

KIPLING RESIDENTIAL, FILING NO. 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 10
TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO

LEGAL DESCRIPTION.

KNOW ALL MEN BY THESE PRESENTS THAT MERITAGE HOMES OF COLORADO, INC., AN ARIZONA CORPORATION HAS LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS AND TRACTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

THE SOUTH 660 FEET OF THE WEST 660 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH P.M., EXCEPTING THEREFROM THOSE PARCELS CONVEYED TO THE COUNTY OF JEFFERSON RECORDED JULY 22, 1994 AT RECEPTION NO. 94124936 AND RECEPTION NO. 94124937, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 10, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 3" BRASS CAP STAMPED "LS 25636" AT THE WEST 1/4 CORNER AND A 3-1/4" ALUMINUM CAP ILLEGIBLE AT THE CENTER 1/4 CORNER, SAID LINE BEING ASSUMED TO BEAR N89°41'54"E;

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 10;

THENCE ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 10, N89°41'54"E A DISTANCE OF 100.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF S. KIPLING STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N00°02'46"E A DISTANCE OF 660.08 FEET, TO A POINT ON THE SOUTHERLY LINE OF PARK WEST FILING NO. 2 RECORDED IN BOOK 27 AT PAGE 125 OF THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. N89°39'35"E A DISTANCE OF 560.15 FEET;
2. S00°03'29"W A DISTANCE OF 660.46 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 10;

THENCE ON SAID SOUTH LINE, S89°41'54"W A DISTANCE OF 560.01 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 369,799 SQUARE FEET OR 8.4894 ACRES.

UNDER THE NAME AND STYLE OF KIPLING RESIDENTIAL, FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER AND APPLICABLE PUBLIC UTILITIES AND TELECOMMUNICATION COMPANIES, EASEMENTS AS SHOWN AND ACCESS TO A PUBLIC TRAIL ON TRACT H.

OWNER:

MERITAGE HOMES OF COLORADO, INC., AN ARIZONA CORPORATION

BY: Glenn Nier
GLENN NIER, VICE PRESIDENT LAND PLANNING AND DEVELOPMENT

STATE OF Colorado } SS
COUNTY OF Adams

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

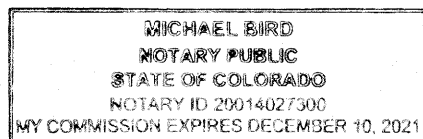
24th DAY OF March, 2020,

AS Vice President - Land

MY COMMISSION EXPIRES 12-10-2021

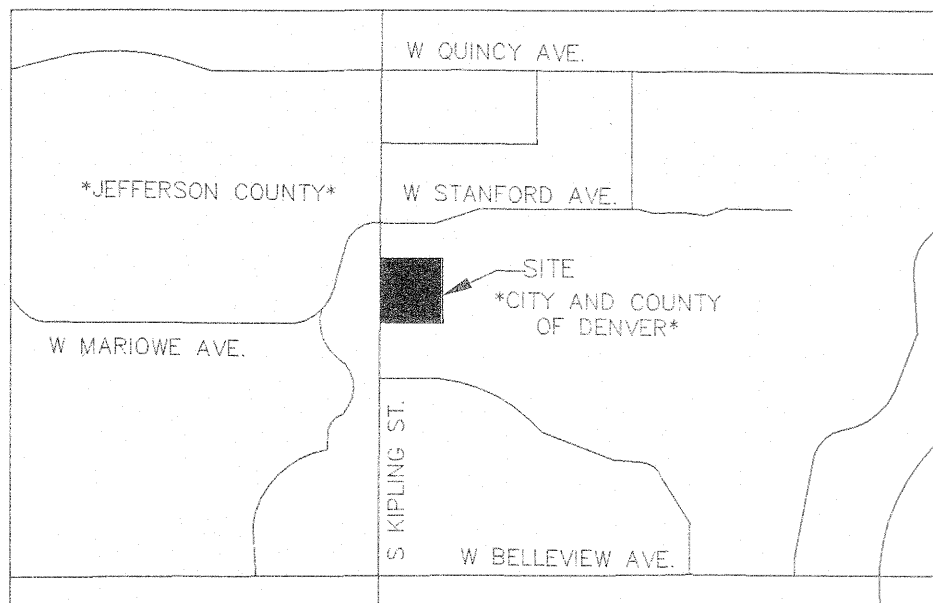
WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Michael Bird
NAME OF NOTARY Michael Bird
ADDRESS OF NOTARY Blade E. Prescott Realty Suite 200 Greenwood Village Co Bldg



NOTICE:

PER C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



VICINITY MAP
(1"=2000')

GENERAL NOTES:

1. DEFINITION: CERTIFICATION -- A STATEMENT THAT IS BASED ON THE PROFESSIONAL SURVEYOR'S KNOWLEDGE, INFORMATION, AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
2. THIS SURVEY/PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING LLC FOR RECORDED INFORMATION ON EASEMENTS OR ENCUMBRANCES WHICH AFFECT THIS PROPERTY, JR ENGINEERING LLC RELIED UPON TITLE COMMITMENT BY HERITAGE TITLE COMPANY, FILE NO. 592-H0507489-023-CNX-AMENDMENT NO. 12 DATED FEBRUARY 28, 2020.
3. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
4. THERE ARE 63 LOTS AND 8 TRACTS PLATTED HEREON.
5. TRACTS A, B AND G ARE HEREBY DEDICATED AS OPEN SPACE AND UTILITIES. TRACTS A, B AND G WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY. TRACTS A, B AND G WILL BE MAINTAINED BY THE SUBDIVIDER, ITS (OR HIS) SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS TRACTS A, B AND G ARE CONVEYED TO THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY. TRACT C IS SUBJECT TO A PRE-EXISTING EASEMENT GRANTED TO THE JOSEPH W. BOWLES RESERVOIR COMPANY (DENVER COUNTY RECORDS REC. NO. 2020023778). THE JOSEPH W. BOWLES RESERVOIR COMPANY SHALL HAVE THE RIGHT TO ACCESS ITS DITCH AND DITCH EASEMENT ACROSS TRACT G FOR OPERATION, MAINTENANCE AND REPAIR IN ACCORDANCE WITH HISTORIC PRACTICE.
6. TRACT C IS HEREBY DEDICATED FOR DRAINAGE, UTILITIES AND FOR PRIVATE ACCESS FOR THE BENEFIT OF LOTS 1 THRU 12. TRACT C WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY. TRACT C WILL BE MAINTAINED BY THE SUBDIVIDER, ITS (OR HIS) SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS TRACT C IS CONVEYED TO THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY.
7. TRACT D IS HEREBY DEDICATED FOR PRIVATE DRAINAGE AND UTILITY PURPOSES. TRACT D WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY. TRACT D WILL BE MAINTAINED BY THE SUBDIVIDER, ITS (OR HIS) SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS TRACT D IS CONVEYED TO THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY.
8. TRACT E IS HEREBY DEDICATED FOR PUBLIC ACCESS, DRAINAGE AND PUBLIC UTILITIES. TRACT E WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY. TRACT E WILL BE MAINTAINED BY THE SUBDIVIDER, ITS (OR HIS) SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS TRACT E IS CONVEYED TO THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY. TRACT E IS SUBJECT TO A PRE-EXISTING EASEMENT GRANTED TO THE JOSEPH W. BOWLES RESERVOIR COMPANY (DENVER COUNTY RECORDS REC. NO. 2020023778).
9. TRACT F IS HEREBY DEDICATED FOR PUBLIC UTILITIES AND FOR PRIVATE ACCESS FOR THE BENEFIT OF LOTS 30 THRU 53. TRACT F WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY. TRACT F WILL BE MAINTAINED BY THE SUBDIVIDER, ITS (OR HIS) SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS TRACT F IS CONVEYED TO THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY.
10. TRACT H IS HEREBY DEDICATED FOR OPEN SPACE AND A TRAIL OPEN TO THE GENERAL PUBLIC. TRACT H WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY. TRACT H WILL BE MAINTAINED BY THE SUBDIVIDER, ITS (OR HIS) SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS TRACT H IS CONVEYED TO THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY. TRACT H IS SUBJECT TO A PRE-EXISTING EASEMENT GRANTED TO THE JOSEPH W. BOWLES RESERVOIR COMPANY (DENVER COUNTY RECORDS REC. NO. 2020023778). THE JOSEPH W. BOWLES RESERVOIR COMPANY SHALL HAVE THE RIGHT TO ACCESS ITS DITCH AND DITCH EASEMENT ACROSS THE EASTERN PORTION OF TRACT H FOR OPERATION, MAINTENANCE AND REPAIR IN ACCORDANCE WITH HISTORIC PRACTICE.
11. RIGHT OF ACCESS FOR EMERGENCY SERVICES ON AND ACROSS ALL PLATTED PROPERTY FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES IS HEREBY GRANTED.
12. THE UTILITY EASEMENTS AS SHOWN ARE FOR THE USE OF APPLICABLE PUBLIC UTILITIES AND TELECOMMUNICATIONS COMPANIES FOR PROVISIONS OF FIBER OPTICS, ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION SERVICES. OTHER UTILITIES I.E. WATER SERVICE LINES AND FIRE LINES HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES. DENVER WATER METERS ARE ALLOWED WITHIN THE UTILITY EASEMENT.
13. UTILITY EASEMENTS ARE DEDICATED TO THE CITY AND COUNTY OF DENVER FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM. THIS NOTE 13 IS NOT APPLICABLE TO UTILITY EASEMENTS WITHIN TRACT H.
14. THE FOLLOWING DOCUMENTS AFFECT THE SUBJECT PROPERTY. BOOK 22 AT PAGE 365 (US LAND PATENT), BOOK 515 AT PAGE 372 (JEFFERSON COUNTY RECORDS), BOOK 722 AT PAGE 52 (JEFFERSON COUNTY RECORDS), REC. NO. 545373 (JEFFERSON COUNTY RECORDS), REC. NO. 2019112668 (DENVER COUNTY RECORDS), AND REC. NO. 2020023778 (DENVER COUNTY RECORDS). PER TITLE COMMITMENT BY HERITAGE TITLE COMPANY, FILE NO. 592-H0507489-023-CNX-AMENDMENT NO. 12 DATED FEBRUARY 28, 2020.
15. ALL PROVIDERS OF UTILITY, WATER, SEWER, STORM DRAINAGE AND OTHER FACILITIES WHICH ARE LOCATED WITHIN THE IRRIGATION DITCH EASEMENT OWNED BY THE JOSEPH W. BOWLES RESERVOIR COMPANY (DENVER COUNTY RECORDS REC. NO. 2020023778), MUST OBTAIN A LICENSE FOR SUCH FACILITIES FROM THE JOSEPH W. BOWLES RESERVOIR COMPANY PRIOR TO CONSTRUCTION OF IMPROVEMENTS.

ATTORNEY'S CERTIFICATION:

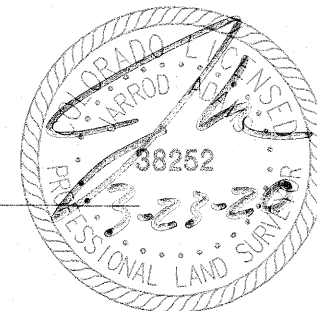
I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND FIND THE TITLE TO THE STREETS, AVENUES, TRACTS AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATORS

THIS 1st DAY OF April, A.D., 2020, AT 7:00 O'CLOCK, A.M.,
FREE AND CLEAR OF ENCUMBRANCES, EXCEPT AS SHOWN AND LISTED HEREIN.

Kathy H. Branson
ATTORNEY FOR THE CITY AND COUNTY OF DENVER
ASSISTANT CITY ATTORNEY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY FOR THIS PLAT HAS BEEN MADE IN AGREEMENT WITH RECORDS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY AND COUNTY OF DENVER, AND THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS AND ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED AND ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.



JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

APPROVALS:

I, HEREBY CERTIFY THAT THIS MAP AND THE SURVEY REPRESENTED THEREBY ARE ACCURATE AND IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 49, ARTICLE III OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER, AND THAT THE REQUIRED IMPROVEMENTS HAVE BEEN PROVIDED FOR.

Jarrod Adams 4/16/2020
CITY ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PUBLIC WORKS:
[Signature] 4/16/2020
EXECUTIVE DIRECTOR OF PUBLIC WORKS DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:
[Signature] 3/21/2020
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:
[Signature] 4/14/2020
EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. _____ OF THE SERIES OF 2020.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS ____ DAY OF _____ A.D., 2020.

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER
BY _____ DEPUTY CLERK AND RECORDER

CLERK & RECORDER'S CERTIFICATION

STATE OF COLORADO } SS
CITY AND COUNTY OF DENVER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ____M., _____ 2020, AND DULY RECORDED UNDER RECEPTION NO. _____

CLERK AND RECORDER
BY _____ DEPUTY
FEE _____

FINAL PLAT
KIPLING RESIDENTIAL, FILING NO. 1
JOB NO. 15863.10
03/18/2020
SHEET 1 OF 2



Centennial 303-740-8993 • Colorado Springs 719-593-2533
Fort Collins 970-491-9988 • www.jrengineering.com

KIPLING RESIDENTIAL, FILING NO. 1

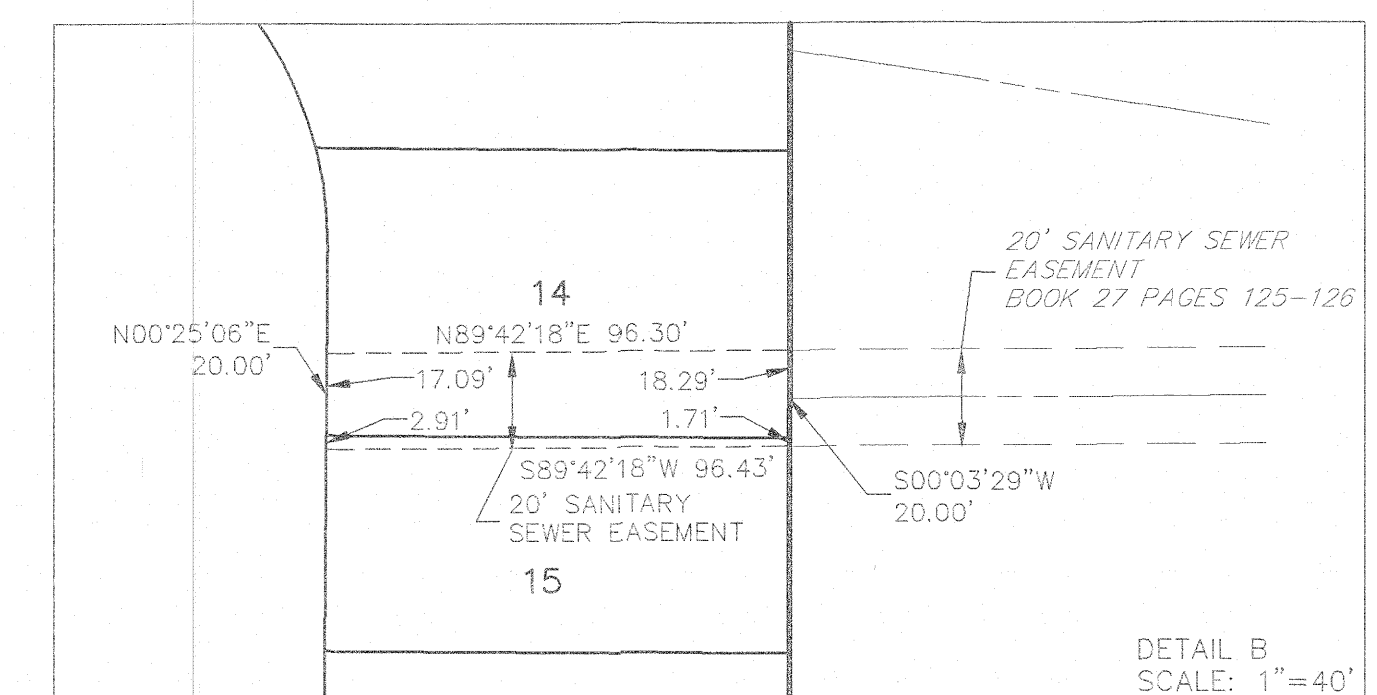
A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 10
TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO

LEGEND

- OUTER BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING R.O.W. LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED RANGE LINE
- SECTION LINE
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP
STAMPED "LS 38252"
- SET 30" #6 REBAR W/ 3-1/4" ALUMINUM CAP
STAMPED "RP LS 38252"
- RECOVERED #5 REBAR
- RECOVERED 1-1/4" PINK PLASTIC CAP
STAMPED "LS 38252"
- RECOVERED PUBLIC LAND CORNER AS NOTED

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N44°34'54"W	7.07'
L2	N45°25'06"E	7.07'
L3	N44°34'54"W	7.07'
L4	N45°25'06"E	7.07'
L5	N45°25'06"E	7.07'
L6	S44°34'54"E	7.07'
L7	S42°05'22"E	27.30'

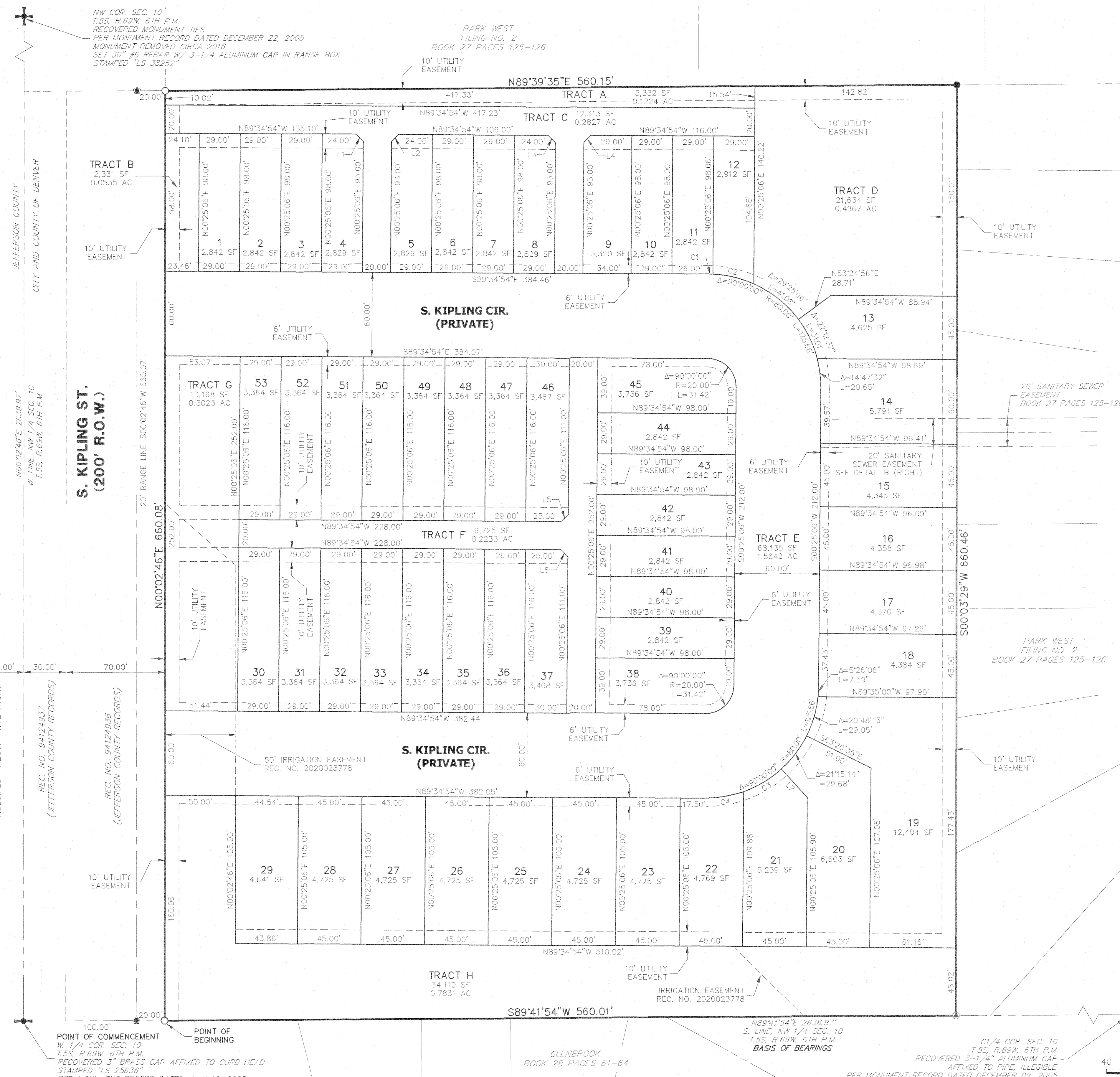
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	2°08'57"	80.00'	3.00'
C2	21°23'45"	80.00'	29.92'
C3	22°24'08"	80.00'	31.28'
C4	20°06'20"	80.00'	28.07'



FINAL PLAT
KIPLING RESIDENTIAL, FILING NO. 1
JOB NO. 15863.10
03/18/2020
SHEET 2 OF 2

J.R. ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-530-2593
Fort Collins 970-491-9888 • www.jrengineering.com



40 20 0 40
ORIGINAL SCALE: 1" = 40'