Rec # 2020098997 8/12/2020 11:31:27 A.M. County of Jefferson State of Colorado $73.00

THE RIDGE AT WARD STATION, FILING NO. 2

A REPLAT OF THE RIDGE AT WARD STATION (REC. NO. 2019047882)
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 7

OWNERS CERTIFICATE:

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

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 THE RIDGE AT WARD STATION, FILING NO. 2, 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.

OWNER:

TOLL SOUTHWEST, LLC.

Matt Foran
SIGNATURE

BY: MATT FORAN

AS: DIVISION VICE PRESIDENT, COLORADO, TOLL SOUTHWEST, LLC.

STATE OF COLORADO)
)SS
COUNTY OF JEFFERSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF July, A.D. 20 20 BY Desiree Kolar

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 1.29.2022

NOTARY PUBLIC

DESIREE KOLAR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164004619
MY COMMISSION EXPIRES JANUARY 29, 2022

STATEMENT OF ACCURACY:

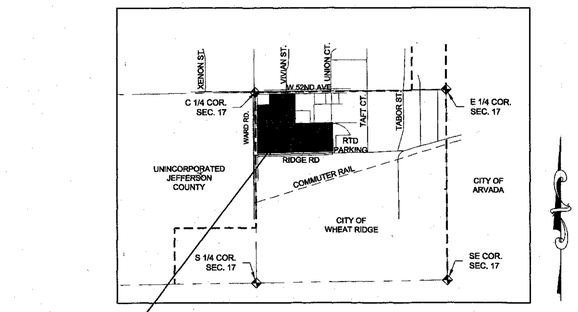
THE GEODETIC POINT COORDINATE DATA SHOWN HEREIN HAS BEEN DERIVED FROM THE NAD 83 HARN STATE PLANE COLORADO CENTRAL FIPS 0502 COORDINATE SYSTEM, AND HAS A HORIZONTAL ACCURACY CLASSIFICATION OF 0.07 U.S. SURVEY FEET AT THE 95% CONFIDENCE LEVEL, AS DEFINED IN THE GEOSPATIAL ACCURACY STANDARDS OF THE FEDERAL 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 FOLLOWING NAD83/92 (NAD83 HARN) STATE PLANE COORDINATES: **PHAC 1: NORTHING: 1701258.75, EASTING: 3118217.58, ELEVATION 5471.62 (NAVD 88).**



PROPERTY LOCATION

VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX	
SHEET 1	COVER SHEET
SHEET 2	TRACT AND LAND USE SUMMARY
SHEET 3	LOT SUMMARY TABLES
SHEET 4-7	PROPOSED CONDITIONS

CASE HISTORY
WCP-18-01
WS-18-06
WSP-18-07
LLA-20-04

REVISION BLOCK	
DESCRIPTION	DATE
INITIAL PREPARATION	5/28/2020
REVISION NO. 1	6/22/2020
REVISION NO. 2	7/8/2020

THE PURPOSES OF THIS REPLAT ARE AS FOLLOWS:

1. TO ADJUST THE LOT LINES LISTED BELOW FROM THOSE SHOWN ON THE PLAT OF THE RIDGE AT WARD STATION PREVIOUSLY RECORDED ON JUNE 11, 2019 AND FOUND AT RECEPTION NO. 2019047882 TO CONTAIN ARCHITECTURAL PROJECTIONS WITHIN THE HOMEOWNER'S LOT.

BLOCK 1: LOTS 1-5,
BLOCK 2: LOTS 1, 4, 5, 8, 11-19
BLOCK 3: LOTS 1, 6-7, 12
BLOCK 4: LOTS 1, 5-8
BLOCK 5: LOTS 1, 6-11, 13
BLOCK 6: LOTS 1-2
BLOCK 7: LOTS 5-7, 11-12, 15-20
BLOCK 8: LOTS 1, 6-7, 13, 18-19, 24
BLOCK 9: LOTS 1, 6-7, 9-10, 13
BLOCK 10: LOTS 1-7
BLOCK 11: LOTS 1, 12
BLOCK 12: LOTS 1, 12
BLOCK 13: LOTS 1, 12,
BLOCK 14: LOTS 1, 4-5, 9-10
BLOCK 15: LOTS 1-6, 12-24

2. UNLESS OTHERWISE NOTED HEREIN, TO ADJUST THE BOUNDARIES OF ALL EASEMENTS CREATED BY THE PLAT OF THE RIDGE AT WARD STATION RECORDED AT RECEPTION NO. 2019047882 TO CORRESPOND TO THE CHANGES MADE TO THE ADJUSTED LOT LINES REFERENCED IN PURPOSE NO. 1 ABOVE.

3. PROVIDE ADDITIONAL UTILITY EASEMENTS AS SHOWN ON THIS PLAT.

4. ALLOW OVERHEAD ENCROACHMENTS WITHIN EASEMENTS FOR ALLEY-SIDE BALCONIES, UP TO 2 (TWO) FEET BY FRUITDALE SANITATION DISTRICT AND VALLEY WATER DISTRICT AND UP TO FIVE (5) FEET BY XCEL ENERGY.

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.

CITY CERTIFICATION:

APPROVED THIS 13th DAY OF July, 2020 BY THE CITY OF WHEAT RIDGE.

ATTEST

CITY CLERK

MAYOR

COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATION:

I, KEVIN J. KUCHARCZYK., DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF THE RIDGE AT WARD STATION, FILING NO. 2 WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IN ACCORDANCE WITH ALL APPLICABLE COLORADO STATUES, CURRENT REVISED EDITION AS AMENDED, THE ACCOMPANYING PLAT ACCURATELY REPRESENTS SAID SURVEY.

I ATTEST THE ABOVE ON THIS 24th DAY OF July, 2020

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

07/24/2020

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO THIS 12th DAY OF August, 2020

George P. Stern
JEFFERSON COUNTY CLERK AND RECORDER

Dana K Cheatham
BY: DEPUTY CLERK

JEFFERSON COUNTY SEAL COLORADO

SHEET 1 OF 7
COVER SHEET

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

2020098997

THE RIDGE AT WARD STATION, FILING NO. 2

A REPLAT OF THE RIDGE AT WARD STATION (REC. NO. 2019047882)
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 7

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. RIDGE AT WARD STATION-TBI, ISSUED BY CHICAGO TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF JUNE 22, 2020 AT 7:30 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, FILING NO. 2.
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. TRACT FF IS ALSO NON-BUILDABLE FOR PEDESTRIAN ACCESS PURPOSES.
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. 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.
17. 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.
18. EASEMENT ENCROACHMENTS HAVE BEEN APPROVED BY THE FRUITDALE SANITATION DISTRICT AND VALLEY WATER DISTRICT, OF UP TO TWO (2) FEET AND BY XCEL ENERGY UP TO FIVE (5) FEET FOR OVERHEAD FEATURES SUCH AS BALCONIES AND ROOF OVERHANGS.

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	0.082 AC.	3,557 S.F.	UTILITIES / ACCESS / EMERGENCY ACCESS
G	0.082 AC.	3,557 S.F.	UTILITIES / ACCESS / EMERGENCY ACCESS
H	0.081 AC.	3,510 S.F.	UTILITIES / ACCESS / EMERGENCY ACCESS
I	0.037 AC.	1,594 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	0.119 AC.	5,164 S.F.	OPEN SPACE/UTILITIES
M	0.011 AC.	480 S.F.	OPEN SPACE/UTILITIES
N	0.009 AC.	379 S.F.	OPEN SPACE/UTILITIES
O	0.003 AC.	131 S.F.	OPEN SPACE/UTILITIES
P	0.045 AC.	1,977 S.F.	DRAINAGE / OPEN SPACE
Q	0.018 AC.	790 S.F.	OPEN SPACE/UTILITIES
R	0.008 AC.	364 S.F.	OPEN SPACE/UTILITIES
S	0.015 AC.	668 S.F.	OPEN SPACE/UTILITIES
T	0.150 AC.	6,545 S.F.	OPEN SPACE/UTILITIES
U	0.321 AC.	13,970 S.F.	DRAINAGE / OPEN SPACE
U-1	0.035 AC.	1,505 S.F.	OPEN SPACE/UTILITIES
U-2	0.035 AC.	1,505 S.F.	OPEN SPACE/UTILITIES
U-3	0.035 AC.	1,505 S.F.	OPEN SPACE/UTILITIES
U-4	0.059 AC.	2,561 S.F.	OPEN SPACE/UTILITIES
V	0.012 AC.	538 S.F.	OPEN SPACE/UTILITIES
W	0.499 AC.	21,753 S.F.	DRAINAGE / OPEN SPACE
W-1	0.010 AC.	456 S.F.	OPEN SPACE/UTILITIES
W-2	0.009 AC.	385 S.F.	OPEN SPACE/UTILITIES
X	0.009 AC.	376 S.F.	OPEN SPACE/UTILITIES
Y	0.015 AC.	652 S.F.	OPEN SPACE/UTILITIES
Z	0.007 AC.	293 S.F.	OPEN SPACE/UTILITIES
AA	0.004 AC.	157 S.F.	OPEN SPACE/UTILITIES
BB	0.011 AC.	481 S.F.	OPEN SPACE/UTILITIES
CC	0.008 AC.	347 S.F.	OPEN SPACE/UTILITIES
DD	0.021 AC.	923 S.F.	OPEN SPACE/UTILITIES
EE	0.003 AC.	142 S.F.	OPEN SPACE/UTILITIES
FF	0.036 AC.	1,560 S.F.	OPEN SPACE/UTILITIES/PEDESTRIAN ACCESS
GG	0.003 AC.	127 S.F.	OPEN SPACE/UTILITIES
HH	0.163 AC.	7,118 S.F.	OPEN SPACE/UTILITIES
II	0.006 AC.	252 S.F.	OPEN SPACE/UTILITIES
JJ	0.006 AC.	274 S.F.	OPEN SPACE/UTILITIES
KK	0.006 AC.	282 S.F.	OPEN SPACE/UTILITIES
LL	0.034 AC.	1,495 S.F.	DRAINAGE / OPEN SPACE
MM	0.006 AC.	244 S.F.	OPEN SPACE/UTILITIES
NN	0.014 AC.	594 S.F.	DRAINAGE / OPEN SPACE
OO	0.011 AC.	485 S.F.	OPEN SPACE/UTILITIES
PP	0.005 AC.	220 S.F.	OPEN SPACE/UTILITIES

LAND USE SUMMARY CHART

TYPE	AREA	AREA	% OF TOTAL AREA
TOWNHOUSE LOTS	6.000 AC.	261,450 S.F.	44.02%
BLOCK 16, LOT 1	0.225 AC.	9,784 S.F.	1.65%
OPEN SPACE / UTILITIES	0.909 AC.	39,540 S.F.	6.66%
ACCESS / UTILITIES	1.772 AC.	77,163 S.F.	12.99%
DRAINAGE	1.196 AC.	52,110 S.F.	8.77%
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	1,307 S.F.	0.030 AC.
BLOCK 16, LOT 1	9,784 S.F.	0.225 AC.

COLORADO REGISTERED PROFESSIONAL ENGINEER
07/24/20

SHEET 2 OF 7
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

2020098997

THE RIDGE AT WARD STATION, FILING NO. 2

A REPLAT OF THE RIDGE AT WARD STATION (REC. NO. 2019047882)
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 7

LOT SUMMARY TABLE

BLOCK NO.	LOT NO.	SQUARE FOOT	ACRES
1	1	1311 S.F.	0.030 AC.
	2	1136 S.F.	0.026 AC.
	3	1136 S.F.	0.026 AC.
	4	1136 S.F.	0.026 AC.
	5	1136 S.F.	0.026 AC.
	6	1379 S.F.	0.032 AC.
2	1	1368 S.F.	0.031 AC.
	2	1271 S.F.	0.029 AC.
	3	1271 S.F.	0.029 AC.
	4	1368 S.F.	0.031 AC.
	5	1368 S.F.	0.031 AC.
	6	1273 S.F.	0.029 AC.
	7	1372 S.F.	0.032 AC.
	8	1730 S.F.	0.040 AC.
	9	1478 S.F.	0.034 AC.
	10	1271 S.F.	0.029 AC.
	11	1391 S.F.	0.032 AC.
	12	1334 S.F.	0.031 AC.
	13	1157 S.F.	0.027 AC.
	14	1271 S.F.	0.029 AC.
	15	1334 S.F.	0.031 AC.
	16	1334 S.F.	0.031 AC.
	17	1157 S.F.	0.027 AC.
	18	1271 S.F.	0.029 AC.
	19	1334 S.F.	0.031 AC.
3	1	1347 S.F.	0.031 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	1334 S.F.	0.031 AC.
	7	1338 S.F.	0.031 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	1331 S.F.	0.031 AC.
4	1	1361 S.F.	0.031 AC.
	2	1271 S.F.	0.029 AC.
	3	1271 S.F.	0.029 AC.
	4	1368 S.F.	0.031 AC.
	5	1395 S.F.	0.032 AC.
	6	1275 S.F.	0.029 AC.
	7	1275 S.F.	0.029 AC.
	8	1395 S.F.	0.032 AC.
5	1	1402 S.F.	0.032 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	1606 S.F.	0.037 AC.

LOT SUMMARY TABLE

BLOCK NO.	LOT NO.	SQUARE FOOT	ACRES
	7	1581 S.F.	0.036 AC.
	8	1402 S.F.	0.032 AC.
	9	1400 S.F.	0.032 AC.
	10	1493 S.F.	0.034 AC.
	11	1588 S.F.	0.036 AC.
	12	1433 S.F.	0.033 AC.
	13	1576 S.F.	0.036 AC.
6	1	1638 S.F.	0.038 AC.
	2	1136 S.F.	0.026 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	1270 S.F.	0.029 AC.
	6	1362 S.F.	0.031 AC.
	7	1367 S.F.	0.031 AC.
	8	1271 S.F.	0.029 AC.
	9	1157 S.F.	0.027 AC.
	10	1271 S.F.	0.029 AC.
	11	1367 S.F.	0.031 AC.
	12	1367 S.F.	0.031 AC.
	13	1271 S.F.	0.029 AC.
	14	1367 S.F.	0.031 AC.
	15	1338 S.F.	0.031 AC.
	16	1157 S.F.	0.027 AC.
	17	1157 S.F.	0.027 AC.
	18	1271 S.F.	0.029 AC.
	19	1271 S.F.	0.029 AC.
	20	1451 S.F.	0.033 AC.
8	1	1335 S.F.	0.031 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	1448 S.F.	0.033 AC.
	7	1451 S.F.	0.033 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	1337 S.F.	0.031 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	1334 S.F.	0.031 AC.
	19	1337 S.F.	0.031 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	1330 S.F.	0.031 AC.
9	1	1361 S.F.	0.031 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	1513 S.F.	0.035 AC.
	7	1409 S.F.	0.032 AC.
	8	1271 S.F.	0.029 AC.
	9	1334 S.F.	0.031 AC.
	10	1367 S.F.	0.031 AC.
	11	1157 S.F.	0.027 AC.
	12	1199 S.F.	0.028 AC.
	13	1570 S.F.	0.036 AC.
10	1	1395 S.F.	0.032 AC.
	2	1275 S.F.	0.029 AC.
	3	1275 S.F.	0.029 AC.
	4	1395 S.F.	0.032 AC.
	5	1478 S.F.	0.034 AC.
	6	1271 S.F.	0.029 AC.
	7	1391 S.F.	0.032 AC.
11	1	1554 S.F.	0.036 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	1839 S.F.	0.042 AC.
	7	1832 S.F.	0.042 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	1338 S.F.	0.031 AC.
12	1	1452 S.F.	0.033 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	1718 S.F.	0.039 AC.
	7	1832 S.F.	0.042 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	1338 S.F.	0.031 AC.
13	1	1452 S.F.	0.033 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	1718 S.F.	0.039 AC.
	7	1832 S.F.	0.042 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	1338 S.F.	0.031 AC.
14	1	1367 S.F.	0.031 AC.
	2	1271 S.F.	0.029 AC.
	3	1271 S.F.	0.029 AC.
	4	1368 S.F.	0.031 AC.
	5	1369 S.F.	0.031 AC.
	6	1271 S.F.	0.029 AC.
	7	1157 S.F.	0.027 AC.
	8	1271 S.F.	0.029 AC.
	9	1365 S.F.	0.031 AC.
	10	1362 S.F.	0.031 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	1550 S.F.	0.036 AC.
	2	1273 S.F.	0.029 AC.
	3	1320 S.F.	0.030 AC.
	4	1180 S.F.	0.027 AC.
	5	1180 S.F.	0.027 AC.
	6	2307 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	1334 S.F.	0.031 AC.
	13	1337 S.F.	0.031 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	1334 S.F.	0.031 AC.
	19	1337 S.F.	0.031 AC.
	20	1157 S.F.	0.027 AC.
	21	1157 S.F.	0.027 AC.
	22	1157 S.F.	0.027 AC.
	23	1157 S.F.	0.027 AC.
	24	1334 S.F.	0.031 AC.
16	1	9784 S.F.	0.225 AC.

COLORADO REGISTERED PROFESSIONAL ENGINEER
07/24/2020

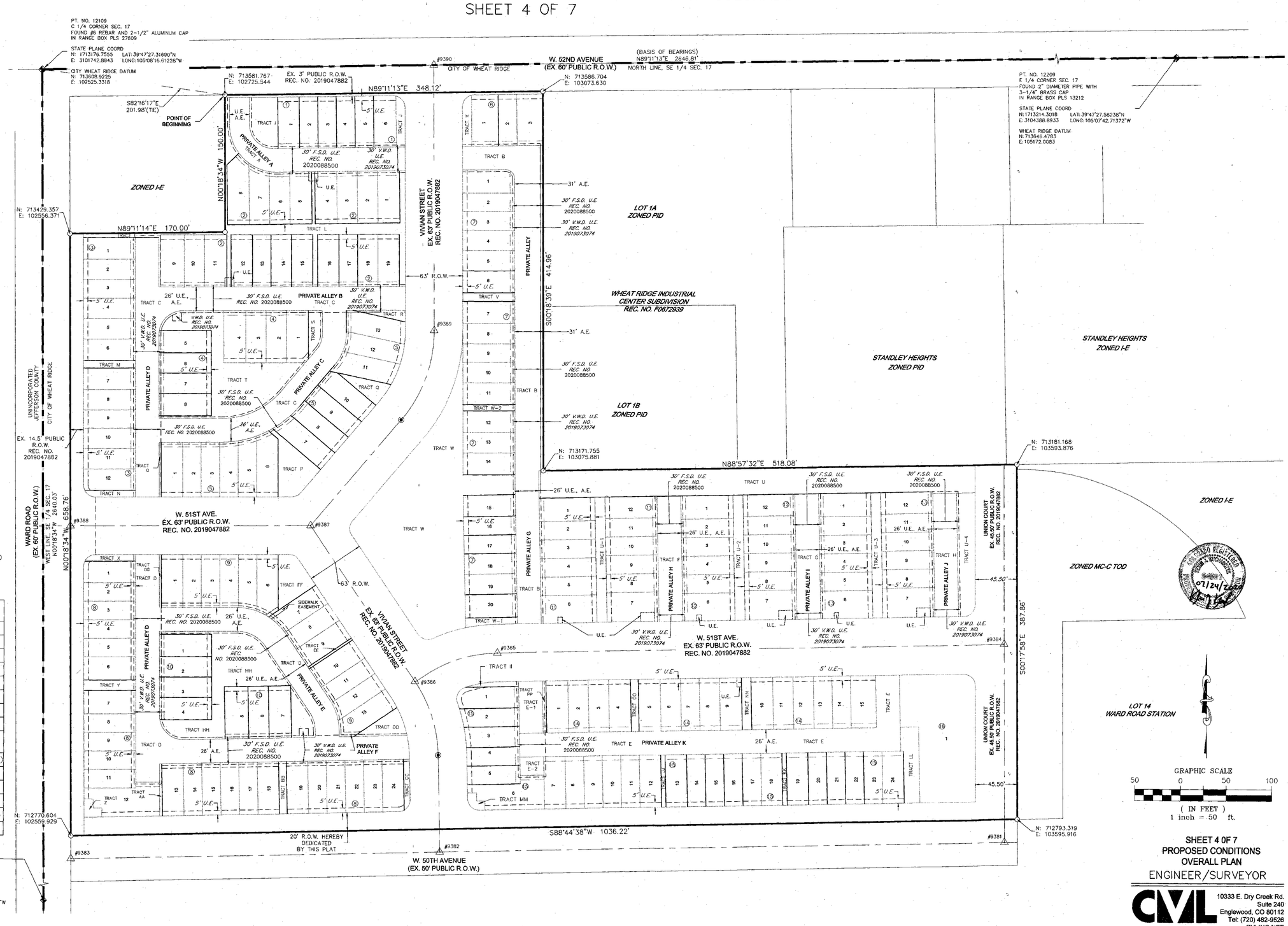
SHEET 3 OF 7
LOT SUMMARY TABLES

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

2020098997

THE RIDGE AT WARD STATION, FILING NO. 2

A REPLAT OF THE RIDGE AT WARD STATION (REC. NO. 2019047882)
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 4 OF 7



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
○	FOUND 18" LONG #5 REBAR & 1-1/4" RED PLASTIC CAP STAMPED LS NO. 34591
◉	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.
----	EXISTING EASEMENTS TO REMAIN (REC. NO. 2019047882)
----	EXISTING EASEMENTS HEREBY VACATED BY THIS PLAT
------	EASEMENTS HEREBY GRANTED BY THIS PLAT
———	LOT LINES HEREBY AMENDED BY THIS PLAT
———	EXISTING LOT LINES TO REMAIN (REC. NO. 2019047882)
———	BOUNDARY LINE

SHEET 4 OF 7
PROPOSED CONDITIONS
OVERALL PLAN

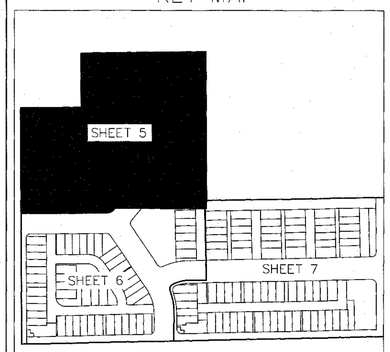
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THE RIDGE AT WARD STATION, FILING NO. 2

A REPLAT OF THE RIDGE AT WARD STATION (REC. NO. 2019047882)
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 5 OF 7

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
○	FOUND 18" LONG #5 REBAR & 1-1/4" RED PLASTIC CAP STAMPED LS NO. 34591
◉	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.
----	EXISTING EASEMENTS TO REMAIN (REC. NO. 2019047882)
----	EXISTING EASEMENTS HEREBY VACATED BY THIS PLAT
------	EASEMENTS HEREBY GRANTED BY THIS PLAT
——	LOT LINES HEREBY AMENDED BY THIS PLAT
——	EXISTING LOT LINES TO REMAIN (REC. NO. 2019047882)
———	BOUNDARY LINE

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	13.00'	90°30'08"	20.53'	N45°33'43"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	113.00'	2°31'51"	4.99'	N61°11'28"E	4.99'
C10	26.00'	90°30'08"	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	18.34'
L15	N00°48'46"W	10.00'
L16	N89°11'14"E	10.00'
L17	N00°48'46"W	10.00'
L19	N00°18'34"W	10.00'
L20	N89°41'26"E	10.00'
L21	N00°18'34"W	10.00'

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

POINT OF COMMENCEMENT
PT. NO. 12109
C 1/4 CORNER SEC. 17
FOUND #6 REBAR AND 2-1/2" ALUMINUM CAP
IN RANGE BOX PLS 27609
STATE PLANE COORD
N: 1713176.7555 LAT: 39°47'27.31690"N
E: 3101742.8843 LONG: 105°08'16.61228"W
CITY WHEAT RIDGE DATUM
N: 713608.9225
E: 102525.3318

PT. NO. 12209
E 1/4 CORNER SEC. 17
FOUND 2" DIAMETER PIPE WITH
3-1/4" BRASS CAP
IN RANGE BOX PLS 13212
ZONED STATE PLANE COORD
N:1713214.3018 LAT:39°47'27.58238"N
E:3104388.8933 LONG:105°07'42.71372"W
WHEAT RIDGE DATUM
N: 713646.4783
E:105172.0083

W. 52ND AVENUE
(EX. 60' PUBLIC R.O.W.)
CITY OF WHEAT RIDGE
N89°11'13"E 2646.81' (BASIS OF BEARINGS) N. LINE, SE 1/4 SEC. 17
#9390
S82°16'17"E 201.98'(TIE)
S88°22'06"W 2099.17'(TIE)
POINT OF BEGINNING
EX. 3' PUBLIC R.O.W. REC. NO. 2019047882
N89°11'13"E 348.12'
S89°11'14"W 184.00'
S89°11'14"W 75.12'
TRACT I 1,594 S.F. 0.037 AC.
TRACT L 5,164 S.F. 0.119 AC.
TRACT A 5,783 S.F. 0.133 AC.
PRIVATE ALLEY A
30' V.W.D. U.E. REC. NO. 2019073074
30' F.S.D. U.E. REC. NO. 2020088500
TRACT B 16,878 S.F. 0.387 AC.
ZONED I-E
N00°18'34"W 150.00'
N89°11'14"E 170.00'
N89°41'26"E 72.63'
S89°11'14"W 92.58'
TRACT C 21,475 S.F. 0.493 AC.
PRIVATE ALLEY B
TRACT R 364 S.F. 0.008 AC.
TRACT T 6,545 S.F. 0.150 AC.
TRACT M 480 S.F. 0.011 AC.
TRACT N 378 S.F. 0.009 AC.
TRACT O 131 S.F. 0.003 AC.
TRACT P 1,977 S.F. 0.045 AC.
TRACT Q 190 S.F. 0.018 AC.
TRACT V 538 S.F. 0.012 AC.
TRACT W2 385 S.F. 0.009 AC.
TRACT W 21,753 S.F. 0.499 AC.
PRIVATE ALLEY C
PRIVATE ALLEY D
PRIVATE ALLEY G
60' EX. R.O.W.
EX. 14.5' R.O.W. REC. NO. 2019047882
UNINCORPORATED JEFFERSON COUNTY
CITY OF WHEAT RIDGE
WARD ROAD (EX. 60' PUBLIC R.O.W.)
N00°18'34"W 658.76'
VIVIAN STREET (EX. 63' R.O.W.) REC. NO. 2019047882
63' R.O.W.
S00°18'39"E 414.96'
WHEAT RIDGE INDUSTRIAL CENTER SUBDIVISION REC. NO. F0672939
LOT 1A ZONED PID
LOT 1B ZONED PID
N88°57'32"E 518.08'
472.58'
MATCHLINE - SEE SHEET 6
MATCHLINE - SEE SHEET 7
MATCHLINE - SEE SHEET 6

SHEET 5 OF 7
PROPOSED CONDITIONS
NORTHWEST PLAN

ENGINEER/SURVEYOR
CIVIL CONSULTANTS
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Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
CVLINC.NET

THE RIDGE AT WARD STATION FILING NO. 2 J.N. 8130306508

2020098997

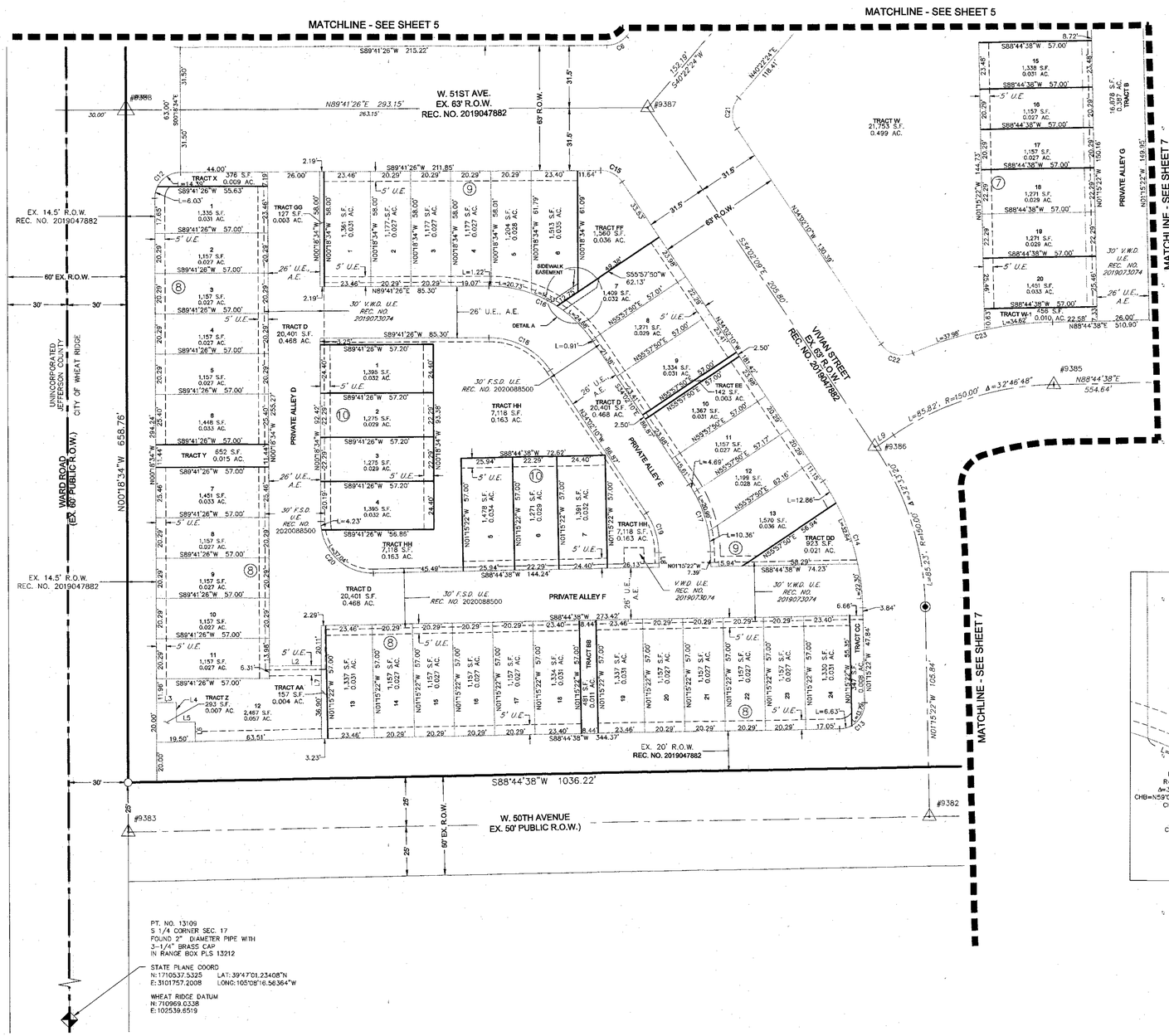
THE RIDGE AT WARD STATION, FILING NO. 2

A REPLAT OF THE RIDGE AT WARD STATION (REC. NO. 2019047882)
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 7

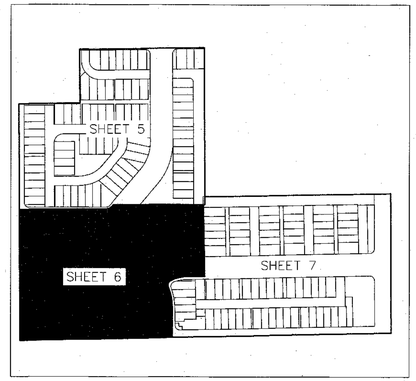
LEGEND	
U.E.	UTILITY EASEMENT
F.S.D.	FRUITDALE SANITARY DISTRICT UTILITY EASEMENT
V.W.D.	VALLEY WATER DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT / EMERGENCY ACCESS
EX U.E.	EXISTING UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
○	FOUND 18" LONG #5 REBAR & 1-1/4" RED PLASTIC CAP STAMPED LS NO. 34591
◉	SET 30" 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.
----	EXISTING EASEMENTS TO REMAIN (REC. NO. 2019047882)
----	EXISTING EASEMENTS HEREBY VACATED BY THIS PLAT
----	EASEMENTS HEREBY GRANTED BY THIS PLAT
———	LOT LINES HEREBY AMENDED BY THIS PLAT
———	EXISTING LOT LINES TO REMAIN (REC. NO. 2019047882)
———	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'

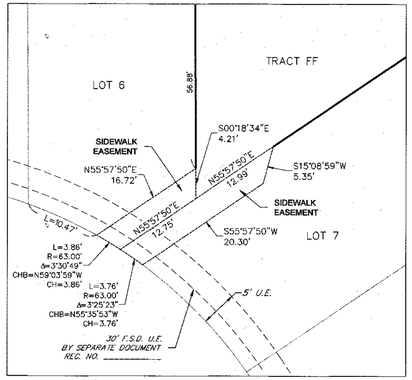
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L2	N89°41'26"E	26.00'
L3	N89°43'41"E	10.00'
L4	S00°18'33"E	9.83'
L5	S89°43'41"W	9.50'
L6	N00°18'34"W	9.84'
L7	S00°18'34"E	57.01'
L8	N01°15'22"W	7.39'
L9	N55°57'50"E	11.19'



PROPOSED CONDITIONS
KEY MAP



DETAIL A



SCALE: 1" = 10'

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

07/24/2020

SHEET 6 OF 7
PROPOSED CONDITIONS
SOUTHWEST PLAN

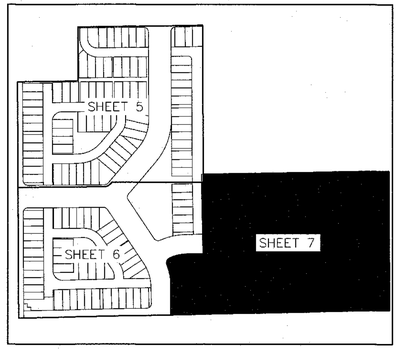
ENGINEER/SURVEYOR
CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
CVLINC.NET

2020098997

THE RIDGE AT WARD STATION, FILING NO. 2

A REPLAT OF THE RIDGE AT WARD STATION (REC. NO. 2019047882)
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 7 OF 7

PROPOSED CONDITIONS
KEY MAP



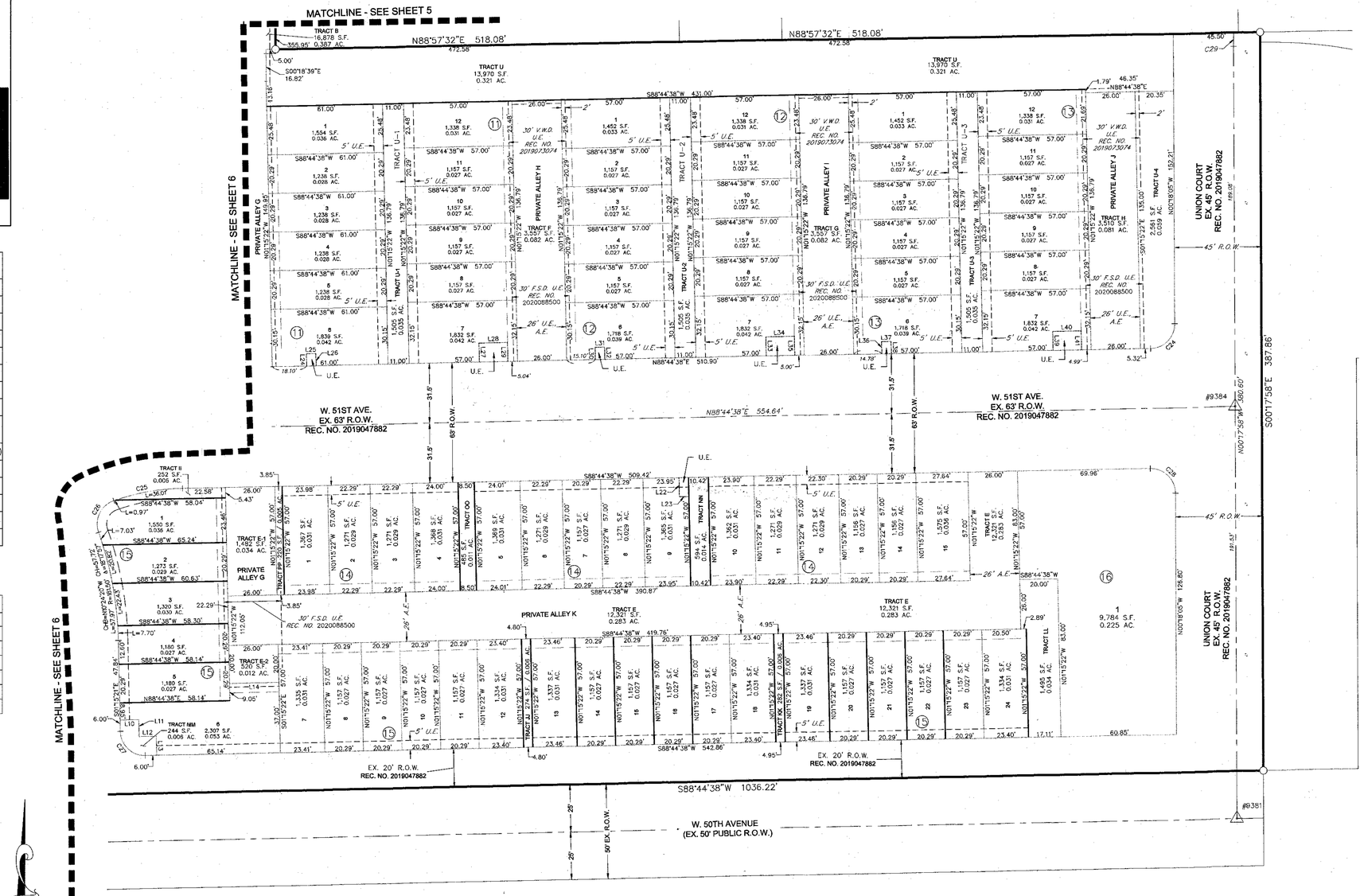
LEGEND	
U.E.	UTILITY EASEMENT
F.S.D.	FRUITDALE SANITARY DISTRICT UTILITY EASEMENT
V.W.D.	VALLEY WATER DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT / EMERGENCY ACCESS
EX U.E.	EXISTING UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
○	FOUND 18" LONG #5 REBAR & 1-1/4" RED PLASTIC CAP STAMPED LS NO. 34591
◉	SET 30" 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.
----	EXISTING EASEMENTS TO REMAIN (REC. NO. 2019047882)
----	EXISTING EASEMENTS HEREBY VACATED BY THIS PLAT
------	EASEMENTS HEREBY GRANTED BY THIS PLAT
———	LOT LINES HEREBY AMENDED BY THIS PLAT
———	EXISTING LOT LINES TO REMAIN (REC. NO. 2019047882)
———	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'	17°52'45"	36.98'	S79°48'16"W	36.83'
C26	13.00'	90°25'13"	20.52'	S25°39'17"W	18.45'
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°44'38"E	10.00'
L11	S01°15'22"E	9.00'
L12	N88°44'38"E	9.00'
L13	S01°15'22"E	10.00'
L14	N88°44'38"E	26.00'
L22	S01°15'22"E	10.00'
L23	S88°44'38"W	5.00'
L24	S01°15'22"E	6.50'
L25	N88°44'38"E	5.00'
L26	S01°15'22"E	6.50'
L27	S01°15'22"E	10.00'
L28	N88°44'38"E	15.00'
L29	S01°15'22"E	10.00'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L30	N88°44'38"E	5.00'
L31	N88°44'38"E	5.00'
L32	S01°15'22"E	6.50'
L33	S01°15'22"E	10.00'
L34	N88°44'38"E	15.00'
L35	S01°15'22"E	10.00'
L36	S01°23'28"E	6.50'
L37	N88°44'38"E	5.00'
L38	S01°23'28"E	6.50'
L39	S01°15'22"E	10.00'
L40	N88°44'38"E	15.00'
L41	S01°15'22"E	10.00'

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





SHEET 7 OF 7
PROPOSED CONDITIONS
SOUTHEAST PLAN

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