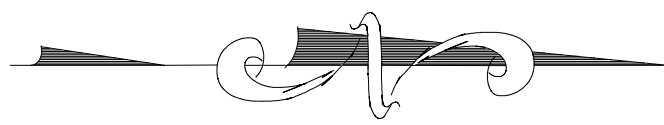


LAND SURVEY PLAT
AND
TOPOGRAPHIC SURVEY

6129 Woodbine Way, Littleton, Colorado
Lot 28, ROXBOROUGH DOWNS, FILING 2, 5TH AMENDMENT,
lying within a portion of the SE1/4 of Section 11,
Township 7 South, Range 69 West, 6th P.M.
County of Douglas, State of Colorado

SCALE: 1" = 20'



ARROWHEAD GOLFCOURSE
REC. NO. 200147244

LEGAL DESCRIPTION:
(as provided by the client)

Lot 28, ROXBOROUGH DOWNS, FILING 2, 5TH AMENDMENT,
County of Douglas, State of Colorado.

PROPERTY ADDRESS:
(as provided by the client)

6129 Woodbine Way, Littleton, CO 80125

Surveyor's Notes:

- The boundary evidence shown hereon is the result of observations and calculations made at the time of survey. Additional evidence which may not be available due to snow, lack of access, traffic, danger or other causes may provide different results.
- The legal description and address shown hereon were provided by the client. The accuracy and correctness thereof is the responsibility of the interested party ordering the survey. According to Colorado law, any legal action against the surveyor must be commenced within one year of initial discovery.
- All distances and lengths shown hereon are measured in decimal feet, unless otherwise noted. All angles, bearings and directional courses are measured in degrees, minutes and seconds as determined from the nearest cardinal direction, unless otherwise noted.
- Underground utilities, foundations and burial grounds have not been located and are not certified hereon. It is strongly recommended to contact the local utility providers for location and approval, prior to any type of construction or excavation.
- Unless specifically requested, flood zone locations have not been researched and are not certified to hereon. Contact local emergency managers for additional information.
- The basis of bearing shown hereon was determined from the recorded plat, deeded instrument referred to above, or locally obtained GPS observations.

NOTE: All elevations shown hereon are based on the NGS benchmark designation 'ROMANSKY', PID AA3430 (NAVD 88).

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 (F)	45.00'	22.21'	28°17'04"	N42°29'38"W	21.99'
C2 (P)	45.00'	22.21'	28°24'09"	N42°33'07"W	21.99'

LEGEND:

- (P) = PLAT MEASUREMENT
(F) = FIELD MEASUREMENT (ACTUAL)
(C) = CALCULATED MEASUREMENT
(D) = TITLE COMMITMENT OR VESTING DEED MEASUREMENT
(E) = PLATTED EASEMENT DIMENSION

- ▣ = FOUND REBAR PIN AND CAP (AZTEC/PLS 36567)
▲ = FOUND NAIL & DISK (AZTEC/PLS 36567) IN ROCK
✱ = FOUND NAIL & DISK (AZTEC/PLS 36567) IN CONCRETE AS 4.00' WITNESS CORNER
⊙ = SANITARY MANHOLE
⊗ = WATER STUB

- RIGHT OF WAY / PROPERTY BOUNDARY
—— CENTERLINE CONTROL / LAND LINE
—— ADJACENT LINES
—— EASEMENT / RESTRICTION
—— UNDERGROUND WATER LINE MARKINGS
—— UNDERGROUND SANITARY LINE
—— UNDERGROUND ELECTRIC LINE MARKINGS
—— UNDERGROUND GAS LINE MARKINGS

- WATER
—— SANITARY
—— ELECTRIC
—— GAS

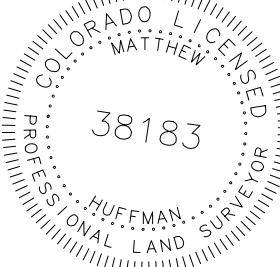
- CONCRETE
—— ASPHALT

I hereby certify that this Land Survey Plat was prepared for JB Roxborough Downs 13 LLC, that this Land Survey Plat was made under my supervision and that to the best of my knowledge and belief, it is a true and correct representation.
I further certify that the improvements on the above described parcel on this date, November 11, 2019, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

By:

Matthew L. Huffman, PLS
Licensed Professional Land Surveyor,
State of Colorado, No. 38183

11-11-2019
(date)



FILE:	DOUG/ROXBOROUGH
FIELD DATE:	11-11-19
DRAWING DATE:	11-11-19
CERTIFY DATE:	11-11-19
REVISION DATE:	
FIELD BOOK/PAGE:	59/00
FIELD CREW:	ZAG-INS
DRAWING BY:	MLH / MLH
PROJECT NUMBER:	3219151911
TYPE OF SURVEY:	LSP TOPO SURVEY

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