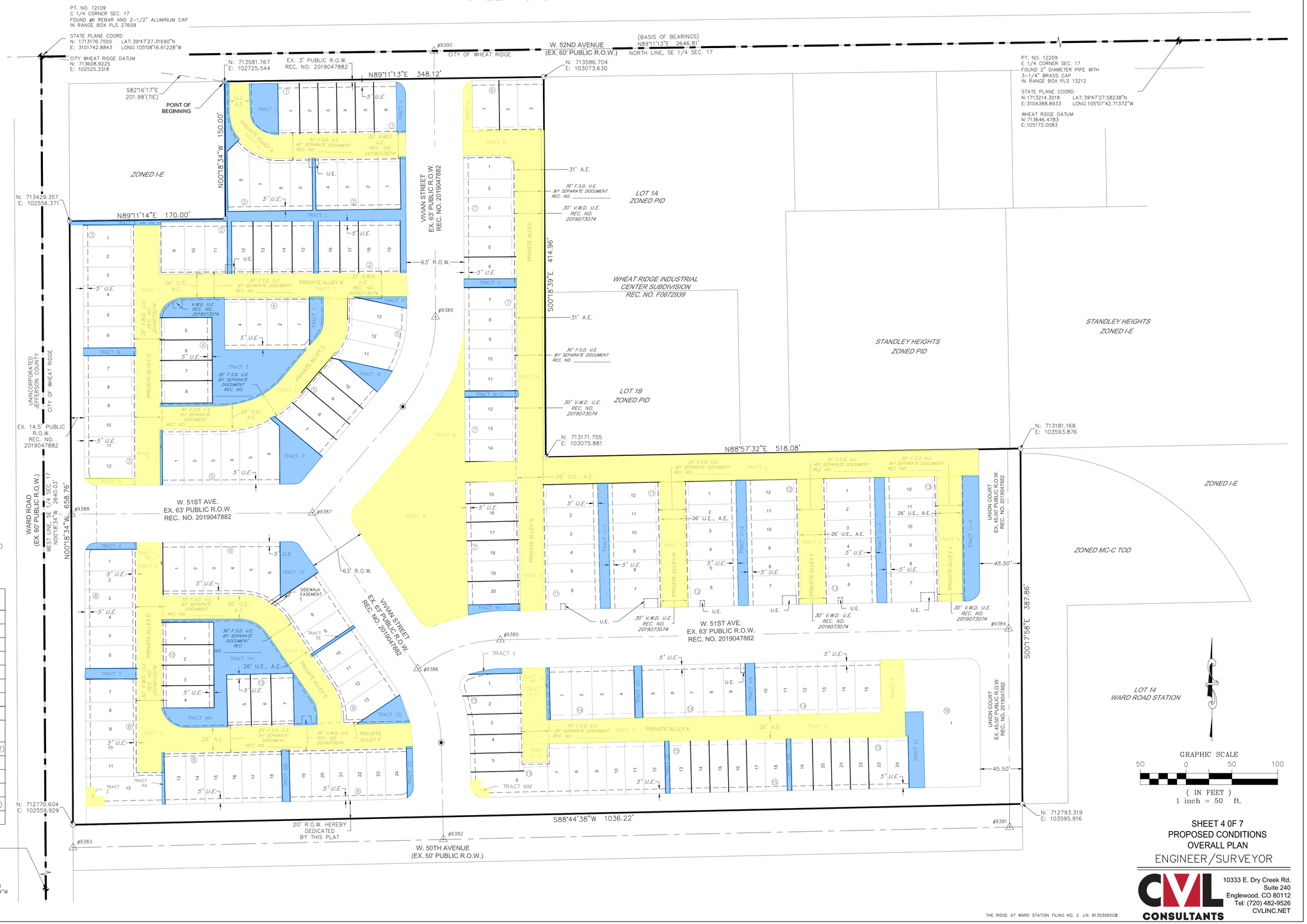
THE RIDGE AT WARD STATION, FILING NO. 2

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

P.T. 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

SHEET 4 OF 7
PROPOSED CONDITIONS
OVERALL PLAN

ENGINEER/SURVEYOR
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