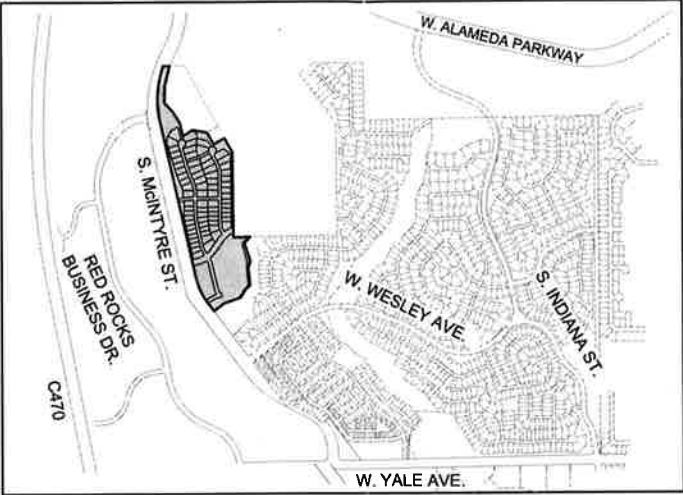


RECEPTION NO. _____, DATE _____, 2018, TIME _____, COUNTY OF JEFFERSON, STATE OF COLORADO, \$

SOLTERRA SUBDIVISION FILING NO. 17

A REPLAT OF LOT 1, BLOCK 1, SOLTERRA SUBDIVISION FILING NO. 5, AND LOT 1, BLOCK 6, SOLTERRA SUBDIVISION FILING NO. 13, TOGETHER WITH VACATED WEST BALTIC DRIVE, LYING IN THE WEST HALF OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

FINAL PLAT SHEET 1 OF 6



VICINITY MAP 1"=1000' GENERAL NOTES (CONT'D)

DEDICATION CERTIFICATE

THE UNDERSIGNED, BEING THE OWNER(S) OF THE FOLLOWING DESCRIBED PROPERTY: A PARCEL OF LAND BEING LOT 1, BLOCK 1, SOLTERRA SUBDIVISION FILING NO. 5, THE PLAT OF WHICH IS RECORDED AT RECEPTION NO. 2009126896 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, TOGETHER WITH LOT 1, BLOCK 6, SOLTERRA SUBDIVISION FILING NO. 13, THE PLAT OF WHICH IS RECORDED AT RECEPTION NO. 2013143569 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, TOGETHER WITH VACATED WEST BALTIC DRIVE BY ORDINANCE O-2018-8 RECORDED AT RECEPTION NO. 2018102224 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, LOCATED IN THE WEST HALF OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO.

SAID PARCEL CONTAINS A CALCULATED AREA OF 1,329,917 SQUARE FEET, OR 30.53 ACRES, MORE OR LESS. HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, BLOCKS, TRACTS AND RIGHT(S)-OF-WAY AS HEREIN SHOWN UNDER THE NAME AND STYLE OF SOLTERRA SUBDIVISION FILING NO. 17 AND DOES HEREBY GRANT AND CONVEY TO THE CITY OF LAKEWOOD FOR PUBLIC USE AND ROADWAY PURPOSES ALL SUCH RIGHT(S)-OF-WAY AND TRACT E FOR PARK AND OPEN SPACE PURPOSES IN FEE SIMPLE, WITH ALL APPURTENANCES AND WARRANTIES TITLE TO THE SAME AND FURTHER GRANTS AND CONVEYS TO THE CITY OF LAKEWOOD, ALL PEDESTRIAN, UTILITY AND TRAFFIC CONTROL DEVICES EASEMENTS, ALL PEDESTRIAN, UTILITY, TRAFFIC CONTROL DEVICES AND DRAINAGE EASEMENTS, ALL UTILITY EASEMENTS, ALL STORMWATER DRAINAGE EASEMENTS, SERVICE AND EMERGENCY VEHICLE ACCESS EASEMENTS, AND THE PUBLIC EMERGENCY SIREN ACCESS AND MAINTENANCE EASEMENT, OVER, UPON, UNDER AND ACROSS LOTS, BLOCKS AND TRACTS AT LOCATIONS SHOWN ON THE ACCOMPANYING PLAT FOR INSTALLATION, RECONSTRUCTION, OPERATION, AND MAINTENANCE OF RIGHT(S)-OF-WAY, TRACT E, PEDESTRIAN, UTILITY AND TRAFFIC CONTROL DEVICES EASEMENTS, ALL PEDESTRIAN, UTILITY, TRAFFIC CONTROL DEVICES, AND DRAINAGE EASEMENTS, AND ALL STORMWATER DRAINAGE EASEMENTS WITH ALL APPURTENANCES AND WARRANTIES TITLE TO THE SAME.

CONSTRUCTION COVENANT THE UNDERSIGNED OWNER(S), HERINAFTER KNOWN AS THE DEDICATORS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF LAKEWOOD THAT NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN, SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL REQUIRED PUBLIC IMPROVEMENTS, AS DEFINED BY THE LAKEWOOD MUNICIPAL CODE, 14.13, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE IMPROVEMENTS ARE ESCROWED WITH THE CITY, AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY. ISSUANCE OF THE CERTIFICATE OF OCCUPANCY SHALL BE PRIMA FACIE EVIDENCE THAT THE FOREGOING CONDITIONS HAVE BEEN COMPLIED WITH.

OWNER SOLTERRA, LLC, A COLORADO LIMITED LIABILITY COMPANY BY: RICHARD J. DENGLER, PRESIDENT

NOTARY CERTIFICATE STATE OF COLORADO) COUNTY OF)

THE ABOVE AND FOREGOING INSTRUMENT OF SOLTERRA SUBDIVISION FILING NO. 17 WAS ACKNOWLEDGED BEFORE ME THIS 2018, BY RICHARD J. DENGLER, PRESIDENT OF SOLTERRA, LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNER.

MY COMMISSION EXPIRES: WITNESS MY HAND AND OFFICIAL SEAL. [SEAL]

OWNER SOLTERRA, LLC, A COLORADO LIMITED LIABILITY COMPANY BY: _____ TITLE: _____

NOTARY CERTIFICATE STATE OF COLORADO) COUNTY OF)

THE ABOVE AND FOREGOING INSTRUMENT OF SOLTERRA SUBDIVISION FILING NO. 17 WAS ACKNOWLEDGED BEFORE ME THIS 2018, BY _____ AS _____ OF SOLTERRA, LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNER.

MY COMMISSION EXPIRES: WITNESS MY HAND AND OFFICIAL SEAL. [SEAL]

TITLE COMPANY CERTIFICATE THE UNDERSIGNED TITLE COMPANY, WHICH IS DULY LICENSED AND AUTHORIZED TO DO BUSINESS IN THE STATE OF COLORADO, HAS EXAMINED THE STATUS OF TITLE TO THE REAL PROPERTY SHOWN UPON THE WITHIN PLAT, AND HEREBY CERTIFIES THAT ALL PARTIES SIGNATORY TO THIS PLAT AND TO THE DEDICATION CERTIFICATE HEREON, ARE THOSE NECESSARY TO ENCUMBER THE FEE SIMPLE ESTATE BY THE WITHIN PLAT, AND TO DEDICATE TO THE CITY OF LAKEWOOD, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS DESCRIBED HEREON, ALL LANDS DEDICATED AND SHOWN UPON THE WITHIN PLAT AS RIGHTS OF WAY.

GENERAL NOTES 1. 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 DEMANDED MORE THAN TEN 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 COMMITTS 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 JANSEN STRAWN CONSULTING ENGINEERS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, JANSEN STRAWN CONSULTING ENGINEERS, INC. RELIED UPON LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABC70516947 HAVING AN EFFECTIVE DATE OF NOVEMBER 09, 2016 AT 5:00 P.M.

7. SOLTERRA SUBDIVISION FILING NO. 17 IS A REPLAT OF LOT 1, BLOCK 1, SOLTERRA SUBDIVISION FILING NO. 5, THE PLAT OF WHICH IS RECORDED AT RECEPTION NO. 2009126896, LOT 1, BLOCK 6, SOLTERRA SUBDIVISION FILING NO. 13, THE PLAT OF WHICH IS RECORDED AT RECEPTION NO. 2013143569. AND VACATED WEST BALTIC DRIVE BY ORDINANCE O-2018-8 RECORDED AT RECEPTION NO. 2018102224. SOLTERRA SUBDIVISION FILING NO. 12 IS A REPLAT OF LOT 1, BLOCK 4, SOLTERRA SUBDIVISION FILING NO. 10. THE PLAT WHICH IS RECORDED AT RECEPTION NO. 2012078424 AND LOT 1, BLOCK 3, SOLTERRA SUBDIVISION FILING NO. 9, THE PLAT OF WHICH IS RECORDED AT RECEPTION NO. 201118245. SOLTERRA SUBDIVISION FILING NO. 8 IS A REPLAT OF ALL OF LOT 6, BLOCK 1, SOLTERRA SUBDIVISION FILING NO. 8, THE PLAT OF WHICH IS RECORDED AT RECEPTION NO. 201167309. SOLTERRA SUBDIVISION FILING NO. 8 IS A REPLAT OF LOT 29, BLOCK 1, SOLTERRA SUBDIVISION FILING NO. 7, THE PLAT OF WHICH IS RECORDED AT RECEPTION NO. 201008861 AND LOT 79, BLOCK 1, SOLTERRA SUBDIVISION FILING NO. 2, THE PLAT OF WHICH IS RECORDED AT RECEPTION NO. 200711127. SOLTERRA SUBDIVISION FILING NO. 7 IS A REPLAT OF ALL OF LOT 2, BLOCK 2, SOLTERRA SUBDIVISION FILING NO. 6, THE PLAT OF WHICH IS RECORDED AT RECEPTION NO. 2009126896. SOLTERRA SUBDIVISION FILING NO. 3 IS A REPLAT OF A PORTION OF SOLTERRA SUBDIVISION FILING NO. 3, THE PLAT OF WHICH IS RECORDED AT RECEPTION NO. 2008087634 AND A PORTION OF SOLTERRA SUBDIVISION FILING NO. 2, THE PLAT OF WHICH IS RECORDED AT RECEPTION NO. 200711127. SOLTERRA SUBDIVISION FILING NO. 3 IS A REPLAT OF A PORTION OF SAID SOLTERRA SUBDIVISION FILING NO. 2. SOLTERRA SUBDIVISION FILING NO. 2 IS A REPLAT OF A PORTION OF SOLTERRA SUBDIVISION FILING NO. 1, THE PLAT OF WHICH IS RECORDED AT RECEPTION NO. 2007066890 AND A REPLAT OF A PORTION OF SPRINGFIELD GREEN, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 68, AT PAGES 40 THROUGH 45. SOLTERRA SUBDIVISION FILING NO. 1 IS A REPLAT OF A PORTION OF SAID SPRINGFIELD GREEN. SPRINGFIELD GREEN IS THE FIRST PLAT OF THE AREA CONTAINED HEREIN.



GENERAL NOTES (CONT'D) 8. EIGHT-FOOT (8') AND FIVE-FOOT (5') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF LAKEWOOD ON PRIVATE PROPERTY AS SHOWN HEREON. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID DRY UTILITY EASEMENTS.

9. SUBSIDENCE AS REFERENCED IN THE APPROVED GEOLOGICAL HAZARDS ASSESSMENT REPORT UNDER THE MAY 26, 2006 JA CESARE FINDINGS INDICATE A HAZARD BOUNDARY FOR HABITABLE DWELLING. NO FOUNDATIONS OF HABITABLE STRUCTURES SHALL BE CONSTRUCTED WITHIN THE HAZARD BOUNDARY AS SHOWN ON THE PLAT HEREIN.

10. TRACT A, B & D ARE FOR PURPOSES OF LANDSCAPE AND DRAINAGE WILL BE CONVEYED TO THE FOSSIL RIDGE METROPOLITAN DISTRICT NO. 1 (FRMD 1) IN THE LOCATION SHOWN HEREON BY SEPARATE INSTRUMENT. 11. TRACTS A, B, C AND D SHALL BE CONVEYED TO THE FOSSIL RIDGE METROPOLITAN DISTRICT NO. 1 (FRMD 1) AT A LATER DATE BY SEPARATE INSTRUMENT.

16. ANY AND ALL INTERCEPTOR DRAINS AND UNDERDRAINS COINCIDENT WITH THIS SUBDIVISION WILL BE OWNED AND MAINTAINED BY THE FOSSIL RIDGE METROPOLITAN DISTRICT NO. 1 (FRMD 1).

- 17. TRACT E IS HEREBY GRANTED AND CONVEYED TO THE CITY OF LAKEWOOD FOR PARK AND OPEN SPACE PURPOSES. 18. THE STORMWATER DRAINAGE EASEMENT SHOWN HEREON IS DEDICATED FOR THE PURPOSE OF OPERATION, REPAIR, ALTERATION, AND MAINTENANCE OF A STORMWATER MANAGEMENT SYSTEM. THE MAINTENANCE AND OPERATION OF THE SAID FACILITY SHALL BE THE RESPONSIBILITY OF THE CITY, PROVIDING THE DESIGN, CONSTRUCTION AND MAINTENANCE CRITERIA OF THE CITY ARE FOLLOWED, AND THE SAID FACILITY HAS BEEN ACCEPTED BY THE CITY.

NO BUILDING, FENCE, FILL OR STRUCTURE WILL BE CONSTRUCTED IN THE STORMWATER DETENTION EASEMENT, WATER QUALITY AREA, OR DRAINAGE FACILITIES AND NO CHANGES OR ALTERATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE STORMWATER DETENTION FACILITY, WATER QUALITY FEATURES, OR DRAINAGE FACILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE CITY ENGINEER.

- 19. THE SERVICE AND EMERGENCY VEHICLE ACCESS (SEVA) EASEMENT SHOWN HEREON SHALL BE DEDICATED TO THE CITY OF LAKEWOOD AND BE CONSTRUCTED AND MAINTAINED BY THE OWNER AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. IN THE EVENT THAT THE OWNER(S) FAIL OR REFUSE TO PERFORM ANY REQUIRED MAINTENANCE, THE CITY OF LAKEWOOD SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER SAID EASEMENT AND PERFORM NECESSARY WORK, AND SHALL BILL THE OWNER(S) FOR THE COSTS OF THE MAINTENANCE WORK, IN THE EVENT THAT THE CITY IS NOT REIMBURSED FOR ALL SUCH COSTS WITHIN THIRTY (30) DAYS AFTER MAILING OF THE BILL, TOTALING THE COSTS INCURRED, THE CITY SHALL HAVE THE RIGHT TO PLACE LIENS AGAINST THE PROPERTY LEGALLY DESCRIBED AS TRACT C OF THIS PLAT TO THE FULL EXTENT OF ALL COSTS INCURRED.

- 20. THE PUBLIC EMERGENCY SIREN ACCESS AND MAINTENANCE EASEMENT IS DEDICATED BY THIS PLAT AND AT THE DOCUMENT AT RECEPTION NO. _____ FOR CITY ACCESS TO THE PUBLIC EMERGENCY SIREN IN ORDER TO CONSTRUCT AND MAINTAIN THE FACILITY. 21. THE PEDESTRIAN, UTILITY, AND TRAFFIC CONTROL DEVICE EASEMENTS SHOWN HEREON ARE DEDICATED FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING AND REPLACING MUNICIPAL AND PUBLIC UTILITY IMPROVEMENTS. NO BUILDING, IMPROVEMENT, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION WILL BE PLACED, ERECTED, INSTALLED, OR PERMITTED UPON THESE EASEMENTS THAT WILL INTERFERE WITH THESE PURPOSES. IN THE EVENT THE CITY DETERMINES THAT ANY SUCH BUILDING, IMPROVEMENT, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION DOES INTERFERE WITH THESE PURPOSES, REGARDLESS OF ANY PRIOR PERMITTING OR LICENSING BY THE CITY, SUCH VIOLATION WILL BE CORRECTED AND ELIMINATED IMMEDIATELY UPON RECEIPT OF NOTICE FROM THE CITY. THE CITY SHALL HAVE THE RIGHT TO CORRECT AND ELIMINATE SUCH VIOLATION IN WHICH EVENT THE OWNER, ITS ADMINISTRATORS, LEGAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS, SHALL REIMBURSE THE CITY IMMEDIATELY UPON BILLING FOR THE ACTUAL COSTS THEREOF.

- 22. THE PEDESTRIAN, UTILITY, AND TRAFFIC CONTROL DEVICE AND DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING AND REPLACING MUNICIPAL AND PUBLIC UTILITY IMPROVEMENTS. NO BUILDING, IMPROVEMENT, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION WILL BE PLACED, ERECTED, INSTALLED, OR PERMITTED UPON THESE EASEMENTS THAT WILL INTERFERE WITH THESE PURPOSES. IN THE EVENT THE CITY DETERMINES THAT ANY SUCH BUILDING, IMPROVEMENT, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION DOES INTERFERE WITH THESE PURPOSES, REGARDLESS OF ANY PRIOR PERMITTING OR LICENSING BY THE CITY, SUCH VIOLATION WILL BE CORRECTED AND ELIMINATED IMMEDIATELY UPON RECEIPT OF NOTICE FROM THE CITY. THE CITY SHALL HAVE THE RIGHT TO CORRECT AND ELIMINATE SUCH VIOLATION IN WHICH EVENT THE OWNER, ITS ADMINISTRATORS, LEGAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS, SHALL REIMBURSE THE CITY IMMEDIATELY UPON BILLING FOR THE ACTUAL COSTS THEREOF.

SURVEYOR CERTIFICATE I, THOMAS D. STAAB, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, LICENSE NUMBER 25965, DO HEREBY CERTIFY THAT THE SURVEY OF SOLTERRA SUBDIVISION FILING NO. 17 WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE 24TH DAY OF OCTOBER 2018, AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION. SIGNED THIS _____ DAY OF _____, 2018

APPROVALS PARK LAND DEDICATION THE PARK LAND DEDICATION REQUIREMENT FOR THE 72 RESIDENTIAL LOTS OF THIS SUBDIVISION, ALONG WITH THE 159 RESIDENTIAL LOTS OF SOLTERRA SUBDIVISION FILING NO. 16, RECORDED AT RECEPTION NO. 2016013850, ALONG WITH THE 43 RESIDENTIAL LOTS OF SOLTERRA SUBDIVISION FILING NO. 15, RECORDED AT RECEPTION NO. 2013143601, ALONG WITH THE 63 RESIDENTIAL LOTS OF SOLTERRA SUBDIVISION FILING NO. 14, RECORDED AT RECEPTION NO. 2013143600, ALONG WITH THE 231 RESIDENTIAL LOTS OF SOLTERRA SUBDIVISION FILING NO. 13, RECORDED AT RECEPTION NO. 2013143569, ALONG WITH THE 129 RESIDENTIAL LOTS OF SOLTERRA SUBDIVISION FILING NO. 12, RECORDED AT RECEPTION NO. 2012104154, ALONG WITH THE 11 RESIDENTIAL LOTS OF SOLTERRA SUBDIVISION FILING NO. 11, RECORDED AT RECEPTION NO. 2012078425, ALONG WITH THE 71 RESIDENTIAL LOTS OF SOLTERRA SUBDIVISION FILING NO. 10, RECORDED AT RECEPTION NO. 2012078424, ALONG WITH THE 5 RESIDENTIAL LOTS OF SOLTERRA SUBDIVISION FILING NO. 9, RECORDED AT RECEPTION NO. 201118245, ALONG WITH THE 43 RESIDENTIAL LOTS OF SOLTERRA SUBDIVISION FILING NO. 8, RECORDED AT RECEPTION NO. 201008861, ALONG WITH THE 28 RESIDENTIAL LOTS OF SOLTERRA SUBDIVISION FILING NO. 7, RECORDED AT RECEPTION NO. 2009126896, ALONG WITH THE 3 SUPER LOTS OF SOLTERRA SUBDIVISION FILING NO. 5, RECORDED AT RECEPTION NO. 2009126896, ALONG WITH THE 136 RESIDENTIAL LOTS OF SOLTERRA SUBDIVISION FILING NO. 4, RECORDED AT RECEPTION NO. 2008087635, ALONG WITH THE 71 RESIDENTIAL LOTS AND 1 SUPER LOT OF SOLTERRA SUBDIVISION FILING NO. 3, RECORDED AT RECEPTION NO. 2008087634, ALONG WITH THE 111 RESIDENTIAL LOTS AND 2 SUPER LOTS OF SOLTERRA SUBDIVISION FILING NO. 2, RECORDED AT RECEPTION NO. 200711127, ALONG WITH 6 RESIDENTIAL LOTS OF SOLTERRA SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2007066890, AS SET FORTH IN THE CITY'S PARKLAND DEDICATION ORDINANCE (0-83-137), PLAT NOTE NO. 13 OF SPRINGFIELD GREEN, RECORDED IN PLAT BOOK 68, PAGES 40 THROUGH 45, HAS BEEN AND WILL BE SATISFIED WITH DEDICATION FROM PREVIOUS SOLTERRA SUBDIVISION FILINGS. PARKLAND DEDICATIONS FOR COMMUNITY PARKLAND FOR THIS SUBDIVISION HAVE BEEN SATISFIED BY PRIOR CASH CONTRIBUTIONS AS NOTED ON SAID SPRINGFIELD GREEN RECORDED PLAT.

APPROVED: KIT NEWLAND, DIRECTOR OF COMMUNITY RESOURCES DATE _____ SCHOOL LAND DEDICATION THE LAND DEDICATION REQUIREMENTS FOR 72 UNITS SHALL BE SATISFIED PRIOR TO BUILDING PERMIT ISSUANCE FOR EACH OF THE 72 LOTS. A CHANGE IN THE NUMBER OF UNITS MAY REQUIRE CHANGES IN DEDICATION REQUIREMENTS (CITY ORDINANCE O-97-5).

CITY PLAT ACCEPTANCE THE FOREGOING PLAT IS APPROVED FOR FILING AND ACCEPTED BY THE CITY OF LAKEWOOD, COLORADO, THIS _____ DAY OF _____, 2018, BY THE PLANNING DIRECTOR.

TRAVIS PARKER, PLANNING DIRECTOR ATTEST: MARGY GREER, CITY CLERK PLANNING COMMISSION APPROVED BY THE CITY OF LAKEWOOD PLANNING COMMISSION THIS _____ DAY OF _____, 2018. HENRY HOLLENDER, CHAIR JOHANN COHN, SECRETARY

CITY DEDICATION ACCEPTANCE THE FOREGOING PLAT IS APPROVED FOR FILING, AND CONVEYANCE OF THE RIGHTS OF WAY FOR PUBLIC USE AND ROADWAY PURPOSES AND TRACT E FOR PARK AND OPEN SPACE PURPOSES IN FEE SIMPLE, ALL PEDESTRIAN, UTILITY AND TRAFFIC CONTROL DEVICES EASEMENTS, ALL PEDESTRIAN, UTILITY, TRAFFIC CONTROL DEVICES AND DRAINAGE EASEMENTS, ALL UTILITY EASEMENTS, ALL STORMWATER DRAINAGE EASEMENTS, SERVICE AND EMERGENCY VEHICLE ACCESS EASEMENTS, AND THE PUBLIC EMERGENCY SIREN ACCESS AND MAINTENANCE EASEMENT, AND ALL OTHER PLACES DESIGNATED FOR PUBLIC USE SHOWN HEREON ARE ACCEPTED BY THE CITY OF LAKEWOOD, COLORADO, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF RIGHTS OF WAY, TRACT E FOR PARK AND OPEN SPACE PURPOSES, ALL PEDESTRIAN, UTILITY AND TRAFFIC CONTROL DEVICES EASEMENTS, ALL PEDESTRIAN, UTILITY, TRAFFIC CONTROL DEVICES AND DRAINAGE EASEMENTS, ALL STORMWATER DRAINAGE EASEMENTS, AND ALL OTHER PLACES DESIGNATED FOR PUBLIC USE ONLY AFTER CONSTRUCTION OF SAID RIGHTS OF WAY AND ALL OTHER PLACES DESIGNATED FOR PUBLIC USE HAVE BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDER AND ACCEPTED BY THE CITY OF LAKEWOOD. SIGNED THIS _____ DAY OF _____, 2018. SPENCER CURTIS, SRWA, PROPERTY MANAGEMENT

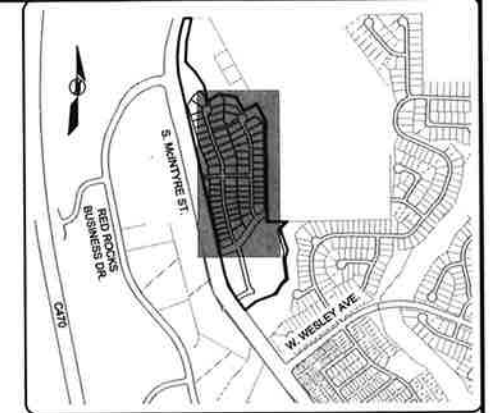
RECORDER'S CERTIFICATE ACCEPTED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO, ON THIS _____ DAY OF _____, 2018 AT _____ O'CLOCK _____ M. JEFFERSON COUNTY CLERK AND RECORDER BY: DEPUTY CLERK

SOLTERRA SUBDIVISION FILING NO. 17

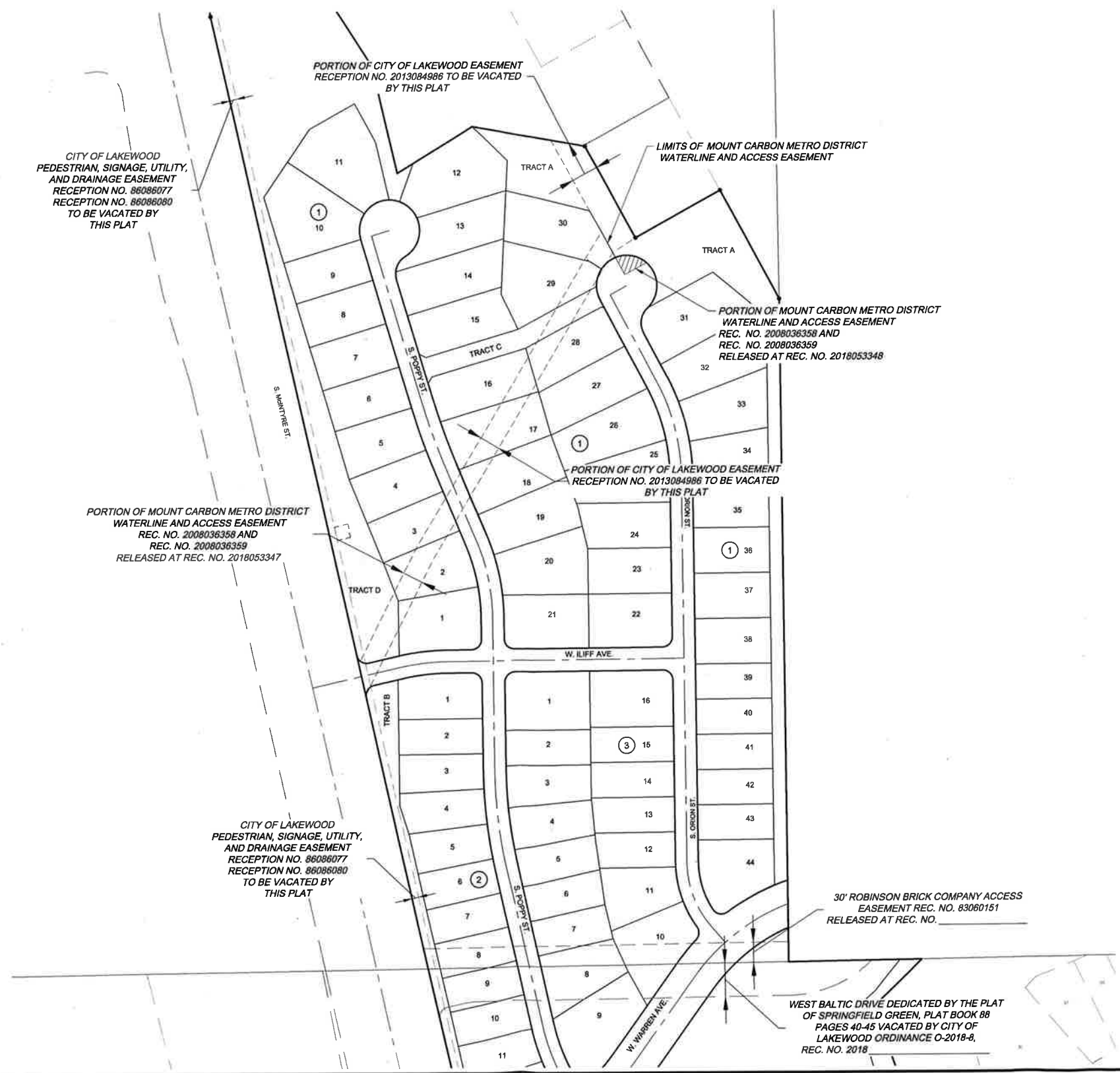
A REPLAT OF LOT 1, BLOCK 1, SOLTERRA SUBDIVISION FILING NO. 5, AND LOT 1, BLOCK 6, SOLTERRA SUBDIVISION FILING NO. 13, TOGETHER WITH VACATED WEST BALTIC DRIVE, LYING IN THE WEST HALF OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

VACATION OF EASEMENTS

SHEET 2 OF 6



KEY MAP
N.T.S.



LEGEND

- SITE BOUNDARY
- - - ALIQUOT LINE
- - - ADJACENT PARCELS / EXISTING RIGHT-OF-WAY
- - - EASEMENT LINE
- ROW, TRACT AND LOT
- - - ROAD CENTERLINE
- SQ. FT. SQUARE FEET
- P, U, & T.C.D.E. PEDESTRIAN, UTILITY, AND TRAFFIC CONTROL DEVICE EASEMENT TO BE DEDICATED BY THIS PLAT, SEE NOTE 21
- P, U, & T.C.D.D.E. PEDESTRIAN, UTILITY, AND TRAFFIC CONTROL DEVICE & DRAINAGE EASEMENT TO BE DEDICATED BY THIS PLAT, SEE NOTE 22
- S.D.E. STORMWATER DRAINAGE EASEMENT SEE NOTE 18
- S.E.V.A. SERVICE AND EMERGENCY VEHICLE ACCESS EASEMENT SEE NOTE 19
- U.E. UTILITY EASEMENT TO BE DEDICATED BY THIS PLAT, SEE NOTE 8
- ROW RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT
- SET 18" NO. 5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS. NO. 25965"
- FOUND NO. 5 REBAR
- REC. NO. RECEPTION NUMBER
- CHB CHORD BEARING
- CHD CHORD DISTANCE
- (NR) NON-RADIAL LINE
- # BLOCK NUMBER



N.T.S.

SHEET 2 OF 6
FA-16-002 40-252 40-253

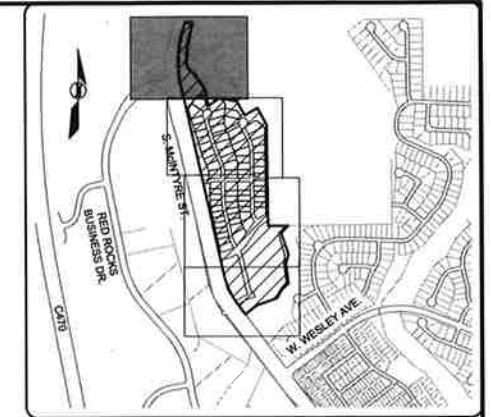
SOLTERRA SUBDIVISION FILING NO. 17

WEST BALTIC DRIVE DEDICATED BY THE PLAT OF SPRINGFIELD GREEN, PLAT BOOK 88 PAGES 40-45 VACATED BY CITY OF LAKEWOOD ORDINANCE O-2018-8, REC. NO. 2018

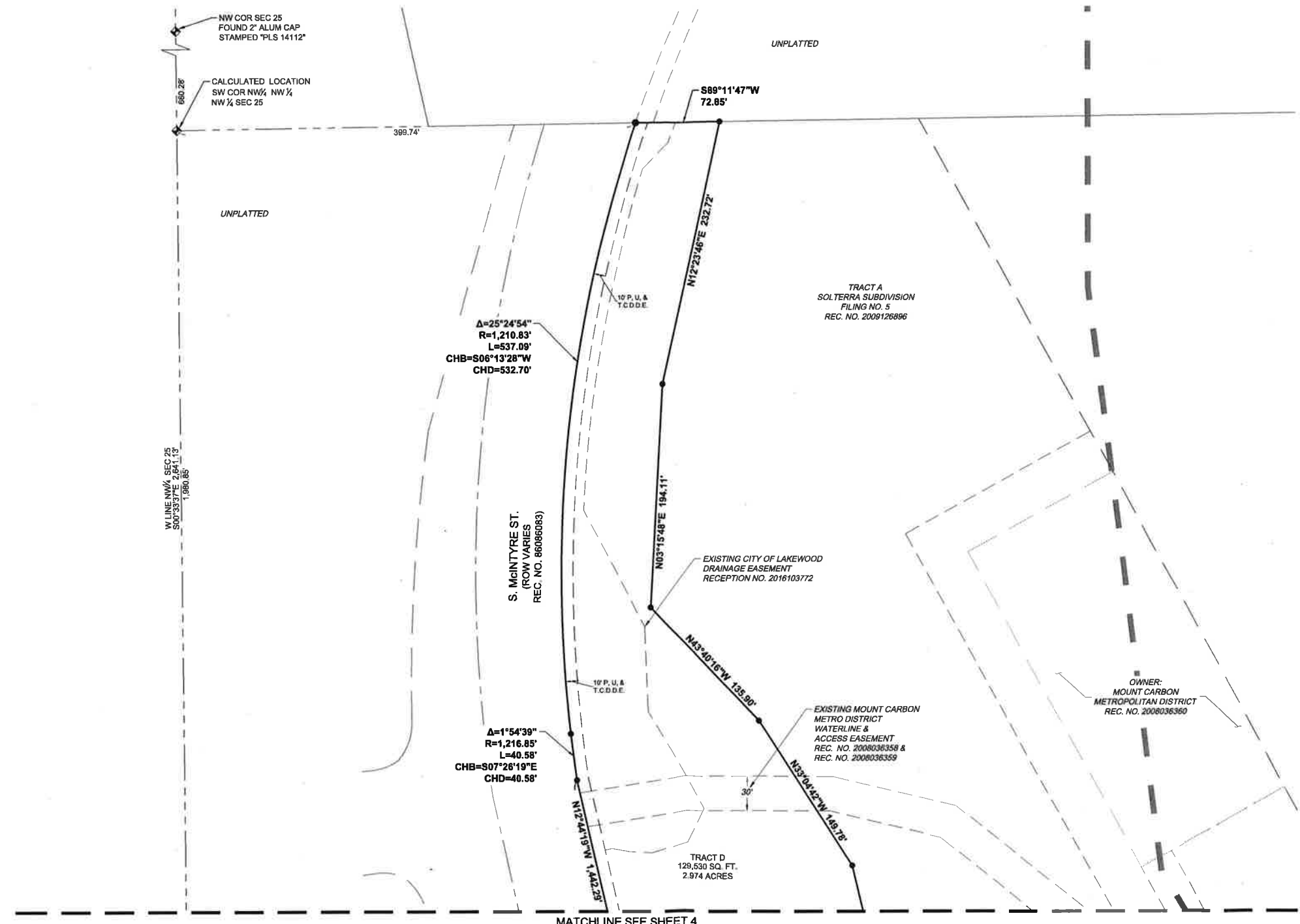
SOLTERRA SUBDIVISION FILING NO. 17

A REPLAT OF LOT 1, BLOCK 1, SOLTERRA SUBDIVISION FILING NO. 5, AND LOT 1, BLOCK 6, SOLTERRA SUBDIVISION FILING NO. 13, TOGETHER WITH VACATED WEST BALTIC DRIVE, LYING IN THE WEST HALF OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

FINAL PLAT
SHEET 3 OF 6

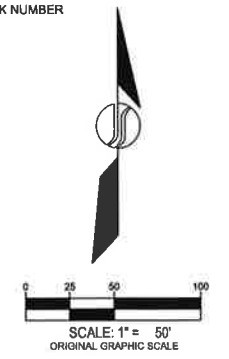


KEY MAP
N.T.S.



LEGEND

	SITE BOUNDARY
	ALIQUOT LINE
	ADJACENT PARCELS / EXISTING RIGHT-OF-WAY
	EASEMENT LINE
	ROW, TRACT AND LOT
	ROAD CENTERLINE
SQ. FT.	SQUARE FEET
P. U. & T.C.D.E.	PEDESTRIAN, UTILITY, AND TRAFFIC CONTROL DEVICE EASEMENT TO BE DEDICATED BY THIS PLAT. SEE NOTE 21
P. U. & T.C.D.E.	PEDESTRIAN, UTILITY, AND TRAFFIC CONTROL DEVICE & DRAINAGE EASEMENT TO BE DEDICATED BY THIS PLAT. SEE NOTE 22
S.D.E.	STORMWATER DRAINAGE EASEMENT SEE NOTE 18
S.E.V.A.	SERVICE AND EMERGENCY VEHICLE ACCESS EASEMENT SEE NOTE 19
U.E.	UTILITY EASEMENT TO BE DEDICATED BY THIS PLAT. SEE NOTE 8
ROW	RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT
●	SET 18" NO. 5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS. NO. 25865"
○	FOUND NO. 5 REBAR
REC. NO.	RECEPTION NUMBER
CHB	CHORD BEARING
CHD	CHORD DISTANCE
(NR)	NON-RADIAL LINE
#	BLOCK NUMBER



SHEET 3 OF 6

FA-16-002 40-252 40-253

SOLTERRA SUBDIVISION FILING NO. 17

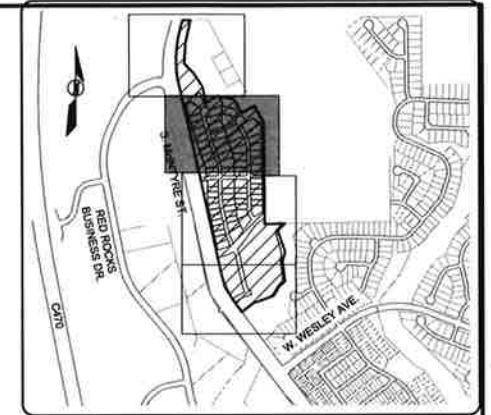


SOLTERRA SUBDIVISION FILING NO. 17

A REPLAT OF LOT 1, BLOCK 1, SOLTERRA SUBDIVISION FILING NO. 5, AND LOT 1, BLOCK 6, SOLTERRA SUBDIVISION FILING NO. 13, TOGETHER WITH VACATED WEST BALTIC DRIVE, LYING IN THE WEST HALF OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

FINAL PLAT
SHEET 4 OF 6

MATCHLINE SEE SHEET 3



KEY MAP
NTS

LEGEND

- SITE BOUNDARY
- ALIQUOT LINE
- ADJACENT PARCELS / EXISTING RIGHT-OF-WAY
- EASEMENT LINE
- ROW, TRACT AND LOT
- ROAD CENTERLINE
- SQ. FT. SQUARE FEET
- P. U. & T.C.D.E. PEDESTRIAN, UTILITY, AND TRAFFIC CONTROL DEVICE EASEMENT TO BE DEDICATED BY THIS PLAT. SEE NOTE 21
- P. U. & T.C.D.D.E. PEDESTRIAN, UTILITY, AND TRAFFIC CONTROL DEVICE & DRAINAGE EASEMENT TO BE DEDICATED BY THIS PLAT. SEE NOTE 22
- S.D.E. STORMWATER DRAINAGE EASEMENT SEE NOTE 18
- S.E.V.A. SERVICE AND EMERGENCY VEHICLE ACCESS EASEMENT SEE NOTE 19
- U.E. UTILITY EASEMENT TO BE DEDICATED BY THIS PLAT. SEE NOTE 8
- ROW RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT
- SET 18" NO. 5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP STAMPED "P.L.S. NO. 25965"
- FOUND NO. 5 REBAR
- REC. NO. RECEPTION NUMBER
- CHB CHORD BEARING
- CHD CHORD DISTANCE
- (NR) NON-RADIAL LINE
- # BLOCK NUMBER

SUBSIDENCE LIMITS
SEE NOTE NO. 9

NOT A PART OF THIS SUBDIVISION
OWNER: GENERAL SHALE
LOT 3, BLOCK 6
SPRINGFIELD GREEN SUBDIVISION
PLAT BOOK 68, PAGES 40-45



CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	285°19'31"	45.00'	200.53'	N89°05'47"W	71.25'
C2	75°19'31"	30.00'	38.44'	S20°54'13"W	36.86'
C3	265°17'21"	45.00'	200.50'	N80°24'49"W	71.26'
C4	75°19'22"	30.00'	38.44'	S09°34'10"W	36.86'

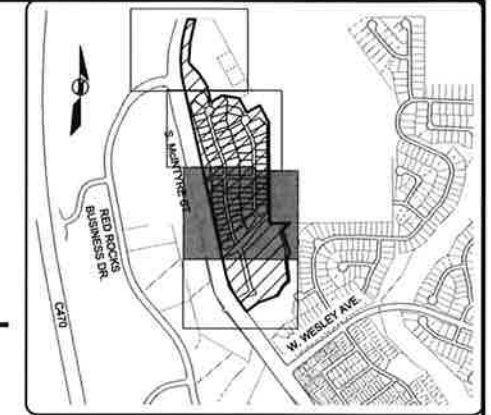


RECEPTION NO.

SOLTERRA SUBDIVISION FILING NO. 17

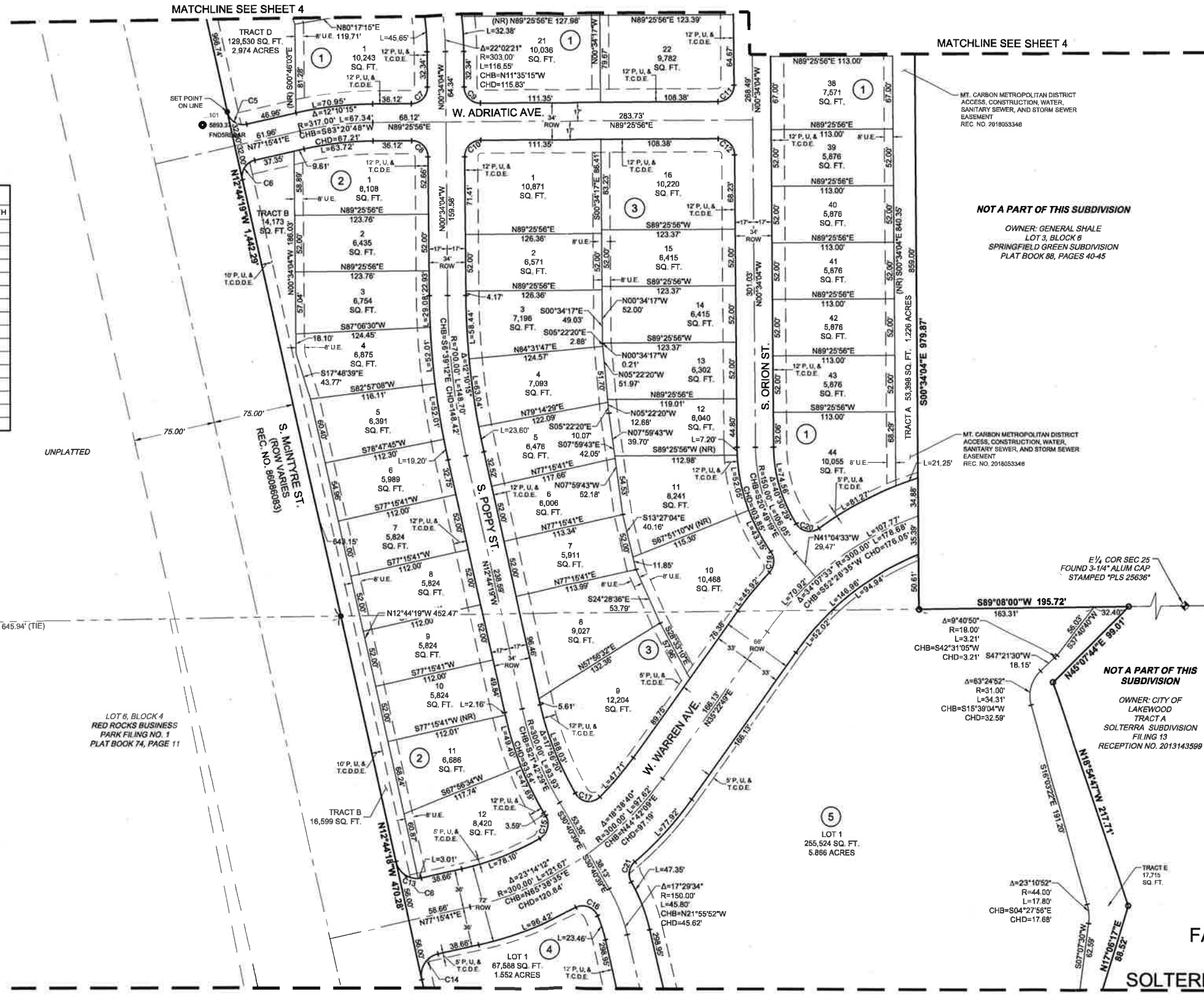
A REPLAT OF LOT 1, BLOCK 1, SOLTERRA SUBDIVISION FILING NO. 5, AND LOT 1, BLOCK 6, SOLTERRA SUBDIVISION FILING NO. 13, TOGETHER WITH VACATED WEST BALTIC DRIVE, LYING IN THE WEST 12' OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

FINAL PLAT
SHEET 5 OF 6



KEY MAP
N.T.S.

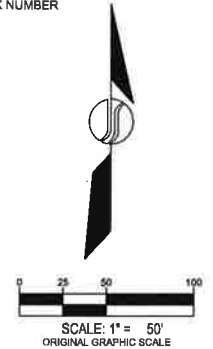
CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C5	90°00'00"	15.00'	23.56'	S57°44'19"E	21.21'
C6	90°00'00"	15.00'	23.56'	S32°19'38"W	21.21'
C7	90°00'00"	15.00'	23.56'	N44°25'56"E	21.21'
C8	90°00'00"	15.00'	23.56'	N45°34'04"W	21.21'
C9	90°00'00"	15.00'	23.56'	S45°34'04"E	21.21'
C10	90°00'00"	15.00'	23.56'	S44°25'56"W	21.21'
C11	90°00'00"	15.00'	23.56'	N44°25'56"E	21.21'
C12	90°00'00"	15.00'	23.56'	N45°34'04"W	21.21'
C13	90°00'00"	20.00'	31.42'	S57°44'19"E	28.28'
C14	90°00'00"	20.00'	31.42'	N32°19'38"E	28.28'
C15	90°58'22"	15.00'	23.82'	N14°49'02"E	21.40'
C16	95°34'29"	15.00'	25.02'	S71°23'37"E	22.22'
C17	103°46'14"	15.00'	27.18'	S82°28'17"E	23.81'
C18	76°02'47"	15.00'	20.65'	N03°45'28"E	19.09'
C20	93°23'55"	15.00'	24.45'	S78°23'15"E	21.83'
C21	77°50'11"	15.00'	20.38'	S08°52'11"W	18.85'



- LEGEND**
- SITE BOUNDARY
 - - - ALIQUOT LINE
 - - - ADJACENT PARCELS / EXISTING RIGHT-OF-WAY
 - - - EASEMENT LINE
 - - - ROW, TRACT AND LOT
 - - - ROAD CENTERLINE
 - SQ. FT. SQUARE FEET
 - P, U, & T.C.D.E. PEDESTRIAN, UTILITY, AND TRAFFIC CONTROL DEVICE EASEMENT TO BE DEDICATED BY THIS PLAT. SEE NOTE 21
 - P, U, & T.C.D.D.E. PEDESTRIAN, UTILITY, AND TRAFFIC CONTROL DEVICE & DRAINAGE EASEMENT TO BE DEDICATED BY THIS PLAT. SEE NOTE 22
 - S.D.E. STORMWATER DRAINAGE EASEMENT SEE NOTE 18
 - S.E.V.A. SERVICE AND EMERGENCY VEHICLE ACCESS EASEMENT SEE NOTE 19
 - U.E. UTILITY EASEMENT TO BE DEDICATED BY THIS PLAT. SEE NOTE 8
 - ROW RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT
 - SET 18" NO. 5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS. NO. 25965"
 - FOUND NO. 5 REBAR
 - REC. NO. RECEPTION NUMBER
 - CHB CHORD BEARING
 - CHD CHORD DISTANCE
 - (NR) NON-RADIAL LINE
 - # BLOCK NUMBER

NOT A PART OF THIS SUBDIVISION
OWNER: GENERAL SHALE
LOT 3, BLOCK 6
SPRINGFIELD GREEN SUBDIVISION
PLAT BOOK 88, PAGES 40-45

NOT A PART OF THIS SUBDIVISION
OWNER: CITY OF LAKEWOOD
TRACT A
SOLTERRA SUBDIVISION
FILING 13
RECEPTION NO. 2013143599



SHEET 5 OF 6
FA-16-002 40-252 40-253

SOLTERRA SUBDIVISION FILING NO. 17

NW COR SEC 25
FOUND 2" ALUM CAP
STAMPED "PLS 14112"

CALCULATED LOCATION
SW COR NW 1/4 NW 1/4
NW 1/4 SEC 25

W LINE NW 1/4 SEC 25
S00°33'37"E 2,941.73
1,980.85

W 1/4 COR SEC 25
FOUND 3-1/4" ALUM CAP
STAMPED "PLS 20699"

W LINE SW 1/4 SEC 25
(BASIS OF BEARINGS)

SW COR SW 1/4 SEC 25
FOUND 3/4" ALUM CAP
STAMPED "PLS 22109"

JANSEN STRAWN
CONSULTING ENGINEERS
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690 SOUTH BROADWAY SUITE 230
DENVER, CO 80209
P: 303.591.2333 F: 303.561.3338

MATCHLINE SEE SHEET 6

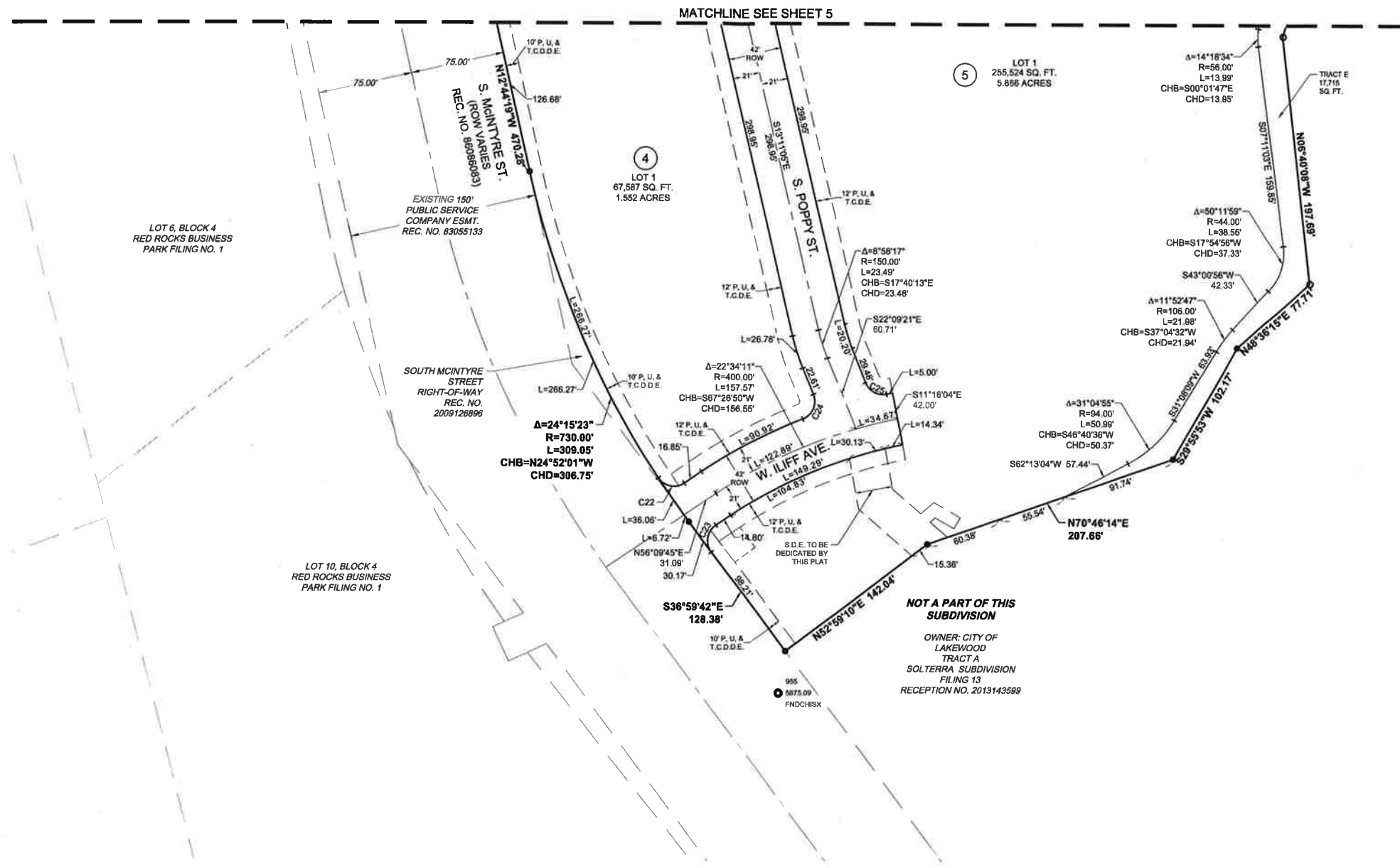
SOLTERRA SUBDIVISION FILING NO. 17

A REPLAT OF LOT 1, BLOCK 1, SOLTERRA SUBDIVISION FILING NO. 5, AND LOT 1, BLOCK 6, SOLTERRA SUBDIVISION FILING NO. 13, TOGETHER WITH VACATED WEST BALTIC DRIVE, LYING IN THE WEST HALF OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

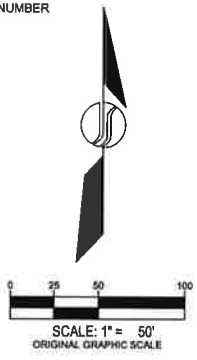
FINAL PLAT
SHEET 6 OF 6



KEY MAP
N.T.S.



- LEGEND**
- SITE BOUNDARY
 - - - ALIQUOT LINE
 - - - ADJACENT PARCELS / EXISTING RIGHT-OF-WAY
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 - FOUND NO. 5 REBAR
 - REC. NO. RECEPTION NUMBER
 - CHB CHORD BEARING
 - CHD CHORD DISTANCE
 - (NR) NON-RADIAL LINE
 - # BLOCK NUMBER



CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C22	90°12'00"	15.00'	23.81'	N78°44'18"W	21.28'
C23	90°32'06"	15.00'	23.70'	S08°18'21"W	21.31'
C24	90°41'31"	15.00'	23.74'	S23°11'28"W	21.34'
C25	78°47'32"	15.00'	20.89'	S82°03'07"E	19.24'



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