

# PINE BLUFFS FILING NO. 5 FINAL PLAT

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 26,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.  
29.73 ACRES, 90 LOTS AND 5 TRACTS

SHEET 1 OF 3

## PLANNING COMMISSION

THE PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON NOVEMBER 14, 2013.

PLANNING DIRECTOR  
ON BEHALF OF THE PLANNING COMMISSION

## TOWN COUNCIL

PINE BLUFFS FILING NO. 5 WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, ON NOVEMBER 24, 2013. THE DEDICATIONS ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, 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 TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS.

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 WILL BE ISSUED.

JOHN FUSSA, TOWN OF PARKER PLANNING DIRECTOR

ATTEST:  
MIKE SUTHERLAND, PUBLIC WORKS DIRECTOR

## SURVEYOR

I, GEORGE G. SMITH, JR., A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON MARCH 6, 2013, BY ME OR UNDER 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 PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 30<sup>th</sup> DAY OF MAY, 2014.

GEORGE G. SMITH, JR., PLS  
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR  
PLS NO. 19003



## CLERK AND RECORDER

STATE OF COLORADO )  
COUNTY OF DOUGLAS )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_.

COUNTY CLERK AND RECORDER

## TITLE VERIFICATION

WE, LAND TITLE GUARANTEE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS NOTED IN THE SCHEDULE B-2 OF TITLE COMMITMENT NO. ABD70345758-4, HAVING AN EFFECTIVE DATE OF DECEMBER 9, 2013 AT 5:00 P.M.

Signature of Scott Bennett

BY: Scott Bennett AS Authorized Agent OF LAND TITLE GUARANTEE COMPANY.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF June, 2014, BY Scott Bennett AS Authorized Agent OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

Signature of Linda Stafford  
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-17-14



## LEGAL DESCRIPTION

A PARCEL OF LAND BEING THAT PARCEL DESCRIBED IN BOOK 1832 AT PAGE 1003, THAT PORTION OF VACATED HILLTOP ROAD DESCRIBED AT RECEPTION NO. 2005023012, AND A PORTION OF THAT PARCEL DESCRIBED IN BOOK 1832 AT PAGE 1009, ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, AND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 00°03'11" EAST ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN BOOK 1832 AT PAGE 1003, A DISTANCE OF 1,234.37 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HESS ROAD AS DESCRIBED AT RECEPTION NO. 2004038434 AND TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF HESS ROAD AND THE EASTERLY RIGHT-OF-WAY OF HILLTOP ROAD, BOTH AS DESCRIBED AT RECEPTION NO. 2004038434, THE FOLLOWING EIGHT (8) COURSES:

- 1) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06°57'26", A RADIUS OF 2,555.00 FEET AND AN ARC LENGTH OF 310.25 FEET (THE CHORD OF WHICH BEARS NORTH 86°42'21" WEST, 309.82 FEET);
  - 2) NORTH 85°58'22" WEST A DISTANCE OF 163.49 FEET;
  - 3) SOUTH 89°49'05" WEST A DISTANCE OF 224.84 FEET TO A POINT OF CURVATURE;
  - 4) ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 80°00'00", A RADIUS OF 104.00 FEET AND AN ARC LENGTH OF 145.21 FEET (THE CHORD OF WHICH BEARS NORTH 50°10'55" WEST, 133.70 FEET);
  - 5) NORTH 10°10'55" WEST A DISTANCE OF 38.65 FEET TO A POINT OF CURVATURE;
  - 6) ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25°47'45", A RADIUS OF 855.00 FEET AND AN ARC LENGTH OF 384.94 FEET (THE CHORD OF WHICH BEARS NORTH 23°04'47" WEST, 381.70 FEET);
  - 7) NORTH 35°58'49" WEST A DISTANCE OF 806.06 FEET;
  - 8) NORTH 36°08'39" WEST A DISTANCE OF 90.41 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL DESCRIBED IN BOOK 1832 AT PAGE 1003;
- THENCE NORTH 89°46'54" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1,482.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,295,217 SQUARE FEET OR 29.73 ACRES, MORE OR LESS.

## DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF PINE BLUFFS FILING NO. 5. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS, LANDSCAPE IRRIGATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR 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 OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FROM ANY HAZARD. THE UNDERSIGNED GRANTS THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNERS FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNERS. THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE ANY OBSTRUCTIONS THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN.

## ACKNOWLEDGMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT OBTAIN SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. § 1531, ET SEQ., AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER  
KW PINE RIDGE, LLC,  
A COLORADO LIMITED LIABILITY COMPANY  
BY: KOELBEL AND COMPANY  
A COLORADO CORPORATION, ITS MANAGER

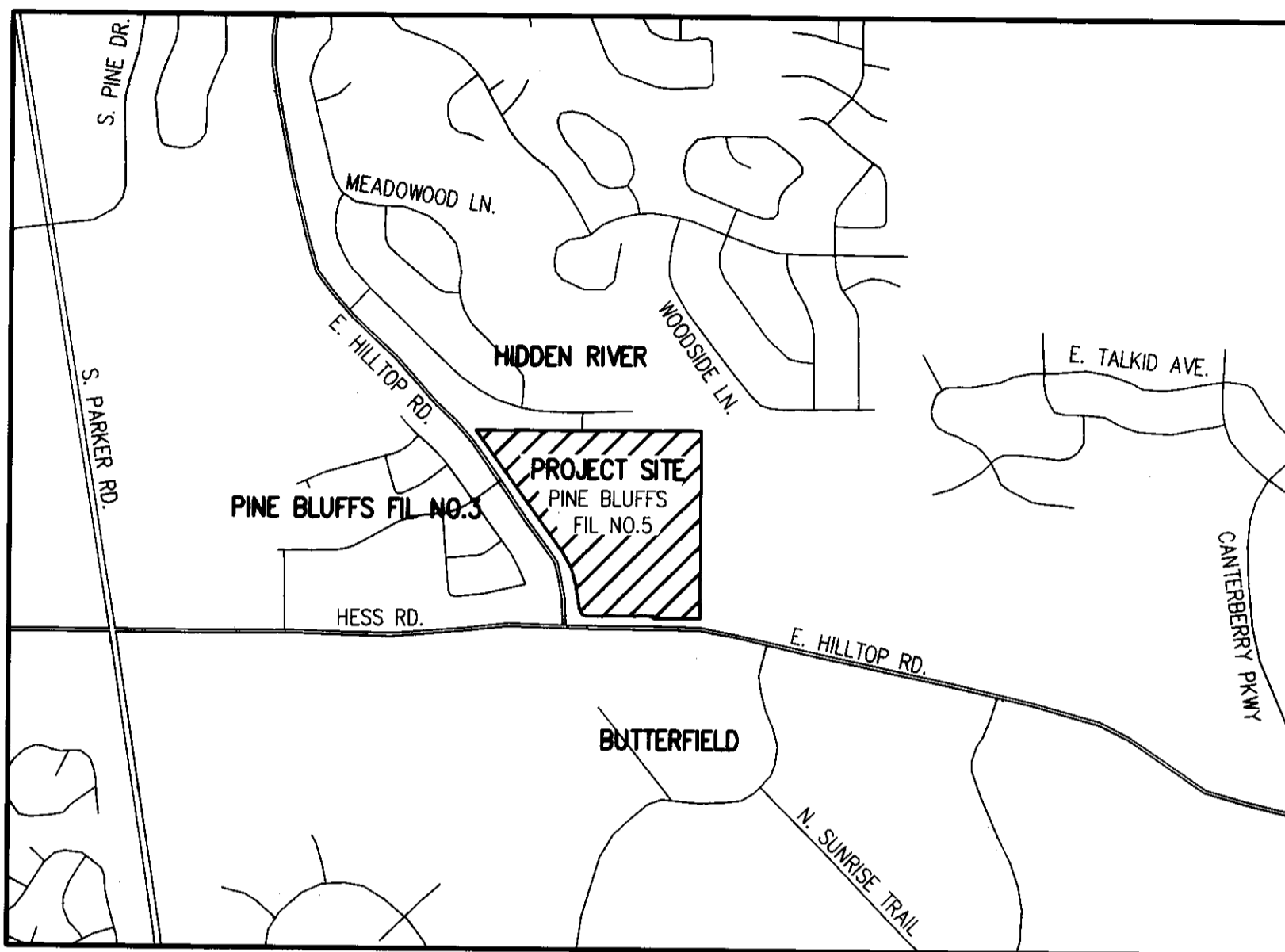
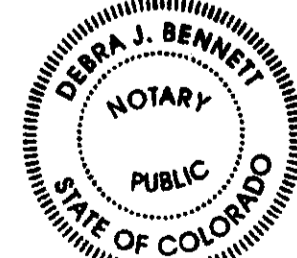
Signature of Keith Neale

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF June, 2014 BY Keith Neale V.P. OF KOELBEL AND COMPANY, AS MANAGER OF KW PINE RIDGE, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

Signature of Deborah J. Bennett  
NOTARY PUBLIC

MY COMMISSION EXPIRES 9/25/2014



VICINITY MAP  
SCALE 1"=1000'

## GENERAL NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE NO. ABD70345758-4 ISSUED BY LAND TITLE GUARANTEE COMPANY HAVING AN EFFECTIVE DATE OF DECEMBER 09, 2013 AT 5:00 P.M.
4. BEARINGS ARE BASED ON THE NORTH-SOUTH CENTERLINE OF SECTION 26, T6S, R66W OF THE 6TH P.M., MONUMENTED BY A 3" ALUMINUM CAP PLS 29422 IN RANGE BOX AT THE SOUTH END AND A 2" ALUMINUM CAP PLS 23053 AT THE NORTH END, ASSUMED TO BEAR SOUTH 00°03'11" EAST.
5. SUBJECT PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NO. 08035C0201F DATED SEPTEMBER 30, 2005.
6. TRACTS A AND D ARE RESERVED FOR DRAINAGE AND LANDSCAPING; TRACT B IS FOR A TOT LOT, DRAINAGE AND LANDSCAPING; TRACT C IS FOR STORM WATER DETENTION, DRAINAGE AND LANDSCAPING; AND TRACT E IS FOR A WELL SITE. TRACTS A, B, C, AND D ARE TO BE CONVEYED BY SEPARATE DOCUMENT TO AND OWNED AND MAINTAINED BY A COMMUNITY ASSOCIATION TO BE FORMED. TRACT E IS TO BE CONVEYED TO PARKER WATER AND SANITATION DISTRICT BY SEPARATE DOCUMENT. A BLANKET EASEMENT FOR SURFACE DRAINAGE IS HEREBY DEDICATED OVER TRACTS A, B, C, AND D.
7. THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS SIDEWALK & UTILITY EASEMENTS, UTILITY EASEMENTS, UTILITY AND DRAINAGE EASEMENTS, AND DRAINAGE EASEMENTS ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHT ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
8. LANDSCAPING WITHIN THE INTERSECTION SIGHT DISTANCE TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTING THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. TREES PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE WILL NOT BE ALLOWED. LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE AREA SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.

PINE BLUFFS FILING NO. 5  
FINAL PLAT

DEVELOPER/APPLICANT:  
KW PINE RIDGE, LLC  
5291 E YALE AVE  
DENVER, CO 80222  
(303) 758-3500

ENGINEER/SURVEYOR:  
HARRIS KOCHER SMITH  
1120 LINCOLN STREET, SUITE 1000  
DENVER, CO 80203  
(303) 623-6300

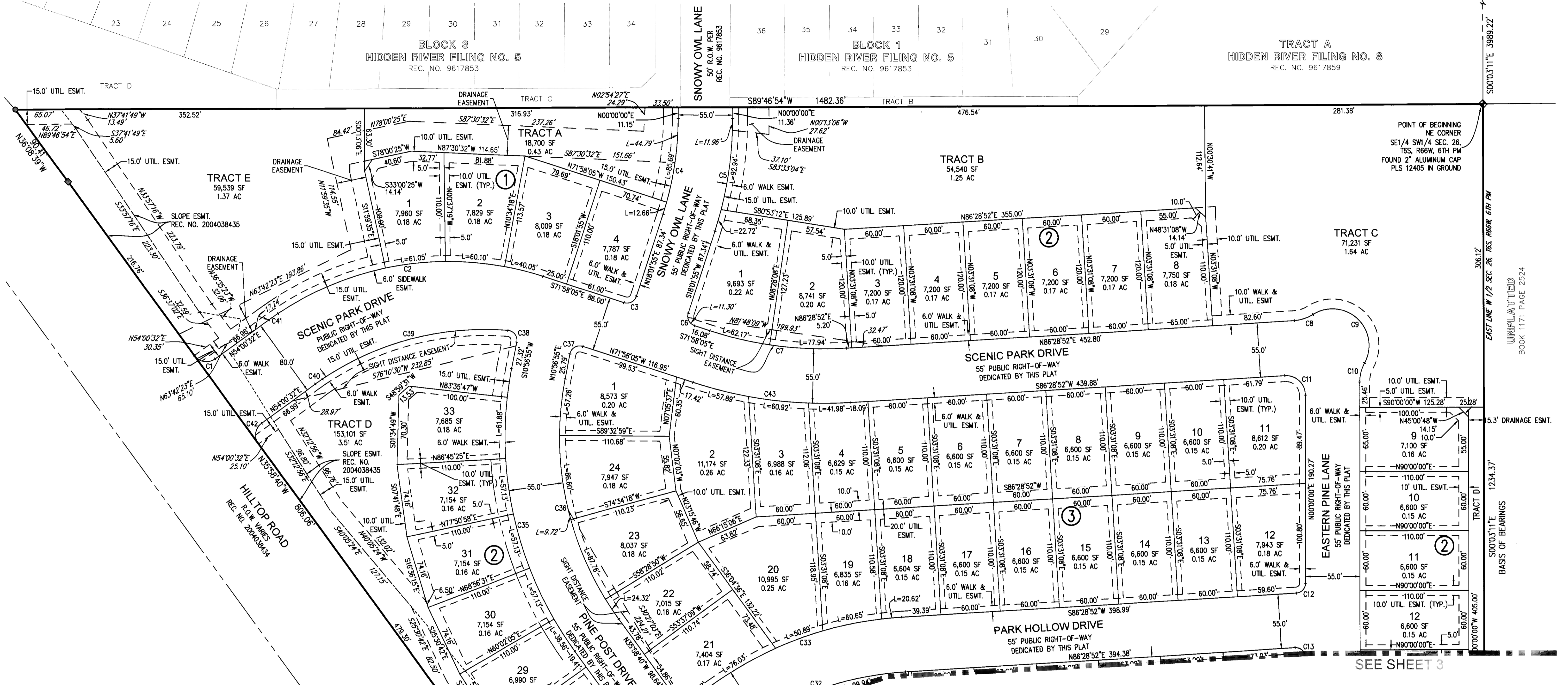
PREPARATION DATE: DECEMBER 11, 2013  
LAST REVISED: MARCH 11, 2014  
SHEET 1 OF 3

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

# PINE BLUFFS FILING NO. 5 FINAL PLAT

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 26,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.  
SHEET 2 OF 3

N 1/4 CORNER SEC. 26,  
T6S, R66W, 6TH PM  
FOUND 2" ALUMINUM CAP  
PLS 23053 IN GROUND



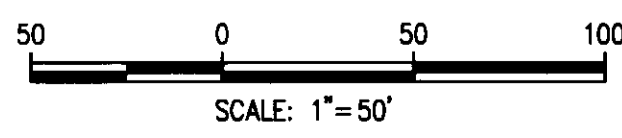
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BOOK 1171 PAGE 2524

TRACT D  
BASIS OF BEARINGS

CURVE	LENGTH	RADIUS	DELTA	CHORD BNG	CHORD
C1	23.57'	15.00'	90°00'48"	S80°59'04"E	21.22'
C2	279.78'	307.61'	52°06'45"	S81°58'32"W	270.24'
C3	15.71'	10.00'	90°00'00"	N63°01'55"E	14.14'
C4	98.35'	312.50'	18°01'55"	N09°00'57"E	97.94'
C5	115.66'	367.50'	18°01'55"	N09°00'57"E	115.18'
C6	15.71'	10.00'	90°00'00"	S26°58'05"E	14.14'
C7	140.11'	372.50'	21°33'03"	S62°44'37"E	139.28'
C8	20.08'	40.00'	28°45'44"	N72°06'00"E	19.87'
C9	97.54'	37.00'	151°02'37"	N46°45'34"W	71.65'
C10	20.08'	40.00'	28°45'44"	S14°22'52"W	19.87'
C11	31.83'	19.50'	93°31'08"	N46°45'34"W	28.41'
C12	15.09'	10.00'	86°28'52"	N43°14'26"E	13.70'
C13	16.32'	10.00'	93°31'08"	N46°45'34"W	14.57'
C31	15.71'	10.00'	90°00'00"	S09°01'20"W	14.14'
C32	177.04'	312.50'	32°27'32"	S70°15'06"W	174.68'
C33	208.19'	367.50'	32°27'32"	S70°15'06"W	205.42'
C34	15.71'	10.00'	90°00'00"	S80°58'40"E	14.14'
C35	300.99'	367.50'	46°55'35"	S12°30'52"E	292.65'
C36	255.94'	312.50'	46°55'35"	S12°30'52"E	248.85'
C37	16.94'	10.00'	97°04'59"	S59°29'25"W	14.99'
C38	16.82'	10.00'	96°21'08"	N37°13'39"W	14.90'
C39	197.38'	292.39'	38°40'38"	S75°15'28"W	193.65'
C40	8.67'	260.00'	1°54'37"	S54°57'51"W	8.67'
C41	11.34'	340.00'	1°54'37"	S54°57'51"W	11.33'
C42	23.56'	15.00'	89°59'12"	S09°00'56"W	21.21'
C43	160.80'	427.50'	21°33'03"	S82°44'37"E	159.85'

- LEGEND**
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP PLS 19003
  - ◆ FOUND #5 REBAR WITH RED PLASTIC CAP PLS 22561
  - SET #5x18" REBAR WITH YELLOW PLASTIC CAP PLS 19003
  - ITALIC TEXT* EASEMENT DIMENSION
  - WALK & UTIL. ESMT. SIDEWALK & UTILITY EASEMENT

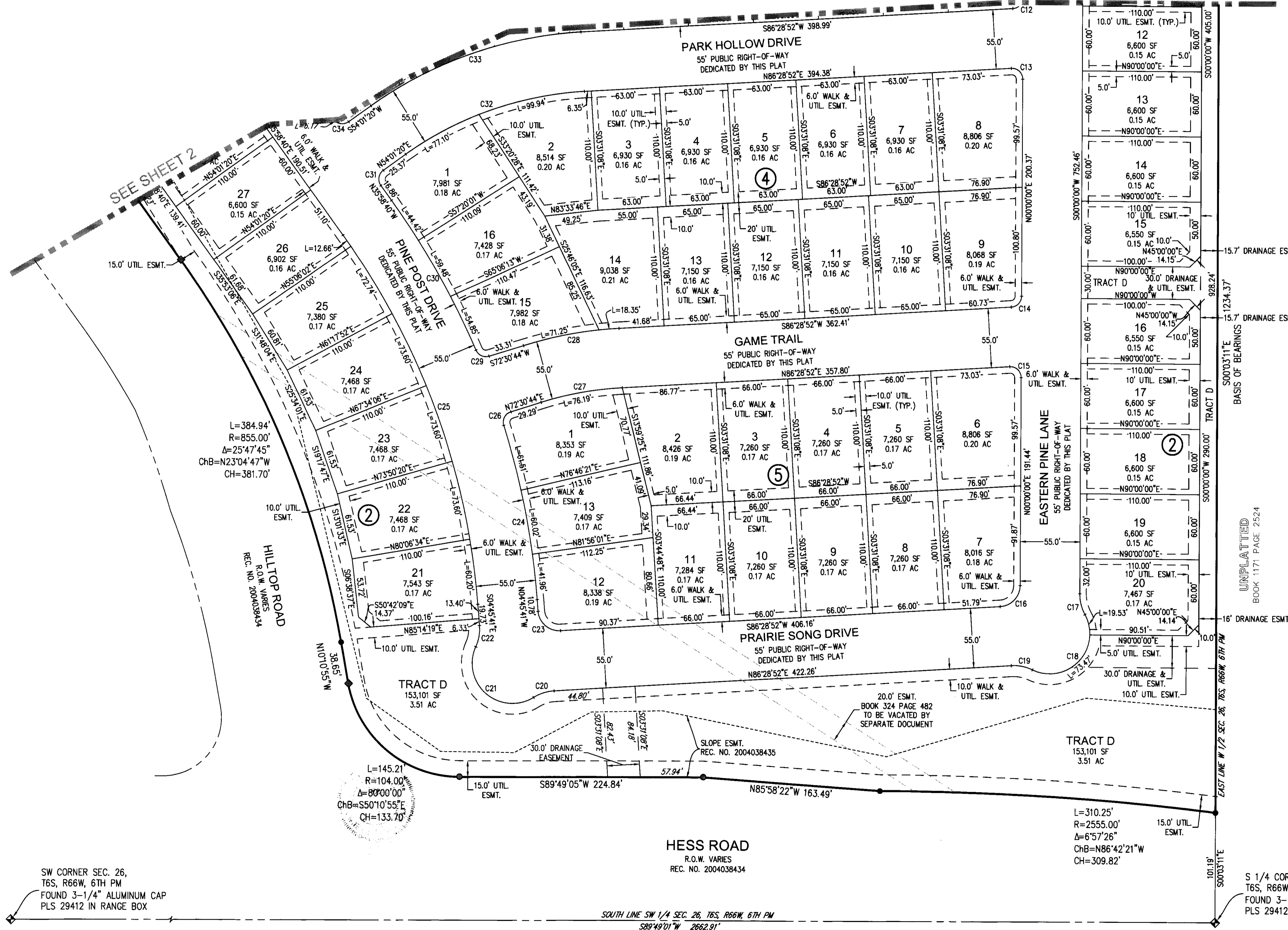
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FINAL PLAT  
DEVELOPER/APPLICANT:  
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(303) 758-3500  
ENGINEER/SURVEYOR:  
HARRIS KOCHER SMITH  
1120 LINCOLN STREET, SUITE 1000  
DENVER, CO 80203  
(303) 623-6300  
PREPARATION DATE: DECEMBER 11, 2013  
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SHEET 2 OF 3



# PINE BLUFFS FILING NO. 5 FINAL PLAT

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 26,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.  
SHEET 3 OF 3

SEE SHEET 2



CURVE TABLE				
C12	15.09'	10.00'	86°28'52"	N43°14'26"E 13.70'
C13	16.32'	10.00'	93°31'08"	N46°45'34"W 14.57'
C14	15.09'	10.00'	86°28'52"	N43°14'26"E 13.70'
C15	16.32'	10.00'	93°31'08"	N46°45'34"W 14.57'
C16	29.43'	19.50'	86°28'52"	N43°14'26"E 26.72'
C17	20.08'	40.00'	28°45'44"	S14°22'52"E 19.87'
C18	92.99'	37.00'	144°00'20"	N43°14'26"E 70.38'
C19	20.08'	40.00'	28°45'44"	N79°08'16"W 19.87'
C20	20.08'	40.00'	28°45'44"	S72°06'00"W 19.87'
C21	94.46'	37.00'	146°16'56"	S49°08'25"E 70.82'
C22	20.08'	40.00'	28°45'44"	N09°37'11"E 19.87'
C23	30.21'	19.50'	88°45'27"	S49°08'25"E 27.28'
C24	163.49'	727.50'	12°52'35"	N11°11'59"W 163.15'
C25	366.40'	672.50'	31°12'59"	N20°22'11"W 361.88'
C26	15.73'	10.00'	90°09'00"	S72°06'14"W 14.16'
C27	76.19'	312.50'	13°58'08"	S79°29'48"W 76.00'
C28	89.60'	367.50'	13°58'08"	S79°29'48"W 89.38'
C29	14.66'	10.00'	84°00'45"	S65°28'54"E 13.36'
C30	158.75'	727.50'	12°30'09"	N29°43'36"W 158.43'
C31	15.71'	10.00'	90°00'00"	S09°01'20"W 14.14'
C32	177.04'	312.50'	32°27'32"	S70°15'06"W 174.68'
C33	208.19'	367.50'	32°27'32"	S70°15'06"W 205.42'
C34	15.71'	10.00'	90°00'00"	S80°58'40"E 14.14'

**LEGEND**

- FOUND #5 REBAR WITH YELLOW PLASTIC CAP PLS 19003
- ◆ FOUND #5 REBAR WITH RED PLASTIC CAP PLS 22561
- SET #5x18" REBAR WITH YELLOW PLASTIC CAP PLS 19003

*ITALIC TEXT* EASEMENT DIMENSION  
WALK & UTIL. ESMT. SIDEWALK & UTILITY EASEMENT

UNPLATTED  
BOOK 1171 PAGE 2524

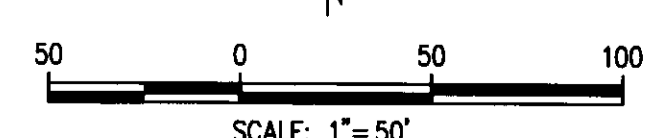
EAST LINE W 1/2 SEC. 26, T6S, R66W, 6TH PM  
S00°03'11"E  
BASIS OF BEARINGS

SW CORNER SEC. 26,  
T6S, R66W, 6TH PM  
FOUND 3-1/4" ALUMINUM CAP  
PLS 29412 IN RANGE BOX

SOUTH LINE SW 1/4 SEC. 26, T6S, R66W, 6TH PM  
S89°49'01"W 2662.91'

L=310.25'  
R=2555.00'  
A=6°57'26"  
ChB=N86°42'21"W  
CH=309.82'

S 1/4 CORNER SEC. 26,  
T6S, R66W, 6TH PM  
FOUND 3-1/4" ALUMINUM CAP  
PLS 29412 FLUSH WITH GROUND



PINE BLUFFS FILING NO. 5  
FINAL PLAT

DEVELOPER/APPLICANT:  
KW PINE RIDGE, LLC  
5291 E YALE AVE  
DENVER, CO 80222  
(303) 758-3500

ENGINEER/SURVEYOR:  
HARRIS KOCHER SMITH  
1120 LINCOLN STREET, SUITE 1000  
DENVER, CO 80203  
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PREPARATION DATE: DECEMBER 11, 2013  
LAST REVISED: MARCH 11, 2014  
SHEET 3 OF 3