

CASE NO.: PLT2024-00007
SHEET INDEX

A REPLAT OF LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, WOLF CREEK RUN WEST FILING NO. 2A,
LOCATED IN THE SOUTH HALF OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 9

LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, WOLF CREEK RUN WEST FILING NO. 2A AS RECORDED AT
RECEPTION NO. 2024000052364.

CONTAINING A CALCULATED AREA OF 2,352,120 SQUARE FEET OR 53.9972 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO BLOCKS, LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **WOLF CREEK RUN WEST FILING NO. 2B**, AND ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE.

THE UNDERSIGNED DOES ALSO HEREBY DEDICATE GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS 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.

WOLF CREEK RUN WEST METROPOLITAN DISTRICT, ITS SUCCESSORS AND ASSIGNS, HEREBY ACKNOWLEDGES AND ACCEPTS THE MAINTENCE RESPONSIBILITIES OF THE TRACTS AS SHOWN ON THIS PLAT AS TO BE OWNED BY WOLF CREEK RUN WEST METROPOLITAN DISTRICT.

EXECUTED THIS _____ DAY OF _____, 20____

JOHN CARLTON BABBS, III A/K/A CARLTON BABBS, AS PRESIDENT

STATE OF COLORADO)
) SS
COUNTY OF _____)

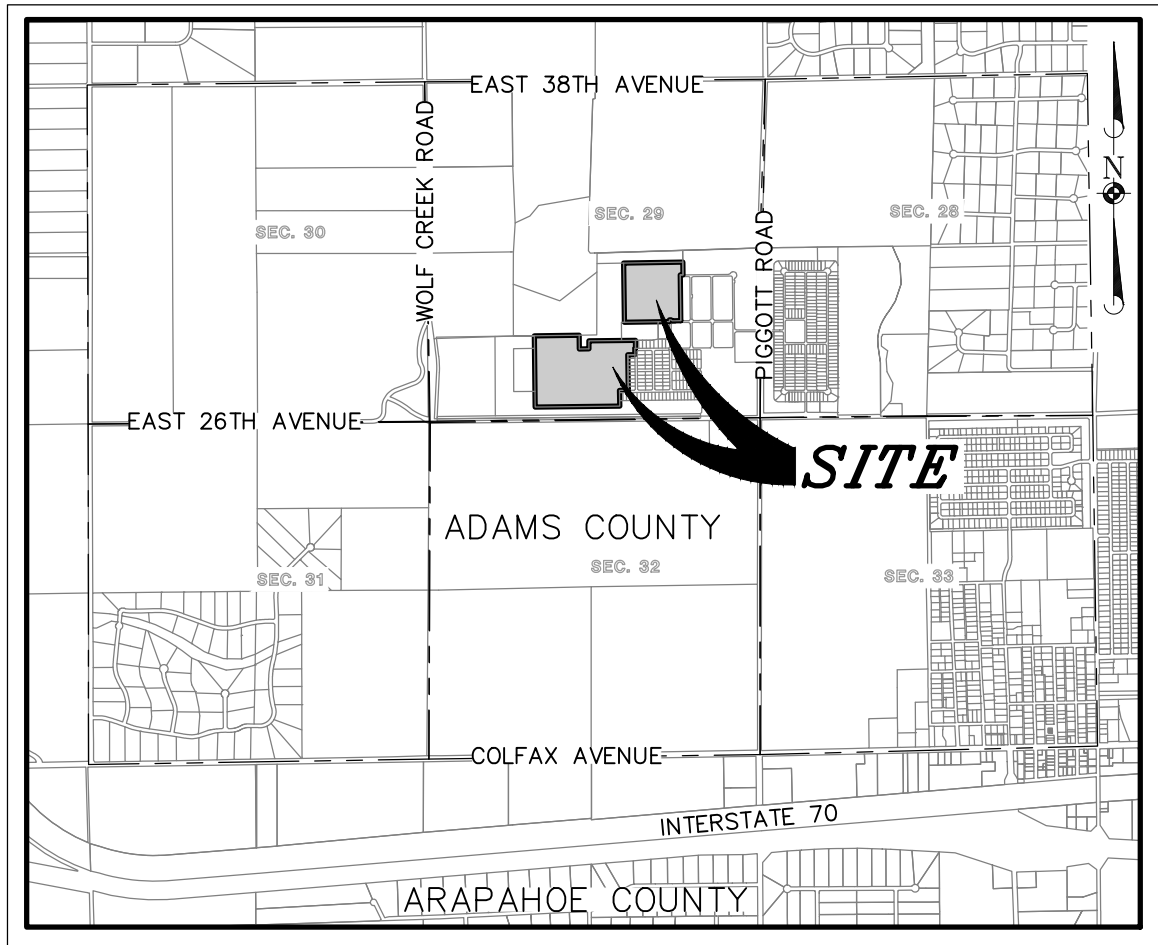
THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____, BY JOHN CARLTON BABBS III aka CARLTON BABBS, AS MANAGE FOR WOLF CREEK RUN WEST LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

ADDRESS



T3S, R62W OF THE 6TH P.M.
(1" = 3000')

TRACT	AREA (S.F.)	AREA (AC.)	USE	OWNERSHIP	MAINTENANCE
TRACT A	59,408	1.3638	OPEN SPACE, DRAINAGE AND UTILITIES	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT B	22,189	0.5094	OPEN SPACE, DRAINAGE AND UTILITIES	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT C	6,623	0.1520	VISITOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT D	6,324	0.1452	VISITOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT E	9,840	0.2259	VISITOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT F	6,324	0.1452	VISITOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT G	6,643	0.1525	VISITOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT H	7,420	0.1704	VISITOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT I	6,375	0.1463	VISITOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT J	6,375	0.1463	VISTOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT K	5,146	0.1181	VISITOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT L	9,711	0.2229	VISITOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT M	9,711	0.2229	VISITOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT N	9,711	0.2229	VISITOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT O	5,610	0.1288	VISTOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT P	6,324	0.1452	VISTOR PARKING AND ACCESS	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT
TRACT Q	47,428	1.0888	OPEN SPACE, DRAINAGE AND UTILITIES	WOLF CREEK RUN WEST METRO DISTRICT	WOLF CREEK RUN WEST METRO DISTRICT

LAND SUMMARY CHART			
TYPE	AREA (S.F.)	AREA (AC.)	% OF TOTAL
LOTS (180)	1843841	42.3288	78.39%
TRACTS (17)	231164	5.3068	9.83%
PUBLIC ROW	277115	6.3617	11.78%
TOTAL	2352120	53.9972	100.00%

1. **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 CERTIFICATION SHOWN HEREON.
2. 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, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE ALTA COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. ABC70779829.1, WITH A COMMITMENT DATE OF MARCH 22, 2024 AT 5:00 PM.
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S) OR ENTITY(S).
5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
6. **BASIS OF BEARINGS:** THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 89°03'28" EAST, BEING MONUMENTED ON THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "PLS 25379" AND ON THE EAST END BY A 3.25" ILLEGIBLE ALUMINUM CAP.
7. **FLOODPLAIN:** A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE AE, BASE FLOOD ELEVATIONS DETERMINED AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08001C0740H WITH A MAP REVISED DATE OF OF MARCH 5, 2007.
8. DRAINAGE AND UTILITY EASEMENTS LOCATED AS SHOWN HEREON ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF THE UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.
9. NO BUILDING PERMITS WILL BE ISSUED FOR ANY LOT UNTIL ALL PUBLIC IMPROVEMENTS, AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS, HAVE BEEN COMPLETED AND ARE UNDER PRELIMINARY ACCEPTANCE OF THE ADAMS COUNTY DEPARTMENT OF PUBLIC WORKS.
10. **STORM DRAINAGE FACILITIES 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 OWNER(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLET, 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 RIGHTS TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNER(S).
11. MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCR OACH INTO UTILITY EASEMENTS.
12. THIS PLAT HEREBY DEDICATES A BLANKET ACCESS, DRAINAGE AND LANDSCAPE EASEMENT TO THE WOLF CREEK RUN WEST METRO DISTRICT OVER AND ACROSS TRACTS J, K, L, M, ,N, O, P AND Q.

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY
OF _____, 202__.

CHAIR

APPROVED AS TO FORM

I, STACY LYNN JACOBS, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JANUARY 5, 2023, BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL MONUMENTS EXIST AS SHOWN HEREON AND THAT SAID PLAT ACCURATELY SHOWS THE SUBDIVISION DIMENSIONS AND DETAILS.

I ATTEST THE ABOVE ON _____, 202__.

STACY LYNN JACOBS, PLS
COLORADO REG. NO. 38495
FOR AND ON BEHALF OF MANHARD CONSULTING
7600 E. ORCHARD ROAD, SUITE 150-N
GREENWOOD VILLAGE, COLORADO 80111
303.531.3210

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND
RECORDER, IN THE STATE OF COLORADO, AT _____ M., ON THIS _____ DAY OF
_____ A.D. 202____

DEPUTY CLERK AND RECORDER

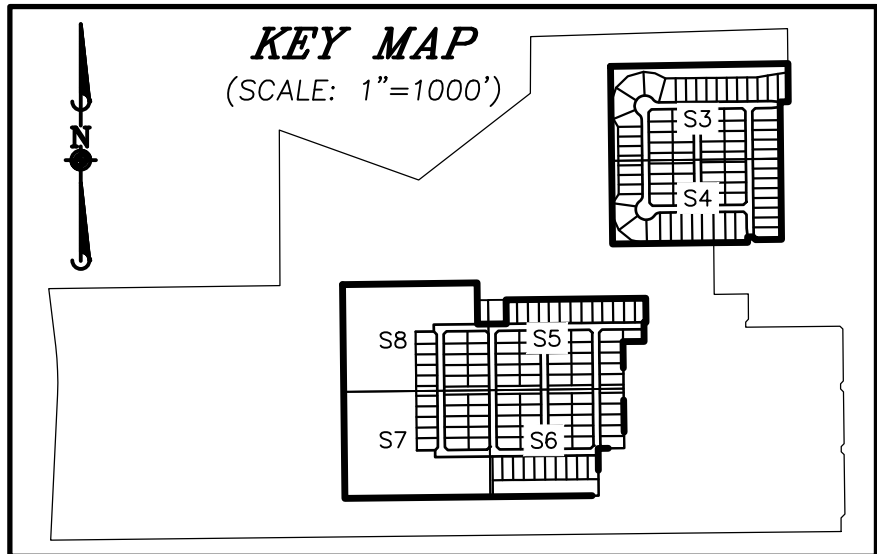
RECEPTION NUMBER

[illegible]

WOLF CREEK RUN WEST FILING NO. 2B

CASE NO.: PLT2024-00007

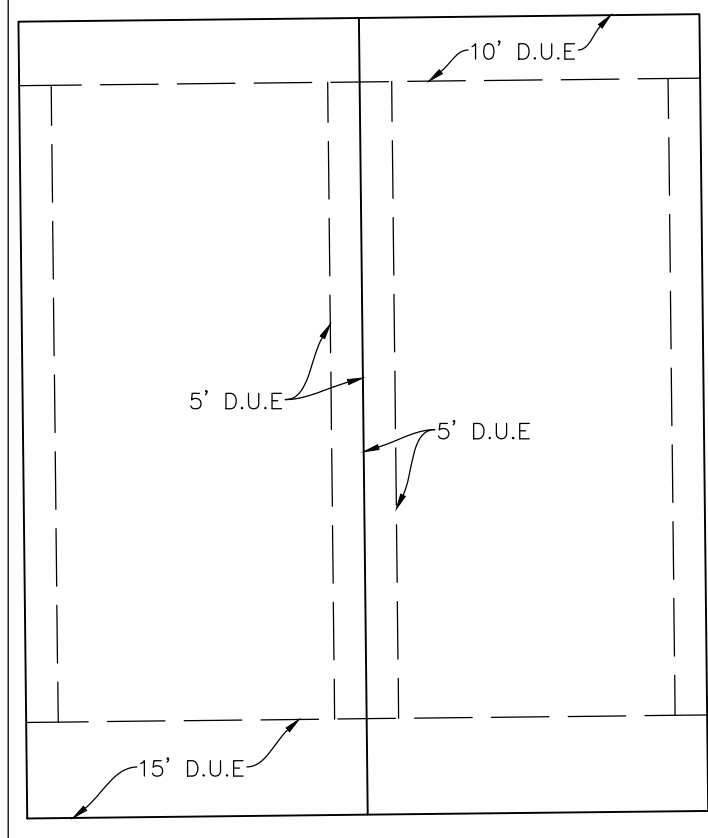
A REPLAT OF LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, WOLF CREEK RUN WEST FILING NO. 2A,
LOCATED IN THE SOUTH HALF OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 9



LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°37'55"W	21.21'
L2	S89°22'05"W	27.00'
L3	S00°37'55"E	28.50'

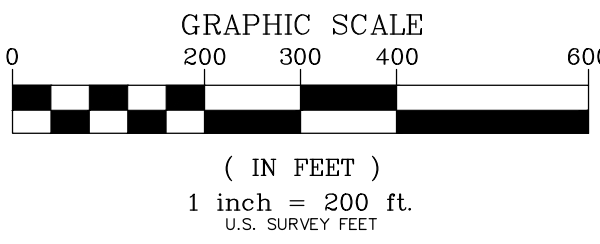
EAST QUARTER CORNER
SECTION 29, T3S, R62W
FOUND 3.25" ALUMINUM CAP
(ILLEGIBLE) 6" BELOW GROUND

TYPICAL LOT DETAIL



LEGEND

- ◆ = FOUND SECTION CORNER AS NOTED
- = FOUND SURVEY MONUMENT AS NOTED
- ▲ = FOUND NAIL & 0.75" BRASS DISK (ILLEGIBLE)
- = SET 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 38567"
- △ = SET NAIL & 0.75" BRASS DISK STAMPED, "PLS 38567"
- # = BLOCK NUMBER
- = SUBDIVISION BOUNDARY LINE
- = PLATTED LOT LINE
- = RIGHT OF WAY LINE
- - - = SECTION LINE
- - - = ADJOINING LOT LINE
- - - = EASEMENT LINE HEREBY GRANTED
- D.U.E. = DRAINAGE AND UTILITY EASEMENT HEREBY GRANTED



FOR REVIEW ONLY

FOR AND ON BEHALF OF
MANHARD CONSULTING

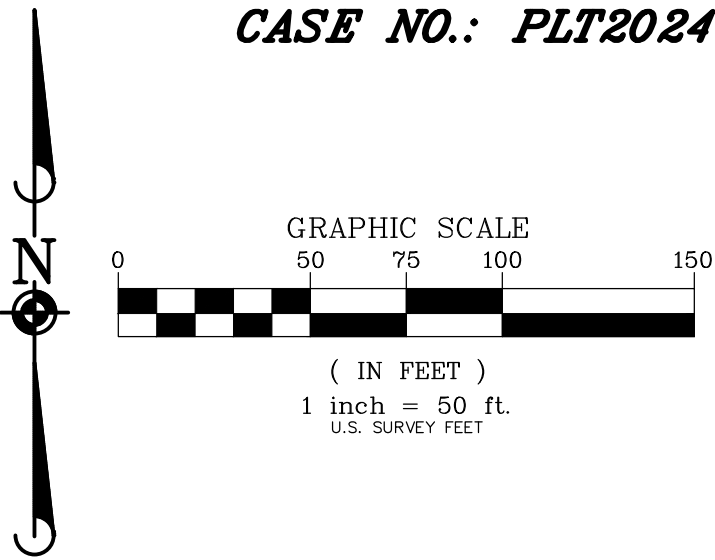
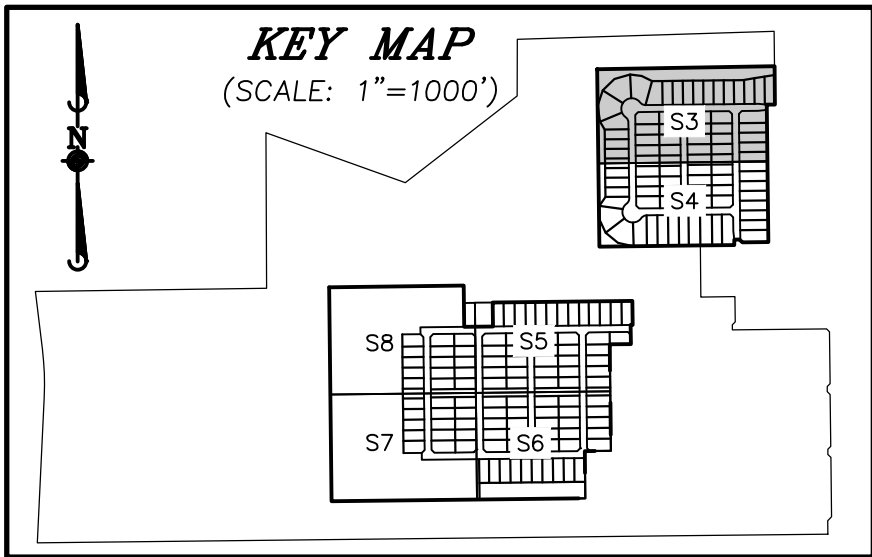
MANHARD CONSULTING	DATE	7/12/24	COUNTY COMMENTS	MKW
7800 East Orchard Road, Suite 150A, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com				
Civil Engineering Surveying & Geospatial Services GIS				
Water Resource Management Construction Management				
WOLF CREEK RUN WEST FILING NO. 2B				
COUNTY OF ADAMS, STATE OF COLORADO				
FINAL PLAT				
PROJ MGR. SLJ				
PROJ ASC. MKW				
DRAWN BY. MKW				
DATE. 4/18/24				
SCALE. 1"=200'				
SHEET 2 OF 9				
EPL.ACCO.01				

6/27/2025 2:21 PM Dwg Name: P:\Eplacco01\dwg\Surv\Final Drawings\Plat of Subdivision\F2B Plat\1-Eplacco01-5110-F2B.dwg Updated By: cdilow

WOLF CREEK RUN WEST FILING NO. 2B

A REPLAT OF LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, WOLF CREEK RUN WEST FILING NO. 2A,
LOCATED IN THE SOUTH HALF OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 8

CASE NO.: PLT2024-00007



TRACT A
WOLF CREEK RUN
WEST FILING NO. 2A
RECEPTION NO. 2024000052364

N89°03'28"E 924.18'

TRACT A
59,408 S.F.
1.3638 AC

TRACT C

TRACT D

TRACT G

LEGEND

- SUBDIVISION BOUNDARY LINE
- PLATTED LOT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- ADJOINING LOT LINE
- EASEMENT LINE HEREBY GRANTED
- DRAINAGE AND UTILITY EASEMENT HEREBY GRANTED

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	31.00'	48.69'	N44°22'05"E	43.84'
C2	54°00'55"	34.00'	32.05'	S63°37'28"E	30.88'
C3	198°01'49"	54.50'	188.37'	S44°22'05"W	107.65'
C4	54°00'55"	34.00'	32.05'	N27°38'23"W	30.88'

LINE TABLE		
LINE	BEARING	LENGTH
L22	N44°22'05"E	21.21'
L23	S45°37'55"E	21.21'
L24	N44°22'05"E	21.21'
L25	N44°22'05"E	21.21'
L26	S45°37'55"E	21.21'

FOR AND ON BEHALF OF
MANHARD CONSULTING

DATE	REVISIONS	COUNTY COMMENTS
7/12/24		



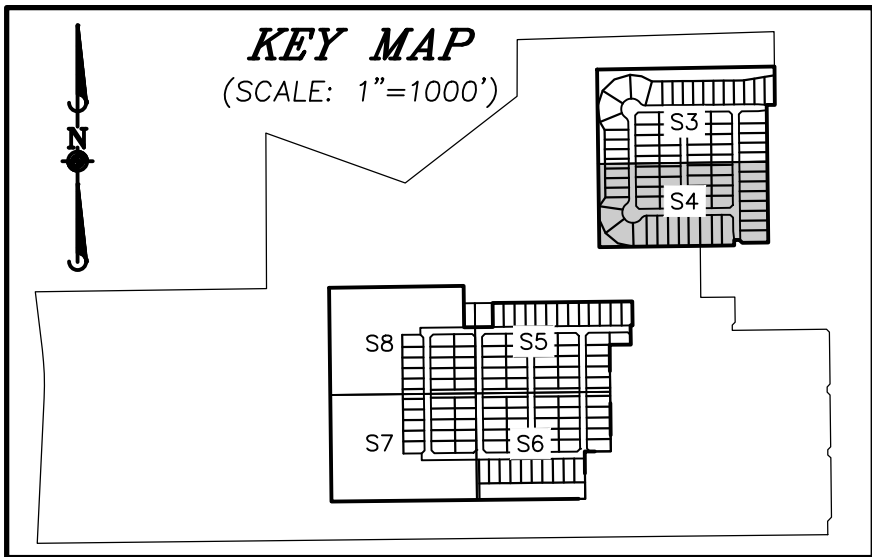
WOLF CREEK RUN WEST FILING NO. 2B
COUNTY OF ADAMS, STATE OF COLORADO
FINAL PLAT

PROJ MGR: SLJ
PROJ ENG: MKW
DRAWN BY: MKW
DATE: 4/18/24
SCALE: 1"=50'
SHEET 3 OF 9
EPL.ACCO.01

WOLF CREEK RUN WEST FILING NO. 2B

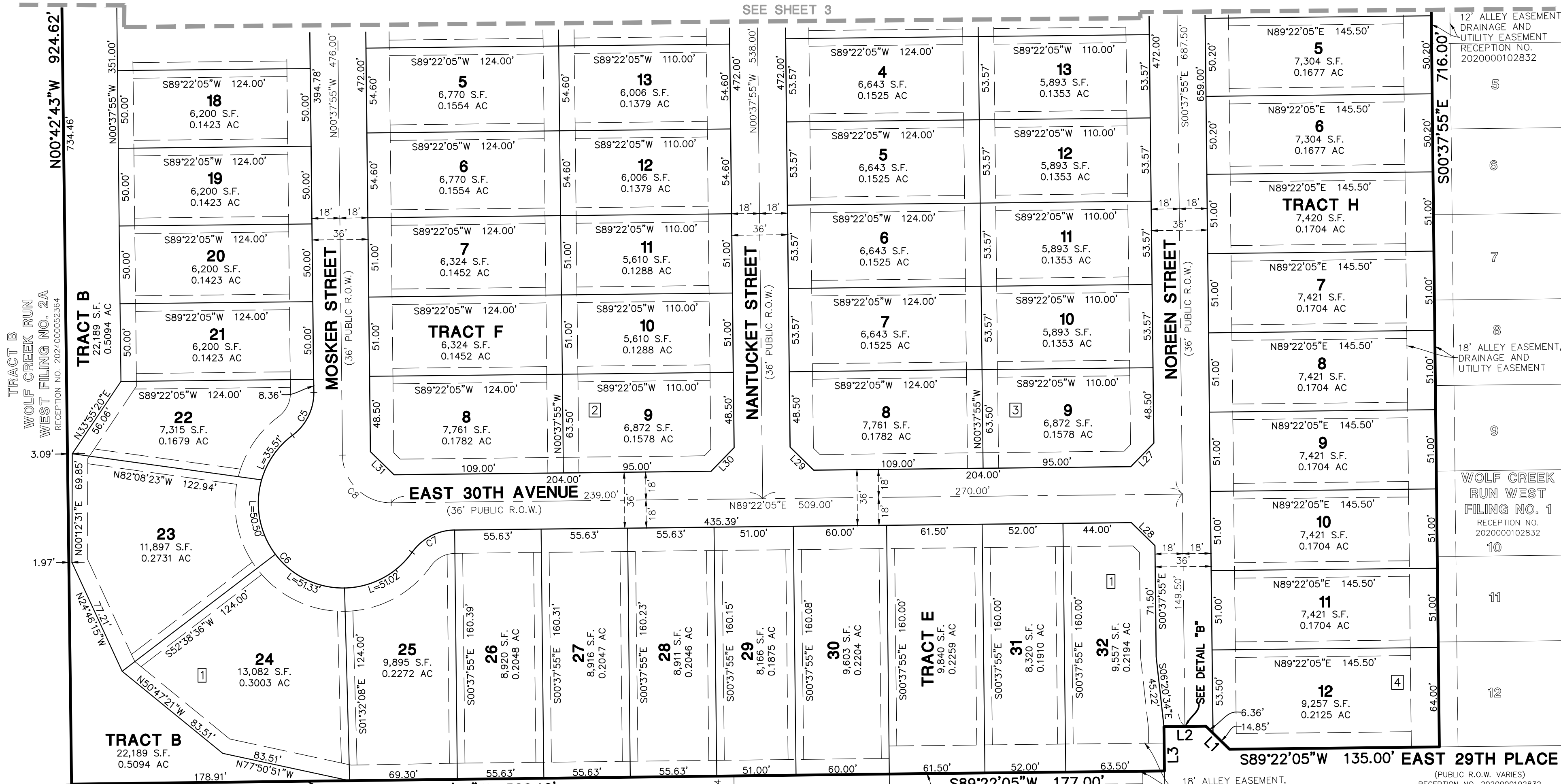
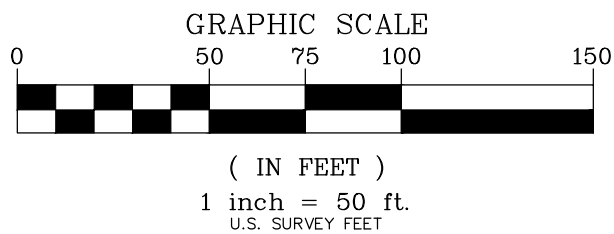
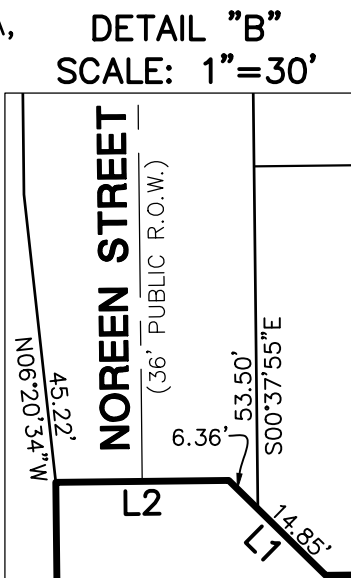
A REPLAT OF LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, WOLF CREEK RUN WEST FILING NO. 2A,
LOCATED IN THE SOUTH HALF OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 8

CASE NO.: PLT2024-00007



LEGEND

- = SUBDIVISION BOUNDARY LINE
- = PLATTED LOT LINE
- = RIGHT OF WAY LINE
- = SECTION LINE
- = ADJOINING LOT LINE
- = EASEMENT LINE HEREBY GRANTED
- D.U.E. = DRAINAGE AND UTILITY EASEMENT HEREBY GRANTED



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C5	54°00'55"	34.00'	32.05'	N26°22'32"E	30.88'
C6	198°01'49"	54.50'	188.37'	S45°37'55"E	107.65'
C7	54°00'55"	34.00'	32.05'	S62°21'37"W	30.88'
C8	90°00'00"	31.00'	48.69'	N45°37'55"W	43.84'

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N45°37'55"W	21.21'	L28	S45°37'55"E	21.21'
L2	S89°22'05"W	27.00'	L29	N45°37'55"W	21.21'
L3	S00°37'55"E	28.50'	L30	S44°22'05"W	21.21'
L27	S44°22'05"W	21.21'	L31	N45°37'55"W	21.21'

Manhard CONSULTING
7800 East Orchard Road, Suite 150A, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

WOLF CREEK RUN WEST FILING NO. 2B
COUNTY OF ADAMS, STATE OF COLORADO
FINAL PLAT

PROJ MGR: SLJ
PROJ ENG: MKW
DRAWN BY: MKW
DATE: 4/18/24
SCALE: 1"=50'

SHEET
4 OF 9
EPL.ACCO.01

DATE
7/12/24
COUNTY COMMENTS
MKW

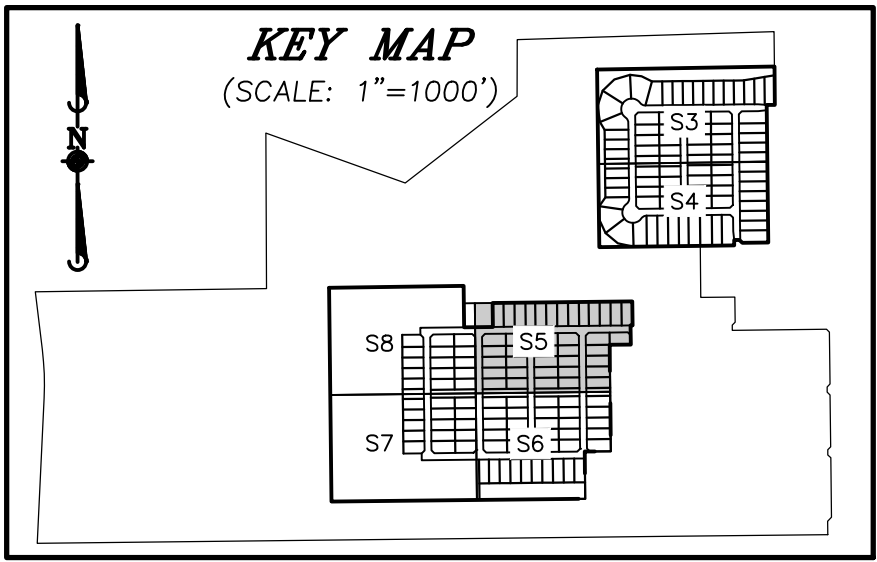
FOR REVIEW ONLY

FOR AND ON BEHALF OF
MANHARD CONSULTING

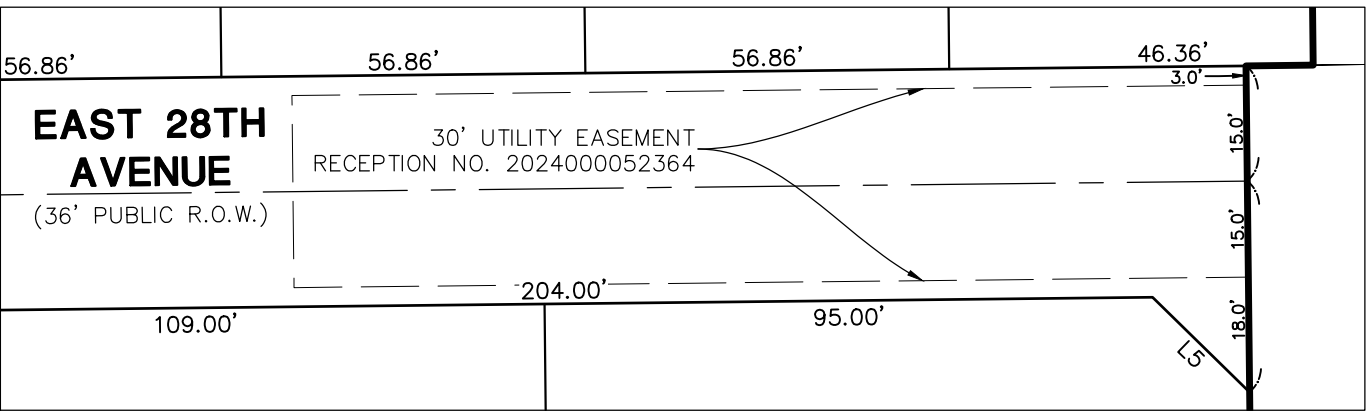
WOLF CREEK RUN WEST FILING NO. 2B

A REPLAT OF LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, WOLF CREEK RUN WEST FILING NO. 2A,
LOCATED IN THE SOUTH HALF OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 8

CASE NO.: PLT2024-00007

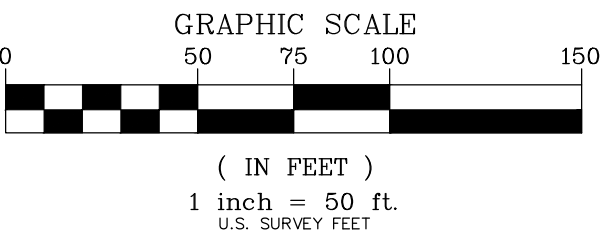


DETAIL "C"
SCALE: 1"=30'



LEGEND

- SUBDIVISION BOUNDARY LINE
- PLATTED LOT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- ADJOINING LOT LINE
- EASEMENT LINE HEREBY GRANTED
- DRAINAGE AND UTILITY EASEMENT HEREBY GRANTED



TRACT B
WOLF CREEK RUN WEST FILING NO. 2A
RECEPTION NO. 2024000052364

TRACT H
WOLF CREEK RUN WEST
FILING NO. 2A
RECEPTION NO. 2024000052364

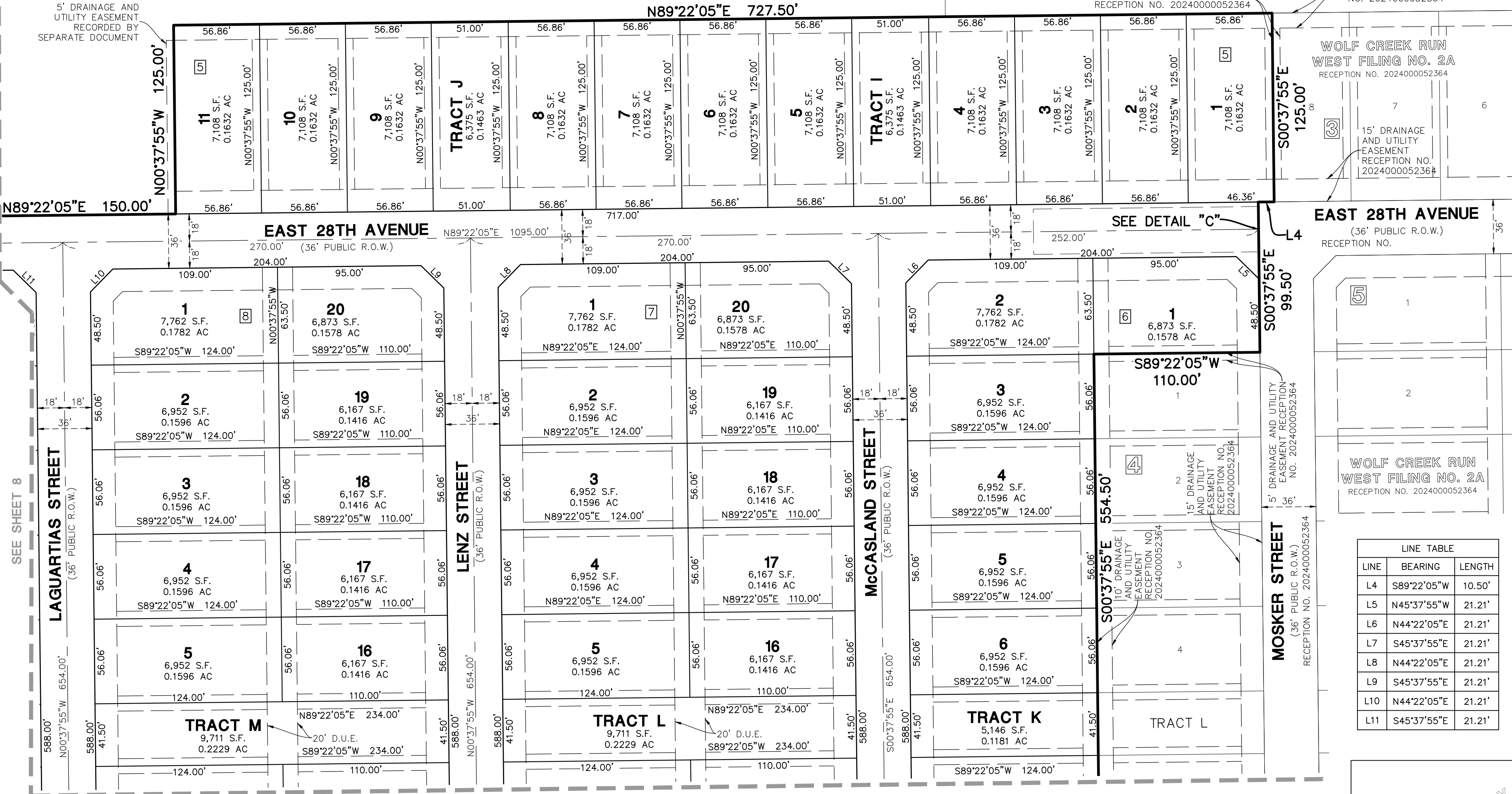
10' DRAINAGE AND UTILITY
EASEMENT RECEPTION
NO. 2024000052364

5' DRAINAGE AND
UTILITY EASEMENT
RECORDED BY
SEPARATE DOCUMENT

5' DRAINAGE AND UTILITY EASEMENT
RECEPTION NO. 2024000052364

WOLF CREEK RUN
WEST FILING NO. 2A
RECEPTION NO. 2024000052364

15' DRAINAGE
AND UTILITY
EASEMENT
RECEPTION NO.
2024000052364



EAST 28TH AVENUE
(36' PUBLIC R.O.W.)
RECEPTION NO.

WOLF CREEK RUN
WEST FILING NO. 2A
RECEPTION NO. 2024000052364

LINE TABLE		
LINE	BEARING	LENGTH
L4	S89°22'05"W	10.50'
L5	N45°37'55"W	21.21'
L6	N44°22'05"E	21.21'
L7	S45°37'55"E	21.21'
L8	N44°22'05"E	21.21'
L9	S45°37'55"E	21.21'
L10	N44°22'05"E	21.21'
L11	S45°37'55"E	21.21'

FOR REVIEW ONLY

FOR AND ON BEHALF OF
MANHARD CONSULTING

MANHARD CONSULTING

7800 East Orchard Road, Suite 150A, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com

Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

WOLF CREEK RUN WEST FILING NO. 2B

COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT

PROJ MGR: SLJ

PROJ ENG: MKW

DRAWN BY: MKW

DATE: 4/18/24

SCALE: 1"=50'

SHEET 5 OF 9

EPL.ACCO.01

REVISIONS

DATE

7/12/24

COUNTY COMMENTS

MANHARD CONSULTING

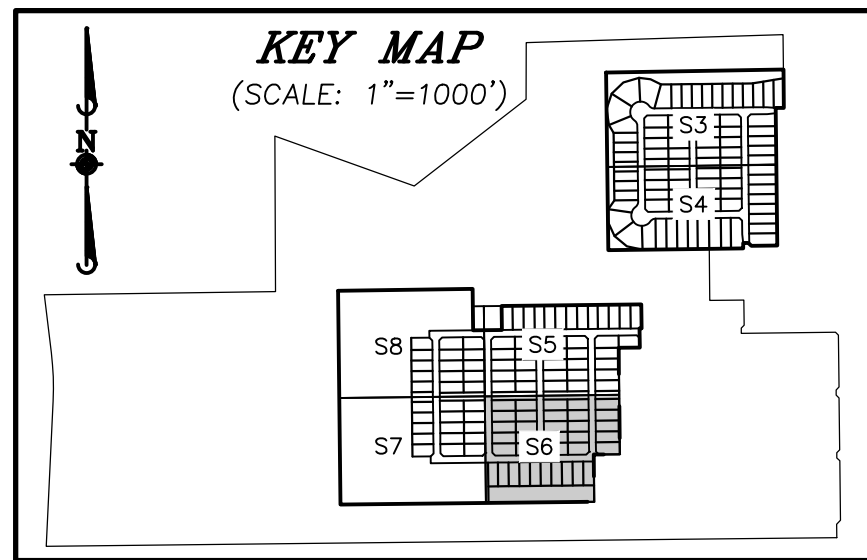
7800 East Orchard Road, Suite 150A, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com

Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

CASE NO.: PLT2024-00007

LEGEND

- GRAPHIC SCALE
-
- (IN FEET)
- 1 inch = 50 ft.
U.S. SURVEY FEET



LINE TABLE		
LINE	BEARING	LENGTH
L14	S45°37'55"E	21.21'
L15	S44°22'05"W	21.21'
L16	N45°37'55"W	21.21'
L17	N44°22'05"E	21.21'
L18	S45°37'55"E	21.21'
L19	N44°22'05"E	21.21'

FOR AND ON BEHALF OF
MANHARD CONSULTING

[illegible]

CASE NO.: PLT2024-00007

LEGEND

GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft.
U.S. SURVEY FEET

48.50'

21'

36.00'

KINGSBURG STREET

(36' PUBLIC R.O.W.)

48.50'

20'

EAST 27TH AVENUE

(36' PUBLIC R.O.W.)

48.50'

LINE TABLE

LINE	BEARING	LENGTH
L18	S45°37'55"E	21.21'
L19	N44°22'05"E	21.21'
L20	S45°37'55"E	21.21'
L21	S44°22'05"W	21.21'

SEE SHEET 6

LINE TABLE		
LINE	BEARING	LENGTH
L18	S45°37'55"E	21.21'
L19	N44°22'05"E	21.21'
L20	S45°37'55"E	21.21'
L21	S44°22'05"W	21.21'

SEE SHEET 6

WOLF CREEK RUN WEST FILING NO. 2B

COUNTY OF ADAMS, STATE OF COLORADO

FINAL PLAT

DJ MGR: SLJ
 DJ ENG: MKW
 DRAWN BY: MKW
 DATE: 4/18/24
 SCALE: 1"=50'

SHEET
7 OF 9
PLACCO.01

ManhardTM
CONSULTING

7608 East Orchard Road, Suite 150 • Greenwood Village, CO 80120 • PH:303-700-0500 manhard.com
City & State Sales & Consulting • Construction Management • Construction Management • GIS
Water Resource Management • Construction Management

[illegible]

					MKW
--	--	--	--	--	-----

FOR AND ON BEHALF OF
MANHARD CONSULTING

Dwg Name: P:\Eplacco01\dwg\Surv\Final Drawings\Plot of Subdivision\F2B Plot\3-Eplacco01-5110-F2B.dwg Updated By: cdillow
6/27/2025 2:21 PM

TRACT F
WOLF CREEK RUN WEST FILING NO. 2A
RECEPTION NO. 2024000052364
N00°37'55"W 1113.34'

TRACT E
WOLF CREEK RUN WEST FILING NO. 2A
RECEPTION NO. 2024000052364

30' DRAINAGE EASEMENT
RECEPTION NO. 2024000052364

1
579,419 S.F.
13.3016 AC
BLOCK 12

1
579,419 S.F.
13.3016 AC
BLOCK 12

30' DRAINAGE EASEMENT
RECEPTION NO. 2024000052364

TRACT P
6,324 S.F.
0.1452 AC

TRACT C
47,428 S.F.
1.0888 AC

9
6,886 S.F.
0.1581 AC

Q

TRACT E
RUN WEST FILING NO. 2A
ION NO. 2024000052364

S89°22'05"W 1321.75'

DOJ MGR: SLJ

OBJ ENG: MKW

AWN BY, MKW

DATE: 4/18/24
SCALE: 1"=50'

SHEET |

7 OF 9

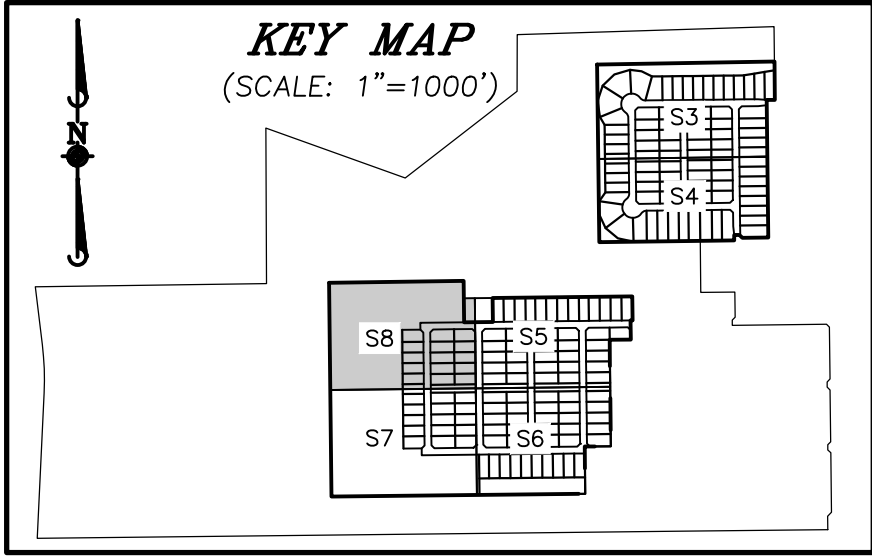
EPL.ACCO.01

FOR AND ON BEHALF OF
MANHARD CONSULTING

WOLF CREEK RUN WEST FILING NO. 2B

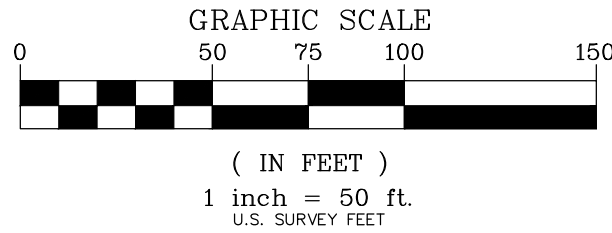
A REPLAT OF LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, WOLF CREEK RUN WEST FILING NO. 2A,
LOCATED IN THE SOUTH HALF OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 8

CASE NO.: PLT2024-00007

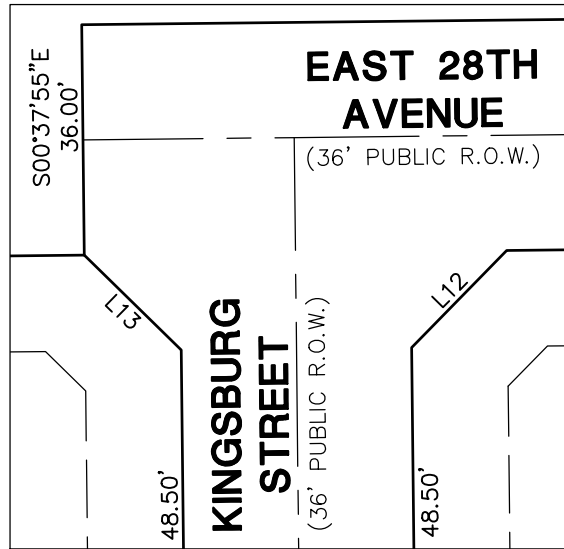


LEGEND

- = SUBDIVISION BOUNDARY LINE
- = PLATTED LOT LINE
- = RIGHT OF WAY LINE
- = SECTION LINE
- = ADJOINING LOT LINE
- = EASEMENT LINE HEREBY GRANTED
- D.U.E. = DRAINAGE AND UTILITY EASEMENT HEREBY GRANTED



DETAIL "F"
SCALE: 1"=30'



TRACT C
WOLF CREEK RUN WEST FILING NO. 2A
RECEPTION NO. 2024000052364

N89°12'52"E 700.60'

1
579,419 S.F.
13.3016 AC
BLOCK 12

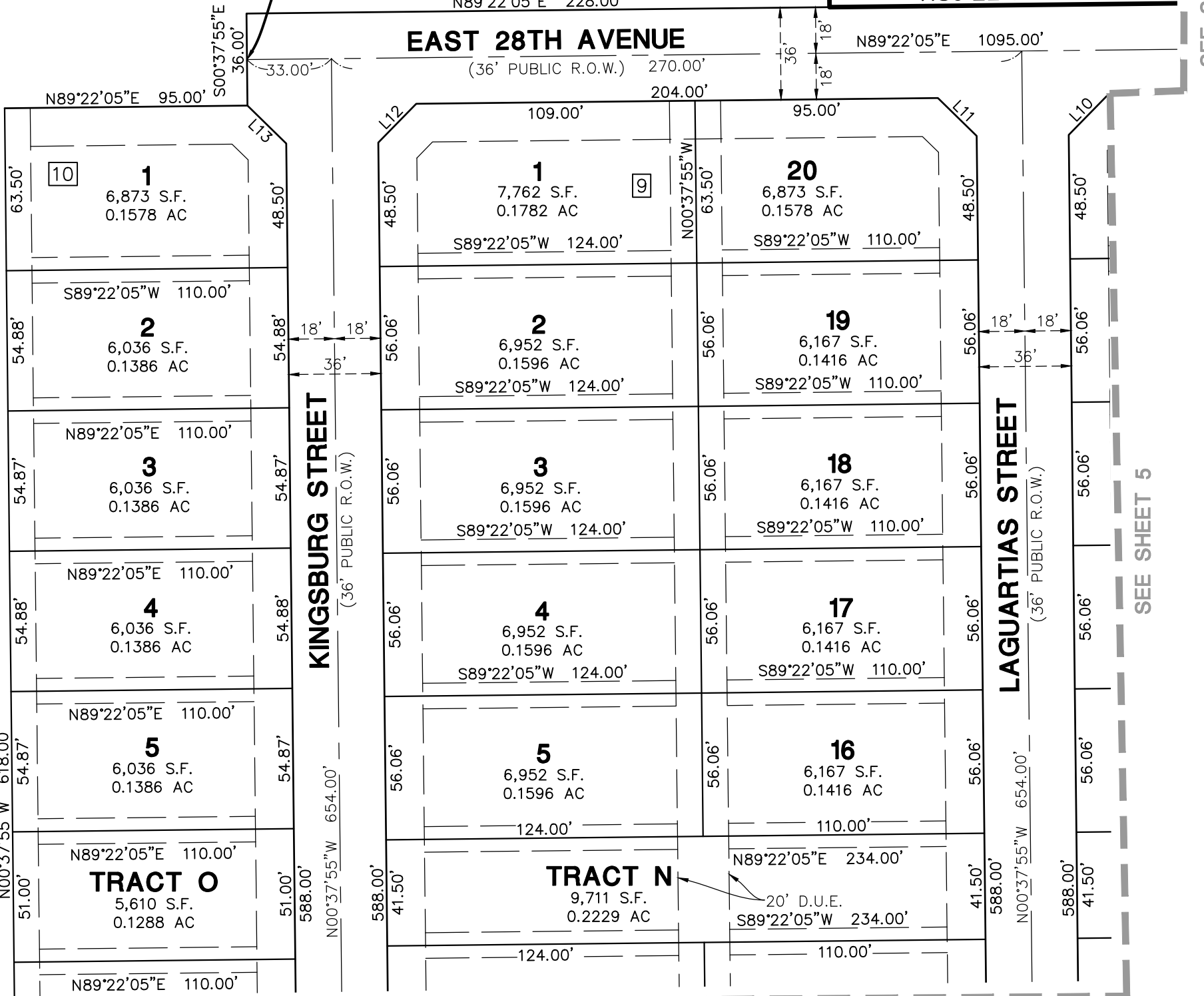
TRACT B
WOLF CREEK RUN WEST
FILING NO. 2A
RECEPTION NO. 2024000052364

N89°22'05"E 150.00'

SEE DETAIL "F"

EAST 28TH AVENUE

(36' PUBLIC R.O.W.)
270.00'
204.00'

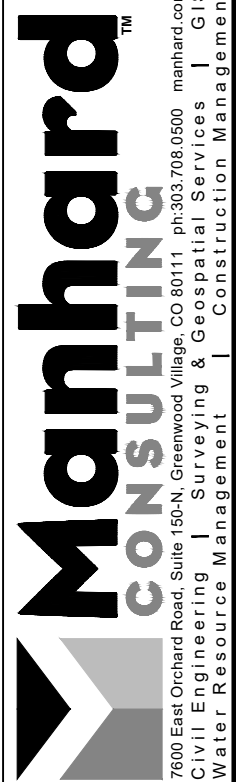


LINE TABLE		
LINE	BEARING	LENGTH
L12	N44°22'05"E	21.21'
L13	S45°37'55"E	21.21'

FOR REVIEW ONLY

FOR AND ON BEHALF OF
MANHARD CONSULTING

DATE	7/12/24	COUNTY COMMENTS	MKW
REVISIONS			
DRAWN BY			
PROJECT MGR	SLJ		
PROJECT ENG	MKW		
DRAWN BY	MKW		
DATE	4/18/24		
SCALE	1"=50'		
SHEET	8 OF 9		
EPL.ACCO.01			

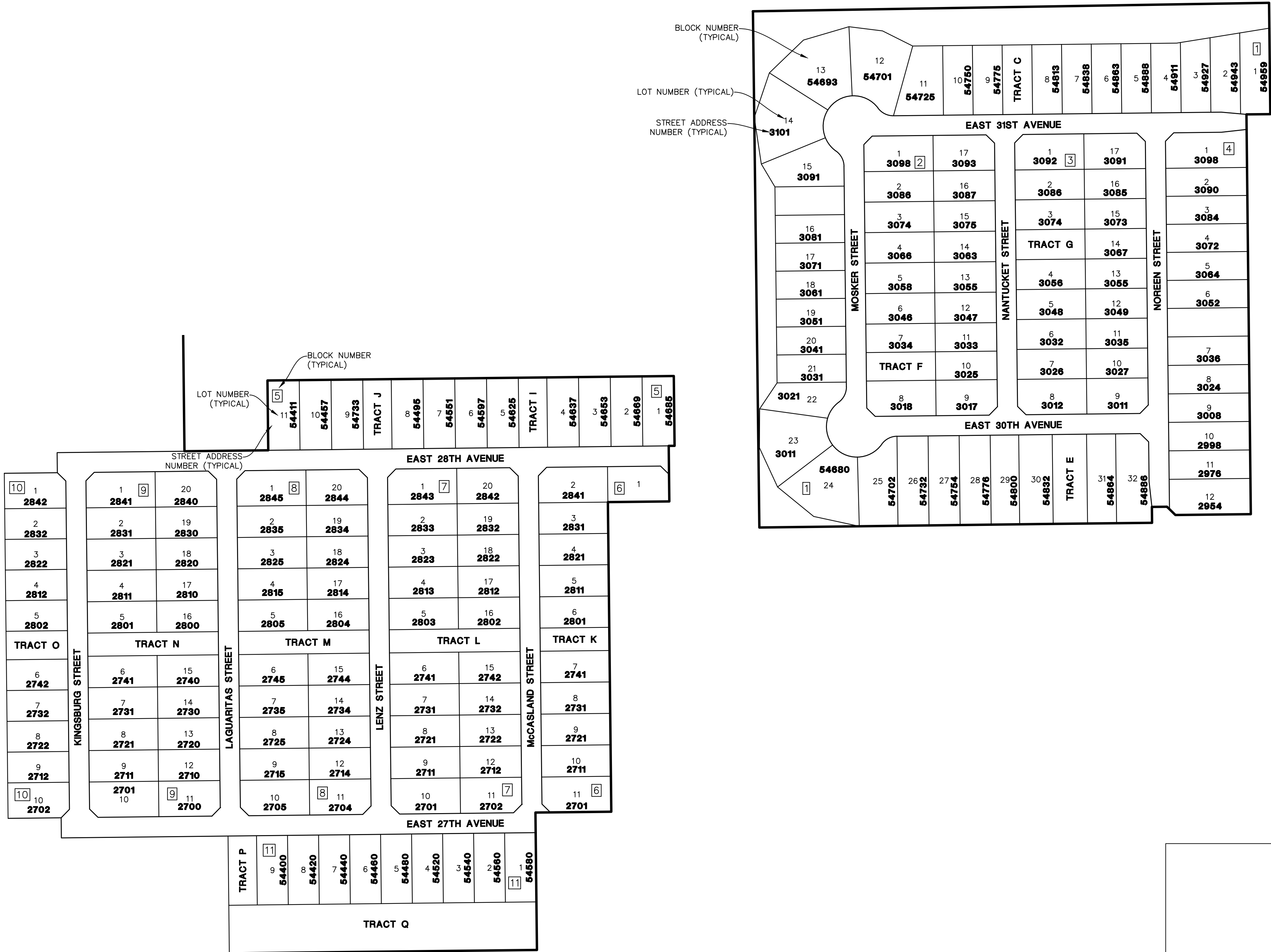


WOLF CREEK RUN WEST FILING NO. 2B
COUNTY OF ADAMS, STATE OF COLORADO
FINAL PLAT

WOLF CREEK RUN WEST FILING NO. 2B

A REPLAT OF LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, WOLF CREEK RUN WEST FILING NO. 2A,
LOCATED IN THE SOUTH HALF OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 9

CASE NO.: PLT2024-00007



WOLF CREEK RUN WEST FILING NO. 2B		COUNTY OF ADAMS, STATE OF COLORADO		ADDRESS MAP	
PROJ MGR, SLJ		PROJ ENG, MKW		DRAWN BY, MKW	
DATE, 4/18/24		SCALE, 1"=40'		SHEET 9 OF 9	
FOR AND ON BEHALF OF MANHARD CONSULTING		EPL.ACCO.01		COUNTY COMMENTS	
DATE		REVISIONS		DRAWN BY	
7/12/24		MKW		MKW	

Manhard CONSULTING
7800 East Orchard Road, Suite 150A, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management