

# THE VILLAGE AT ELK CROSSING-CONIFER TOWN CENTER

CASE NUMBER: 04-137223FI  
MAP NUMBER: 181

A SUBDIVISION OF LAND LOCATED IN THE EAST HALF OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE 6TH P.M.  
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 6

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNER OF THOSE LANDS DESCRIBED BELOW, HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, BLOCKS, PUBLIC AND PRIVATE STREETS/ROADS AND EASEMENTS, AS SHOWN HEREON UNDER HEREON UNDER THE NAME AND STYLE OF THE VILLAGE AT ELK CROSSING - CONIFER TOWN CENTER, AND DO, BY THESE PRESENTS, OF ITS OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, GRANT, DEDICATE AND CONVEY TO THE COUNTY OF JEFFERSON, STATE OF COLORADO, IN FEE SIMPLE, ALL PUBLIC STREETS/ROADS AND TRACT E FOR PUBLIC USE, AND TRACTS G AND H ARE DEDICATED AND CONVEYED TO JEFFERSON COUNTY, IN FEE SIMPLE, UNTIL SUCH TIME THAT RESPECTIVE STREET/ROAD IS EXTENDED BEYOND THE POINT SHOWN ON THE PLAT AS TEMPORARY END THEREOF AND SUCH EXTENSION IS CONSTRUCTED, DEDICATED TO AND ACCEPTED BY THE JEFFERSON COUNTY, AT WHICH TIME TITLE TO SAID TRACTS G AND H WILL AUTOMATICALLY VEST IN FEE SIMPLE IN THE RESPECTIVE LOT OWNERS, AND GRANT AND CONVEY TO THE COUNTY OF JEFFERSON ALL EASEMENTS, EXCEPT THOSE OF PRIOR RECORD, AS SHOWN HEREON, AND GRANT AND CONVEY TO THE COUNTY OF JEFFERSON AN EASEMENT OVER ANY AND ALL PRIVATE ACCESS DRIVES AND RIGHTS-OF-WAY FOR THE PURPOSE OF PASSAGE OF SERVICE VEHICLES AND PASSAGE OF ALL VEHICLES AND PEDESTRIANS DURING AN EMERGENCY SITUATION. IT IS EXPRESSLY UNDERSTOOD THAT THE ACCEPTANCE OF THE DEDICATION OF THIS EASEMENT IS NOT BE CONSTRUED AS AN ACCEPTANCE BY THE COUNTY OF SAID PRIVATE ACCESS DRIVES AND RIGHTS-OF-WAY FOR ANY OTHER PURPOSE INCLUDING MAINTENANCE PURPOSES.

### LEGAL DESCRIPTION:

THAT PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN; IN THE COUNTY OF JEFFERSON, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTH END BY A 3-1/4" ALUMINUM CAP ON A 2-1/4" ALUMINUM PIPE IN CIRCLE OF STONES STAMPED "LS 25379" AND AT THE SOUTH END BY A 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "PLS 25379", AND BEING ASSUMED TO BEAR N01°41'04"E.

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 14;

THENCE N89°13'07"E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 411.13 FEET TO A POINT ON THE EASTERLY BOUNDARY OF STATE HIGHWAY NO. 285 RIGHT-OF-WAY ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY BOUNDARY OF STATE HIGHWAY NO. 285 RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. N33°03'39"E, A DISTANCE OF 203.51 FEET;
2. N52°28'18"E, A DISTANCE OF 247.72 FEET;
3. N19°31'35"E, A DISTANCE OF 106.49 FEET;
4. N48°12'21"E, A DISTANCE OF 74.55 FEET;

THENCE THE FOLLOWING EIGHT (8) COURSES:

1. S34°02'53"E, A DISTANCE OF 165.72 FEET;
2. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 432.70 FEET, A CENTRAL ANGLE OF 19°40'00" AND AN ARC LENGTH OF 148.52 FEET;
3. S53°42'53"E, A DISTANCE OF 101.65 FEET;
4. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 319.13 FEET, A CENTRAL ANGLE OF 23°01'30" AND AN ARC LENGTH OF 128.25 FEET;
5. S30°41'23"E, A DISTANCE OF 72.41 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;
6. N89°13'07"E, ALONG THE SAID NORTH LINE, A DISTANCE OF 76.56 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;
7. THENCE S00°56'24"W, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, A DISTANCE OF 1317.55 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;
8. THENCE S89°23'47"W, ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, A DISTANCE OF 1201.54 FEET TO A POINT ON THE SAID EASTERLY BOUNDARY OF STATE HIGHWAY NO. 285 RIGHT-OF-WAY;

THENCE ALONG SAID EASTERLY BOUNDARY OF STATE HIGHWAY NO. 285 RIGHT-OF-WAY THE FOLLOWING THIRTEEN (13) COURSES:

1. N05°38'33"E, A DISTANCE OF 37.07 FEET;
2. N34°25'36"W, A DISTANCE OF 76.67 FEET;
3. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N78°19'47"E, HAVING A RADIUS OF 1272.50 FEET A CENTRAL ANGLE OF 09°10'22" AND AN ARC LENGTH OF 203.72 FEET;
4. N23°09'23"E, A DISTANCE OF 282.71 FEET;
5. N00°02'06"E, A DISTANCE OF 291.04 FEET;
6. N26°05'49"E, A DISTANCE OF 104.68 FEET;
7. N27°34'35"E, A DISTANCE OF 90.93 FEET;
8. N19°57'17"E, A DISTANCE OF 38.75 FEET;
9. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S56°17'56"E, HAVING A RADIUS OF 1272.50 FEET, A CENTRAL ANGLE OF 09°21'03" AND AN ARC LENGTH OF 207.67 FEET;
10. N14°08'09"E, A DISTANCE OF 40.08 FEET;
11. N59°35'35"E, A DISTANCE OF 33.63 FEET;
12. N43°59'45"E, A DISTANCE OF 42.30 FEET;
13. N33°03'39"E, A DISTANCE OF 6.09 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1,699,263 SQUARE FEET OR 39.010 ACRES MORE OR LESS.

### COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER:

AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY AND TO MEET THE REQUIREMENTS OF SECTION 30-28-137, C.R.S., AS AMENDED, NO CONVEYANCE, SALE, OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION, OR OF ANY LOT, LOTS, TRACT, OR TRACTS OF LAND IDENTIFIED HEREON, SHALL BE MADE, NOR SHALL ANY BUILDING PERMIT BE ISSUED UNTIL A CERTIFICATE OF COMPLIANCE HAS BEEN GRANTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, DULY RECORDED BY THE CLERK AND RECORDER OF SAID SAME COUNTY, CERTIFYING THAT:

### COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER (CONTINUED):

(a) THOSE PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF THE SUBDIVISION IMPROVEMENTS AGREEMENT, RECORDED UNDER RECEPTION NUMBER 2005039344 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, OR THAT PORTION OF SAID IMPROVEMENTS AS SHALL BE NECESSARY TO TOTALLY SERVE SPECIFIC LOT(S) OR TRACT(S) COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE, HAVE BEEN PROPERLY DESIGNED, ENGINEERED, CONSTRUCTED AND ACCEPTED AS MEETING THE STANDARDS OF THE COUNTY OF JEFFERSON, APPLICABLE SPECIAL DISTRICTS, AND APPLICABLE SERVICING AUTHORITIES, OR THAT A SUBSTITUTED SECURITY OR COLLATERAL AUTHORIZED PURSUANT TO SECTION 30-28-101, C.R.S., AS AMENDED, HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COUNTY OF JEFFERSON, WHICH IS SUFFICIENT IN THE JUDGMENT OF THE COUNTY TO ASSURE COMPLETION OF ALL PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF SAID SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED UNDER RECEPTION NUMBER 2005039344 OR ANY PORTION THEREOF NECESSARY TO SERVE THE SPECIFIC LOT(S) OR TRACT(S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE AND TO ASSURE SAID IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH REASONABLE DESIGN AND TIME SPECIFICATIONS;

(b) THE APPLICABLE SPECIAL DISTRICT OR SERVICING AUTHORITY HAS CERTIFIED IN WRITING TO THE COUNTY OF JEFFERSON THAT ALL NECESSARY WATER TAPS NEEDED TO SERVE THE SPECIFIC LOT(S) OR TRACT(S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE HAVE OR WILL IN FACT BE ISSUED BY SUCH DISTRICT OR AUTHORITY; AND

(c) A COMPACTION REPORT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COUNTY OF JEFFERSON WHICH SHOWS CONFORMANCE TO THE APPLICABLE GRADING REQUIREMENTS IN ACCORDANCE WITH THE JEFFERSON COUNTY LAND DEVELOPMENT REGULATION.

AS A FURTHER CONDITION OF APPROVAL OF THIS PLAT, NO CONVEYANCE, SALE OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION, OR ANY LOT, LOTS, TRACT, OR TRACTS OF LAND IDENTIFIED HEREON, SHALL BE MADE NOR SHALL ANY CERTIFICATE OF OCCUPANCY BE ISSUED UNTIL A CERTIFICATE OF COMPLIANCE HAS BEEN GRANTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, DULY RECORDED BY THE CLERK AND RECORDER OF SAID SAME COUNTY, CERTIFYING THAT:

(a) THE INTERGOVERNMENTAL AGREEMENT PERTAINING TO THE MAINTENANCE OF THE OVERPASS AND RELATED INFRASTRUCTURE AND ACCESS POINTS ALONG US 285 ASSOCIATED WITH THIS DEVELOPMENT HAVE BEEN APPROVED BY THE COLORADO DEPARTMENT OF TRANSPORTATION AND THE COUNTY;

(b) THE ACCESS PERMITS AND CONSTRUCTION PERMITS FOR THE OVERPASS AND RELATED INFRASTRUCTURE AND ACCESS POINTS ALONG US 285 ASSOCIATED WITH THIS DEVELOPMENT HAVE BEEN APPROVED BY THE COLORADO DEPARTMENT OF TRANSPORTATION;

(c) THE PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "B" OF THE SUBDIVISION IMPROVEMENTS AGREEMENT, RECORDED UNDER RECEPTION NUMBER 2005039344 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER HAVE BEEN PROPERLY DESIGNED, ENGINEERED, CONSTRUCTED AND ACCEPTED AS MEETING THE STANDARDS OF THE COUNTY OF JEFFERSON, COLORADO DEPARTMENT OF TRANSPORTATION, APPLICABLE SPECIAL DISTRICTS AND APPLICABLE SERVICING AUTHORITIES.

THE RESTRICTIONS SET FORTH IN (a)-(c) ABOVE SHALL NOT APPLY TO THE SANITATION AND WATER TREATMENT FACILITY TO BE CONSTRUCTED ON LOT 1, BLOCK 3 WHICH FACILITY SHALL BE ENTITLED TO A BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY PROVIDED ALL OTHER COUNTY REGULATIONS AND REQUIREMENTS FOR SUCH FACILITY HAVE BEEN MET.

AS A FUTURE CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, NO CONVEYANCE, SALE OR TRANSFER OF TITLE OF LOT 1, BLOCK 1, LOTS 1-7, BLOCK 2, LOT 1, BLOCK 3, LOTS 1-5, BLOCK 4 OR TRACTS A-D AND TRACT F IDENTIFIED HEREON, SHALL BE MADE, NOR ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, UNTIL SUCH TIME AS THE FOLLOWING HAS BEEN ACCOMPLISHED BY THE DEVELOPER: A LETTER OF COMPLIANCE HAS BEEN RECEIVED FROM THE COLORADO STATE FOREST SERVICE STATING PRACTICES DESIGNED TO REDUCE WILDFIRE HAZARDS HAVE BEEN COMPLETED. SUCH WORK MAY INCLUDE, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:

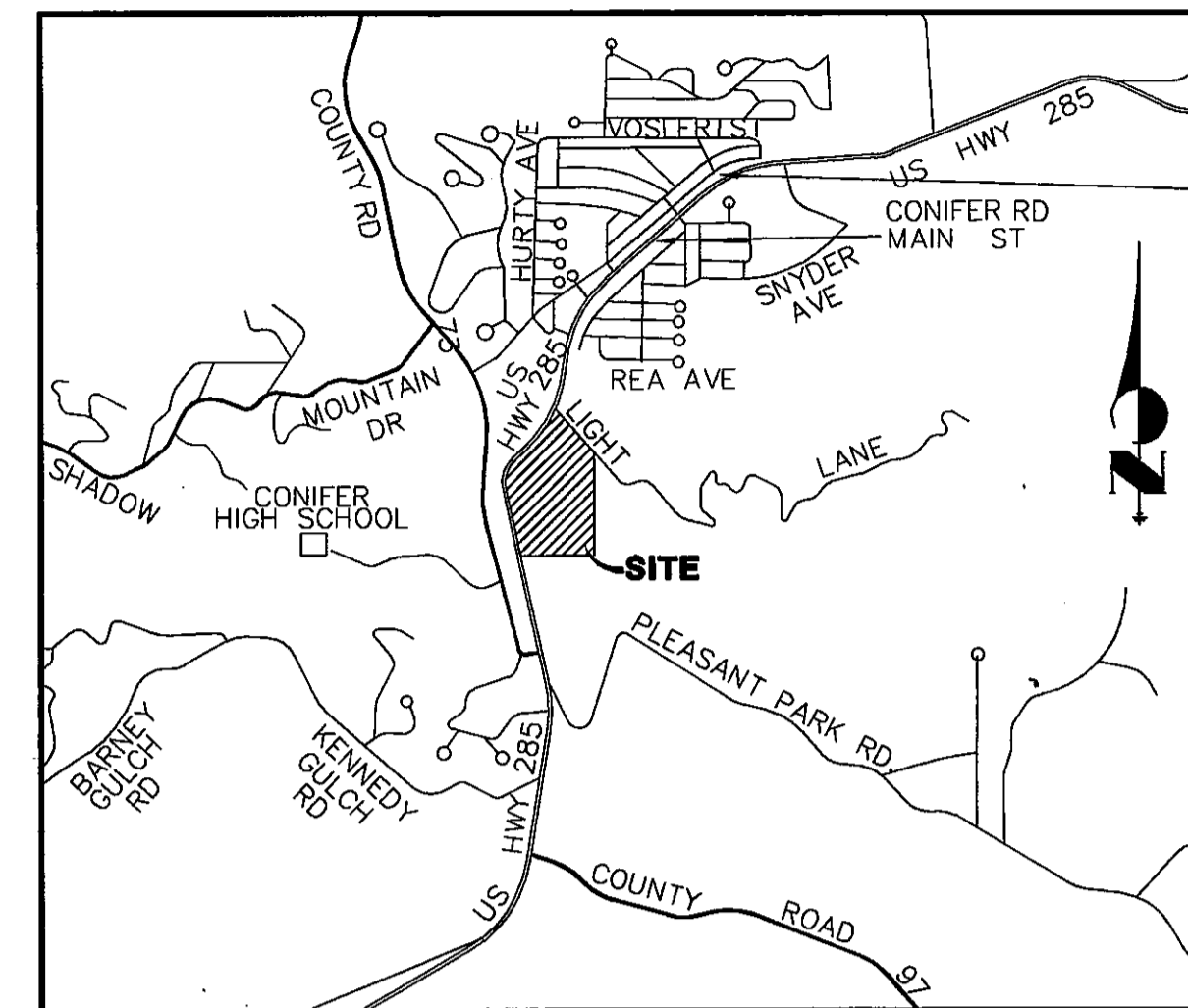
- FOREST-WIDE THINNINGS
- FUELBREAK THINNINGS
- PRUNINGS
- DEBRIS DISPOSAL

THE COUNTY SHALL NOT ISSUE ANY BUILDING PERMITS AND SHALL NOT BE LIABLE FOR THE FAILURE TO ISSUE ANY BUILDING PERMITS ON ANY LOTS, TRACTS OR PARCELS CONTAINED WITHIN THIS PLAT WHICH ARE DESIGNATED AS "NON-BUILDABLE UNTIL FURTHER PLAT OR EXEMPTION, AND/OR SITE DEVELOPMENT PLAN APPROVAL" UNTIL SUCH TIME AS SAID LOT, TRACT OR PARCEL IS PLATTED IN ACCORDANCE WITH JEFFERSON COUNTY LAND DEVELOPMENT REGULATION OR AN EXEMPTION FROM PLATTING AND/OR SITE DEVELOPMENT PLAN APPROVAL IS GRANTED.

PROVIDED, HOWEVER THAT A CONVEYANCE, SALE, OR TRANSFER OF A SPECIFIC LOT(S) OR TRACT(S) OF LAND IDENTIFIED HEREON MAY BE MADE PRIOR TO COMPLIANCE WITH THE ABOVE PROVISIONS WHERE THE SUBDIVIDER(S) AND THE PROPOSED TRANSFERREE, WHO MUST ALSO QUALIFY AS A "SUBDIVIDER" UNDER THE PROVISIONS OF SECTION 30-28-137, C.R.S., AS DEFINED IN SECTION 30-28-101(9), C.R.S., AND THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY HAVE EXECUTED AN AMENDMENT TO THE SUBDIVISION IMPROVEMENTS AGREEMENT WHEREBY THE TRANSFEREE SUBDIVIDER AGREES TO COMPLY WITH THE SAME REQUIREMENTS AND RESTRICTIONS OF THIS COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER.

THESE RESTRICTIONS ON CONVEYANCE, SALE OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION OR ANY LOT(S) OR TRACT(S) OF LAND IDENTIFIED HEREON SHALL RUN WITH THE LAND AND SHALL EXTEND TO AND BE BINDING UPON THE HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS OF THE SUBDIVIDER AND SHALL BE ENFORCEABLE PURSUANT TO THE PROVISIONS OF SECTION 30-28-137, C.R.S., AS AMENDED.

APPROVED, COVENANTED, AND AGREED TO AS CONSIDERATION FOR FINAL PLAT APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS THIS 16<sup>TH</sup> DAY OF JUNE, 2005.



VICINITY MAP  
SCALE: 1"=3000'

### FOUNDATION PLAT RESTRICTION:

PRIOR TO ISSUANCE OF EACH BUILDING PERMIT, A GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN DESIGN AND CONSTRUCTION IN MOUNTAINOUS TERRAIN, SHALL CERTIFY TO THE COUNTY THAT THE FOLLOWING:

1. THAT A GEOTECHNICAL STUDY, INCLUDING A TEST BORING OR EXCAVATION HAS BEEN CONDUCTED ON THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES. A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA FOR STRUCTURE FOUNDATIONS, RETAINING WALLS, SITE GRADING, AND SUBSURFACE DRAINAGE NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.
2. THAT THE PROPOSED SITE GRADING, BUILDING FOOTPRINT AND LOCATION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM COMPONENTS ARE CONFIGURED SUCH THAT ADEQUATE LONG-TERM SLOPE STABILITY IS PROVIDED.
3. THAT THE PLANS SUBMITTED TO THE JEFFERSON COUNTY BUILDING DEPARTMENT HAVE BEEN REVIEWED AND/OR PREPARED BY THE SUBJECT ENGINEER AND THAT HE HAS VERIFIED THAT SAID PLANS MEET OR EXCEED THE CRITERIA SET FORTH IN PARAGRAPHS 1. AND 2. ABOVE.

BEFORE THE COUNTY PERFORMS A FINAL INSPECTION PURSUANT TO THE COUNTY BUILDING CODE, AN ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN EVALUATING SLOPE STABILITY IN MOUNTAINOUS TERRAIN, SHALL VERIFY AND CERTIFY THAT THE ACTUAL CONSTRUCTION OF THE FOUNDATION AND SUBSURFACE DRAINAGE SYSTEM MEETS THE SPECIFICATION IN THE PLANS AS SUBMITTED IN THE BUILDING PERMIT APPLICATION.

### LANDSCAPE MAINTENANCE:

- a. MAINTENANCE OF REQUIRED LANDSCAPING, INCLUDING IRRIGATION SYSTEMS, FENCES, WALLS, SIDEWALKS, AND OTHER LANDSCAPE STRUCTURES WHERE THEY EXIST, IS THE ONGOING RESPONSIBILITY OF THE LANDOWNER.
- b. PLANT MATERIALS REQUIRED AS PART OF A COUNTY-APPROVED LANDSCAPE PLAN SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY, GROWING, AND ORDERLY CONDITION. THIS SHALL INCLUDE PROPER PRUNING, MOWING OF TURF AREAS, FERTILIZATION, THE REGULAR APPLICATION OF APPROPRIATE QUANTITIES OF WATER, AND THE REGULAR TREATMENT AND REPAIR OF ALL DISEASED OR INSECT RIDDEN MATERIALS. ALL UNHEALTHY, DAMAGED, DESTROYED, IRREPARABLE, REMOVED, OR DEAD PLANT MATERIALS SHALL BE REPLACED WITHIN ONE (1) GROWING SEASON (WHERE A GROWING SEASON IS DEFINED AS THE DAYS BETWEEN APRIL 15 AND OCTOBER 15) WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE. IN ABL CASES, THE REPLACEMENT PLANT MATERIAL SHALL PRESERVE THE INTENT AND PURPOSE OF THE ORIGINAL PLANT MATERIAL AND THE COUNTY-APPROVED LANDSCAPE PLAN.
- c. STRUCTURES REQUIRED AS PART OF THE COUNTY-APPROVED LANDSCAPE PLAN, SUCH AS IRRIGATION SYSTEMS, FENCES, WALLS, SIDEWALKS, AND OTHER LANDSCAPE ELEMENTS, SHALL BE CONTINUOUSLY MAINTAINED IN A STRUCTURALLY SOUND, AND ORDERLY CONDITION. ALL DAMAGED, DESTROYED, IRREPARABLE, OR REMOVED LANDSCAPE STRUCTURES SHALL BE REPLACED WITHIN ONE (1) YEAR WITH SIMILAR STRUCTURES. IN ALL CASES, THE REPLACEMENT STRUCTURE SHALL PRESERVE THE INTENT AND PURPOSE OF THE ORIGINAL STRUCTURE AND THE COUNTY-APPROVED LANDSCAPE PLAN.
- d. REQUIRED LANDSCAPE AREAS, AS DELINEATED IN THE COUNTY-APPROVED LANDSCAPE PLAN, SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, PESTS, AND OTHER SUCH ELEMENTS NOT PART OF THE COUNTY-APPROVED LANDSCAPE PLAN.
- e. ENTRANCE ONTO THE PROPERTY AND PERIODIC OF LANDSCAPING BY PERSONNEL FROM THE COUNTY SHALL BE ALLOWED BY THE LANDOWNER.
- f. ANY DEVIATION FROM THE PROVISIONS AND TERMS OF THE COUNTY-APPROVED LANDSCAPE PLAN IS PROHIBITED WITHOUT THE APPROVAL OF THE BOARD OF THE COUNTY COMMISSIONERS OR STAFF APPROVAL PURSUANT TO THE PROVISIONS OF THE LAND DEVELOPMENT REGULATION.

### OWNER/SUBDIVIDER:

CONIFER TOWN CENTER, A COLORADO LIMITED LIABILITY COMPANY

BY: Alan Fishman, MANAGER

BY: David Copffer, MANAGER

### ACKNOWLEDGMENT:

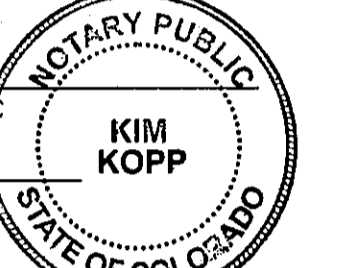
STATE OF COLORADO }  
COUNTY OF JEFFERSON } SS

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF JUNE, A.D. 2005

BY ALAN FISHMAN AS MANAGER AND DAVID COPFFER AS MANAGER OF CONIFER TOWN CENTER, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL Kim Kopp NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires January 9, 2006



### ATTORNEY'S CERTIFICATE:

Richard Silverstein, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF LANDS HEREIN DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC LANDS, PUBLIC WAYS AND EASEMENTS, AND THE TITLE OF SUCH LANDS IS IN THE DEPOSITOR, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

BY: Richard Silverstein, 3865 ATTORNEY AT LAW REGISTRATION NUMBER

### REVIEW CERTIFICATES:

REVIEWED BY THE JEFFERSON COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT THIS 21<sup>st</sup> DAY OF JUNE, 2005.

Mandi Rains HEALTH AND ENVIRONMENT

REVIEWED BY JEFFERSON COUNTY PLANNING COMMISSION THIS 20<sup>th</sup> DAY OF JUNE, 2005.

Alan F. Fox CHAIRMAN

### SURVEYOR'S CERTIFICATE:

I, ROBERT B. MICHELSON, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE VILLAGE AT ELK CROSSING-CONIFER TOWN CENTER WAS MADE BY ME OR DIRECTLY UNDER MY SUBDIVISION ON OR ABOUT THE SIXTEENTH DAY OF MARCH, 2005, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

ROBERT B. MICHELSON, PROFESSIONAL LAND SURVEYOR COLORADO NO. 30109 FOR AND ON BEHALF OF JR ENGINEERING, LLC



### ACCEPTANCE CERTIFICATE:

THE FOREGOING PLAT IS APPROVED FOR FILING AND CONVEYANCE OF THE PUBLIC STREETS/ROADS AND TRACTS E, G, AND H, AND EASEMENTS AND IS ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS 21<sup>st</sup> DAY OF JUNE, 2005. THE COUNTY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS/ROADS AND PUBLIC WAYS ONLY AFTER CONSTRUCTION THEREOF HAS BEEN SATISFACTORILY COMPLETED BY THE DEVELOPER AND ACCEPTED BY THE COUNTY.

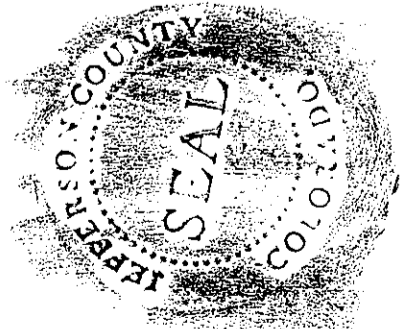
Jim Rains CHAIRMAN, BOARD OF COUNTY COMMISSIONERS  
Faye Shreeve CLERK

### CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO, THIS 22<sup>nd</sup> DAY OF JUNE, 2005

Faye Shreeve JEFFERSON COUNTY CLERK AND RECORDER

BY: Melanie Jacino DEPUTY CLERK



6020 Greenwood Plaza Blvd • Englewood, CO 80111  
303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com

Rec# 2005 03 9845

# THE VILLAGE AT ELK CROSSING-CONIFER TOWN CENTER

A SUBDIVISION OF LAND LOCATED IN THE EAST HALF OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE 6TH P.M.  
COUNTY OF JEFFERSON, STATE OF COLORADO

CASE NUMBER: 04-137223F1  
MAP NUMBER: 181

SHEET 2 OF 6

### NOTES:

1. BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTH END BY A 3-1/4" ALUMINUM CAP ON A 2-1/4" ALUMINUM PIPE IN CIRCLE OF STONES STAMPED "LS 25379", AND AT THE SOUTH END BY A 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "PLS 25379", AND BEING ASSUMED TO BEAR N01°41'04"E.
2. THE CONIFER METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTAINING THE SIDEWALK WITHIN THE EIGHT (8) FOOT WIDE UTILITY, SIGN, ROAD MAINTENANCE AND SIDEWALK EASEMENT LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY FOR MAIN STREET. THIS MAINTENANCE INCLUDES, BUT NOT LIMITED TO, THE REPAIR AND REPLACEMENT OF DAMAGED PORTIONS OF THE SIDEWALK. THE EASEMENT CONVEYS TO THE COUNTY THE RIGHT, BUT NOT THE OBLIGATION, TO INSTALL AND MAINTAIN TRAFFIC DEVICES AND SIGNS, PERFORM STREET MAINTENANCE ACTIVITIES AND REPAIR OR REPLACE SIDEWALKS IF NOT REPAIRED BY THE CONIFER METROPOLITAN DISTRICT AS SET FORTH ABOVE. THE EASEMENT FURTHER CONVEYS TO THE COUNTY THE RIGHT FOR THE PUBLIC TO USE THE SIDEWALKS, LOCATED ON PRIVATE PROPERTY, FOR PEDESTRIAN PURPOSES.
3. THE CONIFER METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTAINING THE 4 FOOT SIDEWALK EASEMENT IMMEDIATELY ADJACENT TO THE PRIVATE ACCESS DRIVE, CONIFER TOWN CENTER SOUTH DRIVE. THIS MAINTENANCE INCLUDES, BUT NOT LIMITED TO, THE REPAIR AND REPLACEMENT OF DAMAGED PORTIONS OF THE SIDEWALK. THE EASEMENT FURTHER CONVEYS TO THE COUNTY THE RIGHT, BUT NOT THE OBLIGATION, TO REPAIR OR REPLACE SIDEWALKS IF NOT REPAIRED BY THE CONIFER METROPOLITAN DISTRICT AS SET FORTH ABOVE. THE EASEMENT FURTHER CONVEYS TO THE COUNTY THE RIGHT FOR THE PUBLIC TO USE THE SIDEWALKS, LOCATED ON PRIVATE PROPERTY, FOR PEDESTRIAN PURPOSES.
4. A NON EXCLUSIVE MAINTENANCE AND DRAINAGE EASEMENT IS HEREBY DEDICATED TO JEFFERSON COUNTY FOR THE AREA TEN FEET BEYOND THE TOE OF A FILL SECTION OR CREST OF A CUT SECTION ON EITHER SIDE OF THE PUBLIC ROADS FOR THE MAINTENANCE OF ROAD FILLS AND CUTS, DEPOSIT OF SNOW AND MAINTENANCE OF DRAINAGE FACILITIES.
5. 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 HEREON.
6. ACCESS TO THE LOTS WITHIN THIS DEVELOPMENT SHALL BE LIMITED TO THE ACCESS LOCATIONS ADJOINING EACH LOT AND LABELED ON THE PLAT GRAPHIC AS PRIVATE ACCESS DRIVE. WITH THE PROCEEDING OF THE SUBSEQUENT SITE DEVELOPMENT PLANS, ALTERATIONS TO THE ACCESS LOCATIONS WILL BE PERMISSIBLE UPON APPROVAL OF THE PLANNING AND ZONING DIVISION.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
8. THE PRIVATE ACCESS DRIVES WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS MAINTENANCE OF THE PRIVATE ACCESS DRIVES IS ASSUMED BY THE CONIFER METROPOLITAN DISTRICT. THE CONIFER METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR KEEPING THE PRIVATE ACCESS DRIVES PASSABLE AT ALL TIMES. THE PRIVATE ACCESS DRIVES SHALL NOT BE ACCEPTED FOR OWNERSHIP NOR MAINTENANCE BY JEFFERSON COUNTY IN THE FUTURE. WITH THE SALE OF EACH LOT ADJOINING A PARTICULAR PRIVATE ACCESS DRIVE, THE OWNER SHALL PROVIDE THE PURCHASER(S) A NON-EXCLUSIVE PERPETUAL ACCESS EASEMENT OVER, THROUGH AND ACROSS THAT PARTICULAR PRIVATE ACCESS DRIVE THAT CONNECT THIS SUBDIVISION TO A PUBLIC ROAD.
9. THE APPROVED DRAINAGE PLANS FOR THE VILLAGE AT ELK CROSSING - CONIFER TOWN CENTER ARE ON FILE WITH THE JEFFERSON COUNTY PLANNING AND ZONING DIVISION. THE "DRAINAGE SYSTEM" INCLUDES THE DRAINAGE FACILITIES, DETENTION POND(S) AND ASSOCIATED APPURTENANCES AS DESCRIBED ON THE APPROVED DRAINAGE PLANS. NO MODIFICATIONS TO THE DRAINAGE SYSTEM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM JEFFERSON COUNTY. THE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE CONIFER METROPOLITAN DISTRICT. THE DRAINAGE SYSTEM SHALL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS UNTIL SUCH TIME AS THE CONIFER METROPOLITAN DISTRICT ACCEPTS SUCH RESPONSIBILITY. THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS SHALL PROVIDE ALL OF THE NECESSARY RIGHTS TO THE CONIFER METROPOLITAN DISTRICT SO THAT THE REQUIREMENTS OF THIS NOTE MAY BE SATISFIED.
10. EIGHT (8) FOOT WIDE UTILITY EASEMENTS ARE HEREBY GRANTED FOR THE USE OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION AND POSTAL FACILITIES. THESE EASEMENTS ARE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO BOTH SIDES OF ALL PLATTED ROADWAYS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS, TREES OR SHRUBS BE ALLOWED IN THE ABOVE DESCRIBED AREAS.
11. THE CONIFER METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTAINING THE TRAIL SYSTEM LOCATED WITHIN THE 9' TRAIL EASEMENTS AS SHOWN HEREON. THIS MAINTENANCE INCLUDES, BUT NOT LIMITED TO, THE REPAIR OR REPLACEMENT OF DAMAGED PORTIONS OF THE TRAIL. THE TRAIL EASEMENT CONVEYS TO THE COUNTY THE RIGHT, BUT NOT THE OBLIGATION, TO REPAIR OR REPLACE THE TRAIL IF NOT REPAIRED BY THE CONIFER METROPOLITAN DISTRICT AS SET FORTH ABOVE. THE EASEMENT FURTHER CONVEYS TO THE COUNTY THE RIGHT FOR THE PUBLIC TO USE THE TRAIL, LOCATED ON PRIVATE PROPERTY, FOR PEDESTRIAN PURPOSES.
12. THE LIMITS OF THE 100 YEAR FLOODPLAIN DO NOT EXIST WITHIN THE BOUNDARY OF THIS SUBDIVISION.
13. THE OFFICIAL DEVELOPMENT PLAN THE VILLAGE AT ELK CROSSING-OFFICIAL DEVELOPMENT PLAN APPLICABLE TO THIS SUBDIVISION IS RECORDED IN JEFFERSON COUNTY RECORDS AT RECEPTION NUMBER F1704882, ODP BOOK 119, PAGE 58.
14. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS. SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. TITLE COMMITMENT ORDER NUMBER AB070072195-1-9, DATED JUNE 7, 2005, AT 2:00 P.M. PREPARED BY CHICAGO TITLE INSURANCE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORDS, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORDS.
15. LANDSCAPING SHALL BE IN ACCORDANCE WITH LANDSCAPE PLAN APPROVED BY AND ON FILE WITH THE JEFFERSON COUNTY PLANNING AND ZONING DIVISION. NO ALTERATIONS OR MODIFICATIONS TO THE LANDSCAPING SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE PLANNING AND ZONING DIVISION.
16. LANDSCAPE MATERIALS LOCATED WITHIN FIVE (5) FEET OF THE BACK OF CURB SHALL NOT EXCEED TWENTY-FOUR INCHES IN HEIGHT. TREES AND ANY OTHER LANDSCAPE MATERIALS SHALL NOT CAUSE SIGHT DISTANCE PROBLEMS WITH VEHICLES ENTERING THE ADJOINING STREET FROM DRIVEWAYS OR NEARBY INTERSECTIONS. IN CASE OF FUTURE DISPUTES REGARDING SIGHT DISTANCE, THE COUNTY'S SIGHT DISTANCE TABLE SHALL BE USED TO DETERMINE THE OUTCOME.
17. LOT 1, BLOCK 3 IS FOR WATER AND WASTEWATER TREATMENT FACILITIES, UTILITY AND LANDSCAPE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE CONIFER METROPOLITAN DISTRICT. LOT 1, BLOCK 3 IS NON-BUILDABLE UNTIL FURTHER PLAT OR EXEMPTION AND/OR SITE DEVELOPMENT PLAN APPROVAL. LOT 1, BLOCK 3 WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE LOT IS CONVEYED TO THE CONIFER METROPOLITAN DISTRICT.
18. TRACT A IS FOR LANDSCAPE, DRAINAGE, SIDEWALK, ROAD/STREET SIGNAGE, ROAD/STREET AND SLOPE MAINTENANCE, PRIVATE ACCESS DRIVE AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE CONIFER METROPOLITAN DISTRICT. TRACT A WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACT IS CONVEYED TO THE CONIFER METROPOLITAN DISTRICT.
19. TRACT B IS FOR LANDSCAPE, SIDEWALK, ROAD/STREET SIGNAGE, ROAD/STREET AND SLOPE MAINTENANCE, PRIVATE ACCESS DRIVE, TRAIL, DRAINAGE AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE CONIFER METROPOLITAN DISTRICT. TRACT B WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACT IS CONVEYED TO THE CONIFER METROPOLITAN DISTRICT.
20. TRACT C IS FOR LANDSCAPE, SIDEWALK, ROAD/STREET SIGNAGE, ROAD/STREET AND SLOPE MAINTENANCE, TRAIL, DRAINAGE, UTILITY AND WATER AUGMENTATION POND PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE CONIFER METROPOLITAN DISTRICT. TRACT C WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACT IS CONVEYED TO THE CONIFER METROPOLITAN DISTRICT.
21. TRACT D IS FOR LANDSCAPE, TRAIL, SIDEWALK, ROAD/STREET SIGNAGE, ROAD/STREET AND SLOPE MAINTENANCE, AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE CONIFER METROPOLITAN DISTRICT. TRACT D WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACT IS CONVEYED TO THE CONIFER METROPOLITAN DISTRICT.
22. TRACTS E AND H ARE DEDICATED BY THIS PLAT TO JEFFERSON COUNTY FOR TEMPORARY CUL-DE-SAC AND RIGHT-OF-WAY PURPOSES.
23. TRACT F IS FOR LANDSCAPE, TRAIL, SIDEWALK, PRIVATE ACCESS DRIVE, DRAINAGE AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE CONIFER METROPOLITAN DISTRICT. TRACT F WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACT IS CONVEYED TO THE CONIFER METROPOLITAN DISTRICT.
24. TRACT G IS DEDICATED BY THIS PLAT TO JEFFERSON COUNTY FOR RIGHT-OF-WAY PURPOSES.
25. THE TOTAL IMPERVIOUS AREA PLANNED WITHIN THIS PLAT IS 828,753 SQUARE FEET.
26. THE TOTAL GROSS LEASABLE AREA PLANNED WITHIN THIS PLAT IS 235,225 SQUARE FEET.
27. PURSUANT TO PARAGRAPH 3.E.1 OF THE JEFFERSON COUNTY ZONING RESOLUTION, THE PLANNING DIRECTOR HAS ALLOWED THE FOLLOWING MINOR VARIATIONS TO THE PLANNED DEVELOPMENT ZONE DISTRICT IN THE PLATTING OF THE VILLAGE AT ELK CROSSING - CONIFER TOWN CENTER, CASE NO. 04-137223F1:
  - a. ROADWAYS FOR MAIN STREET AND TURN-ABOUT, SOUTHERN PRIVATE ACCESS DRIVE, SERVICE ROAD FOR THE SANITATION AND WATER TREATMENT FACILITY AND CONIFER TOWN CENTER PARKWAY IN USE AREA B ARE ALLOWED RATHER THAN THE ROADWAY FOR MAIN STREET AND TURN-ABOUT.
  - b. VISION CLEARANCE TRIANGLES AT ALL ROAD INTERSECTIONS, ALL NON-RESIDENTIAL DRIVE INTERSECTIONS AND ALL NON-RESIDENTIAL DRIVE AND ROAD INTERSECTIONS THAT CONFORM TO THE JEFFERSON COUNTY ZONING RESOLUTION ARE ALLOWED RATHER THAN 55' X 55' VISION CLEARANCE TRIANGLE.
- c. A 10' BUFFER ABUTTING US HIGHWAY 285 WITHIN TRACT B, WHICH ADJOINS LOT 1, BLOCK 3 TO THE WEST, IS ALLOWED RATHER THAN A 50' BUFFER.
- d. AT THE TIME OF IMPLEMENTATION OF THE PLAN FOR INFILTRATION/ INJECTION OF WASTEWATER TREATMENT PLANT EFFLUENT, THE ISSUANCE OF A BUILDING PERMIT FOR THE SANITATION AND WATER TREATMENT FACILITY IS ALLOWED RATHER THAN THE PLAN SHALL BE IMPLEMENTED PRIOR TO BUILDING PERMIT ISSUANCE.
- e. AT THE TIME OF APPROVAL OF THE FINAL PLAT, THE DEVELOPER IS ALLOWED TO INSTALL A HYDRAULIC MONITORING SYSTEM RATHER THAN DESIGN AND INSTALL A HYDRAULIC MONITORING SYSTEM PRIOR TO APPROVAL OF FINAL PLAT.
28. PURSUANT TO THE STANDARD FLEXIBILITY STATEMENT OF THE VILLAGE AT ELK CROSSING - OFFICIAL DEVELOPMENT PLAN, THE PLANNING DIRECTOR AUTHORIZED THE CHANGE IN CONFIGURATION OF USE AREAS B AND D BY MOVING THE 75' BUFFER 30' TO THE EAST TO ACCOMMODATE THE PLACEMENT OF THE SANITATION AND WATER TREATMENT FACILITY ON LOT 1, BLOCK 3.
29. PURSUANT TO THE STANDARD FLEXIBILITY STATEMENT OF THE VILLAGE AT ELK CROSSING - OFFICIAL DEVELOPMENT PLAN, THE PLANNING DIRECTOR AUTHORIZED THE CHANGE IN CONFIGURATION OF USE AREAS B AND C BY MOVING A PORTION OF THE 75' BUFFER 10' TO OFFSET SAID BUFFER FROM THE RETAINING WALLS ON LOT 2, BLOCK 4 AND LOT 3, BLOCK 4.
30. THE CONIFER METROPOLITAN DISTRICT IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL RETAINING WALLS AND APPURTENANCES THERETO INCLUDING THE GEGRID MATERIAL AND/OR BACKFILL IN ACCORDANCE WITH APPROVED CONSTRUCTION PLANS FOR THIS DEVELOPMENT ON FILE AT JEFFERSON COUNTY.
31. A BLANKET UTILITY EASEMENT, WHICH AFFECTS THIS PLAT EXCEPT FOR THE STREETS/ROADS AND TRACTS DEDICATED TO JEFFERSON COUNTY AS PUBLIC RIGHT OF WAY AS SHOWN HEREON, AND A UTILITY EASEMENT AS SHOWN ON SHEET 3 OF 6, ARE RECORDED AT RECEPTION NO. 2005015424 (INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION).



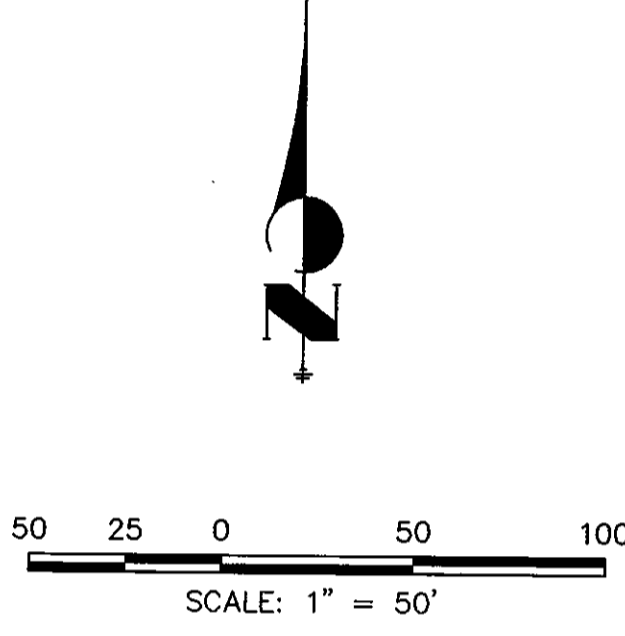
6020 Greenwood Plaza Blvd • Englewood, CO 80111  
303-740-9888 • Fax 303-721-9700

Rec # 2005 03 9945

# THE VILLAGE AT ELK CROSSING-CONFER TOWN CENTER

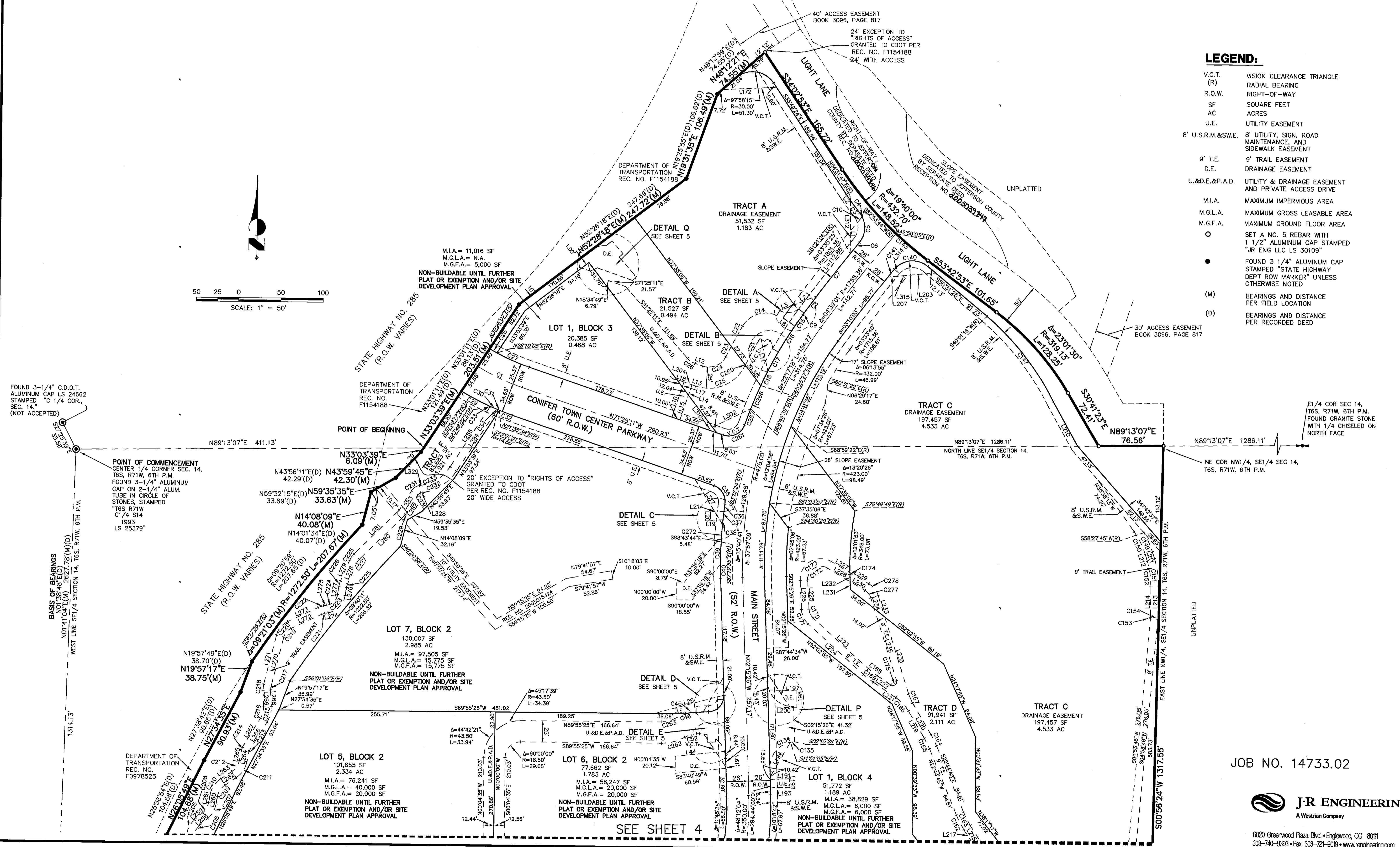
A SUBDIVISION OF LAND LOCATED IN THE EAST HALF OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF JEFFERSON, STATE OF COLORADO  
SHEET 3 OF 6

CASE NUMBER: 04-137223FI  
MAP NUMBER: 181



**LEGEND:**

V.C.T.	VISION CLEARANCE TRIANGLE
(R)	RADIAL BEARING
R.O.W.	RIGHT-OF-WAY
SF	SQUARE FEET
AC	ACRES
U.E.	UTILITY EASEMENT
8' U.S.R.M.&S.W.E.	8' UTILITY SIGN, ROAD MAINTENANCE, AND SIDEWALK EASEMENT
9' T.E.	9' TRAIL EASEMENT
D.E.	DRAINAGE EASEMENT
U.&D.E.&P.A.D.	UTILITY & DRAINAGE EASEMENT AND PRIVATE ACCESS DRIVE
M.I.A.	MAXIMUM IMPERVIOUS AREA
M.G.L.A.	MAXIMUM GROSS LEASABLE AREA
M.G.F.A.	MAXIMUM GROUND FLOOR AREA
○	SET A NO. 5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "JR ENG LLC LS 30109"
●	FOUND 3 1/4" ALUMINUM CAP STAMPED "STATE HIGHWAY DEPT ROW MARKER" UNLESS OTHERWISE NOTED
(M)	BEARINGS AND DISTANCE PER FIELD LOCATION
(D)	BEARINGS AND DISTANCE PER RECORDED DEED



JOB NO. 14733.02



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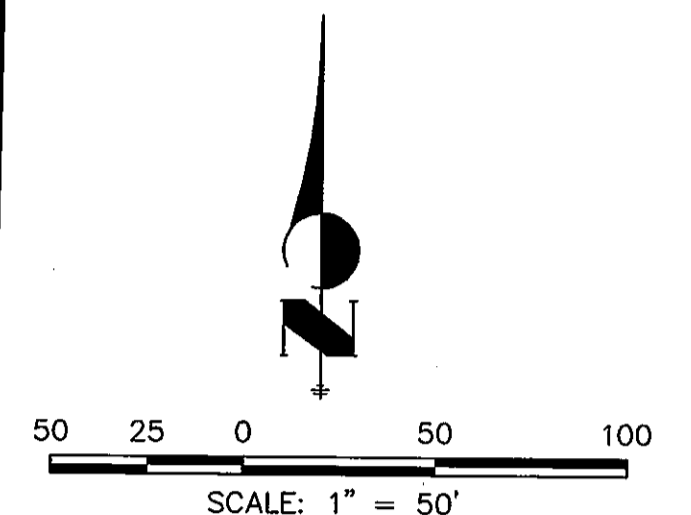
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# THE VILLAGE AT ELK CROSSING-CONIFER TOWN CENTER

A SUBDIVISION OF LAND LOCATED IN THE EAST HALF OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 4 OF 6  
SEE SHEET 3

CASE NUMBER: 04-137223F1  
MAP NUMBER: 181



### LEGEND:

- V.C.T. VISION CLEARANCE TRIANGLE
- (R) RADIAL BEARING
- R.O.W. RIGHT-OF-WAY
- SF SQUARE FEET
- AC ACRES
- U.E. UTILITY EASEMENT
- 8' U.S.R.M.&S.W.E. 8' UTILITY, SIGN, ROAD MAINTENANCE, AND SIDEWALK EASEMENT
- 9' T.E. 9' TRAIL EASEMENT
- D.E. DRAINAGE EASEMENT
- U.&D.E.&P.A.D. UTILITY & DRAINAGE EASEMENT AND PRIVATE ACCESS DRIVE
- M.I.A. MAXIMUM IMPERVIOUS AREA
- M.G.L.A. MAXIMUM GROSS LEASABLE AREA
- M.G.F.A. MAXIMUM GROUND FLOOR AREA
- SET A NO. 5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "JR ENG LLC LS 30109"
- FOUND 3 1/4" ALUMINUM CAP STAMPED "STATE HIGHWAY DEPT ROW MARKER" UNLESS OTHERWISE NOTED
- (M) BEARINGS AND DISTANCE PER FIELD LOCATION
- (D) BEARINGS AND DISTANCE PER RECORDED DEED
- M.I.A. = 21,900 SF  
M.G.L.A. = 8,000 SF  
M.G.F.A. = 8,000 SF
- NON-BUILDABLE UNTIL FURTHER PLAT OR EXEMPTION AND/OR SITE DEVELOPMENT PLAN APPROVAL

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

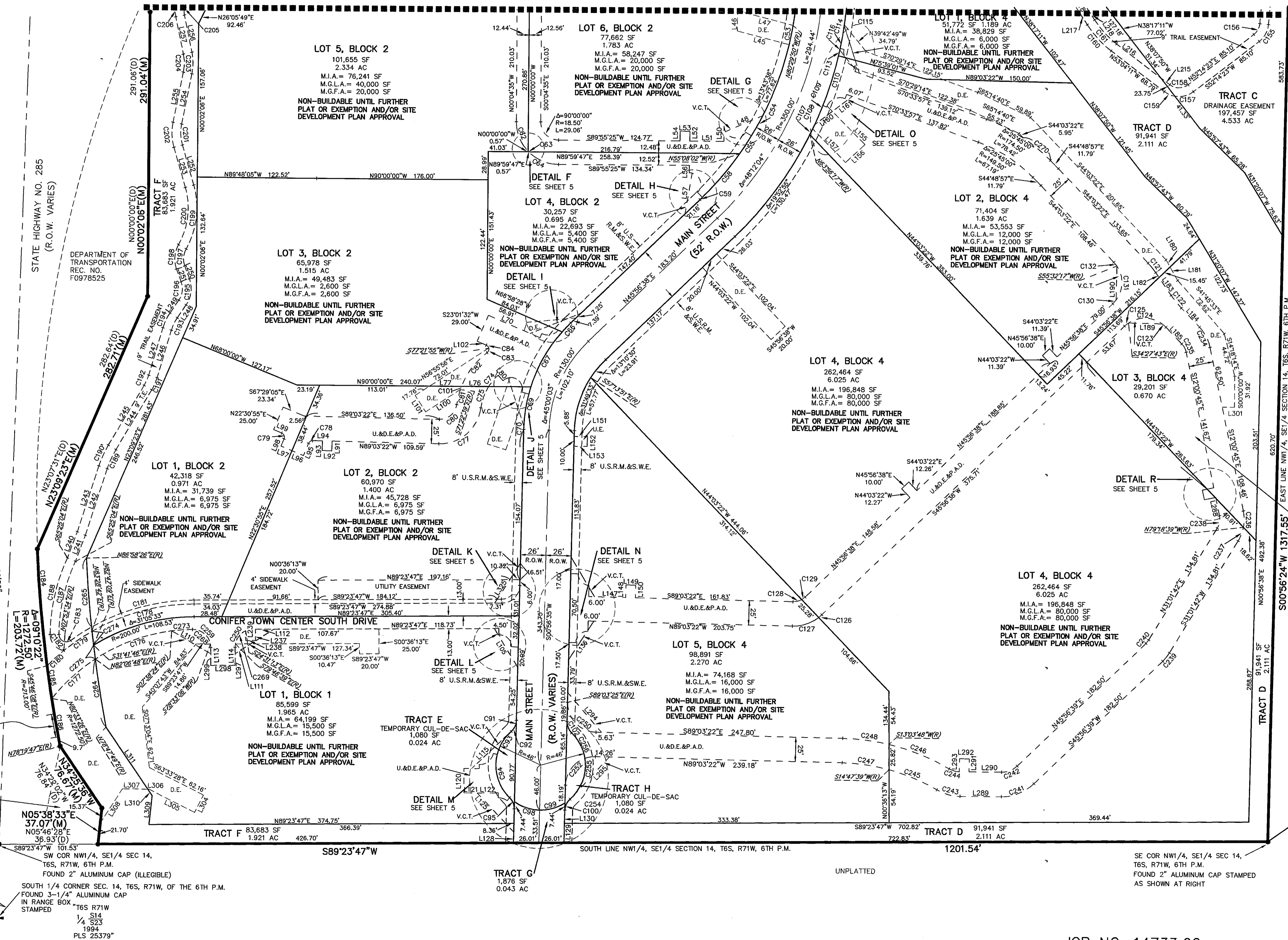
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JOB NO. 14733.02

24' EXCEPTION TO RIGHTS OF ACCESS GRANTED TO CDOT PER REC. NO. F0978525 24' WIDE ACCESS

DEPARTMENT OF TRANSPORTATION REC. NO. F0978525

SW COR NW1/4, SE1/4 SEC 14, T6S, R71W, 6TH P.M.  
FOUND 2" ALUMINUM CAP (ILLEGIBLE)  
SOUTH 1/4 CORNER SEC. 14, T6S, R71W, OF THE 6TH P.M.  
FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX  
T6S R71W  
S14  
S23  
1994  
PLS 25379\*

SE COR NW1/4, SE1/4 SEC 14, T6S, R71W, 6TH P.M.  
FOUND 2" ALUMINUM CAP STAMPED AS SHOWN AT RIGHT

# THE VILLAGE AT ELK CROSSING-CONIFER TOWN CENTER

A SUBDIVISION OF LAND IN THE EAST HALF OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF JEFFERSON, STATE OF COLORADO  
SHEET 5 OF 6

