

FINAL PLAT HASKINS STATION FILING NO. 2

A REPLAT OF TRACT S, BLOCK 7, HASKINS STATION SUBDIVISION AND LOCATED IN THE
W 1/2 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
70 LOTS AND 9 TRACTS
(COVER SHEET)

R \$73.00
D \$0.00
2024035339
06/24/2024 12:17:23 PM 7 Page(s)
JEFFERSON COUNTY, Colorado

LEGAL DESCRIPTION:

THE UNDERSIGNED, BEING THE OWNERS OF A PARCEL OF LAND LOCATED IN THE W 1/2 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF TRACT S, BLOCK 7 OF THE HASKINS STATION SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NO. 2019086375, LOCATED IN THE W 1/2 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 403,360 SQUARE FEET, OR 9.2599 ACRES MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 16 BEING N 00°16'51" W A DISTANCE OF 2642.00 FEET AND MONUMENTED AS FOLLOWS:

-NORTHWEST CORNER OF SECTION 16, BEING A 3-1/4" BRASS CAP IN RANGE BOX, PLS 13212, PER MONUMENT RECORD DATED 5-5-06.

-WEST QUARTER CORNER OF SECTION 16, BEING A 3-1/4" BRASS CAP IN RANGE BOX, PLS 13212, PER MONUMENT RECORD DATED 2-17-05.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF HASKINS STATION FILING NO. 2, AND HEREBY GRANTS TO THE CITY OF ARVADA SUCH EASEMENTS AS ARE CREATED HEREBY AND DEPICTED OR, BY NOTE, REFERENCED HEREON, ALONG WITH THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, AND APPURTENANCES, EITHER DIRECTLY OR THROUGH THE VARIOUS APPLICABLE SERVICE PROVIDERS AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF SUCH EASEMENT. UNLESS MORE NARROWLY DEFINED BY NOTE HEREON, UTILITY SHALL MEAN SEWER, WATER, DRAINAGE, ELECTRICITY, GAS, TELEPHONE, CABLE AND OTHER TELECOMMUNICATION FACILITIES.

OWNER:

GILLIGAN FAMILY LIMITED PARTNERSHIP

BY *Kevin Gilligan* MANAGER

NOTARY:

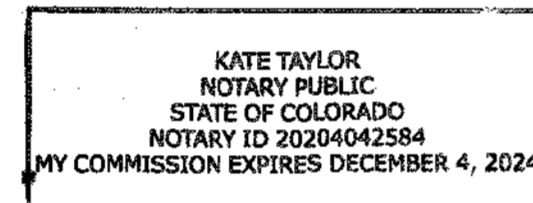
STATE OF Colorado

COUNTY OF Jefferson }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF February, 2024,
BY Kevin Gilligan AS Managers OF THE GILLIGAN FAMILY LIMITED PARTNERSHIP.

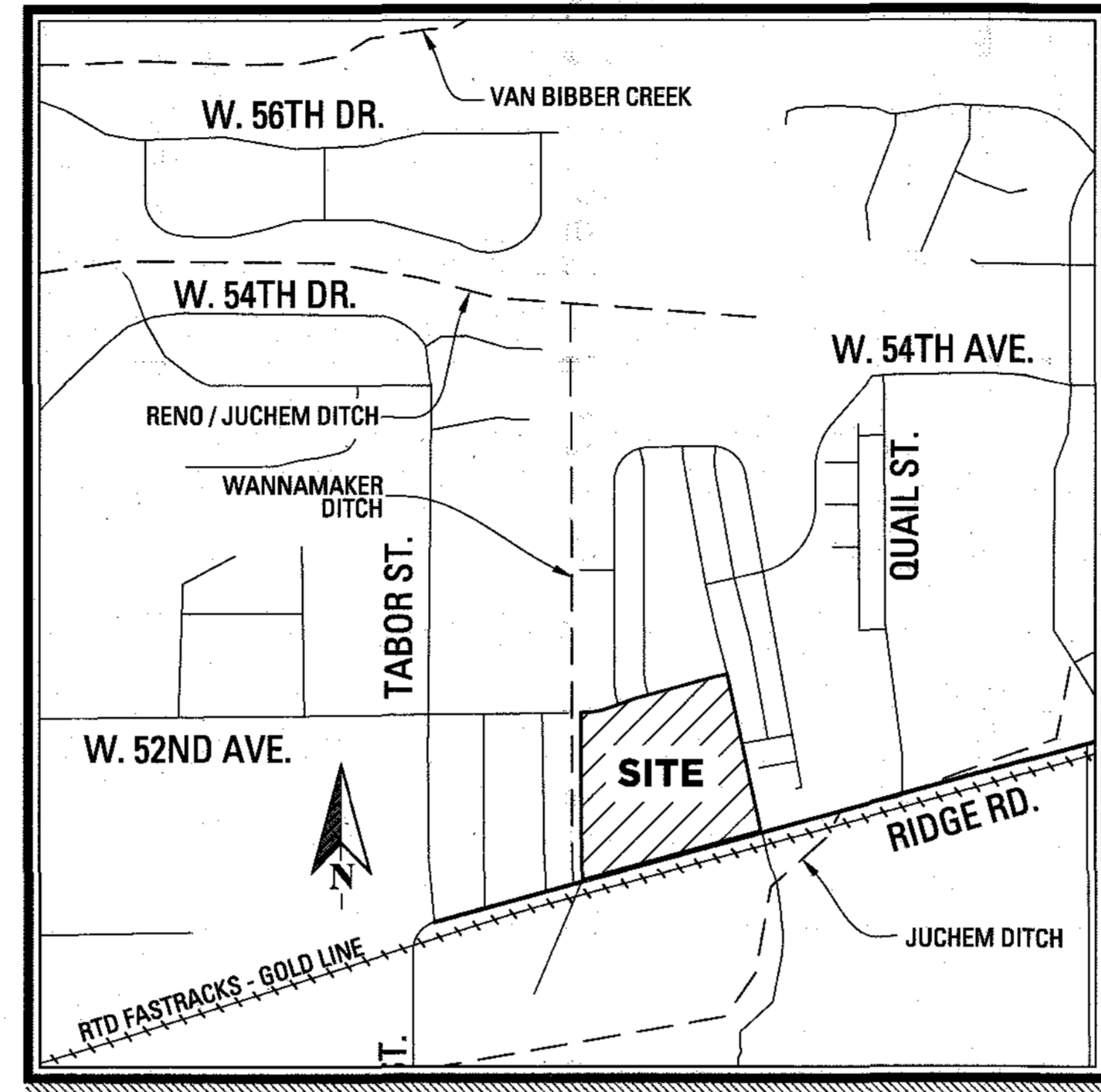
WITNESS MY HAND AND SEAL *Kate Taylor*

MY COMMISSION EXPIRES 12/04/2024



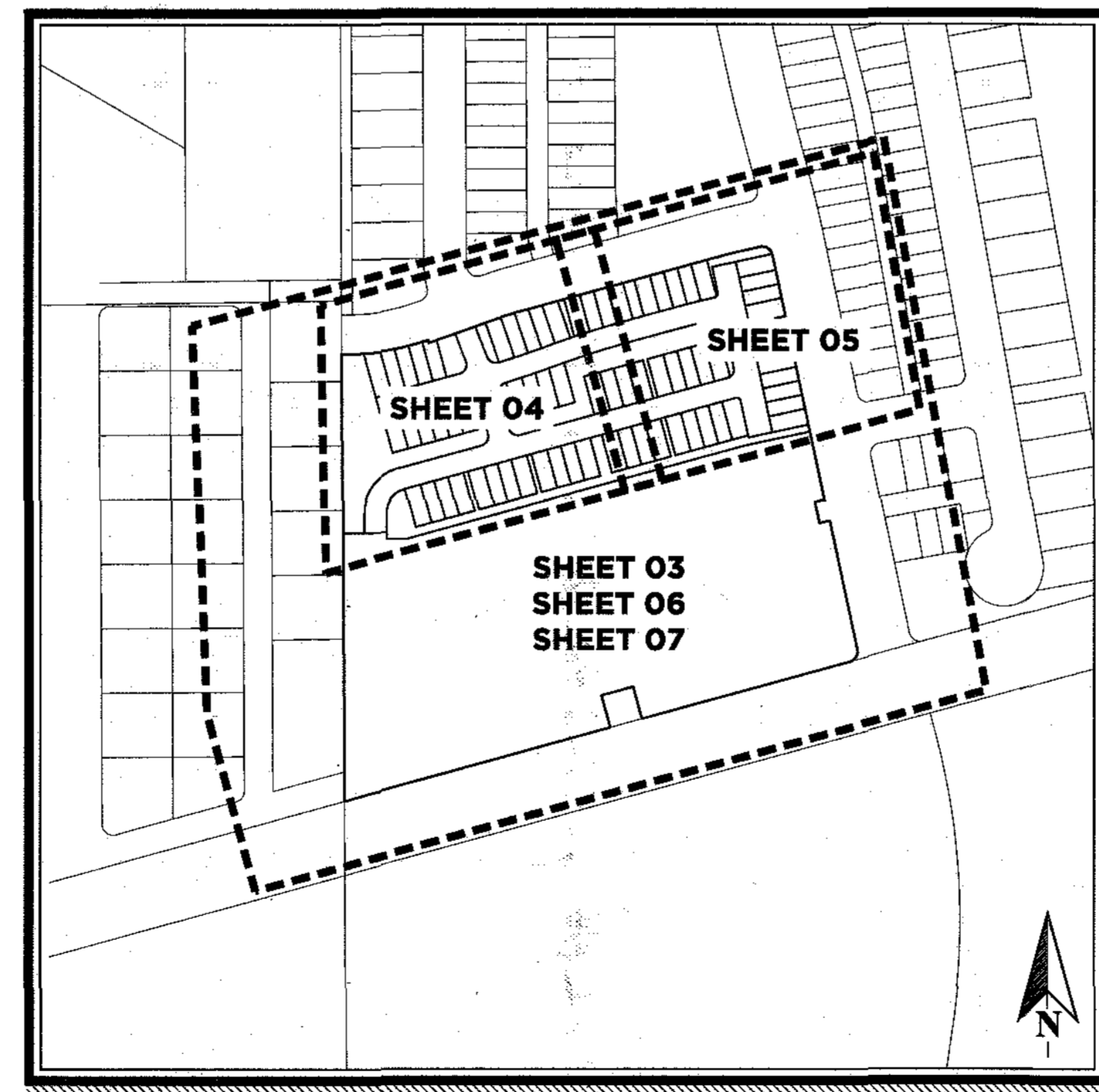
GENERAL NOTES:

- THE LINEAL UNITS USED ON THIS PLAT ARE U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND SURVEY BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 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 CERTIFICATION SHOWN HEREON.
- FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE REPORT NO.: 100-N0033544-030-85B, AMENDMENT NO. 7, COMMITMENT DATE: 01-09-2024 WAS ENTIRELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS PLAT.
- KT ENGINEERING, LLC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR RECORDED/UNRECORDED EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL LOT CORNER MONUMENTS SHALL BE SET PER COLORADO STATE STATUTE 38-51-105.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 16 BEARS N 00°16'51" W BETWEEN THE MONUMENTS SHOWN WITHIN THIS PLAT.
- DRAINAGE EASEMENTS (DE): AN EASEMENT IS HEREBY GRANTED TO THE CITY OF ARVADA AS SHOWN HEREON IN LOT 1 (SEE SHEET 06) FOR DRAINAGE AND MAINTENANCE OF DRAINAGE CONVEYANCES. IN THE EVENT THAT SAID CONSTRUCTION AND MAINTENANCE IS NOT PERFORMED BY SAID OWNER, THE CITY OF ARVADA SHALL (WITHOUT WAIVING ANY OTHER RIGHTS AVAILABLE TO IT) HAVE THE RIGHT TO PERFORM THE NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS, AND ASSIGNS AGREES TO PAY UPON BILLING.
- UTILITY, DRAINAGE, FIRE LANE, AND EMERGENCY ACCESS EASEMENTS (UDFE): AN EASEMENT IS HEREBY GRANTED TO THE CITY OF ARVADA AS SHOWN HEREON IN LOT 1 (SEE SHEET 06) AND OVER TRACT B FOR SEWER, WATER, STORM SEWER, ELECTRICITY, GAS, TELEPHONE, CABLE, OTHER WIRELESS COMMUNICATION FACILITIES, DRAINAGE, FIRE LANE, AND EMERGENCY ACCESS.
- UTILITY EASEMENTS (UE): AN EASEMENT IS HEREBY GRANTED TO THE CITY OF ARVADA AS SHOWN HEREON (SEE SHEET 07). UTILITY MEANS SEWER, WATER, ELECTRICITY, GAS, TELEPHONE, CABLE, AND OTHER TELECOMMUNICATION FACILITIES. THOSE EASEMENTS ALONG BOTH SIDES OF STREETS ARE RESERVED FOR THE USE OF GAS AND ELECTRIC MAINS, PROVIDED HOWEVER, CONCRETE DRIVES, SIDEWALKS, AND UTILITIES ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES. NO RETAINING WALLS, FENCES, SHRUBS, TREES OR OTHER OBSTRUCTIONS MAY BE PLACED WITHIN THE EASEMENT THAT WILL OBSTRUCT THE FLOW OF DRAINAGE IN SAID EASEMENTS. NO TREES, SHRUBS OR OTHER PLANTS SHALL BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY EASEMENT OR SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE EASEMENT IS GRANTED. HOWEVER, WINDOW WILLS NOT EXCEEDING FIFTEEN (15) SQUARE FEET AND NOT ENCRANCHING MORE THAN THREE (3) FEET INTO A SIDE LOT EASEMENT, AND CANTILEVERS AND EAVES NOT ENCRANCHING MORE THAN TWO (2) FEET INTO A SIDE LOT EASEMENT ARE ALLOWED UNLESS OTHERWISE PROHIBITED BY LAND DEVELOPMENT CODE PREVISIONS, BUILDING CODE REGULATIONS, OR OTHER LAW.
- UTILITY AND DRAINAGE EASEMENTS: AN EASEMENT IS HEREBY GRANTED TO THE CITY OF ARVADA OVER TRACTS A, C, D, E, F, G, H, AND I FOR UTILITY AND DRAINAGE PURPOSES. UTILITY MEANS SEWER, WATER, STORM SEWER, ELECTRICITY, TELEPHONE, CABLE AND OTHER TELECOMMUNICATION FACILITIES.
- PEDESTRIAN ACCESS EASEMENTS: AN EASEMENT IS HEREBY GRANTED TO THE CITY OF ARVADA OVER TRACTS A, C, D, F, H, AND I FOR PEDESTRIAN ACCESS PURPOSES.
- THERE IS RECORDED EVIDENCE THAT A MINERAL ESTATE HAS BEEN SEVERED, LEASED, OR OTHERWISE CONVEYED FROM THE SURFACE ESTATE AND THAT THERE IS A SUBSTANTIAL LIKELIHOOD THAT A THIRD PARTY HOLDS SOME OR ALL INTEREST IN OIL, GAS, OTHER MINERALS, OR GEOTHERMAL ENERGY IN THE PROPERTY; AND SUCH MINERAL ESTATE MAY INCLUDE THE RIGHT TO ENTER AND USE THE PROPERTY WITHOUT THE SURFACE OWNER'S PERMISSION.



VICINITY MAP

1" = 800'



KEYMAP

1" = 200'

TITLE CERTIFICATION:

I, John F. Ellis, AN AUTHORIZED REPRESENTATIVE OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, DULY FORMED AND EXISTING PURSUANT TO THE STATUTES OF COLORADO FOR THE PURPOSE OF INSURING TITLES TO REAL PROPERTY IN COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN ABOVE INDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS AND EASEMENTS AND THAT THE TITLE TO SUCH LANDS IS THAT OF THE DEDICATOR'S, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES OF RECORD, EXCEPT THOSE LIENS AND ENCUMBRANCES SHOWN IN THE TITLE INSURANCE COMMITMENT TITLE REPORT NO. 100-N0033544-030-85B, AMENDMENT NO. 7, COMMITMENT DATE: JANUARY 09, 2024.

SIGNED AND DATED THIS 9 DAY OF February, 2024.

FIDELITY NATIONAL TITLE INSURANCE COMPANY:

John F. Ellis Sr. Vice Pres.
TITLE OFFICER

SURVEYOR STATEMENT:

THE CITY OF ARVADA IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE SURVEY DATA SHOWN HEREIN. THE CITY OF ARVADA'S REVIEW IS FOR GENERAL COMPLIANCE WITH ARVADA'S LAND DEVELOPMENT CODE. THE CITY OF ARVADA, THROUGH ACCEPTANCE OF THE PLAT/SITE PLAN, ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF PLAT/SITE PLAN. THE ACCURACY OF SURVEY INFORMATION INCLUDING BOUNDARY INFORMATION, MONUMENTATION, LOT LINES, ETC. IS THE SOLE RESPONSIBILITY OF THE LICENSED SURVEYOR NAMED HEREIN.

SURVEYOR'S CERTIFICATE:

I CHRISTOPHER H. McELVAIN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE HASKINS STATION FILING NO. 2 WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.



APPROVAL CERTIFICATE:

THE FOREGOING PLAT IS APPROVED FOR FILING AND ACCEPTED BY THE CITY OF ARVADA, COLORADO THIS 24th DAY OF JUNE, 2024

Rob De... FOR
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

6/20/24
DATE

Jenny Wolf...
CITY ENGINEER

6/20/24
DATE

Amily...
CITY ATTORNEY

6/14/24
DATE

CLERK AND RECORDER'S CERTIFICATE:

2024035339
RECEPTION NUMBER

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, AT GOLDEN COLORADO ON THIS 24th DAY OF JUNE, 2024 AT 12:17:23 PM O'CLOCK.

Amonda M Gonzake
JEFFERSON COUNTY CLERK AND RECORDER

John
DEPUTY CLERK



SHEET INDEX

- COVER SHEET
- NOTE SHEET
- OVERALL SHEET
- DETAILED SHEET 01
- DETAILED SHEET 02
- LOT 1 EASEMENTS
- UTILITY EASEMENTS

REVISION NO.	DATE
1	
2	
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5	

DATE SUBMITTED: 01.16.2024

PREPARED FOR:
GILLIGAN FAMILY, LP
4374 E PHILLIPS PLACE
CENTENNIAL, CO 80112

SCALE: NA JOB NO: 0049-1732 BY: KPT

SHEET 01 OF 07



KT ENGINEERING
ENGINEERS • SURVEYORS

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

FINAL PLAT HASKINS STATION FILING NO. 2

A REPLAT OF TRACT S, BLOCK 7, HASKINS STATION SUBDIVISION AND LOCATED IN THE
W 1/2 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
70 LOTS AND 9 TRACTS

(TABLES SHEET)

TRACT TABLE:

THE CITY OF ARVADA SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY OF THESE TRACTS.

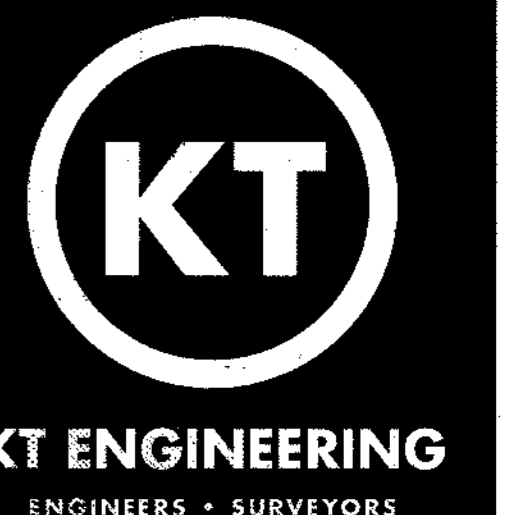
BLOCK / TRACT	OWNERSHIP	AREA SF	AREA AC	USE / BLANKET EASEMENT
TRACT A	PRIVATE	11,096 SF	0.255 AC	OPEN SPACE / DRAINAGE, UTILITY & PEDESTRIAN ACCESS
TRACT B	PRIVATE	46,366 SF	1.064 AC	PRIVATE DRIVE / UTILITY, DRAINAGE, FIRE ACCESS & EMERGENCY ACCESS
TRACT C	PRIVATE	11,654 SF	0.268 AC	OPEN SPACE / DRAINAGE, UTILITY & PEDESTRIAN ACCESS
TRACT D	PRIVATE	791 SF	0.018 AC	OPEN SPACE / DRAINAGE, UTILITY & PEDESTRIAN ACCESS
TRACT E	PRIVATE	1,253 SF	0.029 AC	OPEN SPACE / DRAINAGE & UTILITY
TRACT F	PRIVATE	832 SF	0.019 AC	OPEN SPACE / DRAINAGE, UTILITY & PEDESTRIAN ACCESS
TRACT G	PRIVATE	412 SF	0.009 AC	OPEN SPACE / DRAINAGE, UTILITY
TRACT H	PRIVATE	620 SF	0.014 AC	OPEN SPACE / DRAINAGE, UTILITY & PEDESTRIAN ACCESS
TRACT I	PRIVATE	15,404 SF	0.354 AC	OPEN SPACE / DRAINAGE, UTILITY & PEDESTRIAN ACCESS

TRACTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C1	0°21'37"	515.00'	3.24'	S21°26'35"E	3.24'
C2	85°45'13"	13.00'	19.46'	S64°08'23"E	17.69'
C3	2°55'44"	1187.00'	60.68'	N71°31'08"E	60.67'
C4	4°36'08"	1213.00'	97.43'	S72°21'19"W	97.41'
C5	2°50'33"	1213.00'	60.18'	N76°04'40"E	60.17'
C6	89°35'52"	6.00'	9.39'	N52°40'41"E	8.46'
C7	92°19'17"	6.00'	9.67'	N58°18'12"W	8.66'
C8	0°52'45"	485.00'	7.44'	S75°05'47"W	7.44'
C9	74°58'52"	34.50'	45.15'	S37°09'58"W	42.00'
C10	74°58'52"	65.50'	85.72'	N37°09'58"E	79.73'
C11	90°00'00"	13.00'	20.42'	N29°39'24"E	18.38'
C12	90°00'00"	13.00'	20.42'	N60°20'36"W	18.38'
C13	96°16'48"	13.00'	21.85'	N26°31'00"E	19.36'
C14	88°16'18"	13.00'	20.03'	N28°47'33"E	18.11'
C15	2°52'26"	1217.00'	61.05'	N71°29'29"E	61.04'
C16	4°36'08"	1183.00'	95.02'	N72°21'19"E	95.00'
C17	2°35'01"	1183.00'	53.35'	N75°56'54"E	53.34'
C18	90°37'01"	11.00'	17.40'	S57°27'05"E	15.64'
C19	87°20'28"	11.00'	16.77'	S31°31'40"W	15.19'
C20	0°32'30"	515.00'	4.87'	S74°55'39"W	4.87'
C21	90°00'00"	13.00'	20.42'	N60°20'36"W	18.38'
C22	0°02'44"	1217.00'	0.97'	N72°54'20"E	0.97'
C23	4°30'52"	1183.00'	93.21'	N72°23'57"E	93.19'
C24	70°14'25"	11.00'	13.49'	S22°58'38"W	12.66'
C25	2°39'57"	327.50'	15.24'	N87°51'47"E	15.24'
C26	0°02'26"	1187.00'	0.84'	N72°57'47"E	0.84'
C27	0°16'32"	1213.00'	5.84'	N71°13'32"E	5.84'
C28	84°31'35"	15.00'	22.13'	N60°29'43"W	20.18'
C29	51°54'48"	6.00'	5.44'	N13°48'50"E	5.25'

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C30	4°02'26"	327.50'	23.10'	N84°30'36"E	23.09'
C31	3°31'09"	327.50'	20.12'	N80°43'48"E	20.11'
C32	3°30'11"	327.50'	20.02'	N77°13'08"E	20.02'
C33	3°30'00"	327.50'	20.01'	N73°43'03"E	20.00'
C34	1°28'34"	327.50'	8.44'	N71°13'46"E	8.44'
C35	3°08'59"	268.00'	14.73'	S72°03'59"W	14.73'
C36	1°00'55"	268.00'	4.75'	S74°08'56"W	4.75'
C37	37°43'42"	6.00'	3.95'	S58°38'05"W	3.88'
C38	0°54'55"	1213.00'	19.38'	S77°02'29"W	19.38'
C39	0°56'42"	1213.00'	20.01'	N76°06'40"E	20.01'
C40	0°56'41"	1213.00'	20.00'	N75°09'59"E	20.00'
C41	0°02'15"	1213.00'	0.79'	N74°40'31"E	0.79'
C42	0°19'38"	1213.00'	6.93'	N74°29'34"E	6.93'
C43	0°56'41"	1213.00'	20.00'	N73°51'25"E	20.00'
C44	0°56'43"	1213.00'	20.01'	N72°54'43"E	20.01'
C45	1°04'33"	1213.00'	22.78'	N71°54'05"E	22.78'
C46	1°02'01"	1213.00'	21.88'	N70°34'16"E	21.88'
C47	0°49'28"	1187.00'	17.08'	N70°28'00"E	17.08'
C48	0°57'56"	1187.00'	20.00'	N71°21'41"E	20.00'
C49	1°05'55"	1187.00'	22.76'	N72°23'36"E	22.76'
C50	6°05'22"	15.00'	1.59'	S15°11'15"E	1.59'
C51	1°04'19"	1217.00'	22.77'	N72°20'49"E	22.77'
C52	0°56'35"	1217.00'	20.03'	S71°20'21"W	20.03'
C53	0°48'48"	1217.00'	17.28'	S70°27'40"W	17.28'
C54	0°05'16"	1183.00'	1.81'	S70°05'53"W	1.81'
C55	17°06'03"	11.00'	3.28'	S66°38'52"W	3.27'



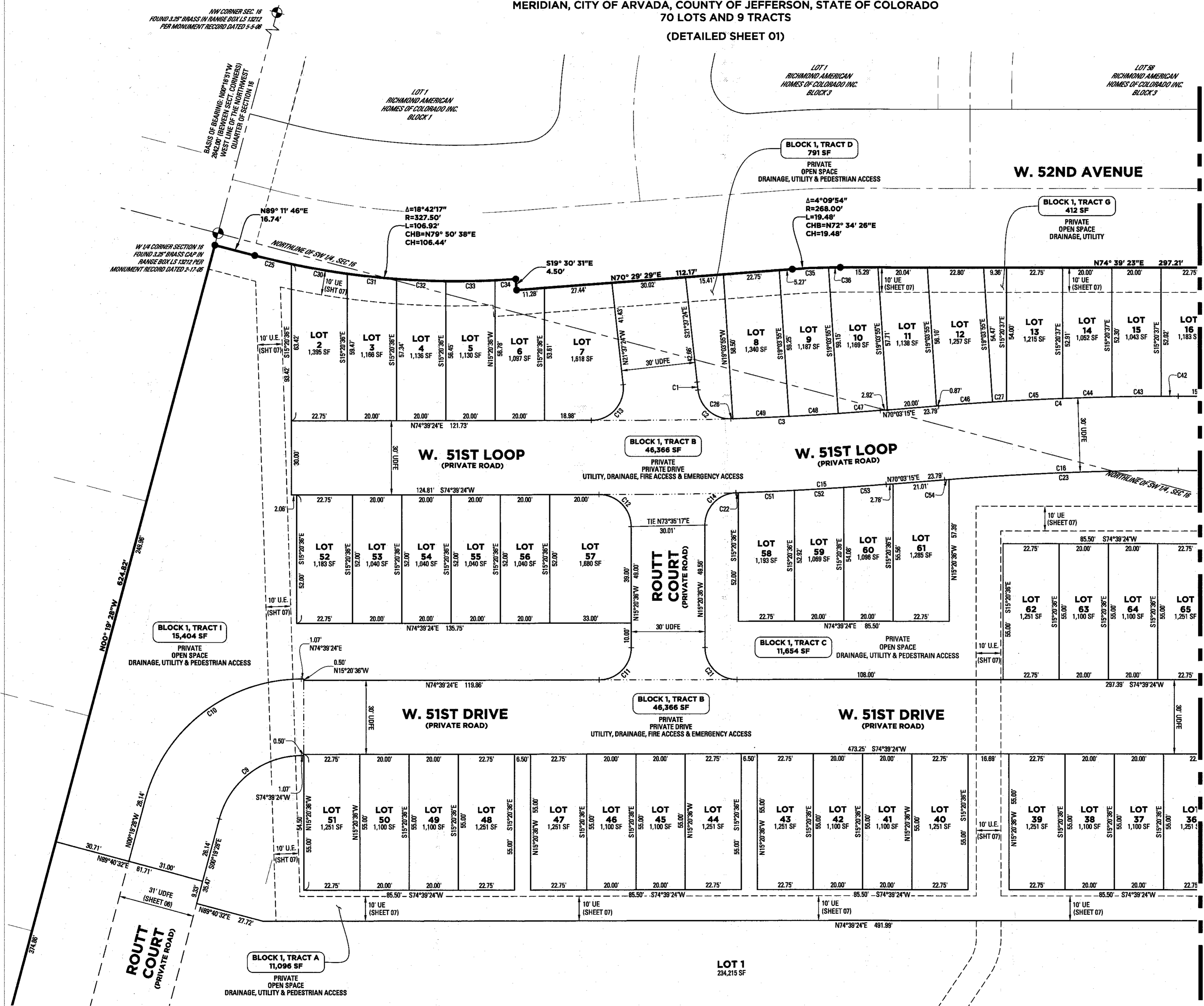
DATE SUBMITTED: 01.16.2024	
REVISION NO.	DATE
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PREPARED FOR: GILLIGAN FAMILY, LP 4374 E PHILLIPS PLACE CENTENNIAL, CO 80112	
SCALE: NA	JOB NO: 0049-1732
BY: KPT	
SHEET 02 OF 07	



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

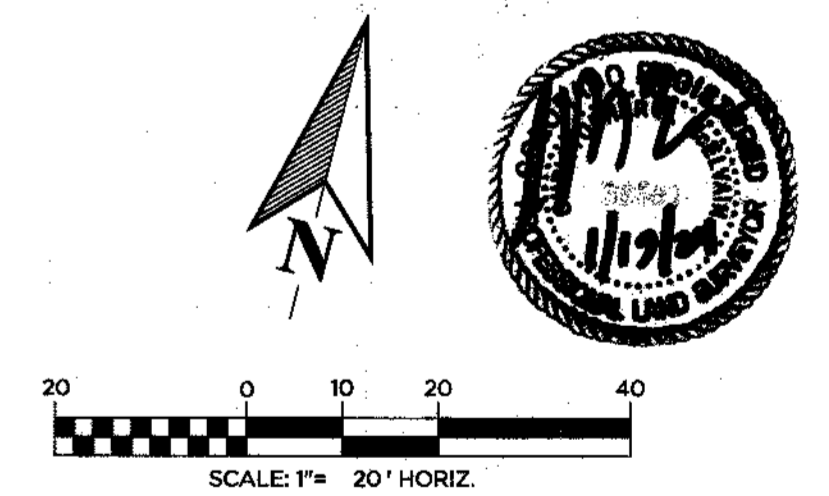
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MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
70 LOTS AND 9 TRACTS
(DETAILED SHEET 01)



- NOTE:**
1. DETAILED EASEMENT INFORMATION FOR LOT 1 CAN BE FOUND ON SHEET 6 WITHIN THE PLAT.
 2. DETAILED UTILITY EASEMENT (UE) INFORMATION CAN BE FOUND ON SHEET 7 WITHIN THE PLAT.
 3. WATER EASEMENTS WITHIN HASKINS STATION FILING NO. 2 FOR DENVER WATER WILL BE COMPLETED BY SEPARATE DOCUMENT. SANITARY SEWER EASEMENTS WITHIN HASKINS STATION FILING NO. 2 FOR FRUITDALE SANITATION DISTRICT WILL BE COMPLETED BY SEPARATE DOCUMENT.
 4. CURVE TABLE INFORMATION CAN BE FOUND ON SHEET 2 WITHIN THE PLAT.

- LEGEND**
- UE UTILITY EASEMENT - SEE SHEET 07.
 - UD/E UTILITY, DRAINAGE, FIRE LANE, AND EMERGENCY ACCESS EASEMENT - SEE SHEET 06.
 - SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
 - FOUND PROPERTY PIN AS DESCRIBED
 - MONUMENTS (SECTION CORNERS)
 - RIGHT-OF-WAY BOUNDARIES
 - SECTION LINE



DATE SUBMITTED: 01.16.2024	
REVISION NO.	DATE
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PREPARED FOR: GILLIGAN FAMILY, LP 4374 E PHILLIPS PLACE CENTENNIAL, CO 80112	
SCALE: 1"=20'	JOB NO: 0049-1732
BY: KPT	
SHEET 04 OF 07	



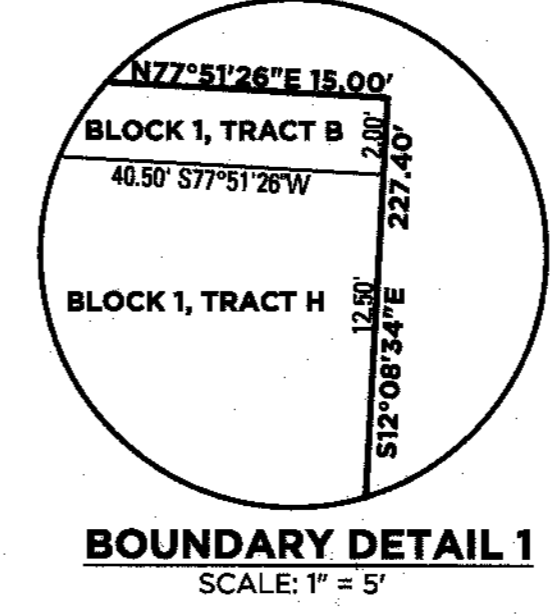
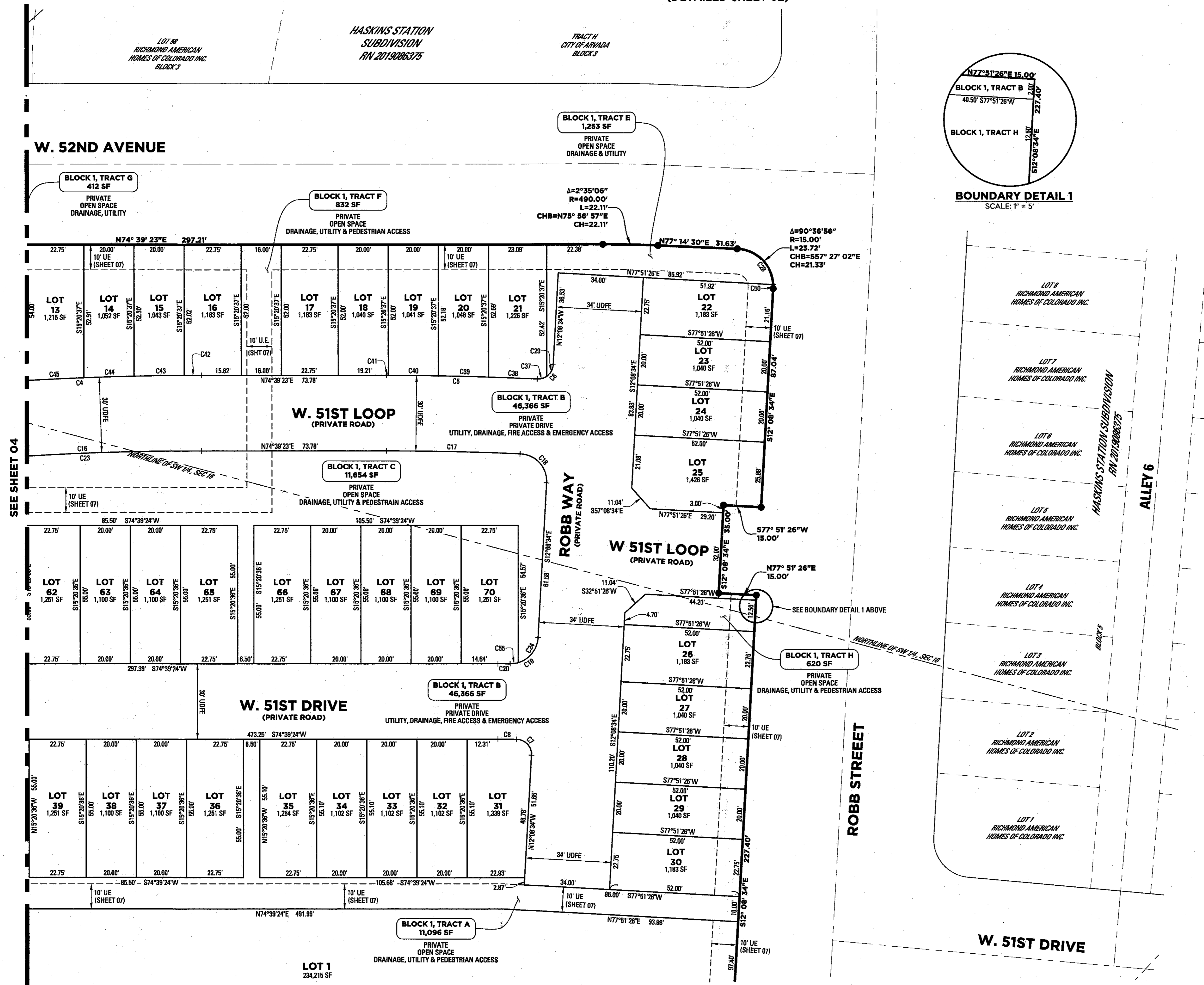
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12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

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FINAL PLAT HASKINS STATION FILING NO. 2

A REPLAT OF TRACT 5, BLOCK 7, HASKINS STATION SUBDIVISION AND LOCATED IN THE
W 1/2 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
70 LOTS AND 9 TRACTS
(DETAILED SHEET 02)



- NOTE:**
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 3. WATER EASEMENTS WITHIN HASKINS STATION FILING NO. 2 FOR DENVER WATER WILL BE COMPLETED BY SEPARATE DOCUMENT.
 4. SANITARY SEWER EASEMENTS WITHIN HASKINS STATION FILING NO. 2 FOR FRUITDALE SANITATION DISTRICT WILL BE COMPLETED BY SEPARATE DOCUMENT.
 5. CURVE TABLE INFORMATION CAN BE FOUND ON SHEET 2 WITHIN THE PLAT.

- LEGEND**
- UE UTILITY EASEMENT - SEE SHEET 07.
 - UDFE UTILITY, DRAINAGE, FIRE LANE, AND EMERGENCY ACCESS EASEMENT - SEE SHEET 06.
 - SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
 - FOUND PROPERTY PIN AS DESCRIBED
 - ⊙ MONUMENTS (SECTION CORNERS)
 - RIGHT-OF-WAY BOUNDARIES
 - SECTION LINE

DATE SUBMITTED: 01.16.2024	
REVISION NO.	DATE
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PREPARED FOR: GILLIGAN FAMILY, LP 4374 E PHILLIPS PLACE CENTENNIAL, CO 80112	
SCALE: 1"=20'	JOB NO: 0049-1732
BY: KPT	
SHEET 05 OF 07	



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FINAL PLAT HASKINS STATION FILING NO. 2

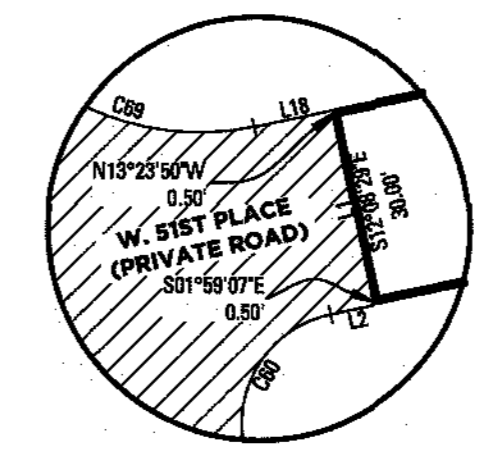
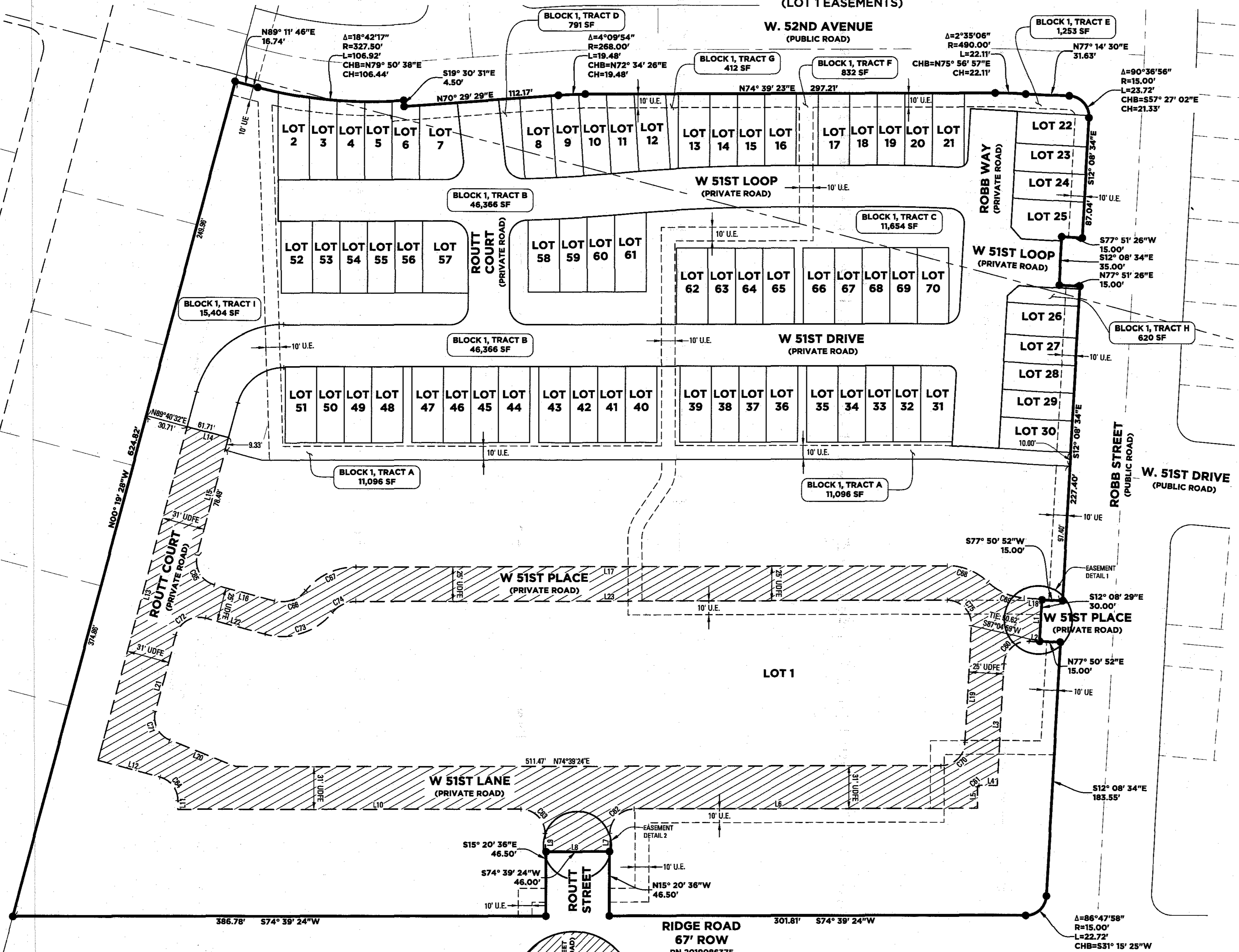
A REPLAT OF TRACT S, BLOCK 7, HASKINS STATION SUBDIVISION AND LOCATED IN THE
W 1/2 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
70 LOTS AND 9 TRACTS

(LOT 1 EASEMENTS)

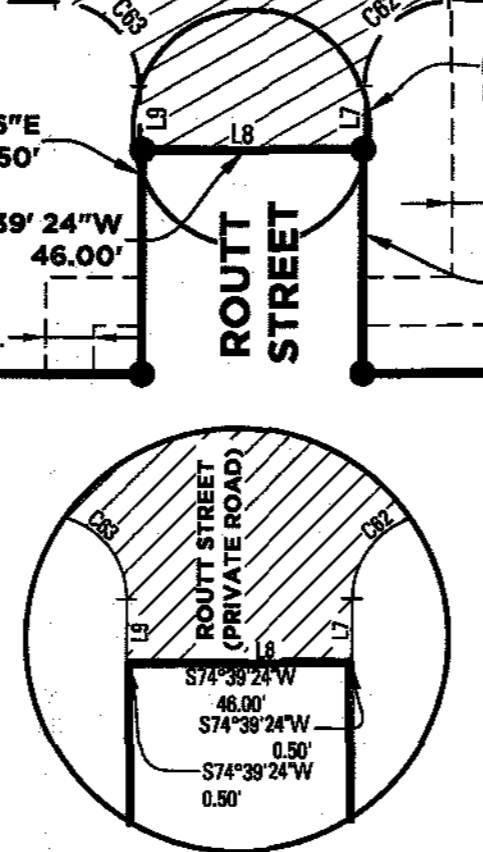
EASEMENTS LINE TABLE		
LINE #	LENGTH	BEARING
L1	31.00	S12°08'34"E
L2	7.46	S77°51'26"W
L3	88.06	S12°09'08"E
L4	13.25	S74°39'24"W
L5	15.50	S15°20'36"E
L6	248.98	S74°39'21"W
L7	13.25	S15°20'36"E
L8	47.00	S74°39'24"W
L9	13.25	N15°20'36"W
L10	248.98	S74°39'24"W
L11	6.40	N15°20'36"W
L12	46.42	S89°40'32"W
L13	250.06	N00°19'28"W
L14	31.00	N89°40'32"E
L15	87.82	S00°19'28"E
L16	45.10	N89°40'32"E
L17	428.95	N74°39'24"E
L18	12.93	N77°51'26"E
L19	84.51	S12°09'08"E
L20	51.42	N83°28'49"W
L21	57.07	N00°19'28"W
L22	45.10	N89°40'32"E
L23	428.95	N74°39'24"E

EASEMENTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C60	90°00'35"	17.50'	27.49'	S32°51'09"W	24.75'
C61	90°00'00"	1.00'	1.57'	S29°39'24"W	1.41'
C62	90°00'00"	17.50'	27.49'	S29°39'24"W	24.75'
C63	90°00'01"	17.50'	27.49'	N60°20'45"W	24.75'
C64	74°58'52"	17.50'	22.90'	N52°50'02"W	21.30'
C65	90°00'00"	17.50'	27.49'	S45°19'28"E	24.75'
C66	65°40'29"	22.00'	25.22'	N56°50'18"E	23.86'
C67	50°39'21"	47.00'	41.55'	N49°19'44"E	40.21'
C68	43°41'13"	42.50'	32.41'	S83°30'00"E	31.63'
C69	40°29'11"	41.50'	29.32'	S81°53'59"E	28.72'
C70	86°48'32"	17.50'	26.51'	S31°15'08"W	24.05'
C71	83°09'21"	17.50'	25.40'	N41°54'08"W	23.23'
C72	90°00'00"	17.50'	27.49'	N44°40'32"E	24.75'
C73	65°40'29"	47.00'	53.87'	N56°50'18"E	50.97'
C74	50°39'21"	22.00'	19.45'	N49°19'44"E	18.82'
C75	93°11'28"	17.50'	28.46'	S58°44'52"E	25.43'

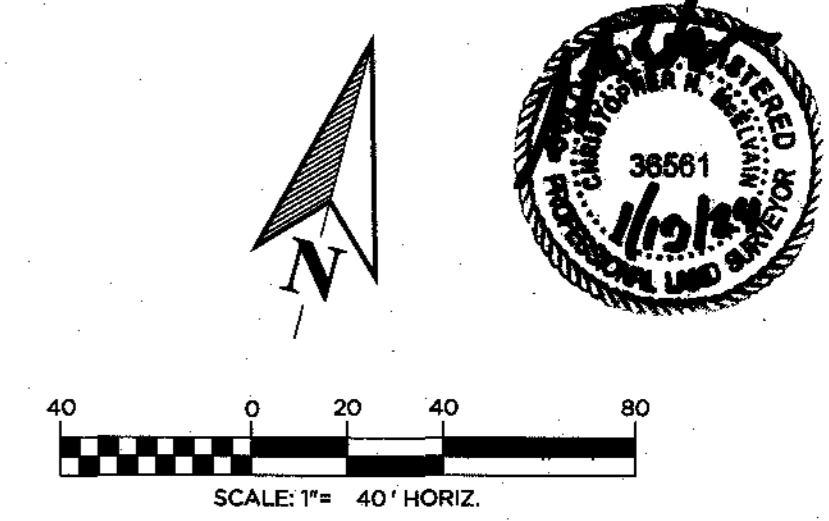
- LEGEND**
- UE UTILITY EASEMENT AS DESCRIBED - SEE SHEET 07.
 - ▨ UDFE LOT 1 UTILITY, DRAINAGE, FIRE LANE, AND EMERGENCY ACCESS EASEMENT AS DESCRIBED.
 - SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
 - FOUND PROPERTY PIN AS DESCRIBED
 - RIGHT-OF-WAY BOUNDARIES
 - - - SECTION LINE



EASEMENT DETAIL 1
SCALE: 1" = 30'



EASEMENT DETAIL 2
SCALE: 1" = 30'



DATE SUBMITTED:	01.16.2024	
REVISION NO.	1	DATE
	2	
	3	
	4	
	5	
PREPARED FOR:	GILLIGAN FAMILY, LP 4374 E PHILLIPS PLACE CENTENNIAL, CO 80122	
SCALE:	JOB NO:	BY:
1" = 40'	0049-1732	KPT



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

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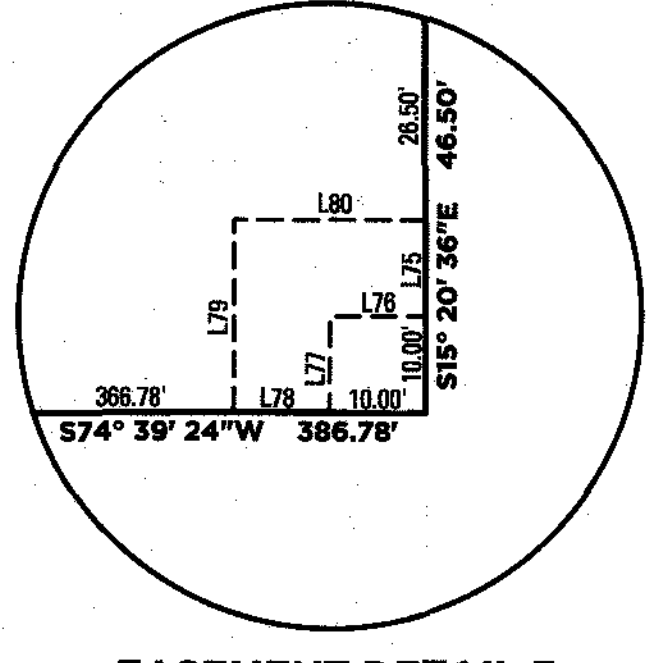
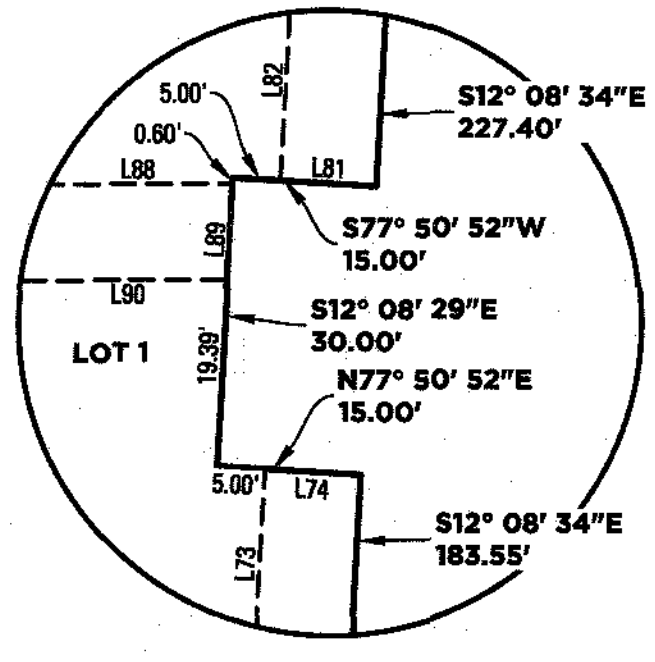
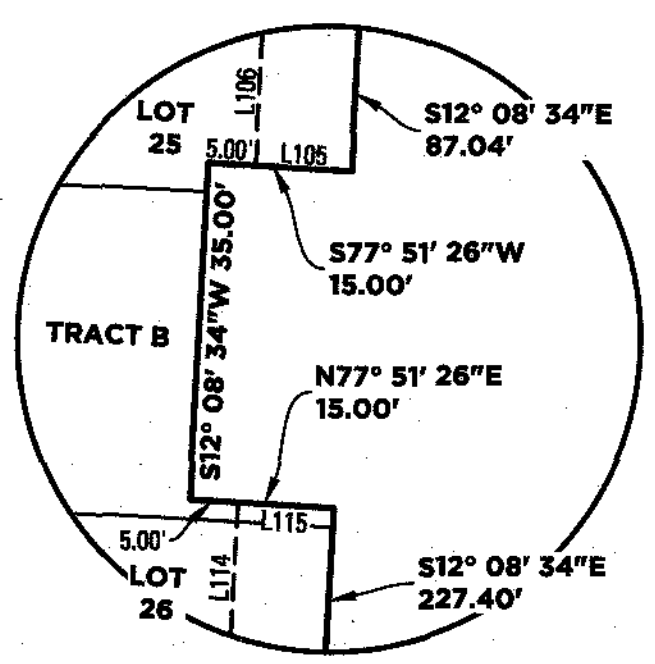
FINAL PLAT HASKINS STATION FILING NO. 2

A REPLAT OF TRACT S, BLOCK 7, HASKINS STATION SUBDIVISION AND LOCATED IN THE
W 1/2 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
70 LOTS AND 9 TRACTS

(UTILITY EASEMENTS)

EASEMENTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C81	34°05'27"	27.00'	16.06'	S1°42'07"W	15.83'
C82	34°05'27"	22.00'	13.09'	S1°42'07"W	12.90'
C83	34°05'27"	32.00'	19.04'	N1°42'07"E	18.76'
C84	34°05'27"	17.00'	10.11'	N1°42'07"E	9.97'
C85	90°36'56"	5.00'	7.91'	N57°27'02"W	7.11'
C86	2°35'06"	480.00'	21.66'	S75°56'57"W	21.65'
C87	14°45'11"	337.50'	86.90'	N79°33'57"E	86.66'
C88	4°09'54"	258.00'	18.76'	N72°34'26"E	18.75'

EASEMENTS LINE TABLE			EASEMENTS LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L61	81.30	S12°08'34"E	L89	10.01	S12°08'34"E
L62	79.73	S74°39'24"W	L90	299.47	S74°39'28"W
L63	49.00	S15°20'36"E	L91	54.46	N15°20'36"W
L64	214.26	S74°39'22"W	L92	28.37	N18°44'51"E
L65	57.25	S15°21'05"E	L93	6.83	N15°20'36"W
L66	28.51	S74°39'24"W	L94	284.25	S74°39'24"W
L67	10.00	N15°20'36"W	L95	259.11	N17°07'44"W
L68	18.50	N74°39'24"E	L96	19.75	S89°11'46"W
L69	57.25	N15°21'05"W	L97	246.76	N17°07'44"W
L70	214.26	N74°39'22"E	L98	4.65	S19°30'31"E
L71	49.00	N15°20'38"W	L99	122.17	N70°29'29"E
L72	80.28	N74°39'24"E	L100	155.24	N74°39'23"E
L73	71.84	N12°08'34"W	L101	86.50	S15°20'36"E
L74	10.00	N77°50'52"E	L102	100.26	S74°39'38"W
L75	10.00	N15°20'36"W	L103	157.65	S15°20'36"E
L76	10.00	N74°39'24"E	L104	274.56	S74°39'24"W
L77	10.00	N15°20'36"W	L105	10.00	S77°51'26"W
L78	10.00	N74°39'24"E	L106	87.04	N12°08'34"W
L79	20.00	S15°20'36"E	L107	31.63	S77°14'30"W
L80	20.00	S74°39'24"W	L108	131.97	S74°39'23"W
L81	10.00	S77°50'52"W	L109	96.50	S15°20'36"E
L82	97.41	N12°08'34"W	L110	100.26	S74°39'38"W
L83	83.98	S77°51'26"W	L111	147.65	S15°20'36"E
L84	192.32	S74°39'24"W	L112	192.60	N74°39'24"E
L85	6.83	S18°44'51"W	L113	84.26	N77°51'26"E
L86	28.37	S18°44'51"W	L114	120.00	N12°08'34"W
L87	44.46	S15°20'36"E	L115	10.00	N77°51'26"E
L88	290.03	N74°39'34"E			



LEGEND

- UE UTILITY EASEMENT AS DESCRIBED
- UDFE LOT 1 UTILITY, DRAINAGE, FIRE LANE, AND EMERGENCY ACCESS EASEMENT - SEE SHEET 6.
- SET NO. 4 REBAR W/ ORANGE CAP PLS 36561
- FOUND PROPERTY PIN AS DESCRIBED
- RIGHT-OF-WAY BOUNDARIES
- SECTION LINE

SCALE: 1" = 40' HORIZ.

DATE SUBMITTED: 01.16.2024	
REVISION NO.	DATE
1	
2	
3	
4	
5	
PREPARED FOR: GILLIGAN FAMILY, LP 4374 E PHILLIPS PLACE CENTENNIAL, CO 80122	
SCALE: 1" = 40'	JOB NO.: 0049-1732
BY: KPT	
SHEET 07 OF 07	

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ARVADA, CO 80002
PH: 720.638.5190

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