

WILD POINTE FINAL PLAT

A PART OF SECTIONS 13, 14, 15, 22 and 27,
TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ELBERT, STATE OF COLORADO

DEDICATION STATEMENT:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF THE LAND DESCRIBED BELOW, HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND EASEMENTS AS SHOWN HEREON, AND DO BY THESE PRESENTS OF OUR OWN FREE WILL AND VOLUNTARILY WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, GRANT, DEDICATE AND CONVEY RIGHTS AS INDICATED TO ALL EASEMENTS FOR THE PURPOSES SHOWN HEREON, AND THAT SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS WILD POINTE, A SUBDIVISION OF ELBERT COUNTY, COLORADO.

A part of Sections 13, 14, 15, 22 and 27, Township 8 South, Range 65 West of the Sixth Principal Meridian, County of Elbert, State of Colorado, being more particularly described as follows:

BEGINNING at the Center Quarter corner of said Section 22;
Thence North 89°23'56" West, along the northerly line of the Southwest Quarter of said Section 22, a distance of 48.09 feet to a point;
Thence South 02°01'55" West a distance of 19.25 feet to a point;
Thence North 89°56'58" West a distance of 2603.91 feet to a point on the westerly line of said Southwest Quarter;
Thence South 00°12'10" East, along said westerly line, a distance of 2599.58 feet to a point;
Thence South 89°41'58" East a distance of 2595.41 feet to a point;
Thence South 02°15'38" East a distance of 7.34 feet to a point on the south line of the said Southwest Quarter of said Section 22;
Thence South 89°40'22" East, along said southerly line, a distance of 71.64 feet to the South Quarter corner of said Section 22;
Thence South 00°00'27" East, along the west line of the North Half of the Northeast Quarter of said Section 27, a distance of 1258.61 feet to a point;
Thence South 88°50'59" East a distance of 2664.87 feet to a point on the east line of said North Half of the Northeast Quarter;
Thence North 00°08'03" East a distance of 1297.05 feet to the Southeast Corner of said Section 22;
Thence North 00°51'08" West a distance of 2629.03 feet to the East Quarter corner of said Section 22;
Thence North 00°51'08" West a distance of 2628.80 feet to the Northeast corner of said Section 22;
Thence South 89°44'19" East a distance of 2655.15 feet to a point;
Thence South 89°18'14" East a distance of 2655.67 feet to the Southeast corner of said section 14;
Thence North 00°02'53" West a distance of 2641.12 feet to the East Quarter corner of said Section 14;
Thence South 89°21'49" East, along the south line of the Northwest Quarter of said Section 13, a distance of 1147.50 feet to a point;
Thence North 02°30'50" West a distance of 1323.05 feet to a point;
Thence North 89°16'42" East a distance of 839.07 feet to a point;
Thence North 05°41'30" West a distance of 35.33 feet to a point;
Thence North 17°19'43" East a distance of 412.93 feet to a point;
Thence North 12°35'08" East a distance of 352.18 feet to a point;
Thence North 00°00'00" East a distance of 487.29 feet to a point on the southerly right-of-way for State Highway 86;
Thence along the said southerly right-of-way for State Highway the following seven (7) courses:
1. Thence North 89°30'21" West a distance of 1178.37 feet to a point;
2. Thence South 04°16'03" West a distance of 26.62 feet to a point;
3. Thence North 88°57'59" West a distance of 453.75 feet to a point;
4. Thence South 85°30'46" West a distance of 99.71 feet to a point;
5. Thence North 88°52'28" West a distance of 600.22 feet to a point;
6. Thence North 69°26'51" West a distance of 104.85 feet to a point;
7. Thence North 89°03'42" West a distance of 1004.94 feet to a point;
Thence South 01°18'08" East a distance of 1286.40 feet to a point;
Thence North 89°34'20" West a distance of 1355.08 feet to a point;
Thence South 00°00'53" West a distance of 1299.89 feet to a point;
Thence North 89°46'51" West a distance of 24.36 feet to a point on the west line of the Southwest Quarter of the Northeast Quarter of said Section 14;
Thence South 00°12'34" East a distance of 19.21 feet to the Southwest corner of said Southwest Quarter of the Northeast Quarter of Section 14;
Thence North 89°15'36" West, along the north line of the Northeast Quarter of the Southwest Quarter of said Section 14, a distance of 1295.07 feet to a point;
Thence South 01°01'15" East a distance of 1334.48 feet to a point;
Thence North 89°25'13" West a distance of 1394.52 feet to a point;
Thence North 89°16'55" West a distance of 2630.22 feet to the Northwest corner of the South Half of the Southeast Quarter of said Section 15;
Thence South 00°31'14" East a distance of 1325.93 feet to a point;
Thence South 00°31'42" East a distance of 2639.39 feet to the Point of Beginning,
Containing 1,131.456 acres, more or less.

BY: ELBERT AND HWY 86, LLC, A COLORADO LIMITED LIABILITY COMPANY
Karl Nyquist
KARL NYQUIST, PARTNER

STATE OF COLORADO)
) SS
COUNTY OF Denver)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED AND SIGNED BEFORE ME THIS 9 DAY OF July, 2008 A.D.

MY COMMISSION EXPIRES: 7-18-2006
WITNESS MY HAND AND SEAL
Shirley Ann Jones
NOTARY PUBLIC

SURVEY NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: BASED ON THE EAST LINE OF SECTION 22, AS MARKED BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 AT THE SOUTHEAST CORNER, AND BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 AT THE NORTHEAST CORNER, BEARING NORTH 00°51'08" WEST.

UTILITY EASEMENT ACKNOWLEDGMENT:

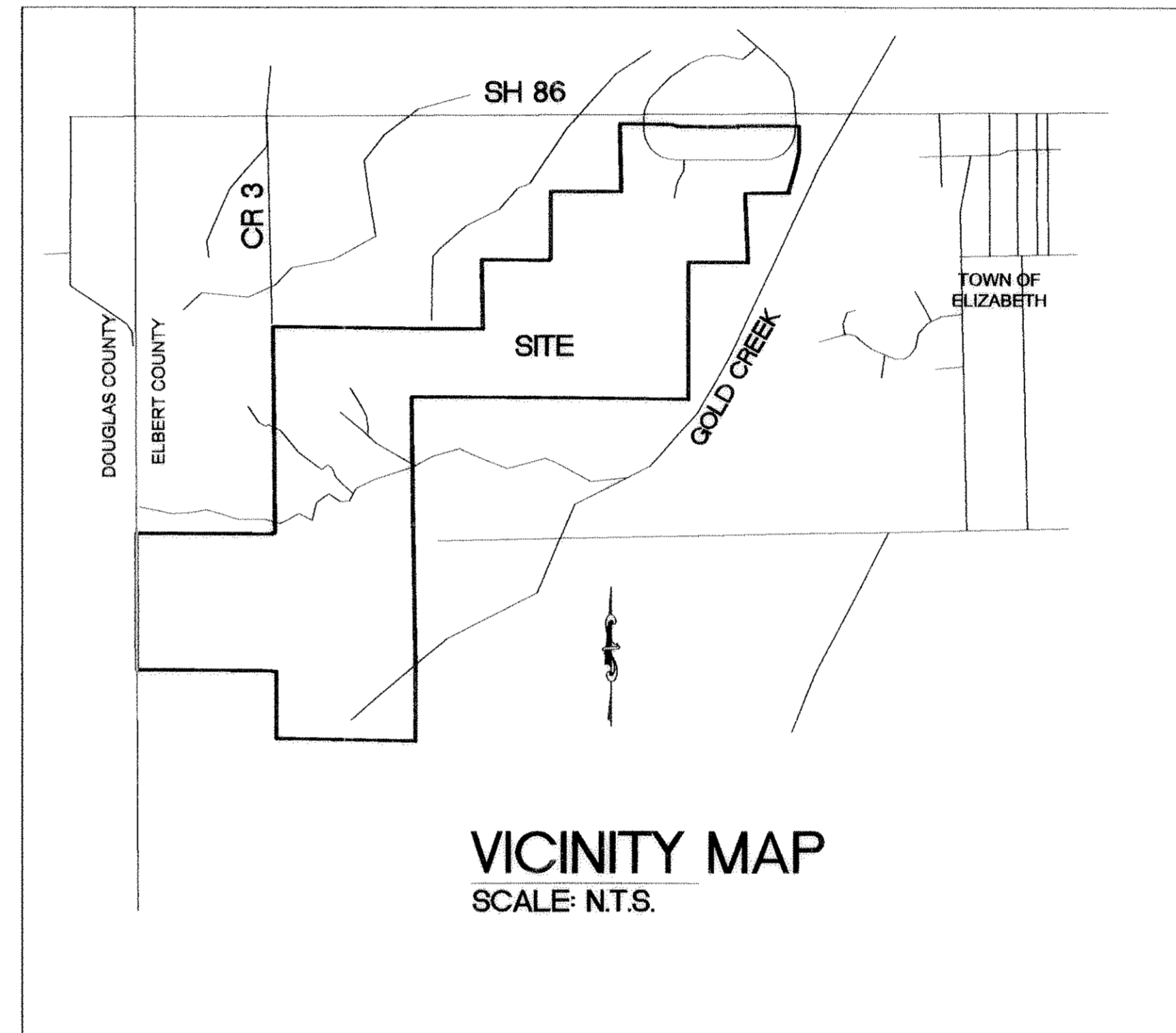
THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT, WHETHER PRIVATE OR PUBLIC, ARE HEREBY DEDICATED, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, CABLE T.V.; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHT TO BE UTILIZED IN RESPONSIBLE AND PRUDENT MANNER, SUBJECT TO UTILITY PLACEMENT PERMITTING PROCEDURES FROM ELBERT COUNTY.

WATER EASEMENT ACKNOWLEDGMENT:

THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS WATER EASEMENTS (W.E.) ON THIS PLAT, WHETHER PRIVATE OR PUBLIC, ARE HEREBY DEDICATED, FOR THE INSTALLATION AND MAINTENANCE OF WATER LINES TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHT TO BE UTILIZED IN RESPONSIBLE AND PRUDENT MANNER, SUBJECT TO UTILITY PLACEMENT PERMITTING PROCEDURES FROM ELBERT COUNTY.

GENERAL NOTES:

- TRACT A IS RESERVED FOR A FUTURE PARK SITE AND IS TO BE CONVEYED BY SEPARATE INSTRUMENT.
- TRACT N IS RESERVED FOR A FUTURE SCHOOL SITE AND IS TO BE CONVEYED TO ELBERT COUNTY SCHOOL DISTRICT C-1 BY SEPARATE INSTRUMENT.
- TRACTS B, C, D, E, F, G, L, P AND R ARE CONVEYED TO THE ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT.
 - TRACTS B, C, D, E, F, G AND R ARE RESERVED FOR OPEN SPACE, UTILITIES AND DRAINAGE.
 - TRACT L IS RESERVED FOR A ROADWAY EASEMENT.
 - TRACT P IS RESERVED FOR FUTURE ROADWAY.
 THE MAINTENANCE OF TRACTS B, C, D, E, F, G, L, P AND R WILL BE THE RESPONSIBILITY OF THE ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT.
- TRACTS H, I, J, K, M, O AND Q ARE TO REMAIN IN THE OWNERSHIP OF ELBERT AND HWY 86, LLC, A COLORADO LIMITED LIABILITY COMPANY.
 - TRACTS H, I AND K ARE RESERVED FOR WATER WELLS AND ACCOMPANYING FACILITIES.
 - TRACTS J, M AND Q ARE RESERVED FOR FUTURE ROADWAY.
 - TRACT O IS RESERVED FOR FUTURE DEVELOPMENT.
 THE MAINTENANCE OF TRACTS H, I, J, K, M, O AND Q WILL BE THE RESPONSIBILITY OF ELBERT AND HWY 86, LLC, A COLORADO LIMITED LIABILITY COMPANY.
- THE SPECIAL USE EASEMENTS SHOWN HEREIN ARE DEDICATED TO THE ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT. THESE EASEMENTS ARE RESERVED FOR UTILITIES, SIGNS, INGRESS AND EGRESS TO WELL SITES (TRACTS H, I AND K), AND AS PUBLIC PEDESTRIAN AND EQUESTRIAN TRAILS. THE MAINTENANCE OF THESE EASEMENTS WILL BE THE RESPONSIBILITY OF THE ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT.
- THE ROADWAY EASEMENTS SHOWN HEREIN ARE DEDICATED TO THE ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT. THESE EASEMENTS ARE RESERVED FOR INGRESS AND EGRESS, EMERGENCY ACCESS, UTILITIES, DRAINAGE AND SNOW STORAGE. THE MAINTENANCE OF THESE EASEMENTS WILL BE THE RESPONSIBILITY OF THE ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT.
- ENTRY MONUMENT EASEMENTS SHOWN HEREIN ARE DEDICATED TO THE ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT, FOR THE CONSTRUCTION AND MAINTENANCE OF ENTRY MONUMENTS.
- EMERGENCY ACCESS EASEMENTS SHOWN HEREIN ARE DEDICATED TO THE ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT. THESE EASEMENTS ARE RESERVED FOR UTILITIES AND FOR THE INGRESS AND EGRESS OF EMERGENCY VEHICLES. THE MAINTENANCE OF THESE EASEMENTS WILL BE THE RESPONSIBILITY OF THE ELBERT AND HIGHWAY 86 METROPOLITAN DISTRICT.
- AREAS WITHIN BUILDING ENVELOPES SHOWN HEREON AS "H.E.A." ARE AREAS OF EXISTING HEADWARD EROSIONAL FEATURES AND ARE SUBJECT TO RESTRICTIONS SHOWN IN THE DEVELOPMENT GUIDE AGREEMENT.
- NON-EXCLUSIVE UTILITY EASEMENTS (U.E.) ARE HEREBY DEDICATED FOR THE INSTALLATION AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATION FACILITIES. THESE EASEMENTS ARE LOCATED ON PRIVATE PROPERTY IN THE FOLLOWING LOCATIONS:
 - AS INDICATED ON THIS PLAT.
 - TEN FEET ALONG SIDE LOT LINES, EXCEPT WHERE THE SIDE LOT LINE FALLS ALONG THE PLAT BOUNDARY. IN THESE AREAS THE EASEMENT SHALL BE TWENTY FEET. TEN FEET ALONG REAR LOT LINES EXCEPT WHERE THE REAR LOT LINE FALLS ALONG THE PLAT BOUNDARY. IN THESE AREAS THE EASEMENT SHALL BE TWENTY FEET. FOR LOTS 92 THROUGH 114 INCLUSIVE AND LOTS 128 THROUGH 181 INCLUSIVE.
- TRACT O WILL BE LIMITED TO A RANGE OF 45,000 TO 300,000 SQFT. OF NONRESIDENTIAL DEVELOPMENT.



VICINITY MAP
SCALE: N.T.S.

LAND USE SUMMARY:

TYPE:	ACREAGE +/-:	LAND USE
181 SINGLE FAMILY LOTS	916.114 ACRES	
TRACT A	7.372 ACRES	PARK SITE
TRACT B	18.886 ACRES	OPEN SPACE & DRAINAGE
TRACT C	32.345 ACRES	OPEN SPACE & DRAINAGE
TRACT D	3.087 ACRES	OPEN SPACE & DRAINAGE
TRACT E	14.314 ACRES	OPEN SPACE & DRAINAGE
TRACT F	12.285 ACRES	OPEN SPACE & DRAINAGE
TRACT G	18.377 ACRES	OPEN SPACE & DRAINAGE
TRACT H	2.008 ACRES	RESERVED FOR WATER WELLS & FACILITIES
TRACT I	1.500 ACRES	RESERVED FOR WATER WELLS & FACILITIES
TRACT J	0.746 ACRES	RESERVED FOR FUTURE ROADWAY
TRACT K	2.000 ACRES	RESERVED FOR WATER WELLS & FACILITIES
TRACT L	7.234 ACRES	RESERVED FOR ROADWAY
TRACT M	4.033 ACRES	RESERVED FOR FUTURE ROADWAY
TRACT N	10.613 ACRES	RESERVED FOR FUTURE SCHOOL SITE
TRACT O	36.844 ACRES	RESERVED FOR FUTURE NONRESIDENTIAL DEVELOPMENT
TRACT P	3.034 ACRES	RESERVED FOR FUTURE ROADWAY
TRACT Q	0.206 ACRES	RESERVED FOR FUTURE ROADWAY
TRACT R	40.458 ACRES	OPEN SPACE & DRAINAGE
TRACT TOTAL	215.342 ACRES	
TOTAL ACREAGE	1131.456 ACRES	

APPROVAL OF PLANNING DEPARTMENT:

THIS PLAT IS APPROVED BY THE ELBERT COUNTY PLANNING DEPARTMENT, THIS 19 DAY OF July, 2008 A.D.,

BY: *Thomas R. Kelly*
PLANNING DIRECTOR

APPROVAL OF COUNTY COMMISSIONERS:

THIS PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ELBERT COUNTY, COLORADO, ON THE 18 DAY OF July, 2008 A.D., FOR FILING, SUBJECT TO THE CONDITIONS SET FORTH BY THE BOARD THAT THE COUNTY WILL UNDERTAKE MAINTENANCE OF ANY SUCH ROADS AFTER CONSTRUCTION HAS SATISFACTORILY MET SPECIFICATIONS COMPLETED BY THE SUBDIVIDER AT NO EXPENSE TO THE COUNTY, PROVIDED IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, PUBLIC NEED AND NECESSITY IS SHOWN THEREFORE, PRIOR TO THE ACCEPTANCE OF THE ROADS FOR MAINTENANCE BY ELBERT COUNTY, AND THAT THE SUBDIVIDER SHALL MAINTAIN SUCH ROADS AND REMOVE SNOW ACCUMULATIONS FROM SAME AT THIS EXPENSE FOR A MINIMUM OF TWO (2) YEARS FROM CONSTRUCTION APPROVAL, OR SUCH TIME AS THERE IS AN AVERAGE OF EIGHT (8) OCCUPIED RESIDENCES PER MILE OF ROAD, WHICH EVER OCCURS LATER.

BY: *John E. Mettler*
CHAIRMAN

ATTORNEY'S OPINION:

I, BARBARA GREEN, AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD WITHIN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS HELD BY THE DEDICATORS.

BY: *Barbara Green*, ON THE 16 DAY OF February, 2008 A.D.
BARBARA GREEN
ATTORNEY AT LAW

SURVEYOR'S CERTIFICATE:

I, GEORGE ROBINSON, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF WILD POINTE, WAS MADE UNDER MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

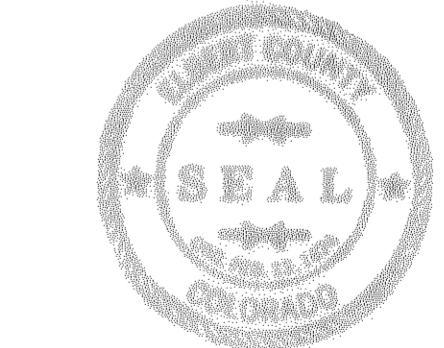
BY: *George Robinson*, PLS 35593, 11/26/03
GEORGE A. ROBINSON, PLS 35593, 11/26/03
FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO, INC.



CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF ELBERT)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 30 DAY OF July, 2008 A.D., AT 8:45 A.M., AND WAS RECORDED PER RECEPTION NUMBER 4386639, BOOK 12, PAGE 54.

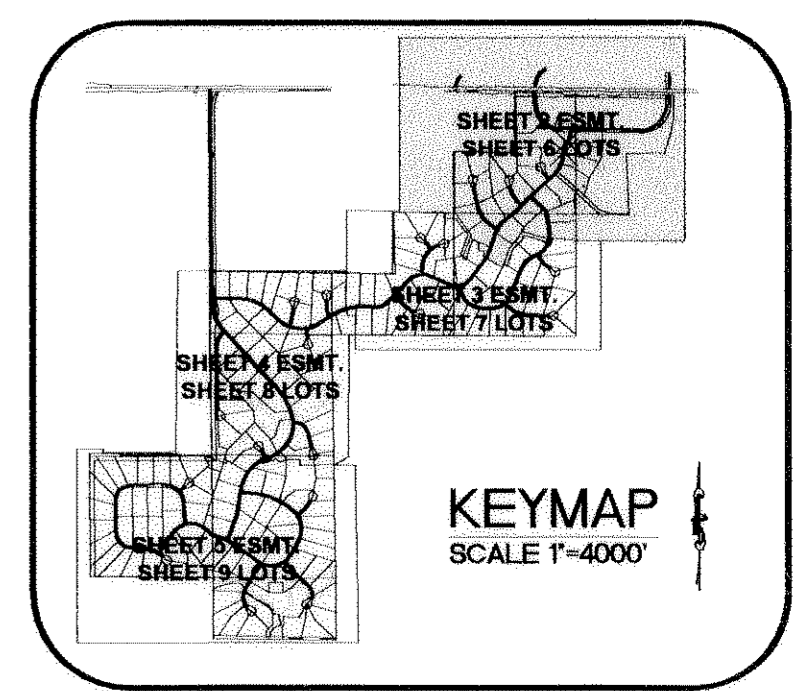
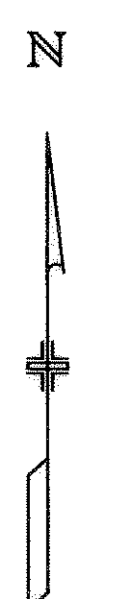
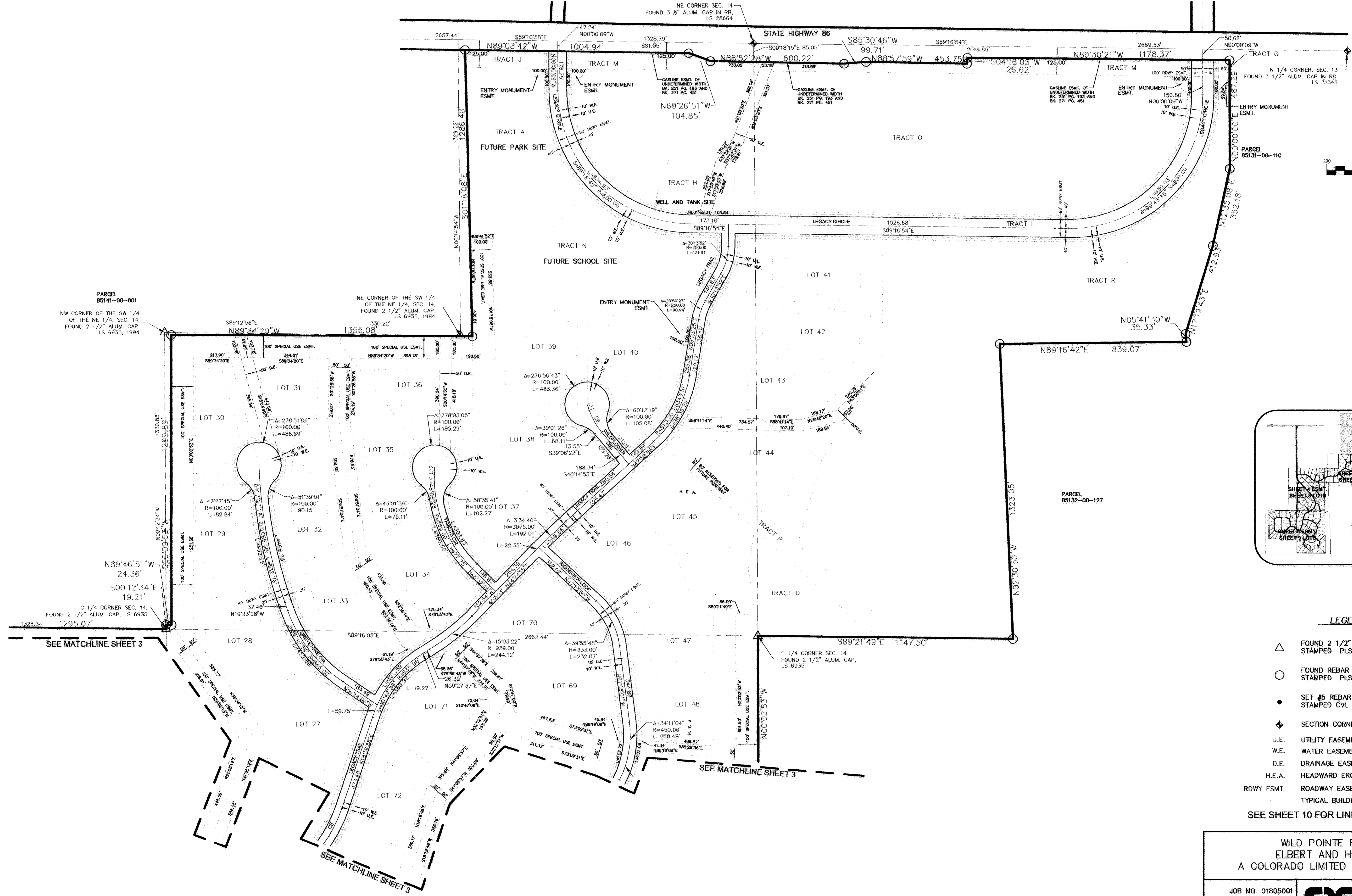


BY: *Shirley Ann Jones*
COUNTY CLERK AND RECORDER

WILD POINTE FINAL PLAT
ELBERT AND HWY 86, LLC,
A COLORADO LIMITED LIABILITY COMPANY
1777 S. HARRISON STREET, STE. 908
DENVER, CO. 80210
(303) 639-1435

JOB NO. 01805001	7901 E. Bellevue Avenue Suite 150 Englewood, CO 80111 Tel: (720) 482-9526 Fax: (720) 482-9546
SHEET 1 OF 10	CVL CONSULTANTS OF COLORADO, INC. CVL ENGINEERING · LAND SURVEYING · LAND PLANNING

WILD POINTE FINAL PLAT



LEGEND

- △ FOUND 2 1/2" ALUMINUM CAP STAMPED PLS #6935
- FOUND REBAR WITH PLASTIC CAP STAMPED PLS #6935
- SET #5 REBAR WITH PLASTIC CAP STAMPED CVL PLS
- ◆ SECTION CORNER AS NOTED
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- D.E. DRAINAGE EASEMENT
- H.E.A. HEADWARD EROSION AREA. SEE NOTE 6
- RDWY ESMT. ROADWAY EASEMENT (SEE NOTE 5)
- TYPICAL BUILDING ENVELOPES

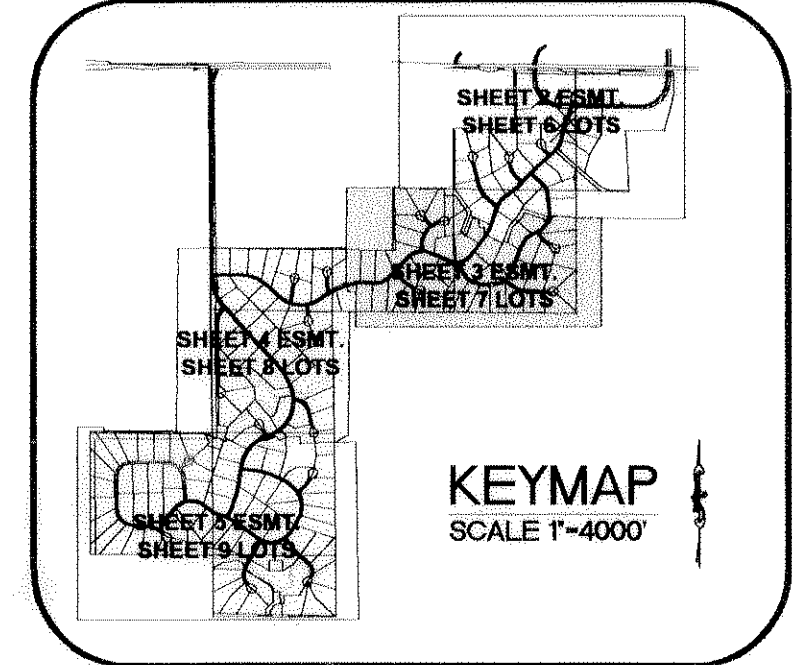
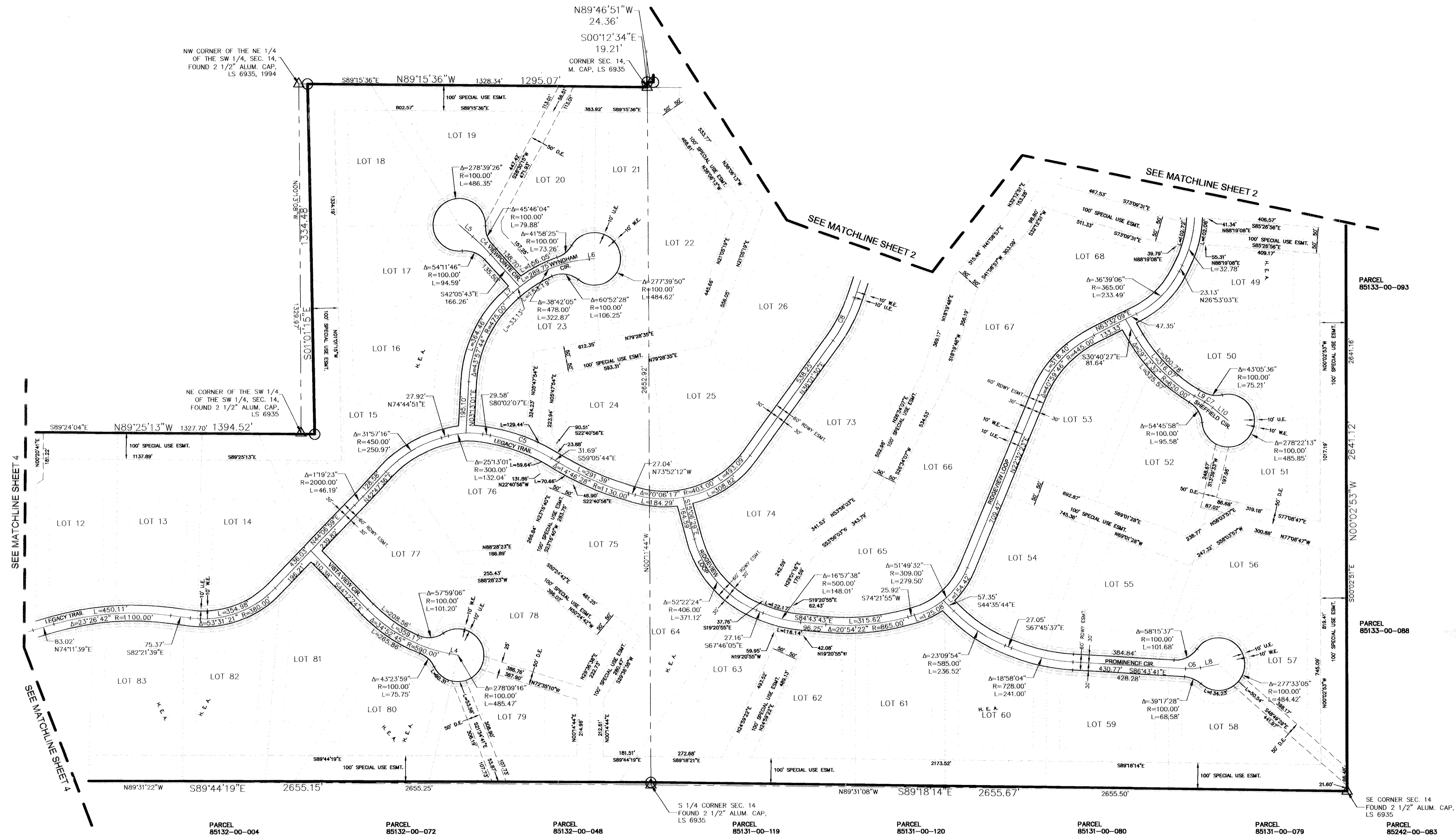
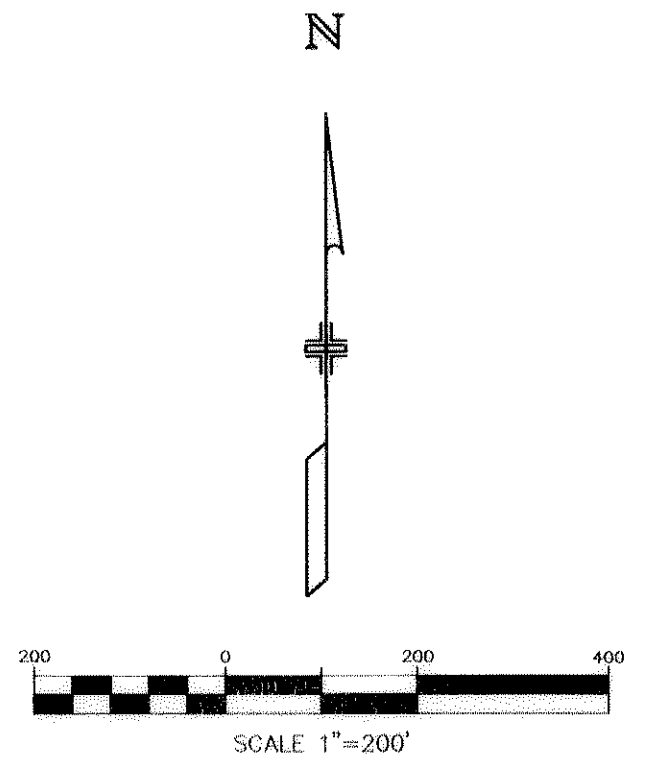
SEE SHEET 10 FOR LINE & CURVE TABLES.

WILD POINTE FINAL PLAT
ELBERT AND HWY 86, LLC,
A COLORADO LIMITED LIABILITY COMPANY

JOB NO. 01805001
DATE: 01/26/03
SHEET 2 OF 10

7901 E. Belleview Avenue
Suite 150
Englewood, CO 80111
Tel: (720) 482-9526
Fax: (720) 482-9546

WILD POINTE FINAL PLAT



LEGEND

- △ FOUND 2 1/2" ALUMINUM CAP STAMPED PLS #6935
- FOUND REBAR WITH PLASTIC CAP STAMPED PLS #6935
- SET #5 REBAR WITH PLASTIC CAP STAMPED CVL PLS
- ◆ SECTION CORNER AS NOTED
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- D.E. DRAINAGE EASEMENT
- H.E.A. HEADWARD EROSION AREA. SEE NOTE 6
- RDWY ESMT. ROADWAY EASEMENT (SEE NOTE 5)
- TYPICAL BUILDING ENVELOPES

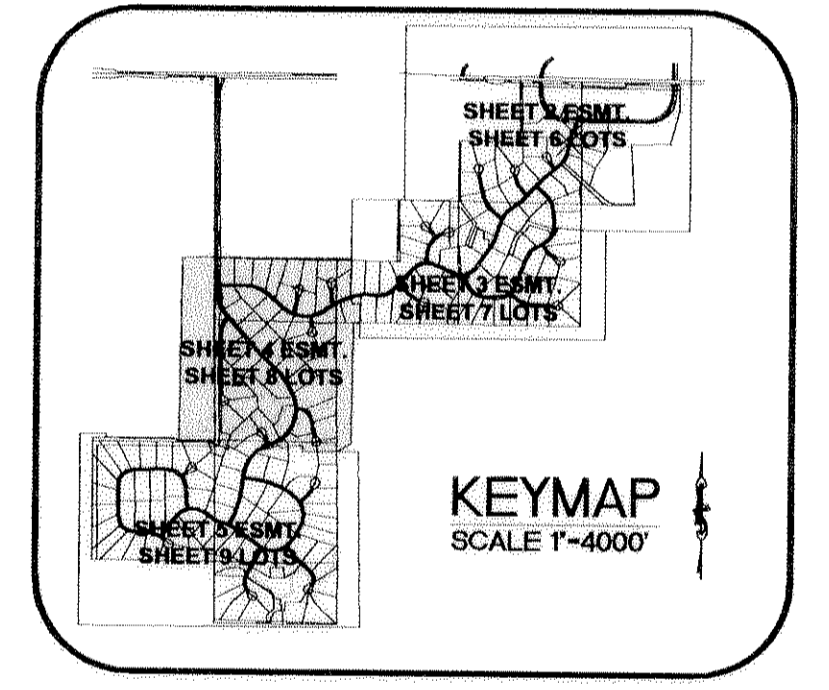
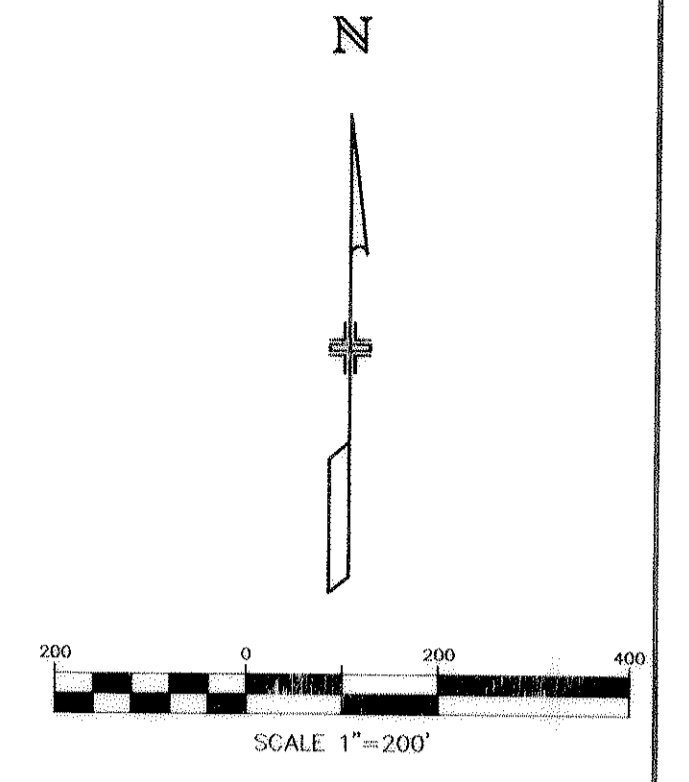
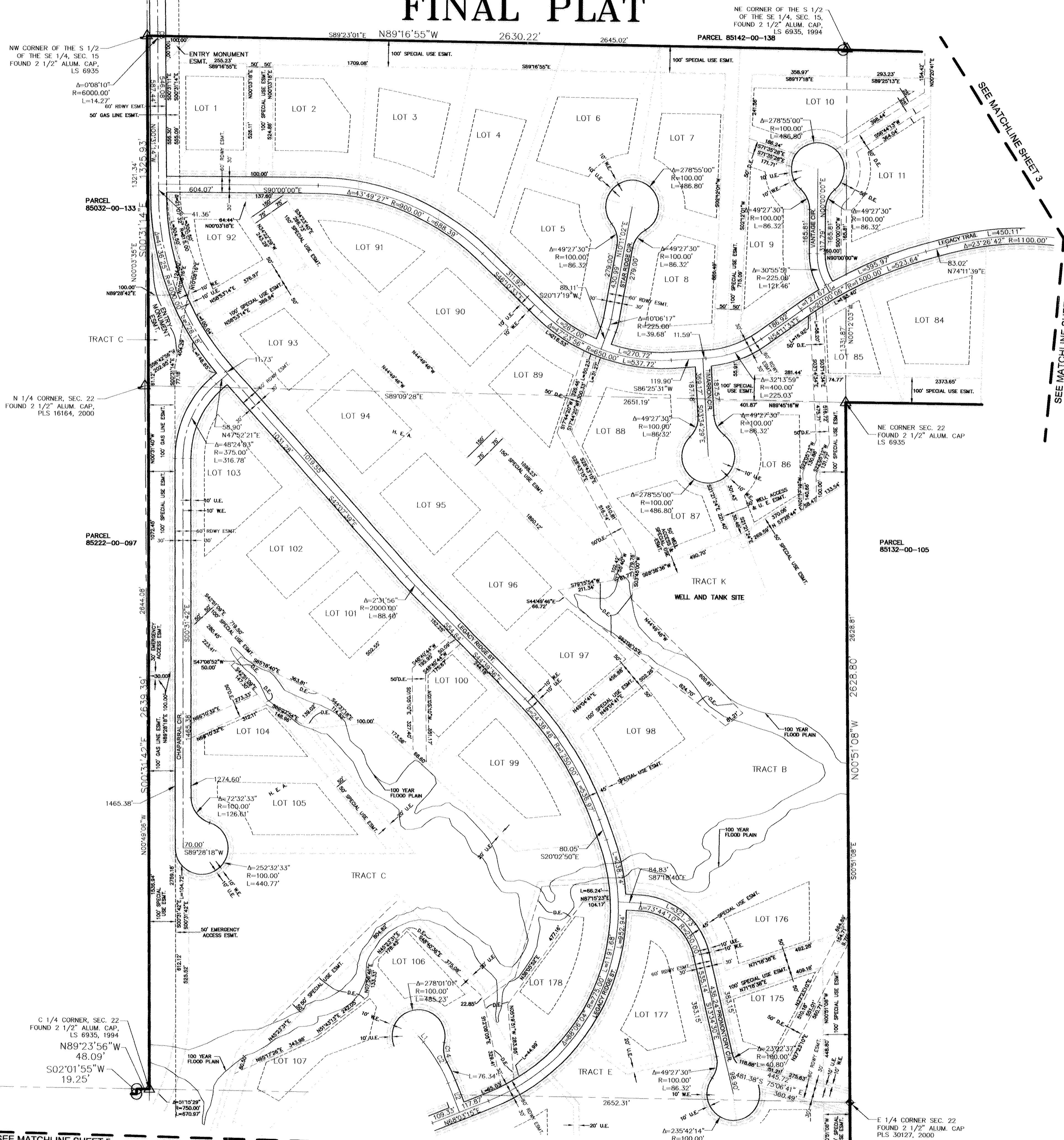
SEE SHEET 10 FOR LINE & CURVE TABLES.

WILD POINTE FINAL PLAT
ELBERT AND HWY 86, LLC,
A COLORADO LIMITED LIABILITY COMPANY

JOB NO. 01805001	CVL CONSULTANTS OF COLORADO, INC. CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING	7901 E. Helleview Avenue Suite 150 Englewood, CO 80111 Tel: (720) 482-9526 Fax: (720) 482-9546
DATE: 01/26/03		
SHEET 3 OF 10		

B12 P54

WILD POINTE FINAL PLAT



- LEGEND**
- △ FOUND 2 1/2" ALUMINUM CAP STAMPED PLS #6935
 - FOUND REBAR WITH PLASTIC CAP STAMPED PLS #6935
 - SET #5 REBAR WITH PLASTIC CAP STAMPED CVL PLS
 - ◆ SECTION CORNER AS NOTED
 - U.E. UTILITY EASEMENT
 - W.E. WATER EASEMENT
 - D.E. DRAINAGE EASEMENT
 - H.E.A. HEADWARD EROSION AREA. SEE NOTE 6
 - RDWY ESMT. ROADWAY EASEMENT (SEE NOTE 5)
 - TYPICAL BUILDING ENVELOPES
- SEE SHEET 10 FOR LINE & CURVE TABLES.

WILD POINTE FINAL PLAT
ELBERT AND HWY 86, LLC,
A COLORADO LIMITED LIABILITY COMPANY

JOB NO. 01805001
DATE: 01/26/03
SHEET 4 OF 10

SEE MATCHLINE SHEET 5

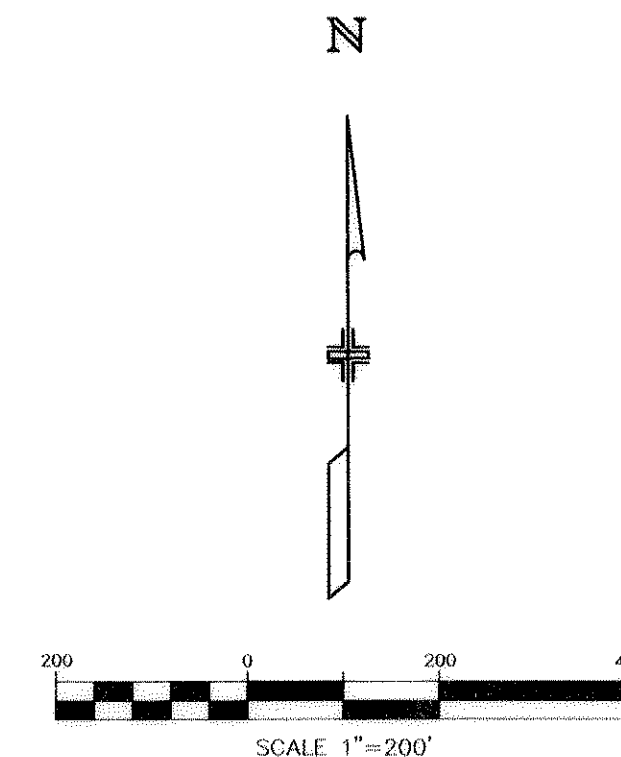
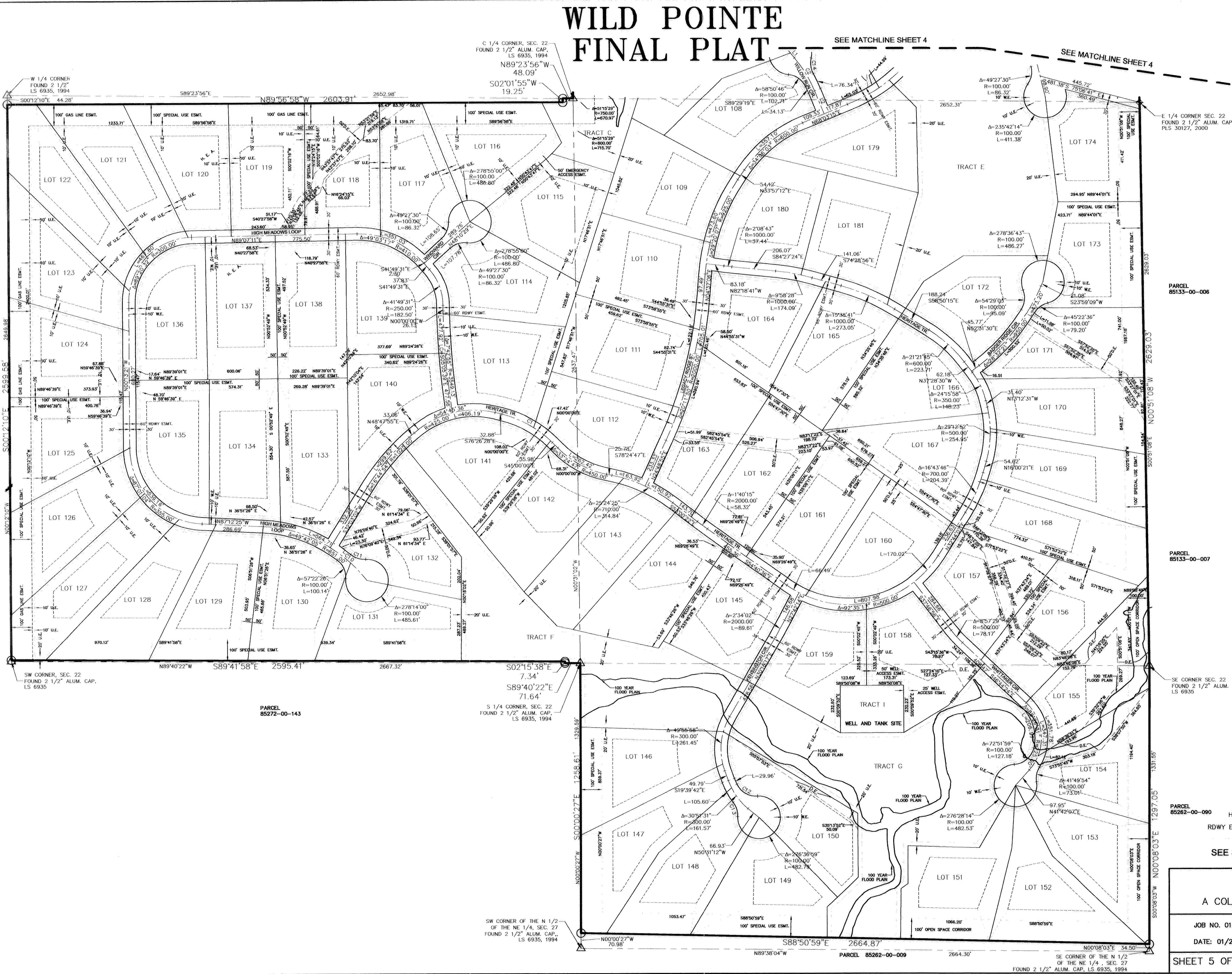
SEE MATCHLINE SHEET 5

B12 P54

WILD POINTE FINAL PLAT

SEE MATCHLINE SHEET 4

SEE MATCHLINE SHEET 4



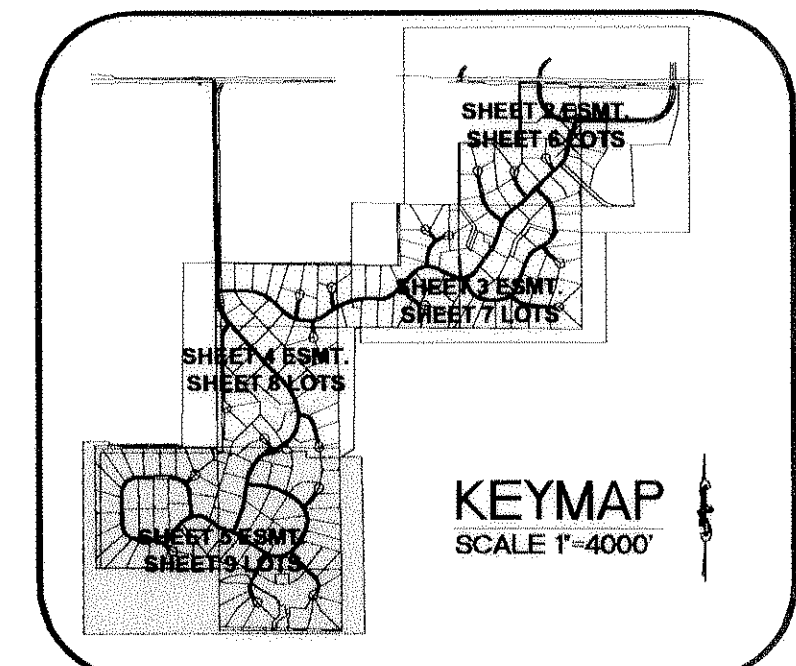
PARCEL 85133-00-008

PARCEL 85133-00-007

SE CORNER SEC. 22
FOUND 2 1/2\"/>

PARCEL 85262-00-090

SE CORNER OF THE N 1/2
OF THE NE 1/4, SEC. 27
FOUND 2 1/2\"/>



LEGEND

- ▲ FOUND 2 1/2\"/>
- FOUND REBAR WITH PLASTIC CAP STAMPED PLS #6935
- SET #5 REBAR WITH PLASTIC CAP STAMPED C.V.L. PLS
- ◆ SECTION CORNER AS NOTED
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- D.E. DRAINAGE EASEMENT
- H.E.A. HEADWARD EROSION AREA. SEE NOTE 6
- RDWY ESMT. ROADWAY EASEMENT (SEE NOTE 5)
- TYPICAL BUILDING ENVELOPES

SEE SHEET 10 FOR LINE & CURVE TABLES.

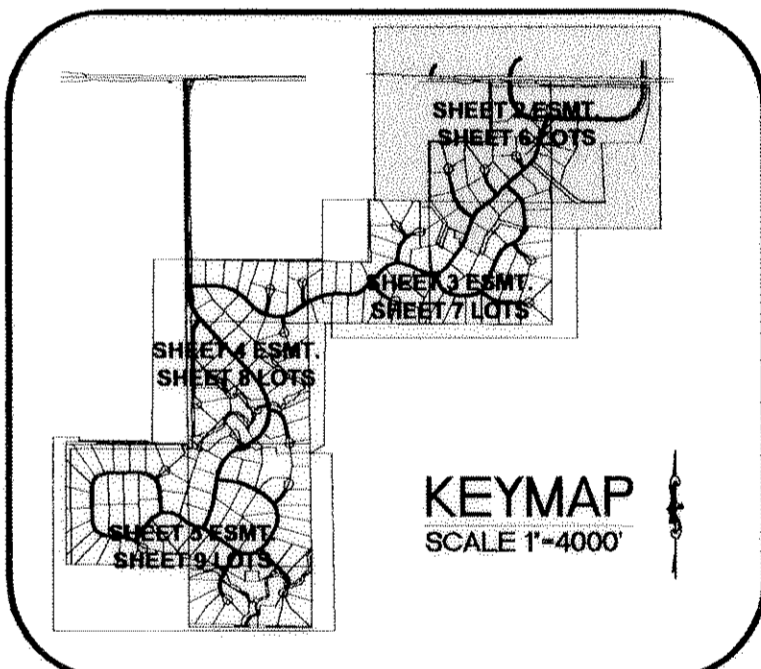
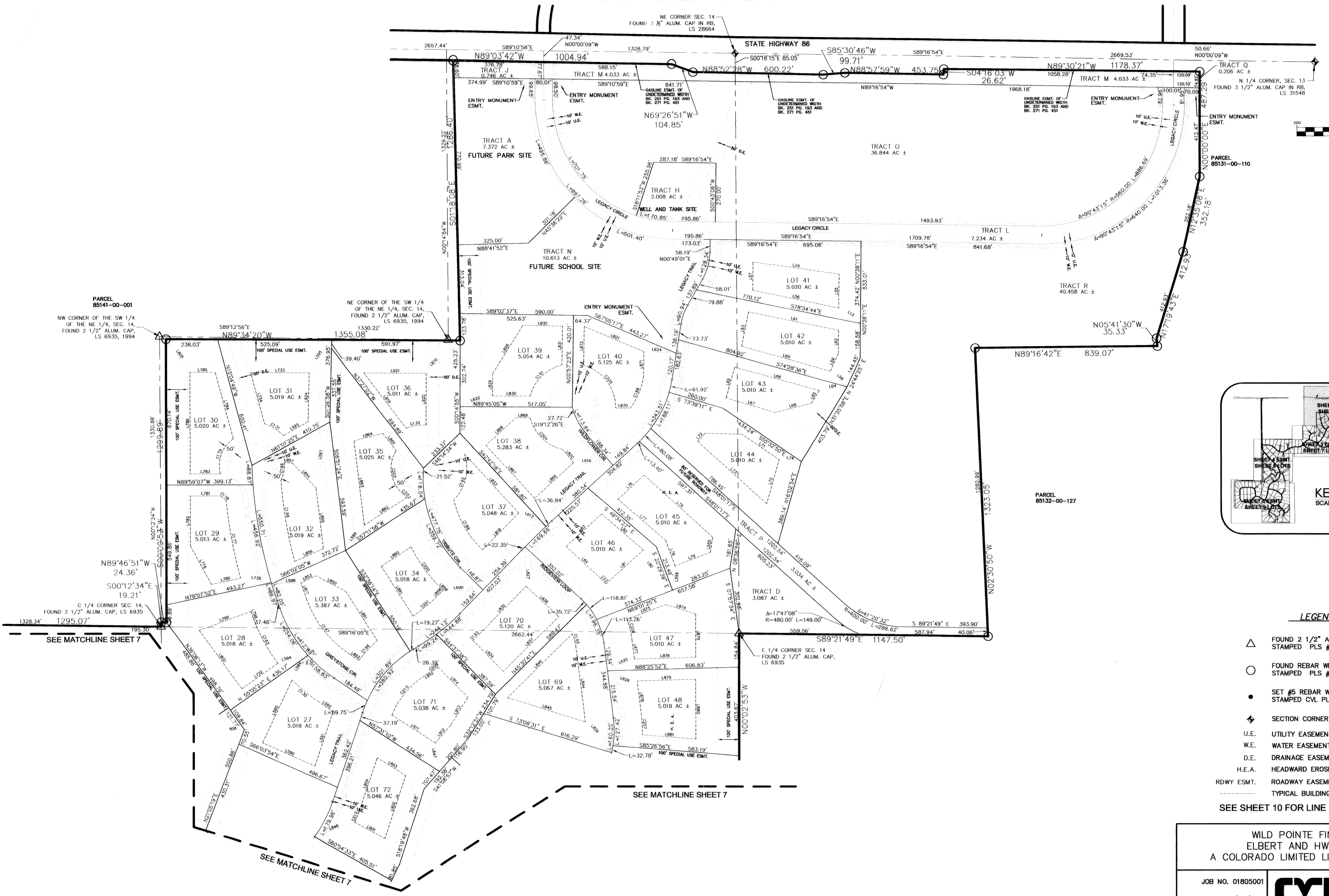
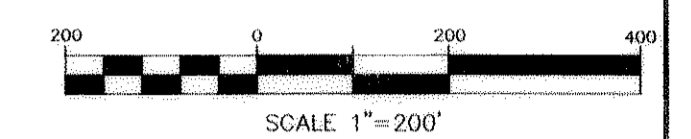
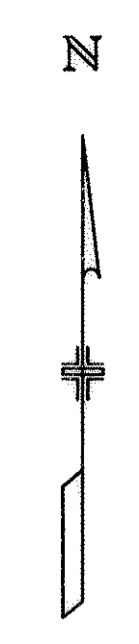
WILD POINTE FINAL PLAT
ELBERT AND HWY 86, LLC,
A COLORADO LIMITED LIABILITY COMPANY

JOB NO. 01805001
DATE: 01/26/03
SHEET 5 OF 10

7901 E. Bellevue Avenue
Suite 150
Englewood, CO 80111
Tel: (720) 482-9526
Fax: (720) 482-9546
CONSULTANTS OF COLORADO, INC.
CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING

B12 P 54

WILD POINTE FINAL PLAT



LEGEND

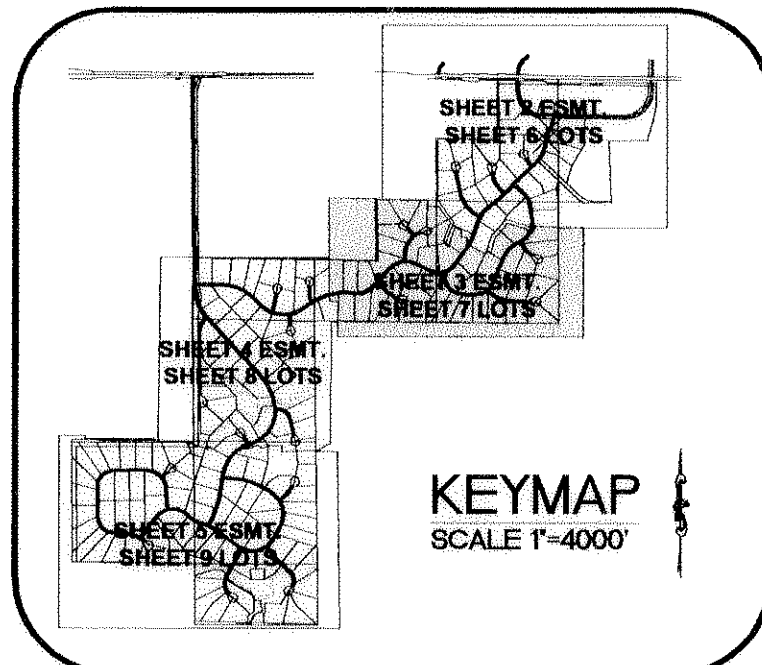
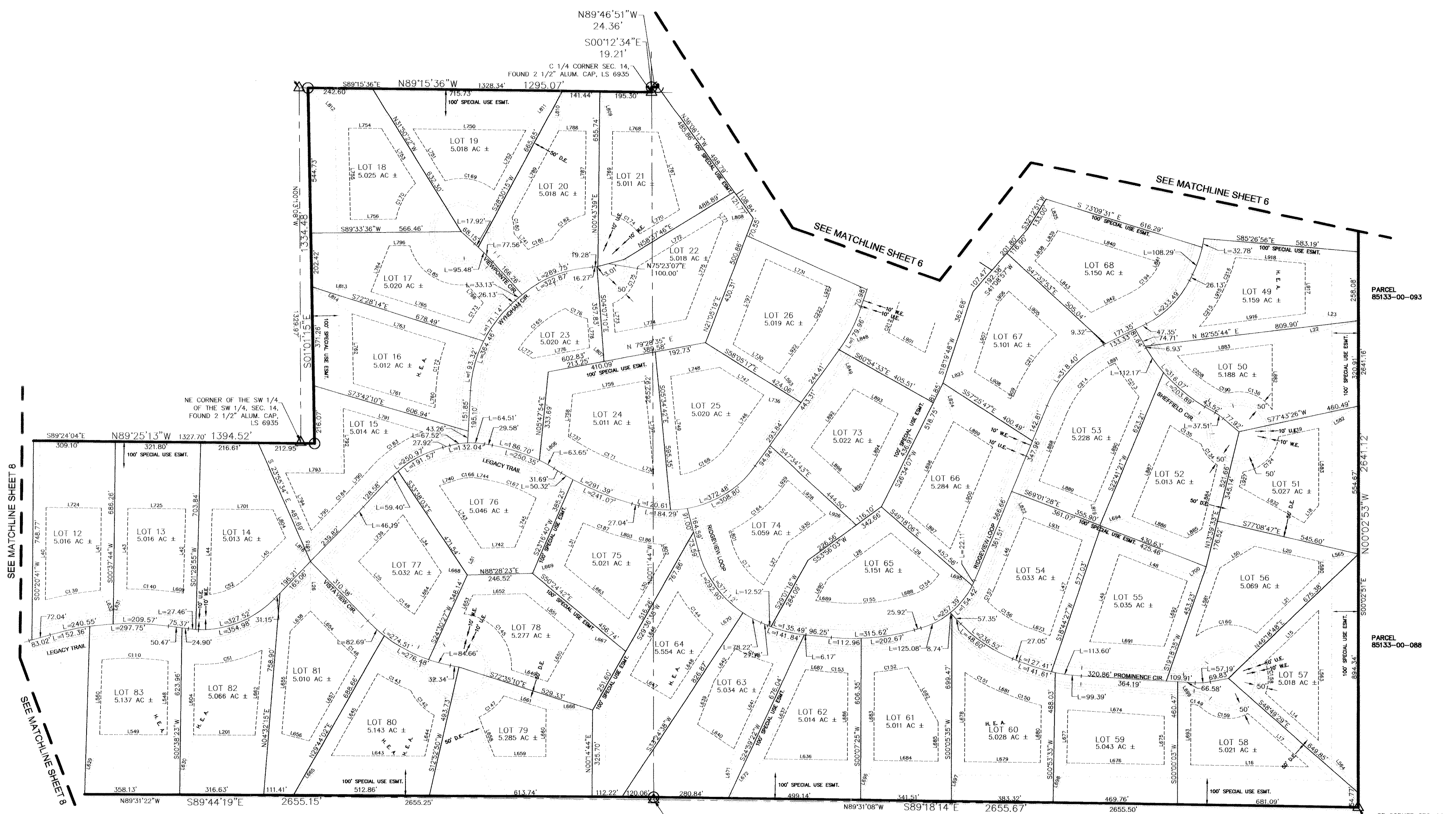
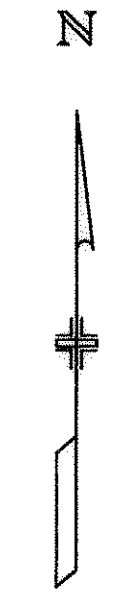
- △ FOUND 2 1/2" ALUMINUM CAP STAMPED PLS #6935
 - FOUND REBAR WITH PLASTIC CAP STAMPED PLS #6935
 - SET #5 REBAR WITH PLASTIC CAP STAMPED CVL PLS
 - ◆ SECTION CORNER AS NOTED
 - U.E. UTILITY EASEMENT
 - W.E. WATER EASEMENT
 - D.E. DRAINAGE EASEMENT
 - H.E.A. HEADWARD EROSION AREA. SEE NOTE 6
 - RDWY ESMT. ROADWAY EASEMENT (SEE NOTE 5)
 - TYPICAL BUILDING ENVELOPES
- SEE SHEET 10 FOR LINE & CURVE TABLES.

WILD POINTE FINAL PLAT
ELBERT AND HWY 86, LLC,
A COLORADO LIMITED LIABILITY COMPANY

JOB NO. 01805001		7901 E. Bellevue Avenue Suite 150 Englewood, CO 80111 Tel: (720) 482-9526 Fax: (720) 482-9546
DATE: 01/26/03		CONSULTANTS OF COLORADO, INC. CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
SHEET 6 OF 10		

B12 P54

WILD POINTE FINAL PLAT



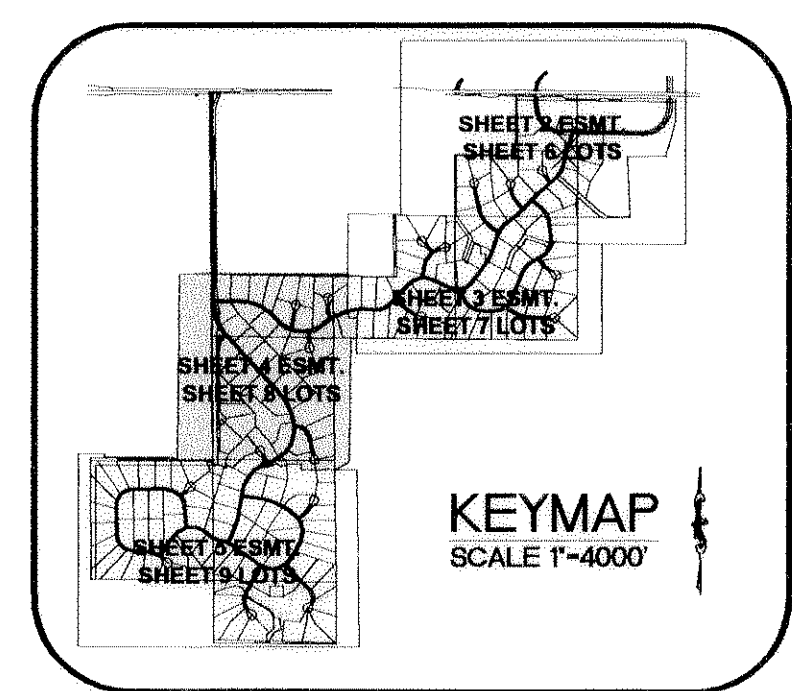
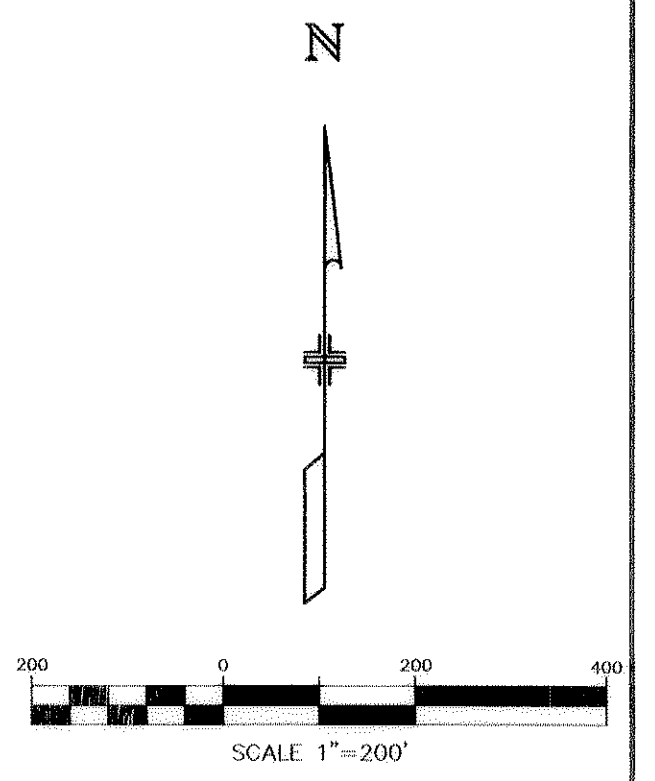
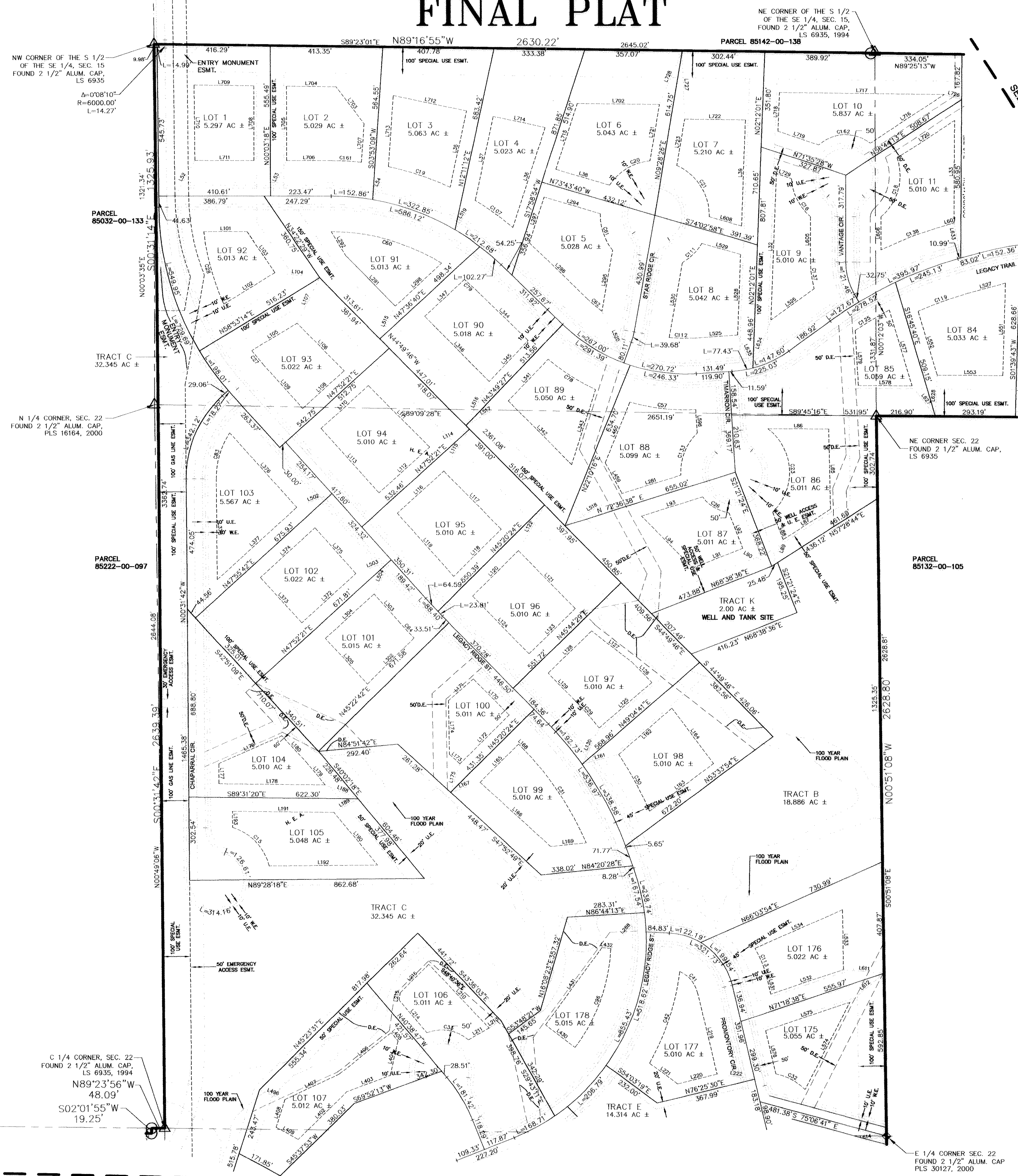
- LEGEND**
- △ FOUND 1/2" ALUMINUM CAP STAMPED PLS #6935
 - FOUND REBAR WITH PLASTIC CAP STAMPED PLS #6935
 - SET #5 REBAR WITH PLASTIC CAP STAMPED CVL PLS
 - ◆ SECTION CORNER AS NOTED
 - U.E. UTILITY EASEMENT
 - W.E. WATER EASEMENT
 - D.E. DRAINAGE EASEMENT
 - H.E.A. HEADWARD EROSION AREA. SEE NOTE 6
 - RDWY ESMT. ROADWAY EASEMENT (SEE NOTE 5)
 - TYPICAL BUILDING ENVELOPES
- SEE SHEET 10 FOR LINE & CURVE TABLES.

WILD POINTE FINAL PLAT
ELBERT AND HWY 86, LLC,
A COLORADO LIMITED LIABILITY COMPANY

JOB NO. 01805001		7901 E. Belleview Avenue Suite 150 Englewood, CO 80111 Tel: (720) 482-9526 Fax: (720) 482-9546
DATE: 01/26/03		
SHEET 7 OF 10		CONSULTANTS OF COLORADO, INC. CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING

B12 P54

WILD POINTE FINAL PLAT



- LEGEND
- △ FOUND 2 1/2" ALUMINUM CAP STAMPED PLS #6935
 - FOUND REBAR WITH PLASTIC CAP STAMPED PLS #6935
 - SET #5 REBAR WITH PLASTIC CAP STAMPED C.V.L. PLS
 - ◆ SECTION CORNER AS NOTED
 - U.E. UTILITY EASEMENT
 - W.E. WATER EASEMENT
 - D.E. DRAINAGE EASEMENT
 - H.E.A. HEADWARD EROSION AREA. SEE NOTE 6
 - RDWY ESMT. ROADWAY EASEMENT (SEE NOTE 5)
 - TYPICAL BUILDING ENVELOPES
- SEE SHEET 10 FOR LINE & CURVE TABLES.

WILD POINTE FINAL PLAT
ELBERT AND HWY 86, LLC,
A COLORADO LIMITED LIABILITY COMPANY

JOB NO. 01805001	7901 E. Bellevue Avenue Suite 150 Englewood, CO 80111 Tel: (720) 482-9526 Fax: (720) 482-9546
DATE: 01/26/03	
SHEET 8 OF 10	CONSULTANTS OF COLORADO, INC. CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING

SEE MATCHLINE SHEET 9

SEE MATCHLINE SHEET 9

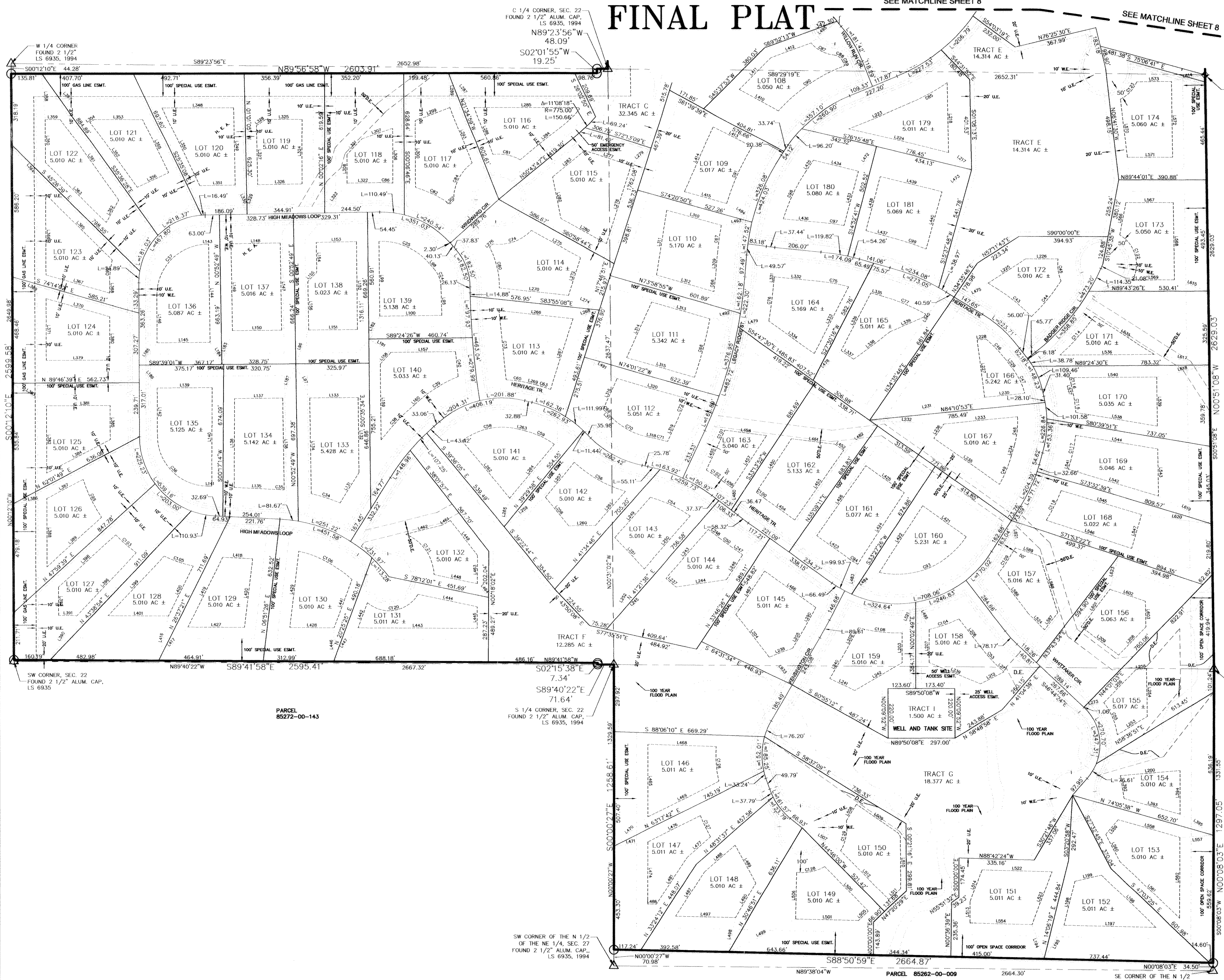
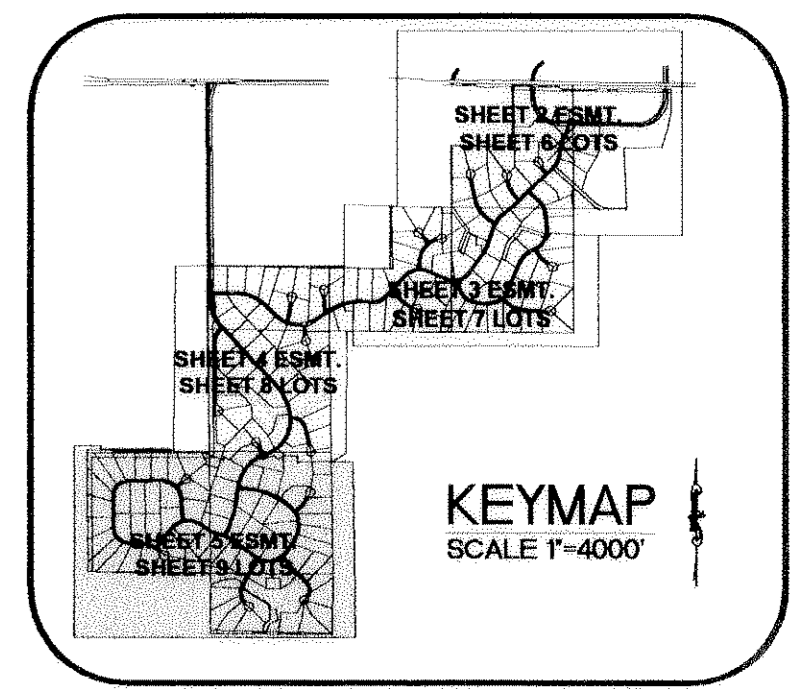
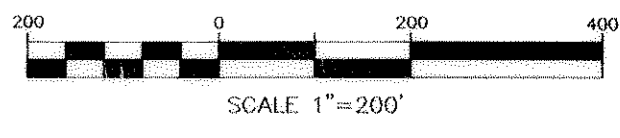
B12 P54

WILD POINTE FINAL PLAT

SEE MATCHLINE SHEET 8

SEE MATCHLINE SHEET 8

N



PARCEL 85133-00-006

PARCEL 85262-00-007

PARCEL 85272-00-143

PARCEL 85262-00-090

WILD POINTE FINAL PLAT
ELBERT AND HWY 86, LLC,
A COLORADO LIMITED LIABILITY COMPANY

JOB NO. 01805001
DATE: 01/26/03
SHEET 9 OF 10

7901 E. Bellevue Avenue
Suite 150
Englewood, CO 80111
Tel: (720) 482-9526
Fax: (720) 482-9546

CONSULTANTS OF COLORADO, INC.
CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING

- LEGEND**
- △ FOUND 2 1/2" ALUMINUM CAP STAMPED PLS #6935
 - FOUND REBAR WITH PLASTIC CAP STAMPED PLS #6935
 - SET #5 REBAR WITH PLASTIC CAP STAMPED C.V.L.
 - ◆ SECTION CORNER AS NOTED
 - U.E. UTILITY EASEMENT
 - W.E. WATER EASEMENT
 - D.E. DRAINAGE EASEMENT
 - H.E.A. HEADWARD EROSION AREA. SEE NOTE 6
 - RDWY ESMT. ROADWAY EASEMENT (SEE NOTE 5)
 - TYPICAL BUILDING ENVELOPES
- SEE SHEET 10 FOR LINE & CURVE TABLES.

C 1/4 CORNER, SEC. 22
FOUND 2 1/2" ALUM. CAP.
LS 6935, 1994
N89°23'56"W
48.09'
S02°01'55"W
19.25'

E 1/4 CORNER SEC. 22
FOUND 2 1/2" ALUM. CAP.
PLS 30127, 2000

W 1/4 CORNER
FOUND 2 1/2" ALUM. CAP.
LS 6935, 1994

SW CORNER, SEC. 22
FOUND 2 1/2" ALUM. CAP.
LS 6935

S 1/4 CORNER, SEC. 22
FOUND 2 1/2" ALUM. CAP.
LS 6935, 1994
S02°15'38"E
7.34'
S89°40'22"E
71.64'

SE CORNER SEC. 22
FOUND 2 1/2" ALUM. CAP.
PLS 6935

SW CORNER OF THE N 1/2
OF THE NE 1/4, SEC. 27
FOUND 2 1/2" ALUM. CAP.
LS 6935, 1994

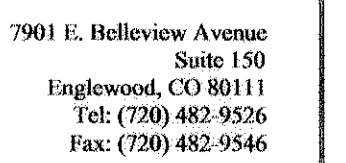
SE CORNER OF THE N 1/2
OF THE NE 1/4, SEC. 27
FOUND 2 1/2" ALUM. CAP. LS 6935, 1994

B12 P54

WILD POINTE
FINAL PLAT

Table with columns: CURVE, DELTA, RADIUS, LENGTH, BEARING, DISTANCE. Rows contain detailed curve data for a survey, including curve numbers, distances, and bearings.

WILD POINTE FINAL PLAT
ELBERT AND HWY 86, L.L.C.,
A COLORADO LIMITED LIABILITY COMPANY



7901 E. Bellevue Avenue
Suite 1500
Englewood, CO 80111
Tel: (770) 483-9526
Fax: (770) 482-9546