

# HOME PLACE SUBDIVISION AMENDMENT 1

A REPLAT OF TRACT B, HOME PLACE SUBDIVISION, LOCATED IN THE N 1/2, NW  
1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

## PURPOSE STATEMENT

TO REPLAT TRACT B, HOME PLACE SUBDIVISION INTO LOTS, BLOCKS, TRACTS AND RIGHT-OF-WAY.

## LEGAL DESCRIPTION AND DEDICATIONS

THE UNDERSIGNED BEING THE OWNER(S) OF A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT B, HOME PLACE SUBDIVISION, RECORDED JUNE 9, 2017 AT RECEPTION NO. 2017000049889, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING AN AREA OF 46.862 ACRES, (2,041,330 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, AND HEREBY DEDICATE TO THE CITY OF THORNTON IN FEE SIMPLE THE STREETS AND ALL OTHER PUBLIC WAYS AS SHOWN ON THIS PLAT, AND HEREBY GRANTS TO THE CITY OF THORNTON SUCH EASEMENTS AS ARE CREATED HEREBY AND DEPICTED OR, BY NOTE, REFERENCED HEREON. ALONG WITH THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, INSPECT AND OPERATE MAINS, TRANSMISSION, DISTRIBUTION AND SERVICE LINES AND APPURTENANCES OR OTHER IMPROVEMENTS FOR WHICH THE EASEMENTS WERE GRANTED, TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, EITHER DIRECTLY OR THROUGH THE VARIOUS APPLICABLE SERVICE PROVIDERS AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT. UNLESS MORE NARROWLY DEFINED BY NOTE HEREON, "UTILITY" SHALL MEAN SEWER, WATER, DRAINAGE, ELECTRICITY, GAS, TELEPHONE, CABLE AND OTHER TELECOMMUNICATION FACILITIES.

ALL NON-TRIBUTARY AND NOT NON-TRIBUTARY GROUND WATER IS ALSO HEREBY DEDICATED TO THE CITY OF THORNTON.

## OWNERSHIP CERTIFICATE

IN WITNESS THEREOF, BY: \_\_\_\_\_

CRAIG L. THORNTON, INDIVIDUALLY, AND AS ATTORNEY-IN-FACT FOR LISA J. THORNTON, LINNEA MARIE YOUNG, STEVEN ELDON YOUNG, RYAN LEE CARLSON, BLAKE CARLSON, LINDSEY ANN BAILEY, TYLER L. CARLSON, NATHAN R. CARLSON, CORY JAMES THORNTON, AMY ELIZABETH BUSCH, JENNIFER LYNN THORNTON (N/K/A JENNIFER LYNN TRAIL), EMILY SUE SHAFENBERG, TAWNIA-JO CARLSON (N/K/A TAWNIA-JO GEORGE, ALSO KNOWN AS TANYA-JO CARLSON), CHASE J. CARLSON, JAYCI CARLSON, STERLING CARLSON, TRACI ANNE THORNTON (N/K/A TRACI ANNE ROTHEY), TAYLOR CARLSON, KRISTEN CARLSON (N/K/A KRISTEN CARLSON PENWELL), CORINNE R. CARLSON (N/K/A CORINNE CARLSON MCAFFEE), ABIGAIL L. CARLSON, DELANEY D. CARLSON, DARON CARLSON YOUNG, ANNA ELIZABETH YOUNG (N/K/A ANNA ELIZABETH DALTON), KIRSTIN MARITA YOUNG (N/K/A KIRSTIN MARITA HANSEN), REBECCA LEIGH YOUNG, TAVIA CARLSON, NIA CARLSON (N/K/A NIA CARLSON DEAN), TATE C. CARLSON AND CODY M. PAHACH

### NOTARY:

STATE OF \_\_\_\_\_ )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

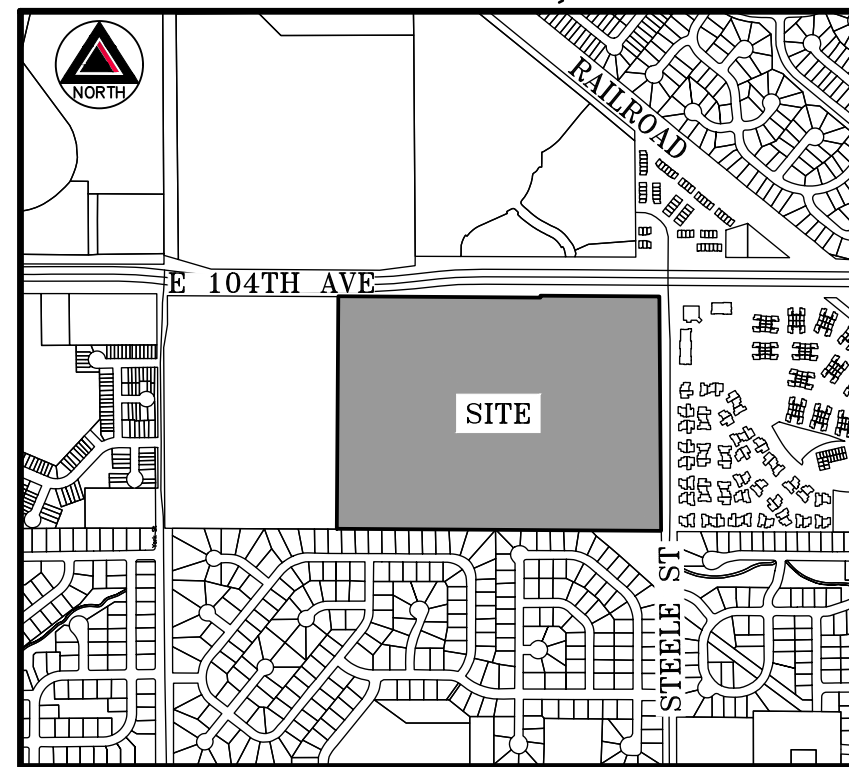
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: CRAIG L. THORNTON, INDIVIDUALLY, AND AS ATTORNEY-IN-FACT FOR LISA J. THORNTON, LINNEA MARIE YOUNG, STEVEN ELDON YOUNG, RYAN LEE CARLSON, BLAKE CARLSON, LINDSEY ANN BAILEY, TYLER L. CARLSON, NATHAN R. CARLSON, CORY JAMES THORNTON, AMY ELIZABETH BUSCH, JENNIFER LYNN THORNTON (N/K/A JENNIFER LYNN TRAIL), EMILY SUE SHAFENBERG, TAWNIA-JO CARLSON (N/K/A TAWNIA-JO GEORGE, ALSO KNOWN AS TANYA-JO CARLSON), CHASE J. CARLSON, JAYCI CARLSON, STERLING CARLSON, TRACI ANNE THORNTON (N/K/A TRACI ANNE ROTHEY), TAYLOR CARLSON, KRISTEN CARLSON (N/K/A KRISTEN CARLSON PENWELL), CORINNE R. CARLSON (N/K/A CORINNE CARLSON MCAFFEE), ABIGAIL L. CARLSON, DELANEY D. CARLSON, DARON CARLSON YOUNG, ANNA ELIZABETH YOUNG (N/K/A ANNA ELIZABETH DALTON), KIRSTIN MARITA YOUNG (N/K/A KIRSTIN MARITA HANSEN), REBECCA LEIGH YOUNG, TAVIA CARLSON, NIA CARLSON (N/K/A NIA CARLSON DEAN), TATE C. CARLSON AND CODY M. PAHACH.

WITNESS MY HAND AND OFFICIAL SEAL NOTARY SEAL

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY ADDRESS \_\_\_\_\_

SEE SHEET 2 FOR THE CONTINUATION OF THIS CERTIFICATE.



VICINITY MAP

SCALE 1" = 1000'

### LAND USE TABLE

NET ACREAGE	37.030 AC
GROSS ACREAGE	46.862 AC
NET DENSITY	7.9 DU/AC
GROSS DENSITY	6.2 DU/AC
SMALLEST LOT SIZE	1,300 SQ. FT.
LARGEST LOT SIZE	7,653 SQ. FT.
AVERAGE LOT SIZE	2,772 SQ. FT.
NUMBER OF LOTS/RESIDENTIAL UNITS	292
NUMBER OF TRACTS	44
NUMBER OF BUILDABLE LOTS (RESIDENTIAL)	292
RIGHT-OF-WAY ACREAGE	9.832 AC

### SHEET INDEX

- SHEET 1 & 2 – COVER SHEET
- SHEET 3 – GENERAL NOTES
- SHEET 4 – OVERALL BOUNDARY
- SHEETS 5-17 – LOT DETAILS
- SHEET 18 – EASEMENT DETAILS

## SURVEYOR'S CERTIFICATE

I, SHAUN D. LEE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE 19 DAY OF DECEMBER, 2019 AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_



SHAUN D. LEE  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38158  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE., SUITE 1  
LITTLETON, CO. 80122  
(303) 713-1898

**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.

**NOTICE:** PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

## CITY OF THORNTON APPROVALS

APPROVED AS TO FORM BY THE CITY ATTORNEY OF THE CITY OF THORNTON, COLORADO, OR DESIGNEE.

CITY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE DIRECTOR OF THE CITY OF THORNTON, COLORADO, OR DESIGNEE.

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

## ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY AT \_\_\_\_ M. ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

RECEPTION NO. \_\_\_\_\_

ADAMS COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_  
DEPUTY

NO.	REVISION	DATE	BY	CHK
6	AZTEC 7TH SUBMITTAL	12/6/19	CWB	SDL
7	AZTEC 8TH SUBMITTAL	12/16/19	CWB	SDL
8	UPDATE TO OWNERSHIP CERTIFICATE	12/26/19	CWB	SDL

**AZTEC**  
CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 49418-05  
Drawn By: CWB

DATE OF PREPARATION:	08-23-2018
SCALE:	N/A
SHEET 1 OF 18	

# HOME PLACE SUBDIVISION AMENDMENT 1

A REPLAT OF TRACT B, HOME PLACE SUBDIVISION, LOCATED IN THE N 1/2, NW  
1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

**OWNERSHIP CERTIFICATE CONTINUED:**

IN WITNESS THEREOF, BY: STEVEN ELDON YOUNG, INDIVIDUALLY, AND AS ATTORNEY-IN-FACT FOR LISA J. THORNTON, CRAIG L. THORNTON, LINNEA MARIE YOUNG, RYAN LEE CARLSON, BLAKE CARLSON, LINDSEY ANN BAILEY, TYLER L. CARLSON, NATHAN R. CARLSON, CORY JAMES THORNTON, AMY ELIZABETH BUSCH, JENNIFER LYNN THORNTON (N/K/A JENNIFER LYNN TRAIL), EMILY SUE SHAFENBERG, TAWNIA-JO CARLSON (N/K/A TAWNIA-JO GEORGE, ALSO KNOWN AS TANYA-JO CARLSON), CHASE J. CARLSON, JAYCI CARLSON, STERLING CARLSON, TRACI ANNE THORNTON (N/K/A TRACI ANNE ROTHEY), TAYLOR CARLSON, KRISTEN CARLSON (N/K/A KRISTEN CARLSON PENWELL), CORINNE R. CARLSON (N/K/A CORINNE CARLSON MCAFFEE), ABIGAIL L. CARLSON, DELANEY D. CARLSON, DARON CARLSON YOUNG, ANNA ELIZABETH YOUNG (N/K/A ANNA ELIZABETH DALTON), KIRSTIN MARITA YOUNG (N/K/A KIRSTIN MARITA HANSEN), REBECCA LEIGH YOUNG, TAVIA CARLSON, NIA CARLSON (N/K/A NIA CARLSON DEAN), TATE C. CARLSON AND CODY M. PAHACH

NOTARY: STATE OF \_\_\_\_\_ )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: STEVEN ELDON YOUNG, INDIVIDUALLY, AND AS ATTORNEY-IN-FACT FOR LISA J. THORNTON, CRAIG L. THORNTON, LINNEA MARIE YOUNG, RYAN LEE CARLSON, BLAKE CARLSON, LINDSEY ANN BAILEY, TYLER L. CARLSON, NATHAN R. CARLSON, CORY JAMES THORNTON, AMY ELIZABETH BUSCH, JENNIFER LYNN THORNTON (N/K/A JENNIFER LYNN TRAIL), EMILY SUE SHAFENBERG, TAWNIA-JO CARLSON (N/K/A TAWNIA-JO GEORGE, ALSO KNOWN AS TANYA-JO CARLSON), CHASE J. CARLSON, JAYCI CARLSON, STERLING CARLSON, TRACI ANNE THORNTON (N/K/A TRACI ANNE ROTHEY), TAYLOR CARLSON, KRISTEN CARLSON (N/K/A KRISTEN CARLSON PENWELL), CORINNE R. CARLSON (N/K/A CORINNE CARLSON MCAFFEE), ABIGAIL L. CARLSON, DELANEY D. CARLSON, DARON CARLSON YOUNG, ANNA ELIZABETH YOUNG (N/K/A ANNA ELIZABETH DALTON), KIRSTIN MARITA YOUNG (N/K/A KIRSTIN MARITA HANSEN), REBECCA LEIGH YOUNG, TAVIA CARLSON, NIA CARLSON (N/K/A NIA CARLSON DEAN), TATE C. CARLSON AND CODY M. PAHACH.

WITNESS MY HAND AND OFFICIAL SEAL NOTARY SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY ADDRESS \_\_\_\_\_

IN WITNESS THEREOF, BY: HEIDI D. CARLSON, AS CONSERVATOR OF THE ESTATES OF ANYA CARLSON AND ZANE K. CARLSON, COLLECTIVELY, UNDER THE "COLORADO UNIFORM TRANSFERS TO MINORS ACT"

NOTARY: STATE OF \_\_\_\_\_ )  
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**OWNERSHIP CERTIFICATE CONTINUED:**

IN WITNESS THEREOF, BY: LISA DUKE CARLSON, AS CONSERVATOR OF THE ESTATE OF TEAGAN JO CARLSON, UNDER THE "COLORADO UNIFORM TRANSFERS TO MINORS ACT"

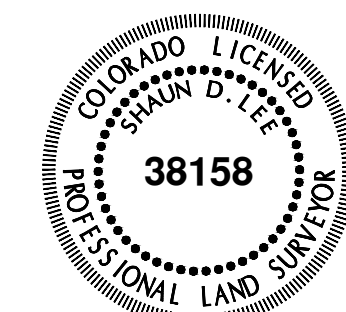
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FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

<b>AZTEC</b> CONSULTANTS, INC. <small>AzTec Proj. No: 49418-05</small>	<small>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</small>	DATE OF PREPARATION:	08-23-2018
		SCALE:	N/A
		Drawn By:	CWB

DATE OF PREPARATION: 08-23-2018	
SCALE: N/A	
SHEET 2 OF 18	

# HOME PLACE SUBDIVISION AMENDMENT 1

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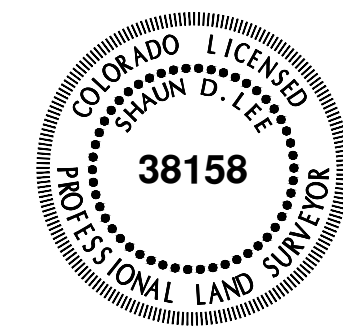
## GENERAL NOTES

## GENERAL NOTES CONT'D

TRACT OWNERSHIP & MAINTENANCE					
TRACT	SQUARE FEET±	ACRES±	USE	OWNERSHIP	MAINTENANCE
TRACT A	3,558	0.082	PRIVATE ROAD	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT B	4,981	0.114	LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT C	3,558	0.082	PRIVATE ROAD	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT D	14,219	0.326	PARK/LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT E	3,557	0.082	PRIVATE ROAD	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT F	42,911	0.985	PARK/LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT G	2,535	0.058	LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT H	2,405	0.055	LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT I	1,149	0.026	LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT J	2,112	0.048	LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT K	2,242	0.051	LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT L	1,149	0.026	LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT M	23,098	0.530	PRIVATE ROAD	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT N	47,085	1.081	LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT O	943	0.022	LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT P	1,839	0.042	LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT Q	1,408	0.032	LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT R	10,446	0.240	LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT S	686	0.016	LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT T	564	0.013	LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT U	17,940	0.412	PRIVATE ROAD	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT V	140,112	3.217	FUTURE DEVELOPMENT	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT W	20,032	0.460	PRIVATE ROAD	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT X	39,583	0.909	PARK/LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT Y	10,732	0.246	PRIVATE ROAD	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT Z	25,892	0.594	PRIVATE ROAD	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT AA	10,780	0.247	PRIVATE ROAD	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT BB	36,452	0.837	PARK/LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT CC	4,677	0.107	LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT DD	12,956	0.297	PRIVATE ROAD	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT EE	1,254	0.029	LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT FF	11,819	0.271	PARK/LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT GG	1,296	0.030	LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT HH	11,890	0.273	PRIVATE ROAD	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT II	69,587	1.597	REGIONAL TRAIL/LANDSCAPE AREA/DRAINAGE ESMT.	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT JJ	29,475	0.677	DETENTION POND	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT KK	83,006	1.906	PARK/LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT LL	1,040	0.024	LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT MM	83,550	1.918	DETENTION POND	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT NN	1,040	0.024	LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT OO	2,181	0.050	LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT PP	1,093	0.025	LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT QQ	10,825	0.249	LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS
TRACT RR	5,870	0.135	LANDSCAPE AREA	OWNER/ASSIGNS	OWNER/ASSIGNS

1. WATER AND SANITARY SEWER EASEMENTS ARE HEREBY GRANTED TO THE CITY OF THORNTON ACROSS THE ENTIRETY OF TRACTS A, C, E, M, U, W, Z, DD, AND HH, AS SHOWN ON THIS PLAT, TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, INSPECT AND OPERATE MAINS, TRANSMISSION, DISTRIBUTION AND SERVICE LINES AND APPURTENANCES OR OTHER IMPROVEMENTS FOR WHICH THE EASEMENTS WERE GRANTED, TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT. THESE EASEMENTS SHALL BE EXCLUSIVE, HOWEVER UTILITIES MAY CROSS THE EXCLUSIVE EASEMENTS AT SUBSTANTIALLY 90 DEGREES.
2. THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN; AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ADAMS COUNTY COLORADO MAP NUMBER 08001C0314H, COMMUNITY NUMBER 080007 REVISED DATE MARCH 5, 2007.
3. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 68 WEST, BETWEEN THE MONUMENTS SHOWN HEREON AND IS ASSUMED TO BEAR SOUTH 89°37'21" EAST.
4. THE RIGHT-OF-WAY LANDSCAPING ALONG COLLECTOR AND ARTERIAL STREETS IS TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNER OR ASSIGNS. THE CITY SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF THE ASPHALT AND CONCRETE PORTIONS OF THE STREETS AND SIDEWALKS WITHIN THE PUBLIC RIGHT OF WAY. THE ADJACENT PROPERTY OWNER OR ASSIGNS SHALL BE RESPONSIBLE FOR DAILY MAINTENANCE OF THE LANDSCAPE AND CONCRETE PORTION, INCLUDING THE REMOVAL OF GRAFFITI, SNOW, ICE, SLEET, DEBRIS OR OTHER OBSTRUCTION FROM ALL SIDEWALKS LOCATED IN ADJACENT RIGHT-OF-WAY AND INTERNAL TO THE DEVELOPMENT. THE CITY OF THORNTON SHALL MAINTAIN ARTERIAL MEDIANS, UNLESS OTHERWISE SPECIFICALLY AGREED UPON.
5. IT IS RECOGNIZED AND ACKNOWLEDGED THAT THE CITY OF THORNTON, COLORADO, IMPOSES REQUIREMENTS FOR PUBLIC LAND DONATION OR CASH-IN-LIEU THEREOF AS DETERMINED BY THE CITY AND THAT THERE IS ALSO IMPOSED VARIOUS WATER AND SEWER CONNECTION CHARGES, WATER SUPPLY CHARGES, AND CONTRIBUTIONS FOR A PRO RATA SHARE OF THE COST OF MAJOR WATER AND SEWER LINES, EACH OF WHICH MAY AFFECT THIS PROPERTY. ANYONE PURCHASING ANY INTEREST IN ANY PART OF THIS PROPERTY SHOULD INQUIRE OF THE CITY OF THORNTON, COLORADO TO DETERMINE THE SPECIFIC OBLIGATIONS.
6. ALL LAND USE APPROVALS AND BUILDING PERMITS FOR THE DEVELOPMENT DESCRIBED HEREIN SHALL BE SUBJECT TO REQUIREMENTS INCLUDING BUT NOT LIMITED TO: THE PAYMENT OF IMPACT FEES AND DEVELOPMENT CHARGES, CONCURRENCY MANAGEMENT REQUIREMENTS, MORATORIUMS, BUILDING PERMIT LIMITATIONS, DESIGN STANDARDS, AND ANY OTHER LAND USE AND DEVELOPMENT REQUIREMENTS IN EFFECT AT THE SAME TIME THAT SUCH PROPOSED DEVELOPMENT APPLIES FOR A BUILDING PERMIT.
7. ALL OWNERS PURCHASERS, BUYERS, HEIRS, TRANSFEREES, SUCCESSORS, OR ASSIGNS OF ANY INTEREST WHATSOEVER IN THIS LAND ARE SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE CITY OF THORNTON AND MAY BE SUBJECT TO THE REQUIREMENTS AND TERMS OF THE DEVELOPERS AGREEMENT AND AMENDMENTS THERETO BETWEEN THE CITY OF THORNTON AND HOME PLACE RESOURCES, LLC, A COLORADO LIMITED LIABILITY COMPANY, WHICH INCLUDE BUT ARE NOT LIMITED TO, OBTAINING CITY OF THORNTON FINAL ACCEPTANCE OF ALL PUBLIC IMPROVEMENTS; THE BREACH OF WHICH, IN ADDITION TO ITS OTHER REMEDIES, THE CITY OF THORNTON MAY DENY PERMITS FOR BUILDING, OCCUPANCY, AND WATER TAPS OR METERS.
8. SIGHT VISIBILITY TRIANGLES SHALL BE IMPOSED FROM ALL INTERSECTION LOCATIONS THAT IMPACT LOTS WITHIN THIS SUBDIVISION. THESE TRIANGLES SHALL CONFORM TO THE CITY OR THORNTON DEVELOPMENT CODE, WHICH STATES THAT A PERSON SHALL NOT ERECT, PLACE, OR MAINTAIN A STRUCTURE, BERM, PLANT LIFE, OR ANY OTHER ITEM IF THE ITEM IS BETWEEN 2-1/2 FEET AND 8 FEET IN HEIGHT MEASURED FROM THE TOP OF THE ADJACENT STREET CURB. IF THERE IS NO ADJACENT STREET CURB, THE MEASUREMENT IS TAKEN FROM THE GRADE OF THE PAVED PORTION OF THE STREET ADJACENT TO THE VISIBILITY TRIANGLE.
9. UTILITY EASEMENTS ARE HEREBY GRANTED TO THE CITY, AS SHOWN ON THIS PLAT. PERMANENT STRUCTURES SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS, EXCLUDING MAILBOX KIOSKS AND WATER METERS. THE UNDERLYING PROPERTY OWNER OR ASSIGNS IS RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREA.
10. A REGIONAL TRAIL EASEMENT IS HEREBY GRANTED TO THE CITY OF THORNTON, AS SHOWN ON THIS PLAT, FOR THE PURPOSES OF CONSTRUCTING, UTILIZING, MAINTAINING, REPAIRING, INSPECTING, AND OPERATING CERTAIN TRAIL FACILITIES AND IMPROVEMENTS SUPPORTIVE THEREOF INCLUDING ALL UNDERGROUND AND SURFACE APPURTENANCES THERETO. THE CITY SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF THE CONCRETE PORTION OF THE REGIONAL TRAIL. THE UNDERLYING PROPERTY OWNER OR ASSIGNS SHALL BE RESPONSIBLE FOR DAILY MAINTENANCE OF THE LANDSCAPE AND CONCRETE PORTION, INCLUDING THE REMOVAL OF GRAFFITI, SNOW, ICE, SLEET, DEBRIS OR OTHER OBSTRUCTION FROM THE CONCRETE PORTION OF THE REGIONAL TRAIL.

11. A BLANKET ACCESS EASEMENT, EXCLUDING BUILDING FOOTPRINTS, AND LANDSCAPING, IS HEREBY GRANTED TO THE CITY OF THORNTON OVER TRACTS A, C, E, M, U, V, W, Y, Z, AA, DD, AND HH, AS SHOWN ON THIS PLAT, FOR THE PURPOSES OF INGRESS AND EGRESS OF VEHICLES, INCLUDING EMERGENCY VEHICLES, PEDESTRIANS AND BICYCLES. A BLANKET ACCESS EASEMENT, EXCLUDING BUILDING FOOTPRINTS, AND LANDSCAPING, IS HEREBY GRANTED TO THE CITY OF THORNTON OVER TRACTS B, D, F, G, H, I, J, K, L, N, O, P, Q, R, S, T, X, BB, CC, EE, FF, GG, II, JJ, KK, LL, MM, NN, OO, PP, QQ, RR, AS SHOWN ON THIS PLAT, FOR THE PURPOSES OF INGRESS AND EGRESS OF PEDESTRIANS AND BICYCLES. THE UNDERLYING PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA.
12. DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE CITY OF THORNTON OVER TRACTS II, JJ AND MM, AND AS SHOWN ON THIS PLAT, FOR THE PURPOSES OF CONVEYING SURFACE AND SUBSURFACE STORM WATER AND DETENTION, AND FOR CONSTRUCTION, MAINTENANCE, REPAIR AND ACCESS TO ALL NECESSARY FACILITIES AND STRUCTURES SUPPORTIVE THERETO. THE UNDERLYING PROPERTY OWNER OR ASSIGNS WILL BE RESPONSIBLE FOR ROUTINE MAINTENANCE (I.E. MOWING, GRAFFITI REMOVAL, CLEANING OF WATER QUALITY STRUCTURES, TRASH AND DEBRIS REMOVAL) OF THE EASEMENT AREA. THE CITY WILL BE RESPONSIBLE FOR STRUCTURAL MAINTENANCE (I.E. REPAIR AND REPLACEMENT OF DROP STRUCTURES, OUTLET STRUCTURES, RIP-RAP AREAS AND SUPPORTING PIPING).
13. A BLANKET DRAINAGE EASEMENT, EXCLUDING BUILDING FOOTPRINTS AND EXCLUSIVE EASEMENTS, IS HEREBY GRANTED TO AND BETWEEN ALL LOTS AND TRACTS WITHIN THE SUBDIVISION, FOR THE PURPOSES OF CONVEYING SURFACE STORM WATER, CONSTRUCTION, MAINTENANCE, REPAIR, AND ACCESS TO THE IMPROVEMENTS. THE UNDERLYING PROPERTY OWNER OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA.
14. ALL EASEMENTS WITHIN THE BOUNDARY OF THIS SUBDIVISION THAT WERE PREVIOUSLY GRANTED BY THE SHERWOOD HILLS - SECOND FILING SUBDIVISION - RECEPTION NO. B495127 ARE HEREBY VACATED BY THIS PLAT.
15. TRANSPORTATION EASEMENTS ARE HEREBY GRANTED TO THE CITY, AS SHOWN ON THIS PLAT, FOR THE PURPOSES OF TRANSPORTATION IMPROVEMENTS (I.E. SIDEWALKS, AND APPURTENANCES INCLUDING BUT NOT LIMITED TO BENCHES, LIGHTING, SIGNAGE, BUS FACILITIES, ETC.). THE UNDERLYING PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE (I.E. LANDSCAPING, GRAFFITI, TRASH AND DEBRIS) OF THE EASEMENT AREA. THE CITY WILL BE RESPONSIBLE FOR THE MAINTENANCE/REPLACEMENT OF THE TRANSPORTATION IMPROVEMENTS.
16. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, AZTEC CONSULTANTS, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE NO. NCS-797410-CO, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF DECEMBER 4, 2019 AT 5:00 P.M.
17. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
18. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
19. A BLANKET NON-EXCLUSIVE UTILITY EASEMENT, EXCLUDING BUILDING FOOTPRINTS AND EXCLUSIVE EASEMENTS, IS HEREBY GRANTED TO THE CITY OF THORNTON OVER LOTS 1 THROUGH 101 OF BLOCK 1, LOTS 1 THROUGH 49 OF BLOCK 8, TRACTS A, C, E, M, U, AND Z. WHERE EXCLUSIVE EASEMENTS ARE GRANTED ACROSS THE BLANKET NON-EXCLUSIVE EASEMENT, UTILITIES MAY CROSS THE EXCLUSIVE EASEMENT AT SUBSTANTIALLY 90 DEGREE ANGLES. THE UNDERLYING PROPERTY OWNER OR ASSIGNS IS RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREA.



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

**AZTEC** CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 49418-05 Drawn By: CWB

DATE OF PREPARATION:	08-23-2018
SCALE:	N/A
SHEET 3 OF 18	

# HOME PLACE SUBDIVISION AMENDMENT 1

A REPLAT OF TRACT B, HOME PLACE SUBDIVISION, LOCATED IN THE N 1/2, NW 1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

NORTHWEST CORNER, SECTION 13  
TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6TH P.M.  
RECOVERED 2-3/8" ALUMINUM PIPE WITH 3-1/4" ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION PLS 23516 1993" IN MONUMENT BOX

NORTH QUARTER CORNER, SECTION 13  
TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6TH P.M.  
RECOVERED NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 30830 2000" IN MONUMENT BOX

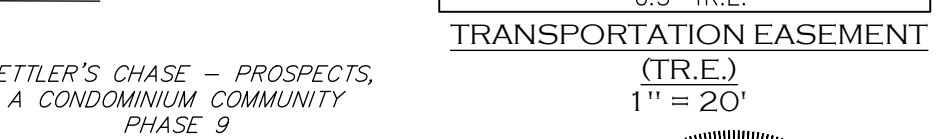
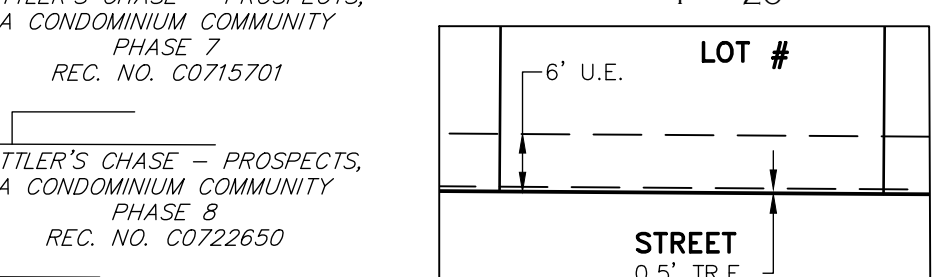
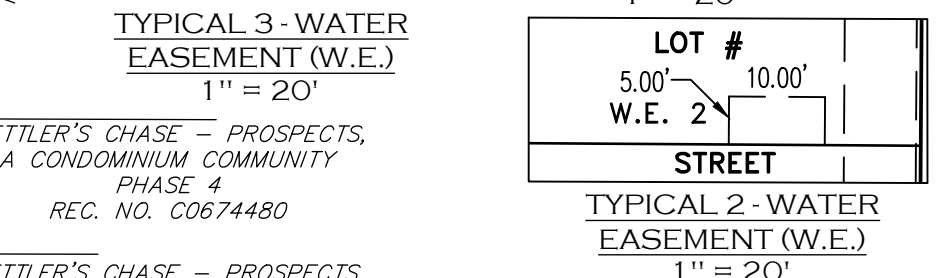
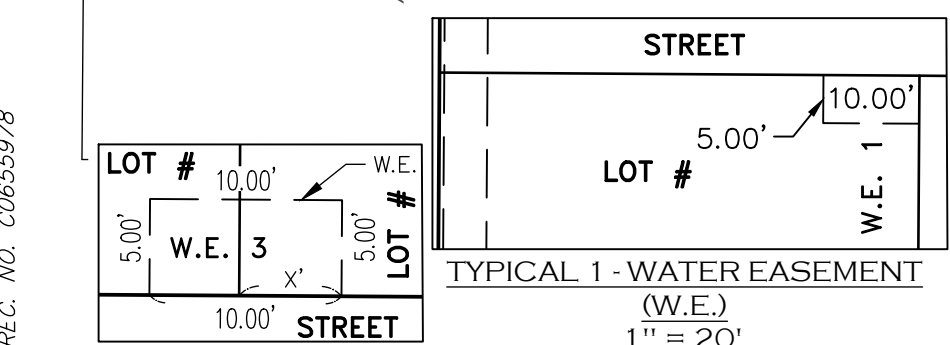
## LEGEND

- 1 FOUND NO. 5 REBAR WITH 1-1/4" ALUMINUM CAP STAMPED "KELLEY PLS 24667"
- 2 FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "6973"
- 3 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "24667"
- 4 FOUND NO. 6 REBAR WITH NO CAP
- 5 FOUND NO. 5 REBAR WITH NO CAP
- 6 FOUND NO. 4 REBAR WITH NO CAP
- 7 FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38064"
- ◆ FOUND SECTION CORNER, AS NOTED
- △ MONUMENT BOXES W/ 30" NO. 6 REBAR, WITH THE CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 38-51-105-9 (a&b) COLORADO REVISED STATUTES

- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- T.R.E. TRANSPORTATION EASEMENT
- W.E. EXCLUSIVE WATER EASEMENT
- ROW RIGHT-OF-WAY
- (NR) NON-RADIAL
- (R) RADIAL
- (M) MEASURED DISTANCE
- (REC) RECORD DIMENSION FROM HOME PLACE SUBDIVISION REC. NO. 2017000049889
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- RIGHT-OF-WAY CENTERLINE
- SIGHT TRIANGLE

WARRANTY DEED  
REC. NO. C0563671

THE SHOPPES AT SETTLERS CHASE CONDOMINIUM  
REC. NO. 200900062780



SETTLER'S CHASE - PROSPECTS, A CONDOMINIUM COMMUNITY PHASE 2  
REC. NO. C0655978

SETTLER'S CHASE - PROSPECTS, A CONDOMINIUM COMMUNITY PHASE 4  
REC. NO. C0674480

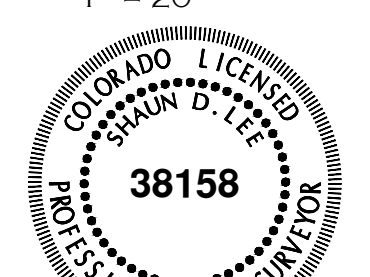
SETTLER'S CHASE - PROSPECTS, A CONDOMINIUM COMMUNITY PHASE 7  
REC. NO. C0715701

SETTLER'S CHASE - PROSPECTS, A CONDOMINIUM COMMUNITY PHASE 8  
REC. NO. C0722650

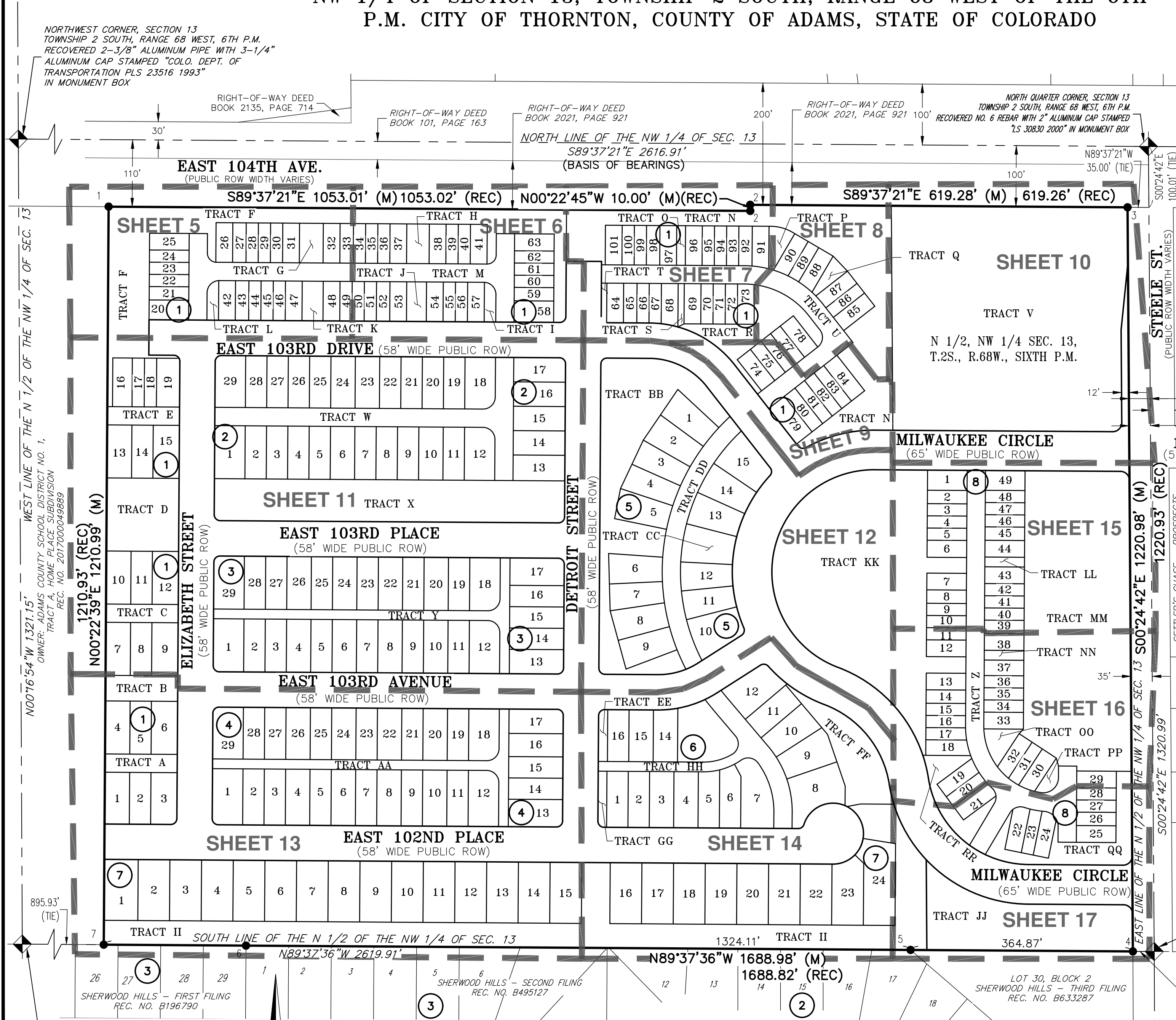
SETTLER'S CHASE - PROSPECTS, A CONDOMINIUM COMMUNITY PHASE 9  
REC. NO. C0740483

SE COR. N 1/2, NW 1/4 SEC 13, T.2S, R.68W, 6TH PM  
RECOVERED 2" ALUMINUM CAP STAMPED "T2S R68W N1-16 C-C S13 2015 PLS 30098", IN RANGE BOX, 1.2' BELOW GRADE

RIVERDALE HEIGHTS AMENDMENT NO. 2  
REC. NO. C0767720



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC



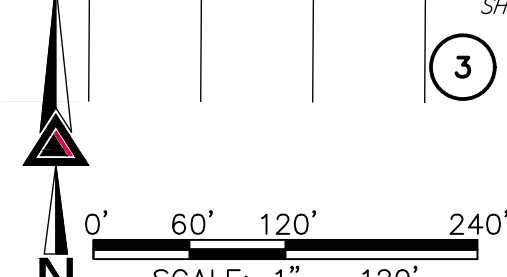
WEST LINE OF THE N 1/2 OF THE NW 1/4 OF SEC. 13  
OWNER: ADAMS COUNTY SCHOOL DISTRICT NO. 1,  
TRACT A, HOME PLACE SUBDIVISION  
REC. NO. 2017000049889

SW COR. N 1/2, NW 1/4 SEC 13, T.2S, R.68W, 6TH PM  
RECOVERED NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED "T2S R68W N 1/16 S14 S13 2003 PLS 24667", IN RANGE BOX, 0.2' BELOW GRADE

SHERWOOD HILLS - FIRST FILING  
REC. NO. B196790

SHERWOOD HILLS - SECOND FILING  
REC. NO. B495127

LOT 30, BLOCK 2  
SHERWOOD HILLS - THIRD FILING  
REC. NO. B633287



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CONSULTANTS, INC.

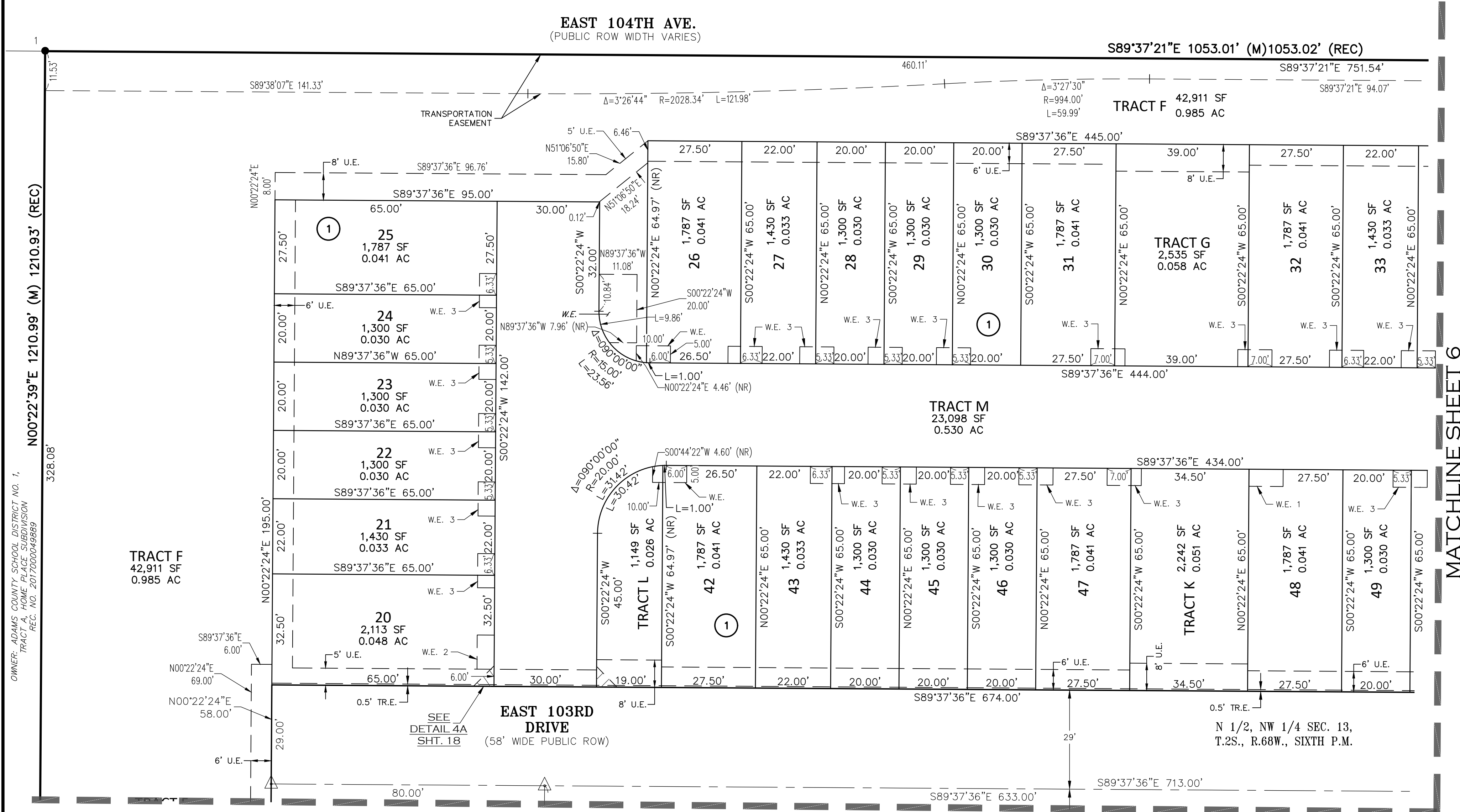
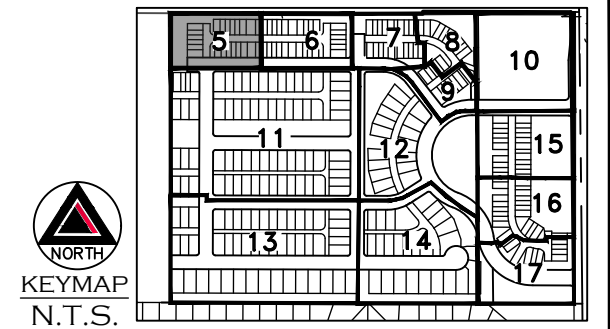
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

AzTec Proj. No.: 49418-05  
Drawn By: CWB

DATE OF PREPARATION:	08-23-2018
SCALE:	1"=120'
SHEET 4 OF 18	

# HOME PLACE SUBDIVISION AMENDMENT 1

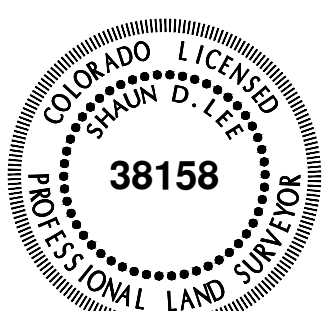
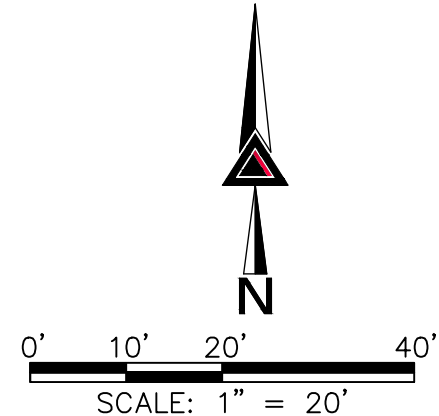
A REPLAT OF TRACT B, HOME PLACE SUBDIVISION, LOCATED IN THE N 1/2, NW 1/4 OF SECTION 13,  
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF THORNTON,  
COUNTY OF ADAMS, STATE OF COLORADO



OWNER: ADAMS COUNTY SCHOOL DISTRICT NO. 1,  
TRACT A, HOME PLACE SUBDIVISION  
REC. NO. 2017000049889

MATCHLINE SHEET 6

MATCHLINE SHEET 1 1



SEE SHEET 4 FOR LEGEND  
SEE SHEET 18 FOR LINE AND CURVE TABLE

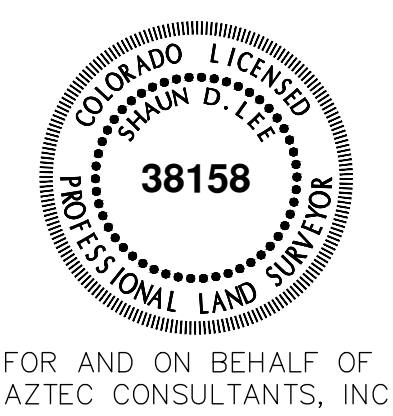
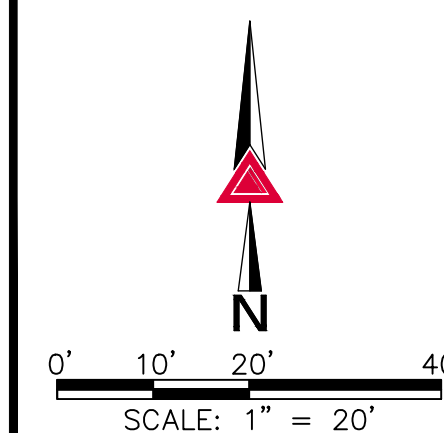
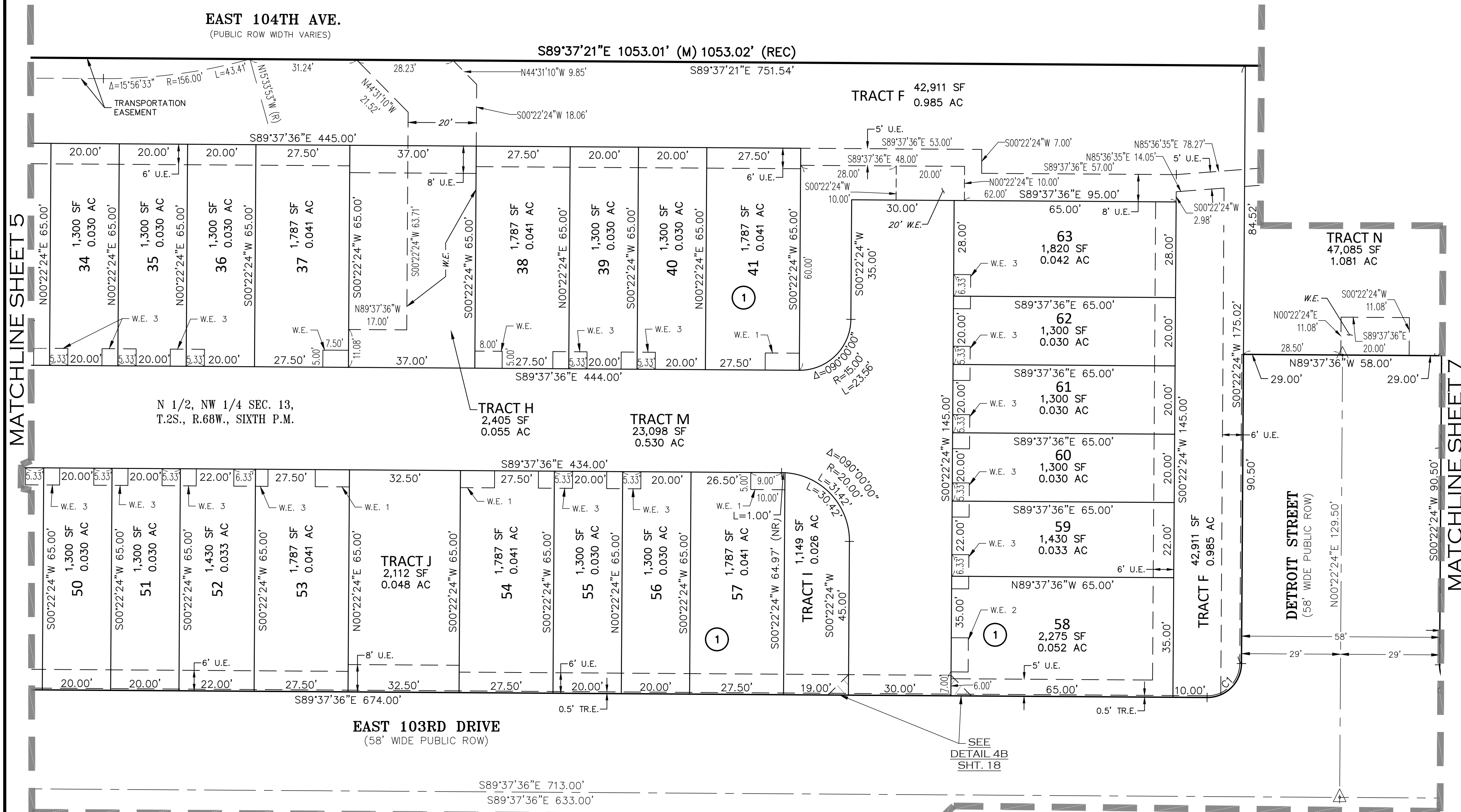
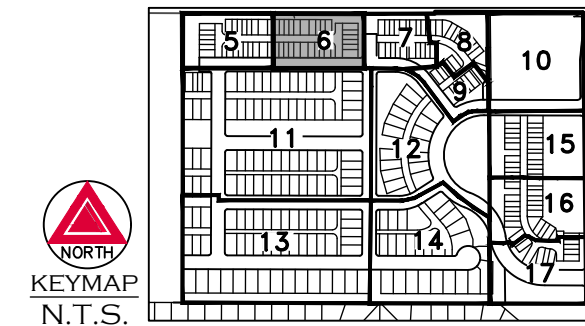
FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

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Drawn By: CWB

DATE OF PREPARATION:	08-23-2018
SCALE:	1"=20'
SHEET 5 OF 18	

# HOME PLACE SUBDIVISION AMENDMENT 1

A REPLAT OF TRACT B, HOME PLACE SUBDIVISION, LOCATED IN THE N 1/2, NW 1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO



SEE SHEET 4 FOR LEGEND  
SEE SHEET 18 FOR LINE AND CURVE TABLE

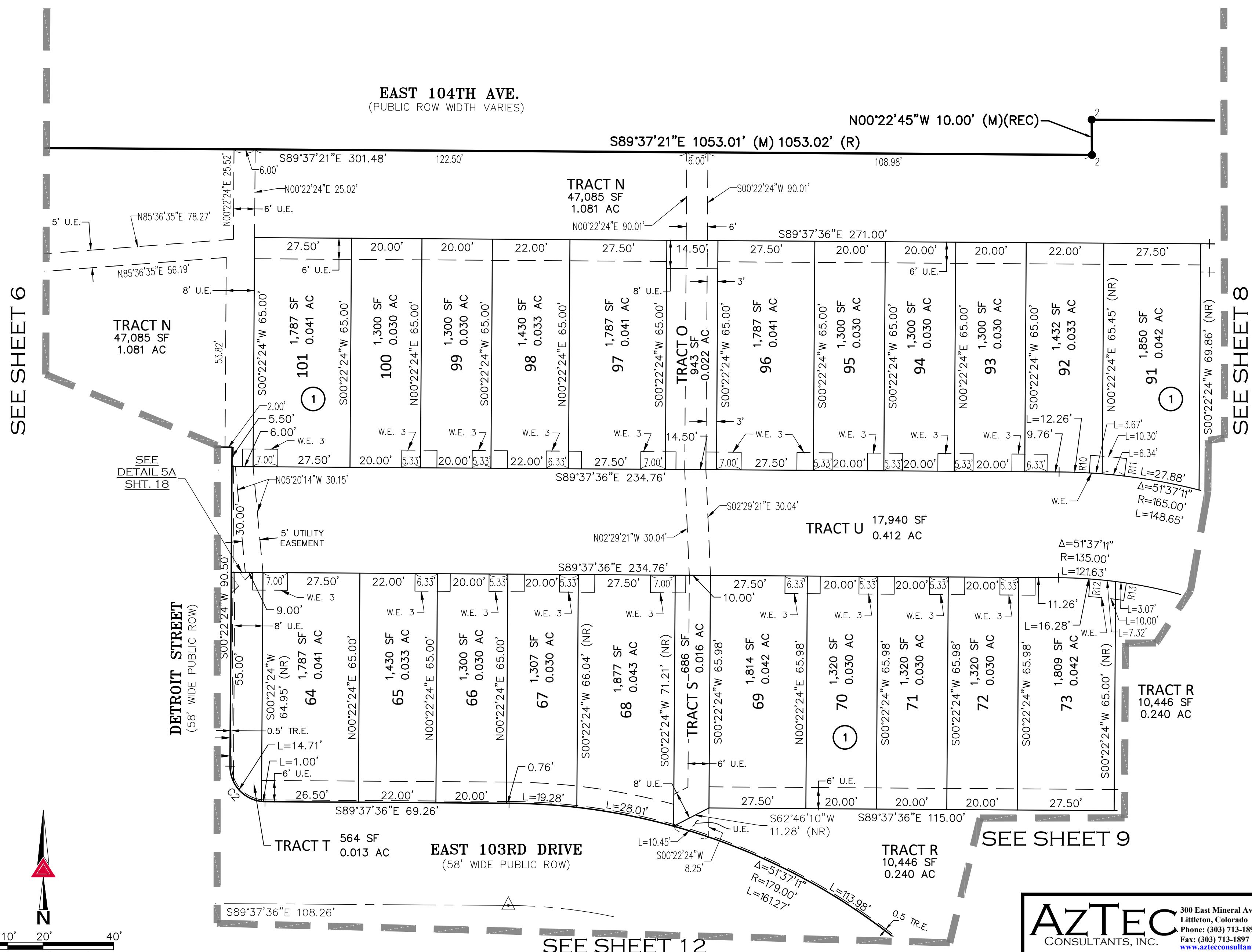
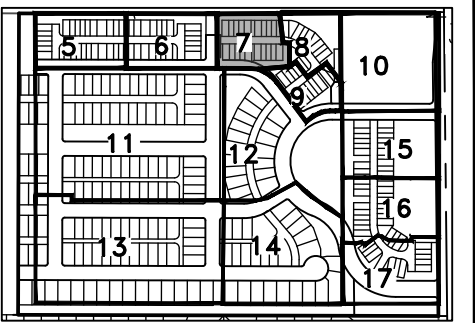
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AzTec Proj. No.: 49418-05  
Drawn By: CWB

DATE OF PREPARATION:	08-23-2018
SCALE:	1"=20'
SHEET 6 OF 18	

# HOME PLACE SUBDIVISION AMENDMENT 1

A REPLAT OF TRACT B, HOME PLACE SUBDIVISION, LOCATED IN THE N 1/2, NW 1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO



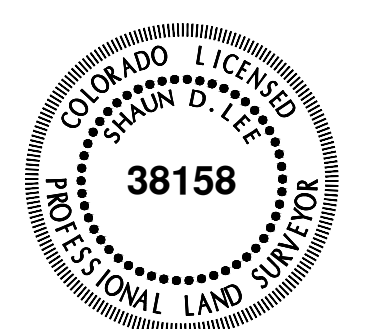
R = RADIAL BEARING

LINE TABLE		
LINE	BEARING	DISTANCE
R10	N03°21'22"E	5.00'
R11	N06°49'43"E	5.00'
R12	S04°10'41"W	5.00'
R13	N08°35'08"E	5.00'

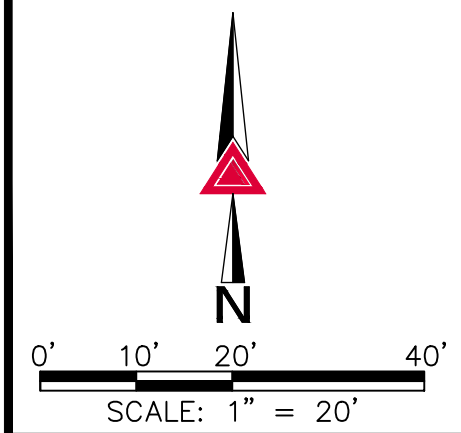
SEE SHEET 6

SEE SHEET 8

SEE SHEET 4 FOR LEGEND  
SEE SHEET 18 FOR LINE AND CURVE TABLE



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC



SEE SHEET 12

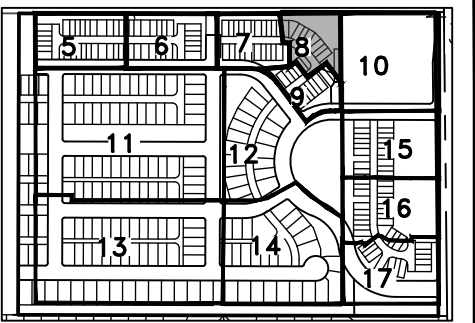
SEE SHEET 9

**AZTEC**  
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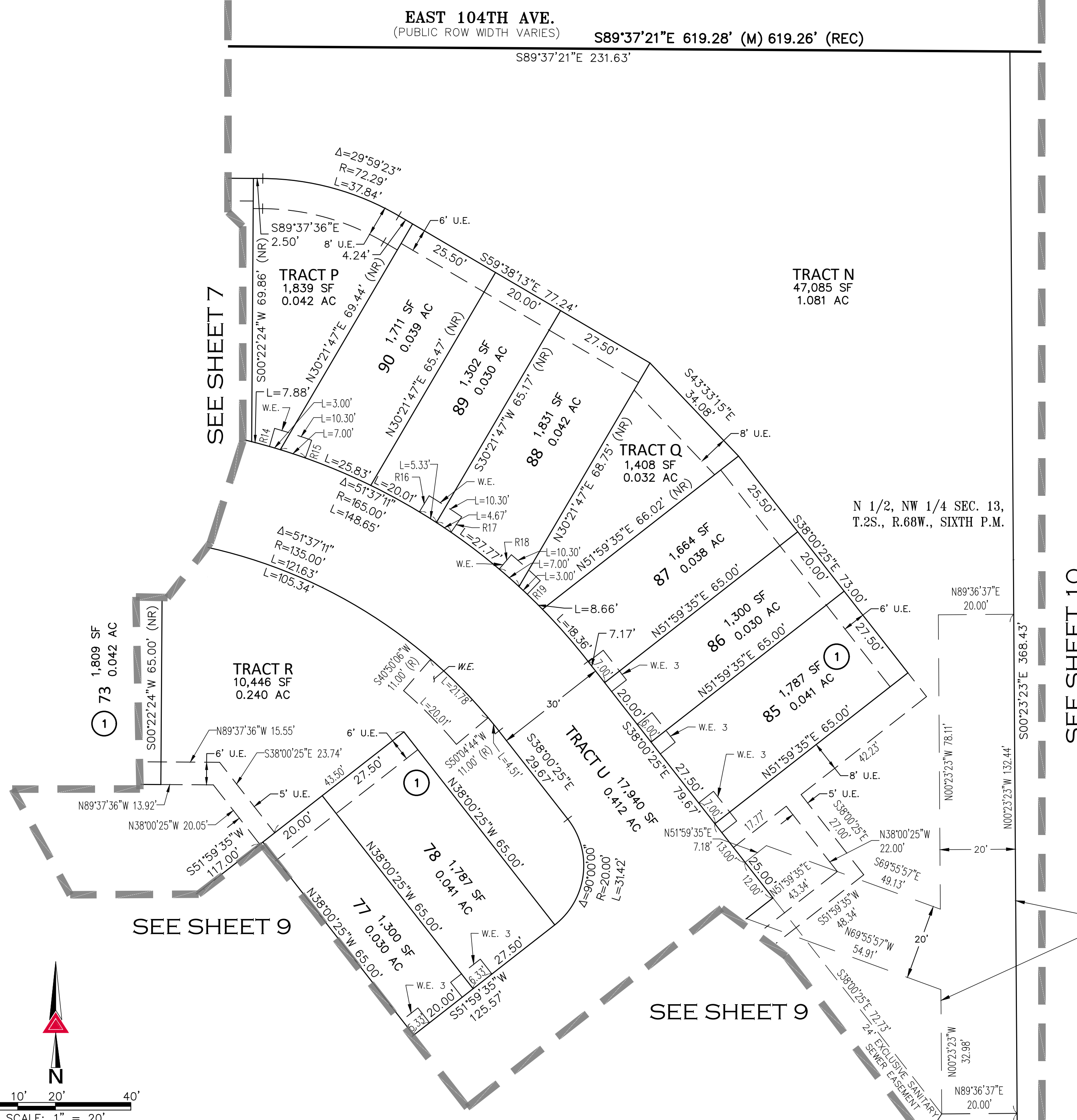
DATE OF PREPARATION:	08-23-2018
SCALE:	1"=20'
SHEET 7 OF 18	

# HOME PLACE SUBDIVISION AMENDMENT 1

A REPLAT OF TRACT B, HOME PLACE SUBDIVISION, LOCATED IN THE N 1/2, NW 1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO



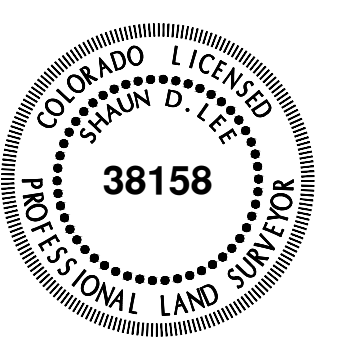
**EAST 104TH AVE.**  
(PUBLIC ROW WIDTH VARIES) S89°37'21"E 619.28' (M) 619.26' (REC)  
S89°37'21"E 231.63'



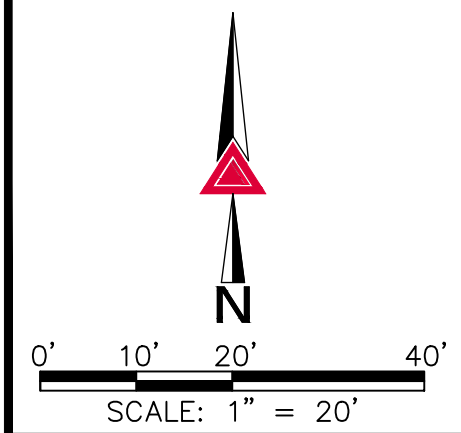
R = RADIAL BEARING

LINE TABLE		
LINE	BEARING	DISTANCE
R14	N16°00'23"E	5.00'
R15	N19°28'45"E	5.00'
R16	N31°07'03"E	5.00'
R17	N34°35'24"E	5.00'
R18	S40°10'45"W	5.00'
R19	N43°39'06"E	5.00'

SEE SHEET 4 FOR LEGEND  
SEE SHEET 18 FOR LINE AND CURVE TABLE



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC



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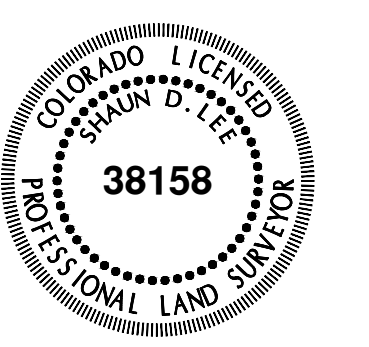
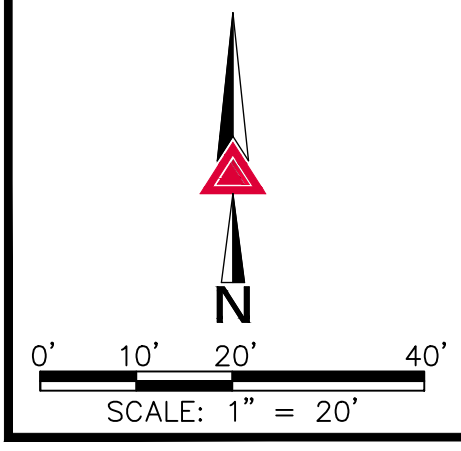
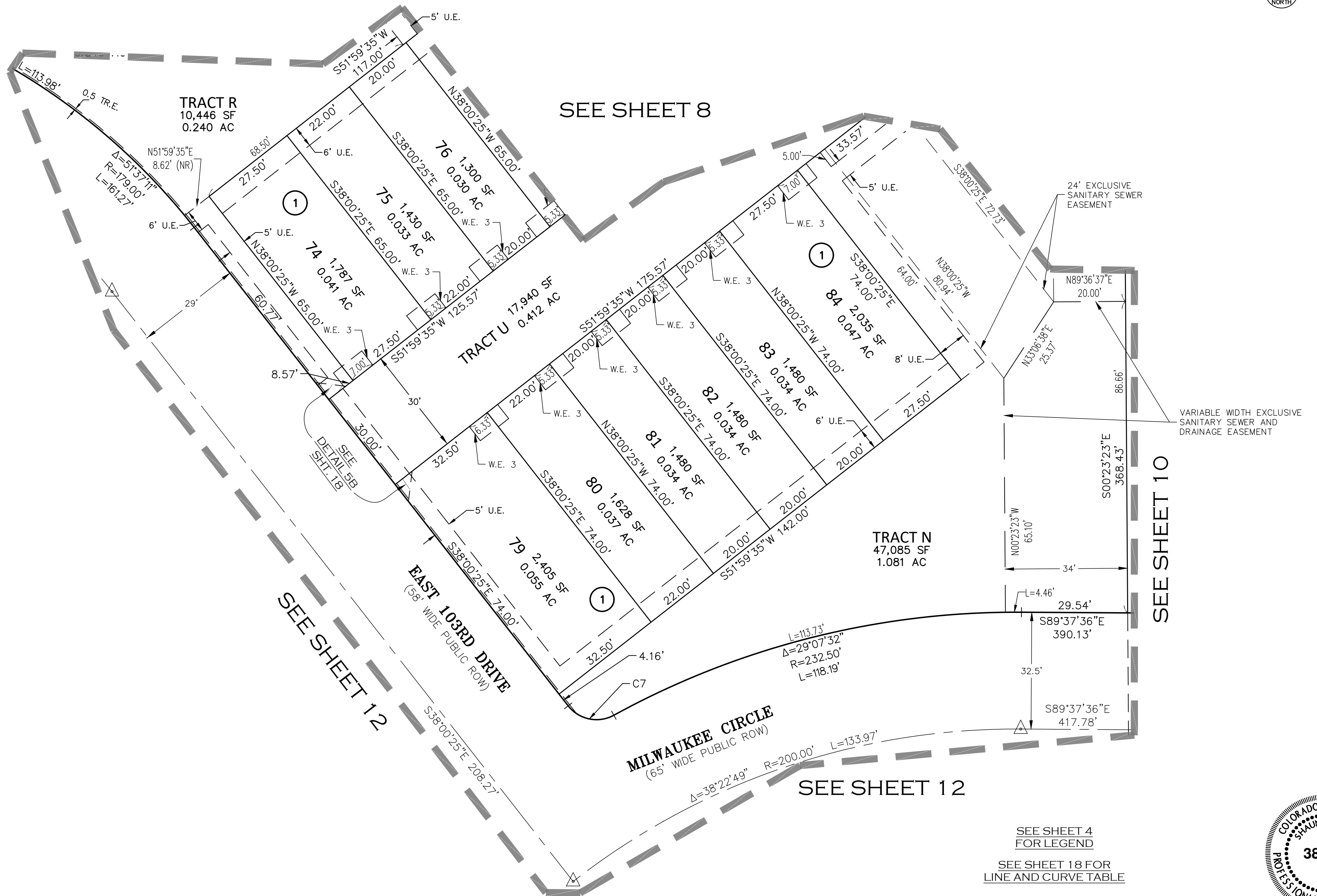
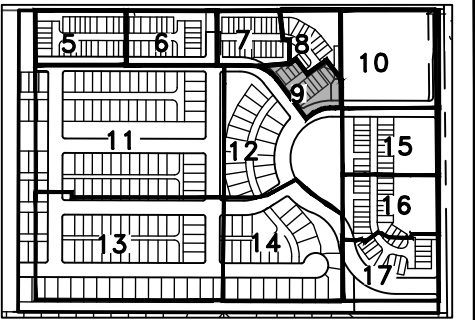
AzTec Proj. No.: 49418-05  
Drawn By: CWB

DATE OF PREPARATION:	08-23-2018
SCALE:	1"=20'
SHEET 8 OF 18	



# HOME PLACE SUBDIVISION AMENDMENT 1

A REPLAT OF TRACT B, HOME PLACE SUBDIVISION, LOCATED IN THE N 1/2, NW 1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

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CONSULTANTS, INC.

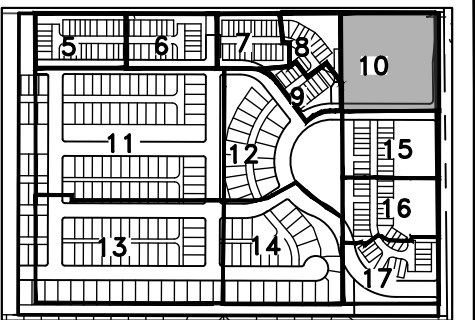
300 East Mineral Ave., Suite 1  
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www.aztecconsultants.com

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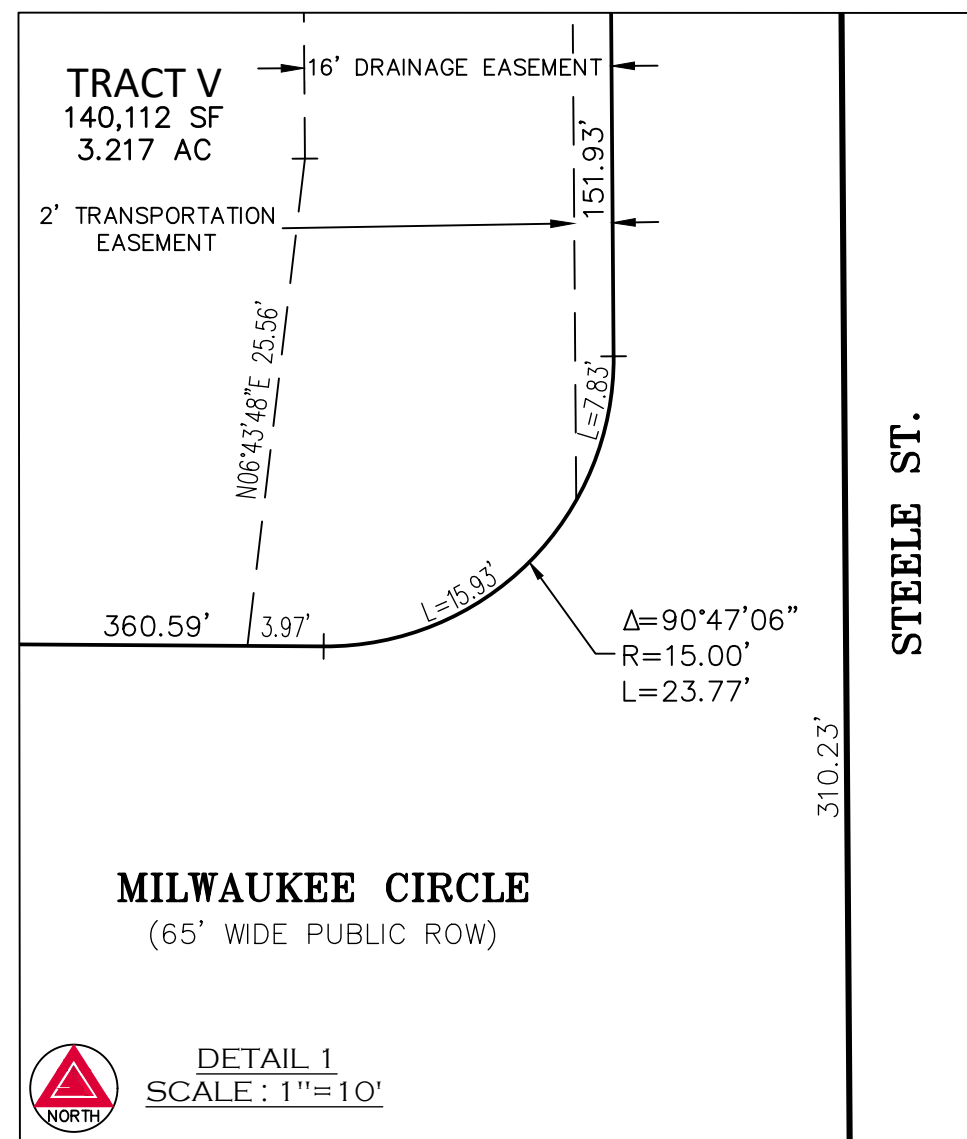
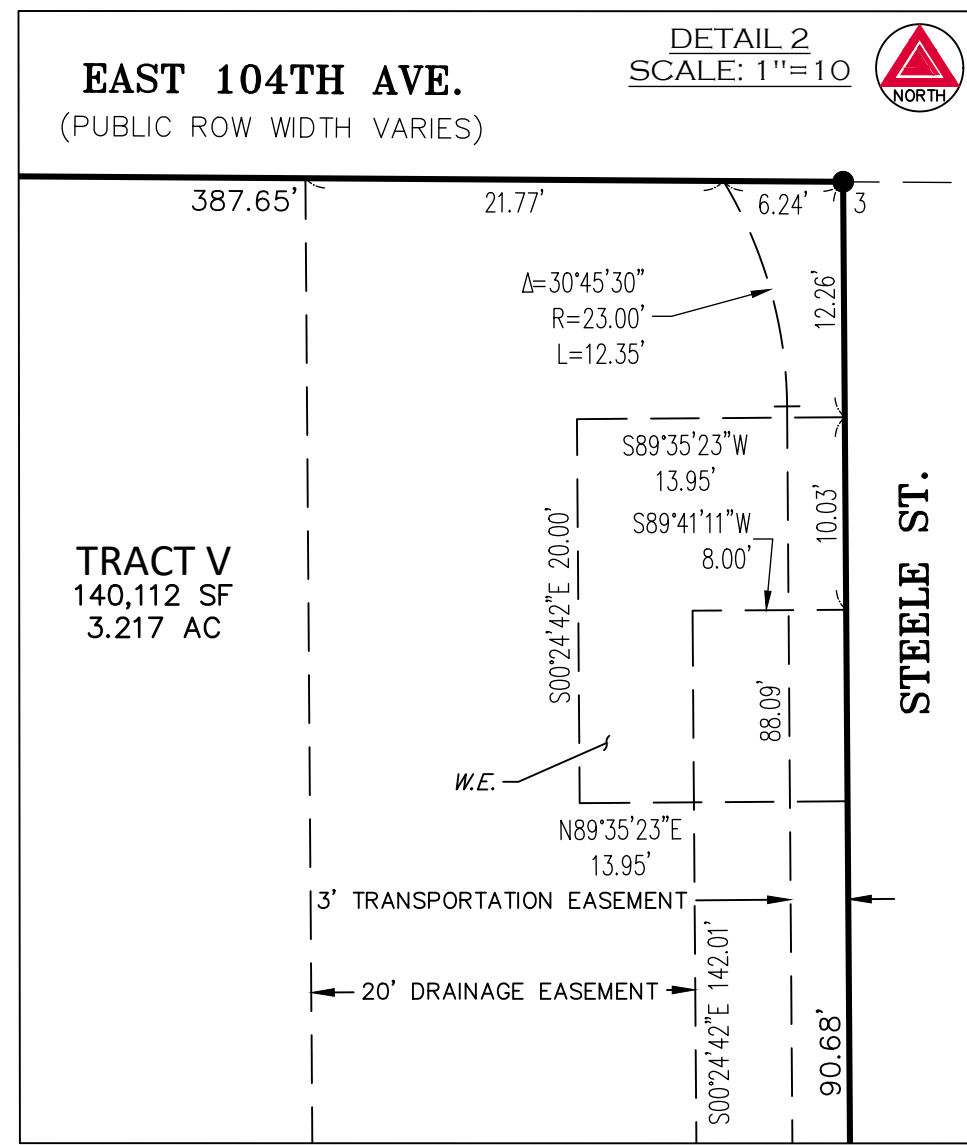
DATE OF PREPARATION:	08-23-2018
SCALE:	1"=20'
SHEET 9 OF 18	

# HOME PLACE SUBDIVISION AMENDMENT 1

A REPLAT OF TRACT B, HOME PLACE SUBDIVISION, LOCATED IN THE N 1/2, NW 1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO



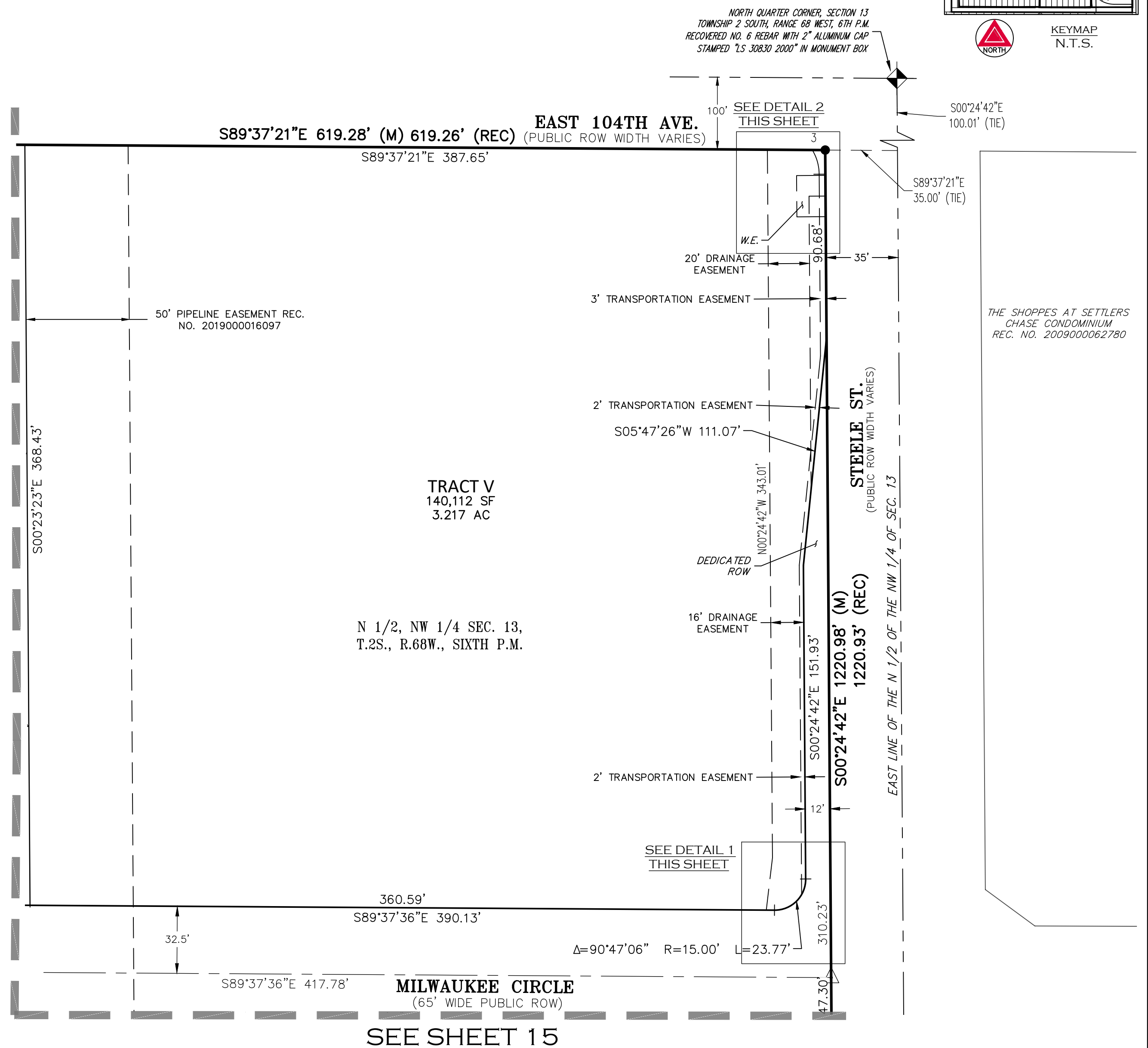
KEYMAP  
N.T.S.



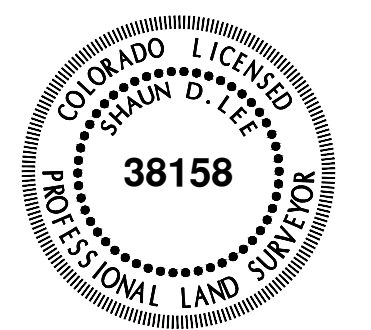
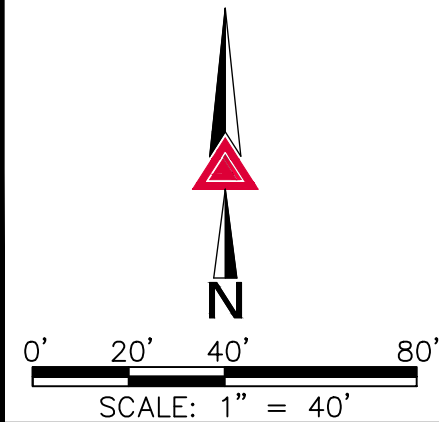
SEE SHEET 8

SEE SHEET 9

SEE SHEET 15



THE SHoppes AT Settlers  
CHASE CONDOMINIUM  
REC. NO. 2009000062780



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

**AZTEC**  
CONSULTANTS, INC.

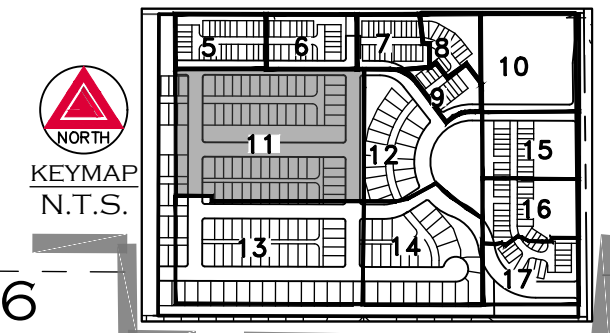
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AzTec Proj. No.: 49418-05  
Drawn By: CWB

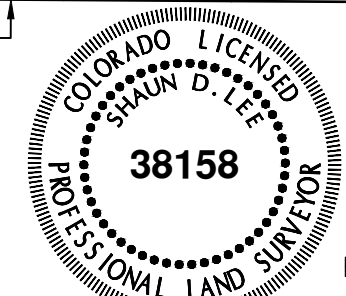
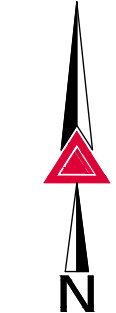
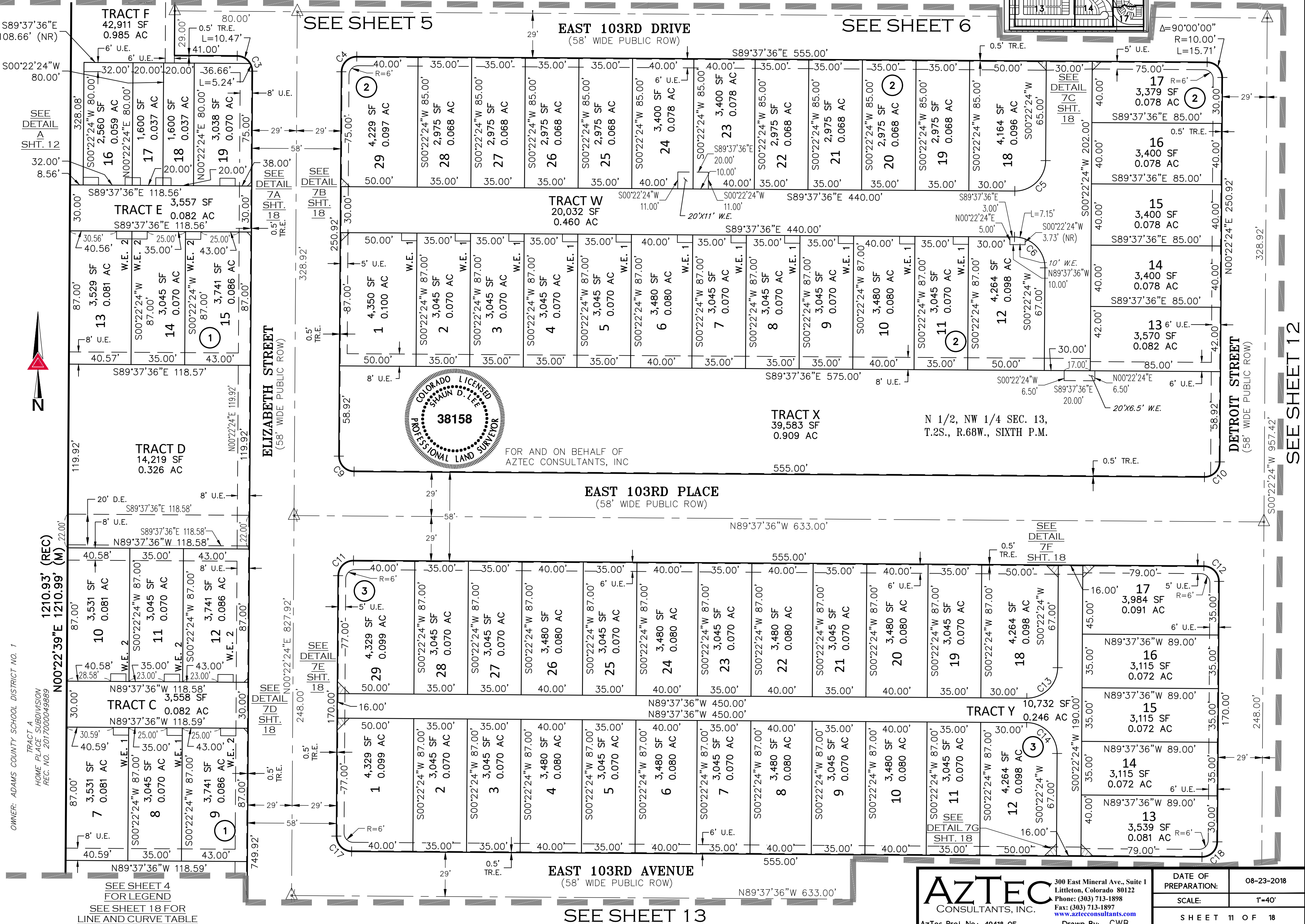
DATE OF PREPARATION:	08-23-2018
SCALE:	1"=40'
SHEET 10 OF 18	

# HOME PLACE SUBDIVISION AMENDMENT 1

A REPLAT OF TRACT B, HOME PLACE SUBDIVISION, LOCATED IN THE N 1/2, NW 1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO



SCALE: 1" = 40'



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

OWNER: ADAMS COUNTY SCHOOL DISTRICT NO. 1  
TRACT A  
HOME PLACE SUBDIVISION  
REC. NO. 2017000049889

1210.93' (REC)  
1210.99' (M)

SEE SHEET 4 FOR LEGEND  
SEE SHEET 18 FOR LINE AND CURVE TABLE

SEE SHEET 13

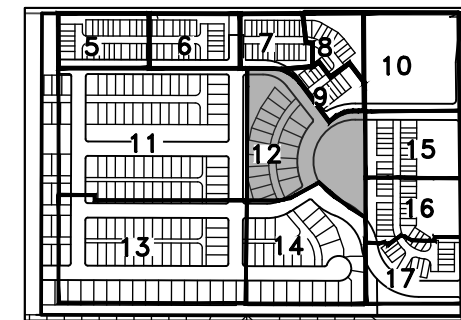
SEE SHEET 12

**AZTEC**  
CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 49418-05  
Drawn By: CWB

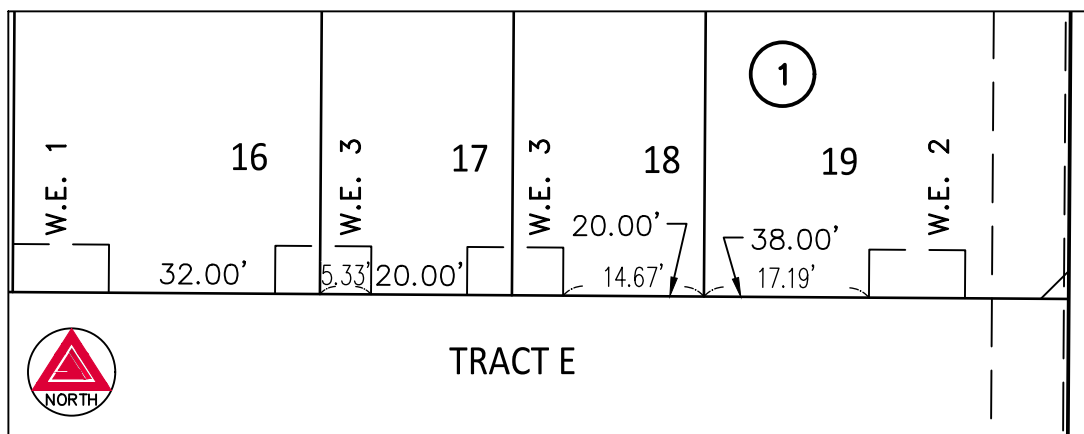
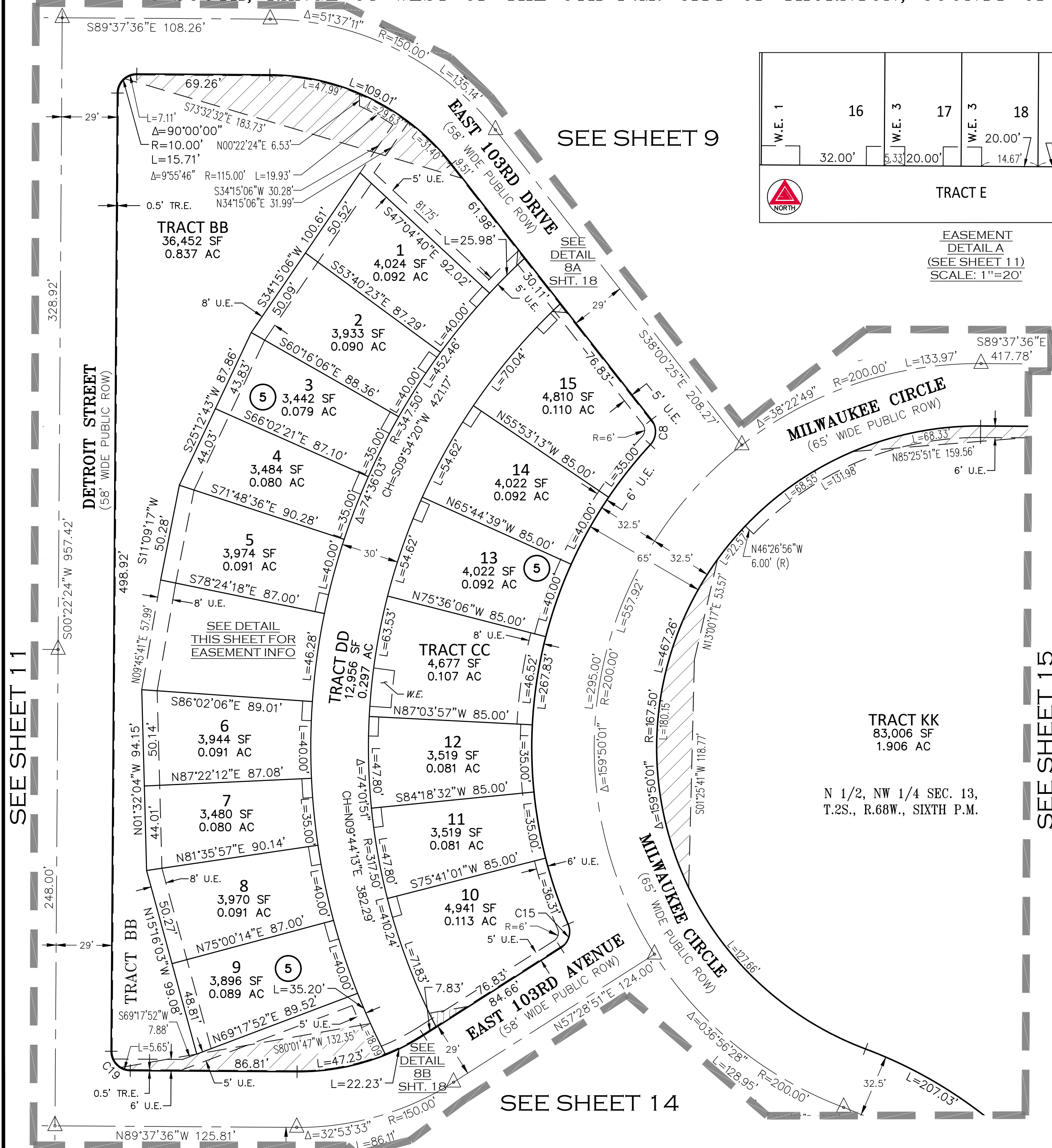
DATE OF PREPARATION:	08-23-2018
SCALE:	1"=40'
SHEET	11 OF 18

# HOME PLACE SUBDIVISION AMENDMENT 1

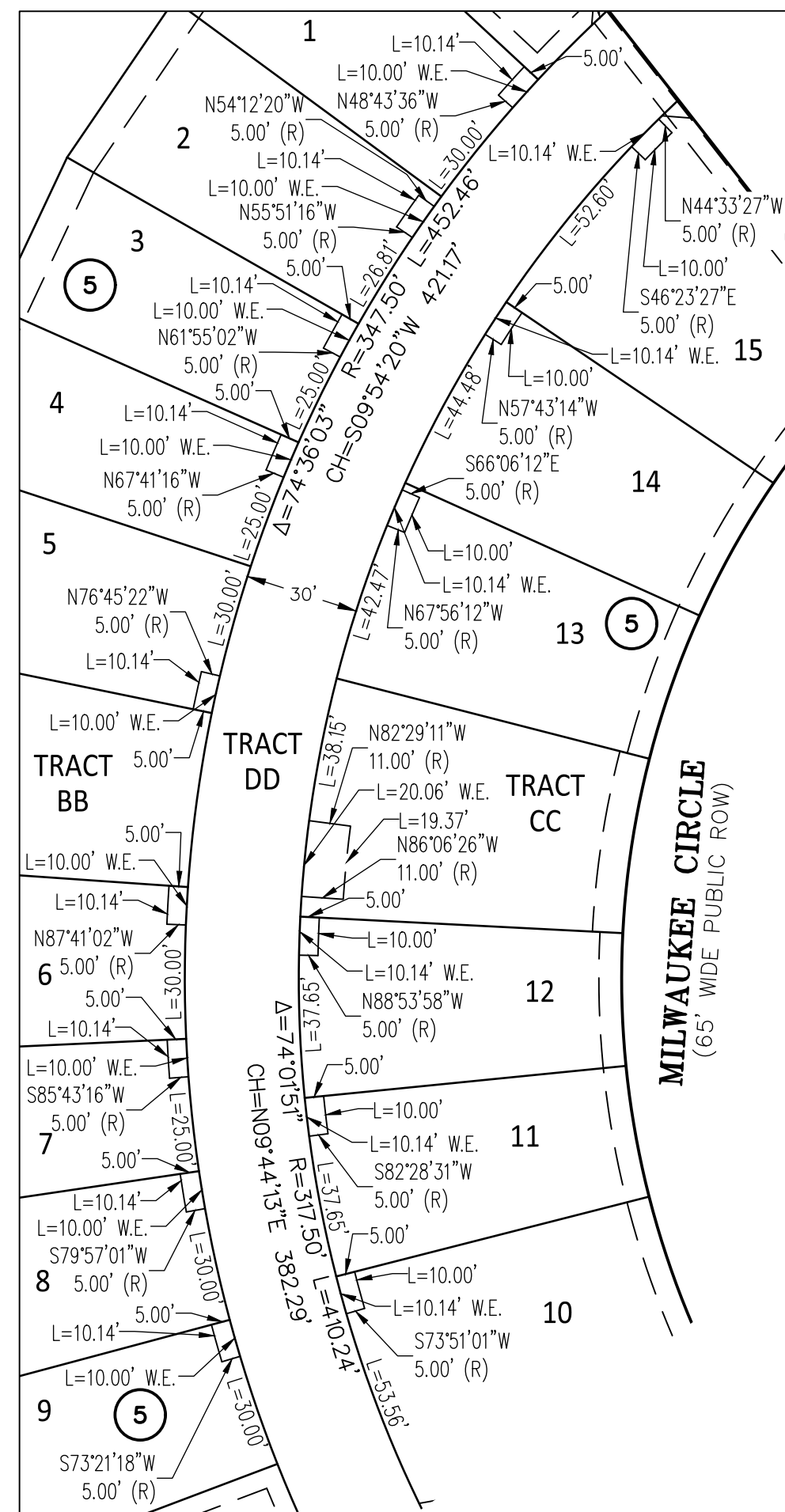
A REPLAT OF TRACT B, HOME PLACE SUBDIVISION, LOCATED IN THE N 1/2, NW 1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO



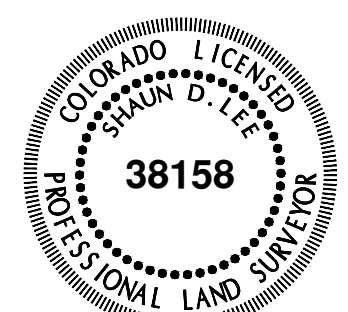
KEYMAP  
N.T.S.



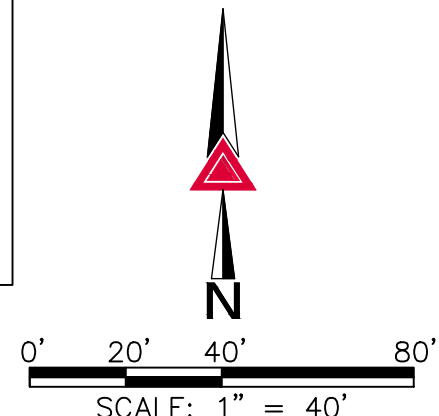
EASEMENT  
DETAIL A  
(SEE SHEET 11)  
SCALE: 1"=20'



SHEET 12  
EASEMENT DETAIL



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.



**AZTEC**  
CONSULTANTS, INC.

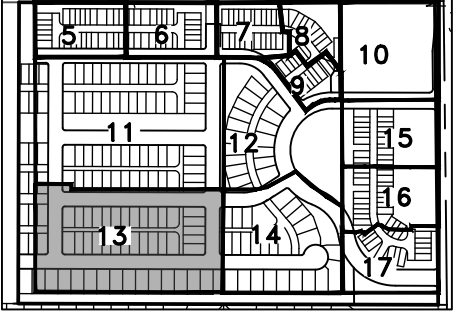
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

AzTec Proj. No.: 49418-05  
Drawn By: CWB

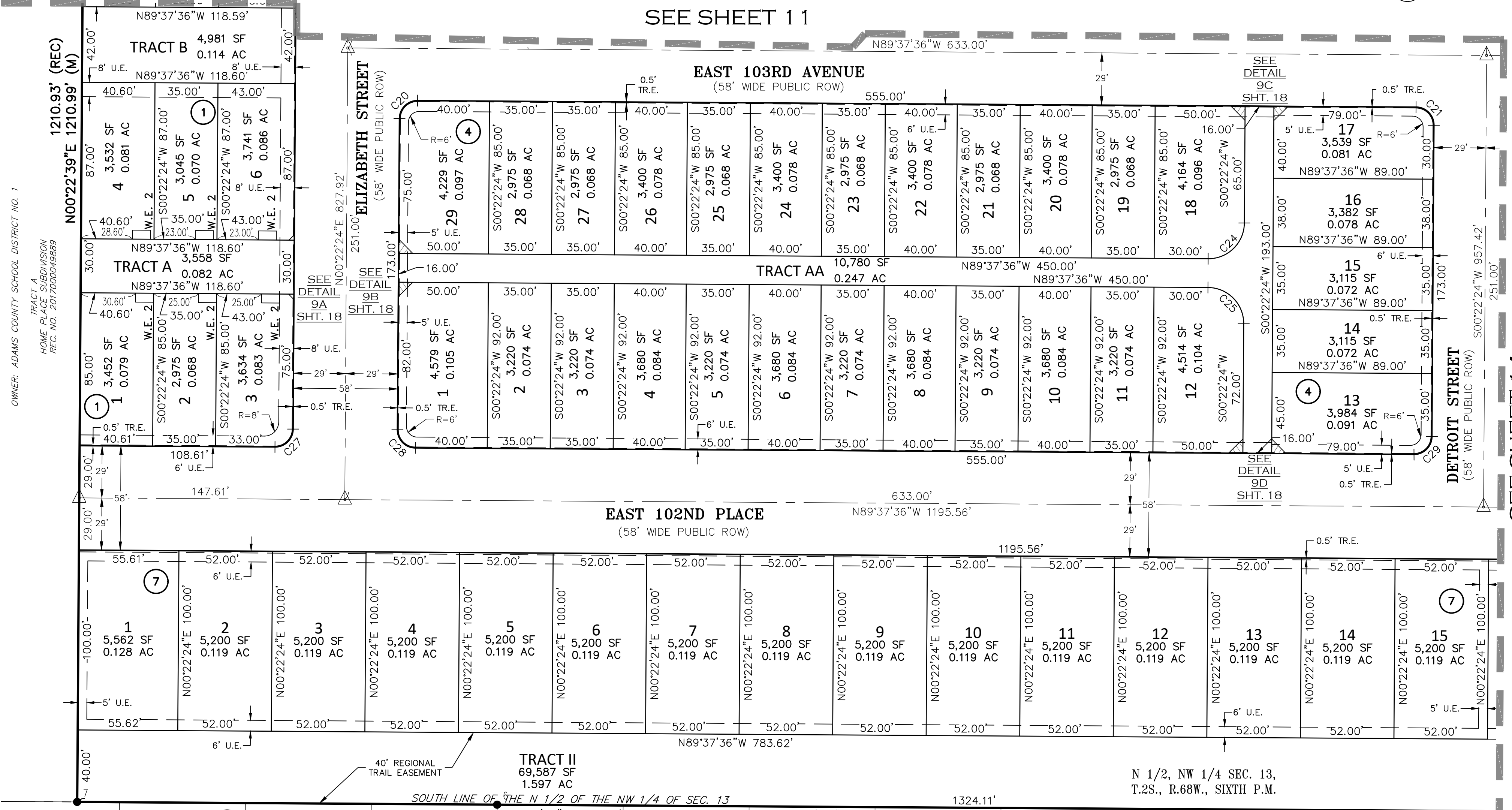
DATE OF PREPARATION:	08-23-2018
SCALE:	1"=40'
SHEET 12 OF 18	

# HOME PLACE SUBDIVISION AMENDMENT 1

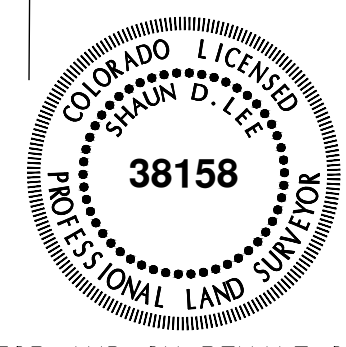
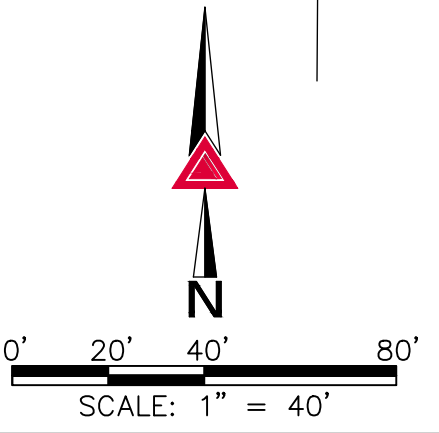
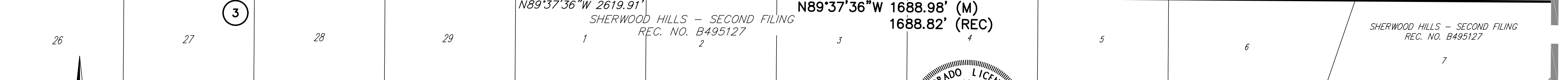
A REPLAT OF TRACT B, HOME PLACE SUBDIVISION, LOCATED IN THE N 1/2, NW 1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO



SEE SHEET 11



OWNER: ADAMS COUNTY SCHOOL DISTRICT NO. 1  
TRACT A  
HOME PLACE SUBDIVISION  
REC. NO. 2017000049889



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
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www.aztecconsultants.com

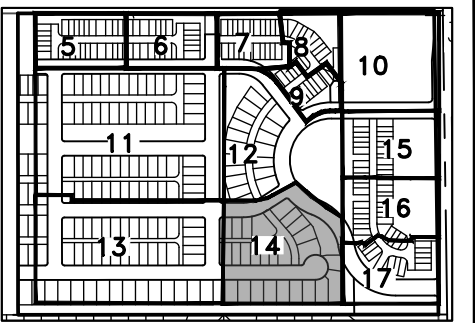
AzTec Proj. No.: 49418-05  
Drawn By: CWB

DATE OF PREPARATION:	08-23-2018
SCALE:	1"=40'
SHEET 13 OF 18	

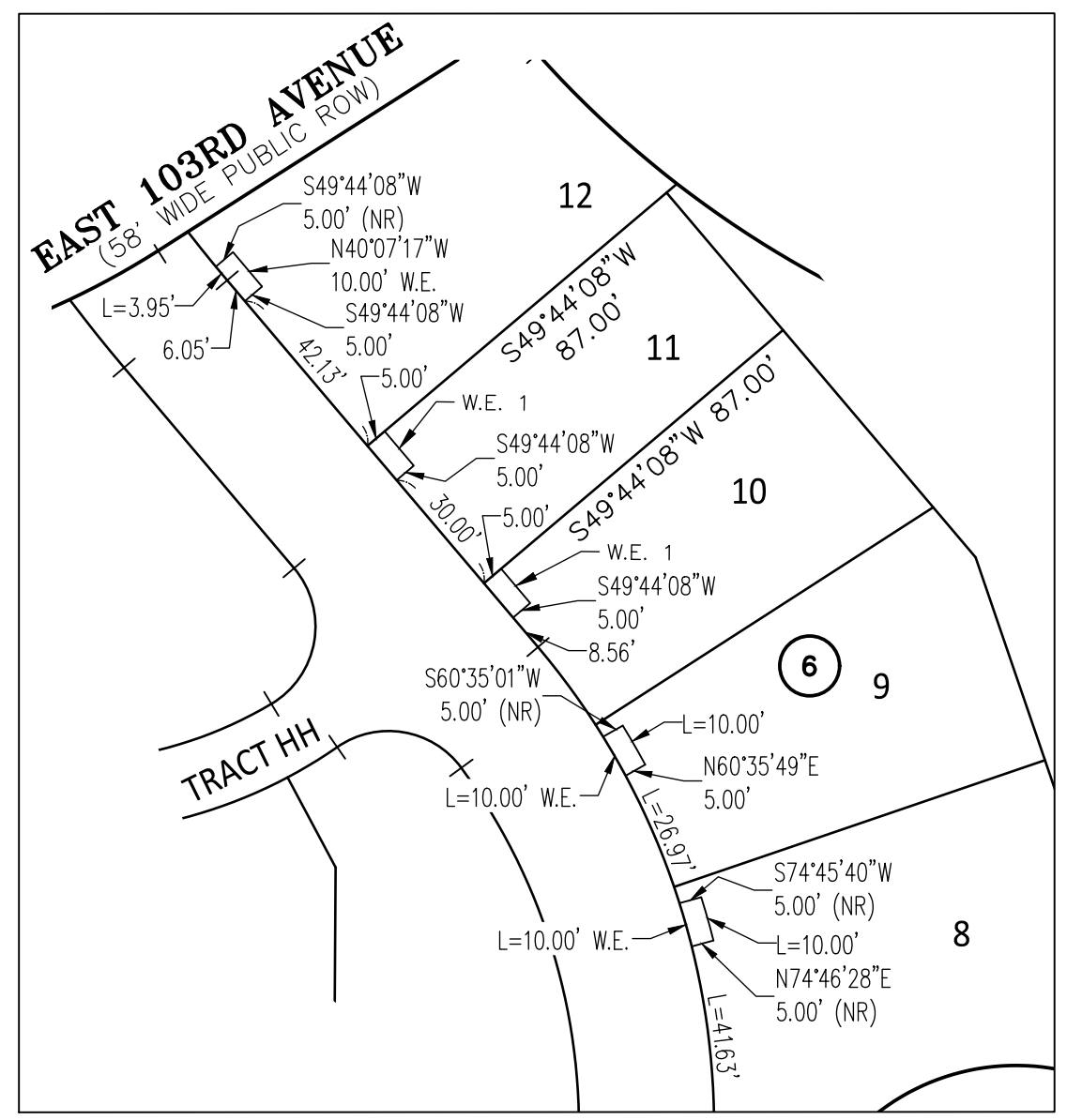
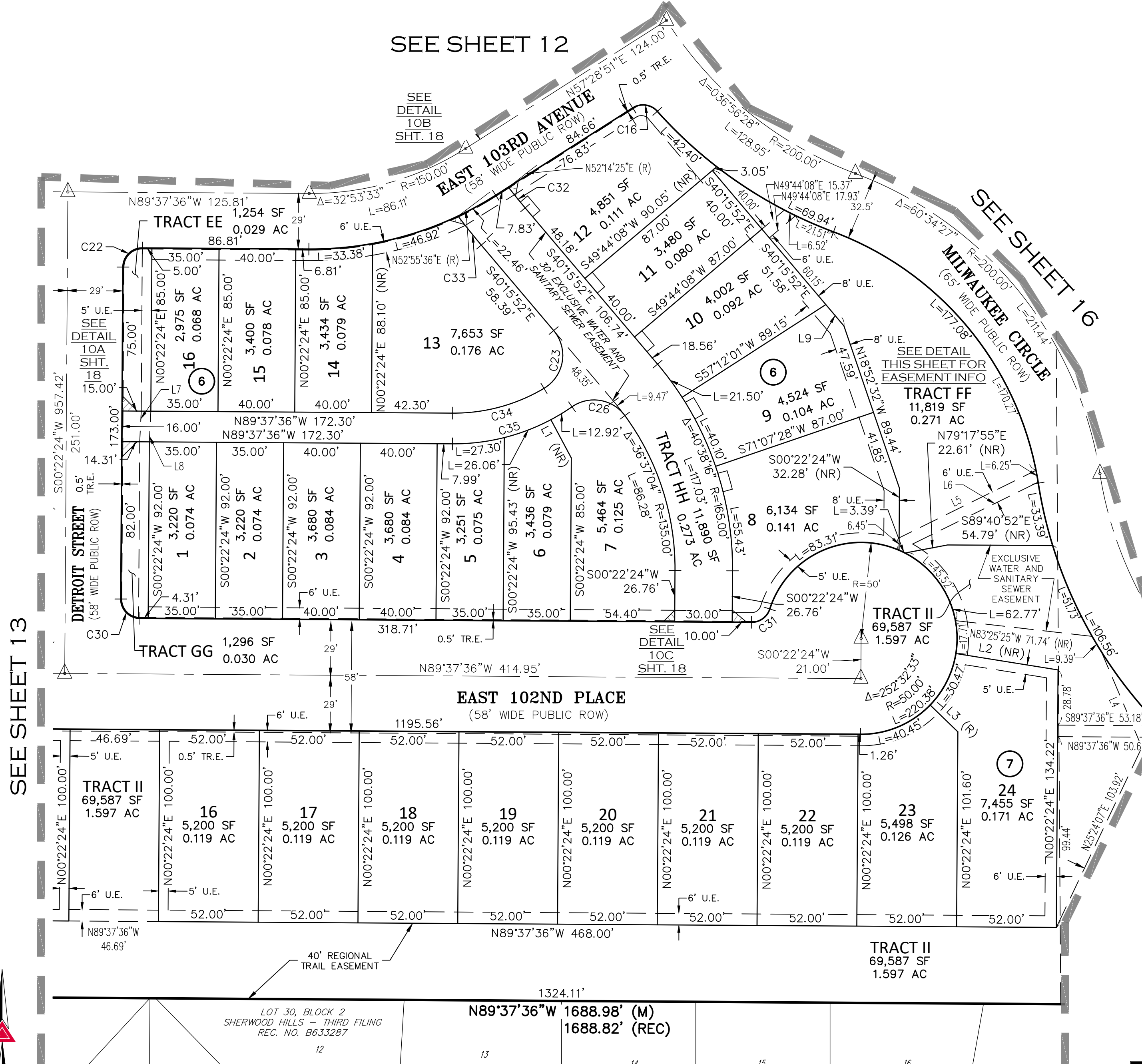
SEE SHEET 14

# HOME PLACE SUBDIVISION AMENDMENT 1

A REPLAT OF TRACT B, HOME PLACE SUBDIVISION, LOCATED IN THE N 1/2, NW 1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

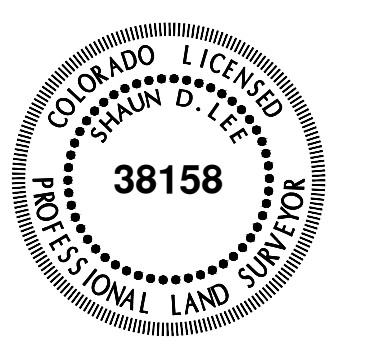


KEYMAP  
N.T.S.

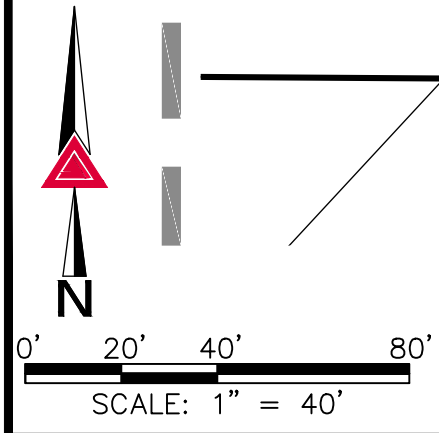


SHEET 14  
EASEMENT DETAIL

SEE SHEET 4  
FOR LEGEND  
SEE SHEET 18 FOR  
LINE AND CURVE TABLE



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC



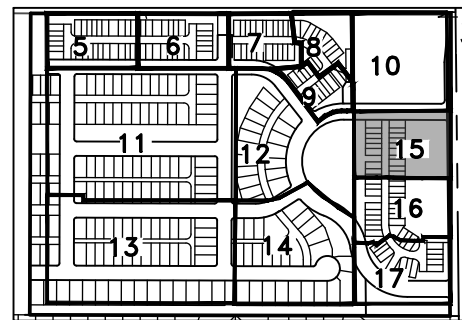
**AZTEC**  
CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 49418-05

DATE OF PREPARATION:	08-23-2018
SCALE:	1"=40'
SHEET 14 OF 18	

Drawn By: CWB

# HOME PLACE SUBDIVISION AMENDMENT 1

A REPLAT OF TRACT B, HOME PLACE SUBDIVISION, LOCATED IN THE N 1/2, NW 1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO



S89°37'36"E 417.78'

SEE SHEET 10

MILWAUKEE CIRCLE  
(65' WIDE PUBLIC ROW)

SEE  
DETAIL 11A  
SHT. 18

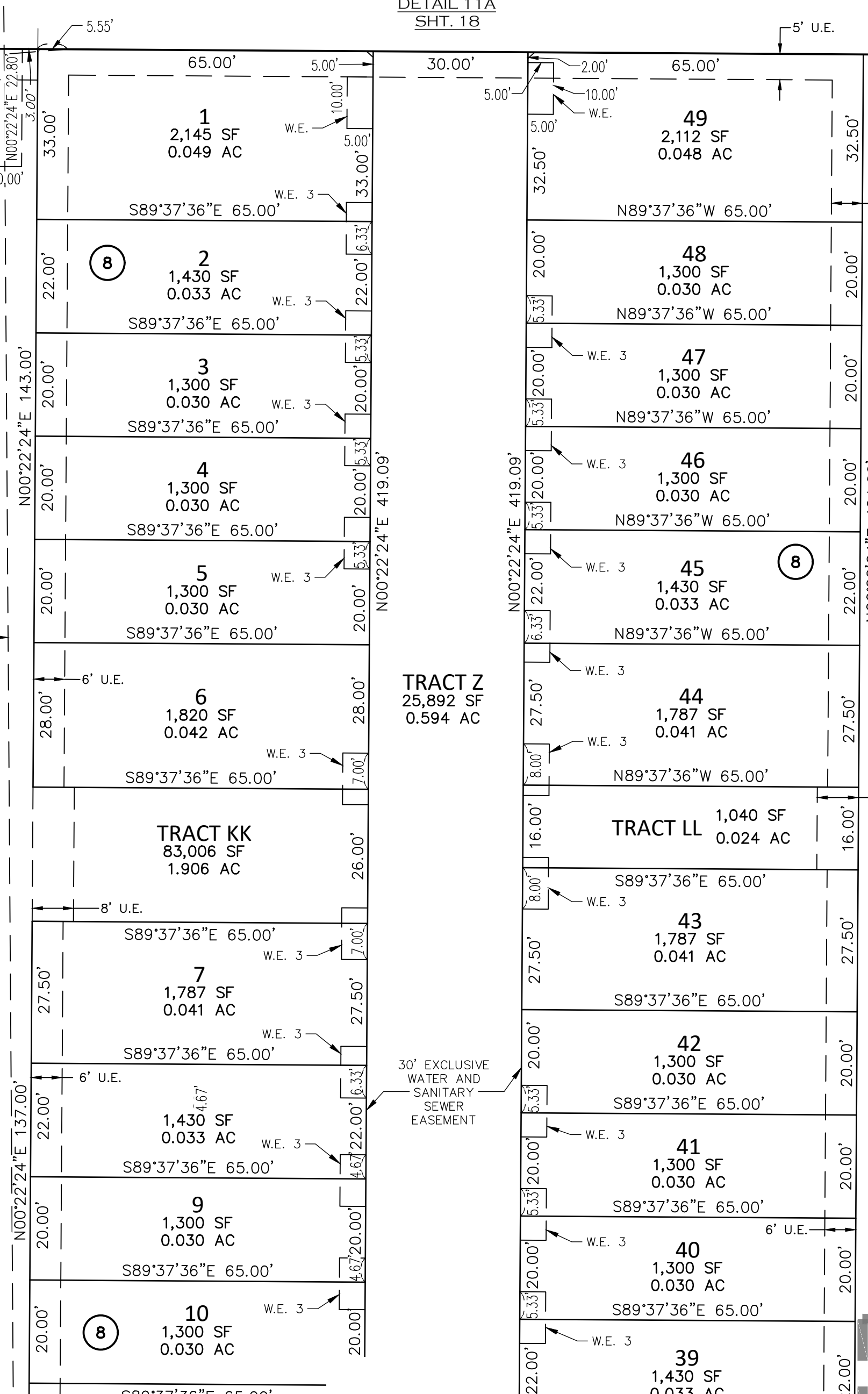
32.5'

47.30'

TRACT KK  
83,006 SF  
1.906 AC

50' PIPELINE EASEMENT  
REC. NO. 2019000016097

SEE SHEET 12

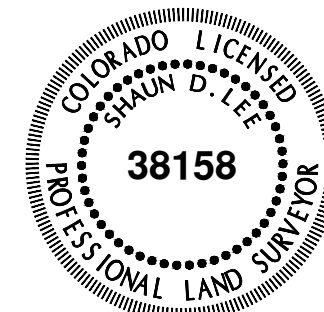


TRACT Z  
25,892 SF  
0.594 AC

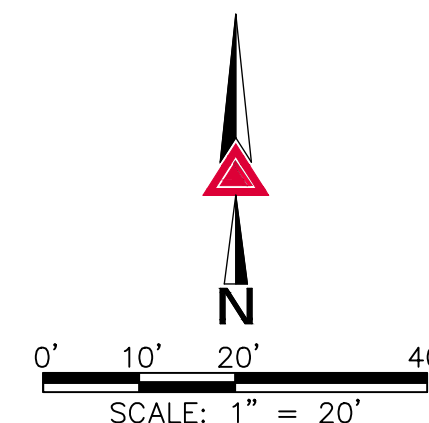
TRACT MM  
83,550 SF  
1.918 AC

TRACT LL  
1,040 SF  
0.024 AC

SEE SHEET 4  
FOR LEGEND  
SEE SHEET 18 FOR  
LINE AND CURVE TABLE



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC



SEE SHEET 16

STEELE ST.  
(PUBLIC ROW WIDTH VARIES)

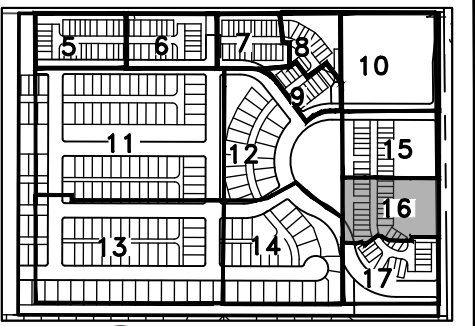
S00°24'42"E 1220.98' (M)  
1220.93' (REC)

**AZTEC**  
CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 49418-05  
Drawn By: CWB

DATE OF PREPARATION:	08-23-2018
SCALE:	1"=20'
SHEET 15 OF 18	

# HOME PLACE SUBDIVISION AMENDMENT 1

A REPLAT OF TRACT B, HOME PLACE SUBDIVISION, LOCATED IN THE NW 1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO



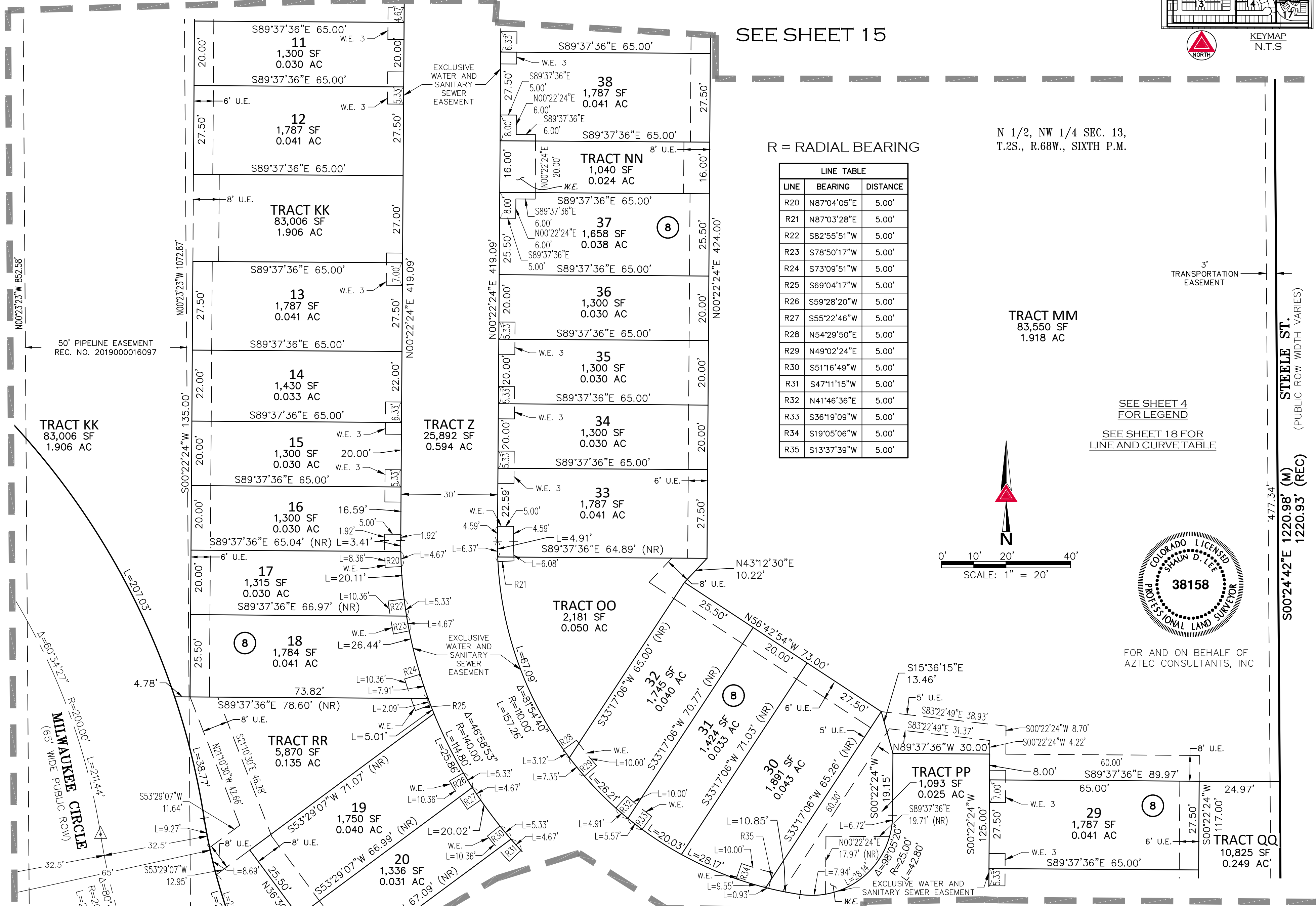
KEYMAP  
N.T.S.

SEE SHEET 12

SEE SHEET 15

SEE SHEET 14

SEE SHEET 17



R = RADIAL BEARING

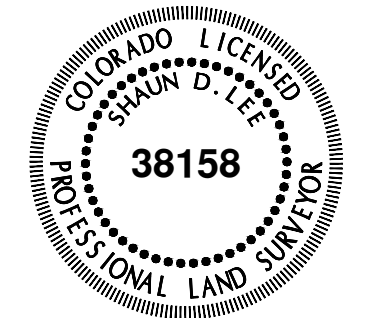
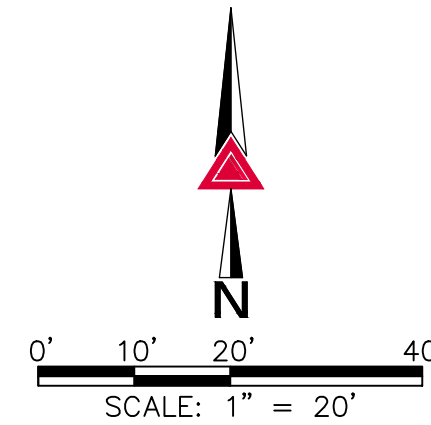
LINE	BEARING	DISTANCE
R20	N87°04'05"E	5.00'
R21	N87°03'28"E	5.00'
R22	S82°55'51"W	5.00'
R23	S78°50'17"W	5.00'
R24	S73°09'51"W	5.00'
R25	S69°04'17"W	5.00'
R26	S59°28'20"W	5.00'
R27	S55°22'46"W	5.00'
R28	N54°29'50"E	5.00'
R29	N49°02'24"E	5.00'
R30	S51°16'49"W	5.00'
R31	S47°11'15"W	5.00'
R32	N41°46'36"E	5.00'
R33	S36°19'09"W	5.00'
R34	S19°05'06"W	5.00'
R35	S13°37'39"W	5.00'

N 1/2, NW 1/4 SEC. 13,  
T.2S., R.68W., SIXTH P.M.

3'  
TRANSPORTATION  
EASEMENT

TRACT MM  
83,550 SF  
1.918 AC

SEE SHEET 4  
FOR LEGEND  
SEE SHEET 18 FOR  
LINE AND CURVE TABLE



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

STEELE ST.  
(PUBLIC ROW WIDTH VARIES)  
477.34'  
S00°24'42"E 1220.98' (M)  
1220.93' (REC)

**AZTEC**  
CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 49418-05  
Drawn By: CWB

DATE OF PREPARATION:	08-23-2018
SCALE:	1"=20'
SHEET 16 OF 18	

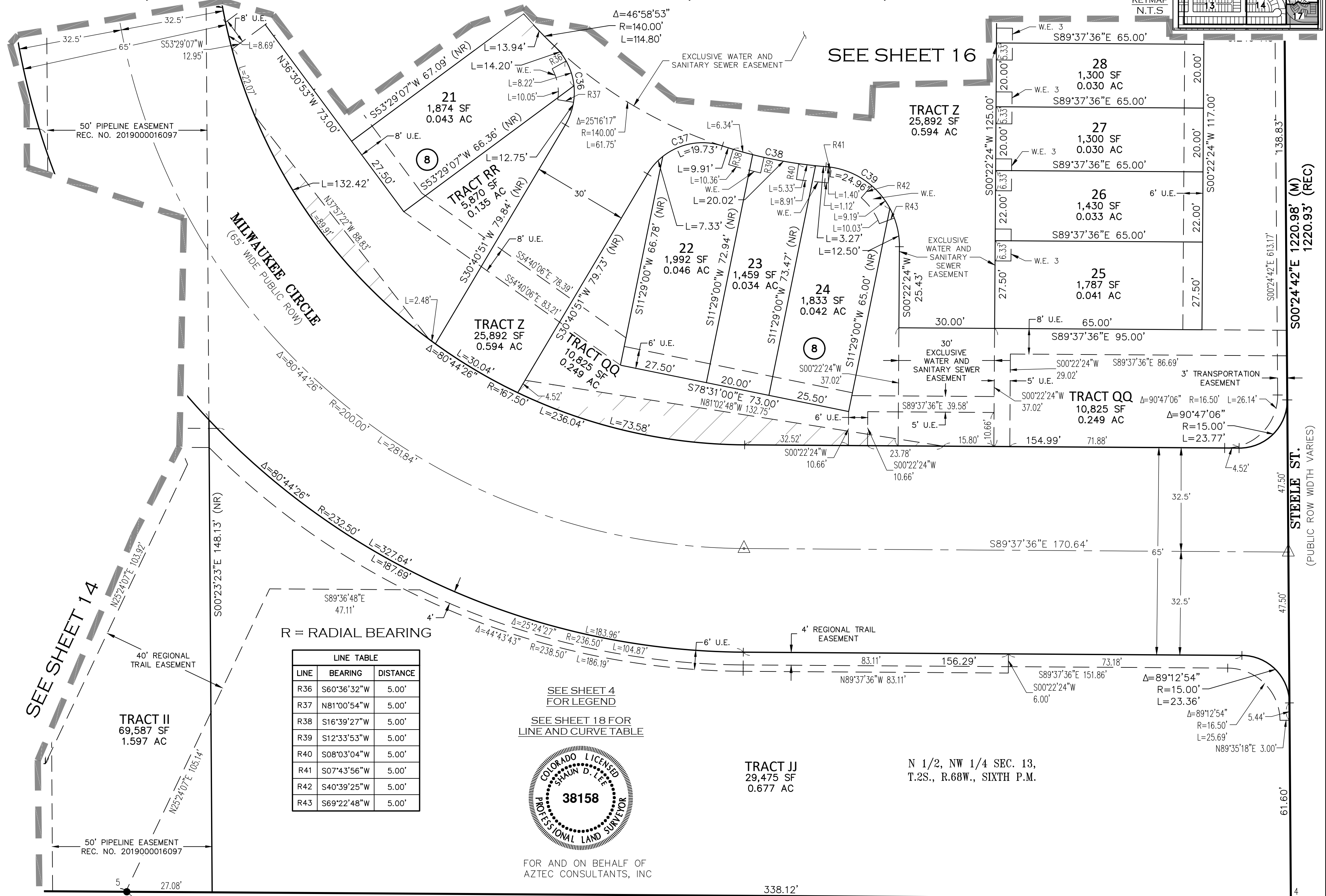
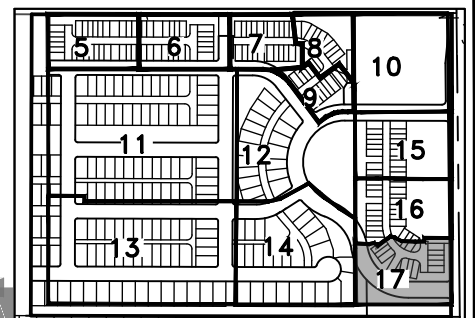


# HOME PLACE SUBDIVISION AMENDMENT 1

A REPLAT OF TRACT B, HOME PLACE SUBDIVISION, LOCATED IN THE N 1/2, NW 1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

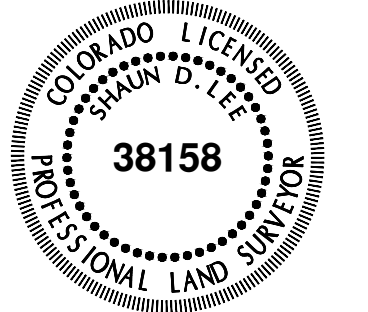


KEYMAP  
N.T.S.

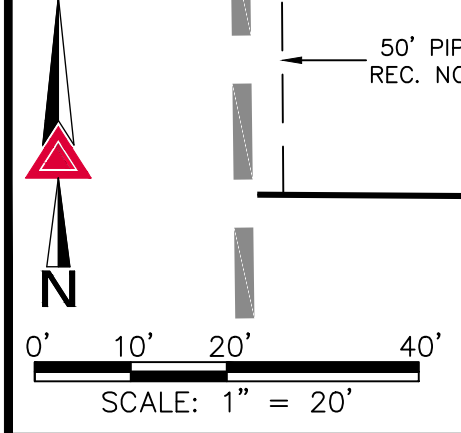


R = RADIAL BEARING

LINE	BEARING	DISTANCE
R36	S60°36'32"W	5.00'
R37	N81°00'54"W	5.00'
R38	S16°39'27"W	5.00'
R39	S12°33'53"W	5.00'
R40	S08°03'04"W	5.00'
R41	S07°43'56"W	5.00'
R42	S40°39'25"W	5.00'
R43	S69°22'48"W	5.00'



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC



**AZTEC**  
CONSULTANTS, INC.

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Phone: (303) 713-1898  
Fax: (303) 713-1897  
[www.aztecconsultants.com](http://www.aztecconsultants.com)

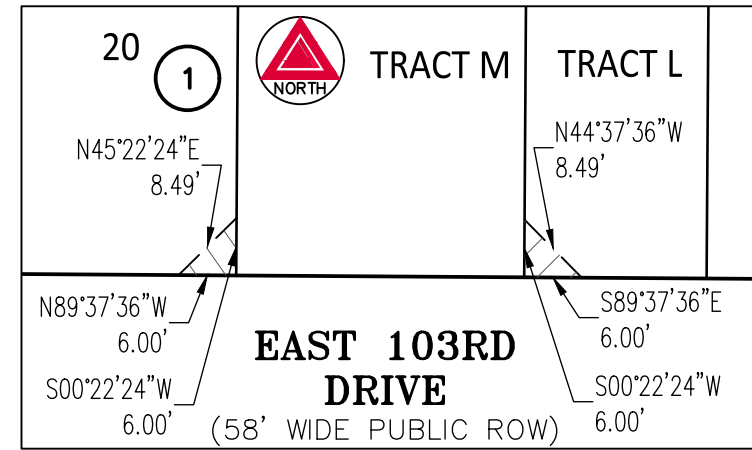
AzTec Proj. No.: 49418-05  
Drawn By: CWB

DATE OF PREPARATION:	08-23-2018
SCALE:	1"=20'
SHEET 17 OF 18	

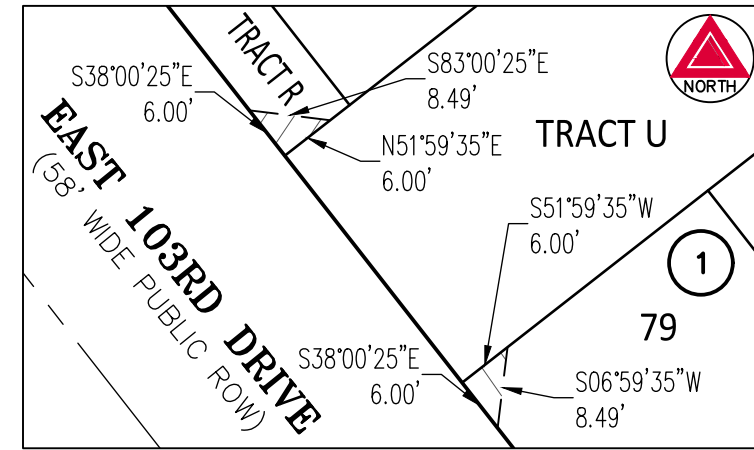
# HOME PLACE SUBDIVISION AMENDMENT 1

A REPLAT OF TRACT B, HOME PLACE SUBDIVISION, LOCATED IN THE N 1/2, NW 1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

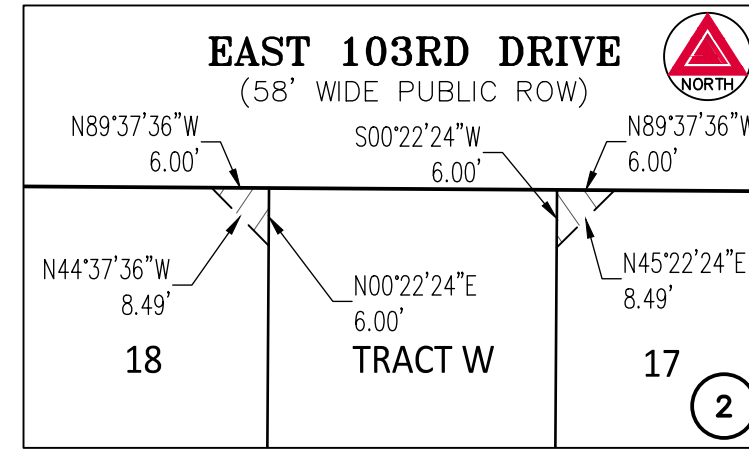
## SIGHT TRIANGLE DETAILS



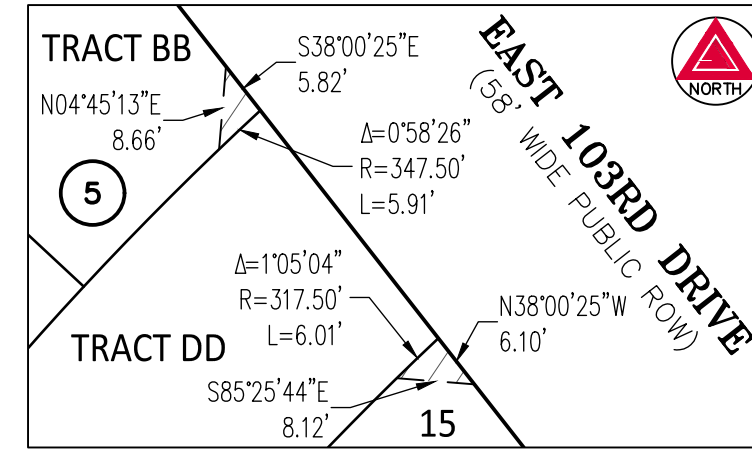
DETAIL 4A  
1"=20'



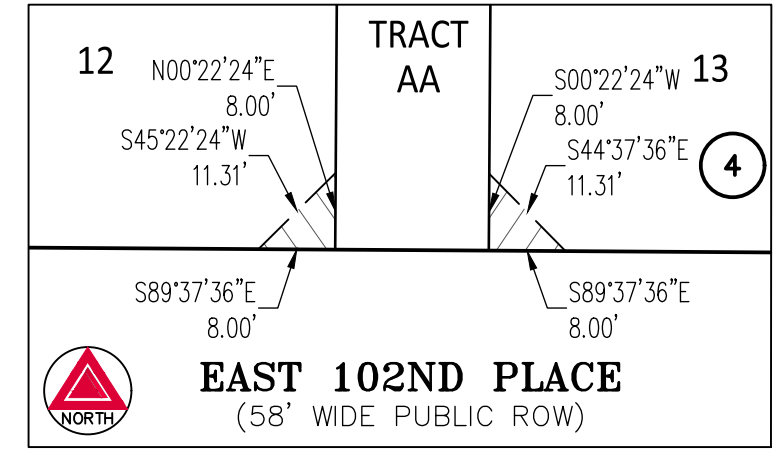
DETAIL 5B  
1"=20'



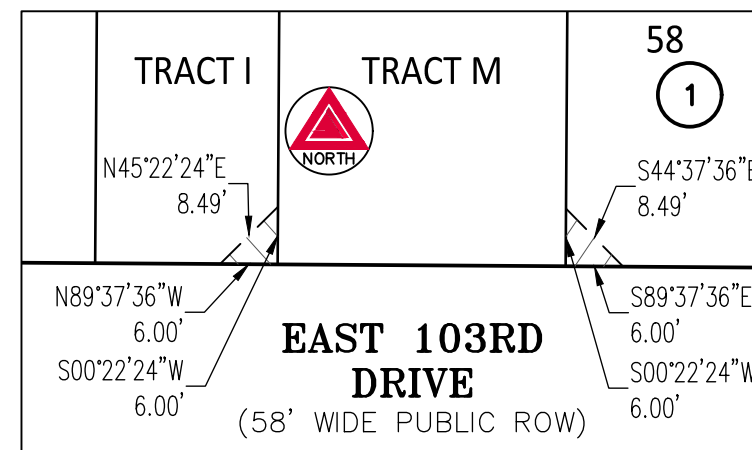
DETAIL 7C  
1"=20'



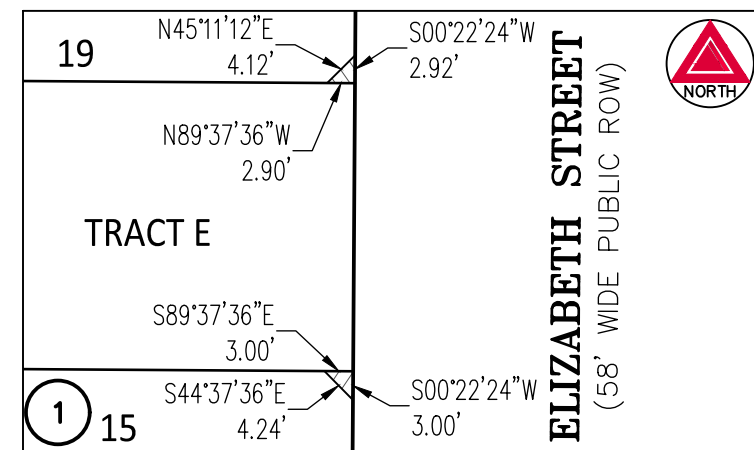
DETAIL 8A  
1"=20'



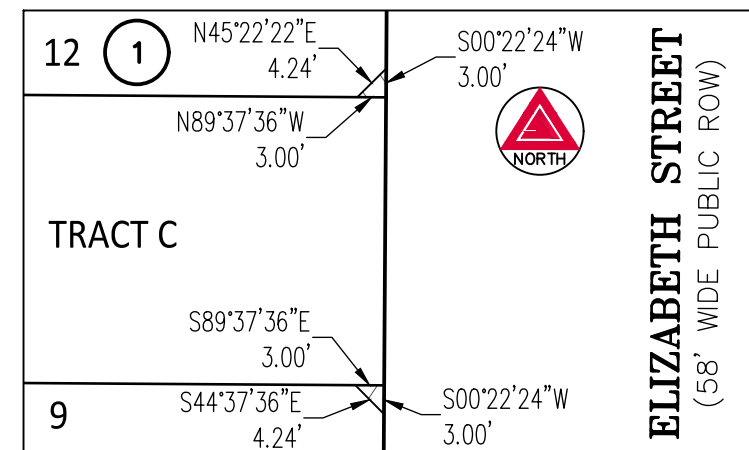
DETAIL 9D  
1"=20'



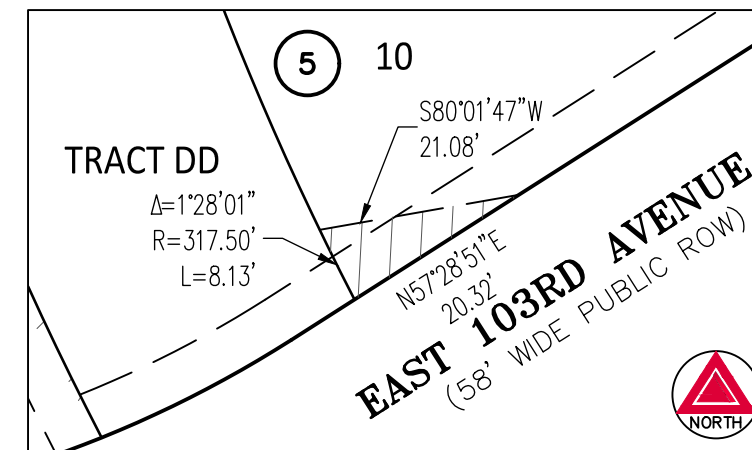
DETAIL 4B  
1"=20'



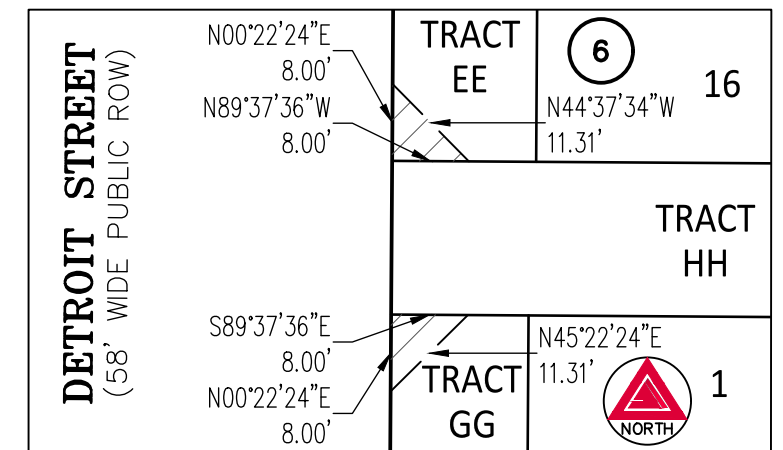
DETAIL 7A  
1"=20'



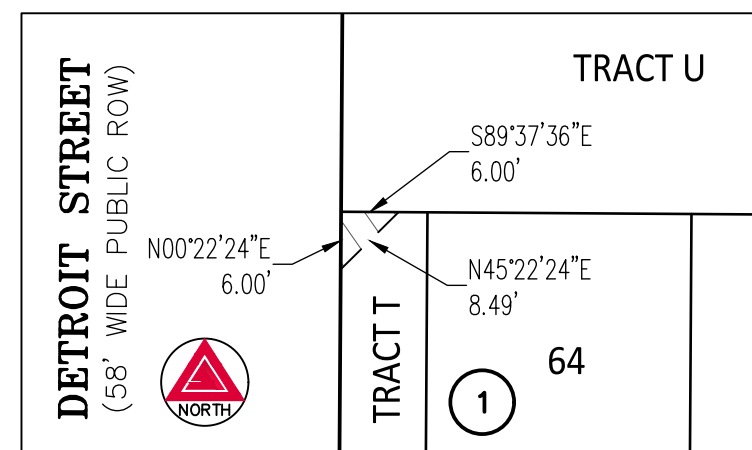
DETAIL 7D  
1"=20'



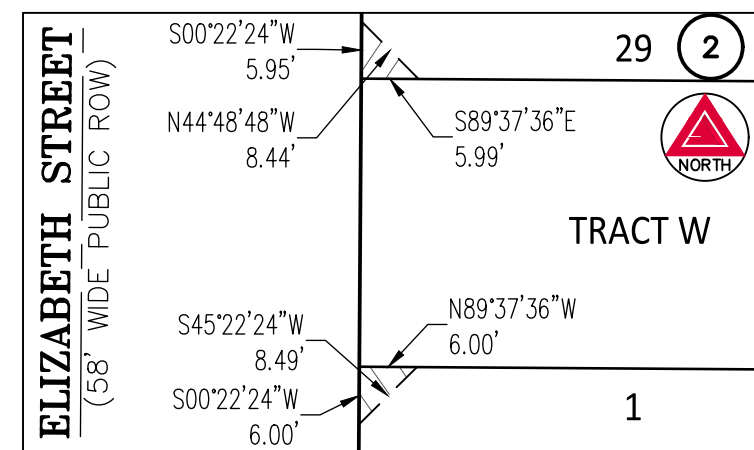
DETAIL 8B  
1"=20'



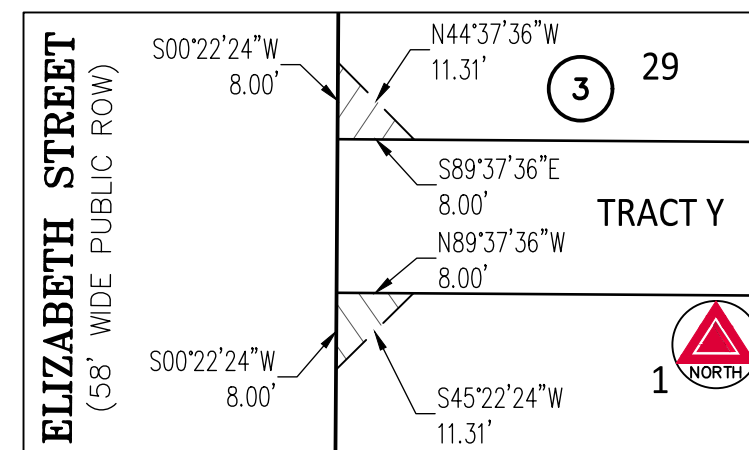
DETAIL 10A  
1"=20'



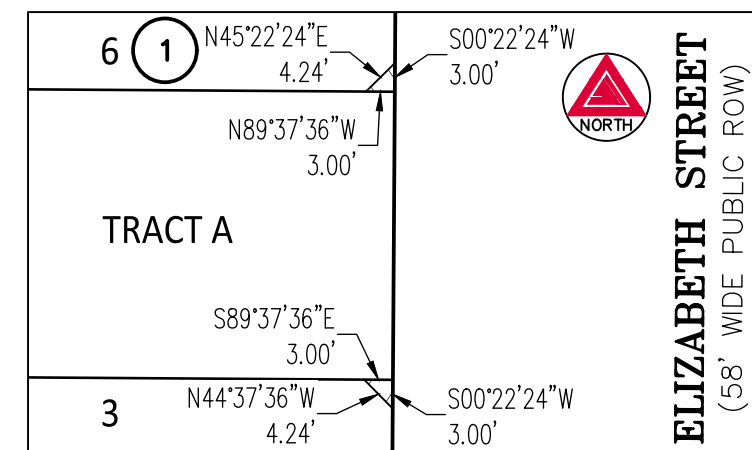
DETAIL 5A  
1"=20'



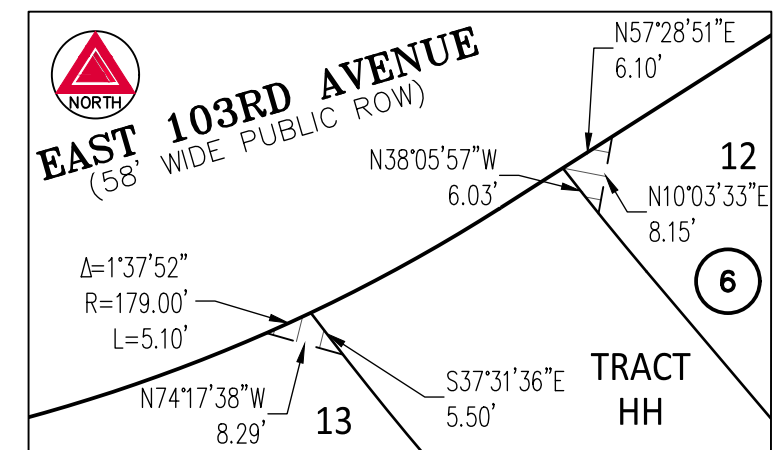
DETAIL 7B  
1"=20'



DETAIL 7E  
1"=20'



DETAIL 9A  
1"=20'

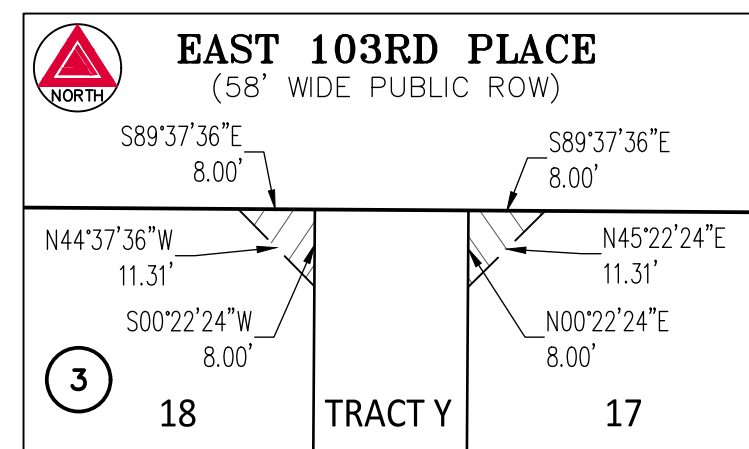


DETAIL 10B  
1"=20'

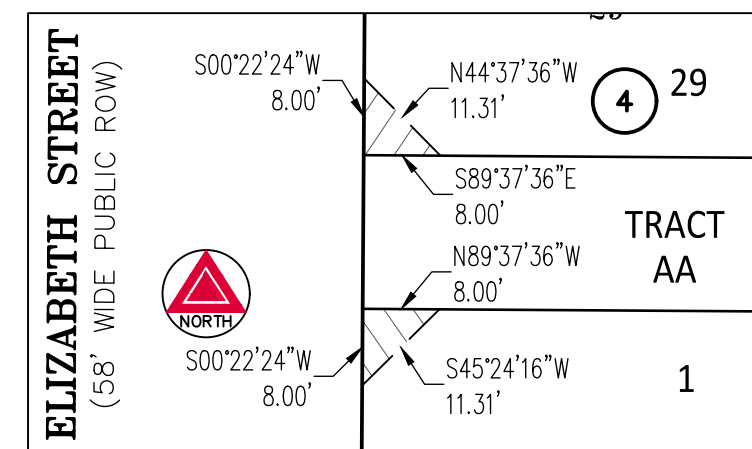
LINE	BEARING	DISTANCE
L1	N28°05'41"W	22.65'
L2	S80°53'37"E	53.94'
L3	S45°58'42"E	20.12'
L4	N22°57'43"W	54.05'
L5	N63°44'04"E	79.55'
L6	N63°44'04"E	72.94'
L7	S02°49'29"W	16.01'
L8	S02°49'29"W	16.01'
L9	S40°15'52"E	14.57'

CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	10.00'	15.71'
C2	90°00'00"	10.00'	15.71'
C3	90°00'00"	10.00'	15.71'
C4	90°00'00"	10.00'	15.71'
C5	90°00'00"	20.00'	31.42'
C6	90°00'00"	20.00'	31.42'
C7	80°44'43"	10.00'	14.09'
C8	80°44'43"	10.00'	14.09'
C9	90°00'00"	10.00'	15.71'
C10	90°00'00"	10.00'	15.71'
C11	90°00'00"	10.00'	15.71'
C12	90°00'00"	10.00'	15.71'
C13	90°00'00"	20.00'	31.42'
C14	90°00'00"	20.00'	31.42'
C15	80°44'43"	10.00'	14.09'
C16	80°44'43"	10.00'	14.09'
C17	90°00'00"	10.00'	15.71'
C18	90°00'00"	10.00'	15.71'
C19	90°00'00"	10.00'	15.71'
C20	90°00'00"	10.00'	15.71'

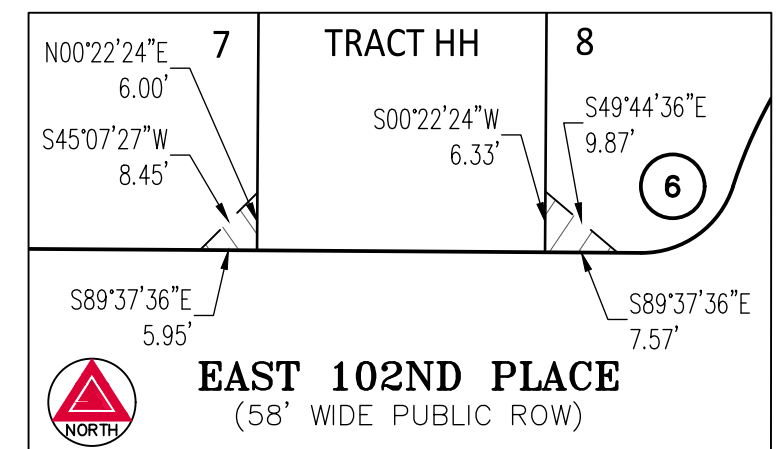
CURVE	DELTA	RADIUS	LENGTH
C21	90°00'00"	10.00'	15.71'
C22	90°00'00"	10.00'	15.71'
C23	99°32'27"	20.00'	34.75'
C24	90°00'00"	20.00'	31.42'
C25	90°00'00"	20.00'	31.42'
C26	88°32'35"	20.00'	30.91'
C27	90°00'00"	10.00'	15.71'
C28	90°00'00"	10.00'	15.71'
C29	90°00'00"	10.00'	15.71'
C30	90°00'00"	10.00'	15.71'
C31	72°32'33"	10.00'	12.66'
C32	2°30'17"	317.50'	13.88'
C33	3°11'28"	347.50'	19.35'
C34	31°05'49"	92.00'	49.93'
C35	35°09'39"	108.00'	66.28'
C36	77°11'36"	20.00'	26.95'
C37	77°32'05"	20.00'	27.06'
C38	13°35'26"	140.00'	33.21'
C39	85°50'35"	25.00'	37.46'



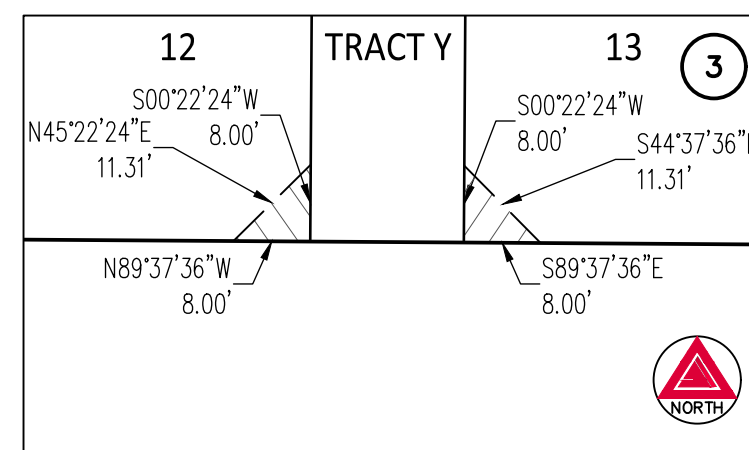
DETAIL 7F  
1"=20'



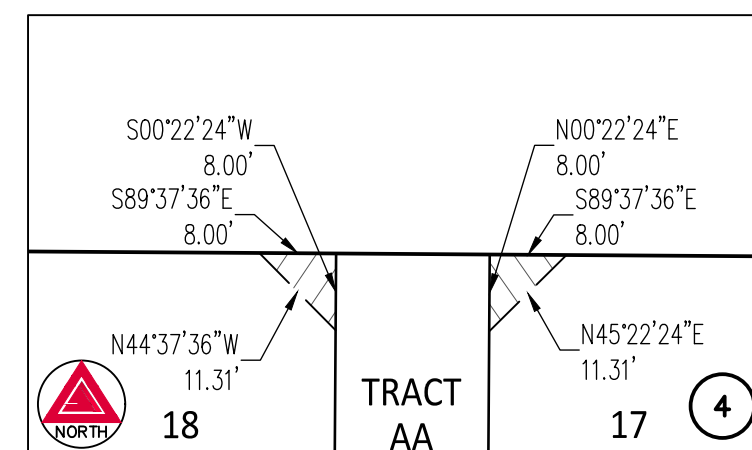
DETAIL 9B  
1"=20'



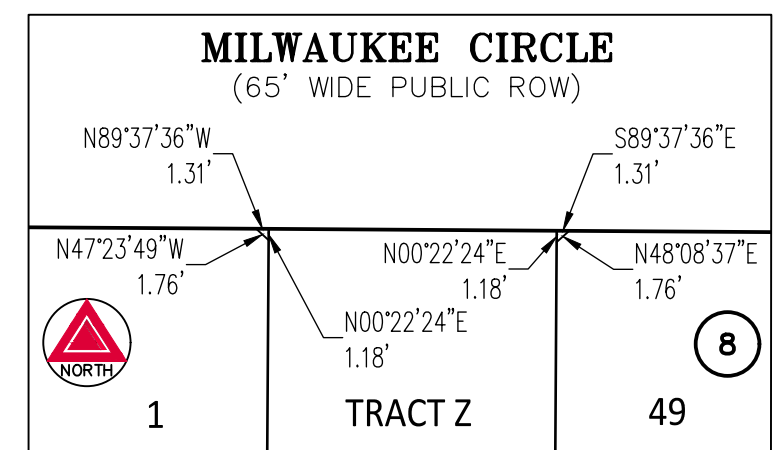
DETAIL 10C  
1"=20'



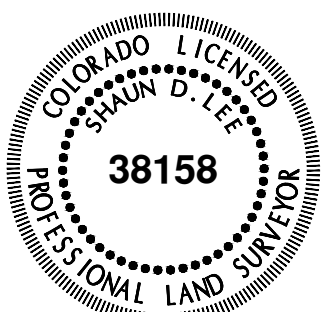
DETAIL 7G  
1"=20'



DETAIL 9C  
1"=20'



DETAIL 11A  
1"=20'



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

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DATE OF PREPARATION:	08-23-2018
SCALE:	1"=20'
SHEET 18 OF 18	

Drawn By: CWB