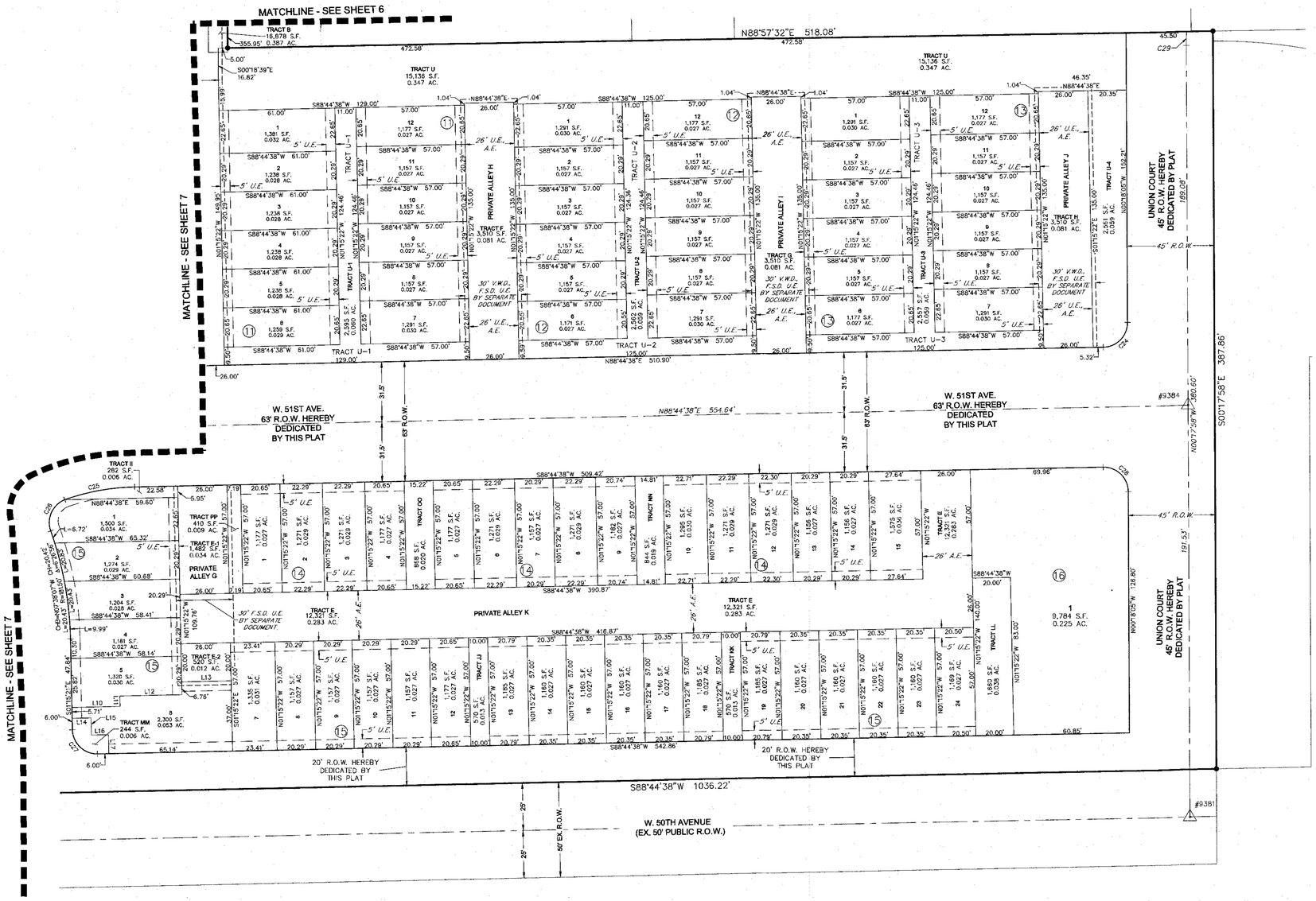


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▬▬	BOUNDARY LINE

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C24	13.00'	89°02'43"	20.20'	N44°13'17"E	18.23'
C25	118.50'	18°12'14"	37.65'	S79°37'04"W	37.49'
C26	13.00'	87°26'50"	19.84'	S24°10'06"W	17.97'
C27	13.00'	90°00'00"	20.42'	S46°15'22"E	18.38'
C28	13.00'	90°57'17"	20.64'	N45°46'43"W	18.54'
C29	150.00'	2°47'31"	7.31'	N01°05'48"E	7.31'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L10	N88°41'31"E	25.43'
L11	S01°15'20"E	5.50'
L12	N88°44'40"E	32.70'
L13	N88°44'38"E	26.00'
L14	N88°44'38"E	10.00'
L15	S01°15'22"E	9.00'
L16	N88°44'38"E	9.00'
L17	S01°15'22"E	10.00'

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 inch = 30 ft.





SHEET 8 OF 8
PROPOSED CONDITIONS
SOUTHEAST PLAN

ENGINEER/SURVEYOR
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