

Drawing name: S:\Entitlement Engineering\16165 -- Clayton Farms Property\CAD\Sheets\FINAL PLAT\16165 1-2 Final Plat.dwg Cover Sheet Sep. 10, 2018 2:32pm by: JFeero

PURPOSE STATEMENT:

TO COMBINE TWO PARCELS TO CREATE A SUBDIVISION WITH SIX (6) RESIDENTIAL LOTS AND ASSOCIATED TRACTS, AS MORE PARTICULARLY DESCRIBED BELOW.

CERTIFICATION OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT FHT VENTURES, LLC, BEING THE OWNERS OF CERTAIN LANDS IN THE CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, AS LEGAL PER TITLE COMMITMENT DATED 04-11-2018 DESCRIBED AS FOLLOWS INCLUDING EXCEPTIONS::

PARCEL A:

A PARCEL OF LAND IN TRACT NUMBERED 12 OF WALTER A. BOWLES GARDENS, DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A POINT ON THE SOUTH LINE OF BOWLES AVENUE, WHENCE THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST 0F THE SIXTH PRINCIPAL MERIDIAN BEARS SOUTH 65 DEGREES 30 MINUTES WEST 1388 FEET, 6 INCHES, WHICH POINT IS THE NORTHWEST CORNER OF SAID TRACT NUMBERED 12; THENCE SOUTH 26 DEGREES 10 MINUTES EAST 125 FEET TO A POINT; THENCE SOUTH 63 DEGREES 50 MINUTES WEST 50 FEET TO A POINT ON THE WEST LINE OF SAID TRACT NUMBERED 12; THENCE SOUTH 26 DEGREES 10 MINUTES EAST ALONG THE WEST LINE OF SAID TRACT NUMBERED 12, 46 FEET 8 INCHES TO A POINT; THENCE NORTH 63 DEGREES 50 MINUTES EAST 290 FEET TO A POINT; THENCE NORTH 26 DEGREES 10 MINUTES WEST 171 FEET 8 INCHES TO A POINT ON THE NORTH LINE OF SAID TRACT NUMBERED 12; THENCE SOUTH 63 DEGREES 50 MINUTES WEST ALONG THE NORTH LINE OF SAID TRACT NUMBERED 12, 240 FEET TO A POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO. PARCEL CONTAINS 43,466 SF (1 ACRE) MORE OR LESS.

PARCEL B:

ALL OF TRACT 12, WALTER A. BOWLES GARDENS, EXCEPT THAT PORTION THEREOF AS DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 29, 1941 IN BOOK 455 AT PAGE 530, ARAPAHOE COUNTY RECORDS, AND EXCEPT THAT PORTION CONVEYED TO THE STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO, BY THE DEED RECORDED JULY 20, 1987 IN BOOK 5212 AT PAGE 248, COUNTY OF ARAPAHOE, STATE OF COLORADO. PARCEL CONTAINS 134,448 SF (3.08 ACRES) MORE OR LESS.

METES AND BOUNDS

THE METES AND BOUNDS, BASED ON THE ACTUAL SURVEY IS DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING, THENCE, S 26° 22' 14" E FOR A DISTANCE OF 125.00 FEET. THENCE, S 63° 37' 46" W FOR A DISTANCE OF 50.00 FEET. THENCE, S 26° 22' 14" E FOR A DISTANCE OF 263.50 FEET. THENCE S 80° 47' 14" E A DISTANCE OF 318.48 FEET. THENCE, N 09° 09' 44" W FOR A DISTANCE OF 52.32 FEET. THENCE, N 05° 00' 16" E FOR A DISTANCE OF 97.50 FEET. THENCE, N 17° 09' 44" W FOR A DISTANCE OF 197.00 FEET. THENCE, N 02° 30' 16" E FOR A DISTANCE OF 171.00 FEET. THENCE, N 05° 54' 44" W FOR A DISTANCE OF 88.70 FEET. THENCE, N 74° 21' 07" W FOR A DISTANCE OF 19.05 FEET. THENCE, S 65° 52' 39" W FOR A DISTANCE OF 13.80 FEET. THENCE, S 63° 37' 46" W FOR A DISTANCE OF 152.71 FEET. THENCE, S 63° 37' 46" W FOR A DISTANCE OF 239.70 FEET TO THE POINT OF BEGINNING. CONTAINING 177,914 SQUARE FEET, 4.08 ACRES, MORE OR LESS.

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, RIGHT-OF-WAYS, AND EASEMENTS SHOWN HEREON UNDER THE NAME OF WATSON LANE RESERVE SUBDIVISION. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING SERVICES 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. THE PUBLIC RIGHT-OF-WAY ALONG W.BOWLES AVENUE AS SHOWN HEREON IS DEDICATED AND CONVEYED TO THE CITY OF LITTLETON, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES. THE UTILITY DRAINAGE, AND BLANKET ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE CITY OF LITTLETON FOR PUBLIC USES AND PURPOSES.

OWNER:

I, _____, OWNER, OR DESIGNATED AGENT THERETO, DOES HEREBY AGREE TO DEVELOP THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE USE, RESTRICTIONS, AND CONDITIONS CONTAINED HEREIN, AND CURRENT ORDINANCES, RESOLUTIONS, AND STANDARDS OF THE CITY OF LITTLETON, COLORADO.

SIGNATURE OF OWNER AND/OR AGENT

ADDRESS

ACKNOWLEDGEMENT:

STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

GENERAL NOTES

- NON-EXCLUSIVE UTILITY EASEMENTS SHALL BE GRANTED BY THIS PLAT ON PRIVATE PROPERTY AS SHOWN. THESE EASEMENTS SHALL BE DEDICATED BY THIS PLAT FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATION FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS, TRACTS, AND STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
- THE UNDERSIGNED OWNER'S, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AGREE WITH THE CITY OF LITTLETON THAT ALL UTILITY LINES AND SERVICES, AND ALL STREET LIGHTING CIRCUITS, EXISTING AND PROPOSED WITHIN THE DEVELOPMENT SHALL BE INSTALLED UNDERGROUND.
- EASEMENT(S) FOR WATERMAIN INSTALLATION SHALL BE GRANTED TO THE DENVER WATER DEPARTMENT BY SEPARATE DOCUMENT.

FINAL PLAT - WATSON LANE RESERVE
SIX RESIDENTIAL LOTS (LOTS 1-6)

A MAJOR SUBDIVISION AND A REPLAT OF TRACT 12, WALTER A. BOWLES GARDENS, IN A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO
TOTAL OF 4.08 ACRES MORE OR LESS
CASE NUMBER FP17-0003

OWNER/DEVELOPER

FRANK TRAINER
5910 SOUTH WATSON LANE
LITTLETON, CO 80123
720-672-1002

ENGINEER

PHELPS ENGINEERING SERVICES
7200 E. HAMPDEN AVENUE SUITE 300
DENVER, CO 80224
303-298-1644

SURVEYOR

ROBERT J. RUBINO
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, CO 80301
303-464-9515



VICINITY MAP
SCALE: 1" = 800'

STANDARD NOTES

DRAINAGE, LANDSCAPING, & PRIVATE STREET MAINTENANCE

- THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING PERIMETER LANDSCAPING.
- THE DEVELOPER WILL BE RESPONSIBLE FOR: CONSTRUCTING AND INSTALLING THE STORMWATER FACILITIES WHICH WILL SERVE THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO THE SPECIFIED STORM WATER QUALITY FACILITYAND ASSOCIATED STORM SEWER AND RELATED APPURTENANCES
- THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING ALL PRIVATE STREETS INCLUDING TRACT A.
- A CROSS-ACCESS EASEMENT IS HEREBY PROVIDED THEREON, OVER AND ACROSS TRACT A. THE CITY OF LITTLETON SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. TRACT A WILL BE OWNED AND MAINTAINED BY AN ASSOCIATION OF THE OWNERS ORGANIZED FOR THE PURPOSE OF MAINTAINING THE PRIVATE STREET, INCLUDING BUT NOT LIMITED TO ASPHALT/PAVEMENT, CURB AND GUTTER MAINTENANCE AND SNOW REMOVAL.

NON-EXCLUSIVE UTILITY EASEMENT MAINTENANCE

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNERS(S), OR ANOTHER ENTITY OTHER THAN THE CITY OF LITTLETON, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL NON-EXCLUSIVE EASEMENT SURFACES. THE FACILITIES WITHIN THE EASEMENTS SHALL BE MAINTAINED BY THE OWNER(S) OF THE FACILITIES, I.E. A PUBLIC UTILITY COMPANY, THE CITY OF LITTLETON, A HOMEOWNERS ASSOCIATION. PERMANENT STRUCTURES SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.

SIGHT TRIANGLE MAINTENANCE

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE SHALL ADHERE TO THE REQUIREMENTS OF SECTION 10-5-7(D) OF THE CITY CODE WHEN INSTALLING ANY LANDSCAPING OR OBSTRUCTIONS WITHIN THIS AREA.

PUBLIC USE EASEMENT

ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED ON THE FINAL PLAT TO THE BENEFIT OF THE CITY OF LITTLETON AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE PUBLIC USE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF THE CITY OF LITTLETON AND ALL TERMS AND CONDITIONS OF RECORD, IF ANY, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST.

PUBLIC SERVICE COMPANY NOTES

PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

LOTS AND TRACTS:

LOT NO.	AREA	LOT WIDTH AT 25' FRONT SETBACK	OWNERSHIP/ PURPOSE	MAINTENANCE
LOT 1	26,729.80 SF / 0.61AC	106.0 LF	PRIVATE	LOT OWNER
LOT 2	26,596.40 SF / 0.61AC	125.0 LF	PRIVATE	LOT OWNER
LOT 3	26,613.97 SF / 0.61AC	100.0 LF	PRIVATE	LOT OWNER
LOT 4	26,512.08 SF / 0.61AC	155.1 LF	PRIVATE	LOT OWNER
LOT 5	26,500.14 SF / 0.61AC	165.7 LF	PRIVATE	LOT OWNER
LOT 6	26,516.47 SF / 0.61AC	156.3 LF	PRIVATE	LOT OWNER
TRACT A	13,316.98 SF / 0.31AC		PRIVATE/ ROADWAY	WATSON LANE HOA
TRACT B	9.67 SF / 0.00AC		PUBLIC/ DRAINAGE	WATSON LANE HOA
TRACT C	2,003.95 SF / 0.05AC		PUBLIC/ MAINTENANCE ACCESS	WATSON LANE HOA
TRACT D	49.40 SF / 0.00AC		PUBLIC/ MAINTENANCE ACCESS	WATSON LANE HOA

TOTAL
ROW DEDICATION 174,848.86 SF / 4.01 AC
PROJECT TOTAL 3,065.37 SF / 0.07 AC
177,914.23 / 4.08 AC

MINERAL ESTATE OWNERS:

I HAVE SEARCHED THE RECORDS OF THE ARAPAHOE COUNTY TAX ASSESSOR AND THE ARAPAHOE COUNTY CLERK AND RECORDER FOR THE LAND THAT IS SUBJECT OF THIS APPLICATION AND HAVE FOUND THAT NO MINERAL ESTATE OWNER IS IDENTIFIED THEREIN PURSUANT TO C.R.S. § 24-65.5-103.

SIGNATURE OF OWNER AND/OR AGENT

ADDRESS

CITY APPROVAL CERTIFICATIONS:

DIRECTOR OF COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF _____, 20____, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.

DIRECTOR OF COMMUNITY DEVELOPMENT

DIRECTOR OF PUBLIC WORKS

APPROVED THIS _____ DAY OF _____, 20____, BY THE DIRECTOR OF PUBLIC WORKS.

DIRECTOR OF PUBLIC WORKS

CITY COUNCIL

APPROVED THIS ____ DAY OF ____ 20____, BY THE LITTLETON CITY COUNCIL

LITTLETON MAYOR

ATTEST: CITY CLERK

CITY OF LITTLETON ATTORNEY APPROVAL:

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

LITTLETON CITY ATTORNEY

CLERK AND RECORDER'S CERTIFICATE

THIS DOCUMENT WAS FILED FOR RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF _____ COUNTY AT ____M. ON THE _____ DAY OF A.D., 20____, IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____.

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

SURVEYOR'S CERTIFICATE:

I, ROBERT J. RUBINO, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREIN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THE PLAT ACCURATELY REPRESENTS SAID SURVEY.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

ROBERT J. RUBINO, PLS
COLORADO REGISTERED LAND SURVEYOR
PLS NO. 14142

SURVEYOR'S STATEMENT:

ALL MONUMENTS FOUND MARKING THE BOUNDARY ARE AS SHOWN ON THE PRELIMINARY PLAT.

BASIS OF BEARINGS - BASIS OF BEARINGS; BEARINGS ARE BASED ON THE NORTHLINE OF TRACT 12 MONUMENTED AS SHOWN HEREON BY A #4 REBAR WITH YELLOW PLASTIC CAP STAMPED WITH PLS NO. 18475 AT THE NORTHWEST CORNER OF "PARCEL A" AND A NAIL AND TAG ILLEGIBLE AT THE NORTHEASTERLY CORNER

SITE BENCHMARK - A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK 50 FEET WEST OF THE NORTHWEST CORNER OF TRACT 12 OF WALTER A. BOWLES GARDEN, BEING A NO. 5 REBAR WITH RED PLASTIC CAP, MARKED " COLO ENGN AND SURVEY, LS 26958". ELEVATION OF 5324.94 FEET (NAVD88 DATUM).

ZONING:

SUBDIVISION OF APPROXIMATELY 4 ACRES FOR 6 SINGLE FAMILY LOTS IN ZONE R-E.

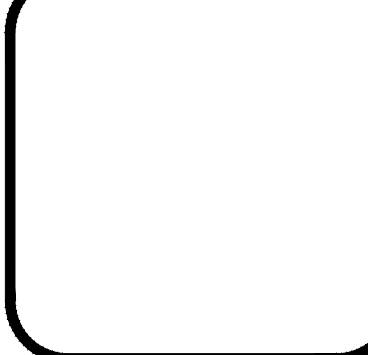
HOA:

ALL LOTS AND TRACTS TO BE INCLUDED IN WATSON LANE RESERVE HOA.

NOTES:

ALL CDOT EASEMENTS WITHIN THE BOWLES AVE. R.O.W. SEE DETAIL SHEET 2.

1	PER CITY COMMENTS	09/21/2017	SG
2	PER CITY COMMENTS	12/20/2017	FGF
3	PER CITY COMMENTS	02/21/2018	FGF
4	PER CITY COMMENTS	04/03/2018	FGF
5	PER CITY COMMENTS	06/05/2018	FGF
6	PER CITY COMMENTS	07/25/2018	FGF
7	PER CITY COMMENTS	09/10/2018	FGF
No.	REVISIONS	DATE	BY



SCALE: AS SHOWN
DESIGNED BY: FGF
DRAWN BY: JOA
CHECKED BY: LEP

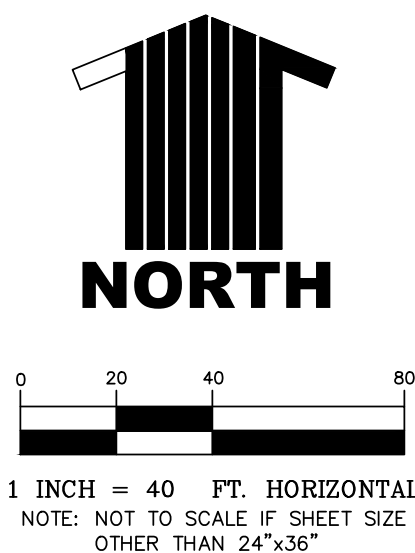
FINAL PLAT
COVER SHEET

WATSON LANE RESERVE
WEST BOWLES AVE
& SOUTH WATSON LANE

DATE 12/21/2017
PROJECT NO. 16165

FINAL PLAT - WATSON LANE RESERVE WEST BOWLES AVENUE & SOUTH WATSON LANE

A MAJOR SUBDIVISION AND A REPLAT OF TRACT 12, WALTER A. BOWLES
GARDENS, IN A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF
SECTION 17, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO
TOTAL OF 4.08 ACRES MORE OR LESS
CASE NUMBER FP17-0003



LEGEND:

- BOUNDARY LINE = 4.1 ACRES
- RIGHT OF WAY
- EXISTING RIGHT OF WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT LINE
- EXISTING LOT LINE
- LOT LINE
- EASEMENT
- SIGHT TRIANGLE
- APPROXIMATE 100-YEAR FLOODPLAIN

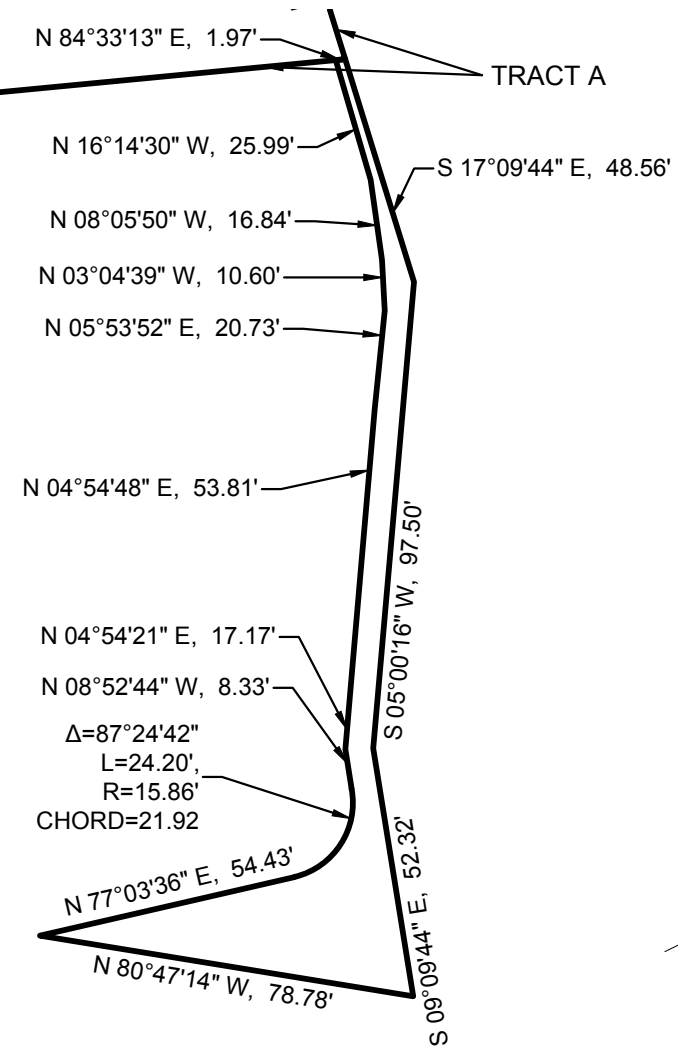
- TREES TO REMAIN
- APPROXIMATE 100-YEAR FLOODPLAIN FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FEMA FIRM NO. 08005C0432K, DECEMBER 17, 2010.
- CLOMR PROPOSED FLOODPLAIN PER CLOMR CASE NO. 08-08-0842R, APPROVED OCTOBER 29, 2008

- THE PROPOSED FLOODPLAIN AS SHOWN IS SUBJECT TO APPROVAL BY CITY OF LITTLETON FLOODPLAIN USE BY SPECIAL EXCEPTION, AND BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) VIA A LETTER OF MAP REVISION (LOMR).
- SITE GRADING AND CONSTRUCTION OF ANY BUILDINGS WITH BASEMENTS ON PARCELS REMOVED FROM THE FLOODPLAIN BY LOMR, ARE SUBJECT TO THE CONDITIONS OF THE CITY'S FLOODPLAIN USE BY SPECIAL EXCEPTION. SUCH PROPERTIES SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER AS "REASONABLY SAFE FROM FLOODING" PURSUANT TO REQUIREMENTS OF FEMA TECHNICAL BULLETIN 10-01.
- PARCELS REQUIRING THAT THE LOMR BE EFFECTIVE PRIOR TO ISSUING BUILDING PERMITS ARE INDICATED BY AN ASTERISK (**).

- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (T) AS PER DESCRIPTION IN TITLE COMMITMENT
- (P) AS PER WALTER A. BOWLES' GARDEN PLAT
- (W) AS PER WARRANTY DEED RECORDED SEPTEMBER 29, 1941 IN BOOK 455 AT PAGE 530

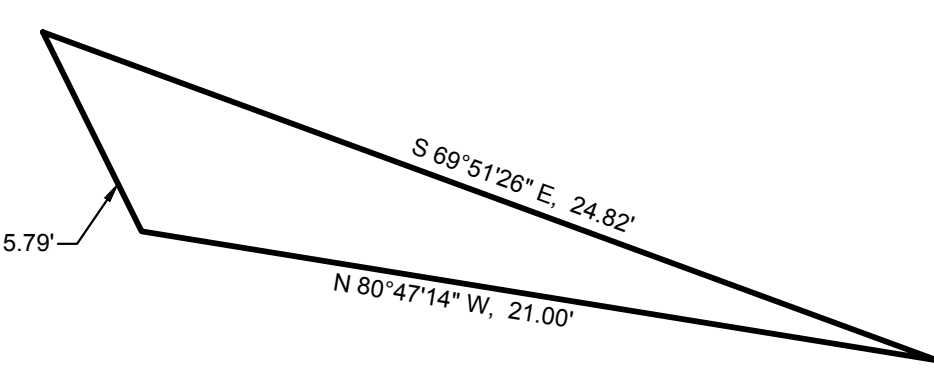
TRACT B DETAILS

SCALE: 1" = 5'-0"



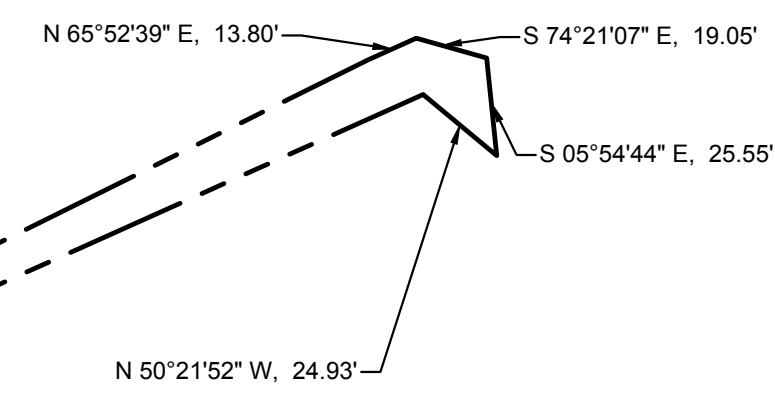
TRACT C DETAILS

SCALE: 1" = 40'-0"



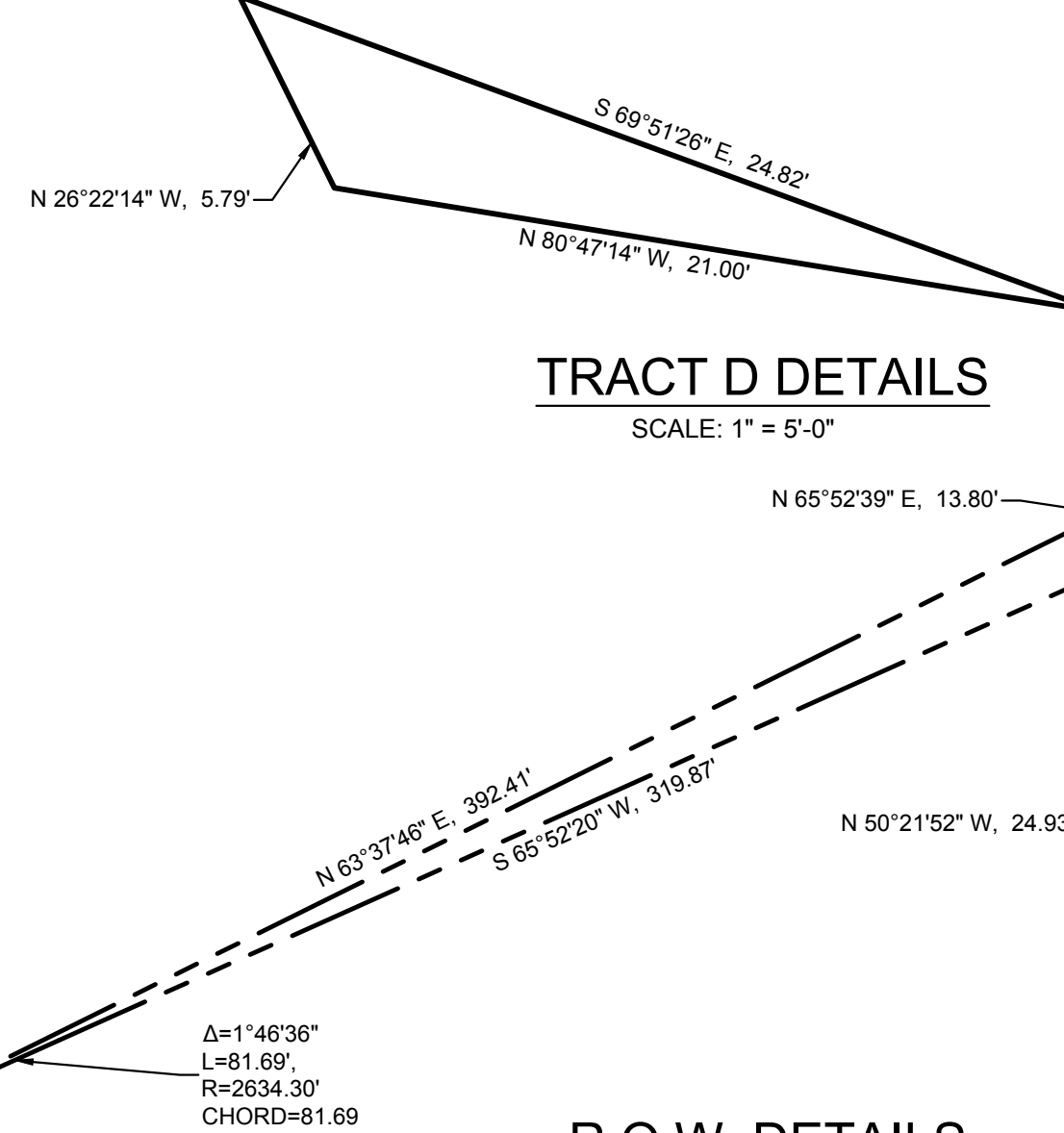
TRACT D DETAILS

SCALE: 1" = 5'-0"

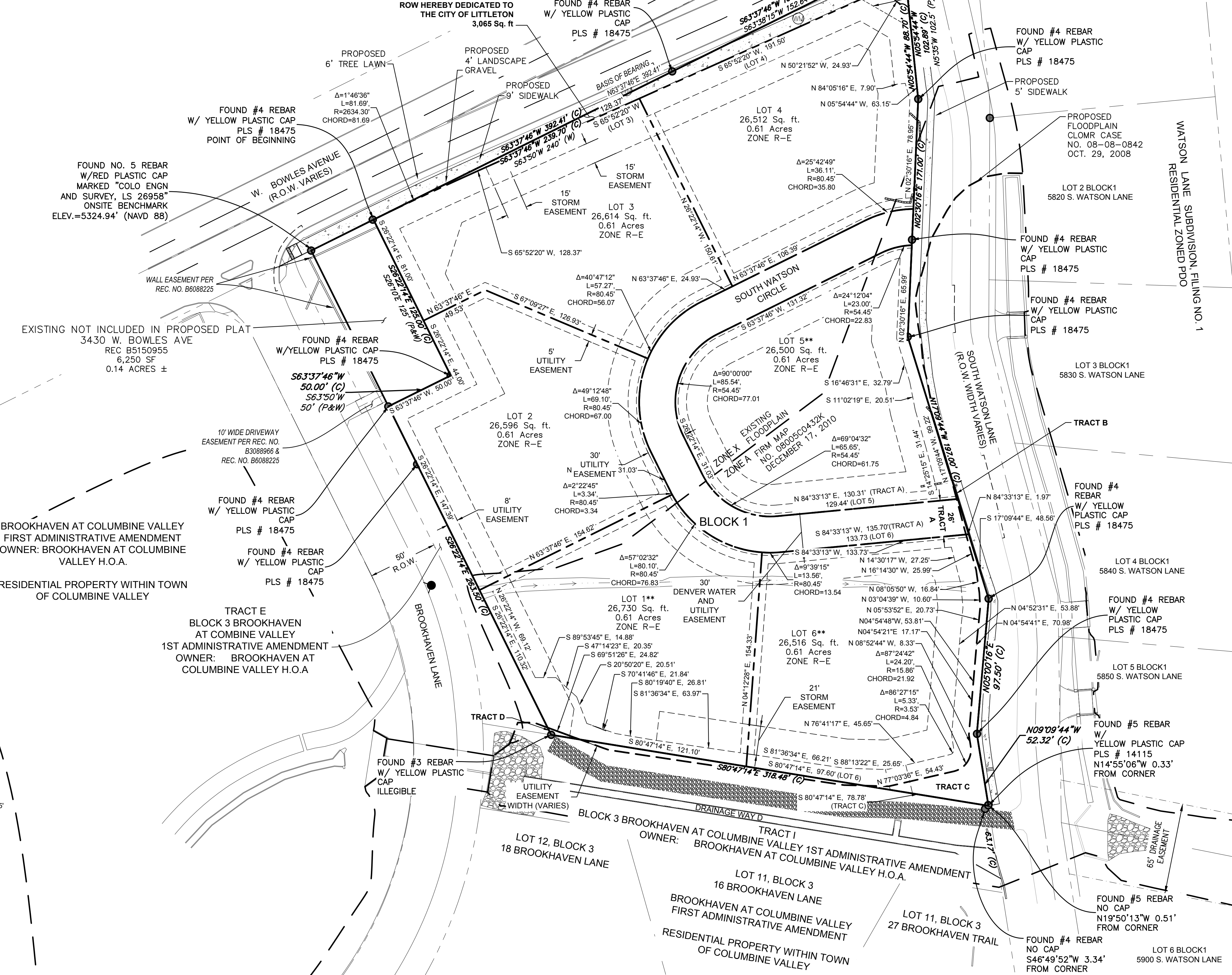


R.O.W. DETAILS

SCALE: 1" = 50'-0"



ZONED R-3
RESIDENTIAL C SUBDIVISION



NO.	DATE	REVISIONS
1	09/27/2017	1 PER CITY COMMENTS
2	12/20/2017	2 PER CITY COMMENTS
3	02/27/2018	3 PER CITY COMMENTS
4	06/05/2018	4 PER CITY COMMENTS
5	06/05/2018	5 PER CITY COMMENTS
6	07/25/2018	6 PER CITY COMMENTS
7	09/10/2018	7 PER CITY COMMENTS

PHELPS
ENGINEERING
7200 E. Hampden Ave., Suite 300, Denver, CO 80231
303-298-9844

SCALE: AS SHOWN
DESIGNED BY: FGF
DRAWN BY: JOA
CHECKED BY: LEP

FINAL PLAT

WATSON LANE RESERVE
WEST BOWLES AVE
& SOUTH WATSON LANE

DATE 12/21/2017
PROJECT NO. 16165