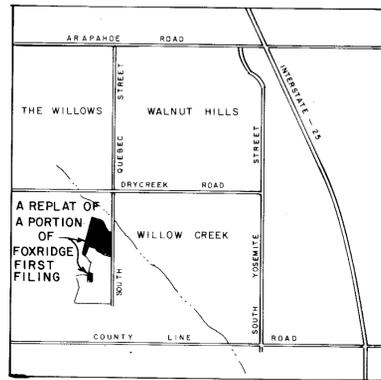


approval by the board of county commissioners
the _____ day of _____, 1976

chairman



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

- This symbol (Ⓜ) indicates a 5/8 inch rebar with metal cap stamped with boundary point number and L.S. number 2432.
- Measurements based on the assumption that the East line of Section 32, Township 5 South, Range 67 West is due South.
- All block corner radii are 15 feet.
- Corner lot dimensions are to the intersections of extended lot lines.
- (4) indicates block number.
- Easements six (6) feet in width along the street right-of-way line of the platted lots as shown on this plat are granted to the Public Service Company of Colorado for installation, use and replacement of underground gas pipeline only, and are subject to use concurrently for other underground utility service lines for individual lots and for surface use and sidewalks and driveways provided that they cross at substantially right angles to the front lot lines and do not exceed twenty-six (26) feet in width, and provided further that water meters, valves, street lights or power poles, mail boxes, trees or shrubs shall not be placed in said easement unless shown otherwise.
- All other easements are eight (8) feet in width where shown on the plat, except where indicated otherwise.

A REPLAT OF A PORTION OF FOXRIDGE FIRST FILING

A PART OF THE E. 1/2 OF THE E. 1/2 OF SECTION 32, T. 5 S., R. 67 W., 6 TH. P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

Know all men by these presents that the undersigned being the Owners and/or Holders of Deeds of Trust of a portion of FOXRIDGE FIRST FILING, in the County of Arapahoe, State of Colorado, as per plat filed on October 7, 1974 as Reception No. 1448139 in the Office of the Clerk and Recorder of said County of Arapahoe, and a portion of the East one-half of the East one-half of Section 32, Township 5 South, Range 67 West, of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, more particularly described as follows:

Beginning at the Northeast corner of Lot 5, Block 9, of said FOXRIDGE FIRST FILING; thence along the North line of Lots 5, 6, and 7, Block 9 of said FOXRIDGE FIRST FILING, N78°18'03"W, 344.45 feet to the Northwest corner of said Lot 7; thence along the North line of Lots 8 and 9 of said Block 9, N72°00'00"W, 205.99 feet to the Northwest corner of said Lot 9, said point being on a non-tangent curve concave to the East having a radius of 100.00 feet, a radial line of said curve through said point bears N73°06'05"W, thence Northerly along said curve and along the West line of Lot 10, Block 9 of said FOXRIDGE FIRST FILING, through a central angle of 1°06'05" an arc distance of 1.92 feet to a point of tangent in the West line of said Lot 10; thence N72°00'00"W, 50.00 feet to a point of tangent in the East line of Lot 17, Block 3 of said FOXRIDGE FIRST FILING; thence along said East line, N18°00'00"E, 10.00 feet to the Southeast corner of Tract "A" of said FOXRIDGE FIRST FILING; thence along the Southerly and Westerly lines of said Tract "A" through the following courses:

N79°37'54"W, 113.11 feet; thence S72°00'00"W, 76.91 feet; thence S89°00'00"W, 190.89 feet to a point on a non-tangent curve concave to the Southwest having a radius of 330.00 feet; a radial line of said curve through said point bears N25°30'00"E; thence Northwesterly along said curve through a central angle of 3°38'07" an arc distance of 20.94 feet; thence N6°30'00"E, 190.08 feet; thence N18°00'00"E, 305.41 feet; thence N9°13'48"W, 129.27 feet; thence N12°30'56"E, 282.92 feet;

thence continuing along the subsequent course in the Westerly boundary of said Tract "A" and its Northerly prolongation, N31°00'00"E, 256.25 feet; thence S51°04'13"E, 100.90 feet; thence S12°38'42"W, 50.00 feet to a point on the Northerly boundary of South Poplar Street of said FOXRIDGE FIRST FILING, said point being on a non-tangent curve concave to the Southwest having a radius of 45.00 feet, a radial line of said curve through said point bears N12°38'42"E; thence Southeasterly along said curve and also along said Northerly boundary through a central angle of 47°31'57" an arc distance of 37.33 feet; thence N60°10'39"E, 37.51 feet; thence S59°00'00"E, 100.73 feet; thence S50°50'04"E, 86.37 feet to the Northerly terminus of the course designated as S9°00'00"E, 14.01 feet in the Northeasterly boundary of Lot 3, Block 7 of said FOXRIDGE FIRST FILING; thence along said Northeasterly boundary, S9°00'00"E, 14.01 feet to a point in the Northerly boundary of South Poplar Street of said FOXRIDGE FIRST FILING, said point being on a non-tangent curve concave to the Southwest having a radius of 45.00 feet; a radial line of said curve through said point bears N9°00'00"W; thence Easterly and Southeasterly along said curve and also along the Northerly boundary of said South Poplar Street through a central angle of 80°00'00" an arc distance of 82.83 feet to an angle point in the Northeasterly boundary of Lot 4, Block 7 of said FOXRIDGE FIRST FILING; thence the Westerly terminus of the course designated as N71°00'00"E, 14.01 feet in said FOXRIDGE FIRST FILING; thence along said curve and its Easterly prolongation, N71°00'00"E, 31.19 feet; thence S48°58'03"E, 76.78 feet to a point which bears N21°17'44"W from the Northerly prolongation of the course designated as S21°17'44"E, 208.89 feet in the Northeasterly boundary of said FOXRIDGE FIRST FILING; thence along said curve and its Northerly prolongation, S21°17'44"E, 149.54 feet to the Southeast corner of Lot 1, Block 6 of said FOXRIDGE FIRST FILING; thence along the South line of said Lot 1, S76°14'58"W, 109.81 feet to the Southwest corner of said Lot 1, said point being on a non-tangent curve concave to the West having a radius of 125.00 feet; a radial line of said curve through said point bears N76°14'58"E; thence along the Northwesterly right-of-way line of South Poplar Way East of said FOXRIDGE FIRST FILING through the following courses:

Southerly along said last mentioned curve through a central angle of 13°45'04" an arc distance of 30.00 feet to a point of tangent; thence along said tangent, South, 263.89 feet to a tangent curve concave to the Northeast having a radius of 75.00 feet; thence Southerly, Southeasterly, and Easterly along said curve through a central angle of 30°00'00" an arc distance of 117.81 feet to a point of tangent; thence along said tangent, East, 65.00 feet to the Southeast corner of Lot 6, Block 8 of said FOXRIDGE FIRST FILING;

APPROVALS:

I, Leonard L. McCoy, a Registered Professional Land Surveyor in the State of Colorado, hereby certify that the survey represented by this plat was made under my supervision and the monuments shown thereon actually exist, and this plat accurately represents said survey.

Leonard L. McCoy, Registered Land Surveyor No. 2432

This plat approved by the Arapahoe County Planning Commission this _____ day of _____, A.D., 1976.

Approved by the Board of County Commissioners of Arapahoe County, State of Colorado, Witness my hand and the corporate seal of Arapahoe County, this _____ day of _____, A.D., 1976.

This plat was filed for record in the office of the County Clerk and Recorder of Arapahoe County at _____ M on the _____ day of _____, A.D., 1976, in Book _____ Page _____ Map _____

Clerk and Recorder
Deputy

Chairman

ATTEST: *John J. McCall* ATTEST: *Marjorie Pope*

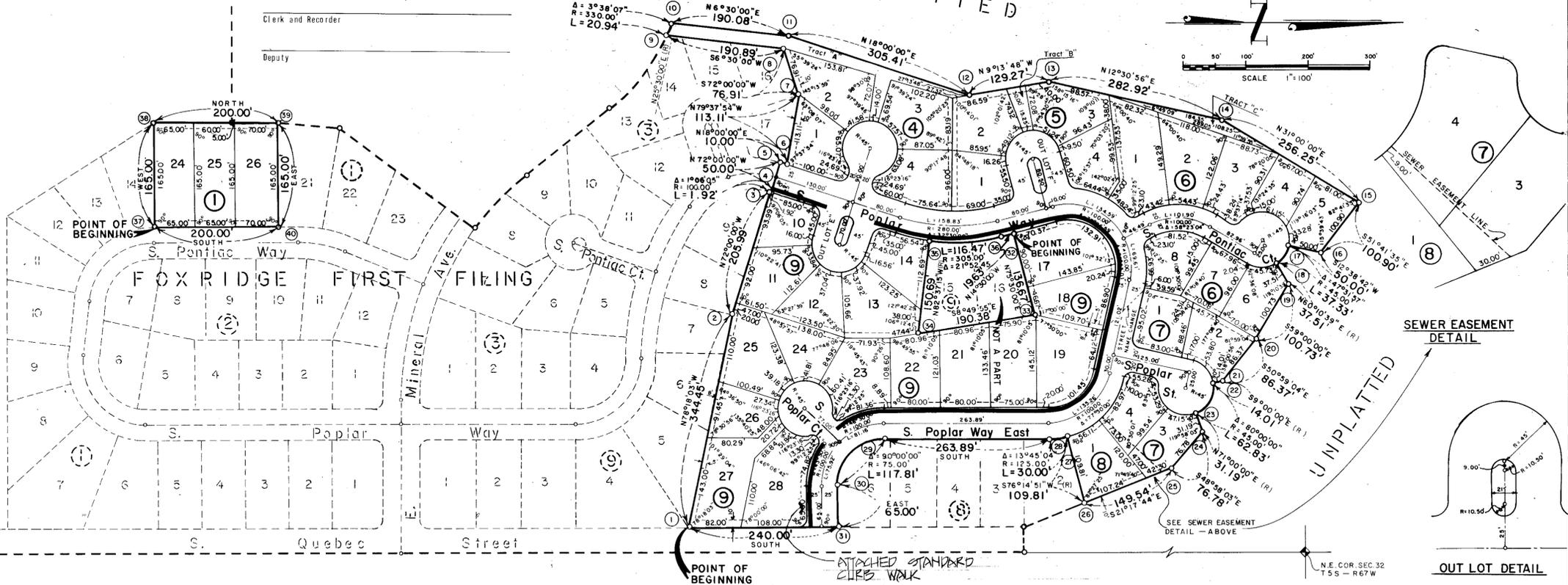
UNPLATTED

SITE DATA

	acres	% density	units
DETACHED SINGLE FAMILY GREENBELT TRACTS	11.743	97.1	3.24 - 38
TOTAL	0.335	2.9	

	TRACT F.O.W.	ft-ft paving
LOCAL CUL-DE-SAC	50'	36'
CUL-DE-SAC TURN AROUND DIAMETER	40'	24'
DETACHED SINGLE FAMILY	90'	70'

- GENERAL:
- Design integration of all residential structures will be implemented through the use of compatible architectural styles and continuity of exterior materials. Non-compatible styles which interrupt community integrity will be prohibited. Detached single family, as illustrated, includes all detached housing types, i.e., standard single family, patio homes, zero lot line, cluster homes with tandem garages, etc.
- | | |
|--|---------------|
| minimum lot area | 2,400 sq. ft. |
| minimum lot width | 40' |
| minimum front setback - cul-de-sac | 15' |
| minimum front setback - local and loop roads | 20' |
| minimum side setback | 0' |
| minimum rear setback | 0' |
| minimum rear setback along South Quebec Street | 40' |
| minimum lot depth along South Quebec Street | 140' |
| minimum distance between dwelling structures | 10' |
| minimum distance between garages | 0' |
| maximum building height | 35' |
| minimum off-street parking spaces per unit | 2 |



thence along the East boundary and the Northerly prolongation of the East boundary of Lots 28 and 29, Block 9 of said FOXRIDGE FIRST FILING, South, 240.00 feet to the Point of Beginning.

EXCEPT all of Lots 15 and 16, Block 9 of said FOXRIDGE FIRST FILING also described as follows:

Beginning at the Northwest corner of said Lot 16; thence along the North line of said Lot 16, N75°30'00"E, 136.67 feet to the Northeast corner of said Lot 16; thence along the East line of said Lots 16 and 15, S89°49'55"E, 190.38 feet to the Southeast corner of said Lot 15; thence along the South line of said Lot 15, N82°37'15"W, 150.69 feet to the Southwest corner of said Lot 15, said point being on a non-tangent curve concave to the West having a radius of 305.00 feet; a radial line of said curve through said point bears S82°37'15"E; thence Northerly along said curve and also along the Westerly line of said Lots 15 and 16 through a central angle of 21°52'45" an arc distance of 116.47 feet to a point of tangent in the Westerly boundary of said Lot 16; thence along said Westerly boundary, N14°30'00"W, 19.63 feet to the Point of Beginning.

Together with all of Lots 15 through 20 inclusive, Block 1, of said FOXRIDGE FIRST FILING, and a portion of South Poplar Way of said FOXRIDGE FIRST FILING more particularly described as follows:

Beginning at the Northeast corner of Lot 14 of said Block 1; thence along the South line of said Lot 14, West, 165.00 feet to the Northwest corner of said Lot 14; thence along the West line of said Lots 16, 17, 18 and 19, North 200.00 feet to the Southeast corner of Lot 21 of said Block 1; thence along the South line of said Lot 21, East, 165.00 feet to the Southeast corner of said Lot 21; thence along the East line of said Lot 20, the Southerly prolongation of said East line, and the East line of said Lot 15, South, 200.00 feet to the Point of Beginning, containing 12.098 acres more or less.

have by these presents laid out, platted and subdivided the same into lots as shown on this plat under the name and style of A REPLAT OF A PORTION OF FOXRIDGE FIRST FILING and do hereby dedicate to the public all public roadways as shown hereon.

It is mutually understood and agreed by the subdivider and the Arapahoe County Board of Commissioners that the dedicated roadways shown on this plat will not be maintained by the County until and unless the subdivider constructs the streets in accordance with the subdivision regulation in effect and amended by the Foxridge M.U.D.P. at the date of the recording of this plat. Street Lighting: All lots are subject to and bound by Public Service Company of Colorado tariffs which are now and may in the future be filed with the Public Utilities Commission of the State of Colorado, relative to street lighting in this subdivision. The owner or owners shall pay as billed a portion of the cost of public street lighting in the subdivision according to the Public Utilities Commission of the State of Colorado. Furthermore, Tracts A, B, and C will be used for public or private recreation, sewer and water utility easements, public pathways, and for drainage of surface water and for establishing and maintaining adequate ground water drainage structures and facilities. Underground telephone, electrical and natural gas service easements shall be available through Tracts A, B, and C; however, above-ground appearances such as pedestals, meters, and transformers shall be kept along the perimeter of Tracts A, B, and C within 6 feet of platted lots and streets. Outlots E and F are not part of the dedicated street right-of-way but instead are dedicated for use and maintenance to the individual homeowners that live on the outlots where each outlet is situated. Furthermore, outlots E and F will be used for water, sanitary sewer and storm sewer easements.

OWNERS: CROW WESTERN CORP.

Robert J. Schlesinger, Vice President Benjamin F. Carter, Assistant Secretary

COUNTY OF ARAPAHOE)
STATE OF COLORADO)

The foregoing instrument was acknowledged before me by Robert J. Schlesinger, Vice President, and Benjamin F. Carter, Assistant Secretary of Crow Western Corp., this _____ day of _____, A.D., 1976.

Witness my hand and seal. My commission expires _____ Notary Public

HOLDER OF DEED OF TRUST: FIRST CHICAGO REALTY SERVICES CORPORATION

Gerald T. Cremers, Assistant Vice President

The foregoing instrument was acknowledged before me by Gerald T. Cremers, Assistant Vice President of First Chicago Realty Services Corporation this _____ day of _____, A.D., 1976.

Witness my hand and seal. My commission expires _____ Notary Public

FOX RIDGE
1st FILING AMEND.
DATE OF SURVEY 11-14-75
(AMENDED FINAL DEV. PLAN)

AMENDED FINAL DEVELOPMENT PLAN

REPLACES PLAN OF MAY 11, 1974 14 PART

MEURER, SERAFINI AND MEURER, INC.
CONSULTING ENGINEERS 570 WEST 44th AVE.
DENVER, COLORADO - 80216

PLAN WEST INC.
2186 SOUTH HOLLY
DENVER, COLORADO
303-733-1411

SUITE 103
80012
DEC 13, 1975

P75-035