

SOUTHEAST METRO STORMWATER AUTHORITY  
Acting by and through  
SEMSWA WATER ACTIVITY ENTERPRISE

RESOLUTION 18-20  
Authorization to Accept a Special Warranty Deed from  
Cherry Creek School District No. 5

WHEREAS, SEMSWA has been organized to manage and maintain regional stormwater facilities within its boundaries; and

WHEREAS, Dove Creek, a regional stormwater conveyance channel with a defined floodplain extends onto the parcel known as Tract A, Dove Valley V, Filing No. 15, which is further depicted in Exhibit A; and

WHEREAS, Tract A, Dove Valley V, Filing No. 15, County of Arapahoe, State of Colorado ("Property") is owned by Cherry Creek School District No. 5; and

WHEREAS, transfer of fee title to the Property to SEMSWA would enable SEMSWA to maintain the floodplain, existing channel, and stormwater facilities within Tract A to function effectively and efficiently; and

WHEREAS, a title commitment regarding the Property has been issued by Canyon Title Company for an insured value of \$30,000.00 and upon recording of a special warranty deed from Cherry Creek School District No. 5 to SEMSWA, a title insurance policy will be issued in that amount regarding the Property; and

WHEREAS, the SEMSWA Board has determined that it is in the best interest of the citizens living and working within SEMSWA's boundaries to accept a Special Warranty Deed to the Property.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Board authorizes the acceptance of the Special Warranty Deed from Cherry Creek School District No. 5 for Tract A, Dove Valley V, Filing No. 15, County of Arapahoe, State of Colorado which is attached hereto as Exhibit B.
2. Further, the Board authorizes the Executive Director of SEMSWA, John A. McCarty, to execute any and all documents necessary to effectuate the transfer of the Property to SEMSWA.

SOUTHEAST METRO STORMWATER AUTHORITY  
acting by and through  
SEMSWA WATER ACTIVITY ENTERPRISE

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson

APPROVED AS TO FORM:  
Attorney for  
Southeast Metro Stormwater Authority

By \_\_\_\_\_  
Edward J. Krisor



# DOVE VALLEY V - FILING NO. 15

## A REPLAT OF LOTS 5, 6 AND 7 OF BLOCK 9 AND TRACT G OF DOVE VALLEY V LOCATED WITHIN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE, STATE OF COLORADO

Exhibit A

### CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, THAT AS OF THE DATE SET FORTH BELOW AND THE DATE OF RECORDING OF THIS DOCUMENT, THE UNDERSIGNED CONSTITUTE ALL OF THE OWNERS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, THAT THE UNDERSIGNED HAVE GOOD RIGHT AND FULL POWER TO CONVEY, ENCUMBER AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS-OF-WAY EXCEPT THE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THIS PLAT, AND THE LIENS HELD BY OTHER SIGNATORIES TO THIS DOCUMENT. IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY ARAPAHOE COUNTY, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOW ALL MEN BY THESE PRESENTS, THAT DOVE VALLEY BUSINESS PARK ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP, BEING THE OWNERS, MORTGAGEE, OR LIEN HOLDERS OF CERTAIN LANDS IN ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

LOT 5, BLOCK 9, DOVE VALLEY V, EXCEPT THAT PORTION CONVEYED IN DEED RECORDED APRIL 19, 2005 UNDER RECEPTION NO. B5054954, COUNTY OF ARAPAHOE, STATE OF COLORADO.

LOTS 6 AND 7, BLOCK 9, DOVE VALLEY V, COUNTY OF ARAPAHOE, STATE OF COLORADO.

TRACT G, DOVE VALLEY V, EXCEPT THAT PORTION CONVEYED IN DEED RECORDED APRIL 19, 2005 UNDER RECEPTION NO. B5054948, COUNTY OF ARAPAHOE, STATE OF COLORADO.

CONTAINING 1,135,608 SQUARE FEET / 26.070 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT, TRACT AND A BLOCK AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF DOVE VALLEY V – FILING NO. 15 AND DO HEREBY DEDICATE AND CONVEY TO ARAPAHOE COUNTY, COLORADO, AND WARRANTS TITLE TO SAME, FOR THE USE OF THE PUBLIC, THE STREET AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND SO HEREBY DEDICATE TO ARAPAHOE COUNTY, COLORADO, AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

CHERRY CREEK SCHOOL DISTRICT NO. 5

DAVID L. WILLMAN, PRESIDENT BOARD OF EDUCATION

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } SS

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS

\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

BY: DAVID L. WILLMAN AS PRESIDENT BOARD OF EDUCATION

OF CHERRY CREEK SCHOOL DISTRICT NO. 5

BY \_\_\_\_\_  
NOTARY PUBLIC WITNESS MY HAND AND SEAL

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

NOTARY I.D. NUMBER

SOUTHEAST METRO STORMWATER AUTHORITY

OWNER

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } SS

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS

\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

BY: \_\_\_\_\_ AS \_\_\_\_\_

OF SOUTHEAST METRO STORMWATER AUTHORITY

BY \_\_\_\_\_  
NOTARY PUBLIC WITNESS MY HAND AND SEAL

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

NOTARY I.D. NUMBER

### TRACT A NOTE

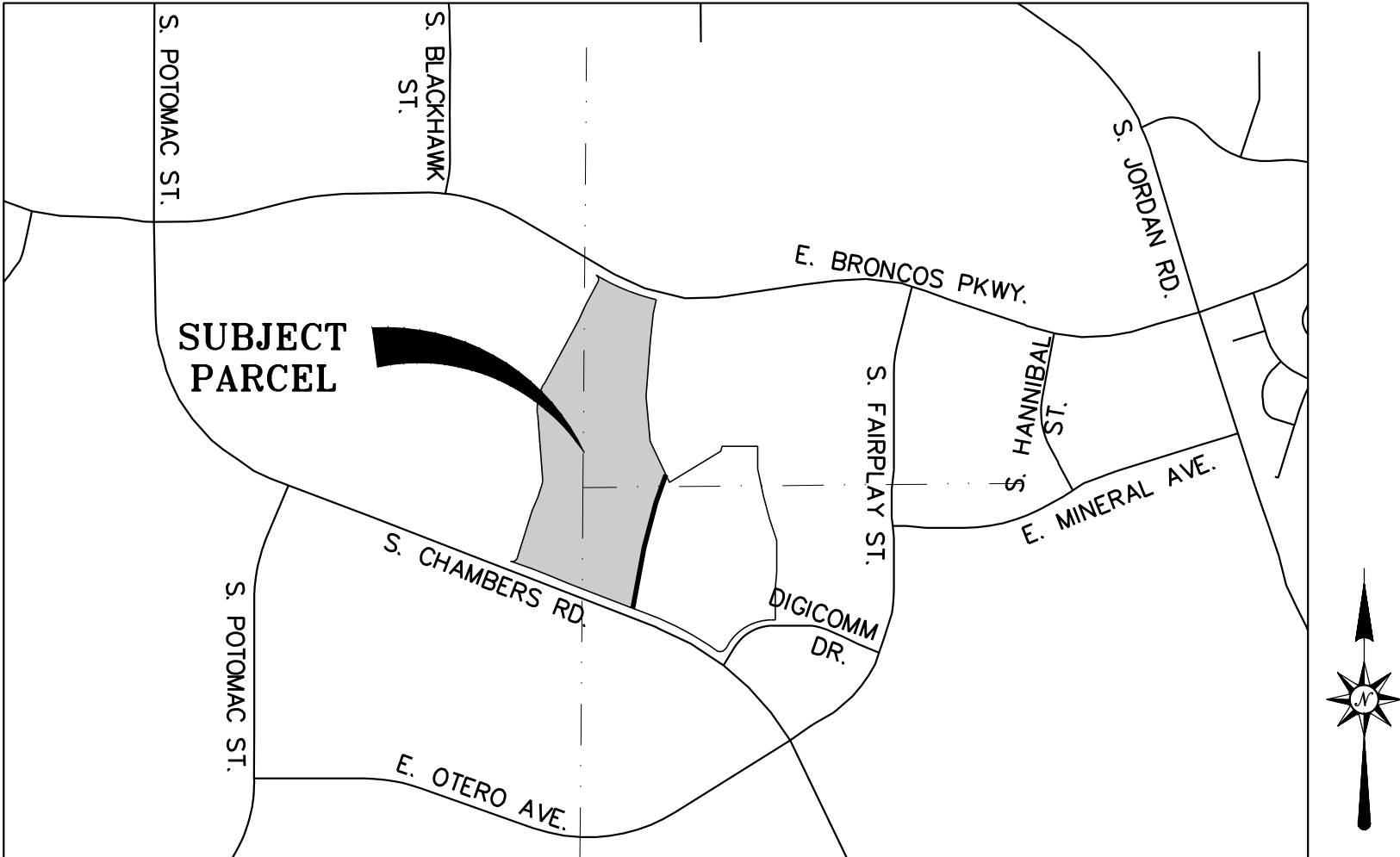
TRACT A AS SHOWN ON THIS PLAT IS OWNED AND MAINTAINED BY THE SOUTHEAST METRO STORMWATER AUTHORITY FOR DRAINAGE PURPOSES.

### CROSS LOT DRAINAGE EASEMENT

THE RESPECTIVE OWNERS OF ALL LOTS WITHIN THIS PLAT, THEIR SUCCESSOR, AND/OR ASSIGNS IN INTEREST, AGREE TO ACCEPT DEVELOPED STORMWATER RUNOFF (DRAINAGE) AND/OR CONVEYANCE FROM ALL OTHER LOTS WITHIN THIS PLAT IN EITHER POINT DISCHARGE TO SHEET FLOW CONDITIONS AND ALSO AGREE NOT TO IMPEDE THE FLOW OF THE ACCEPTED RUNOFF.

### GENERAL NOTES

- BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO AS SHOWN AND MONUMENTED HEREON: SAID LINE BEARS SOUTH 00°27'40" WEST.
- ALL EXTERIOR BOUNDARY MONUMENTS ARE AS LABELED ON SHEET 2 OF 3.
- 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 STATUTE 18-4-508, COLORADO REVISED STATUTES.
- NO OFFSET MONUMENTS ARE TO BE SET IN CONJUNCTION WITH THIS PLAT.
- BENCHMARK: CITY OF AURORA CONTROL POINT "5S6630NW001", MONUMENTED BY A 3" BRASS CAP STAMPED "COA BM, 556630NW001", LOCATED ON THE EAST SIDE OF A 12 FOOT WIDE TYPE R INLET, AT THE SOUTHEAST CORNER OF EAST ARAPAHOE ROAD AND SOUTH JORDAN ROAD. ELEVATION = 5681.47 FEET (NAVD 1988 DATUM).



VICINITY MAP

SCALE: 1" = 1,000'

### STANDARD NOTES

THE OWNER(S), DEVELOPER(S), AND/OR SUBDIVIDER(S) OF THE FINAL PLAT KNOWN AS DOVE VALLEY V – FILING NO. 15, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS, AGREE TO THE FOLLOWING NOTES:

#### SITE TRIANGLE NOTE

SIGHT DISTANCE RESTRICTIONS, CONSISTING OF A 30 FOOT BY A 30 FOOT SIGHT DISTANCE TRIANGLE OR OF SUCH OTHER DIMENSIONS AS REQUIRED TO PROTECT AASHTO SIGHT LINES, SHALL APPLY TO ALL LAND AREAS ADJACENT TO ALL PUBLIC AND PRIVATE ROAD INTERSECTIONS ON THIS PLAT. THE OWNERS OF SUCH ADJACENT LAND AREAS ARE PROHIBITED FROM ERECTING, GROWING, OR OTHERWISE PERMITTING ANY OBSTRUCTION WITHIN SUCH LAND AREA THAT IS OVER 3 FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY.

#### LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

#### EMERGENCY ACCESS

EMERGENCY ACCESS IS GRANTED HERewith OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

#### STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

#### PUBLIC IMPROVEMENTS

AFTER FINAL PLAN AND/OR FINAL PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATE STATUTE.

#### DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE

THE OWNERS OF THIS PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.: CROSS ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

#### PRIVATE STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAT/PLAN ARE NOT IN CONFORMANCE WITH ARAPAHOE COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

#### DRAINAGE MAINTENANCE

THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME, IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

#### DRAINAGE LIABILITY

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNATED AND/OR CERTIFIED BY R&R ENGINEERS-SURVEYORS, INC. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF DOVE VALLEY BUSINESS PARK ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE DOVE VALLEY BUSINESS PARK ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP AND/OR THEIR ASSESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL PLAN DOES NOT IMPLY APPROVAL OF THE R&R ENGINEERS-SURVEYORS, INC. DRAINAGE DESIGN.

#### DRAINAGE MASTER PLAN

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:  
1. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.  
2. DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE, TO MINIMIZE OVERALL CAPITAL COSTS. THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.  
3. EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

### SPECIFIC NOTES

#### AIRPORT INFLUENCE AREA (OFF-SITE IMPROVEMENTS)

- TO CARRY OUT ONE OR MORE OF THE FOLLOWING AS MAY BE REQUIRED BY THE BOARD OF COUNTY COMMISSIONERS:
- TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATION IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL PLANS.
  - TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR SPECIAL DISTRICTS IN OFF-SITE ROADWAY IMPROVEMENTS AS NECESSITATED BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
  - TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADWAYS BROUGHT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
  - TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED IN THE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY, IF SUCH PROGRAM IS APPROVED AND/OR ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

#### AIRPORT INFLUENCE AREA (EASEMENT / HAZARD EASEMENT)

AN AVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS FINAL PLAT HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND UNDER RECEPTION NUMBER B3073837 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER.

THE LANDS CONTAINED WITHIN THIS FINAL PLAT LIE WITHIN THE AIRPORT INFLUENCE AREA, AN AREA WHICH IS LIKELY TO BE AFFECTED BY AIRCRAFT OPERATIONS AND THEIR POTENTIAL NOISE AND/OR CRASH HAZARDS TO A GREATER DEGREE THAN LANDS SITUATED OUTSIDE OF THE INFLUENCE AREA.

ALL LANDS CONTAINED WITHIN THIS FINAL PLAT SHALL COMPLY WITH THE F.A.R. PART 77, "HEIGHT AND OBSTRUCTIONS CRITERIA".

#### STREET LIGHTING

ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAT, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSOR AND/OR ASSIGNS IN INTEREST SHALL PAY, AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAT ACCORDING TO APPLICABLE RATES, RULES AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

#### PUBLIC USE EASEMENT

ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE PUBLIC USE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S EASEMENT REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, IF ANY, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

#### DRAINAGE

ALL DRAINAGE, DETENTION POND AND STORM SEWER EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S STORMWATER AND DRAINAGE REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, INCLUDING THOSE RECORDED ON JUNE 5, 1997, AT RECEPTION NUMBER A7066570, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

### SURVEY CERTIFICATION

I, STACY LYNN BALZER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO 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.

STACY LYNN BALZER, P.L.S.  
COLORADO REG. NO. 38495  
FOR, AND ON BEHALF OF:  
R&R ENGINEERS-SURVEYORS, INC.

NOTICE: - ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

### SURVEYOR NOTE

THE DIMENSIONS, LOCATIONS AND OTHER INFORMATION REGARDING RECORDED RIGHTS-OF-WAY AND EASEMENTS WERE DERIVED FROM COPIES OF THE ACTUAL RECORDED DOCUMENTS. THE UNDERSIGNED SURVEYOR DID NOT PERSONALLY SEARCH THE PUBLIC RECORDS TO DETERMINE THE RECORDED RIGHTS-OF-WAY AND EASEMENTS AFFECTING THE PROPERTY, BUT INSTEAD RESEARCH WAS OBTAINED FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. THE RESEARCH IS BELIEVED BY THE UNDERSIGNED TO BE RELIABLE, COMPLETE AND CORRECT, AND IS NOT CONTRADICTED BY ANY OTHER INFORMATION KNOWN TO THE SURVEYOR. THIS DISCLOSURE IS PROVIDED TO COMPLY WITH 38-51-106, C.R.S. AND FOR NO OTHER PURPOSE.

### ATTORNEY CERTIFICATE

I, \_\_\_\_\_, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE IN THE STATE OF COLORADO, REGISTRATION NO. \_\_\_\_\_, STATE THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED IN THIS PLAT AND STATE FURTHER THAT, IN MY OPINION, TITLE TO ALL LANDS DESCRIBED IN THIS PLAT IS MERCHANTABLE IN THE OWNER AND IS FREE AND CLEAR OF ALL EASEMENTS, RIGHTS-OF-WAY, COVENANTS, LIENS AND ENCUMBRANCES EXCEPT (A) THOSE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THE PLAT AND (B) THOSE HELD BY OTHER SIGNATORIES TO THIS PLAT. I FURTHER STATE THAT, IN MY OPINION, THE PERSON SIGNING AS OWNER IS AUTHORIZED TO DO SO.

### BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

CHAIR: \_\_\_\_\_

ATTEST: \_\_\_\_\_

### RECORDER'S CERTIFICATE

THIS PLAN OR 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., 2018

IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MAP \_\_\_\_\_, RECEPTION NO. \_\_\_\_\_

COUNTY CLERK AND RECORDER

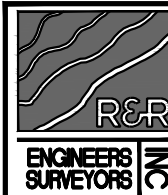
BY: \_\_\_\_\_  
DEPUTY

### SHEET INDEX

SHEET 1 – COVER SHEET  
SHEET 2 – MAP SHEET  
SHEET 3 – EASEMENTS GRANTED PER THIS PLAT

SHEET 1 OF 3

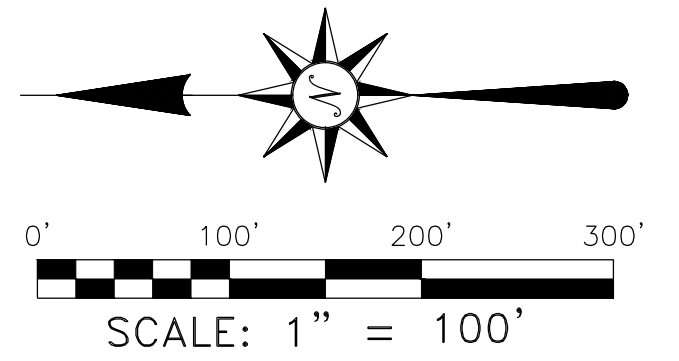
CASE NO. R17-005

 <b>R&amp;R ENGINEERS-SURVEYORS, INC.</b> 710 WEST COLFAX AVENUE DENVER, COLORADO 80204 (P)303-753-6790 (F)303-753-6568 WWW.RRENINEERS.COM			
REVISIONS		File No. DL17071 PLAT	
10/18/17	ADDRESS COMMENTS	Date Drawn	08/11/2017
	ADD EASEMENTS	Drawn By	SLB
		Checked By	AWS
		Job No.	DL17071



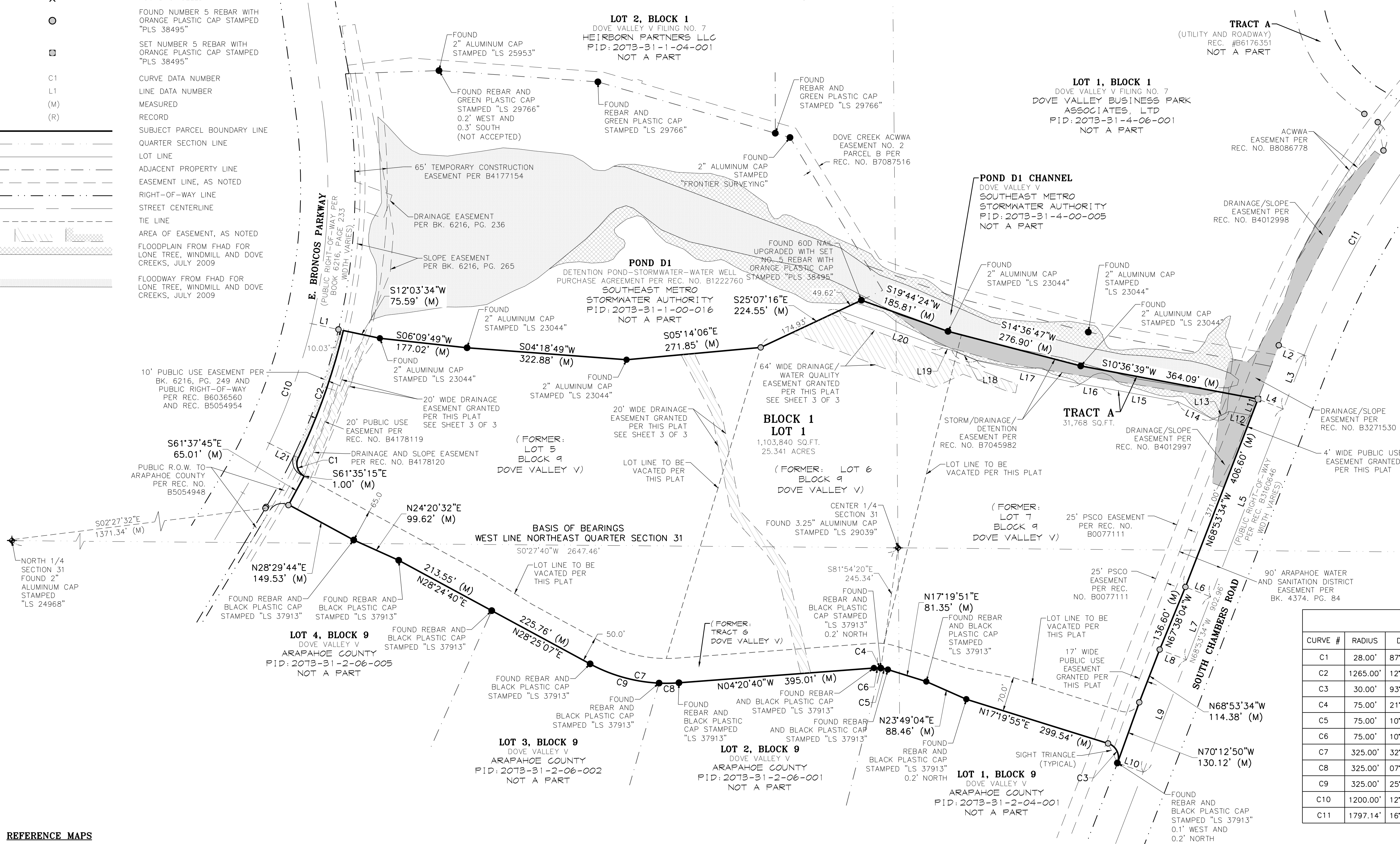
# DOVE VALLEY V - FILING NO. 15

A REPLAT OF LOTS 5, 6 AND 7 OF BLOCK 9 AND TRACT G OF DOVE VALLEY V  
LOCATED WITHIN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF ARAPAHOE, STATE OF COLORADO



## LEGEND

	ALIQUOT CORNER, AS NOTED
	FOUND MONUMENT, AS NOTED
	FOUND CHISELED "X"
	FOUND NUMBER 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38495"
	SET NUMBER 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38495"
	CURVE DATA NUMBER
	LINE DATA NUMBER
	MEASURED
	RECORD
	SUBJECT PARCEL BOUNDARY LINE
	QUARTER SECTION LINE
	LOT LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE, AS NOTED
	RIGHT-OF-WAY LINE
	STREET CENTERLINE
	TIE LINE
	AREA OF EASEMENT, AS NOTED
	FLOODPLAIN FROM FHAD FOR LONE TREE, WINDMILL AND DOVE CREEKS, JULY 2009
	FLOODWAY FROM FHAD FOR LONE TREE, WINDMILL AND DOVE CREEKS, JULY 2009



LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	N12°03'34"E	65.04'
L2	N21°06'26"E	55.00'
L3	S68°53'34"E	116.90'
L4	S21°25'25"W	55.00'
L5	S68°53'34"E	406.60'
L6	S21°25'25"W	55.00'
L7	S68°53'34"E	136.26'
L8	S21°06'26"W	58.00'
L9	S68°53'34"E	243.19'
L10	S19°47'10"W	55.01'
L11	N68°53'34"E	35.60'
L12	N10°36'39"E	46.24'
L13	N26°33'54"W	35.74'
L14	N26°20'31"E	79.66'
L15	N10°36'39"E	154.62'
L16	N09°18'15"E	45.59'
L17	N12°44'06"E	214.23'
L18	N22°34'02"E	54.58'
L19	N14°36'47"E	18.81'
L20	N19°44'24"E	222.55'
L21	N26°23'20"E	65.00'

CURVE DATA TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	28.00'	87°15'06"	42.64'	N72°02'17"E	38.64'
C2	1265.00'	12°22'13"	273.12'	S70°31'17"E	272.59'
C3	30.00'	93°46'31"	49.10'	N64°13'10"E	43.80'
C4	75.00'	21°40'30"	28.37'	N06°29'35"E	28.20'
C5	75.00'	10°58'40"	14.37'	N11°50'30"E	14.35'
C6	75.00'	10°41'50"	14.00'	N01°00'15"E	13.98'
C7	325.00'	32°45'48"	185.84'	N12°02'13"E	183.32'
C8	325.00'	07°02'54"	39.98'	N00°49'14"W	39.95'
C9	325.00'	25°42'54"	145.86'	N15°33'40"E	144.64'
C10	1200.00'	12°15'51"	256.86'	S70°30'50"E	256.37'
C11	1797.14'	16°15'40"	510.05'	S60°29'56"E	508.34'

## REFERENCE MAPS

R1 PLAT DOVE VALLEY V	REC. NO. B316066	PLS 23044
R2 PLAT DOVE VALLEY V, FILING NO. 7	REC. NO. B6176351	PLS25953

TRACT CHART		
TRACT	USAGE	OWNER / MAINTAINED BY
A	DRAINAGE	SOUTHEAST METRO STORMWATER AUTHORITY

## NOTE

SEE SHEET 3 OF 3 FOR DIMENSIONS OF EASEMENTS GRANTED PER THIS PLAT.

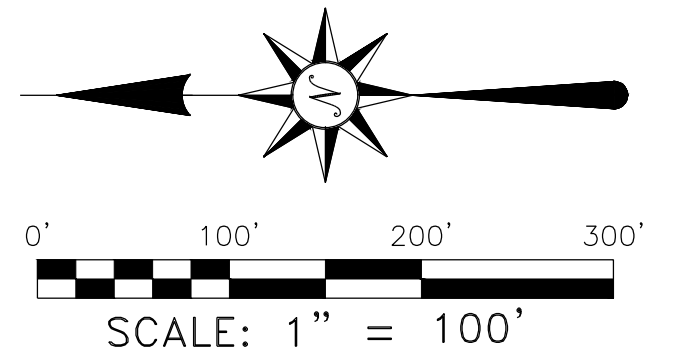
CASE NO. R17-005

SHEET 2 OF 3

		<b>R&amp;R ENGINEERS-SURVEYORS, INC.</b> 710 WEST COLFAX AVENUE DENVER, COLORADO 80204 (P)303-753-6790 (F)303-753-6568 WWW.RRENGINEERS.COM	
REVISIONS		File No. DL17071 PLAT	
10/18/17		Date Drawn 08/11/2017	
ADD. EASEMENTS		Drawn By SLB	
		Checked By AWS	
		Job No. DL17071	

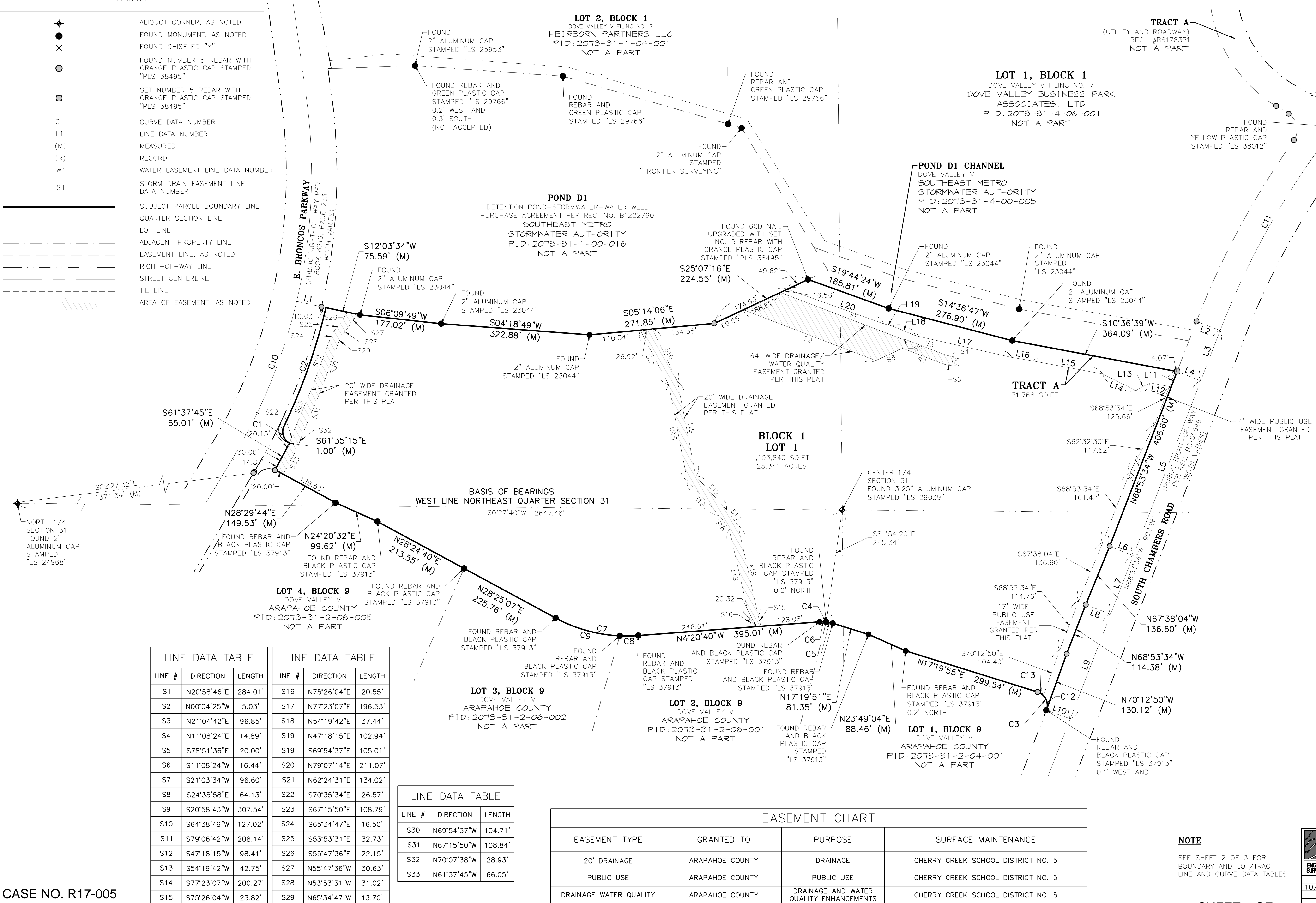
# DOVE VALLEY V - FILING NO. 15

A REPLAT OF LOTS 5, 6 AND 7 OF BLOCK 9 AND TRACT G OF DOVE VALLEY V  
LOCATED WITHIN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF ARAPAHOE, STATE OF COLORADO



## LEGEND

◆	ALIQUOT CORNER, AS NOTED
●	FOUND MONUMENT, AS NOTED
×	FOUND CHISELED "X"
○	FOUND NUMBER 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38495"
■	SET NUMBER 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38495"
C1	CURVE DATA NUMBER
L1	LINE DATA NUMBER
(M)	MEASURED
(R)	RECORD
W1	WATER EASEMENT LINE DATA NUMBER
S1	STORM DRAIN EASEMENT LINE DATA NUMBER
---	SUBJECT PARCEL BOUNDARY LINE
---	QUARTER SECTION LINE
---	LOT LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE, AS NOTED
---	RIGHT-OF-WAY LINE
---	STREET CENTERLINE
---	TIE LINE
---	AREA OF EASEMENT, AS NOTED



LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	N12°03'34"E	65.04'
L2	N21°06'26"E	55.00'
L3	S68°53'34"E	116.90'
L4	S21°25'25"W	55.00'
L5	S68°53'34"E	406.60'
L6	S21°25'25"W	55.00'
L7	S68°53'34"E	136.26'
L8	S21°06'26"W	58.00'
L9	S68°53'34"E	243.19'
L10	S19°47'10"W	55.01'
L11	N68°53'34"W	35.60'
L12	N10°36'39"E	46.24'
L13	N26°33'54"W	35.74'
L14	N26°20'31"E	79.66'
L15	N10°36'39"E	154.62'
L16	N09°18'15"E	45.59'
L17	N12°44'06"E	214.23'
L18	N22°34'02"E	54.58'
L19	N14°36'47"E	18.81'
L20	N19°44'24"E	222.55'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
S1	N20°58'46"E	284.01'
S2	N00°04'25"W	5.03'
S3	N21°04'42"E	96.85'
S4	N11°08'24"E	14.89'
S5	S78°51'36"E	20.00'
S6	S11°08'24"W	16.44'
S7	S21°03'34"W	96.60'
S8	S24°35'58"E	64.13'
S9	S20°58'43"W	307.54'
S10	S64°38'49"W	127.02'
S11	S79°06'42"W	208.14'
S12	S47°18'15"W	98.41'
S13	S54°19'42"W	42.75'
S14	S77°23'07"W	200.27'
S15	S75°26'04"W	23.82'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
S16	N75°26'04"E	20.55'
S17	N77°23'07"E	196.53'
S18	N54°19'42"E	37.44'
S19	N47°18'15"E	102.94'
S19	S69°54'37"E	105.01'
S20	N79°07'14"E	211.07'
S21	N62°24'31"E	134.02'
S22	S70°35'34"E	26.57'
S23	S67°15'50"E	108.79'
S24	S65°34'47"E	16.50'
S25	S53°53'31"E	32.73'
S26	S55°47'36"E	22.15'
S27	N55°47'36"W	30.63'
S28	N53°53'31"W	31.02'
S29	N65°34'47"W	13.70'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
S30	N69°54'37"W	104.71'
S31	N67°15'50"W	108.84'
S32	N70°07'38"W	28.93'
S33	N61°37'45"W	66.05'

EASEMENT CHART			
EASEMENT TYPE	GRANTED TO	PURPOSE	SURFACE MAINTENANCE
20' DRAINAGE	ARAPAHOE COUNTY	DRAINAGE	CHERRY CREEK SCHOOL DISTRICT NO. 5
PUBLIC USE	ARAPAHOE COUNTY	PUBLIC USE	CHERRY CREEK SCHOOL DISTRICT NO. 5
DRAINAGE WATER QUALITY	ARAPAHOE COUNTY	DRAINAGE AND WATER QUALITY ENHANCEMENTS	CHERRY CREEK SCHOOL DISTRICT NO. 5

## NOTE

SEE SHEET 2 OF 3 FOR  
BOUNDARY AND LOT/TRACT  
LINE AND CURVE DATA TABLES.

<b>R&amp;R ENGINEERS-SURVEYORS, INC.</b> 710 WEST COLFAX AVENUE DENVER, COLORADO 80204 (P)303-753-6790 (F)303-753-6568 WWW.REENGINEERS.COM			
REVISIONS			
10/18/17	ADDRESS COMMENTS	Date Drawn 08/11/2017	File No. DL17071 PLAT
	ADD EASEMENTS	Drawn By SLB	Checked By AWS
		Job No.	DL17071

**EXHIBIT B**

After recording, please return to:  
Southeast Metro Stormwater Authority  
Attn: Tiffany Clark  
7437 South Fairplay Street  
Centennial, CO 80112

**SPECIAL WARRANTY DEED**

**THIS DEED** is made this \_ day of June 2018, between Cherry Creek School District No. 5, a public school district and political subdivision of the State of Colorado, whose legal address is 4700 S. Yosemite Street, Greenwood Village, CO 80111, Grantor, and Southeast Metro Stormwater Authority, a public corporation and political subdivision of the State of Colorado, whose legal address is 7437 South Fairplay Street, Centennial, Colorado 80112, Grantee.

**WITNESS**, That the Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee all the real property, together with improvements, if any, situate, lying and being in the County of Arapahoe, State of Colorado, described as follows:

TRACT A, DOVE VALLEY V, FILING NO. 15  
AURORA, CO 80016

**TOGETHER** with all and singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right title interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

**TO HAVE AND TO HOLD** the said premises above bargained and described with appurtenances, unto the Grantee forever. The Grantor, for itself, successors and assigns, does covenant, and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor subject to the matters set forth on Exhibit A, attached hereto.

**IN WITNESS WHEREOF**, the Grantor has executed this deed on the date set forth above.

CHERRY CREEK SCHOOL DISTRICT NO. 5

By \_\_\_\_\_  
David L. Willman, President, Board of Education

STATE OF COLORADO        )  
                                      )ss.  
COUNTY OF ARAPAHOE    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of June, 2018, by David L. Willman as the President of the Board of Education of Cherry Creek School District No. 5.

WITNESS my hand and official seal.

\_\_\_\_\_

My commission expires:

*As the grantor and grantee under this deed are political subdivisions of the State of Colorado, no documentary fee is payable pursuant to C.R. S. §39-13-104(1)(a).*

Stacy Lynn Balzer, P.L.S., R&R Engineers-Surveyors, Inc., 710 West Colfax Avenue, Denver, CO 80204  
Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)



## EXHIBIT A

1. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
  2. Easements or claims of easements, not shown by the Public Records.
  3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the Land would disclose, and which are not shown by the Public Records.
  4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
  5. Taxes and assessments for the current year and subsequent years, a lien, not yet due and payable.
  6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
  7. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records, or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon conveyed by this Commitment.
  8. Statutory liens for any existing or future assessments, taxes, fees, or charges on account of the inclusion of the subject property in one or more special districts or municipalities.
  9. RESERVATION MADE BY THE UNION PACIFIC RAILWAY COMPANY OF ANY COAL THAT MAY BE UNDERNEATH THE SURFACE OF THE LAND TOGETHER WITH SUCH RIGHT OF WAY AND GROUNDS FREE OF COST AS SHALL BE NECESSARY FOR THE PROPER WORKING OF ANY COAL MINES THAT MAY BE DEVELOPED UPON SAID PREMISES AND FOR THE TRANSPORTATION OF THE COAL FROM THE SAME IN DEED RECORDED AUGUST 10, 1885 IN BOOK 254 AT PAGE [493](#) (OLD ARAPAHOE RECORDS) AND AUGUST 10, 1885 IN BOOK A61 AT PAGE [537](#).
- NOTE: DEED IN CONNECTION WITH SAID RESERVATION WAS RECORDED APRIL 16, 1971 IN BOOK 1920 AT PAGE [247](#).
- NOTE: RELEASE AND QUIT CLAIM DEED RECORDED NOVEMBER 23, 1998 UNDER RECEPTION NO. [A8189797](#). (AFFECTS SECTION 31)
10. ANY AND ALL DITCH RIGHTS AS EVIDENCED BY DOCUMENTS RECORDED MAY 6, 1889 IN BOOK A50 AT PAGE [546](#) AND MARCH 22, 1944 IN BOOK 497 AT PAGE [85](#).
  11. RIGHT OF WAY SIX (6) FEET IN WIDTH ACROSS SECTION 31, FOR PIPELINES TOGETHER WITH THE RIGHT TO USE A STRIP OF GROUND 30 FEET IN WIDTH DURING CONSTRUCTION, AS GRANTED TO FORD, BACON AND DAVIS, INC., BY INSTRUMENT RECORDED FEBRUARY 23, 1928 IN BOOK 260 AT PAGE [133](#) AND ASSIGNED BY IT TO COLORADO INTERSTATE GAS COMPANY BY INSTRUMENT RECORDED JUNE 5, 1928 IN BOOK 264 AT PAGE [381](#) AND ASSIGNED TO PUBLIC SERVICE COMPANY OF COLORADO BY INSTRUMENT RECORDED DECEMBER 1, 1967 IN BOOK 1737 AT PAGE [331](#).
  12. RESERVATION OF 1/2 OF THE OIL AND RIGHT OF WAY TO DRILL FOR OIL, AS RESERVED BY BYRON L. MILLER AND LYDIA R. MILLER IN DEED RECORDED FEBRUARY 25, 1944 IN BOOK 495



AT PAGE [555](#). (AFFECTS THE WEST 50 ACRES OF THE NORTH 90 ACRES OF THE NORTHWEST 1/4 OF SECTION 31)

13. ALL RIGHT, TITLE AND INTEREST IN AND TO ANY AND ALL WATER AND WATER RIGHTS OF A NONTRIBUTARY NATURE APPURTENANT OR IN ANY WAY ASSOCIATED WITH SUBJECT PROPERTY AS GRANTED TO ARAPAHOE WATER AND SANITATION DISTRICT IN INSTRUMENTS RECORDED MARCH 3, 1981 IN BOOK 3374 AT PAGES [139](#), [140](#), [141](#), [142](#), [143](#) AND [144](#).

14. THE EFFECT OF CONSENT TO APPROPRIATE WATER GRANTED TO ARAPAHOE WATER AND SANITATION DISTRICT IN INSTRUMENT RECORDED MARCH 3, 1981 IN BOOK 3374 AT PAGE [171](#), AND RESOLUTION NO. R-81-36 RECORDED IN DOUGLAS COUNTY OCTOBER 21, 1981 IN BOOK 424 AT PAGE [1043](#), AND FINDINGS AND RULING OF THE REFEREE AND DECREE OF THE WATER COURT RECORDED FEBRUARY 25, 1983 IN BOOK 3803 AT PAGES [634](#), [643](#) AND [653](#).

15. THE EFFECT OF THE DECREE OF THE WATER COURT AS SET FORTH IN THE INSTRUMENT RECORDED JULY 17, 1981 IN BOOK 3433 AT PAGE [18](#), AND RECORDED FEBRUARY 25, 1983 IN BOOK 3803 AT PAGES [634](#), [643](#) AND [653](#), AND AUGUST 24, 2000 UNDER RECEPTION NO. [B0106384](#).

16. INCLUSION OF THE SUBJECT PROPERTY INTO THE ARAPAHOE WATER AND SANITATION DISTRICT BY ORDER RECORDED JANUARY 31, 1984 IN BOOK 4077 AT PAGE [191](#).

17. INCLUSION OF THE SUBJECT PROPERTY INTO THE DOVE VALLEY METROPOLITAN DISTRICT BY ORDER RECORDED APRIL 30, 1984 IN BOOK 4144 AT PAGE [749](#), AND MAY 21, 1984 IN BOOK 4163 AT PAGE [613](#), AND RECORDED MAY 25, 1984 IN BOOK 4168 AT PAGE [252](#).

18. RIGHT OF WAY EASEMENT AS GRANTED TO THE ARAPAHOE WATER AND SANITATION DISTRICT IN INSTRUMENT RECORDED FEBRUARY 21, 1985, IN BOOK 4374 AT PAGE [84](#).

19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF DRAINAGE EASEMENT AGREEMENT RECORDED JULY 29, 1991 IN BOOK 6216 AT PAGE [236](#).

20. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF PUBLIC USE AGREEMENT RECORDED JULY 29, 1991 IN BOOK 6216 AT PAGE [249](#).

21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF SLOPE EASEMENT AGREEMENT RECORDED JULY 29, 1991 IN BOOK 6216 AT PAGE [265](#).

22. TERMS, CONDITIONS AND PROVISIONS OF FINDINGS OF FACT, CONCLUSION OF LAW, JUDGMENT AND DECREE OF THE WATER COURT RECORDED NOVEMBER 25, 1998 AT RECEPTION NO. [A8192060](#).

23. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR PIPELINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 26, 2000, UNDER RECEPTION NO. [B0077111](#).

24. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN THE DEVELOPMENT AGREEMENT FOR DOVE VALLEY BUSINESS PARK RECORDED FEBRUARY 13, 2003 UNDER RECEPTION NO. [B3033437](#), AND AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED MAY 28, 2014 UNDER RECEPTION NO. [D4044978](#).

25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MASTER SUBDIVISION IMPROVEMENT AGREEMENT CONTAINING RESTRICTIONS ON DEVELOPMENT RECORDED FEBRUARY 20, 2003 UNDER RECEPTION NO. [B3038805](#).

26. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DOVE VALLEY BUSINESS PARK MASTER DEVELOPMENT PLAN RECORDED MARCH 14, 2003 UNDER RECEPTION NO. [B3056271](#).

27. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN STANDARD AVIGATION AND HAZARD EASEMENT RECORDED APRIL 09, 2003 UNDER RECEPTION NO. [B3073837](#).

28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN INTERGOVERNMENTAL AGREEMENT RECORDED APRIL 15, 2003 UNDER RECEPTION NO. [B3079720](#).

29. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE ARAPAHOE COUNTY WATER AND WASTEWATER PUBLIC IMPROVEMENTS DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MAY 19, 2003, UNDER RECEPTION NO. [B3108616](#).

30. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF DOVE VALLEY V RECORDED JULY 16, 2003 UNDER RECEPTION NO. [B3160646](#).

31. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DRAINAGE/SLOPE EASEMENT RECORDED DECEMBER 23, 2003 UNDER RECEPTION NO. [B3271530](#).

32. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DRAINAGE SLOPE EASEMENT RECORDED JANUARY 21, 2004 UNDER RECEPTION NO. [B4012997](#). (AFFECTS LOT 7, BLOCK 9, DOVE VALLEY V)

33. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN UNIFORM EASEMENT DEED AND REVOCABLE STORM DRAINAGE LICENSE AGREEMENT RECORDED APRIL 11, 2007 UNDER RECEPTION NO. [B7045982](#). (AFFECTS LOT 7, BLOCK 9, DOVE VALLEY V)

34. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN THE DECLARATION OF RESTRICTIVE COVENANTS ON RESIDENTIAL DEVELOPMENT, RESIDENTIAL CONSTRUCTION, AND RESIDENTIAL USE RECORDED OCTOBER 09, 2007, UNDER RECEPTION NO. [B7130899](#).

35. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS OF EASEMENT AND AGREEMENT RECORDED APRIL 16, 2018 AT RECEPTION NO. [D8036588](#).