RITAGE AME! NDMENT

LOCATED Z PLANNING AREA HERITAGE HILLS PLANNED DEVELOPMENT, AMENDMENT 9, PLANNING AREA 9
LOTS 8-A1 AND 8-A2 HERITAGE HILLS FILING NO. 2, 2ND AMENDMENT
THE EAST HALF OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
2.577 ACRES, 1 LOT AND EASEMENTS
#SB21-07
FINAL PLAT MERIDIAN

PROPERTY DESCRIPTION:

ALL OF LOTS 8-A1 AND 8-A2, HERITAGE HILLS FILING NO. 2, 2ND AMENDMENT, RECORDED AT RECEPTION NO. 2008043123 IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDICITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO. CONTAINING 2.577 ACRES, MORE OR LESS.

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, RIGHTS—OF—WAY AND EASEMENTS AS SHOWN UNDER THE NAME AND SUBDIVISION OF HERITAGE HILLS FILING NO. 2, 4TH AMENDMENT. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY FOR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED. IN THE LAND V HEREON V PARTNERSHIP

SIGNATURE 유 OWNER:

PRESIDENT

유 COLORADO

SS.

SUBSCRIBED AND SWORN TO BEFORE DAY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION **EXPIRES:**

SS.

SUBSCRIBED AND SWORN TO BEFORE **≤**E SIHI DAY 유 읶 KAISER FOUNDATION

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ABASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE (CERTIFICATION SHOWN HEREON.

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

3. BEARINGS ARE ASSUMED AND ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING N88°36'03"E A DISTANCE OF 2539.42 FEET BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 10, BEING MONUMENTED BY A FOUND #5 REBAR WITH A 3-1/4" ALUMINUM CAP, STAMPED: PLS 25369 AND THE NORTHEAST CORNER OF SAID SECTION 10 BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, IN RANGE BOX, STAMPED: PLS 34980.

MEASUREMENT USED IN THIS SURVEY IS U.S. SURVEY FEET.

5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MERRICK & COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT—OF—WAY, AND TITLE OF RECORD MERRICK & COMPANY RELIED UPON TITLE COMMITMENT NUMBER NCS—1023195—CO PREPARED BY FIRST AMERICAN INSURANCE COMPANY, COMMITMENT DATE: NOVEMBER 4, 2020.

TITLE

6. THE CITY OF LONE TREE REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

7. LOTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS IN THIS FILING, IN ACCORDANCE WITH CITY OF LONE TREE REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY OF LONE TREE. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS SHALL BE MAINTAINED BY THE LOT OWNER IN ACCORDANCE WITH CITY OF LONE TREE CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

9. ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS OF LAND HEREBY SUBDIVIDED OR SUBJECT TO A SITE IMPROVEMENT PLAN ARE HEREBY NOTIFIED THAT THE PROPERTY IS LOCATED WITHIN PROXIMITY TO CENTENNIAL AIRPORT AND IS SUBJECT TO THE TERMS OF THAT CERTAIN AVIGATION NOTICE RECORDED AT RECEPTION NO. 2020016188 ON MARCH 4, 2020 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER. PROXIMITY TO CENTENNIAL AIRPORT MAY HAVE ANY NUMBER OF IMPACTS ON THE PROPERTY OCCUPANTS, THE PROPERTY, AND THE DEVELOPMENT, IMPROVEMENT, USE, ENJOYMENT OR OCCUPANCY OF THE PROPERTY, INCLUDING WITHOUT LIMITATION ODORS, AIRCRAFT NOISE, VIBRATION, FUMES, FUEL PARTICLES, EXHAUST, AND THE OPERATION AND PASSAGE OF AIRCRAFT ABOVE OR NEAR THE PROPERTY. INDIVIDUAL SENSITIVITIES TO THE POTENTIAL CENTENNIAL AIRPORT IMPACTS CAN VARY FROM PERSON, AND POTENTIAL AIRPORT IMPACTS CAN VARY FROM LOCATION TO LOCATION WITH THE PROPERTY AND FROM TIME TO TIME. RECORDS AND INFORMATION CONCERNING CENTENNIAL AIRPORT AND POTENTIAL AIRPORT IMPACTS ARE PUBLICLY AVAILABLE THROUGH VARIOUS FEDERAL, STATE, AND LOCAL GOVERNMENTAL AGENCIES, INCLUDING CENTENNIAL AIRPORT. ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS ARE SOLELY RESPONSIBLE FOR EVALUATING AND DETERMINING WHETHER THE AIRPORT IMPACTS, IF ANY, ARE ACCEPTABLE TO THEM. 8. THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, LANE SIGNAGE, AS REQUIRED BY THE CITY PUBLIC WORKS DEPARTMENT AND FIRE DISTRICT. PARKING/FIRE

TION:

TITLE INSURANCE COMPANY, DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT AND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATE: TITLE:

SUBSCRIBED **SWORN** TO BEFORE ME SIE DAY 유

TITLE 유 FIRST AMERICAN TITLE INSURANCE COMPANY

MY HAND AND OFFICIAL SEAL

CITY COUNCIL:

VICINITY

MAP

THIS PLAT WAS APPROVED FOR FILING BY THE CITY COUNCIL OF LONE TREE, CO, ON THE ____ DAY OF CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF EASEMENTS AND RIGHTS—OF—WAY ARE ACCEPTED. 2021, SUBJECT TO ANY

LOTS 8—A1 AND 8—A2, HERITAGE HILLS FILING NO. 2, 2ND AMENDMENT, IS AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER, RECEPTION #2008043123.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE CITY.

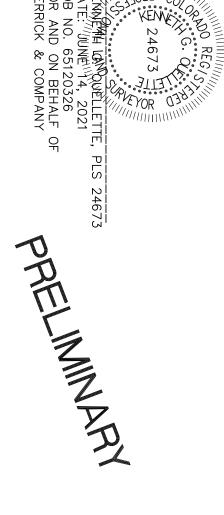
THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT CAN OR WILL BE SSUED.

JACQUELINE A. MILLET, MAYOR, CITY OF LONE TREE

CERTIFICATE:

ITHIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT
MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN
1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF
COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE CITY SUBDIVISION
REGULATIONS.

ATTEST THE ABOVE ON THIS



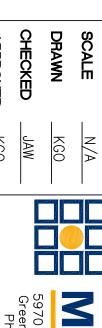
AND RECORDER:

STATE OF COLORADO COUNTY OF DOUGLAS

HEREBY Y CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____ DAY OF 2021 A.D.,

AND RECORDER

KAISER FOUNDATION HOSPITALS 10350 E DAKOTA AVE DENVER, CO 80247 OWNER/APPI LICANT



APPROVED KGO g G 65120692 **MERRICK®** 5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111 Phone: 303-751-0741 DATE 6/14/21 SH 1 OF

