

**OWNERSHIP AND DEDICATION CERTIFICATE:**

KNOW ALL MEN BY THESE PRESENTS THAT SELTZER FARMS, INC., BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL ONE:  
 THAT PART OF THE NORTH 1/2 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3;  
 THENCE EAST ON THE NORTH LINE OF SAID SECTION, 3,055.00 FEET;  
 THENCE SOUTH 2,385.80 FEET TO A POINT ON THE EAST AND WEST CENTER LINE OF SAID SECTION;  
 THENCE WEST 3,073.00 FEET TO THE CENTER OF THE WEST LINE OF SAID SECTION;  
 THENCE NORTH 2,377.60 FEET TO THE PLACE OF BEGINNING,  
 EXCEPTING THEREFROM, ANY PORTION OF SAID LAND AS CONTAINED WITHIN EAST 168TH AVENUE, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL TWO:  
 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EXCEPTING THEREFROM, THAT PORTION AS CONTAINED WITHIN THE SIGNAL DITCH AS THE SAME NOW EXISTS ON SAID LAND, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL THREE:  
 THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3;  
 THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 152.00 FEET;  
 THENCE S21°57'00"E 413.00 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4;  
 THENCE NORTH 383.00 FEET ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO

**NOW BEING DESCRIBED AS FOLLOWS:**

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3 BEING N 89°32'59" E AND MONUMENTED AS FOLLOWS:

-NORTHWEST CORNER OF SECTION 3, BEING A FOUND 3.25" ALUMINUM CAP PLS 38285, PARTIALLY ILLEDGIBLE, PER MONUMENT RECORD DATED 1-27-15.

-NORTH 1/4 CORNER OF SECTION 3, BEING A FOUND 2" ALUMINUM CAP, PLS 25937, PER MONUMENT RECORD DATED 2-23-18.

**BEGINNING** THE NORTHWEST CORNER OF SECTION 3;

THENCE N 89°32'59" E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3 A DISTANCE OF 2633.02 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 3;

THENCE N89°33'48 E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3 A DISTANCE OF 422.14 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2007000035868;

THENCE S 00°26'26" E ALONG THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2007000035868 A DISTANCE OF 2385.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 3;

THENCE S89°37'55" W ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 3 A DISTANCE OF 422.14 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 3;

THENCE S 00°36'01" E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3 A DISTANCE OF 1322.50 FEET TO THE CENTER-SOUTH 1/16 CORNER OF SAID SECTION 3;

THENCE S 89°36'00" W ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3 A DISTANCE OF 1322.04 FEET TO THE SOUTHWEST 1/16 CORNER OF SAID SECTION 3;

THENCE N 00°27'55" W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 3 A DISTANCE OF 941.36 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2015000035780;

THENCE N 22°03'34" W ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 412.40 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 3;

THENCE S 89°41'50" W ALONG SAID SOUTH LINE A DISTANCE OF 1167.06 FEET OF THE WEST 1/4 CORNER OF SAID SECTION 3;

THENCE N 00°19'36" W ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 3 A DISTANCE OF 2378.05 FEET TO THE **POINT OF BEGINNING**;

EXCEPTING THEREFROM, ANY PORTION OF SAID LAND AS CONTAINED WITHIN EAST 168TH AVENUE.

EXCEPTION THEREFROM, THAT PORTION AS CONTAINED WITHIN THE SIGNAL DITCH AS THE SAME NOW EXISTS ON SAID LAND, COUNTY OF ADAMS, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCELS CONTAINS A GROSS AREA OF 9,059,142 SQUARE FEET OR 207.9693

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PRELIMINARY PLAT UNDER THE NAME AND STYLE PRELIMINARY PLAT OF SELTZER FARMS FILING NO. 1.

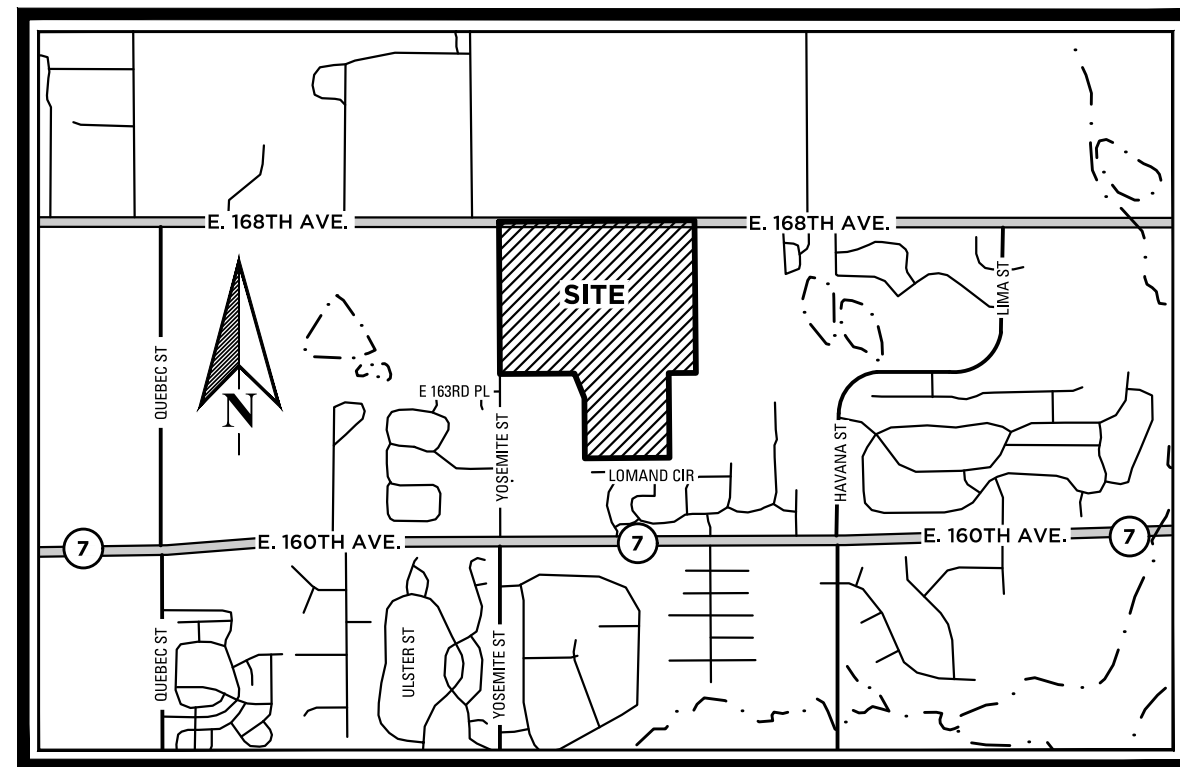
ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE.

THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

PRELIMINARY PLAT  
**SELTZER FARMS FILING NO. 1**

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
 RANGE 67 WEST OF THE 6TH P.M.,  
 COUNTY OF ADAMS, STATE OF COLORADO

**SHEET 1 OF 19**



**VICINITY MAP**  
 1" = 3000'

**SHEET INDEX**

1. COVER SHEET
2. NOTE SHEET
3. OVERALL SHEET INDEX
4. DETAILED PLAN SHEET
5. DETAILED PLAN SHEET
6. DETAILED PLAN SHEET
7. DETAILED PLAN SHEET
8. DETAILED PLAN SHEET
9. DETAILED PLAN SHEET
10. DETAILED PLAN SHEET
11. DETAILED PLAN SHEET
12. DETAILED PLAN SHEET
13. DETAILED PLAN SHEET
14. DETAILED PLAN SHEET
15. DETAILED PLAN SHEET
16. DETAILED PLAN SHEET
17. DETAILED PLAN SHEET
18. CURVE TAG TABLES
19. CURVE TAG TABLES

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

**OWNER:**  
 SELTZER FARMS, INC.

BY: \_\_\_\_\_  
 REX A. SELTZER

**NOTARY:**

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

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.  
 BY GUILLAUME POUCHOT AS MANAGER, SELTZER FARMS INC., A COLORADO CORPORATION.

WITNESS MY HAND AND SEAL \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**PLANNING COMMISSION RECOMMENED FOR APPROVAL:**

PLANNING COMMISSION APPROVAL  
 RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 202\_.

CHAIR

**BOARD OF COUNTY COMMISSIONERS' APPROVAL:**

APPROVED BY ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2024.

CHAIR

**ADAMS COUNTY ATTORNEY'S OFFICE:**

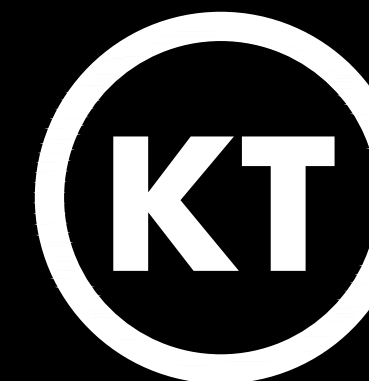
APPROVED AS TO FORM

**SURVEYOR'S CERTIFICATE:**

I CHRISTOPHER H. McELVAIN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF SELTZER FARMS FILING NO. 1 SUBDIVISION WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

CHRISTOPHER H. McELVAIN, P.L.S. 36561  
 FOR AND ON BEHALF OF KT ENGINEERING, LLC

DATE SUBMITTED: 02.02.2024		
REVISION NO.	DATE	
1	02-02-24	
2	04-26-24	
3	08-23-24	
4	10-30-24	
5		
PREPARED FOR: <b>REMINGTON HOMES, INC.</b> 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899		
SCALE: 1" = N/A	JOB NO: 0109-2207	BY: BSS
<b>SHEET 1 OF 19</b>		



**KT ENGINEERING**  
 ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
 ARVADA, CO 80002  
 PH: 720.638.5190

J:\0109\FILING 1 SELTZER SURVEY PLAT\DRAWINGS\PLAT SHEETS\2007-PRELIMINARY CVR.DWG

PRELIMINARY PLAT  
**SELTZER FARMS FILING NO. 1**

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
 RANGE 67 WEST OF THE 6TH P.M.,  
 COUNTY OF ADAMS, STATE OF COLORADO

**SHEET 2 OF 19**

**GENERAL NOTES:**

1. NOTICE: ACCORDING TO THE 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 CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KT ENGINEERING, LLC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NUMBER: 100-N0037848-020-CN1, AMENDMENT NO. 9 WITH AN EFFECTIVE DATE OF OCTOBER 17, 2024. WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
3. DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUS 18-4-508, C.R.S.
5. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3 BEING N 89°32'59" E AND MONUMENTED AS FOLLOWS:  
  
 -NORTHWEST CORNER OF SECTION 3, BEING A FOUND 3.25" ALUMINUM CAP PLS 38285, PARTIALLY ILLEDGIBLE, PER MONUMENT RECORD DATED 1-27-15.  
  
 -NORTH 1/4 CORNER OF SECTION 3, BEING A FOUND 2" ALUMINUM CAP, PLS 25937, PER MONUMENT RECORD DATED 2-23-18.
6. THE OWNER SHALL COMPLY WITH ALL OIL AND GAS RELATED DESIGN AND PERFORMANCE STANDARDS OUTLINED IN SECTION 4-11-02-03-03 OF THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS INCLUDING:
  - PURSUANT TO SECTION 4-07-01-02-01-12, WHERE A NEW HOME AND/OR OTHER PERMANENT STRUCTURE WITH PLUMBING IS CONSTRUCTED WITHIN THREE HUNDRED (300) FEET OF AN EXISTING OIL AND GAS WELL, THE PROPERTY OWNER SHALL SUBMIT A SIGNED WAIVER ACKNOWLEDGING THE EXISTENCE OF THE FACILITY.
  - ACTIVE OIL AND GAS WELL LOCATIONS SHALL REQUIRE A 300 FEET RADIUS BUFFER AS DEPICTED ON THIS PLAT. NO STRUCTURES WITH PLUMBING MAY BE CONSTRUCTED WITHIN THIS BUFFER AREA.
  - ABANDONED AND PLUG OIL AND GAS WELL LOCATIONS SHALL REQUIRED A 50 FEET X 100 FEET WORKOVER SETBACK CENTERED OVER THE ABANDONED WELL AS SHOWN ON THIS PLAT. NO STRUCTURES WITH PLUMBING MAY BE CONSTRUCTED WITHIN THIS BUFFER AREA.
  - THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELL OF (1) THE LOCATION OF THE PLUGGED AND ABANDONED WELL, (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER SETBACK, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER SETBACK.
  - NO UTILITY LINES SHALL BE INSTALLED WITHIN TEN FEET OF ANY PLUGGED AND ABANDONED WELL.
7. NO PORTION OF THE PROPERTY LIES WITHIN THE 100-YR FLOODPLAIN ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP NO. 08001C0326H, EFFECTIVE: OCTOBER 05, 2007 AND MAP NO. 08001C0307H, EFFECTIVE: OCTOBER 05, 2007.

**GENERAL NOTES CONTINUED:**

8. NO LOT SHALL HAVE DIRECT ACCESS TO E. 168TH AVENUE OR YOSEMITE STREET.
9. THE OWNER SHALL COMPLY WITH TITLE 25-10-101, ET SEQ. COLORADO REVISED STATUTES AND THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL COMMISSION ON-SITE WASTEWATER TREATMENT SYSTEM REGULATION #43, 5 CCR-1002-43.
10. THE DEVELOPER/OWNER IS TO PROVIDE DEVELOPABLE LOTS BY REMOVING ANY OIL AND GAS PIPELINES AND STRUCTURES WITHIN THE BOUNDARY OF THE LOTS.
11. THERE ARE DISCREPANCIES BETWEEN THE LOCATION OF SECTIONS CORNERS REFERENCED IN JOHN WILLIAM WEIGHARDT'S DEED RECORDED AT 2007000035868 AND AS MONUMENTED AND SHOWN HEREON, CREATING POSSIBLE GAPS AND GORES BETWEEN PARCELS.
12. TERMINATION OF USE OR ABANDONMENT OF AN OWTS
  - A. THE DEPARTMENT SHALL BE NOTIFIED, IN WRITING, WHEN A TANK, VAULT, SEEPAGE PIT, OR CESSPOOL IS ABANDONED, AND A PUMP RECEIPT PROVIDED.
  - B. THE CONTENTS OF A SEPTIC TANK, VAULT, SEEPAGE PIT, OR CESSPOOL, THE USE OF WHICH HAS BEEN TERMINATED, SHALL BE REMOVED AND PROPERLY DEPOSED OF.
  - C. A TANK MAY BE COMPLETELY REMOVED AND THE PARTS DISPOSED OF SAFELY.
  - D. IF THE TANK WILL REMAIN IN PLACE:
    - 1) THE TANK MUST BE PUMPED TO REMOVE AS MUCH WASTE AS POSSIBLE;
    - 2) THE BOTTOM OF THE TANK MUST BE BROKEN SO THE TANK NEITHER FLOATS NOR FILLS WITH WASTE.
    - 3) THE TOP MUST BE COLLAPSED AND THE SIDES MAY BE BROKEN INTO THE VOID;
    - 4) THE REMAINING VOID MUST BE FILLED WITH GRAVEL, SAND OR COMPACTED SOILS; AND
    - 5) THE FILLED EXCAVATION WILL BE GRADED TO SURROUNDINGS, ALLOWING FOR SETTLING.
  - E. THE DEPARTMENT MAY REQUIRE ABANDONMENT OF A TANK THAT IS DEEMED TO BE A HAZARD.

**EASEMENT STATEMENT:**

SIX-FOOT (6') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES.

UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.

**STORM DRAINAGE FACILITY STATEMENT:**

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

DATE SUBMITTED: 02.02.2024		
REVISION NO.	DATE	
1	02-02-24	
2	04-26-24	
3	08-23-24	
4	10-30-24	
5		
PREPARED FOR: <b>REMINGTON HOMES, INC.</b> 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899		
SCALE: 1" = N/A	JOB NO: 0109-2207	BY: BSS
<b>SHEET 2 OF 19</b>		



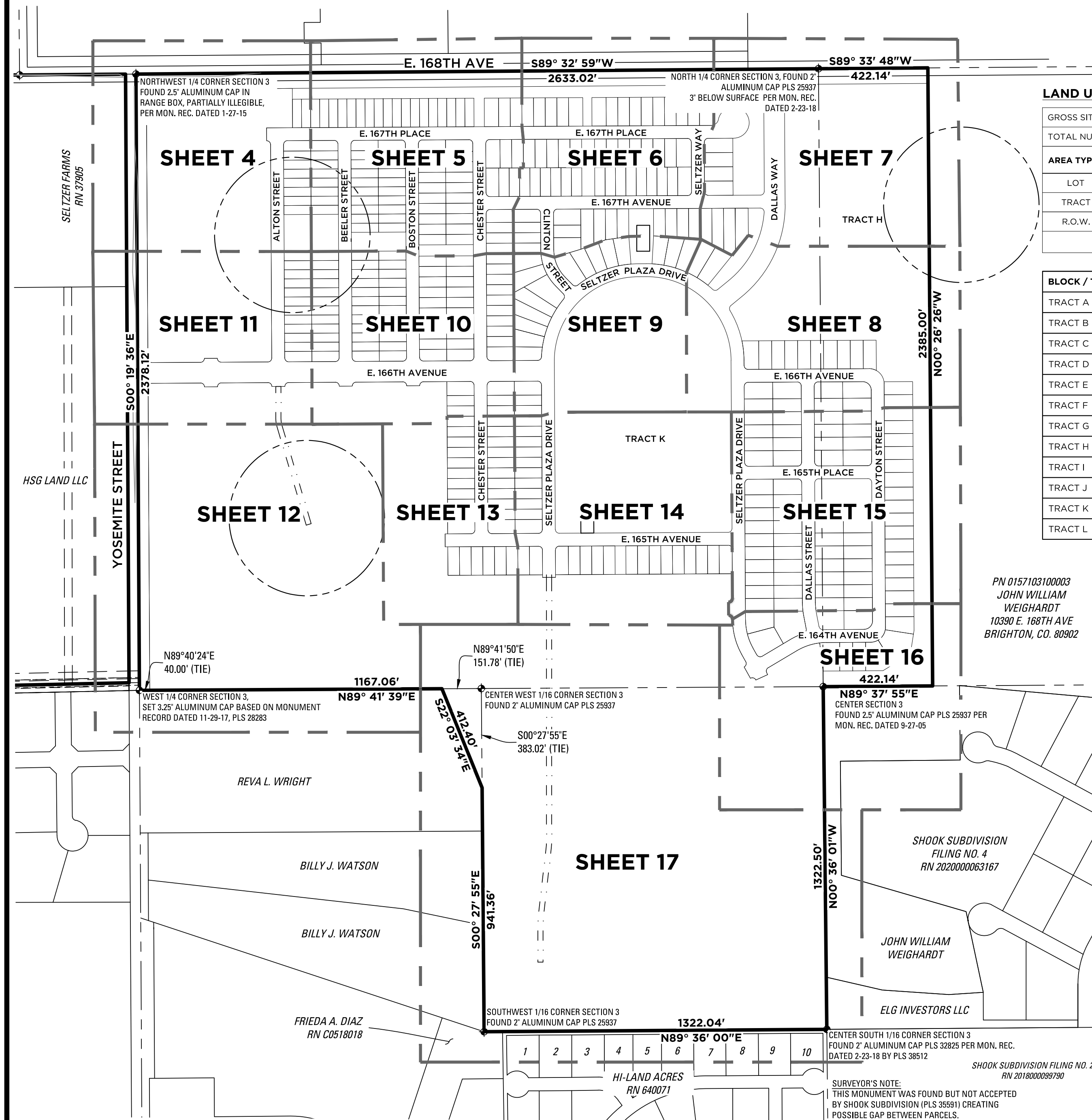
**KT ENGINEERING**  
 ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
 ARVADA, CO 80002  
 PH: 720.638.5190

# SELTZER FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

**SHEET 3 OF 19**



### LAND USE SUMMARY:

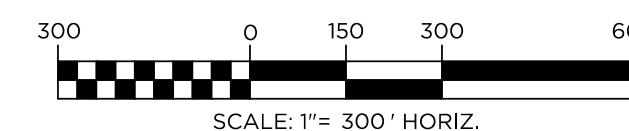
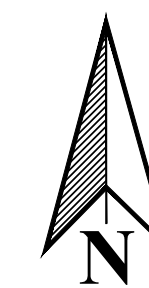
GROSS SITE AREA		9,059,143 SF		207.97 AC	
TOTAL NUMBER OF LOTS		413			
AREA TYPE	AREA USE	AREA SF	AREA AC	COMMUNITY COVERAGE	
LOT	LOTS	6,181,706 SF	141.91 AC	68.3%	68.3%
TRACT	OPEN SPACE	1,643,886 SF	37.74 AC	18.2%	18.2%
R.O.W.	PUBLIC STREET	1,233,551 SF	28.32 AC	13.5%	13.5%
TOTALS:		9,059,143 SF	207.97 AC	100.0%	100.0%

BLOCK / TRACT	OWNERSHIP & MAINTENANCE	AREA SF	AREA AC	USE / BLANKET EASEMENT
TRACT A	SELTZER FARMS, INC	132,360 SF	3.039 AC	OPEN SPACE / UTILITY & DRAINAGE
TRACT B	SELTZER FARMS, INC	30,061 SF	0.690 AC	OPEN SPACE / UTILITY, DRAINAGE & PUBLIC ACCESS
TRACT C	SELTZER FARMS, INC	15,361 SF	0.353 AC	OPEN SPACE / UTILITY & DRAINAGE
TRACT D	SELTZER FARMS, INC	9,061 SF	0.208 AC	OPEN SPACE / UTILITY & DRAINAGE
TRACT E	SELTZER FARMS, INC	10,947 SF	0.251 AC	OPEN SPACE / UTILITY & DRAINAGE
TRACT F	SELTZER FARMS, INC	19,584 SF	0.450 AC	OPEN SPACE / UTILITY, DRAINAGE & PUBLIC ACCESS
TRACT G	SELTZER FARMS, INC	19,222 SF	0.441 AC	OPEN SPACE / UTILITY & DRAINAGE
TRACT H	SELTZER FARMS, INC	739,815 SF	16.984 AC	OPEN SPACE & DETENTION POND / UTILITY & DRAINAGE
TRACT I	SELTZER FARMS, INC	23,848 SF	0.547 AC	OPEN SPACE / UTILITY & DRAINAGE
TRACT J	SELTZER FARMS, INC	4,596 SF	0.106 AC	OPEN SPACE / UTILITY & DRAINAGE
TRACT K	SELTZER FARMS, INC	628,210 SF	14.422 AC	OPEN SPACE / UTILITY, DRAINAGE & PUBLIC ACCESS
TRACT L	SELTZER FARMS, INC	7,332 SF	0.168 AC	OPEN SPACE / UTILITY & DRAINAGE

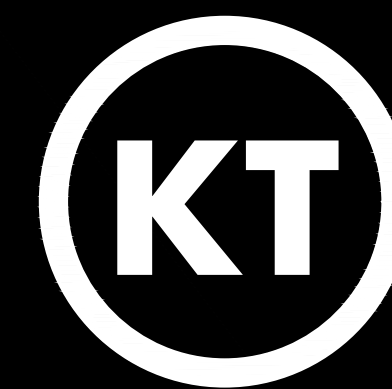
PN 0157103100003  
JOHN WILLIAM  
WEIGHARDT  
10390 E. 168TH AVE  
BRIGHTON, CO. 80902

### LEGEND

- MONUMENTS (SECTION CORNERS)
- PLAT BOUNDARY
- SHEET MATCHLINE
- PARCEL BOUNDARIES / RIGHT OF WAY
- SECTION LINE



DATE SUBMITTED:		02.02.2024	
REVISION NO.	DATE	REVISION NO.	DATE
1	02-02-24	2	04-26-24
3	08-23-24	4	10-30-24
5			
PREPARED FOR:			
<b>REMINGTON HOMES, INC.</b>			
5740 OLDE WADSWORTH BVL D, ARVADA, CO 80002 303.420.2899			
SCALE: 1" = 300'	JOB NO: 0109-2207	BY: BSS	
<b>SHEET 3 OF 19</b>			



**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

J:\0109\FILING 1 SELTZER SURVEY\PLAT\PRELIMINARY PLAT\DRAWINGS\PLAT SHEETS\2207-PRELIMINARY-SHEETS-OVERALL.DWG

SURVEYOR'S NOTE:  
THIS MONUMENT WAS FOUND BUT NOT ACCEPTED  
BY SHOOK SUBDIVISION (PLS 35591) CREATING  
POSSIBLE GAP BETWEEN PARCELS.

SHOOK SUBDIVISION FILING NO. 2  
RN 2018000099790

HI-LAND ACRES  
RN 640071

SOUTHWEST 1/16 CORNER SECTION 3  
FOUND 2" ALUMINUM CAP PLS 25937

CENTER WEST 1/16 CORNER SECTION 3  
FOUND 2" ALUMINUM CAP PLS 25937

N89° 37' 55"E  
CENTER SECTION 3  
FOUND 2.5" ALUMINUM CAP PLS 25937 PER  
MON. REC. DATED 9-27-05

N89° 40' 24"E  
40.00' (TIE)

N89° 41' 50"E  
151.78' (TIE)

REVA L. WRIGHT

BILLY J. WATSON

BILLY J. WATSON

FRIEDA A. DIAZ  
RN C0518018

SHOOK SUBDIVISION  
FILING NO. 4  
RN 2020000063167

JOHN WILLIAM  
WEIGHARDT

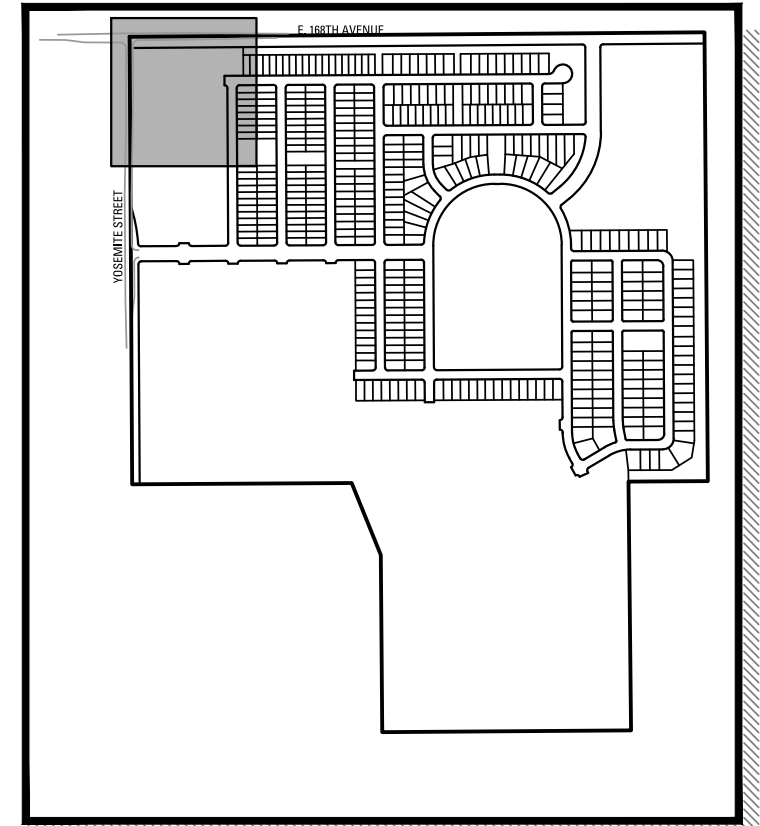
ELG INVESTORS LLC

HSG LAND LLC

SELTZER FARMS  
RN 37905

# SELTZER FARMS FILING NO. 1

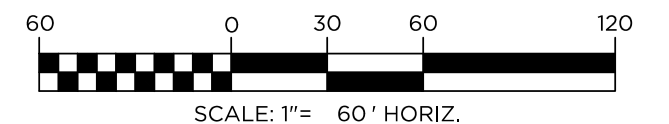
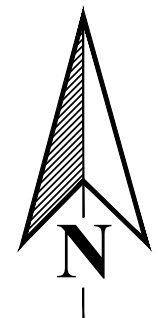
LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO



KEYMAP  
NTS

### LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEETS 17 AND 18 FOR CURVE TAG TABLES)
- RN RECEPTION / RECORDING NUMBER
- \* RESIDENTIAL LOT WITHIN PRODUCING WELL SETBACK
- SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
- FOUND PROPERTY PIN
- ⊙ MONUMENTS (SECTION CORNERS)
- OIL AND GAS WELL HEAD
- PLAT BOUNDARY
- - - SHEET MATCHLINE
- - - ADJACENT PARCEL BOUNDARIES / RIGHT OF WAY
- - - SECTION LINE
- - - STREET CENTERLINE
- - - UTILITY EASEMENT
- - - OIL AND GAS SETBACK
- - - OIL AND GAS FLOW LINE (APPROXIMATE, PLOTTED PER COGCC DATA, NOT FIELD SURVEYED)

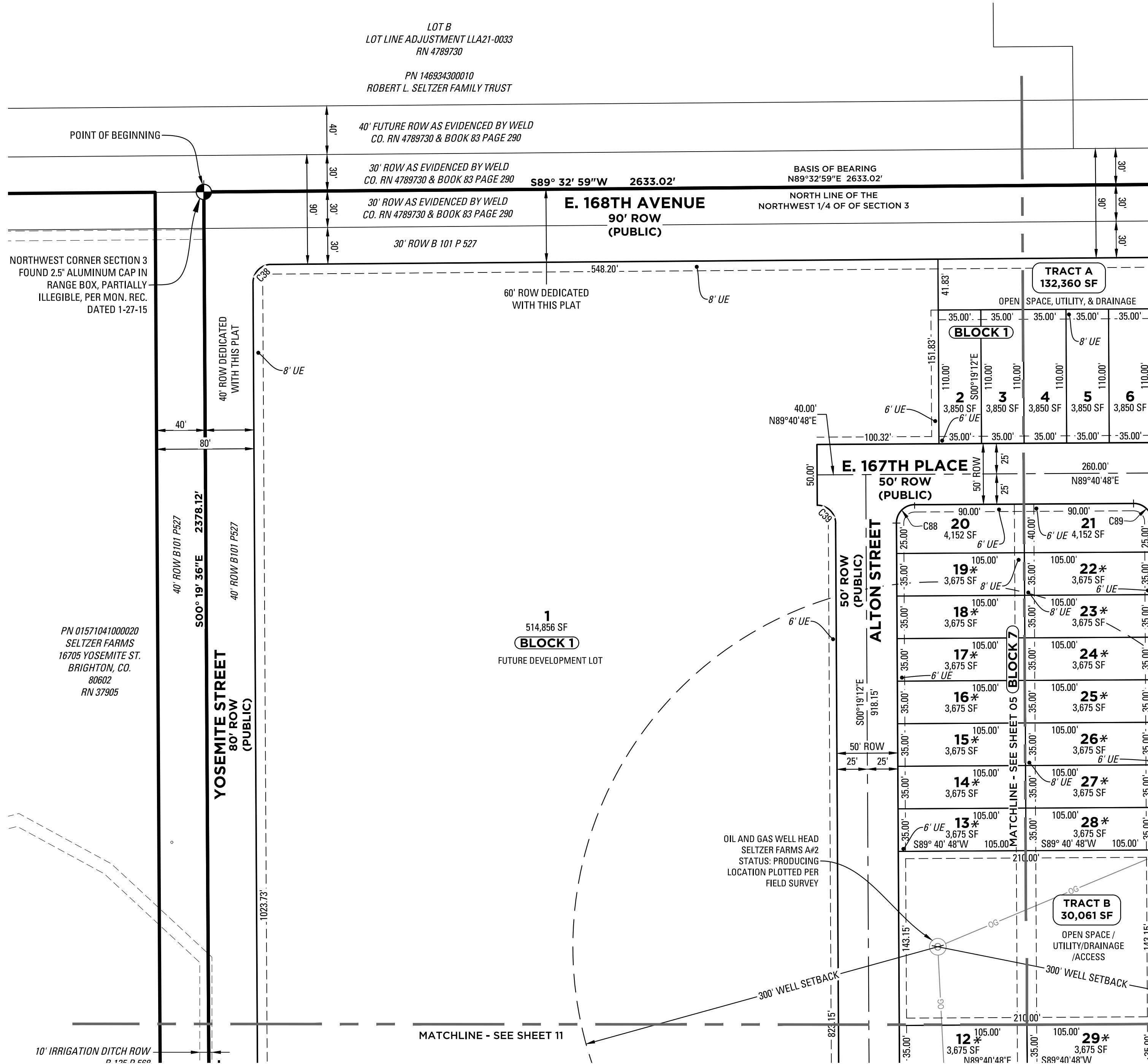


DATE SUBMITTED:		02.02.2024	
REVISION NO.	DATE		
1	02-02-24		
2	04-26-24		
3	08-23-24		
4	10-30-24		
5			
PREPARED FOR:			
<b>REMINGTON HOMES, INC.</b>			
5740 OLDE WADSWORTH BVL D, ARVADA, CO 80002			
303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
<b>SHEET 4 OF 19</b>			



**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190



LOT B  
LOT LINE ADJUSTMENT LLA21-0033  
RN 4789730

PN 146934300010  
ROBERT L. SELTZER FAMILY TRUST

POINT OF BEGINNING

40' FUTURE ROW AS EVIDENCED BY WELD  
CO. RN 4789730 & BOOK 83 PAGE 290

30' ROW AS EVIDENCED BY WELD  
CO. RN 4789730 & BOOK 83 PAGE 290

30' ROW AS EVIDENCED BY WELD  
CO. RN 4789730 & BOOK 83 PAGE 290

30' ROW B 101 P 527

**E. 168TH AVENUE**  
90' ROW  
(PUBLIC)

BASIS OF BEARING  
N89°32'59"E 2633.02'

NORTH LINE OF THE  
NORTHWEST 1/4 OF SECTION 3

NORTHWEST CORNER SECTION 3  
FOUND 2.5" ALUMINUM CAP IN  
RANGE BOX, PARTIALLY  
ILLEGIBLE, PER MON. REC.  
DATED 1-27-15

40' ROW DEDICATED  
WITH THIS PLAT

40' ROW B101 P527

500° 19' 36"E 2378.12'

40' ROW B101 P527

PN 01571041000020  
SELTZER FARMS  
16705 YOSEMITE ST.  
BRIGHTON, CO.  
80602  
RN 37905

1  
514,856 SF  
**BLOCK 1**  
FUTURE DEVELOPMENT LOT

OIL AND GAS WELL HEAD  
SELTZER FARMS A#2  
STATUS: PRODUCING  
LOCATION PLOTTED PER  
FIELD SURVEY

**TRACT B**  
30,061 SF

OPEN SPACE/  
UTILITY/DRAINAGE  
ACCESS

300' WELL SETBACK

10' IRRIGATION DITCH ROW

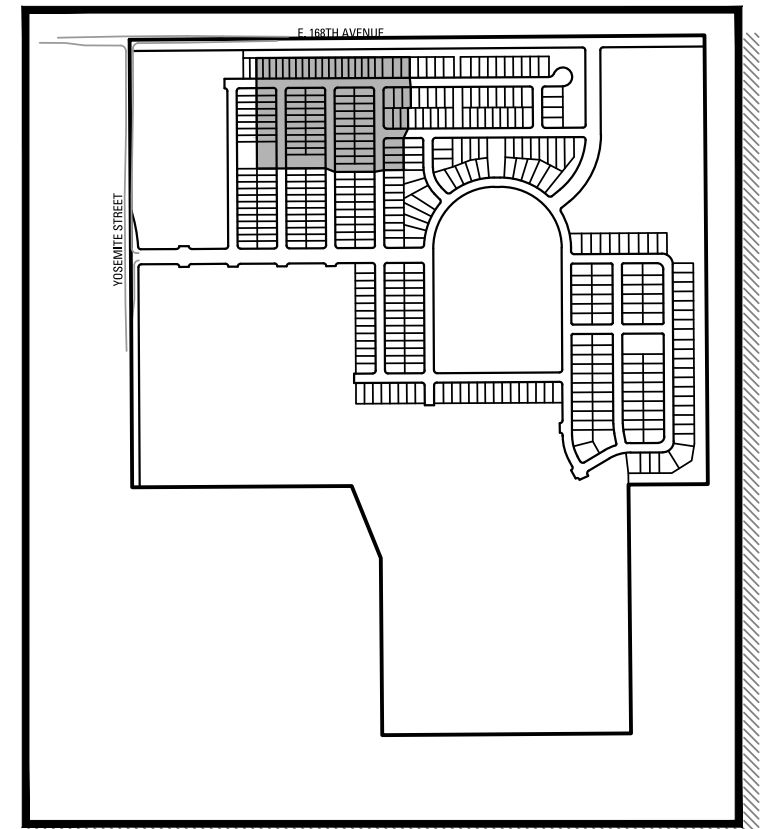
MATCHLINE - SEE SHEET 11

J:\1009\FILING 1 SELTZER SURVEY\PLAT\PRELIMINARY PLAT\DRAWINGS\PLAT SHEETS\2007-PRELIMINARY-SHEETS.DWG

# SELTZER FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

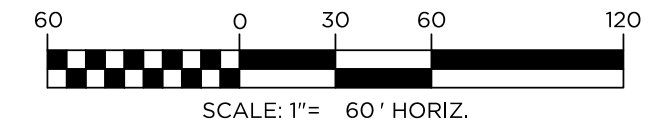
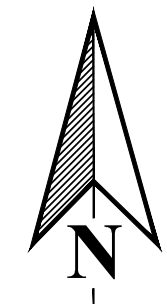
SHEET 5 OF 19



KEYMAP  
NTS

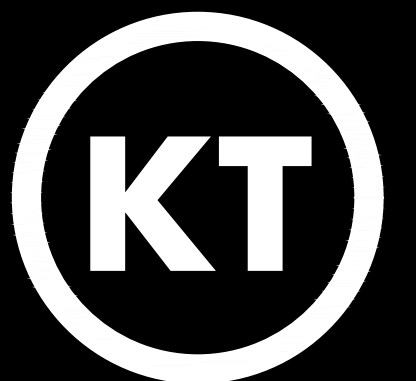
### LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEETS 17 AND 18 FOR CURVE TAG TABLES)
- RN RECEPTION / RECORDING NUMBER
- \* RESIDENTIAL LOT WITHIN PRODUCING WELL SETBACK
- SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
- FOUND PROPERTY PIN
- ⊕ MONUMENTS (SECTION CORNERS)
- OIL AND GAS WELL HEAD
- PLAT BOUNDARY
- - - SHEET MATCHLINE
- - - ADJACENT PARCEL BOUNDARIES / RIGHT OF WAY
- - - SECTION LINE
- - - STREET CENTERLINE
- - - UTILITY EASEMENT
- - - OIL AND GAS SETBACK
- OIL AND GAS FLOW LINE (APPROXIMATE, PLOTTED PER COGCC DATA, NOT FIELD SURVEYED)



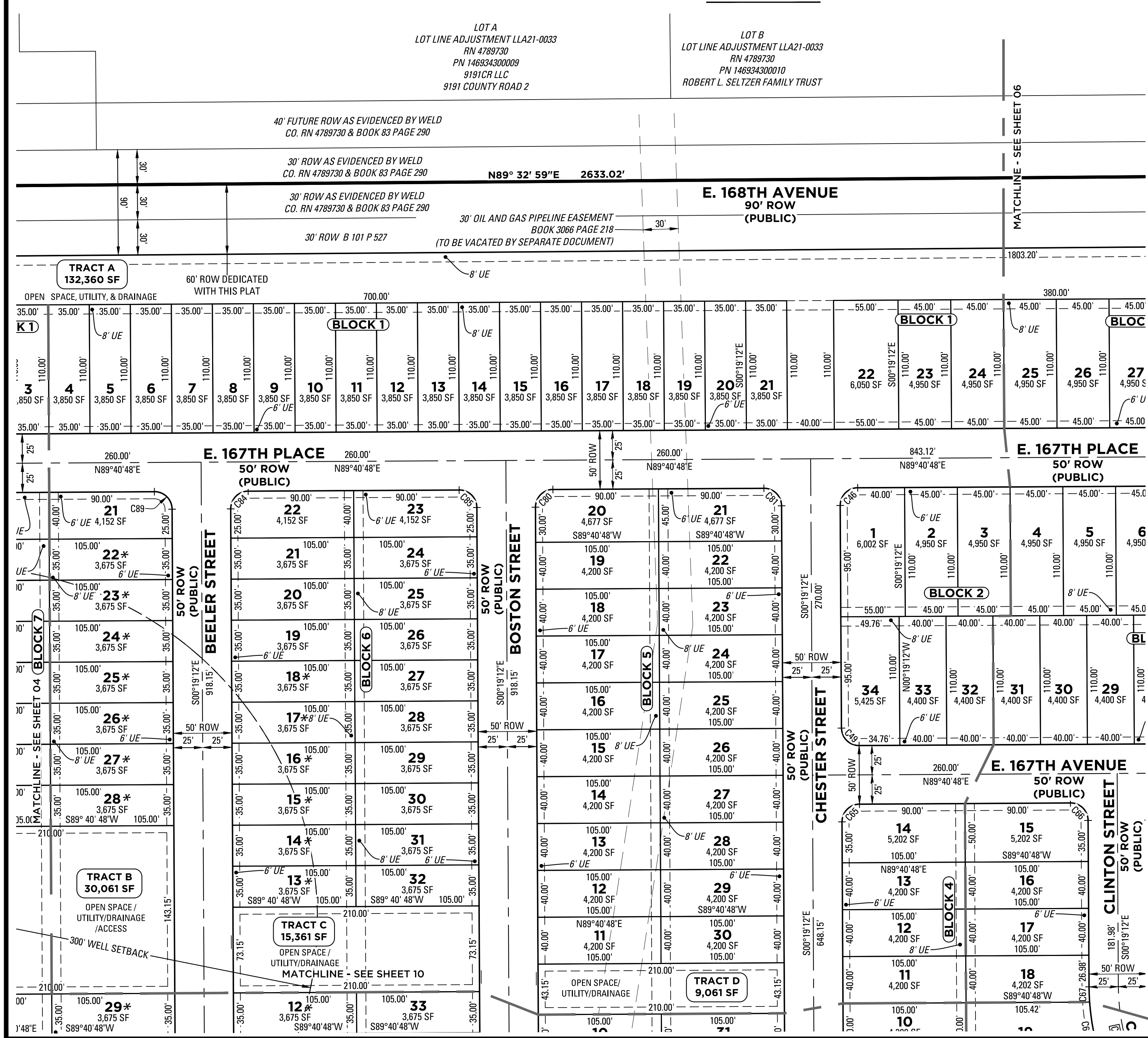
SCALE: 1" = 60' HORIZ.

DATE SUBMITTED:		02.02.2024	
REVISION NO.	DATE		
1	02-02-24		
2	04-26-24		
3	08-23-24		
4	10-30-24		
5			
PREPARED FOR:			
<b>REMINGTON HOMES, INC.</b>			
5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
<b>SHEET 5 OF 19</b>			



**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

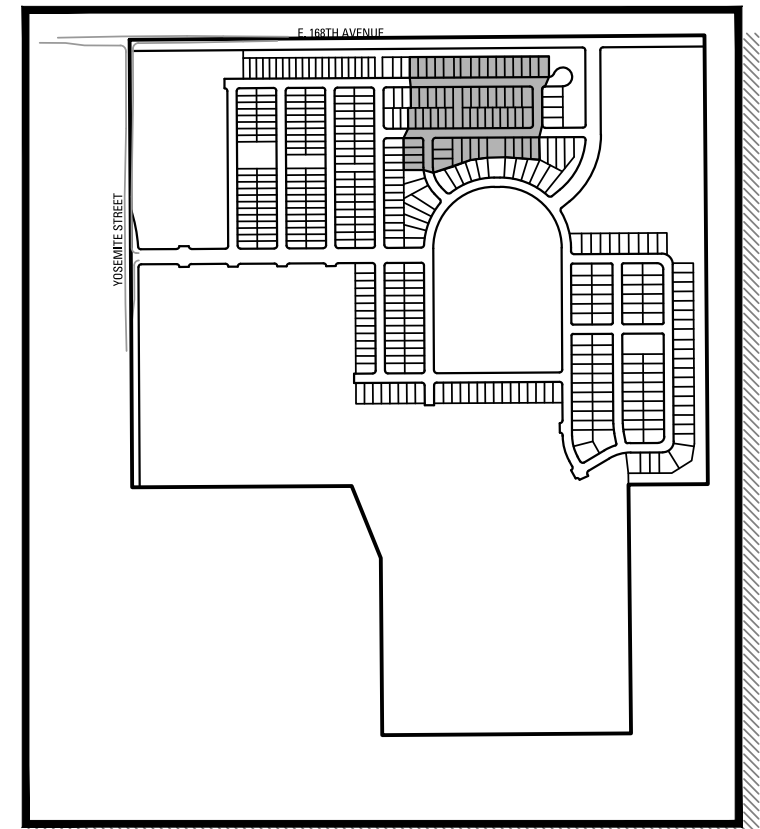


J:\0109\FILING 1 SELTZER SURVEY\PLAT\PRELIMINARY PLAT\DRAWINGS\PLAT SHEETS\2007-PRELIMINARY-SHEETS.DWG

# SELTZER FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 19



KEYMAP  
NTS

LOT B  
LOT LINE ADJUSTMENT LLA21-0033  
RN 4789730  
PN 146934300010  
ROBERT L. SELTZER FAMILY TRUST

40' FUTURE ROW AS EVIDENCED BY WELD  
CO. RN 4789730 & BOOK 83 PAGE 290

30' ROW AS EVIDENCED BY WELD  
CO. RN 4789730 & BOOK 83 PAGE 290

30' ROW AS EVIDENCED BY WELD  
CO. RN 4789730 & BOOK 83 PAGE 290

30' ROW B 101 P 527

**E. 168TH AVENUE**  
90' ROW  
(PUBLIC)

TRACT A  
132,360 SF

60' ROW DEDICATED  
WITH THIS PLAT

E. 167  
50' R  
(PUB)

**E. 167TH PLACE**  
50' ROW  
(PUBLIC)

TRACT E  
10,947 SF

SELTZER WAY  
50' ROW  
(PUBLIC)

**E. 167TH AVENUE**  
50' ROW  
(PUBLIC)

CLINTON STREET  
50' ROW  
(PUBLIC)

TRACT F  
19,584 SF

OIL AND GAS WELL HEAD  
SELTZER FARMS A#1  
STATUS: PLUGGED & ABANDONED  
LOCATION PLOTTED PER COGCC RECORDS  
(NO SURFACE EVIDENCE FOUND)

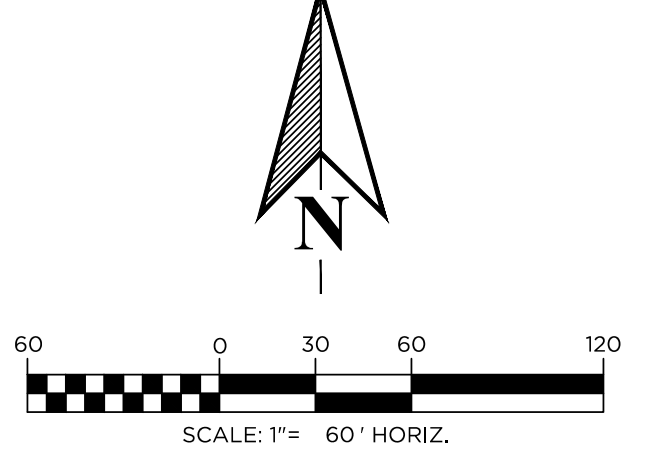
MATCHLINE -  
SEE SHEET O9

OPEN SPACE/  
UTILITY/ DRAINAGE

20' ACCESS EASEMENT

### LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEETS 17 AND 18 FOR CURVE TAG TABLES)
- RN RECEPTION / RECORDING NUMBER
- \* RESIDENTIAL LOT WITHIN PRODUCING WELL SETBACK
- SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
- FOUND PROPERTY PIN
- ⊕ MONUMENTS (SECTION CORNERS)
- OIL AND GAS WELL HEAD
- PLAT BOUNDARY
- - - SHEET MATCHLINE
- - - ADJACENT PARCEL BOUNDARIES / RIGHT OF WAY
- - - SECTION LINE
- - - STREET CENTERLINE
- - - UTILITY EASEMENT
- - - OIL AND GAS SETBACK
- OIL AND GAS FLOW LINE (APPROXIMATE, PLOTTED PER COGCC DATA, NOT FIELD SURVEYED)



DATE SUBMITTED:  
**02.02.2024**

REVISION NO.	DATE
1	02-02-24
2	04-26-24
3	08-23-24
4	10-30-24
5	

PREPARED FOR:  
**REMINGTON HOMES, INC.**  
5740 OLDE WADSWORTH  
BLVD, ARVADA, CO 80002  
303.420.2899

SCALE:	JOB NO:	BY:
1" = 60'	0109-2207	BSS

**SHEET 6 OF 19**



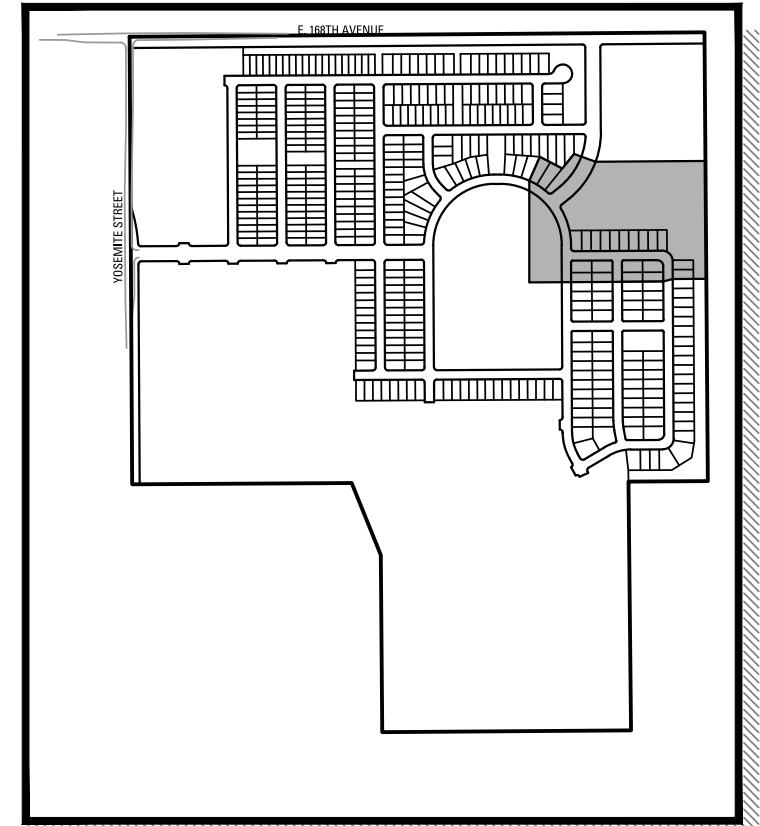
**KT ENGINEERING**  
ENGINEERS • SURVEYORS  
12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

J:\0109\FILING 1 SELTZER SURVEY\PLAT\PRELIMINARY PLAT\DRAWINGS\PLAT SHEETS\2024\PRELIMINARY-SHEETS.DWG



# SELTZER FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

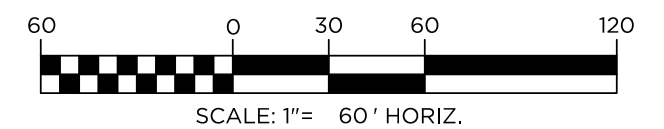
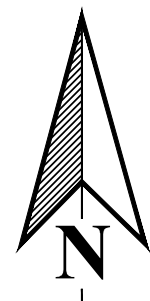


KEYMAP  
NTS

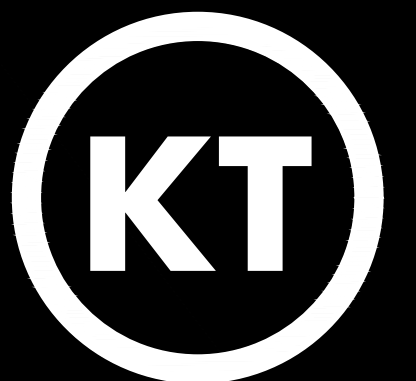
### LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEETS 17 AND 18 FOR CURVE TAG TABLES)
- RN RECEPTION / RECORDING NUMBER
- \* RESIDENTIAL LOT WITHIN PRODUCING WELL SETBACK
- SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
- FOUND PROPERTY PIN
- ⊕ MONUMENTS (SECTION CORNERS)
- OIL AND GAS WELL HEAD
- PLAT BOUNDARY
- - - SHEET MATCHLINE
- - - ADJACENT PARCEL BOUNDARIES / RIGHT OF WAY
- - - SECTION LINE
- - - STREET CENTERLINE
- - - UTILITY EASEMENT
- - - OIL AND GAS SETBACK
- - - OIL AND GAS FLOW LINE (APPROXIMATE, PLOTTED PER COGCC DATA, NOT FIELD SURVEYED)

PN 0157103100003  
JOHN WILLIAM  
WEIGHARDT  
10390 E. 168TH AVE  
BRIGHTON, CO. 80902

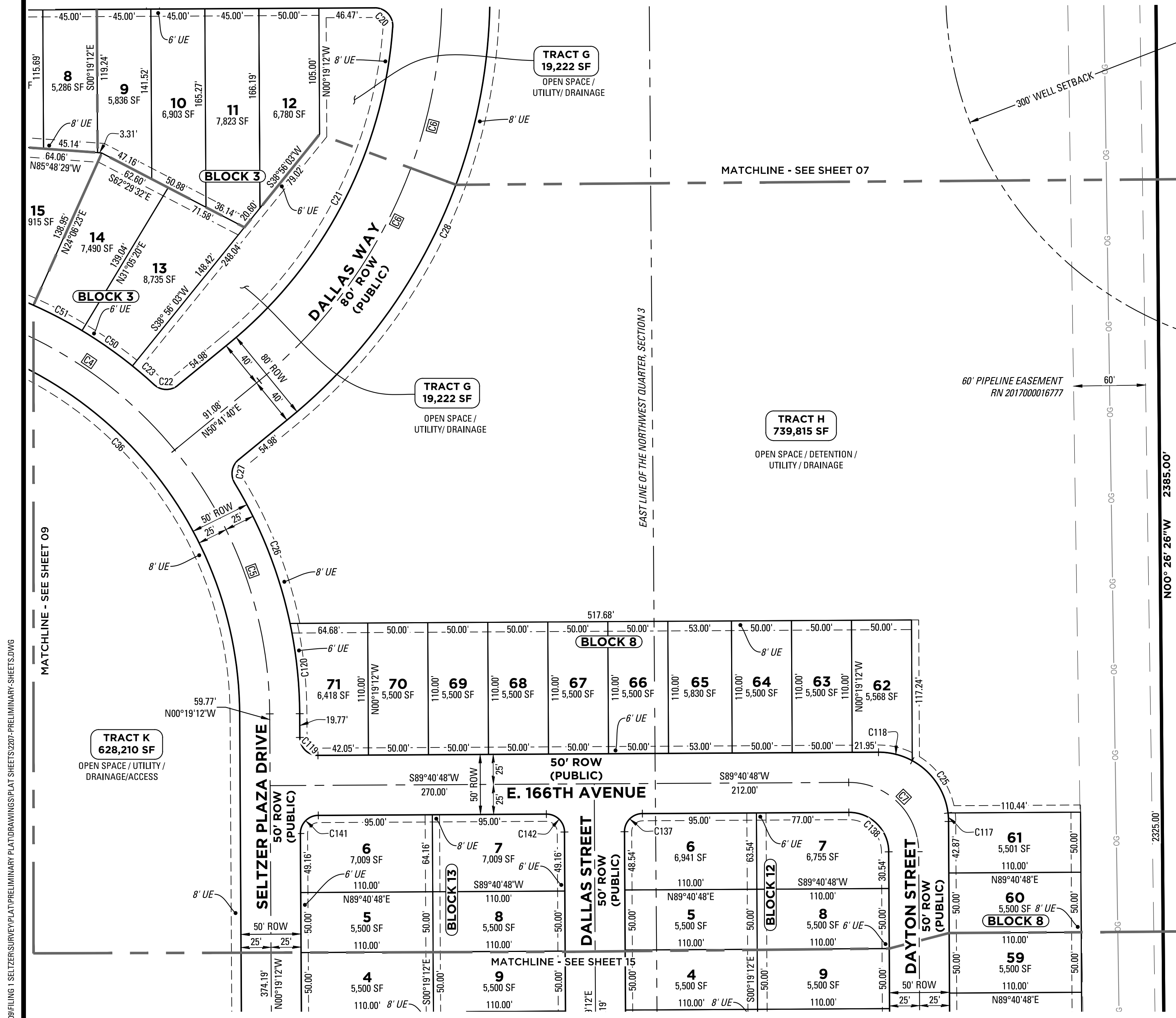


DATE SUBMITTED:	02.02.2024	
REVISION NO.	DATE	
1	02-02-24	
2	04-26-24	
3	08-23-24	
4	10-30-24	
5		
PREPARED FOR:	REMINGTON HOMES, INC. 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899	
SCALE:	JOB NO:	BY:
1" = 60'	0109-2207	BSS
<b>SHEET 8 OF 19</b>		



**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

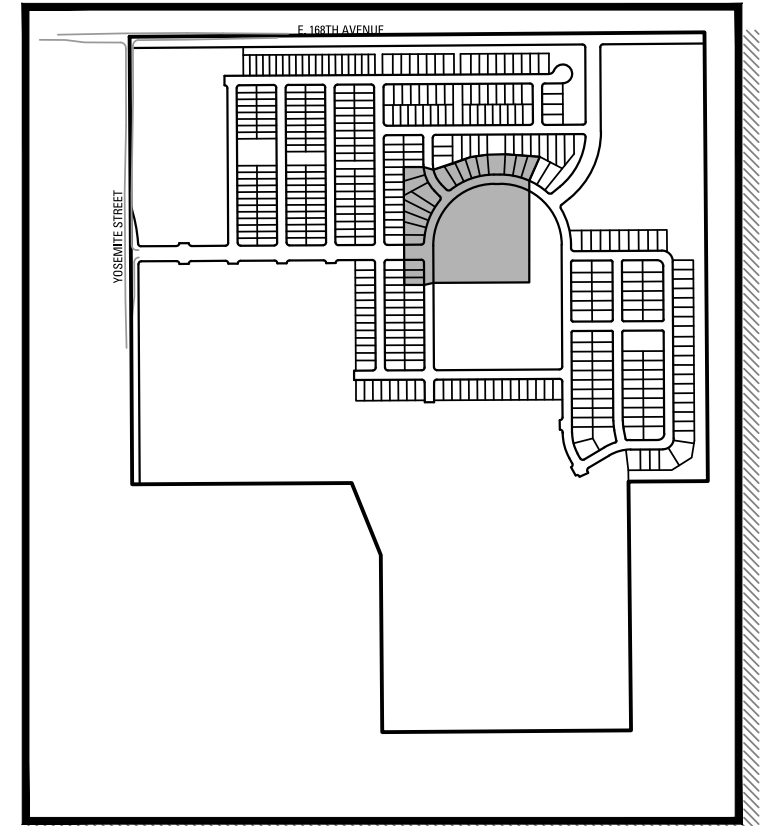


J:\0109\FILING 1 SELTZER SURVEY\PLAT\PRELIMINARY PLAT\DRAWINGS\PLAT SHEETS\2007-PRELIMINARY-SHEETS.DWG

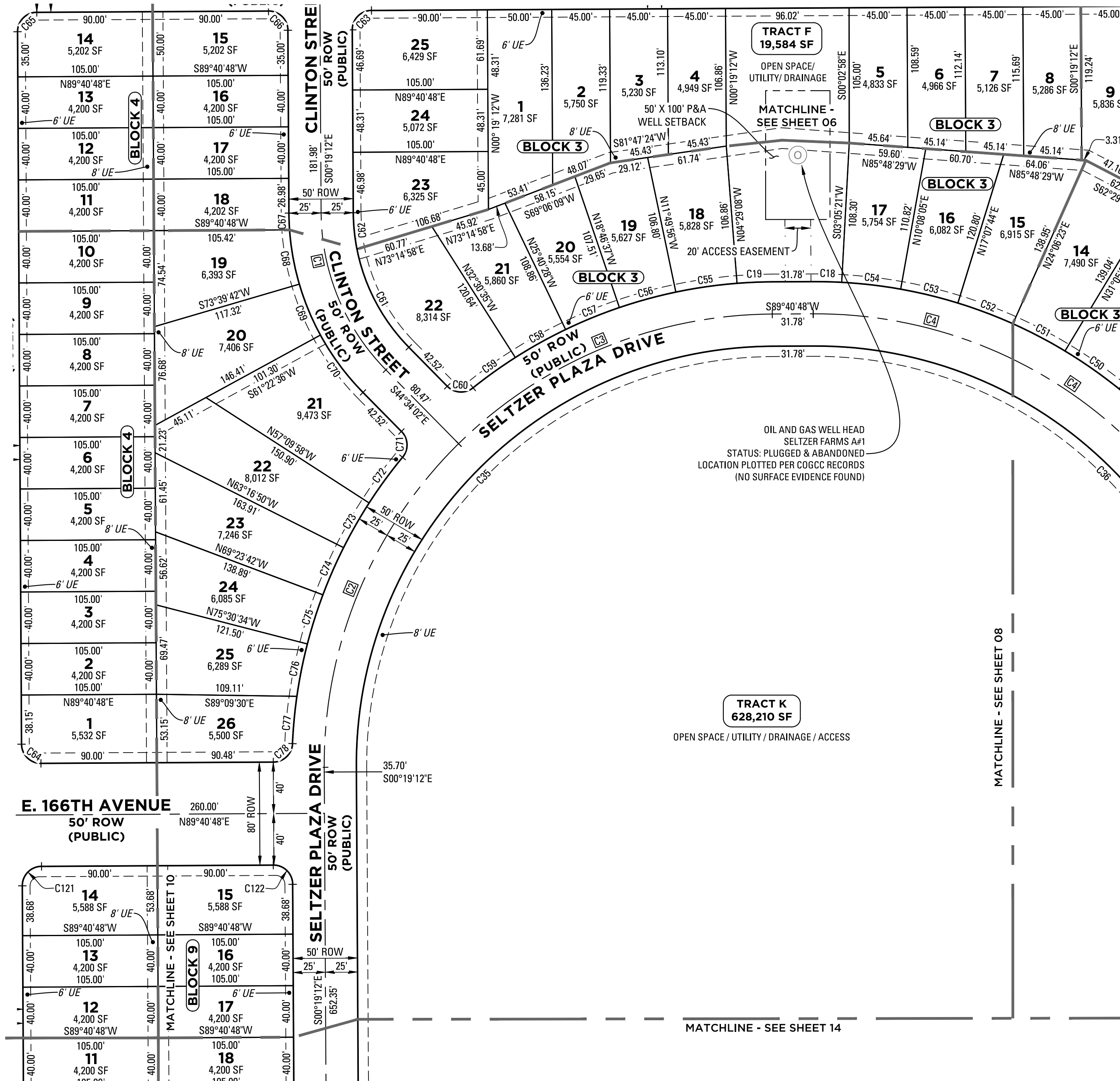


# SELTZER FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

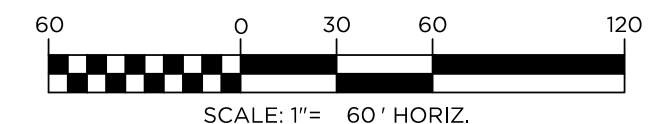
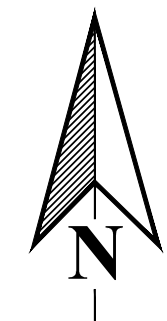


KEYMAP  
NTS



### LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEETS 17 AND 18 FOR CURVE TAG TABLES)
- RN RECEPTION / RECORDING NUMBER
- \* RESIDENTIAL LOT WITHIN PRODUCING WELL SETBACK
- SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
- FOUND PROPERTY PIN
- ⊕ MONUMENTS (SECTION CORNERS)
- OIL AND GAS WELL HEAD
- PLAT BOUNDARY
- - - SHEET MATCHLINE
- - - ADJACENT PARCEL BOUNDARIES / RIGHT OF WAY
- - - SECTION LINE
- - - STREET CENTERLINE
- - - UTILITY EASEMENT
- - - OIL AND GAS SETBACK
- OIL AND GAS FLOW LINE (APPROXIMATE, PLOTTED PER COGCC DATA, NOT FIELD SURVEYED)



DATE SUBMITTED:		02.02.2024	
REVISION NO.	DATE		
1	02-02-24		
2	04-26-24		
3	08-23-24		
4	10-30-24		
5			
PREPARED FOR:			
REMINGTON HOMES, INC. 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
<b>SHEET 9 OF 19</b>			



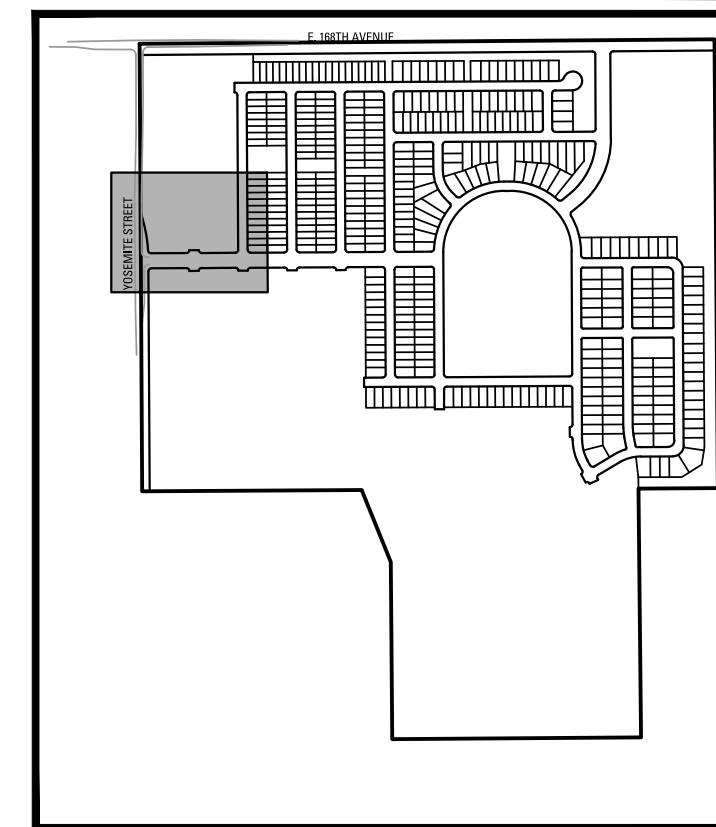
**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190



# SELTZER FARMS FILING NO. 1

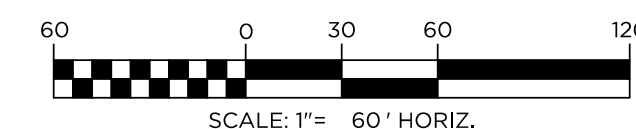
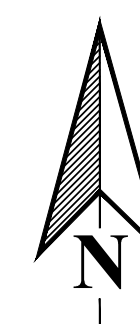
LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO



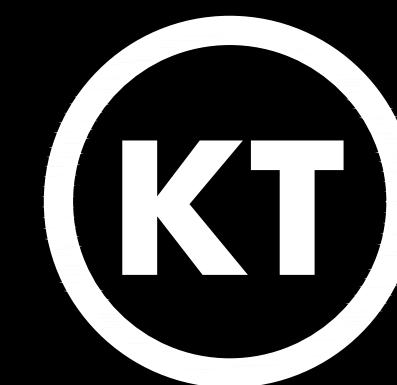
KEYMAP  
NTS

### LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEETS 17 AND 18 FOR CURVE TAG TABLES)
- RN RECEPTION / RECORDING NUMBER
- \* RESIDENTIAL LOT WITHIN PRODUCING WELL SETBACK
- SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
- FOUND PROPERTY PIN
- ⊕ MONUMENTS (SECTION CORNERS)
- ⊙ OIL AND GAS WELL HEAD
- PLAT BOUNDARY
- - - SHEET MATCHLINE
- - - ADJACENT PARCEL BOUNDARIES / RIGHT OF WAY
- - - SECTION LINE
- - - STREET CENTERLINE
- - - UTILITY EASEMENT
- - - OIL AND GAS SETBACK
- OIL AND GAS FLOW LINE (APPROXIMATE, PLOTTED PER COGCC DATA, NOT FIELD SURVEYED)

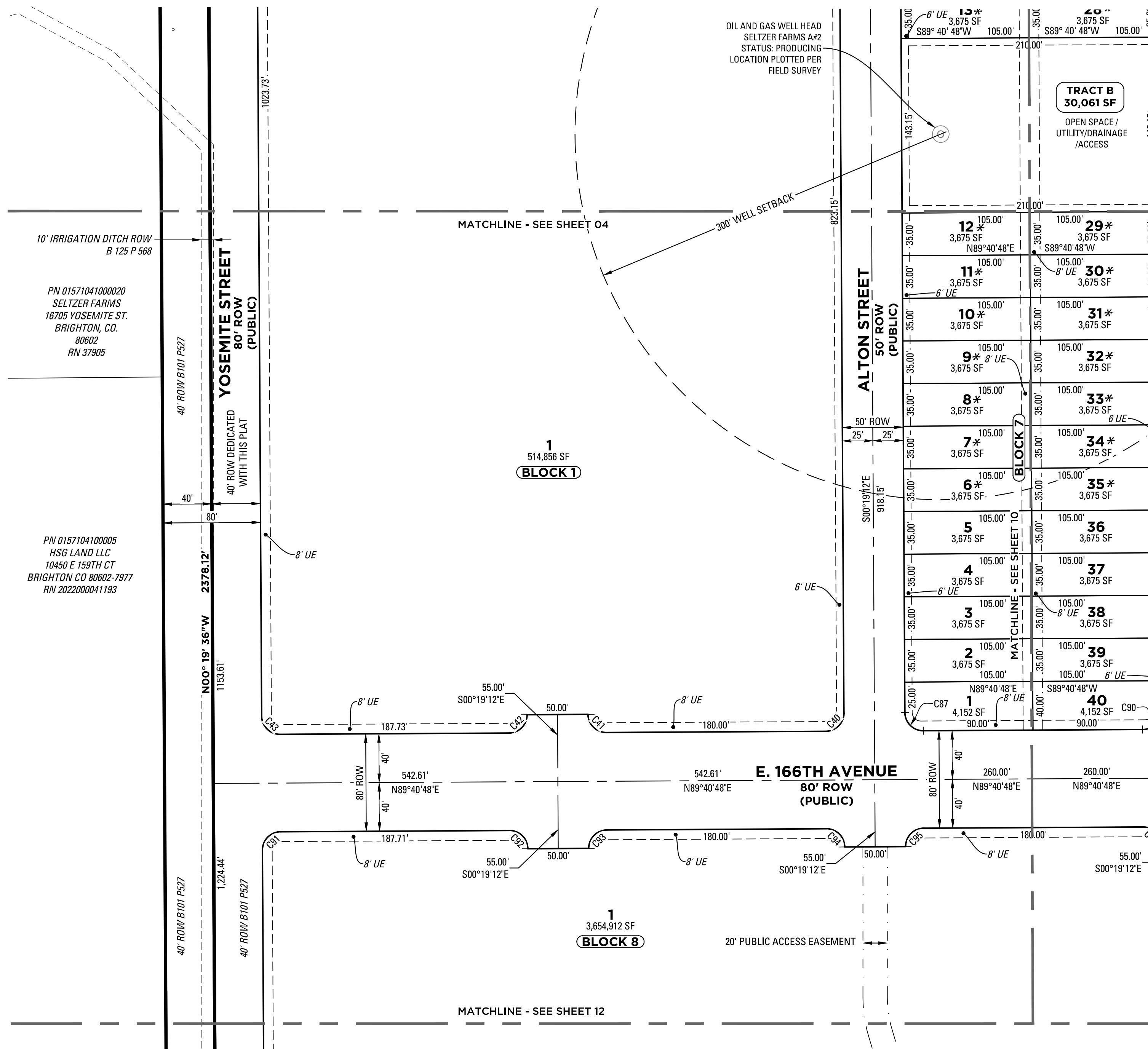


DATE SUBMITTED:		02.02.2024	
REVISION NO.	DATE		
1	02-02-24		
2	04-26-24		
3	08-23-24		
4	10-30-24		
5			
PREPARED FOR:			
<b>REMINGTON HOMES, INC.</b>			
5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
<b>SHEET 11 OF 19</b>			



**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190



10' IRRIGATION DITCH ROW  
B 125 P 568

PN 01571041000020  
SELTZER FARMS  
16705 YOSEMITE ST.  
BRIGHTON, CO.  
80602  
RN 37905

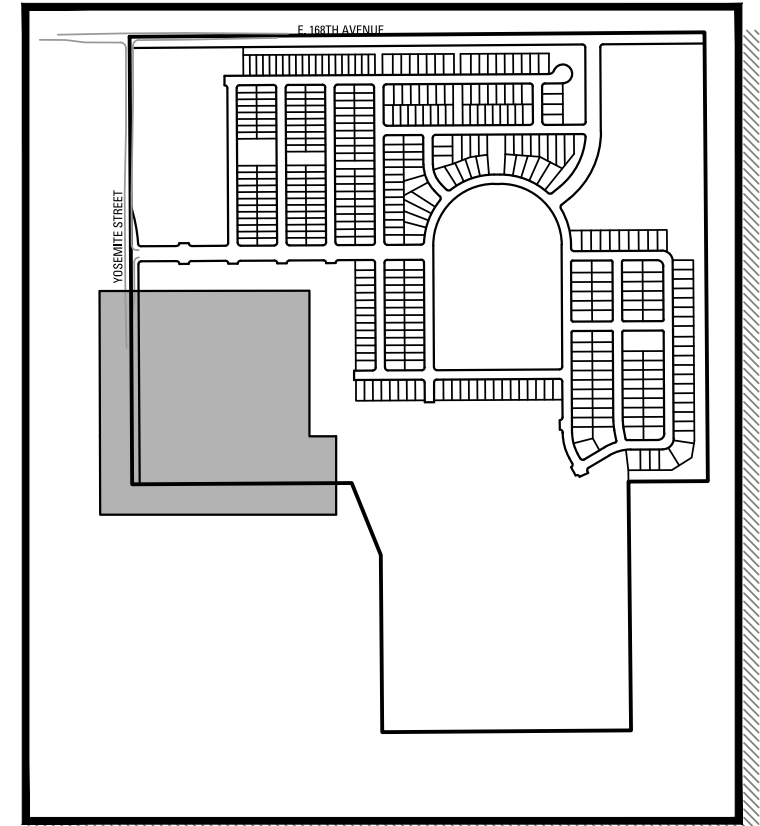
PN 01571041000005  
HSG LAND LLC  
10450 E 159TH CT  
BRIGHTON CO 80602-7977  
RN 2022000041193

J:\0109\FILING 1 SELTZER SURVEY\PLAT\PRELIMINARY PLAT\DRAWINGS\PLAT SHEETS\2207-PRELIMINARY-SHEETS.DWG

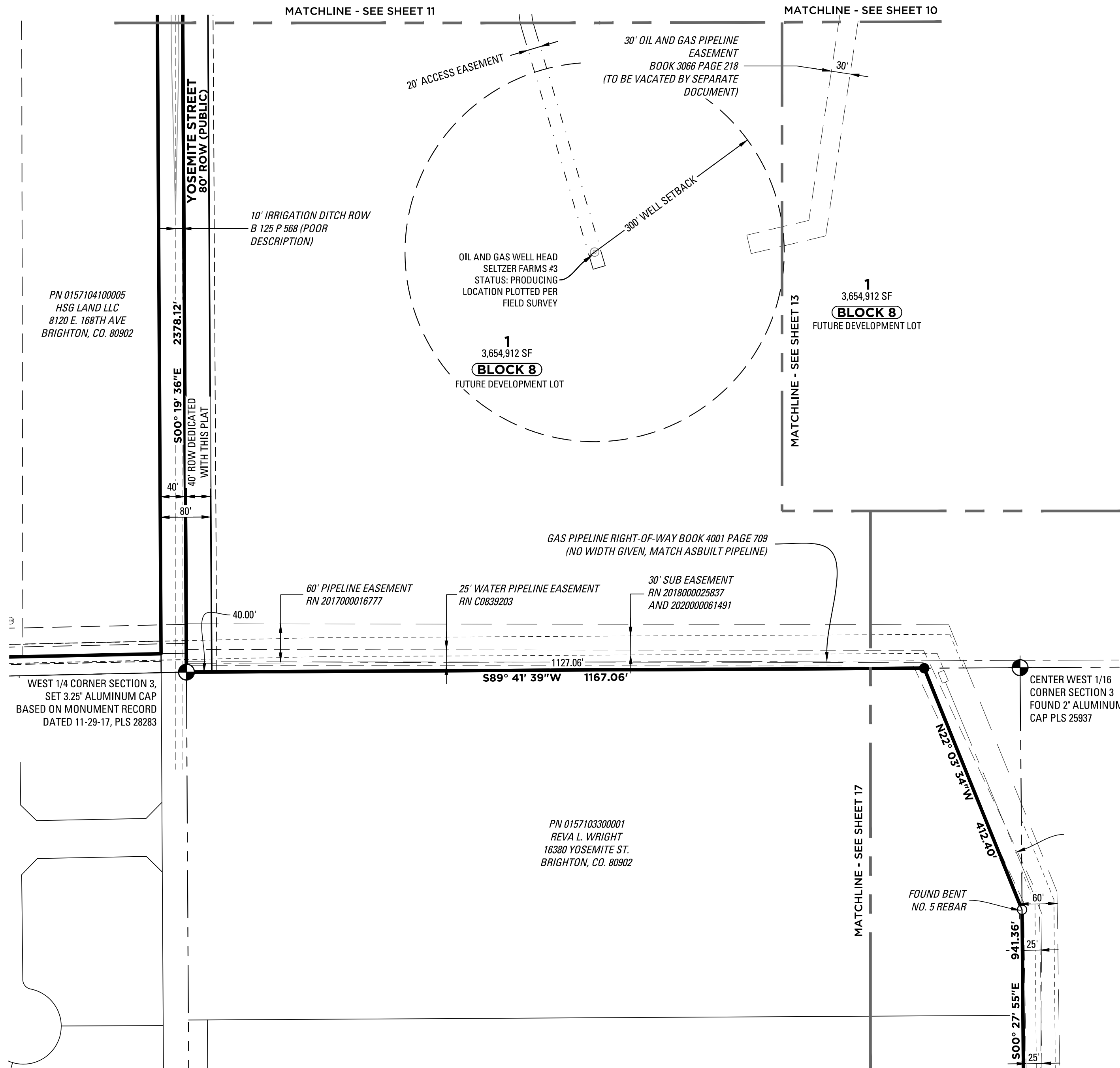
# SELTZER FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 12 OF 19

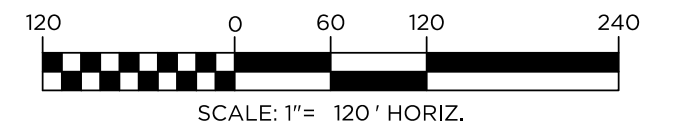
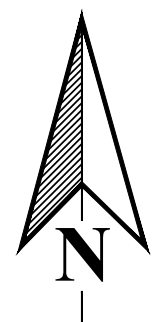


KEYMAP  
NTS



**LEGEND**

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEETS 17 AND 18 FOR CURVE TAG TABLES)
- RN RECEPTION / RECORDING NUMBER
- \* RESIDENTIAL LOT WITHIN PRODUCING WELL SETBACK
- SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
- FOUND PROPERTY PIN
- ⊕ MONUMENTS (SECTION CORNERS)
- ⊙ OIL AND GAS WELL HEAD
- PLAT BOUNDARY
- - - SHEET MATCHLINE
- - - ADJACENT PARCEL BOUNDARIES / RIGHT OF WAY
- - - SECTION LINE
- - - STREET CENTERLINE
- - - UTILITY EASEMENT
- - - OIL AND GAS SETBACK
- OIL AND GAS FLOW LINE (APPROXIMATE, PLOTTED PER COGCC DATA, NOT FIELD SURVEYED)



DATE SUBMITTED:		02.02.2024	
REVISION NO.	DATE		
1	02-02-24		
2	04-26-24		
3	08-23-24		
4	10-30-24		
5			
PREPARED FOR:			
<b>REMINGTON HOMES, INC.</b>			
5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 120'	0109-2207	BSS	
<b>SHEET 12 OF 19</b>			



**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

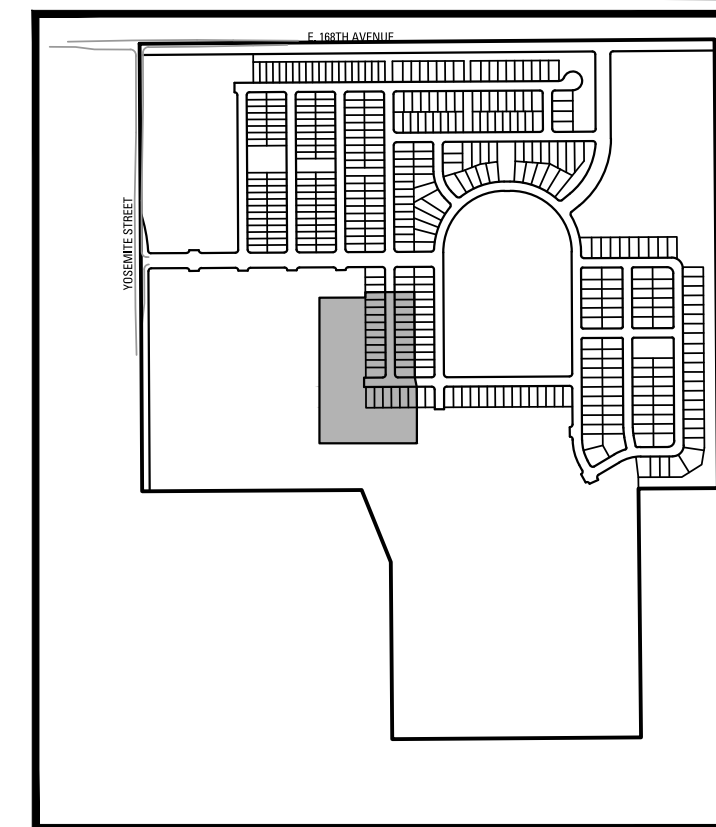
J:\0109\FILING 1\SELTZER\SURVEY\PLAT\PRELIMINARY PLAT\DRAWINGS\PLAT SHEETS\2024\PRELIMINARY-SHEETS.DWG

PRELIMINARY PLAT

# SELTZER FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

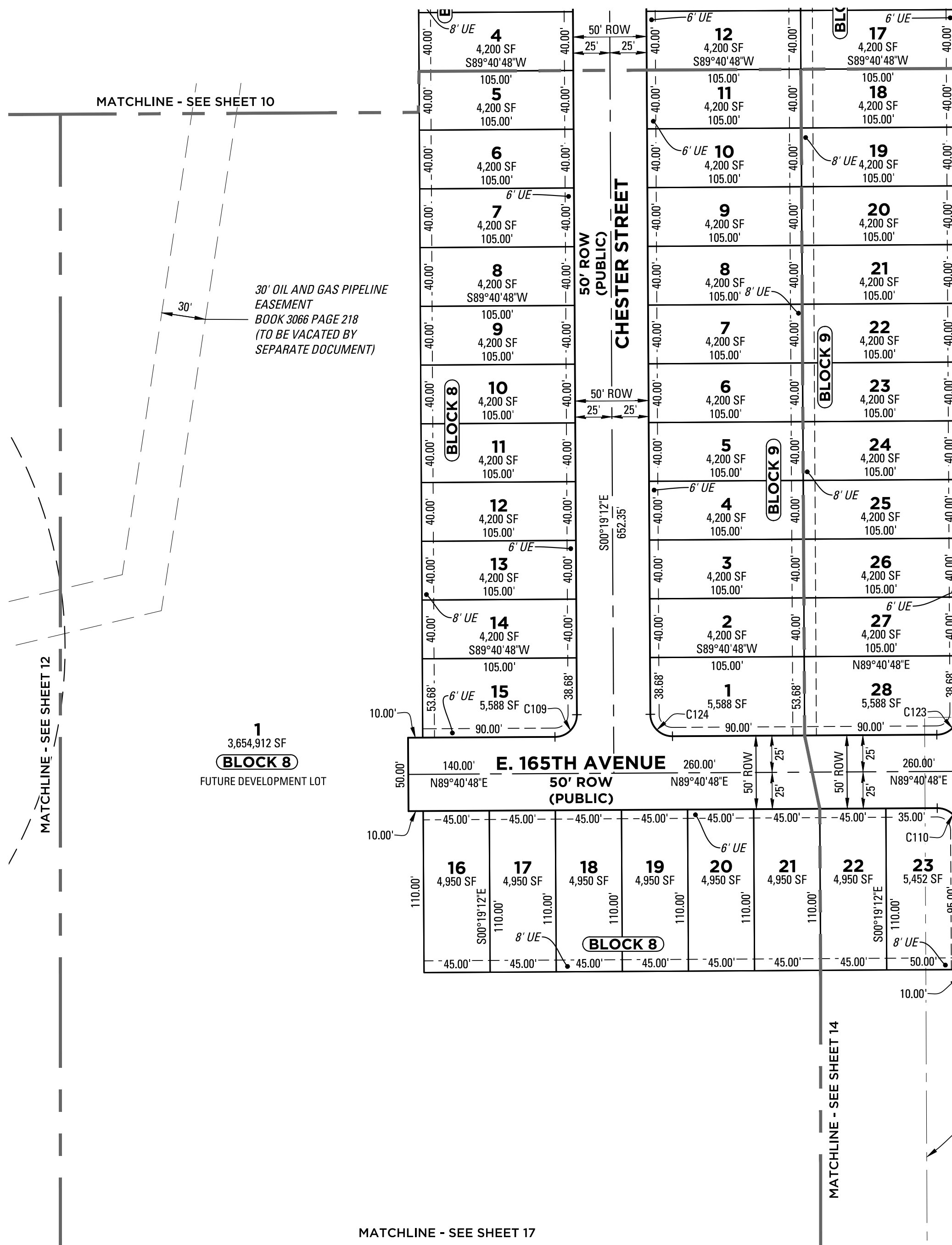
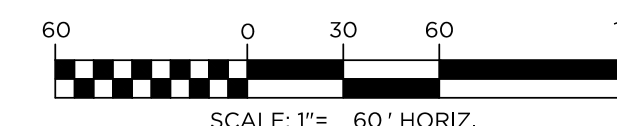
SHEET 13 OF 19



KEYMAP  
NTS

LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEETS 17 AND 18 FOR CURVE TAG TABLES)
- RN RECEPTION / RECORDING NUMBER
- \* RESIDENTIAL LOT WITHIN PRODUCING WELL SETBACK
- SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
- FOUND PROPERTY PIN
- ⊕ MONUMENTS (SECTION CORNERS)
- OIL AND GAS WELL HEAD
- PLAT BOUNDARY
- - - SHEET MATCHLINE
- - - ADJACENT PARCEL BOUNDARIES / RIGHT OF WAY
- - - SECTION LINE
- - - STREET CENTERLINE
- - - UTILITY EASEMENT
- - - OIL AND GAS SETBACK
- OIL AND GAS FLOW LINE (APPROXIMATE, PLOTTED PER COGCC DATA, NOT FIELD SURVEYED)



J:\0109\FILING 1 SELTZER SURVEY\PLAT\PRELIMINARY PLAT\DRAWINGS\PLAT SHEETS\2007-PRELIMINARY-SHEETS.DWG

DATE SUBMITTED:		02.02.2024	
REVISION NO.		DATE	
1		02-02-24	
2		04-26-24	
3		08-23-24	
4		10-30-24	
5			
PREPARED FOR:			
<b>REMINGTON HOMES, INC.</b>			
5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
<b>SHEET 13 OF 19</b>			



**KT ENGINEERING**  
ENGINEERS • SURVEYORS

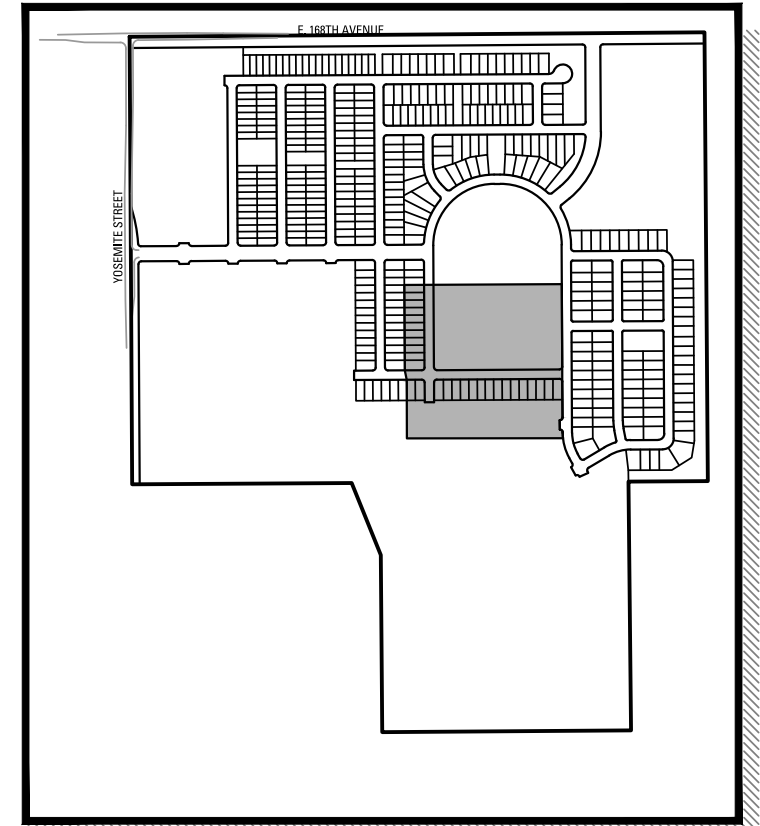
12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

# PRELIMINARY PLAT

# SELTZER FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

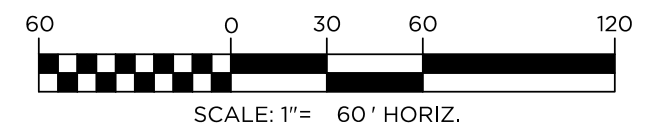
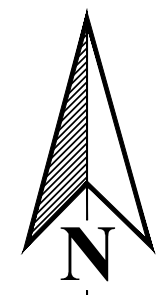
SHEET 14 OF 19



KEYMAP  
NTS

### LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEETS 17 AND 18 FOR CURVE TAG TABLES)
- RN RECEPTION / RECORDING NUMBER
- \* RESIDENTIAL LOT WITHIN PRODUCING WELL SETBACK
- SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
- FOUND PROPERTY PIN
- ⊕ MONUMENTS (SECTION CORNERS)
- OIL AND GAS WELL HEAD
- PLAT BOUNDARY
- - - SHEET MATCHLINE
- - - ADJACENT PARCEL BOUNDARIES / RIGHT OF WAY
- - - SECTION LINE
- - - STREET CENTERLINE
- - - UTILITY EASEMENT
- - - OIL AND GAS SETBACK
- OIL AND GAS FLOW LINE (APPROXIMATE, PLOTTED PER COGCC DATA, NOT FIELD SURVEYED)

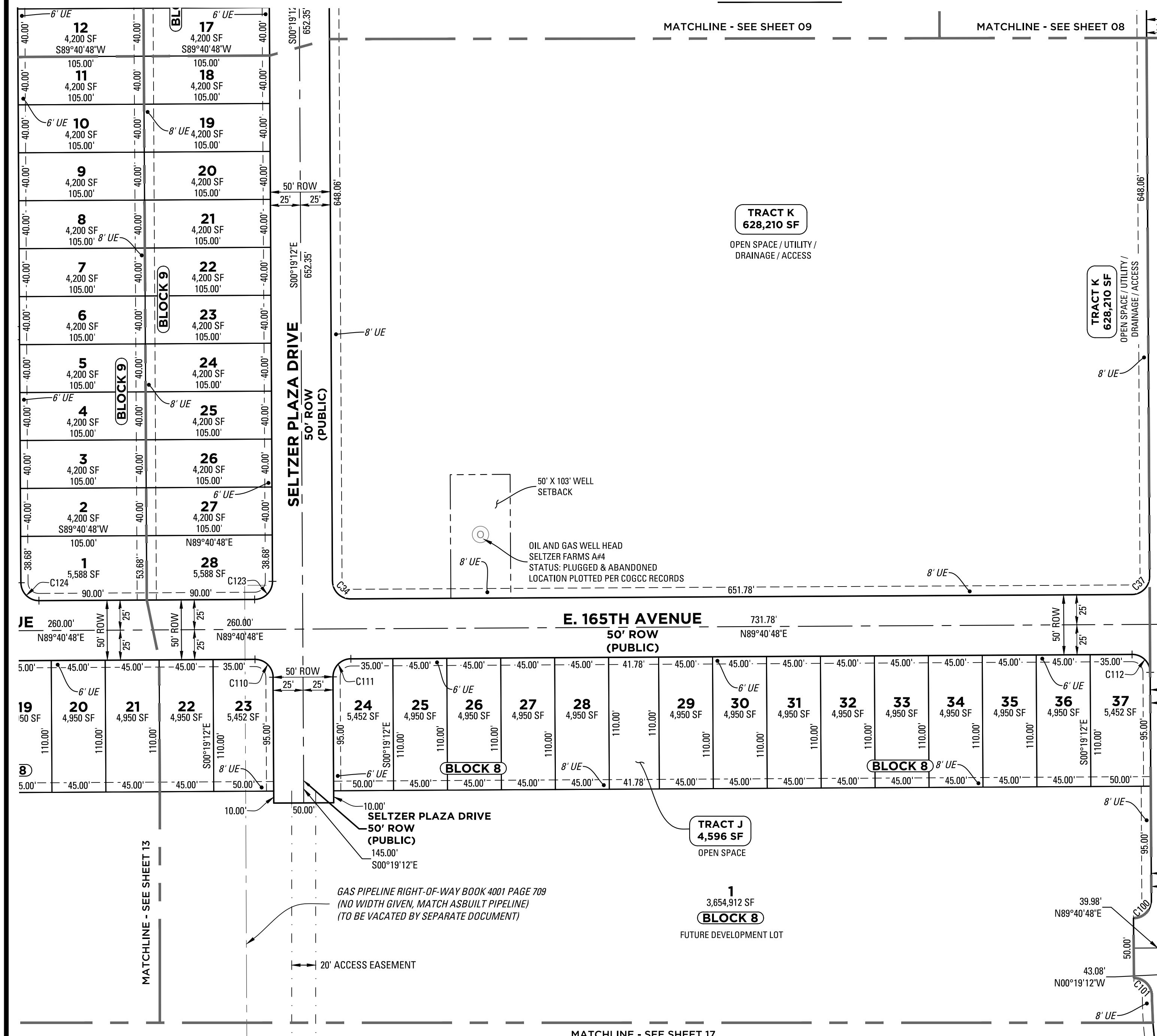


DATE SUBMITTED:		02.02.2024	
REVISION NO.	DATE		
1	02-02-24		
2	04-26-24		
3	08-23-24		
4	10-30-24		
5			
PREPARED FOR:			
<b>REMINGTON HOMES, INC.</b>			
5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 60'	0109-2207	BSS	
<b>SHEET 14 OF 19</b>			



**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

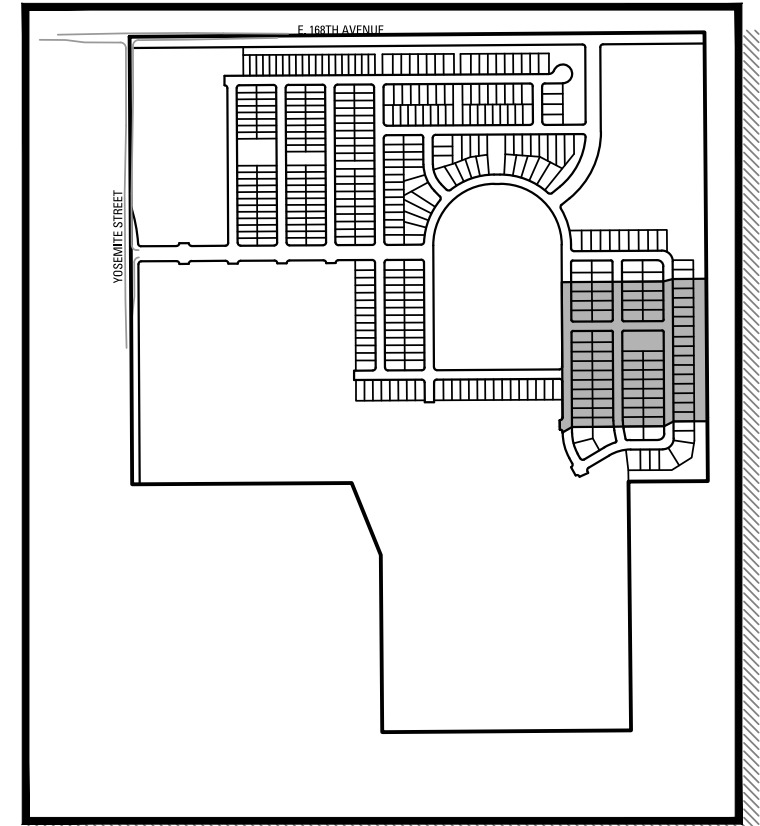


J:\0109\FILING 1 SELTZER SURVEY\PLAT\PRELIMINARY PLAT DRAWINGS\PLAT SHEETS\2007-PRELIMINARY-SHEETS.DWG

# SELTZER FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

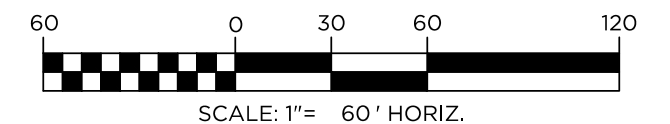
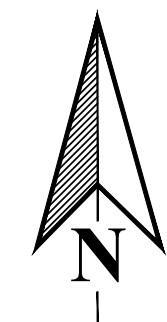
SHEET 15 OF 19



KEYMAP  
NTS

### LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEETS 17 AND 18 FOR CURVE TAG TABLES)
- RN RECEPTION / RECORDING NUMBER
- \* RESIDENTIAL LOT WITHIN PRODUCING WELL SETBACK
- SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
- FOUND PROPERTY PIN
- ⊕ MONUMENTS (SECTION CORNERS)
- ⊙ OIL AND GAS WELL HEAD
- PLAT BOUNDARY
- - - SHEET MATCHLINE
- - - ADJACENT PARCEL BOUNDARIES / RIGHT OF WAY
- - - SECTION LINE
- - - STREET CENTERLINE
- - - UTILITY EASEMENT
- - - OIL AND GAS SETBACK
- - - OIL AND GAS FLOW LINE (APPROXIMATE, PLOTTED PER COGCC DATA, NOT FIELD SURVEYED)



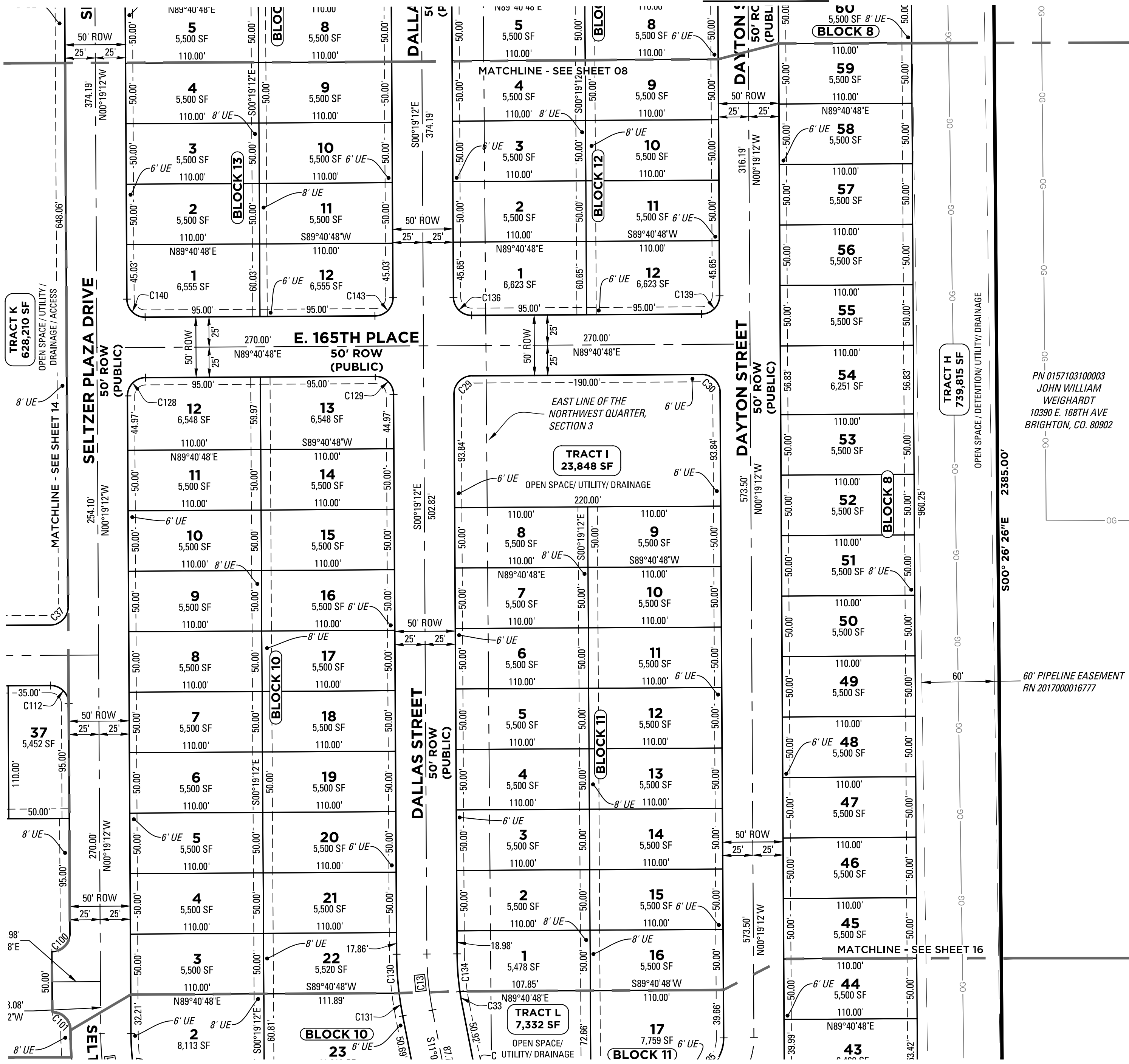
SCALE: 1" = 60' HORIZ.

DATE SUBMITTED:		02.02.2024	
REVISION NO.	DATE		
1	02-02-24		
2	04-26-24		
3	08-23-24		
4	10-30-24		
5			
PREPARED FOR:			
<b>REMINGTON HOMES, INC.</b>			
5740 OLDE WADSWORTH BVL D, ARVADA, CO 80002 303.420.2899			
SCALE: 1" = 60'	JOB NO: 0109-2207	BY: BSS	
<b>SHEET 15 OF 19</b>			



**KT ENGINEERING**  
ENGINEERS • SURVEYORS

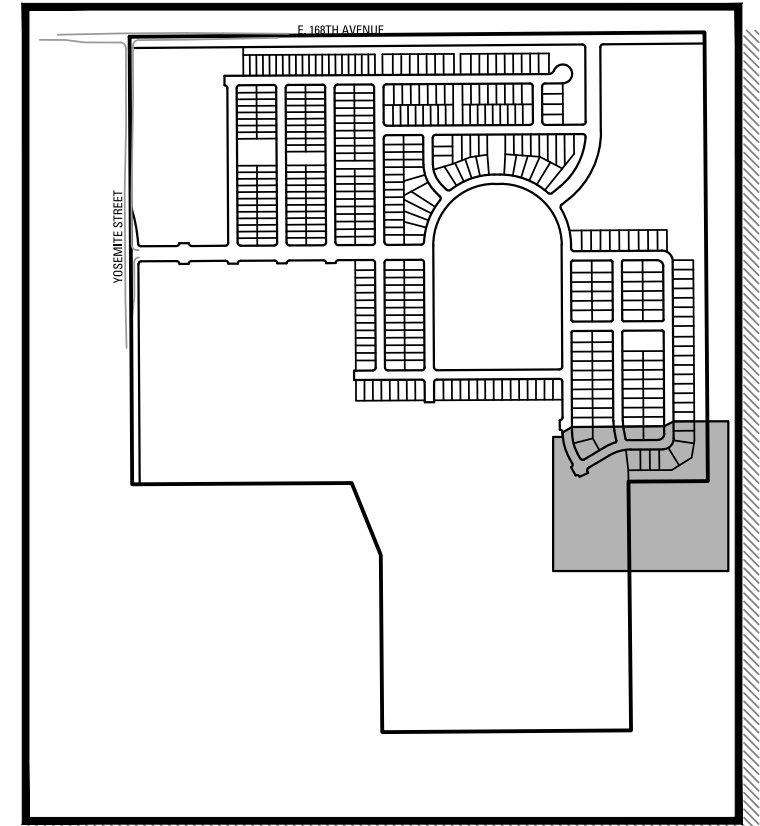
12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190



J:\1009\FILING 1 SELTZER SURVEY\PLAT\DRAWINGS\PLAT SHEETS\2007-PRELIMINARY-SHEETS.DWG

# SELTZER FARMS FILING NO. 1

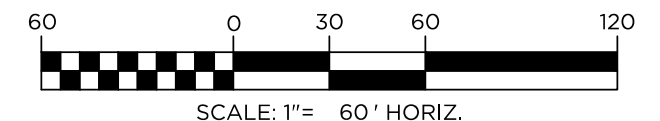
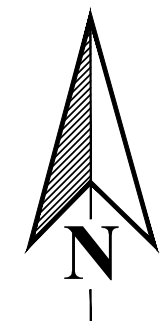
LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO



KEYMAP  
NTS

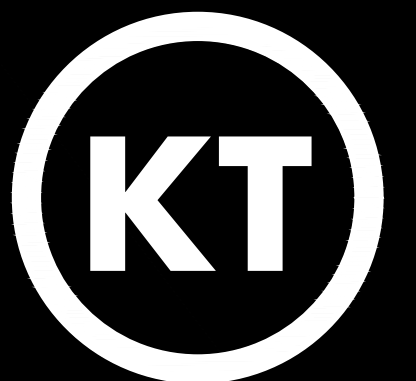
### LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEETS 17 AND 18 FOR CURVE TAG TABLES)
- RN RECEPTION / RECORDING NUMBER
- \* RESIDENTIAL LOT WITHIN PRODUCING WELL SETBACK
- SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
- FOUND PROPERTY PIN
- ⊕ MONUMENTS (SECTION CORNERS)
- ⊙ OIL AND GAS WELL HEAD
- PLAT BOUNDARY
- - - SHEET MATCHLINE
- · - · - ADJACENT PARCEL BOUNDARIES / RIGHT OF WAY
- - - SECTION LINE
- · - · - STREET CENTERLINE
- · - · - UTILITY EASEMENT
- · - · - OIL AND GAS SETBACK
- · - · - OIL AND GAS FLOW LINE (APPROXIMATE, PLOTTED PER COGCC DATA, NOT FIELD SURVEYED)



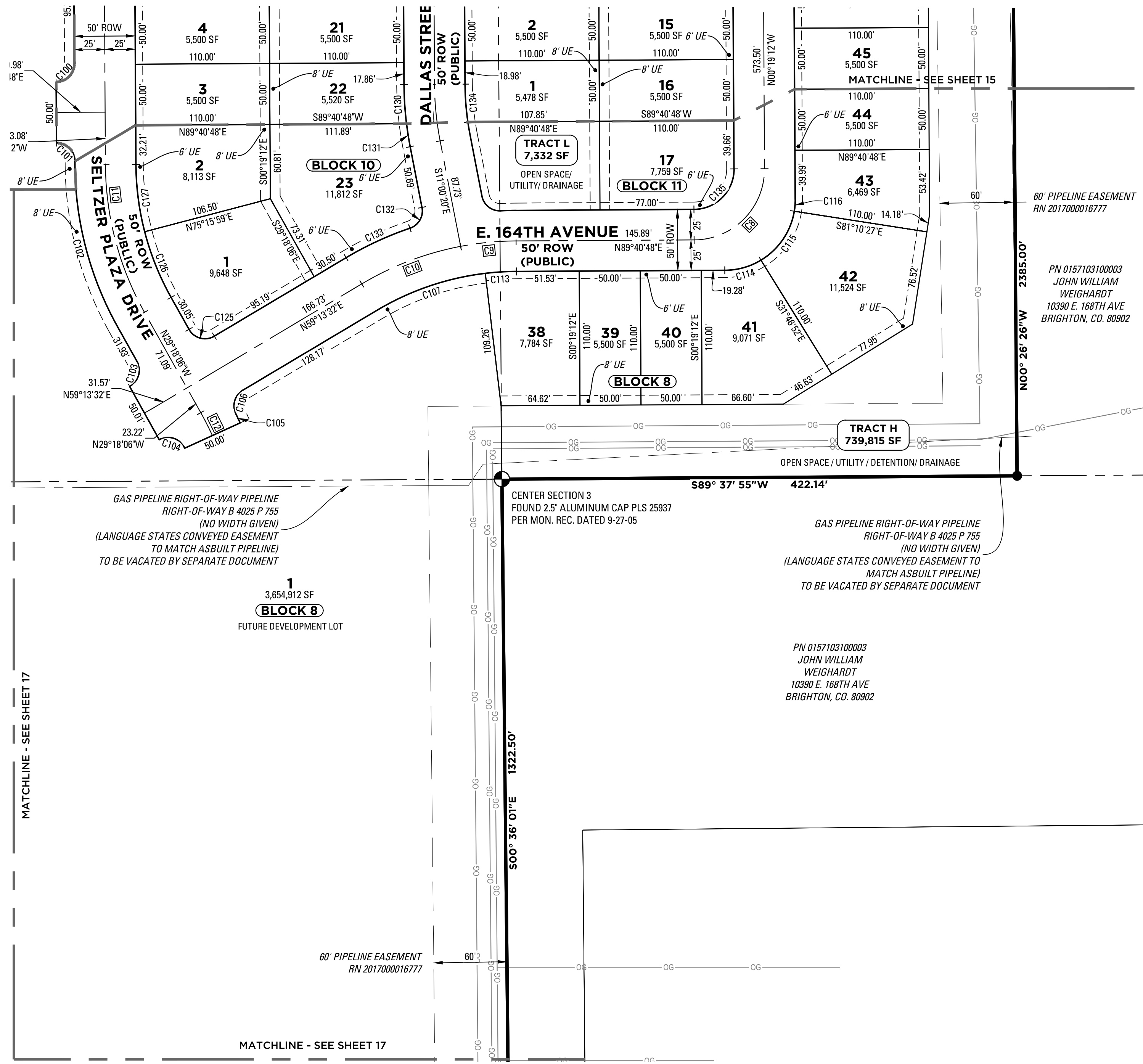
SCALE: 1" = 60' HORIZ.

DATE SUBMITTED:		
02.02.2024		
REVISION NO.	DATE	
1	02-02-24	
2	04-26-24	
3	08-23-24	
4	10-30-24	
5		
PREPARED FOR:		
<b>REMINGTON HOMES, INC.</b> 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899		
SCALE:	JOB NO:	BY:
1" = 60'	0109-2207	BSS
<b>SHEET 16 OF 19</b>		



**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190



J:\1009\FILING 1 SELTZER SURVEY\PLAT\PRELIMINARY PLAT\DRAWINGS\PLAT SHEETS\2007-PRELIMINARY-SHEETS.DWG

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 17

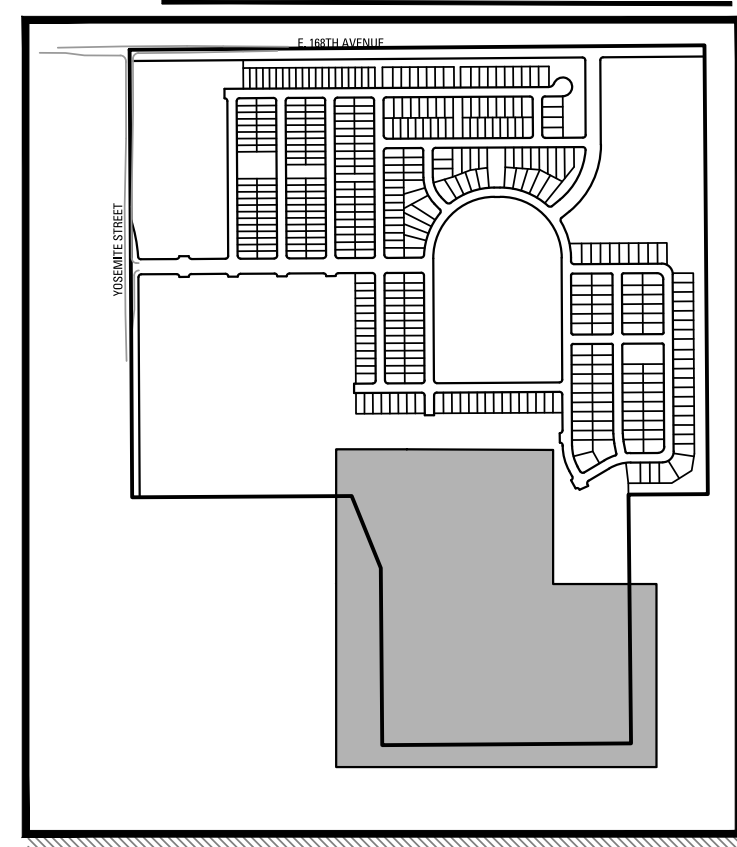


# PRELIMINARY PLAT

## SELTZER FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

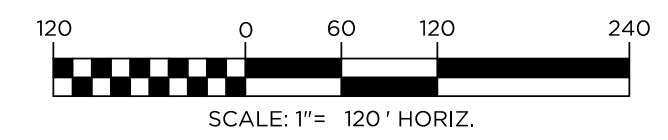
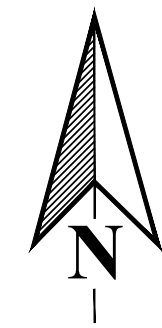
SHEET 17 OF 19



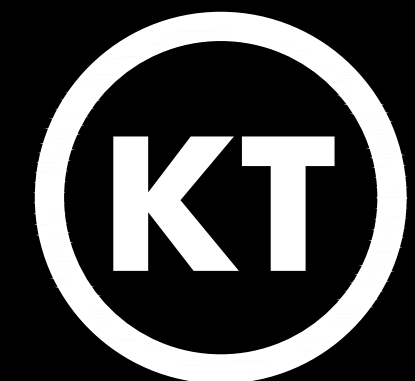
KEYMAP  
NTS

### LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEETS 17 AND 18 FOR CURVE TAG TABLES)
- RN RECEPTION / RECORDING NUMBER
- \* RESIDENTIAL LOT WITHIN PRODUCING WELL SETBACK
- SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
- FOUND PROPERTY PIN
- ⊕ MONUMENTS (SECTION CORNERS)
- ⊙ OIL AND GAS WELL HEAD
- PLAT BOUNDARY
- - - SHEET MATCHLINE
- - - ADJACENT PARCEL BOUNDARIES / RIGHT OF WAY
- - - SECTION LINE
- - - STREET CENTERLINE
- - - UTILITY EASEMENT
- - - OIL AND GAS SETBACK
- - - OIL AND GAS FLOW LINE (APPROXIMATE, PLOTTED PER COGCC DATA, NOT FIELD SURVEYED)

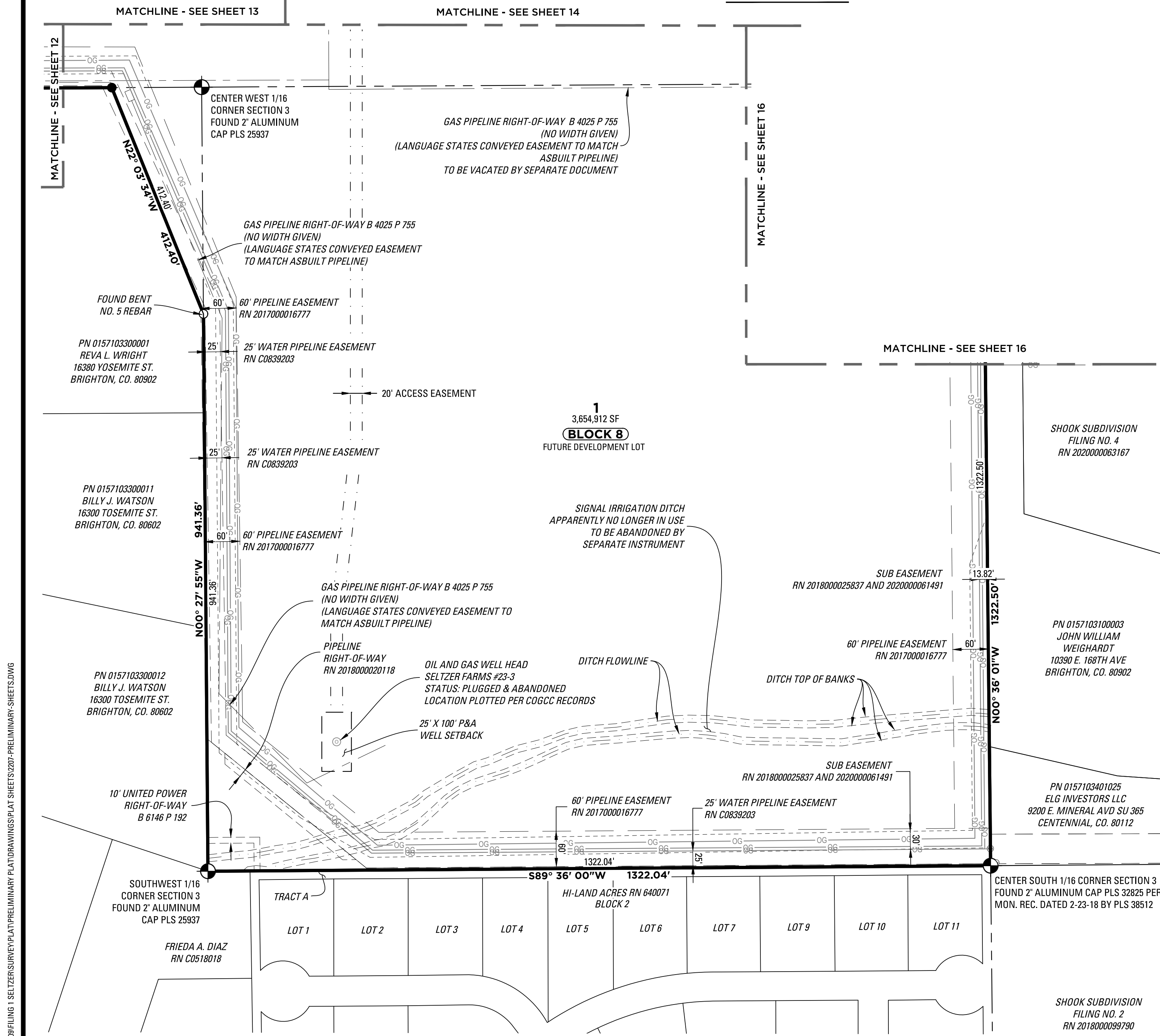


DATE SUBMITTED:		02.02.2024	
REVISION NO.	DATE		
1	02-02-24		
2	04-26-24		
3	08-23-24		
4	10-30-24		
5			
PREPARED FOR:			
<b>REMINGTON HOMES, INC.</b>			
5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899			
SCALE:	JOB NO:	BY:	
1" = 120'	0109-2207	BSS	
<b>SHEET 17 OF 19</b>			



**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190



SHOOK SUBDIVISION  
FILING NO. 2  
RN 2018000099790

# SELTZER FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 18 OF 19

**CENTERLINE CURVE TABLE**

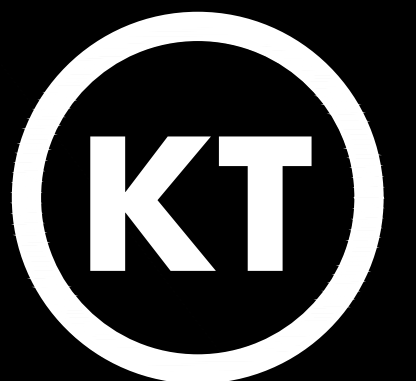
CURVE #	DELTA	RADIUS	LENGHT	CHD BEARING	CHD LENGTH
C1	44°14'49"	175.00'	135.14'	S22°26'37"E	131.81'
C2	45°45'11"	350.00'	279.49'	S22°33'23"W	272.12'
C3	44°14'49"	350.00'	270.29'	S67°33'23"W	263.62'
C4	51°00'52"	350.00'	311.63'	N64°48'46"W	301.44'
C5	38°59'08"	350.00'	238.15'	N19°48'46"W	233.58'
C6	51°00'52"	415.00'	369.50'	N25°11'14"E	357.42'
C7	90°00'00"	58.00'	91.11'	N45°19'12"W	82.02'
C8	90°00'00"	58.00'	91.11'	N44°40'48"E	82.02'
C9	10°28'32"	250.00'	45.71'	N84°25'24"E	45.64'
C10	19°57'36"	250.00'	87.09'	N69°12'20"E	86.65'
C11	28°58'54"	250.00'	126.46'	N14°48'39"W	125.11'
C12	4°48'55"	250.00'	21.01'	N26°53'39"W	21.00'
C13	10°41'08"	250.00'	46.62'	S05°39'46"E	46.56'

**TRACTS CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C14	90°07'49"	15.00'	23.60'	S45°23'07"E	21.24'
C16	258°11'50"	60.00'	270.38'	N39°25'07"W	93.13'
C17	57°16'20"	28.00'	27.99'	S40°07'08"W	26.84'
C18	3°24'33"	375.00'	22.31'	N88°36'56"W	22.31'
C19	4°09'55"	375.00'	27.26'	S87°35'50"W	27.26'
C20	94°16'57"	15.01'	24.71'	S43°07'09"E	22.01'
C21	46°43'55"	374.10'	305.12'	S27°23'17"W	296.74'
C22	83°22'27"	14.78'	21.51'	N88°21'33"W	19.66'
C23	5°08'04"	266.85'	23.91'	N49°14'21"W	23.90'
C24	89°53'00"	15.00'	23.53'	N44°37'18"E	21.19'
C25	54°01'00"	58.00'	54.68'	N34°23'09"W	52.68'
C26	19°18'18"	375.00'	126.35'	N21°32'45"W	125.75'
C27	81°53'34"	15.00'	21.44'	N9°44'53"E	19.66'
C28	51°00'52"	455.00'	405.12'	N25°11'14"E	391.87'
C29	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C30	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C31	2°35'27"	275.00'	12.43'	S88°23'04"W	12.43'
C32	81°54'19"	15.00'	21.44'	N51°57'29"W	19.66'
C33	2°45'44"	225.00'	10.85'	N9°37'28"W	10.85'
C34	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C35	90°00'00"	325.00'	510.51'	N44°40'48"E	459.62'
C36	90°00'00"	325.00'	510.51'	S45°19'12"E	459.62'
C37	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'

J:\009\FILING 1 SELTZER SURVEY\PLAT\PRELIMINARY PLAT\DRAWINGS\PLAT SHEETS\2007-PRELIMINARY-SHEETS.DWG

DATE SUBMITTED: <b>02.02.2024</b>		
REVISION NO.	DATE	
1	02-02-24	
2	04-26-24	
3	08-23-24	
4	10-30-24	
5		
PREPARED FOR: <b>REMINGTON HOMES, INC.</b> 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899		
SCALE: NA	JOB NO: 0109-2207	BY: BSS
<b>SHEET 18 OF 19</b>		



**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

# SELTZER FARMS FILING NO. 1

LOCATED IN SECTION 3, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

**SHEET 19 OF 19**

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C38	89°52'35"	15.00'	23.53'	N44°36'42"E	21.19'
C39	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C40	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C41	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C42	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C43	89°59'36"	15.00'	23.56'	N45°19'24"W	21.21'
C44	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C45	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C46	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C47	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C48	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C49	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C50	7°50'43"	375.00'	51.35'	N54°59'18"W	51.31'
C51	6°58'57"	375.00'	45.70'	N62°24'08"W	45.67'
C52	6°58'40"	375.00'	45.67'	N69°22'56"W	45.64'
C53	6°59'38"	375.00'	45.78'	N76°22'05"W	45.75'
C54	7°02'45"	375.00'	46.11'	N83°23'17"W	46.09'
C55	7°20'48"	375.00'	48.08'	S81°50'28"W	48.05'
C56	6°56'41"	375.00'	45.45'	S74°41'44"W	45.43'
C57	6°53'51"	375.00'	45.14'	S67°46'27"W	45.12'
C58	6°50'07"	375.00'	44.74'	S60°54'28"W	44.71'
C59	6°10'14"	375.00'	40.39'	S54°24'18"W	40.37'
C60	84°06'47"	15.00'	22.02'	N86°37'25"W	20.10'
C61	33°24'46"	150.00'	87.47'	N27°51'39"W	86.24'
C62	10°50'03"	150.00'	28.36'	N5°44'14"W	28.32'
C63	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C64	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C65	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C66	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C67	3°43'57"	200.00'	13.03'	S2°11'11"E	13.03'
C68	12°17'09"	200.00'	42.89'	S10°11'44"E	42.80'
C69	12°17'06"	200.00'	42.88'	S22°28'51"E	42.80'
C70	15°56'38"	200.00'	55.65'	S36°35'43"E	55.47'
C71	84°06'47"	15.00'	22.02'	S2°30'38"E	20.10'
C72	6°42'44"	375.00'	43.93'	S36°11'24"W	43.91'
C73	6°06'52"	375.00'	40.02'	S29°46'36"W	40.00'
C74	6°06'52"	375.00'	40.02'	S23°39'44"W	40.00'
C75	6°06'52"	375.00'	40.02'	S17°32'52"W	40.00'
C76	6°20'26"	375.00'	41.50'	S11°19'13"W	41.48'
C77	5°38'01"	375.00'	36.87'	S5°19'59"W	36.86'

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C78	87°09'49"	15.00'	22.82'	S46°05'53"W	20.68'
C79	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C80	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C81	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C82	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C83	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C84	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C85	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C86	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C87	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C88	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C89	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C90	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C91	90°00'24"	15.00'	23.56'	N44°40'36"E	21.21'
C92	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C93	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C94	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C95	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C96	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C97	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C98	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C99	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C100	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C101	90°27'31"	15.00'	23.68'	S44°56'25"E	21.30'
C102	29°35'30"	275.00'	142.03'	S14°30'47"E	140.46'
C103	91°10'49"	15.00'	23.87'	S16°17'18"W	21.43'
C104	93°51'05"	15.00'	24.57'	S71°24'44"E	21.91'
C105	1°41'45"	275.00'	8.14'	N25°20'04"W	8.14'
C106	85°24'29"	15.00'	22.36'	N16°31'17"E	20.35'
C107	23°57'37"	225.00'	94.09'	N71°12'21"E	93.41'
C108	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C109	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C110	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C111	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C112	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C113	6°29'38"	225.00'	25.50'	N86°25'59"E	25.49'
C114	30°46'53"	58.00'	31.16'	N74°17'21"E	30.79'
C115	49°20'52"	58.00'	49.95'	N34°13'29"E	48.42'
C116	9°52'15"	58.00'	9.99'	N4°36'55"E	9.98'
C117	8°21'37"	48.97'	7.15'	N3°50'56"W	7.14'

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C118	27°07'29"	61.77'	29.24'	N75°51'26"W	28.97'
C119	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C120	11°34'24"	375.00'	75.75'	N6°06'24"W	75.62'
C121	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C122	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C123	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C124	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C125	91°28'22"	15.00'	23.95'	N75°02'17"W	21.48'
C126	14°48'20"	225.00'	58.14'	N21°53'57"W	57.98'
C127	14°10'35"	225.00'	55.67'	N7°24'30"W	55.53'
C128	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C129	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C130	6°42'45"	275.00'	32.22'	S3°40'34"E	32.20'
C131	3°58'23"	275.00'	19.07'	S9°01'08"E	19.07'
C132	82°14'18"	15.00'	21.53'	S30°06'49"W	19.73'
C133	12°00'26"	275.00'	57.63'	S65°13'45"W	57.53'
C134	7°55'24"	225.00'	31.11'	N4°16'54"W	31.09'
C135	90°00'00"	33.00'	51.84'	S44°40'48"W	46.67'
C136	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C137	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C138	90°00'00"	33.00'	51.84'	S45°19'12"E	46.67'
C139	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'
C140	90°00'00"	15.00'	23.56'	N45°19'12"W	21.21'
C141	90°00'00"	15.00'	23.56'	N44°40'48"E	21.21'
C142	90°00'00"	15.00'	23.56'	S45°19'12"E	21.21'
C143	90°00'00"	15.00'	23.56'	S44°40'48"W	21.21'

DATE SUBMITTED: <b>02.02.2024</b>		
REVISION NO.	DATE	
1	02-02-24	
2	04-26-24	
3	08-23-24	
4	10-30-24	
5		
PREPARED FOR: <b>REMINGTON HOMES, INC.</b> 5740 OLDE WADSWORTH BLVD, ARVADA, CO 80002 303.420.2899		
SCALE: NA	JOB NO: 0109-2207	BY: BSS
<b>SHEET 19 OF 19</b>		



**KT ENGINEERING**  
ENGINEERS • SURVEYORS  
12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

J:\0109\FILING 1 SELTZER SURVEY\PLAT\PRELIMINARY PLAT\DRAWINGS\PLAT SHEETS\2027-PRELIMINARY-SHEETS.DWG