

# OUTLOOK POWERS

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO

SHEET 1 OF 5  
COVER

## PROPERTY DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE SOUTH 21°16'15" EAST, A DISTANCE OF 1,234.30 FEET TO THE SOUTHEAST CORNER OF THE SAID PARCEL WHICH IS ALSO THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF GRINNELL BOULEVARD AS DENOTED UNDER RECEPTION NUMBER 09080408 AND THE NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE AS DENOTED UNDER RECEPTION NUMBER 207712585 BOTH WITH THE CLERK AND RECORDER OF EL PASO COUNTY AND THE POINT OF BEGINNING;

THENCE DEPARTING THE SAID NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE AND CONTINUING NORTHERLY ALONG THE SAID EAST RIGHT-OF-WAY OF GRINNELL BOULEVARD THE FOLLOWING SIX (6) COURSES:

1. NORTH 08°19'24" WEST, A DISTANCE OF 695.98 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 190.45 FEET, SAID CURVE HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 12°15'39", AND A CHORD WHICH BEARS NORTH 02°15'50" WEST, A CHORD DISTANCE OF 190.09 FEET TO A POINT OF NON-TANGENT;
3. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 209.47 FEET, SAID CURVE HAVING A RADIUS OF 856.07 FEET, A CENTRAL ANGLE OF 14°01'11", AND A CHORD WHICH BEARS NORTH 12°14'55" EAST, A CHORD DISTANCE OF 208.95 FEET;
4. NORTH 27°27'34" EAST, A DISTANCE OF 142.19 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 143.22 FEET, SAID CURVE HAVING A RADIUS OF 844.07 FEET, A CENTRAL ANGLE OF 09°43'19", AND A CHORD WHICH BEARS NORTH 32°16'35" EAST, A CHORD DISTANCE OF 143.05 FEET TO A POINT OF NON-TANGENT;
6. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 122.20 FEET, SAID CURVE HAVING A RADIUS OF 110.01 FEET, A CENTRAL ANGLE OF 63°38'34", AND A CHORD WHICH BEARS NORTH 68°57'28" EAST, A CHORD DISTANCE OF 116.01 FEET TO A POINT OF NON TANGENT ON THE SOUTH RIGHT-OF-WAY OF POWERS BOULEVARD AS RECORDED UNDER BOOK 5307, PAGE 1472 WITH THE EL PASO CLERK AND RECORDER;

THENCE EASTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY OF POWERS BOULEVARD ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 488.21 FEET, SAID CURVE HAVING A RADIUS OF 2105.00 FEET, A CENTRAL ANGLE OF 13°17'19", AND A CHORD WHICH BEARS SOUTH 60°44'03" EAST A CHORD DISTANCE OF 487.12 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF LOT 1, PAINTED SKY AT WATERVIEW FILING NO.3 AS RECORDED UNDER RECEPTION NUMBER 21271398 WITH THE EL PASO CLERK AND RECORDER;

THENCE DEPARTING THE SAID SOUTH RIGHT-OF-WAY OF POWERS BOULEVARD AND CONTINUING SOUTHERLY ALONG THE SAID WEST PROPERTY LINE OF LOT 1 SOUTH 15°45'42" WEST, A DISTANCE OF 150.36 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF DANCING SUN WAY AND THE WEST RIGHT-OF-WAY OF CUDAHY DRIVE, BOTH RECORDED UNDER SAID RECEPTION NUMBER 21271398;

THENCE CONTINUING SOUTHERLY ALONG THE SAID WEST RIGHT-OF-WAY OF CUDAHY DRIVE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 15°45'42" WEST, A DISTANCE OF 201.74 FEET TO A POINT OF CURVATURE;
  2. ALONG THE SAID WEST RIGHT-OF-WAY OF CUDAHY DRIVE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 610.02 FEET, SAID CURVE HAVING A RADIUS OF 925.00 FEET, A CENTRAL ANGLE OF 37°47'09", AND A CHORD WHICH BEARS SOUTH 03°10'04" EAST, A CHORD DISTANCE OF 599.03 FEET;
  3. SOUTH 22°03'38" EAST, A DISTANCE OF 12.90 FEET TO A POINT OF CURVATURE ON THE SAID NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE;
- THENCE WESTERLY ALONG THE SAID NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE THE FOLLOWING FIVE (5) COURSES:
1. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 91.01 FEET, SAID CURVE HAVING A RADIUS OF 736.00 FEET, A CENTRAL ANGLE OF 07°05'04", AND A CHORD WHICH BEARS SOUTH 62°27'39" EAST, A CHORD DISTANCE OF 90.95 FEET;
  2. SOUTH 58°55'08" WEST, A DISTANCE OF 114.02 FEET TO A POINT OF CURVATURE;
  3. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 110.36 FEET, SAID CURVE HAVING A RADIUS OF 519.00 FEET, A CENTRAL ANGLE OF 12°11'02", AND A CHORD WHICH BEARS SOUTH 65°00'36" WEST, A CHORD DISTANCE OF 110.16 FEET;
  4. SOUTH 83°24'45" WEST, A DISTANCE OF 105.09 FEET;
  5. SOUTH 81°41'14" WEST, A DISTANCE OF 172.84 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 751,650 SQUARE FEET OR 16.567 ACRES, MORE OR LESS;

## DEDICATION:

THE UNDERSIGNED, BEING THE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO STREETS, LOTS, TRACTS, AND EASEMENTS AS SHOWN HERON UNDER THE SUBDIVISION NAME "OUTLOOK POWERS". ALL PUBLIC RIGHT-OF-WAYS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNERS DO HEREBY COVENANT AND AGREE THAT THE PUBLIC STREET IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE SAME WILL BE PROVIDED AT THE RESPECTIVE OWNER'S EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC STREETS IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HERON ARE DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES SHOWN HERON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED, ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS WHEREOF THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND DESCRIBED HEREIN HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

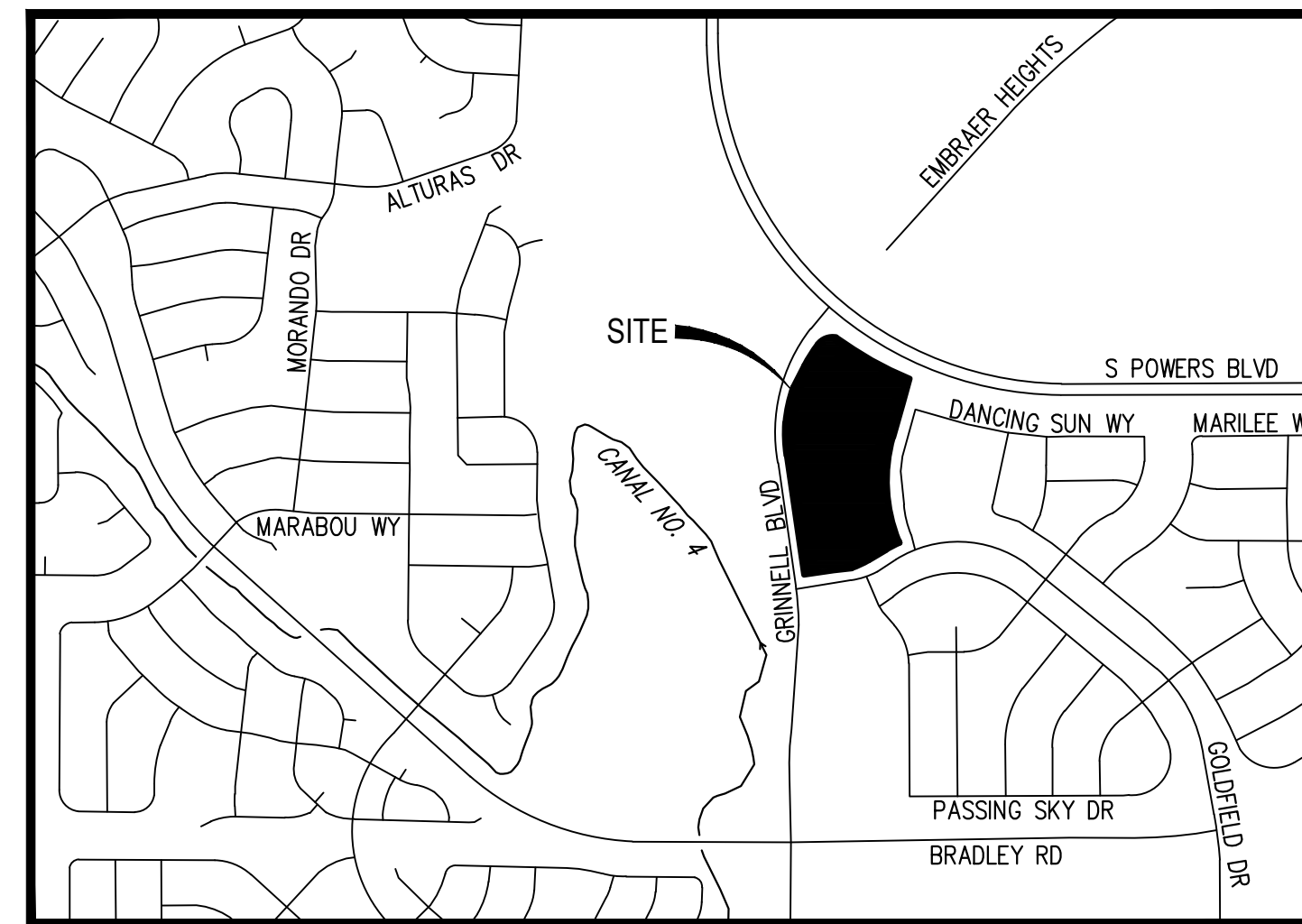
EVERGREEN DEVELOPMENT CO.

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF COLORADO)  
SS  
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_



VICINITY MAP  
SCALE: 1" = 1000'

## GENERAL NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, ORDER NO. SC55096919-6 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF MARCH 15, 2023 AT 5:00 P.M.
2. NOTICE: ACCORDING TO COLORADO LAW 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 HERON.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENTS OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR TO C.R.S. § 18-4-508.
4. BASIS OF BEARINGS: BASIS OF BEARINGS ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 7 BY A FOUND RR SPIKE IN CONCRETE AND THE WEST QUARTER OF SAID SECTION 7 BY FOUND 3.25" ALUMINUM CAP IN A RANGE BOX STAMPED 'PLS 17496', AS BEARING SOUTH 00°43'01" EAST, WITH ALL BEARINGS SHOWN HERON RELATIVE THERETO.
5. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
6. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
7. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
8. THE LINEAR UNIT OF MEASURE FOR THIS SUBDIVISION PLAT IS THE U.S. SURVEY FOOT.
9. THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

## NOTES CONTINUED ON SHEET 2

LOT AND TRACT TABLE				
LOT OR TRACT	AREA (SQ FT)	AREA (ACRES)	OWNERSHIP	MAINTENANCE
LOT 1	653,038	14.992	HOA/OWNER	HOA/OWNER
TRACT A	68,620	1.575	HOA/OWNER	HOA/OWNER

## PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR **OUTLOOK POWERS** WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HERON.

PCD DIRECTOR \_\_\_\_\_

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR **OUTLOOK POWERS** WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, SUBJECT TO ANY NOTES SPECIFIED HERON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC STREETS, TRACTS, EASEMENTS: LIST THOSE APPLICABLE) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_

DATE \_\_\_\_\_

DIRECTOR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_

DATE \_\_\_\_\_

## TITLE COMPANY CERTIFICATION:

I, \_\_\_\_\_, AS \_\_\_\_\_ FOR THE UNDERSIGNED TITLE COMPANY, IN MY OFFICIAL CAPACITY ONLY AND WITHOUT ANY PERSONAL LIABILITY WHATSOEVER, CERTIFY THAT THE UNDERSIGNED COMPANY HAS EXAMINED TITLE TO THE ABOVE DESCRIBED LAND DEDICATED TO EL PASO COUNTY, COLORADO, WITH SUCH LAND BEING A PORTION OF THE LAND DESCRIBED IN SCHEDULE A TO TITLE COMMITMENT NO. ABD70748709-2, ISSUED BY LAND TITLE GUARANTEE COMPANY EFFECTIVE MARCH 02, 2022 AT 5:00 P.M., AND THAT BASED ON SUCH TITLE COMMITMENT UPDATED THROUGH THE DATE OF EXECUTION OF THIS PLAT, ALL PERSONS EXECUTING THE DEDICATION OF THIS PLAT ARE THE OWNERS OF SUCH LAND IN FEE SIMPLE, SUCH LAND IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT ENCUMBRANCES SET FORTH IN SCHEDULE B - SECTION 2 OF SUCH TITLE COMMITMENT AS OF SUCH DATE OF EXECUTION.

BY: \_\_\_\_\_  
NAME - TITLE

## DEPOSITING CERTIFICATE:

I, HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, AT \_\_\_\_\_ O'CLOCK A.M./P.M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AND IS DULY DEPOSITED IN BOOK \_\_\_\_\_ AND PAGE(S) \_\_\_\_\_, DEPOSIT NO. \_\_\_\_\_

CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_  
DEPUTY

## SURVEYOR'S CERTIFICATION:

I, SHAWN D. CLARKE, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY STATE THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN TO NORMAL STANDARDS AND CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO. THE SURVEY WAS PERFORMED AND THE PLAT PREPARED UNDER MY SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED PARCEL OF LAND AND SUBDIVISION THEREOF, AND THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND THE MONUMENTS EXIST AS SHOWN HERON.

SHAWN D. CLARKE, PLS  
CO #38061  
FOR AND ON BEHALF OF HARRIS KOCHER SMITH  
1120 LINCOLN STREET #1000  
DENVER, CO 80203  
SCLARKE@HKSNG.COM

OWNER:

EVERGREEN DEVELOPMENT CO.  
1873 S. BELLAIRE STREET  
#1200  
DENVER, CO 80222  
(303)757-0401

ENGINEER/SURVEYOR:

HARRIS KOCHER SMITH  
1120 LINCOLN STREET  
#1000  
DENVER, COLORADO 80203  
(303)623-6300

ISSUE DATE: 05-08-23		REVISION COMMENTS	
DATE	REV1_DESC	REV2_DESC	REV3_DESC
REV1_DATE	REV1_DESC	REV2_DATE	REV2_DESC
REV2_DATE	REV2_DESC	REV3_DATE	REV3_DESC
REV3_DATE	REV3_DESC	REV4_DATE	REV4_DESC
REV4_DATE	REV4_DESC	REV5_DATE	REV5_DESC
REV5_DATE	REV5_DESC	REV6_DATE	REV6_DESC
REV6_DATE	REV6_DESC	REV7_DATE	REV7_DESC
REV7_DATE	REV7_DESC	REV8_DATE	REV8_DESC

PREPARED BY: \_\_\_\_\_ PROJECT #: 221206  
**HKS HARRIS KOCHER SMITH**  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

DRAFT

# OUTLOOK POWERS

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO  
SHEET 2 OF 5  
NOTES

## GENERAL NOTES (CONTINUED FROM SHEET 1):

10. THIS PLAT FOR OUTLOOK POWERS WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (TRACT A, AN ACCESS AND EMERGENCY ACCESS EASEMENT, AND TWO STORM DRAINAGE EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
11. THIS PLAT WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DRAINAGE EASEMENT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEIPTION NO. 212026623 IS HEREBY VACATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.
12. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
13. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
14. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
15. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
16. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
17. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEIPTION NUMBER \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
18. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
19. THERE SHALL BE NO DIRECT LOT ACCESS TO POWERS BOULEVARD.
20. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
21. THE INDIVIDUAL LOT PURCHASER(S) SHALL BE RESPONSIBLE FOR FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY/FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SERVING EACH LOT SHALL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMITTALS. THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ESTIMATE OF GUARANTEED FUNDS FOR ALL DETENTION PONDS/WATER QUALITY BMP(S). ALL DETENTION PONDS/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES.
22. LOT 1 OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEIPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
23. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
24. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT (CHEROKEE) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER INADEQUACY BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS FOR USE OUTSIDE OF THE UPPER BLACK SQUIRREL CREEK DESIGNATED BASIN, AND THUS FOUND INSUFFICIENCY OF WATER RESOURCES FOR THIS SUBDIVISION BASED ON THAT AGREEMENT. THIS INTERPRETATION DIFFERS FROM CERTAIN OPINIONS ISSUED BY THE OFFICE IN THE PAST. BASED ON ITS OWN REVIEW OF THE STIPULATED AGREEMENT AND ITS HISTORY (AND NOT THE AMOUNT OF WATER ACTUALLY AVAILABLE) THE BOARD OF COUNTY COMMISSIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPRETATION OF THE STATE ENGINEER'S OFFICE. THE BOARD OF COUNTY COMMISSIONERS FOUND THAT CHEROKEE HAS COMMITTED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSERTED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISSIONERS MADE THIS DETERMINATION IN RELIANCE UPON THE TESTIMONY AND EXPERTISE PROVIDED BY CHEROKEE AT THE PUBLIC HEARING THEREON. AT THE HEARING, CHEROKEE ASSERTED THAT ITS PLANS AND CONTINUED FINANCIAL INVESTMENT IN INFRASTRUCTURE ARE DESIGNED TO ALLOW CHEROKEE TO CONTINUE TO PROVIDE HIS SUBDIVISION AND ITS EXISTING CUSTOMERS WITH WATER AND WASTEWATER SERVICES FOR 300 YEARS OR MORE.

NOTES CONTINUED ON THIS SHEET

## GENERAL NOTES (CONTINUED FROM THIS SHEET):

25. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL, AND MAINTAIN.
26. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS. (MODIFICATION OF THIS NOTE MAY BE ALLOWED IF THE PLAN APPROVED BY THE FLOODPLAIN ADMINISTRATOR, PROVIDED THIS CREATES NO CONFLICT WITH APPROVED PLANS OR CONDITIONS.)
27. AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS, NO CONVEYANCE, SALE OR TRANSFER OF TITLE OF LOT 1 OR TRACT A IDENTIFIED HEREON, SHALL BE MADE, NOR ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED BY EL PASO COUNTY, UNTIL SUCH TIMES AS THE FOLLOWING HAS BEEN ACCOMPLISHED BY (THE DEVELOPER, HOMEOWNER, WHOMEVER IS RESPONSIBLE):
28. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.
29. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT RECORDED AT BOOK 5072 PAGE 143, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

DRAFT

### OWNER:

EVERGREEN DEVELOPMENT CO.  
1873 S. BELLAIRE STREET  
#1200  
DENVER, CO 80222  
(303)757-0401

### ENGINEER/SURVEYOR:

HARRIS KOCHER SMITH  
1120 LINCOLN STREET  
#1000  
DENVER, COLORADO 80203  
(303)623-6300

ISSUE DATE: 05-08-23	
DATE	REVISION COMMENTS
REV1 DATE/1_DESC	
REV2 DATE/2_DESC	
REV3 DATE/3_DESC	
REV4 DATE/4_DESC	
REV5 DATE/5_DESC	
REV6 DATE/6_DESC	
REV7 DATE/7_DESC	
REV7 DATE/7_DESC	

PREPARED BY:		PROJECT #: 221206
		
1120 Lincoln Street, Suite 1000 Denver, Colorado 80203 P: 303.623.6300 F: 303.623.6311 HarrisKocherSmith.com		

# OUTLOOK POWERS

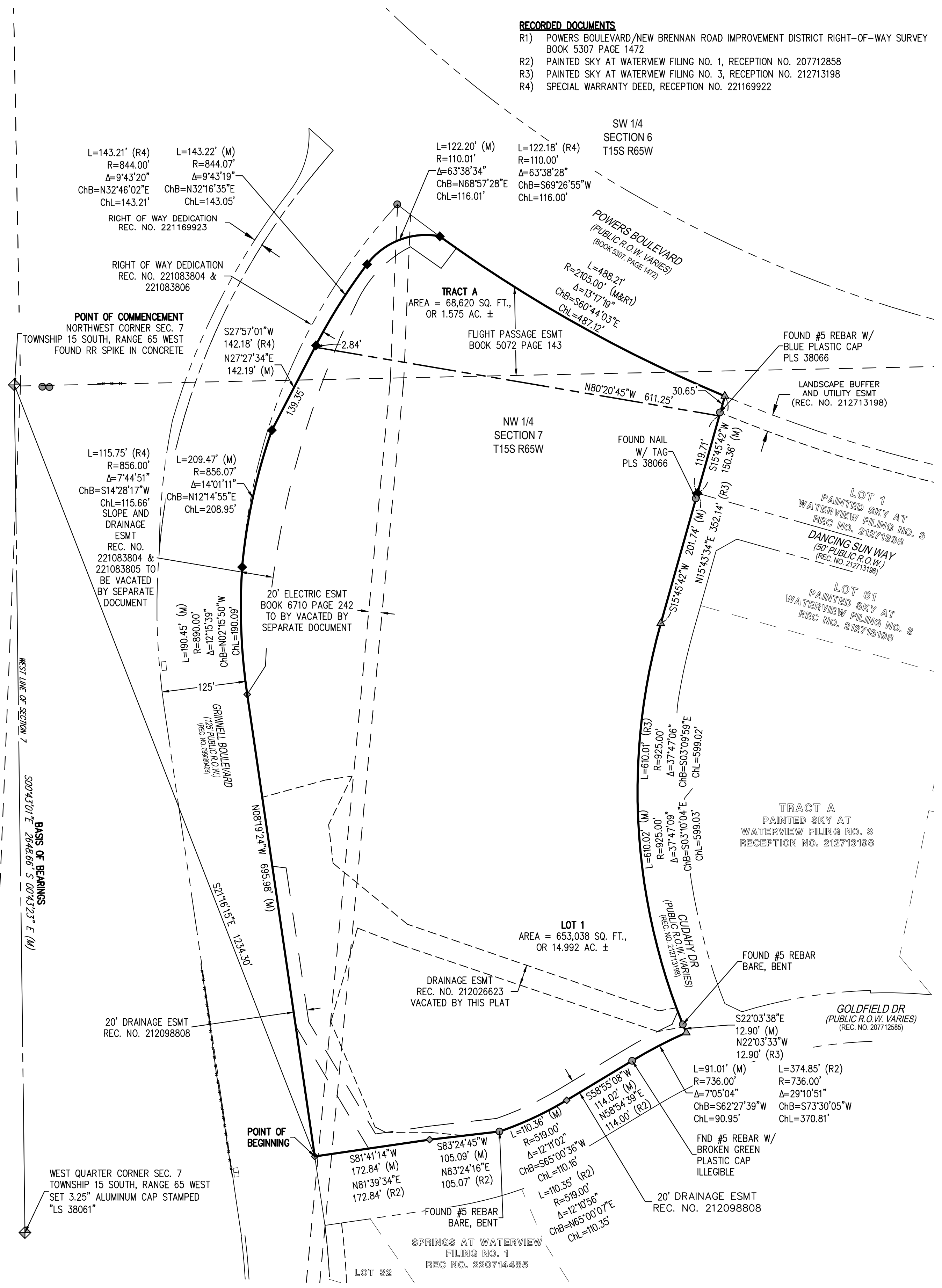
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO

SHEET 3 OF 5  
EXISTING CONDITIONS

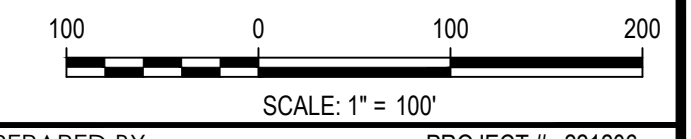
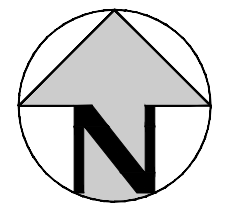
**RECORDED DOCUMENTS**  
R1) POWERS BOULEVARD/NEW BRENNAN ROAD IMPROVEMENT DISTRICT RIGHT-OF-WAY SURVEY  
BOOK 5307 PAGE 1472  
R2) PAINTED SKY AT WATERVIEW FILING NO. 1, RECEPTION NO. 207712858  
R3) PAINTED SKY AT WATERVIEW FILING NO. 3, RECEPTION NO. 212713198  
R4) SPECIAL WARRANTY DEED, RECEPTION NO. 221169922

### LEGEND

- FOUND MONUMENT AS DESCRIBED
- ◆ FOUND #5 REBAR W/ GREEN PLASTIC CAP, PLS 38245
- ▲ FOUND #5 REBAR W/ YELLOW PLASTIC CAP, PLS 34583
- SET #5 REBAR W/ RED PLASTIC CAP OR TAG, WHERE APPLICABLE PLS 38061
- ⊕ PLS SECTION CORNER
- (M) MEASURED VALUES
- (R) RECORDED VALUES
- SURVEYED PROPERTY BOUNDARY
- - - EXISTING RIGHT-OF-WAY LINE
- - - RIGHT-OF-WAY DEDICATED BY THIS PLAT
- - - OTHER PROPERTY LINE



# DRAFT



PREPARED BY: PROJECT #: 221206

**HKS HARRIS KOCHER SMITH**  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
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HarrisKocherSmith.com

FILEPATH: J:\210988\REV\PLAT\_220422.DWG LAYOUT: SITE  
DATE: 11/14/2023 10:58:23 AM  
DRAWN BY: SHAWN CLARKE



# OUTLOOK POWERS

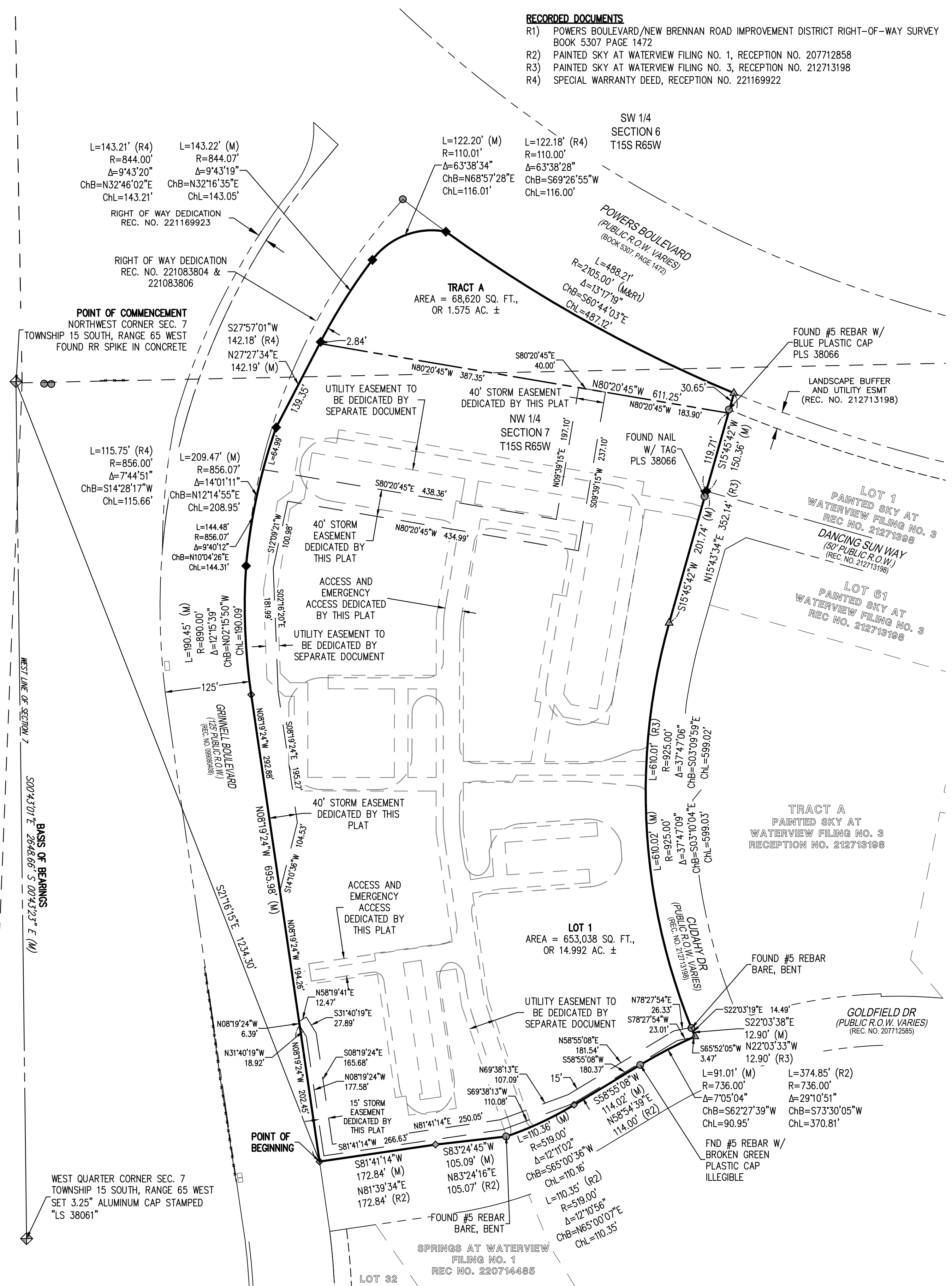
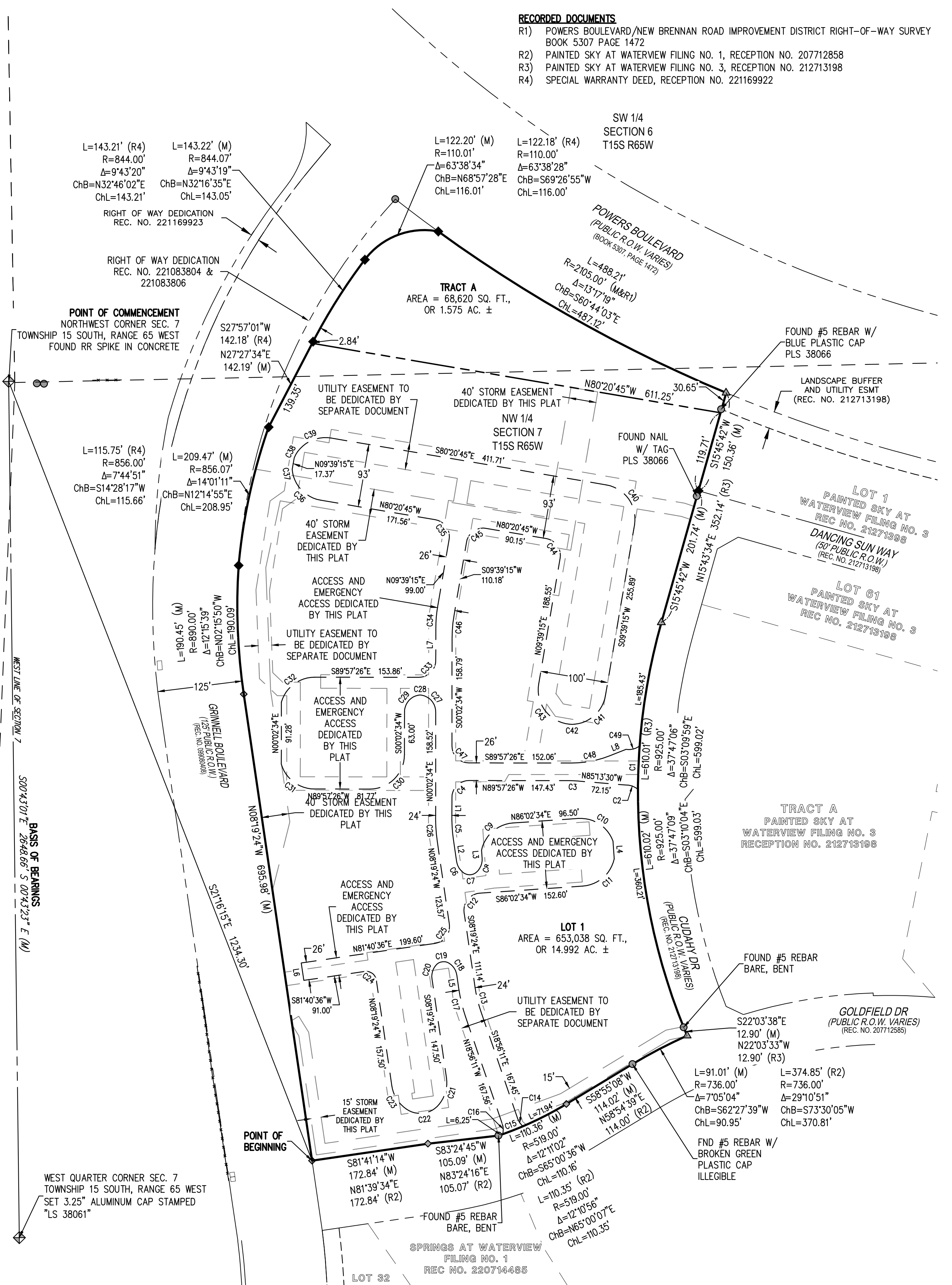
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
 COUNTY OF EL PASO, STATE OF COLORADO  
 SHEET 4 OF 5  
 PROPOSED EASEMENTS

### RECORDED DOCUMENTS

- R1) POWERS BOULEVARD/NEW BRENNAN ROAD IMPROVEMENT DISTRICT RIGHT-OF-WAY SURVEY BOOK 5307 PAGE 1472
- R2) PAINTED SKY AT WATERVIEW FILING NO. 1, RECEPTION NO. 207712858
- R3) PAINTED SKY AT WATERVIEW FILING NO. 3, RECEPTION NO. 212713198
- R4) SPECIAL WARRANTY DEED, RECEPTION NO. 221169922

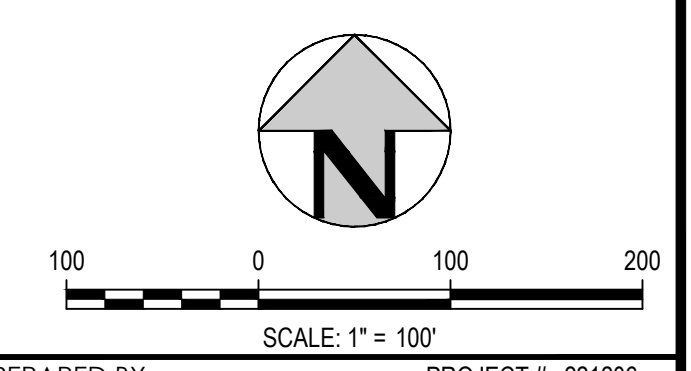
### RECORDED DOCUMENTS

- R1) POWERS BOULEVARD/NEW BRENNAN ROAD IMPROVEMENT DISTRICT RIGHT-OF-WAY SURVEY BOOK 5307 PAGE 1472
- R2) PAINTED SKY AT WATERVIEW FILING NO. 1, RECEPTION NO. 207712858
- R3) PAINTED SKY AT WATERVIEW FILING NO. 3, RECEPTION NO. 212713198
- R4) SPECIAL WARRANTY DEED, RECEPTION NO. 221169922



- ### LEGEND
- FOUND MONUMENT AS DESCRIBED
  - ◆ FOUND #5 REBAR W/ GREEN PLASTIC CAP, PLS 34563
  - ▲ FOUND #5 REBAR W/ YELLOW PLASTIC CAP, PLS 34563
  - SET #5 REBAR W/ RED PLASTIC CAP OR TAG, WHERE APPLICABLE PLS 38061
  - ⊕ PLS SECTION CORNER
  - (M) MEASURED VALUES
  - (R) RECORDED VALUES
  - SURVEYED PROPERTY BOUNDARY
  - - - EXISTING RIGHT-OF-WAY LINE
  - - - RIGHT-OF-WAY DEDICATED BY THIS PLAT
  - - - OTHER PROPERTY LINE
  - - - ACCESS EASEMENT DEDICATED BY THIS PLAT
  - - - STORM DRAIN EASEMENT DEDICATED BY THIS PLAT
  - - - UTILITY EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

# DRAFT



PREPARED BY: PROJECT #: 221206  
**HKS HARRIS KOCHER SMITH**  
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 HarrisKocherSmith.com

FILEPATH: J:\21085\SURVEYS\221206\DWG\_LAYOUT\_SHEET\_4.dwg  
 DATE: 11/15/2023 10:52:43 AM  
 DRAWN BY: SHAWN CLARE

# OUTLOOK POWERS

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO

SHEET 5 OF 5

UTILITY EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

### RECORDED DOCUMENTS

- R1) POWERS BOULEVARD/NEW BRENNAN ROAD IMPROVEMENT DISTRICT RIGHT-OF-WAY SURVEY BOOK 5307 PAGE 1472
- R2) PAINTED SKY AT WATERVIEW FILING NO. 1, RECEPTION NO. 207712858
- R3) PAINTED SKY AT WATERVIEW FILING NO. 3, RECEPTION NO. 212713198
- R4) SPECIAL WARRANTY DEED, RECEPTION NO. 221169922

### LEGEND

- FOUND MONUMENT AS DESCRIBED
- ◇ FOUND #5 REBAR W/ GREEN PLASTIC CAP, PLS 38245
- △ FOUND #5 REBAR W/ YELLOW PLASTIC CAP, PLS 34583
- SET #5 REBAR W/ RED PLASTIC CAP OR TAG, WHERE APPLICABLE PLS 38061
- ⊕ PLSS SECTION CORNER
- (M) MEASURED VALUES
- (R) RECORDED VALUES
- SURVEYED PROPERTY BOUNDARY
- - - EXISTING RIGHT-OF-WAY LINE
- - - RIGHT-OF-WAY DEDICATED BY THIS PLAT
- - - OTHER PROPERTY LINE
- - - ACCESS EASEMENT DEDICATED BY THIS PLAT
- - - STORM DRAIN EASEMENT DEDICATED BY THIS PLAT
- - - UTILITY EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

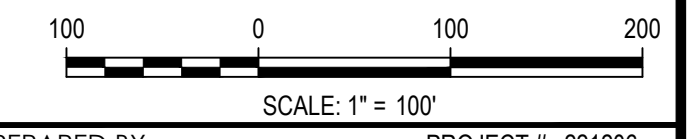
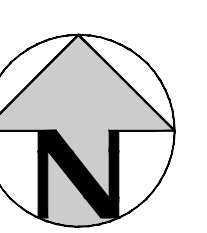
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L1	S00°02'34"W	32.19'
L2	S08°19'24"E	33.51'
L3	N03°57'26"W	12.14'
L4	S03°57'26"E	26.28'

LINE	BEARING	LENGTH
L5	N08°19'24"W	21.29'
L6	N08°19'24"W	26.00'
L7	N00°02'34"E	46.46'
L8	N68°32'15"E	26.83'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	925.00'	3°59'18"	64.39'	S02°14'43"W	64.37'
C2	25.10'	44°22'51"	19.44'	N69°46'34"W	18.96'
C3	150.00'	4°43'56"	12.39'	N87°35'28"W	12.39'
C4	25.00'	90°00'00"	39.27'	S45°02'34"W	35.36'
C5	200.00'	8°21'58"	29.20'	S04°08'25"E	29.18'
C6	25.00'	48°24'51"	21.12'	S32°31'49"E	20.50'
C7	15.00'	74°26'22"	19.49'	N86°02'34"E	18.15'
C8	25.00'	52°46'49"	23.03'	N22°25'59"E	22.22'
C9	51.00'	73°54'04"	65.78'	N49°05'33"E	61.31'
C10	51.00'	73°54'04"	65.78'	S57°00'24"E	61.31'
C11	51.00'	73°54'04"	65.78'	S49°05'33"W	61.31'
C12	25.00'	94°21'58"	41.18'	S38°51'35"W	36.68'
C13	200.00'	10°36'47"	37.05'	S13°37'47"E	36.99'
C14	25.00'	31°24'11"	13.70'	S34°38'16"E	13.53'
C15	519.00'	3°33'07"	32.17'	S68°38'09"W	32.17'
C16	25.00'	34°49'52"	15.20'	N01°31'15"W	14.96'
C17	224.00'	10°36'47"	41.49'	N13°37'47"W	41.43'
C18	25.00'	49°39'56"	21.67'	N33°09'22"W	21.00'
C19	15.00'	80°40'08"	21.12'	S81°40'36"W	19.42'
C20	25.00'	49°39'56"	21.67'	S16°30'34"W	21.00'
C21	51.00'	47°00'22"	41.84'	S15°10'43"W	40.68'
C22	36.00'	85°59'23"	54.03'	S81°40'36"W	49.10'
C23	51.00'	47°00'18"	41.84'	N31°49'33"W	40.68'
C24	15.00'	90°00'00"	23.56'	N53°19'24"W	21.21'
C25	25.00'	90°00'00"	39.27'	N36°40'36"E	35.36'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C26	224.00'	8°21'58"	32.71'	N04°08'25"W	32.68'
C27	25.00'	78°42'24"	34.34'	N39°18'37"W	31.71'
C28	15.00'	22°35'13"	5.91'	N89°57'26"W	5.87'
C29	25.00'	78°42'24"	34.34'	S39°23'46"W	31.71'
C30	51.00'	90°00'00"	80.11'	S45°02'34"W	72.12'
C31	51.00'	73°54'04"	65.78'	N53°00'24"W	61.31'
C32	51.00'	73°54'04"	65.78'	N53°05'33"E	61.31'
C33	25.00'	90°00'00"	39.27'	N45°02'34"E	35.36'
C34	200.59'	9°58'44"	34.94'	N05°02'21"E	34.89'
C35	25.00'	90°00'00"	39.27'	N35°20'45"W	35.36'
C36	51.00'	63°15'23"	56.31'	N48°43'04"W	53.49'
C37	41.00'	14°30'54"	10.39'	N09°49'55"W	10.36'
C38	41.00'	14°30'54"	10.39'	N29°08'25"E	10.36'
C39	51.00'	63°15'23"	56.31'	N68°01'33"E	53.49'
C40	51.00'	90°00'00"	80.11'	S35°20'45"E	72.12'
C41	51.00'	74°34'03"	66.37'	S46°56'17"W	61.79'
C42	41.00'	11°38'32"	8.33'	N89°57'26"W	8.32'
C43	51.00'	93°47'24"	83.48'	N37°14'27"W	74.47'
C44	25.00'	90°00'00"	39.27'	N35°20'45"W	35.36'
C45	25.00'	90°00'00"	39.27'	S54°39'15"W	35.36'
C46	200.00'	9°36'40"	33.55'	S04°50'55"W	33.51'
C47	25.00'	90°00'00"	39.27'	S44°57'26"E	35.36'
C48	150.00'	21°30'19"	56.30'	N79°17'25"E	55.97'
C49	25.14'	48°22'07"	21.22'	N75°52'19"E	20.60'

DRAFT



PREPARED BY: **HKS HARRIS KOCHER SMITH**  
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 1120 Lincoln Street, Suite 1000  
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 HarrisKocherSmith.com

FILEPATH: J:\210816\SURVEY\PLAT\_220422.DWG LAYOUT: SITE (R)  
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