

CHATFIELD GREEN SUBDIVISION FILING NO. 5

BEING A REPLAT OF A PORTION OF CHATFIELD GREEN SUBDIVISION FILING NO. 1, AND ALSO
A PORTION OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LITTLETON, COUNTY OF JEFFERSON, STATE OF COLORADO

FINAL PLAT
SHEET 1 OF 2

DEDICATION AND LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED WARRANTS THAT AS OWNERS OF A PARCEL OF LAND BEING A REPLAT OF A PORTION OF CHATFIELD GREEN SUBDIVISION FILING NO. 1, AS RECORDED IN THE JEFFERSON COUNTY CLERK AND RECORDERS OFFICE IN BOOK 139, PAGE 65, TOGETHER WITH A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING FOR THIS LEGAL DESCRIPTION IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10 AS BEARING SOUTH 89°22'25" WEST;

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 10;
THENCE SOUTH 89°22'25" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 600.33 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID CHATFIELD GREEN SUBDIVISION FILING NO. 1;

THENCE NORTH 20°15'18" EAST ALONG SAID EASTERLY BOUNDARY OF CHATFIELD GREEN FILING NO. 1, A DISTANCE OF 171.11 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY THE FOLLOWING SIX (6) COURSES:

- 1) THENCE NORTH 82°45'08" WEST A DISTANCE OF 62.84 FEET TO A POINT ON A CURVE;
- 2) THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 95°57'03", A RADIUS OF 266.00 FEET, A CHORD WHICH BEARS NORTH 34°46'32" WEST, AND AN ARC LENGTH OF 445.46 FEET;
- 3) THENCE NORTH 13°11'59" EAST A DISTANCE OF 107.25 FEET TO A POINT OF CURVATURE;
- 4) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°48'15", A RADIUS OF 434.00 FEET, A CHORD WHICH BEARS NORTH 05°17'52" EAST AND AN ARC LENGTH OF 119.71 FEET;
- 5) THENCE SOUTH 87°23'44" WEST A DISTANCE OF 41.50 FEET TO A POINT ON A CURVE;
- 6) THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25°59'08", A RADIUS OF 392.50 FEET, A CHORD WHICH BEARS NORTH 15°35'50" WEST, AND AN ARC LENGTH OF 178.01 FEET TO A POINT ON A CURVE;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 78°31'38", A RADIUS OF 23.50 FEET, A CHORD WHICH BEARS SOUTH 14°02'12" WEST, AND AN ARC LENGTH OF 32.21 FEET;
THENCE SOUTH 64°46'22" WEST A DISTANCE OF 5.50 FEET TO A POINT ON A CURVE;
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13°28'11", A RADIUS OF 367.50 FEET, A CHORD WHICH BEARS NORTH 31°57'43" WEST, AND AN ARC LENGTH OF 86.40 FEET;
THENCE NORTH 51°18'11" EAST A DISTANCE OF 5.50 FEET TO A POINT ON A CURVE;
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 78°31'45", A RADIUS OF 23.50 FEET, A CHORD WHICH BEARS SOUTH 77°57'42" EAST, AND AN ARC LENGTH OF 32.21 FEET TO A POINT ON A CURVE ON SAID EASTERLY BOUNDARY OF CHATFIELD GREEN SUBDIVISION FILING NO. 1;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING SIX (6) COURSES:

- 1) THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°47'16", A RADIUS OF 392.50 FEET, A CHORD WHICH BEARS NORTH 39°43'34" WEST, AND AN ARC LENGTH OF 60.20 FEET;
- 2) THENCE NORTH 48°37'09" EAST A DISTANCE OF 198.81 FEET;
- 3) THENCE NORTH 20°15'29" EAST A DISTANCE OF 341.20 FEET;
- 4) THENCE SOUTH 69°44'31" EAST A DISTANCE OF 322.00 FEET TO A POINT OF CURVATURE;
- 5) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 49°50'35", A RADIUS OF 123.00 FEET, A CHORD WHICH BEARS SOUTH 44°49'14" EAST AND AN ARC LENGTH OF 107.00 FEET;
- 6) THENCE NORTH 70°06'04" EAST, A DISTANCE OF 139.32 FEET;

THENCE SOUTH 00°13'34" EAST, A DISTANCE OF 120.76 FEET;
THENCE SOUTH 20°15'18" WEST A DISTANCE OF 1068.55 FEET TO THE **POINT OF BEGINNING**;

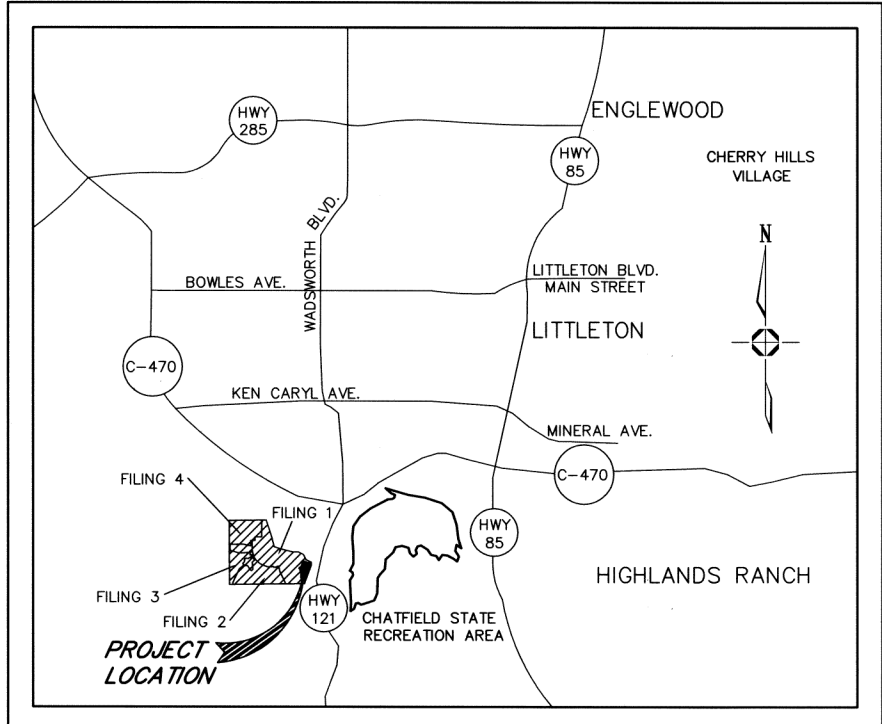
CONTAINING 12.96 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, EASEMENTS, AND STREETS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF **CHATFIELD GREEN SUBDIVISION FILING NO. 5** AND DO HEREBY DEDICATE TO THE CITY OF LITTLETON, COLORADO ALL STREETS, EASEMENTS FOR UTILITIES AND TRACTS A, B AND C FOR THE PURPOSES SHOWN HEREON, AND WARRANTS TITLE TO SAME, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF LITTLETON, COLORADO, AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED, AND DO HEREBY AGREE TO DEVELOP THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE USE, CONDITIONS AND RESTRICTIONS CONTAINED HEREIN, AND CURRENT ORDINANCES, RESOLUTIONS, STANDARDS AND AGREEMENTS WITH THE CITY OF LITTLETON, COLORADO, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS FINAL PLAT.

EXECUTED THIS _____ DAY OF _____, A.D. 2000.

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 COMMENCED 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 COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR SOUTH 89°22'25" WEST, AND MONUMENTED AS SHOWN HEREON.
4. ——— INDICATES SET 18" #5 REBAR WITH 1 1/4" PLASTIC CAP BEARING SURVEYOR'S REGISTRATION NO. 28286.
5. THE OWNER HEREBY RESERVES UNTO ITSELF, AND CONVEYS TO THE TRAILMARK METROPOLITAN DISTRICT, AND THEIR REPRESENTATIVES AND ASSIGNS A BLANKET EASEMENT IN, ON, OVER, UNDER AND ACROSS ALL TRACTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, GRADING, INSTALLATION, MAINTENANCE, USE, REPAIR, REPLACEMENT AND/OR REMOVAL OF UTILITIES, LANDSCAPING, FENCING, MONUMENTATION AND TRAILS THAT MAY BE NECESSARY FOR PROVIDING SERVICE TO FILING NO. 5 AND FUTURE SUBDIVISION FILINGS. THE OWNER AND DISTRICT WILL OBTAIN APPROVAL FROM THE CITY OF LITTLETON PRIOR TO INITIATING ANY WORK ACTIVITIES WITHIN THE TRACTS AND WILL BE RESPONSIBLE FOR RESTORATION OF SAME AFTER COMPLETION UPON SUCH TERMS AS THE CITY SHALL REASONABLY REQUIRE. ON TRACTS THAT CONTAIN PUBLIC STORM SEWER OR SANITARY SEWER, NO LANDSCAPE FEATURES OTHER THAN GRASS AND PEDESTRIAN TRAILS SHALL BE ALLOWED.
6. NO STRUCTURES CURRENTLY EXIST ON THE PROPERTY.
7. A 30' UTILITY AND ACCESS EASEMENT WILL BE CONVEYED BY SEPERATE DOCUMENT TO THE KEN CARYL RANCH WATER AND SANITATION DISTRICT ACROSS THE EASTERLY PORTION OF LOT 1, BLOCK 1, TO BE USED TO SERVICE THE LIFT STATION LOCATED WITHIN TRACT K, FILING NO. 1.



VICINITY MAP

N.T.S.

GENERAL NOTES (CONTINUED)

8. FUTURE RESIDENTS OF LOTS 1, 2 & 3, BLOCK 1, MAY EXPERIENCE OCCASIONAL INCREASED NOISE LEVELS FROM THE SANITARY SEWER LIFT STATION FACILITY LOCATED WITH TRACT K, CHATFIELD GREEN SUBDIVISION FILING NO. 1.
9. BUILDING SETBACKS (MEASURED FROM R.O.W.):

	FRONT:	SIDE:	REAR:	CORNER STREET:
NOT INCLUDING FIRE HYDRANT BLOCKOUTS)	20 FEET	10 FEET	20 FEET	20 FEET

FROM CHATFIELD GREEN BOUNDARY: 20 FEET MINIMUM, 30 FEET AVERAGE WITHIN EACH RESIDENTIAL PLANNING AREA.
FROM COMMERCIAL ZONED PROPERTY, REAR YARD: 50 FEET
FROM COMMERCIAL ZONED PROPERTY, SIDE YARD: 25 FEET
10. MINERAL RIGHTS OWNER: FAIRFIELD LAKE, INVESTORS, LLC
11. EXISTING ZONING OF CHATFIELD GREEN SUBDIVISION FILING No. 5: PD-R. (PA-1) PD-C. (PA-11)
12. TRACTS A, B AND C ARE FOR LANDSCAPING, OPEN SPACE, UTILITY, AND DRAINAGE FACILITIES. THESE TRACTS ARE HEREBY CONVEYED TO THE CITY OF LITTLETON BY THIS FINAL PLAT. THESE TRACTS SHALL BE MAINTAINED BY TRAILMARK METROPOLITAN DISTRICT.
13. TRAILMARK METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, RECONSTRUCTION AND REPLACEMENT OF ALL STREET SUBSURFACE GROUND WATER COLLECTION SYSTEMS INCLUDING SUB-EXCAVATION CUTOFF DRAIN SYSTEM. KEN CARYL RANCH WATER AND SANITATION DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL SANITARY SEWER COLLECTION SYSTEMS.
14. FIVE-FOOT WIDE UTILITY AND PUBLIC STREET SIGNAGE (INCLUDING WATER METERS) EASEMENTS ARE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO ALL STREETS, EXCEPT TRAILMARK PARKWAY. WATER METERS WILL LOCATED WITHIN EITHER A GRASSY AREA AND/OR A SURFACE AREA WITHIN THE UTILITY EASEMENT THAT IS ACCEPTABLE TO DENVER WATER.
15. SIX-FOOT EASEMENTS ARE LOCATED ON BOTH SIDES OF ALL STREETS AS SHOWN EXCEPT TRAILMARK PARKWAY FOR THE EXCLUSIVE USE OF GAS MAINS. THESE EASEMENTS ARE LOCATED ON PRIVATE PROPERTY FIVE FEET FROM THE RIGHT-OF-WAY LINE ON BOTH SIDES OF ALL STREETS AS SHOWN HEREON. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATELY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METER, VALVES, STREET LIGHTS, UTILITY POLES, MAILBOXES OR OTHER STRUCTURES BE ALLOWED IN THE ABOVE DESCRIBED EASEMENT AREAS.
16. TEN-FOOT WIDE UTILITY EASEMENTS ARE LOCATED ON PRIVATE PROPERTY ALONG ALL REAR LOT LINES.
17. BY PURCHASING A LOT IN CHATFIELD GREEN, EACH OWNER ALSO ACKNOWLEDGES AND ACCEPTS THAT CHATFIELD GREEN IS LOCATED IN PRIME HABITAT FOR WILDLIFE, AND THEREFORE SHALL BE PROHIBITED FROM FEEDING, PROVIDING WATER FOR, OR OTHERWISE ATTRACTING TO CHATFIELD GREEN ANY SUCH WILDLIFE EXCEPTING BIRDS.
18. BY PURCHASING A LOT IN CHATFIELD GREEN, EACH OWNER ACKNOWLEDGES AND ACCEPTS THAT CHATFIELD GREEN IS LOCATED IN AN AREA SPECIFIED BY THE COLORADO GEOLOGICAL SURVEY, DEPARTMENT OF NATURAL RESOURCES AS HAVING SOIL WITH MODERATE TO VERY HIGH SWELL POTENTIAL, PURSUANT TO SPECIAL PUBLICATION 43, A GUIDE TO SWELLING SOILS FOR COLORADO HOME BUYER AND HOMEOWNERS, 1997.

OWNER'S CERTIFICATE

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP
dba SHEA HOMES

BY: J.F. SHEA CO., INC., A NEVADA CORPORATION
IT'S GENERAL PARTNER

BY: Tim E. Roberts
TIM E. ROBERTS,
ASSISTANT SECRETARY

BY: Jeffrey H. Donelson
JEFFREY H. DONELSON,
ASSISTANT SECRETARY

STATE OF _____ }
COUNTY OF _____ } SS.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF October, 2000, A.D. BY TIM E. ROBERTS AND JEFFREY H. DONELSON, EACH AS ASSISTANT SECRETARY OF J.F. SHEA, INC., A NEVADA CORPORATION, THE GENERAL PARTNER OF SHEA HOMES LIMITED PARTNERSHIP d/b/a SHEA HOMES, THE OWNER REFERRED TO HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 4.4.2002



BY: Rebecca A. Smalley
NOTARY PUBLIC
300 W. Para Dr.
ADDRESS

APPROVED AS TO FORM

Tony L. Babin 10-31-2000
LITTLETON CITY ATTORNEY

APPROVED THIS 1st DAY OF November, 2000,
BY THE DIRECTOR OF COMMUNITY DEVELOPMENT

Denise D. Naegel
DIRECTOR OF COMMUNITY DEVELOPMENT

APPROVED THIS 3rd DAY OF November, 2000,
BY THE DIRECTOR OF PUBLIC SERVICES

Charles Blanton
DIRECTOR OF PUBLIC SERVICES

APPROVED THIS 5th DAY OF July, 2000,
BY THE LITTLETON CITY COUNCIL

Susan M. Thornton
COUNCIL PRESIDENT

ATTEST:
Nancy K. Worthington
CITY CLERK

ATTORNEY'S CERTIFICATE

William Brenden, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD OF THE STATE OF COLORADO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS, EASEMENTS AND/OR PUBLIC LAND DEDICATION TO FULFILL THE PROVISIONS OF THE LITTLETON CITY SUBDIVISION REGULATIONS, AND THE TITLE OF SUCH LANDS BEING DEDICATED IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

DATED THIS 25th DAY OF October, 2000

W. Brenden 013113
ATTORNEY AT LAW REGISTRATION NO.

SURVEYOR'S CERTIFICATE

I, KENNETH R. SHORT, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF **CHATFIELD GREEN SUBDIVISION FILING NO. 5** WAS MADE UNDER MY SUPERVISION IN APRIL, 1999, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF

Kenneth R. Short S.S. NO. 28286
FOR AND ON BEHALF OF
CARROLL & LANGE, INC.
DATE

CLERK AND RECORDER'S CERTIFICATE

THIS DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDERS OF JEFFERSON COUNTY AT _____ (A.M./P.M.) ON THE _____ DAY OF _____, 2000, IN BOOK _____, PAGE _____, MAP _____, RECEPTION NUMBER _____

COUNTY CLERK AND RECORDER

BY _____ DEPUTY

CHATFIELD GREEN SUBDIVISION FILING NO. 5

BEING A REPLAT OF A PORTION OF CHATFIELD GREEN SUBDIVISION FILING NO. 1, AND ALSO
A PORTION OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LITTLETON, COUNTY OF JEFFERSON, STATE OF COLORADO

FINAL PLAT

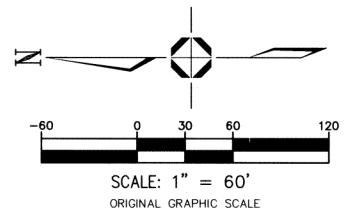
SHEET 2 OF 2

EAST LINE SE QUARTER SEC. 10

POINT OF
COMMENCEMENT

SE CORNER SE 1/4 SEC. 10 TOWNSHIP
6 SOUTH R 69 W 6TH P.M.
FOUND 3 1/4" BLM BRASS CAP
ON IRON PIPE FLUSH WITH GROUND

DETAIL A
SCALE: 1" = 20'



DETAIL B
N.T.S.

LAND USE

FILING NO. 5

NET LAND AREA OF FILING NO. 5 SINGLE FAMILY LOTS:	1.53± ACRES
ALL RIGHT-OF-WAY ACCESS, ROADWAYS AND SURFACE PARKING FOR USE BY MOTORIZED VEHICLES:	0.92± ACRES
LOT 1, BLOCK 2 (FUTURE LEARNING CENTER SITE)	1.58± ACRES
LOT 1, BLOCK 3 (FUTURE COMMERCIAL)	7.68± ACRES
ALL DEDICATED PUBLIC OPEN SPACE: (TRACTS A, B AND C)	1.25± ACRES
TOTAL LAND AREA OF FILING NO. 5.	12.98± ACRES

INTENDED LAND USE BY TRACT:

TRACT	DESCRIPTION	(SQUARE FOOTAGE)	AREA (ACREAGE)	OWNERSHIP	MAINTENANCE
A	LANDSCAPING, OPEN SPACE, DRAINAGE & UTILITY	43,368±	0.996±	CITY OF LITTLETON	T.M.M.D.
B	LANDSCAPING, OPEN SPACE, DRAINAGE & UTILITY	7,001±	0.161±	CITY OF LITTLETON	T.M.M.D.
C	LANDSCAPING, OPEN SPACE, DRAINAGE & UTILITY	4,237±	0.097±	CITY OF LITTLETON	T.M.M.D.

LOT SUMMARY

SINGLE FAMILY DETACHED RESIDENTIAL LOTS	8 LOTS
GROSS RESIDENTIAL DENSITY SINGLE FAMILY DETACHED (TOTAL LOT COUNT / GROSS AREA EXCLUDING LOT 1, BLOCK 2)	5.2 D.U./AC. 7355 S.F.
MINIMUM LOT AREA	

H.O.A.	INDICATES	TRAILMARK HOMEOWNERS ASSOCIATION
T.M.M.D.	INDICATES	TRAILMARK METROPOLITAN DISTRICT

LEGEND

- SET 18" NO. 5 REBAR W/1/4" PLASTIC
CAP STAMPED "L.S. NO. 28286"
- FND. NO. 5 REBAR W/1/4" PLASTIC
CAP STAMPED "L.S. NO. 28286"
- 1 BLOCK NUMBER
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- (N.R.) NON RADIAL LINE
- B.E.(TYP) BUILDING ENVELOPE (TYPICAL)

LINE	BEARING
RAD 1	N55°23'04"W

PREPARED FOR

SIMEON RESIDENTIAL PROPERTIES
8312 S. Ridgeline Blvd.
Englewood, Colorado 80111
(303) 850-9700 Fax (303) 850-9797

PREPARED BY:

Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
(303) 980-0200

DATE OF PREPARATION: 01/05/00 REVISED: 10/23/00 SHEET 2 OF 2

CHATFIELD GREEN SUBDIVISION FILING NO. 5 FINAL PLAT J.N. 2033 PREPARED: 01/05/00 REVISED: 10/23/00 SHEET 2 OF 2

U.S. GOVERNMENT
CORPS OF ENGINEERS
(BOOK 2108, PAGE 293)

Δ=49°50'35"
R=123.00'
L=107.00'
CB=S44°49'14"E

EXISTING 50'
NON-EXCLUSIVE
DENVER WATER-LINE
EASEMENT
REC. NO. F0702824

CHATFIELD GREEN
SUBDIVISION FILING NO. 1
TRACT A

CHATFIELD GREEN
SUBDIVISION FILING NO. 1
REC. NO. F0528286
BOOK 138 63 PAGE

S. WADSWORTH BLVD.
COLORADO STATE HIGHWAY 121

U.S. GOVERNMENT
CORPS OF ENGINEERS
(BOOK 2108, PAGE 293)

POINT OF
BEGINNING

NOTE:

FUTURE PLATTING AND/OR SITE PLAN
APPROVAL OF LOTS 1, 9 AND 10, BLOCK 1
SHALL BE SUBJECT TO VIEW CORRIDOR
RESTRICTIONS AS DESIGNATED IN THE
APPROVED CHATFIELD GREEN - VIEW
CORRIDOR PRESERVATION PLAN, DATED
OCTOBER 1, 1998, AND REVISED
DECEMBER 1, 1998.

TRAILMARK PARKWAY
BOOK 138 PAGE 63

TRACT C
CHATFIELD GREEN
FILING NO. 1

LINE	BEARING	LENGTH
L1	S64°46'22"W	5.50'
L2	N51°18'11"E	5.50'
L3	S20°15'29"W	5.00'
L4	S69°44'31"E	5.00'
L5	S69°44'31"E	5.00'
L6	N20°15'29"E	5.00'
L7	N20°15'29"E	5.00'
L8	N69°44'31"W	10.00'
L9	S20°15'29"W	5.00'
L10	S69°44'31"E	0.87'

OWNER

SHEA HOMES
8822 S. Ridgeline Blvd.
Highlands Ranch, Colorado 80126
(303) 791-8180 Fax (303) 791-8558

TRACT D,
CHATFIELD GREEN FILING NO. 1
FAIRVIEW RESERVOIR NO. 1