



Re-submittal Form

Case Name/ Number: PLT2025-00006/ Seltzer Heights

Case Manager: Nick Eagleson

Re-submitted Items:

- ☐ Development Plan/ Site Plan
- ☒ Plat
- ☐ Parking/ Landscape Plan
- ☐ Engineering Documents
- ☐ Subdivision Improvements Agreement
- ☐ Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Addressing, Building Safety, Neighborhood Services,

Engineering, Environmental, Parks, Planner, ROW, SIA - Finance, SIA - Attorney

Commenting Division: Right of Way Review 2nd Review

Name of Reviewer: David Dittmer

ADVISORY

ROW1: All easements to be vacated by separate document will need to be vacated and the reception number cited for the final plat. These must be completed and a copy of these vacations provided

RESPONSE: Acknowledged.

COMMENTS:

ROW1: Remove "TO REMAIN" on all easements not being vacated. If no vacation statement these remain in force.

RESPONSE: The words "to remain" have been removed from all easements not being vacated.

ROW2: Remove the unnecessary second Planning Commission Approval below the bolded statement.

RESPONSE: The second Planning Commission approval text has been removed.

ROW3. HSG is under a lien. Lien holders approval must be provided for the dedications of ROW and easements.

RESPONSE: A deed of trust holder's signature block has been added to page 2 of the plat. Also please see the included recorded Statement of Authority.

ROW4: Remove the additional spacing in the affirmation of Seltzer Farms.

RESPONSE: The additional space has been removed.

ROW5: Remove superfluous information for the vacation of the internal parcel lines. Only state: PARCEL LINE VACATED BY THIS PLAT

RESPONSE: Labeling for the internal parcel line vacations has been simplified as requested.

ROW6: You will need to vacate any portion of the irrigation pipeline for Signal Ditch as recorded in Bk. 2351, pg. 577. County requires senior rights at all ROW crossings for this ambiguous location.

RESPONSE: Acknowledged.

ROW7: Clarify if the portion of the pipeline as recorded in Bk 125, Pg 568 is to be vacated where located in the new Yosemite ROW and Selzer Farms parc

RESPONSE: Yes, pipeline will be vacated.

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Matthew Emmens

ENG9: The drainage report needs to include a drainage basin map, which also shows the outfall points for all detention ponds.

- Applicant Response: The Drainage Report does contain a basin map that shows the pond's outfall. The pond outfalls into storm that will be connected east of Yosemite Street along 168th Avenue. Then ultimately discharged under 168th Avenue to the north.

- County Comment: The drainage design includes the Pond A outfall eventually being directed into Weld County, north of E 168th Ave. This will include the replacement and upsizing of an existing culvert. The applicant will need to submit to Weld County for review and approval of the proposed storm sewer outfall.

RESPONSE: Weld County has approved the drainage report. Please see the included approval emails from Weld County.

OWNERSHIP AND DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE SOLE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 4;

THENCE S 89°33'09" W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4 A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF YOSEMITE STREET BEING AN EXCEPTION RECORDED IN BOOK 1 AT PAGE 527 AND THE EXTENSION THEREOF AND THE POINT OF BEGINNING;

THENCE S 00°19'36" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 2348.64 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2010000052390;

THENCE ALONG SAID PARCEL OF LAND THE FOLLOWING THREE (3) COURSES:

- 1) S 88°45'28 W A DISTANCE OF 1509.46 FEET;
- 2) S 25°55'39" E A DISTANCE OF 17.18 FEET;
- 3) S 26°31'05" W A DISTANCE OF 16.44 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF TODD CREEK MEADOWS SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NO. C0731590;

THENCE S 88°45'09" W ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 74.40 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. C1138476;

THENCE ALONG SAID EASTERLY, AND SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND AND THE EXTENSION THEREOF THE FOLLOWING SEVEN (7) COURSES:

- 1) S 00°30'00" E A DISTANCE OF 291.28 FEET;
- 2) N 73°15'18" W A DISTANCE OF 293.85 FEET;
- 3) N 51°17'25" W A DISTANCE OF 149.44 FEET;
- 4) N 78°17'25" W A DISTANCE OF 154.42 FEET;
- 5) S 70°02'35" W A DISTANCE OF 169.36 FEET;
- 6) S 59°09'35" W A DISTANCE OF 244.08 FEET;
- 7) S 75°34'18" W A DISTANCE OF 665.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. C1138476 AND SHOWN ON A SURVEY BY BRIAN THOMAS BRINKMAN, PLS 38175 DATED 6-29-11 RECORDED AT RECEPTION NO. 2011-102;

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID SURVEY RECORDED AT RECEPTION NO. 2011-102 THE FOLLOWING FOURTEEN (14) COURSES:

- 1) S 69°25'57" W A DISTANCE OF 314.14 FEET;
- 2) S 63°15'15" W A DISTANCE OF 135.49 FEET;
- 3) N 00°42'53" E A DISTANCE OF 559.19 FEET;
- 4) N 32°57'40" E A DISTANCE OF 800.14 FEET;
- 5) S 88°46'03" W A DISTANCE OF 830.04 FEET;
- 6) N 66°07'13" W A DISTANCE OF 53.12 FEET;
- 7) N 65°25'03" W A DISTANCE OF 290.82 FEET;
- 8) N 58°20'21" W A DISTANCE OF 389.89 FEET;
- 9) N 09°57'07" W A DISTANCE OF 301.16 FEET;
- 10) N 09°22'50" W A DISTANCE OF 187.79 FEET;
- 11) N 10°47'50" E A DISTANCE OF 103.98 FEET;
- 12) N 18°17'18" E A DISTANCE OF 214.81 FEET;
- 13) N 62°21'47" E A DISTANCE OF 439.90 FEET;
- 14) N 00°31'50" W A DISTANCE OF 428.97 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 4;

THENCE N 89°32'13" E ALONG SAID NORTH LINE A DISTANCE OF 241.08 FEET TO A POINT ON THE WESTERLY BOUNDARY OF AN AGREEMENT TO RESOLVE DISPUTED BOUNDARY LINE RECORDED AT RECEPTION NO. 2017000099326;

THENCE ALONG SAID AGREEMENT THE FOLLOWING SEVENTEEN (17) COURSES:

- 1) S 00°24'31" E A DISTANCE OF 542.45 FEET;
- 2) N 61°21'33" E A DISTANCE OF 75.99 FEET;
- 3) N 63°03'28" E A DISTANCE OF 101.27 FEET;
- 4) N 63°18'15" E A DISTANCE OF 97.13 FEET;
- 5) N 63°03'23" E A DISTANCE OF 120.44 FEET;
- 6) N 63°17'02" E A DISTANCE OF 100.72 FEET;
- 7) N 62°28'30" E A DISTANCE OF 56.87 FEET;
- 8) N 65°01'48" E A DISTANCE OF 131.55 FEET;
- 9) N 75°57'26" E A DISTANCE OF 131.79 FEET;
- 10) N 84°04'41" E A DISTANCE OF 99.05 FEET;
- 11) S 84°31'07" E A DISTANCE OF 26.00 FEET;
- 12) S 79°17'18" E A DISTANCE OF 63.94 FEET;
- 13) S 67°17'01" E A DISTANCE OF 98.25 FEET;
- 14) S 51°09'19" E A DISTANCE OF 47.50 FEET;
- 15) S 13°28'48" E A DISTANCE OF 154.06 FEET;
- 16) S 13°09'42" E A DISTANCE OF 112.86 FEET;
- 17) N 89°38'47" E A DISTANCE OF 214.92 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THAT PARCEL OF LAND RECORED AT RECEPTION NO. 2013000074188;

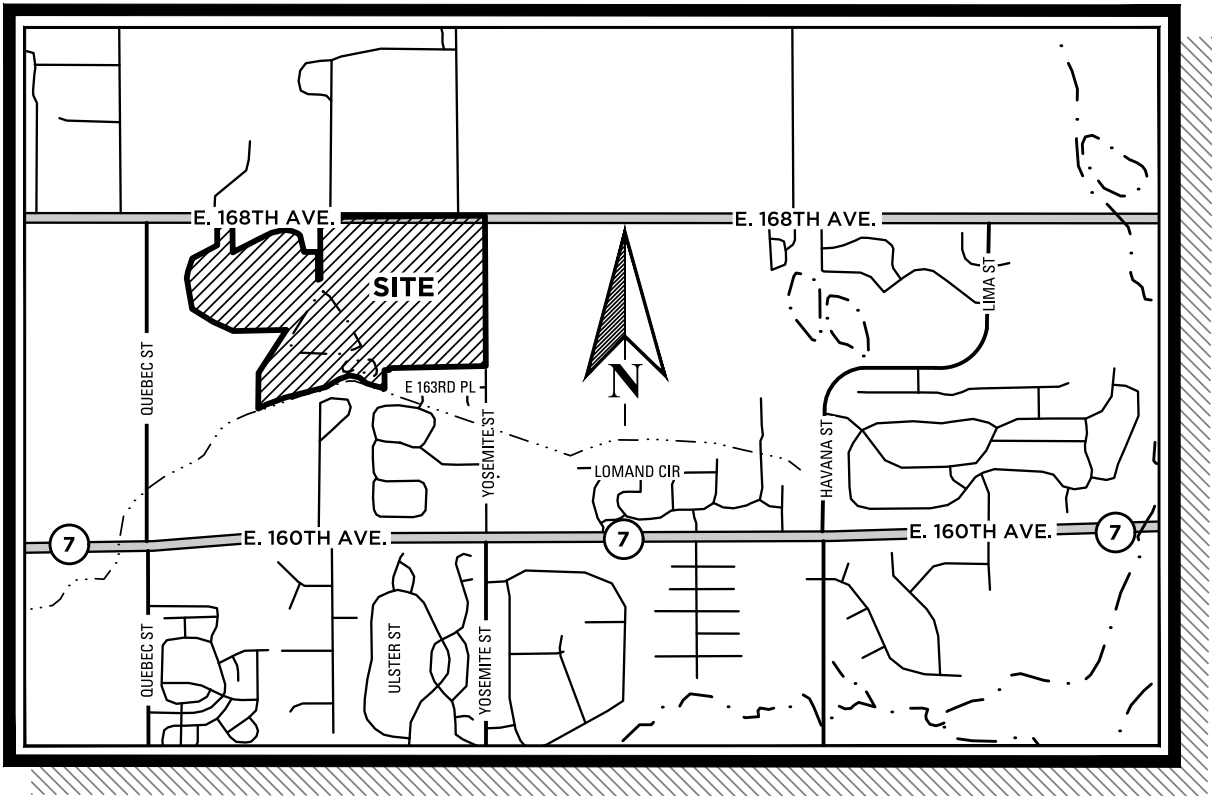
THENCE ALONG SAID WESTERLY, SOUTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING FOUR (4) COURSES:

- 1) S 00°27'04" E A DISTANCE OF 436.34 FEET;
- 2) N 65°32'32" E A DISTANCE OF 39.58 FEET;
- 3) S 87°43'24" E A DISTANCE OF 3.84 FEET;
- 4) N 00°27'04" W A DISTANCE OF 964.30 FEET TO A POINT ON SAID NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4;

PRELIMINARY PLAT
SELTZER HEIGHTS
FILING NO. 1

LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 13



VICINITY MAP
1" = 3000'

OWNERSHIP AND DEDICATION CERTIFICATE CONTINUED:

THENCE N 89°31'38" E ALONG SAID NORTH LINE A DISTANCE OF 2167.54 FEET TO THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 67 WEST BEING AN ANGLE POINT ON SAID NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 4;

THENCE N 89°33'09" E CONTINUING ALONG SAID NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 4 A DISTANCE OF 408.82 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 9,925,012 SQUARE FEET, OR 227.8469 ACRES MORE OR LESS.

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

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 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.

OWNERS SIGNATURES:

SEE SHEET 2 FOR OWNERS SIGNATURES

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 4 BEING S 00°19'36" E AND MONUMENTED AS FOLLOWS:

-NORTHEAST CORNER SECTION 4, BEING A FOUND 3.25" ALUMINUM CAP IN RANGE BOX MARKED "BASELINE, LS 38285"

-EAST QUARTER CORNER SECTION 4, BEING A FOUND 3.25" ALUMINUM CAP MARKED "EMK, PLS 38584"

SHEET INDEX:

- 1. COVER SHEET
- 2. GENERAL NOTES & OWNERS SIGNATURES
- 3. OVERALL BOUNDARY SHEET
- 4. TRACT A 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. CURVE TAG TABLES
- 13. CURVE TAG TABLES

CASE NO: PLT2025-00006

DO NOT RECORD
THIS DOCUMENT

PLANNING COMMISSION APPROVAL:

~~PLANNING COMMISSION APPROVAL~~
RECOMMENDED FOR APPROVAL BY THE

Text removed.

 LANNING 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. 20____.

CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED AS TO FORM

SURVEYOR'S CERTIFICATE:

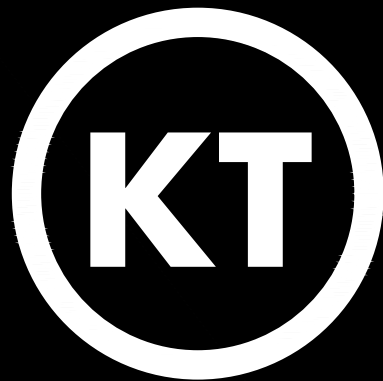
I CHRISTOPHER H. McELVAIN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF SELTZER HEIGHTS FILING NO. 1 PRELIMINARY PLAT WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

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

PER ITEM 78 OF THE TITLE BINDER, HSG IS UNDER A LIEN.
LIEN HOLDER APPROVAL OF THE DEDICATIONS OF ROW
AND EASEMENTS MUST BE PROVIDED.

A deed of trust holder's signature block has
been added to this page. Also please see the
included recorded Statement of Authority.

DATE SUBMITTED: 01.20.2025		
REVISION NO.		DATE
1		4/8/2025
2		
3		
4		
5		
PREPARED FOR: HSG LAND LLC 10450 E. 159TH COURT BRIGHTON, CO 80602		
SCALE: 1" = N/A	JOB NO: 0109-2207	BY: BSS
SHEET 1 OF 13		



KT ENGINEERING
ENGINEERS • SURVEYORS

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

J:\009\FILING 1\HSG\SURVEY\PLAT\PRELIMINARY PLAT\DRAWINGS\PLAT SHEETS\2207-HSG-PRELIMINARY-PLAT-CVR.DWG

OWNER:

EXECUTED THIS _____ DAY OF _____, 20_____
HSG LAND LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
GEORGE R. HANLON JR., MANAGER

NOTARY:

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 20____.

BY GEORGE R. HANLON JR. AS MANAGER, HSG LAND LLC, A COLORADO LIMITED
LIABILITY COMPANY

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

OWNER:

EXECUTED THIS _____ DAY OF _____, 20____

TODD CREEK VILLAGE METROPOLITAN DISTRICT, A QUASI-MUNICIPAL
CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

BY: _____
DONALD O. SUMMERS, PRESIDENT

NOTARY:

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 20____.

BY DONALD O. SUMMERS AS PRESIDENT, TODD CREEK VILLAGE METROPOLITAN
DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE
STATE OF COLORADO

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

OWNER:

EXECUTED THIS _____ DAY OF _____, 20____

SELTZER FARMS INVESTMENT LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
GUILLAUME POUCHOT, MANAGER

NOTARY:

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 20____.

BY GUILLAUME POUCHOT AS MANAGER, SELTZER FARMS
INVESTMENT LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

PRELIMINARY PLAT

SELTZER HEIGHTS FILING NO. 1

LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 13

EASEMENTS 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.
- A BLANKET ACCESS AND MAINTENANCE EASEMENT IS HEREBY GRANTED ACROSS
TRACT H FOR STORMWATER DRAINAGE FACILITY INSPECTION AND MAINTENANCE.

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.

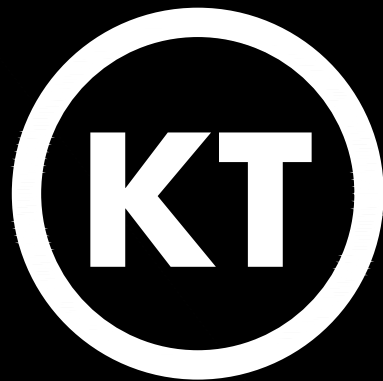
GENERAL NOTES:

- 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.
- 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. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
POLICY NUMBER: PIB70842010.27955509, WITH AN EFFECTIVE DATE OF JANUARY
07, 2025 AT 5:00 P.M. WAS RELIED UPON FOR ALL INFORMATION REGARDING
EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT
ACTIONS OF RECORD.
- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC
LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY
COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUS
18-4-508, C.R.S.
- ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP NO. 08001C0307H,
EFFECTIVE: MARCH 5, 2007 A PORTION OF THE SITE LIES WITHIN THE ZONE A 1%
ANNUAL CHANCE FLOOD ZONE. THESE ZONE A AREAS ARE REFERENCED AS
SIGNAL RESERVOIR NO. 1 AND SIGNAL RESERVOIR NO. 2 AND SHOWN ON SHEET 4.
- NO LOT SHALL HAVE DIRECT ACCESS TO E. 168TH AVENUE OR YOSEMITE STREET.
- ALL LOTS ARE TO BE DEVELOPABLE AND ANY PIPELINES THAT MAY EXIST NOT OF
RECORD WILL BE REMOVED BY THE OWNER/DEVELOPER.

GENERAL NOTES CONTINUED:

- THIS SUBDIVISION CONTAINS ONE EXISTING SEPTIC SYSTEM FOR THE HOME ON
LOT 1, BLOCK 12. THE OWNER OF LOT 1, BLOCK 12 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.
- HSG LAND LLC 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 INCLUDE A 250' BUFFER AS
DEPICTED ON THIS PLAT. NO STRUCTURES 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.
 - ABANDONED OIL AND GAS WELL WORKOVER SETBACKS AS DEPICTED ON THIS
PLAT ARE 50'X100' AND CENTERED OVER THE ABANDONED WELL. NO
STRUCTURES SHALL BE LOCATED WITHIN THIS SETBACK.
 - NO UTILITY LINES SHALL BE INSTALLED WITHIN TEN FEET OF ANY PLUGGED
AND ABANDONED WELL.
- ACTIVE WELLS (PRODUCING, SHUT IN)
REFER TO ACDSR SECTION 4-11-02-03-03-05:
 - ACCESS TO THE OIL AND GAS WELL LOCATION SHALL BE PROVIDED BY A
PUBLIC STREET OR RECORDED EASEMENT FOR PRIVATE AACCESS.
 - THE FINAL SHALL INCLUDE NOTICE TO PROSPECTIVE BUYERS OF THE
LOCATION OF THE OIL AND GAS WELL AND ASSOCIATED EASEMENTS.
- INACTIVE WELLS (PLUGGED & ABANDONED)
REFER TO ACDSR SECTION 4-11-02-03-03-05.2c:
 - THERE SHALL BE PUBLIC ACCESS FOR INGRESS AND EGRESS TO THE
SETBACK OF A WIDTH OF NOT LESS THAN TWENTY FEET.
- THE PROPERTY MAY BE SUBJECT TO THE FOLLOWING SURFACE USE
AGREEMENTS AS REFERENCED IN OLD REPUBLIC NATIONAL TITLE INSURANCE
COMPANY POLICY NUMBER: PIB70842010.27002325, WITH AN EFFECTIVE DATE OF
JUNE 18, 2024 AT 5:00 P.M.
 - SURFACE USE AGREEMENT RECORDED JULY 05, 2006 UNDER RECEPTION NO.
20060705000675490 AND SECOND AMENDMENT AND RATIFICATION OF
SURFACE USE AGREEMENT RECORDED JANUARY 30, 2017 UNDER RECEPTION
NO. 2017000008819.

DATE SUBMITTED: 01.20.2025		
REVISION NO.		DATE
1		4/8/2025
2		
3		
4		
5		
PREPARED FOR: HSG LAND LLC 10450 E. 159TH COURT BRIGHTON, CO 80602		
SCALE: 1" = N/A	JOB NO: 0109-2207	BY: BSS
SHEET 2 OF 13		



KT ENGINEERING
ENGINEERS • SURVEYORS

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

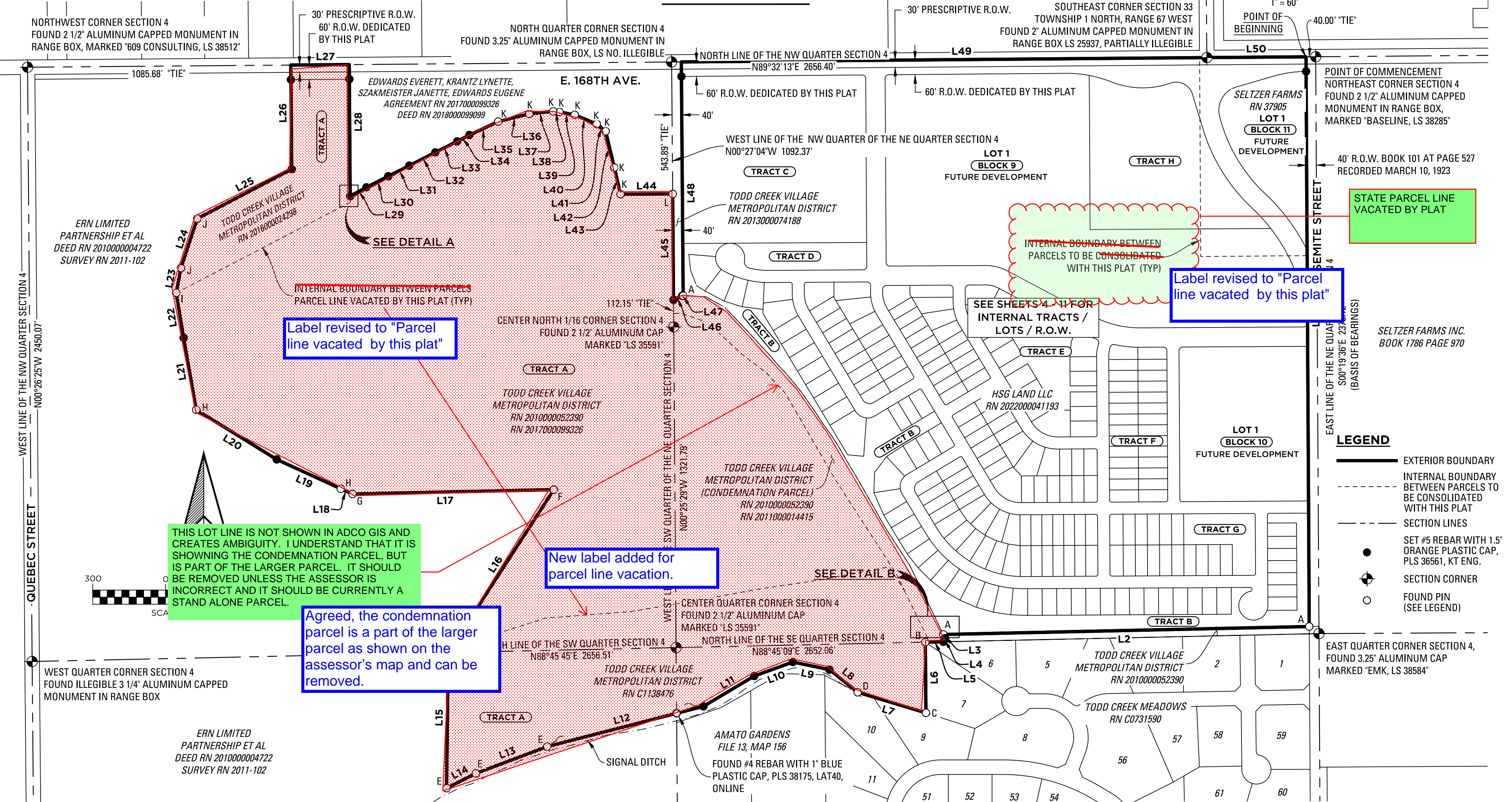
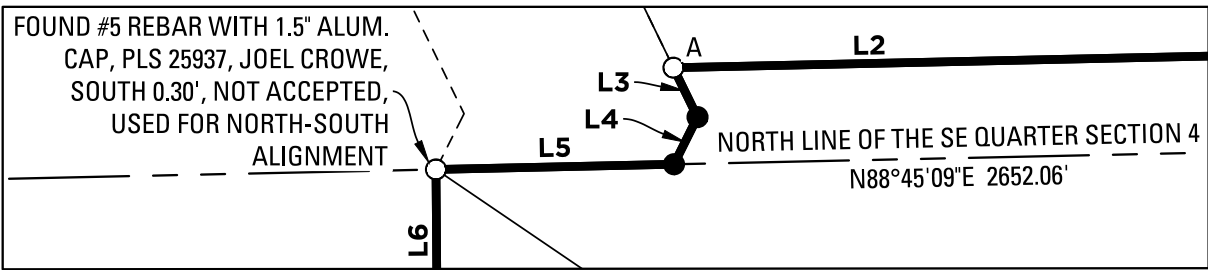
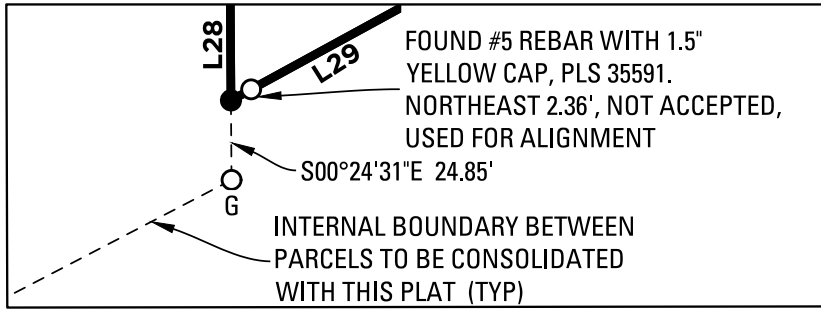
PRELIMINARY PLAT

SELTZER HEIGHTS FILING NO. 1

LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 13

CASE NO: PLT2025-00006



- LEGEND**
- EXTERIOR BOUNDARY
 - - - INTERNAL BOUNDARY BETWEEN PARCELS TO BE CONSOLIDATED WITH THIS PLAT
 - - - SECTION LINES
 - SET #5 REBAR WITH 1.5" ORANGE PLASTIC CAP, PLS 36561, KT ENG.
 - ⊕ SECTION CORNER
 - FOUND PIN (SEE LEGEND)

BOUNDARY LINE TABLE

LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	2348.64	S00°19'36"E	L11	244.08	S59°09'35"W	L21	301.16	N09°57'07"W	L31	97.13	N63°18'15"E	L41	47.50	S51°09'19"E
L2	1509.46	S88°45'28"W	L12	665.00	S75°34'18"W	L22	187.79	N09°22'50"W	L32	120.44	N63°03'23"E	L42	154.06	S13°28'48"E
L3	17.03	S25°55'39"E	L13	314.14	S69°25'57"W	L23	103.98	N10°47'50"E	L33	100.72	N63°17'02"E	L43	112.86	S13°09'42"E
L4	16.44	S26°31'05"W	L14	135.49	S63°15'15"W	L24	214.81	N18°17'18"E	L34	56.87	N62°28'30"E	L44	214.92	N89°38'47"E
L5	74.40	S88°45'09"W	L15	559.19	N00°42'53"E	L25	439.90	N62°21'47"E	L35	131.55	N65°01'48"E	L45	436.34	S00°27'04"E
L6	291.28	S00°30'00"E	L16	800.14	N32°57'40"E	L26	428.97	N00°31'50"W	L36	131.79	N75°57'26"E	L46	39.58	N65°32'32"E
L7	293.85	N73°15'18"W	L17	830.04	S88°46'03"W	L27	241.08	N89°32'13"E	L37	99.05	N84°04'41"E	L47	3.84	S87°43'24"E
L8	149.44	N51°17'25"W	L18	53.12	N66°07'13"W	L28	542.45	S00°24'31"E	L38	26.00	S84°31'07"E	L48	964.30	N00°27'04"W
L9	154.42	N78°17'25"W	L19	290.82	N65°25'03"W	L29	75.99	N61°21'33"E	L39	63.94	S79°17'18"E	L49	2167.54	N89°31'38"E
L10	169.36	S70°02'35"W	L20	389.89	N58°20'21"W	L30	101.27	N63°03'28"E	L40	98.25	S67°17'01"E	L50	408.82	N89°33'09"E

FOUND PIN LEGEND

- A FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC CAP, LS 28283, ROCK CREEK
- B FOUND #5 REBAR WITH 1.5" ALUMINUM CAP, LS 25937, JOEL CROWE (SEE DETAIL)
- C FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC CAP, PLS 13487
- D FOUND #5 REBAR
- E FOUND #3 REBAR
- F FOUND #4 REBAR WITH 1" BLUE PLASTIC CAP, PLS 38175, LAT40
- G FOUND 1" METAL PIPE
- H FOUND #4 REBAR
- I FOUND #5 REBAR WITH 1.5" ALUMINUM CAP, PLS 31161, SURVCON
- J FOUND #5 REBAR WITH 1.5" ORANGE PLASTIC CAP, NO MARKINGS
- K FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC CAP, PLS 35591, NH SURVEY
- L FOUND 60D NAIL

DATE SUBMITTED: 01.20.2025		
REVISION NO.		DATE
1		4/8/2025
2		
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PREPARED FOR: HSG LAND LLC 10450 E. 159TH COURT BRIGHTON, CO 80602		
SCALE: 1" = 300'	JOB NO: 0109-2207	BY: BSS
SHEET 3 OF 13		



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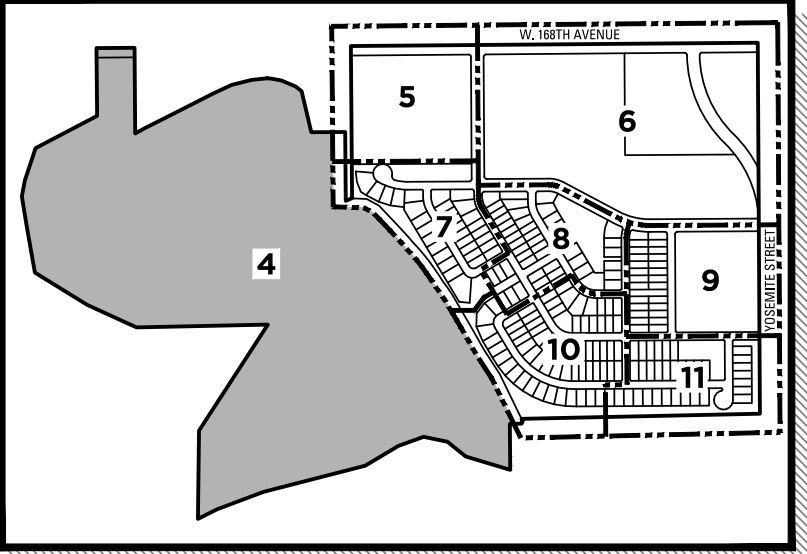
12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

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

PRELIMINARY PLAT
SELTZER HEIGHTS FILING NO. 1
LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

CASE NO: PLT2025-00006

SHEET 4 OF 13



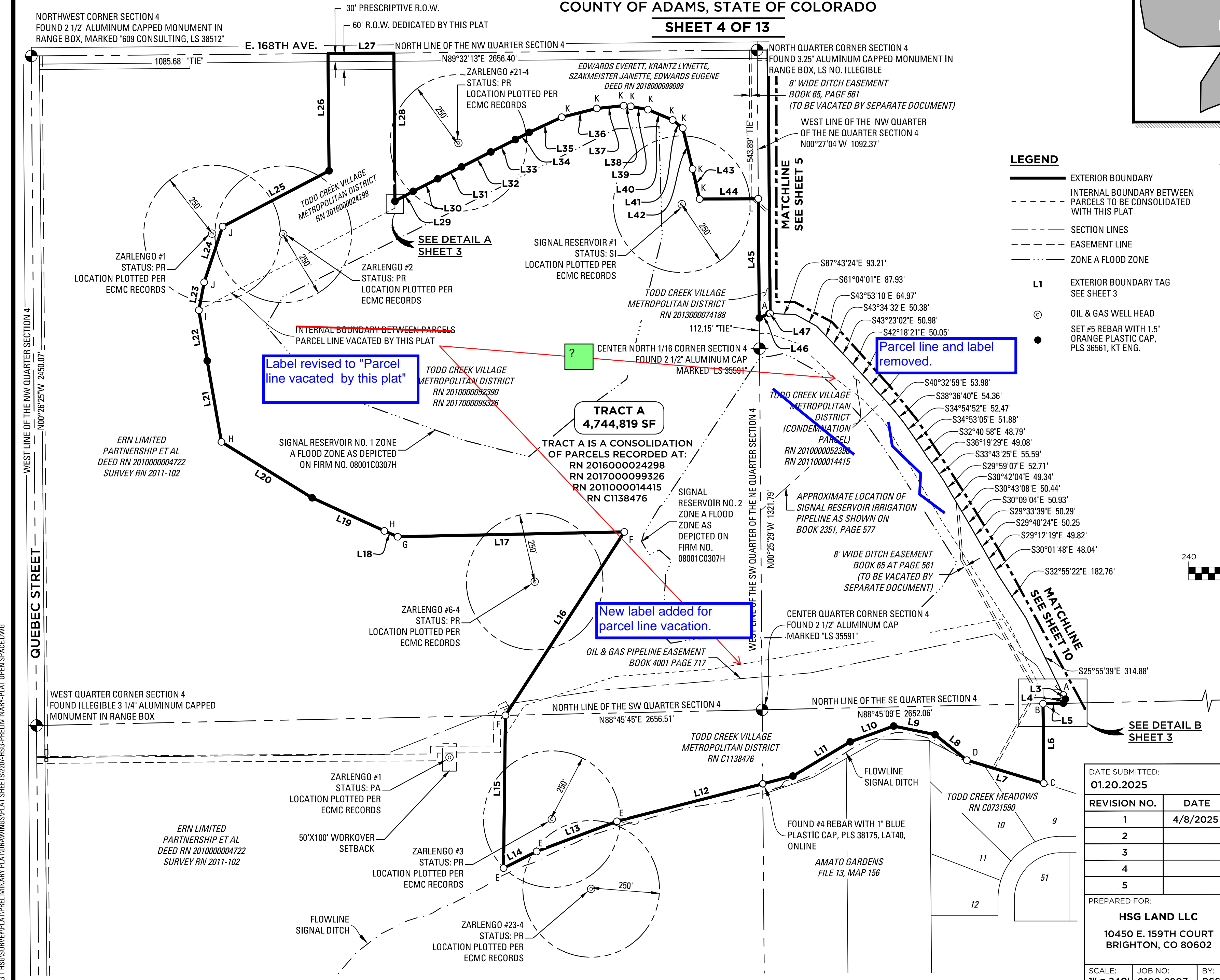
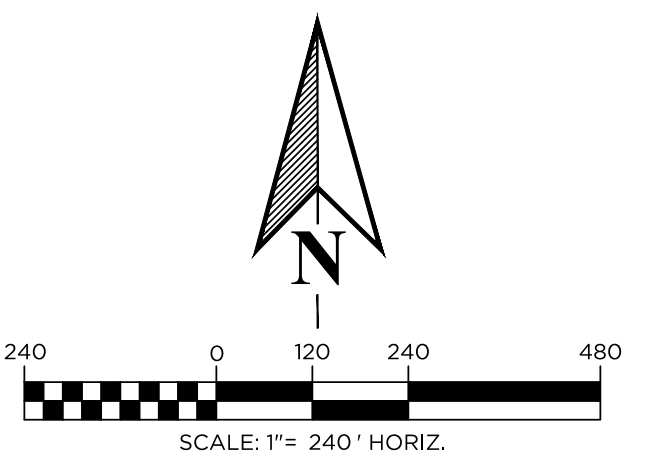
KEYMAP
NTS

FOUND PIN LEGEND

- A FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC CAP, LS 28283, ROCK CREEK
- B FOUND #5 REBAR WITH 1.5" ALUMINUM CAP, LS 25937, JOEL CROWE (SEE DETAIL)
- C FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC CAP, PLS 13487
- D FOUND #5 REBAR
- E FOUND #3 REBAR
- F FOUND #4 REBAR WITH 1" BLUE PLASTIC CAP, PLS 38175, LAT40
- G FOUND 1" METAL PIPE
- H FOUND #4 REBAR
- I FOUND #5 REBAR WITH 1.5" ALUMINUM CAP, PLS 31161, SURVCON
- J FOUND #5 REBAR WITH 1.5" ORANGE PLASTIC CAP, NO MARKINGS
- K FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC CAP, PLS 35591, NH SURVEY
- L FOUND 60D NAIL

LEGEND

- EXTERIOR BOUNDARY
- - - INTERNAL BOUNDARY BETWEEN PARCELS TO BE CONSOLIDATED WITH THIS PLAT
- - - SECTION LINES
- - - EASEMENT LINE
- - - ZONE A FLOOD ZONE
- L1 EXTERIOR BOUNDARY TAG SEE SHEET 3
- ⊙ OIL & GAS WELL HEAD
- SET #5 REBAR WITH 1.5" ORANGE PLASTIC CAP, PLS 36561, KT ENG.



DATE SUBMITTED: 01.20.2025		
REVISION NO.	DATE	
1	4/8/2025	
2		
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PREPARED FOR: HSG LAND LLC 10450 E. 159TH COURT BRIGHTON, CO 80602		
SCALE: 1" = 240'	JOB NO: 0109-2207	BY: BSS
SHEET 4 OF 13		



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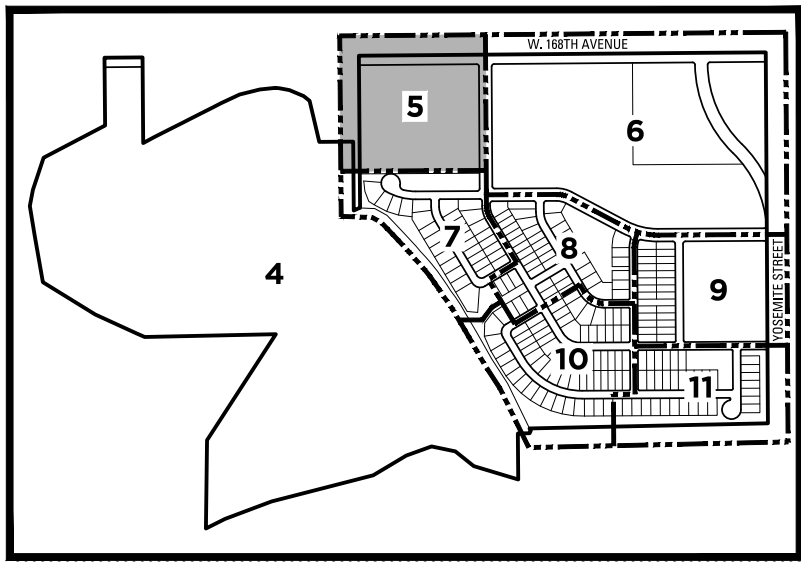
PRELIMINARY PLAT

SELTZER HEIGHTS FILING NO. 1

LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 13

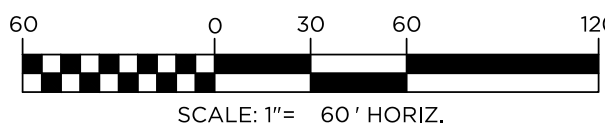
CASE NO: PLT2025-00006



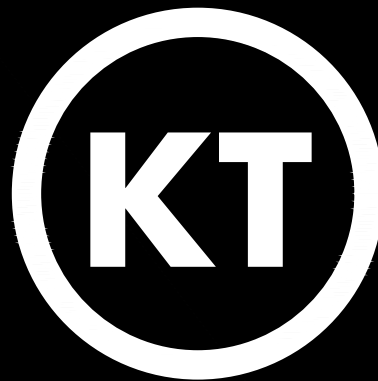
KEYMAP
NTS

LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEET 12 FOR CURVE TAG TABLES)
- RN RECEPTION NUMBER
- SET NO. 5 REBAR W/ 1.5" ORANGE CAP PLS 36561
- FOUND PROPERTY PIN AS DESCRIBED ON SHEET 3
- ⊙ SECTION CORNERS AS DESCRIBED
- ⊙ OIL AND GAS WELL HEAD
- PLAT BOUNDARY
- - - SHEET MATCHLINE
- ADJOINER PARCEL BOUNDARIES / RIGHT OF WAY
- SECTION LINE
- STREET CENTERLINE
- UTILITY EASEMENT
- OIL AND GAS SETBACK
- OG OIL AND GAS FLOW LINE
- - - AMENDED OIL & GAS DRILL AREA

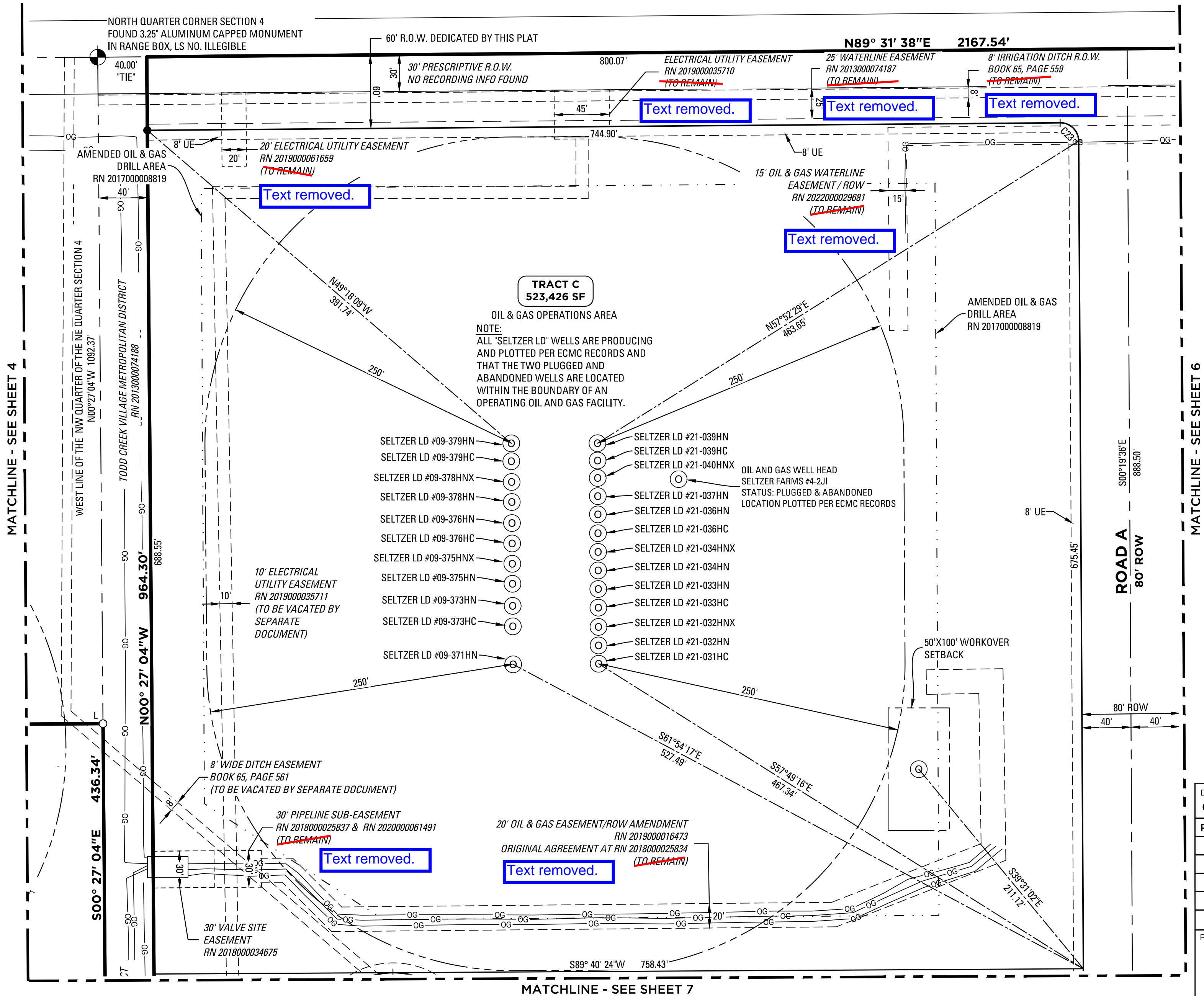


DATE SUBMITTED: 01.20.2025		
REVISION NO.	DATE	
1	4/8/2025	
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PREPARED FOR: HSG LAND LLC 10450 E. 159TH COURT BRIGHTON, CO 80602		
SCALE: 1" = 60'	JOB NO: 0109-2207	BY: BSS
SHEET 5 OF 13		



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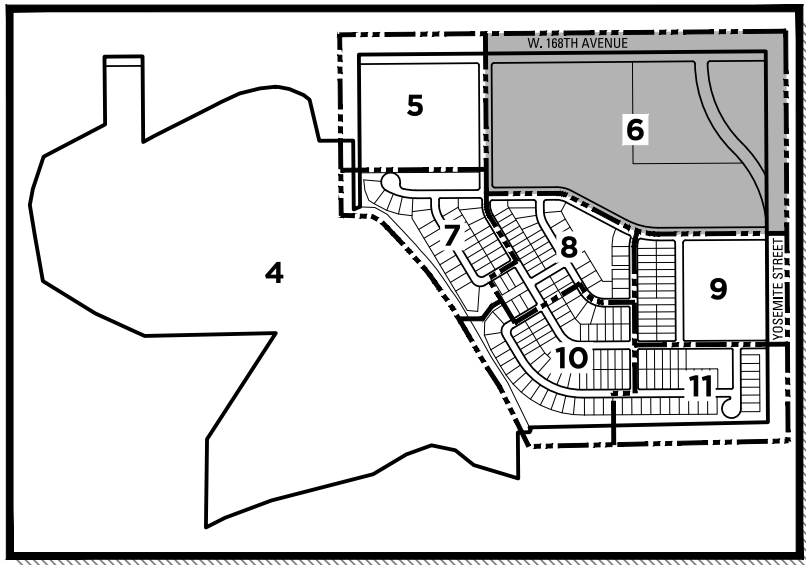
PRELIMINARY PLAT

SELTZER HEIGHTS FILING NO. 1

LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 13

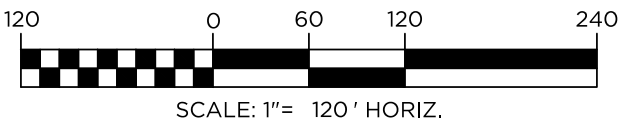
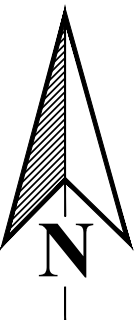
CASE NO: PLT2025-00006



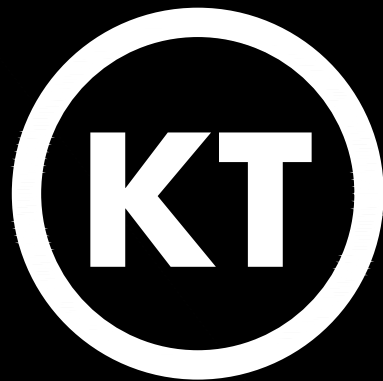
KEYMAP
NTS

LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEET 12 FOR CURVE TAG TABLES)
- RN RECEPTION NUMBER
- SET NO. 5 REBAR W/ 1.5" ORANGE CAP PLS 36561
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- ⊙ SECTION CORNERS AS DESCRIBED
- ⊙ OIL AND GAS WELL HEAD
- PLAT BOUNDARY
- - - SHEET MATCHLINE
- - - ADJOINER PARCEL BOUNDARIES / RIGHT OF WAY
- - - SECTION LINE
- - - STREET CENTERLINE
- - - UTILITY EASEMENT
- - - OIL AND GAS SETBACK
- - - OG OIL AND GAS FLOW LINE
- - - AMENDED OIL & GAS DRILL AREA

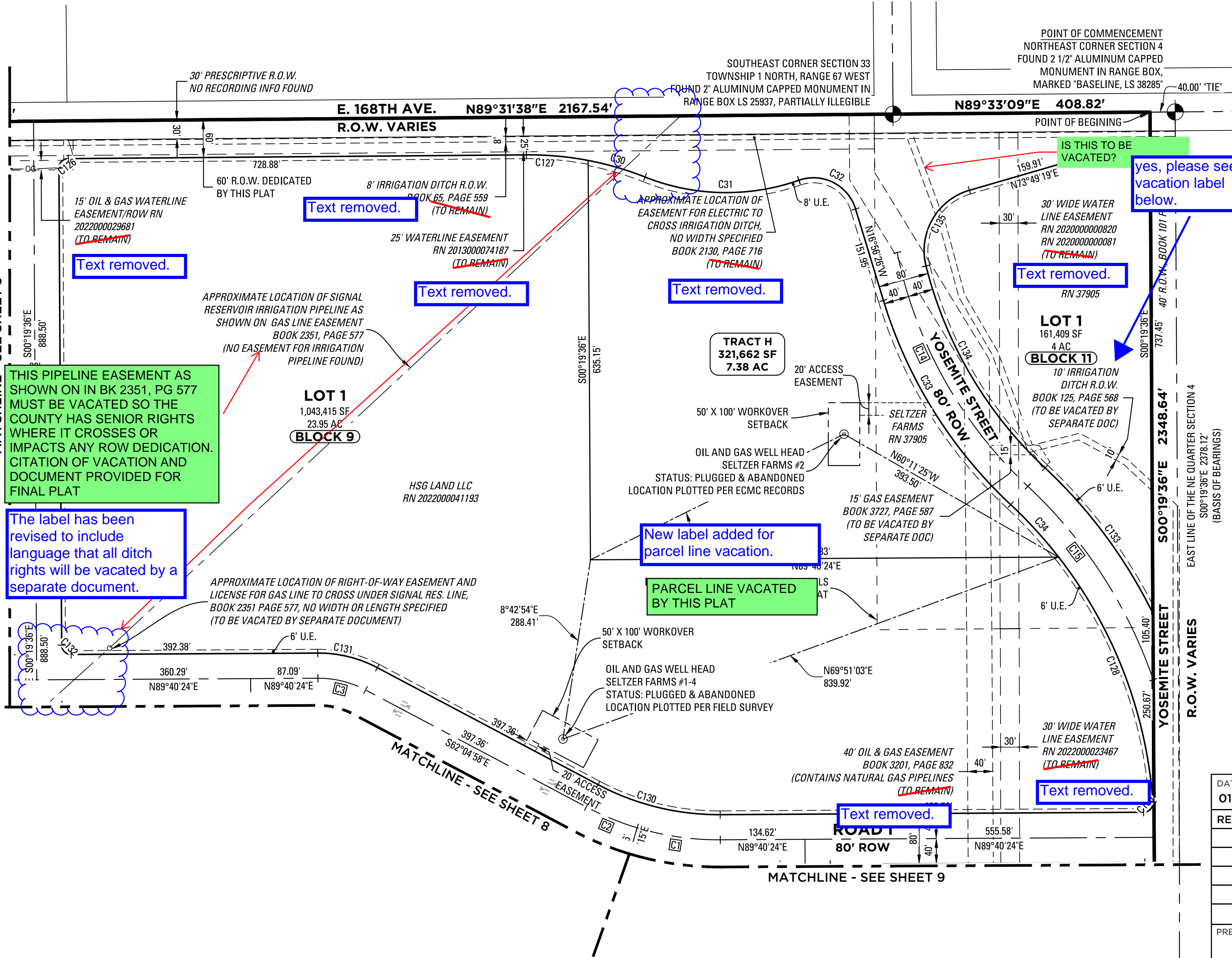


DATE SUBMITTED: 01.20.2025		
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1	4/8/2025	
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PREPARED FOR: HSG LAND LLC 10450 E. 159TH COURT BRIGHTON, CO 80602		
SCALE: 1" = 120'	JOB NO: 0109-2207	BY: BSS
SHEET 6 OF 13		



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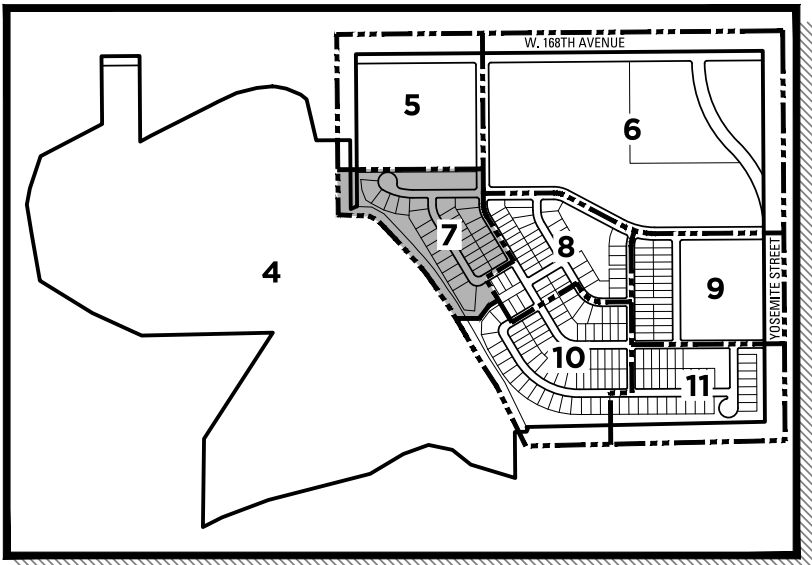
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PRELIMINARY PLAT

SELTZER HEIGHTS FILING NO. 1

LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

CASE NO: PLT2025-00006



KEYMAP
NTS

LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEET 12 FOR CURVE TAG TABLES)
- RN RECEPTION NUMBER
- SET NO. 5 REBAR W/ 1.5" ORANGE CAP PLS 36561
- FOUND PROPERTY PIN AS DESCRIBED ON SHEET 3
- ⊙ SECTION CORNERS AS DESCRIBED
- ⊙ OIL AND GAS WELL HEAD
- PLAT BOUNDARY
- - - SHEET MATCHLINE
- - - ADJOINER PARCEL BOUNDARIES / RIGHT OF WAY
- - - SECTION LINE
- - - STREET CENTERLINE
- - - UTILITY EASEMENT
- - - OIL AND GAS SETBACK
- - - OG OIL AND GAS FLOW LINE
- - - AMENDED OIL & GAS DRILL AREA

10' ELECTRICAL
UTILITY EASEMENT
RN 2019000035711
(TO BE VACATED BY
SEPARATE DOCUMENT)

MATCHLINE - SEE SHEET 5

SHEET 7 OF 13

TRACT D
57,023 SF

TRACT A
4,744,819 SF

MATCHLINE - SEE SHEET 4

TODD CREEK VILLAGE METROPOLITAN DISTRICT
RN 2013000074168

OIL & GAS EASEMENT/ROW
RN 2020000061505
(TO REMAIN)

Text removed.

WEST LINE OF THE NW QUARTER
OF THE NE QUARTER SECTION 4
N00°27'04"W 1092.37'

CENTER NORTH 1/16 CORNER SECTION 4
FOUND 2 1/2" ALUMINUM CAP
STAMPED "LS 35591"

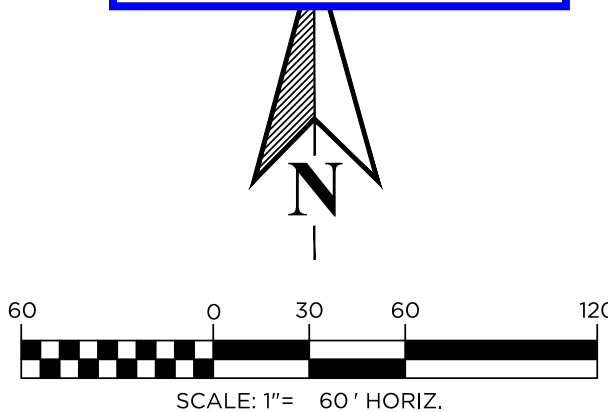
TRACT A
4,744,819 SF

TRACT B
262,295 SF

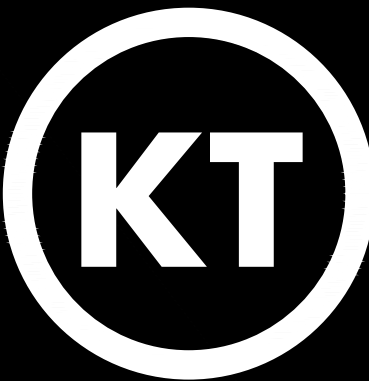
THIS PIPELINE EASEMENT AS
SHOWN ON IN BK 2351, PG 577
MUST BE VACATED SO THE
COUNTY HAS SENIOR RIGHTS
WHERE IT CROSSES OR
IMPACTS ANY ROW DEDICATION.
CITATION OF VACATION AND
DOCUMENT PROVIDED FOR
FINAL PLAT

APPROXIMATE LOCATION OF SIGNAL
RESERVOIR IRRIGATION PIPELINE AS
SHOWN ON GAS LINE EASEMENT
BOOK 2351, PAGE 577
(NO EASEMENT FOR IRRIGATION
PIPELINE FOUND)

The label has been
revised to include
language that all ditch
rights will be vacated by a
separate document.



DATE SUBMITTED:	
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REVISION NO.	DATE
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PREPARED FOR:	
HSG LAND LLC	
10450 E. 159TH COURT	
BRIGHTON, CO 80602	
SCALE:	JOB NO:
1" = 60'	0109-2207
BY:	BSS
SHEET 7 OF 13	



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ARVADA, CO 80002
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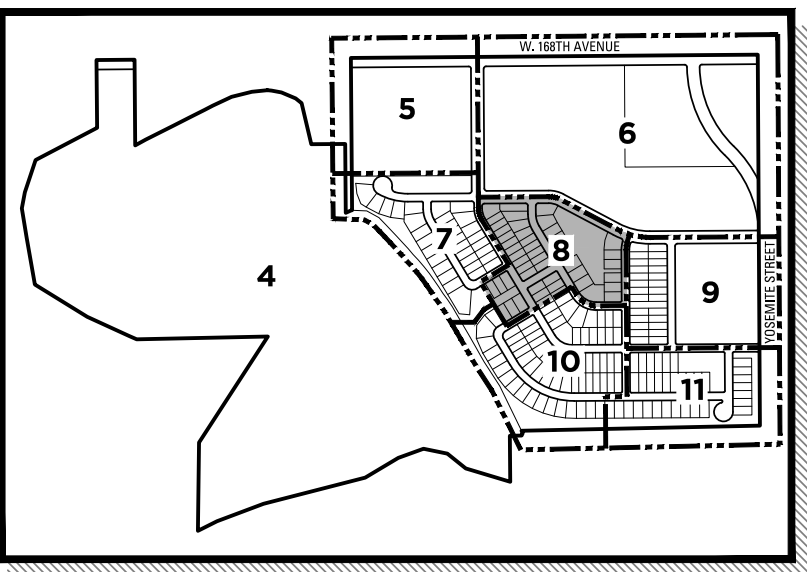
PRELIMINARY PLAT

SELTZER HEIGHTS FILING NO. 1

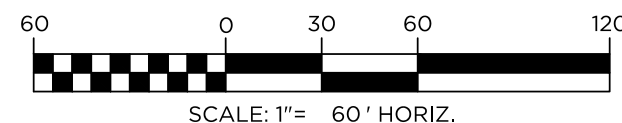
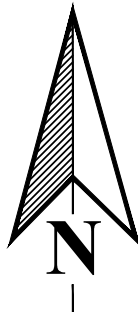
LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 8 OF 13

CASE NO: PLT2025-00006



KEYMAP
NTS



SCALE: 1"= 60' HORIZ.

LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEET 12 FOR CURVE TAG TABLES)
- RN RECEPTION NUMBER
- SET NO. 5 REBAR W/ 1.5" ORANGE CAP PLS 36561
- FOUND PROPERTY PIN AS DESCRIBED ON SHEET 3
- ⊙ SECTION CORNERS AS DESCRIBED
- ⊙ OIL AND GAS WELL HEAD
- PLAT BOUNDARY
- - - SHEET MATCHLINE
- ADJOINER PARCEL BOUNDARIES / RIGHT OF WAY
- SECTION LINE
- STREET CENTERLINE
- UTILITY EASEMENT
- OIL AND GAS SETBACK
- OG OIL AND GAS FLOW LINE
- AMENDED OIL & GAS DRILL AREA

DATE SUBMITTED: 01.20.2025		
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PREPARED FOR: HSG LAND LLC 10450 E. 159TH COURT BRIGHTON, CO 80602		
SCALE: 1" = 60'	JOB NO: 0109-2207	BY: BSS
SHEET 8 OF 13		



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ARVADA, CO 80002
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APPROXIMATE LOCATION OF SIGNAL RESERVOIR
IRRIGATION PIPELINE AS SHOWN ON GAS LINE
EASEMENT
MUST BE VACATED (FOR IRRIGATION PIPELINE FOUND)

MATCHLINE - SEE SHEET 6

ROAD I
80' ROW

MATCHLINE - SEE SHEET 6

ROAD A
50' ROW

MATCHLINE - SEE SHEET 7

ROAD G
50' ROW

ROAD H
50' ROW

ROAD B
50' ROW

ROAD C
50' ROW

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 10

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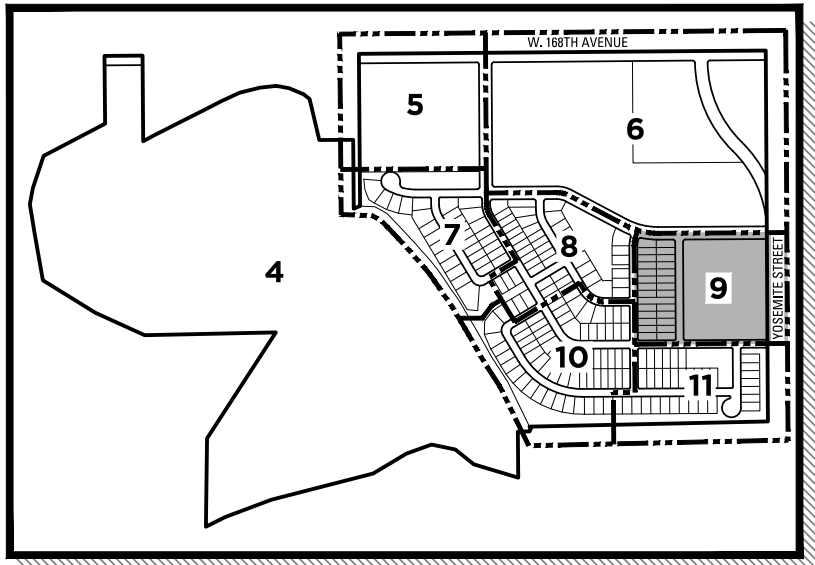
PRELIMINARY PLAT

SELTZER HEIGHTS FILING NO. 1

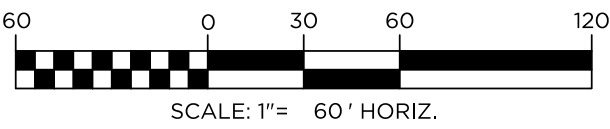
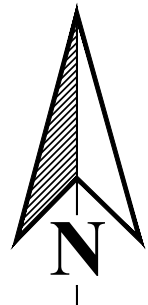
LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 9 OF 13

CASE NO: PLT2025-00006



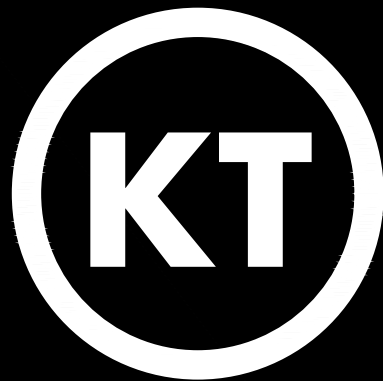
KEYMAP
NTS



LEGEND

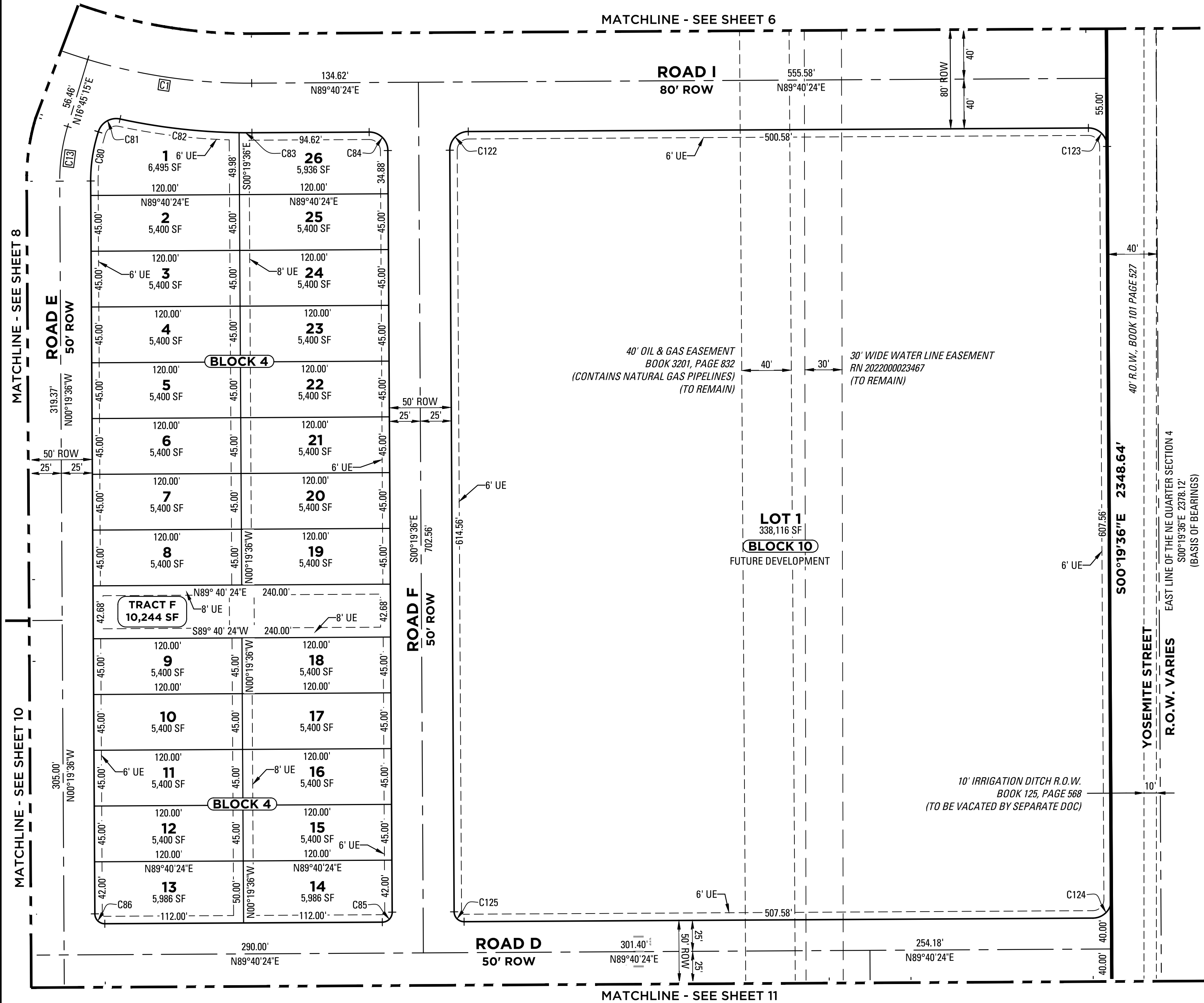
- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEET 12 FOR CURVE TAG TABLES)
- RN RECEPTION NUMBER
- SET NO. 5 REBAR W/ 1.5" ORANGE CAP PLS 36561
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- ⊙ SECTION CORNERS AS DESCRIBED
- ⊙ OIL AND GAS WELL HEAD
- PLAT BOUNDARY
- - - SHEET MATCHLINE
- ADJOINER PARCEL BOUNDARIES / RIGHT OF WAY
- SECTION LINE
- STREET CENTERLINE
- - - UTILITY EASEMENT
- OIL AND GAS SETBACK
- OG OIL AND GAS FLOW LINE
- . . . AMENDED OIL & GAS DRILL AREA

DATE SUBMITTED: 01.20.2025		
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PREPARED FOR: HSG LAND LLC 10450 E. 159TH COURT BRIGHTON, CO 80602		
SCALE: 1" = 60'	JOB NO: 0109-2207	BY: BSS
SHEET 9 OF 13		



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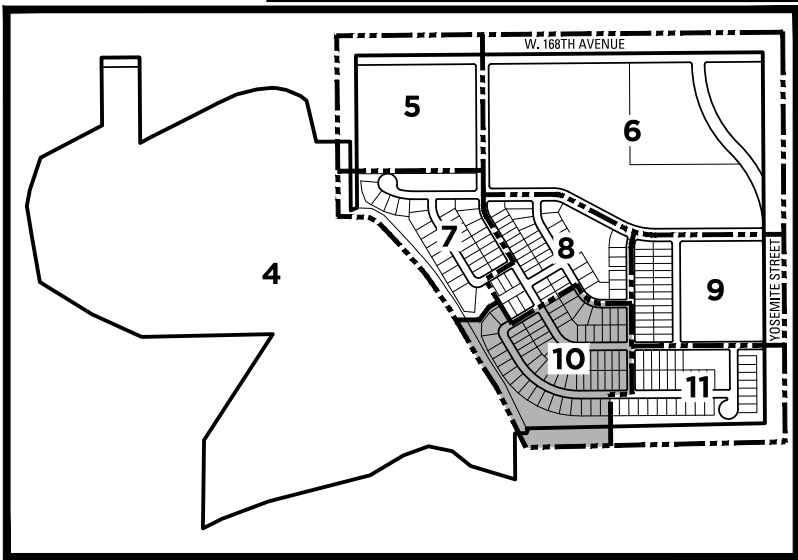
PRELIMINARY PLAT

SELTZER HEIGHTS FILING NO. 1

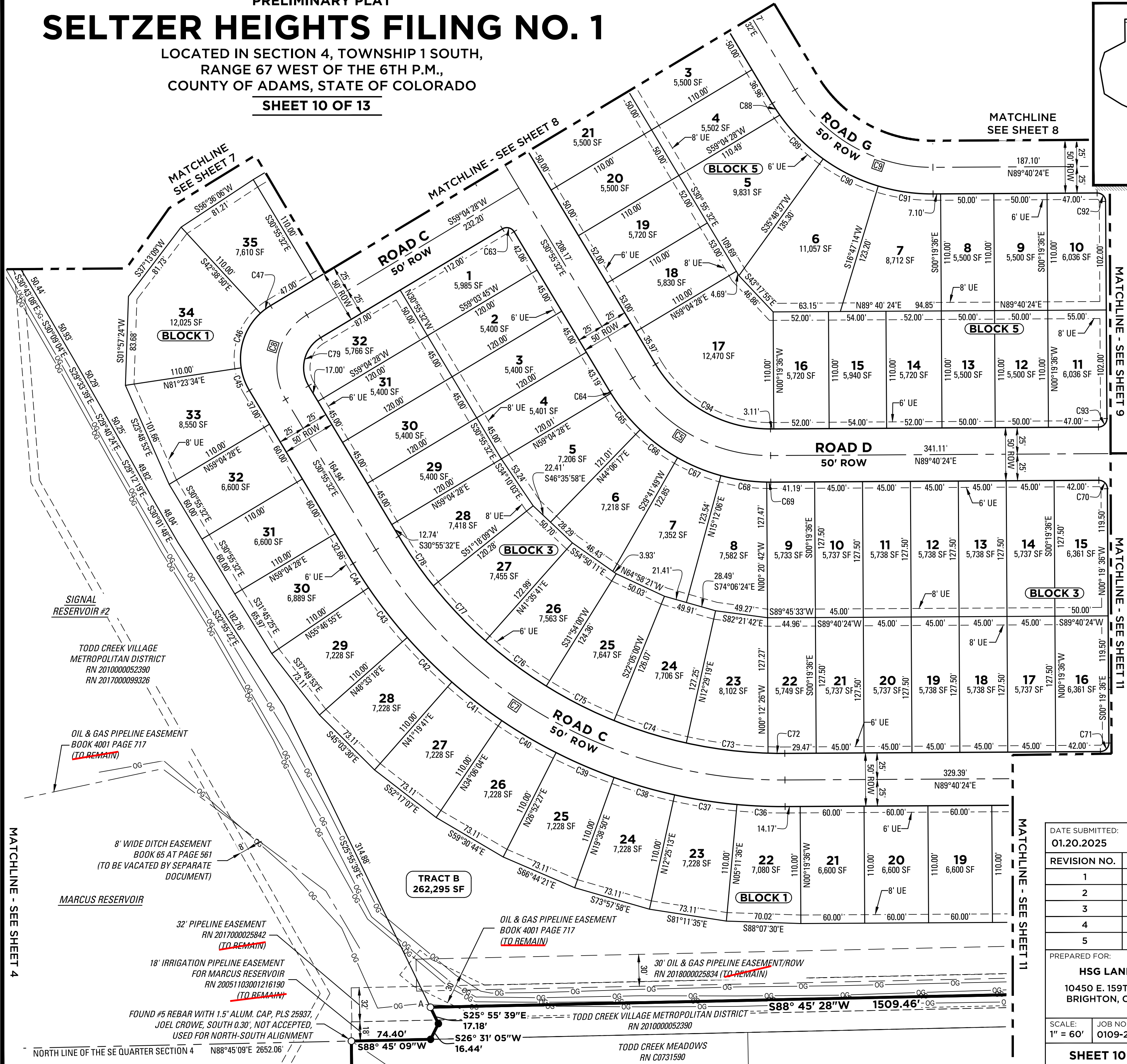
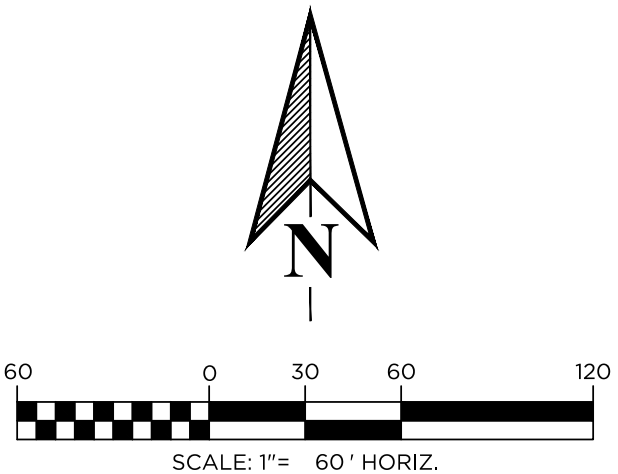
LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 10 OF 13

CASE NO: PLT2025-00006



KEYMAP
NTS



LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEET 12 FOR CURVE TAG TABLES)
- RN RECEPTION NUMBER
- SET NO. 5 REBAR W/ 1.5' ORANGE CAP PLS 36561
- FOUND PROPERTY PIN AS DESCRIBED ON SHEET 3
- ⊙ SECTION CORNERS AS DESCRIBED
- ⊙ OIL AND GAS WELL HEAD
- PLAT BOUNDARY
- - - SHEET MATCHLINE
- - - ADJOINER PARCEL BOUNDARIES / RIGHT OF WAY
- - - SECTION LINE
- - - STREET CENTERLINE
- - - UTILITY EASEMENT
- - - OIL AND GAS SETBACK
- - - OIL AND GAS FLOW LINE
- - - AMENDED OIL & GAS DRILL AREA

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PREPARED FOR: HSG LAND LLC 10450 E. 159TH COURT BRIGHTON, CO 80602	
SCALE: 1" = 60'	JOB NO: 0109-2207
BY: BSS	
SHEET 10 OF 13	



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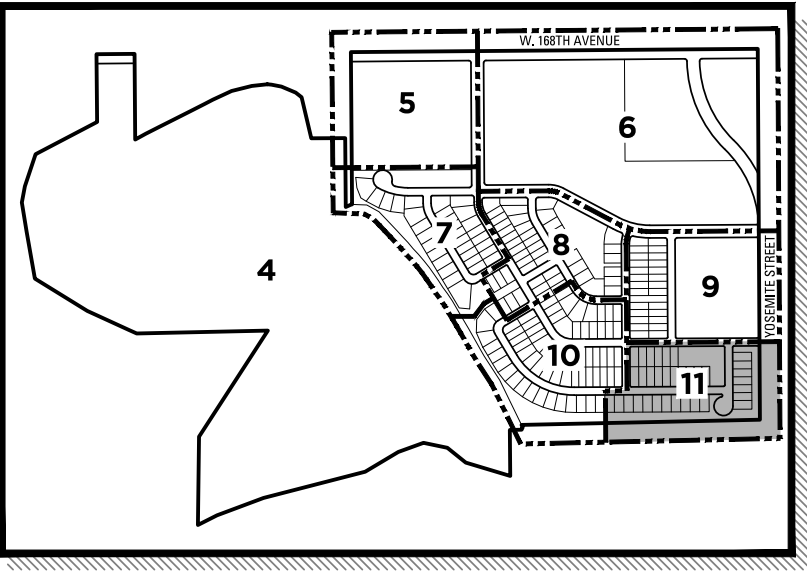
PRELIMINARY PLAT

SELTZER HEIGHTS FILING NO. 1

LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
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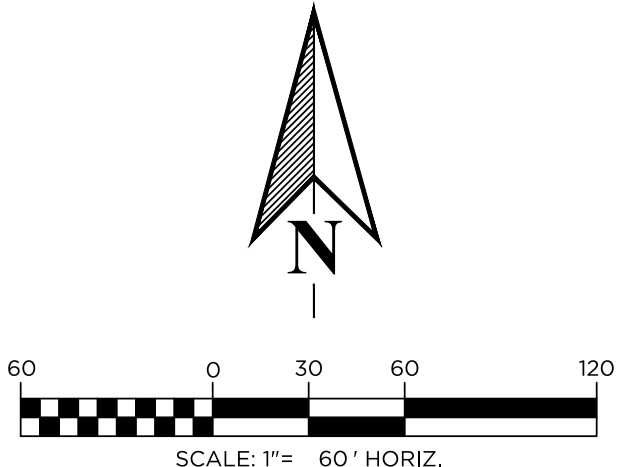
SHEET 11 OF 13

CASE NO: PLT2025-00006



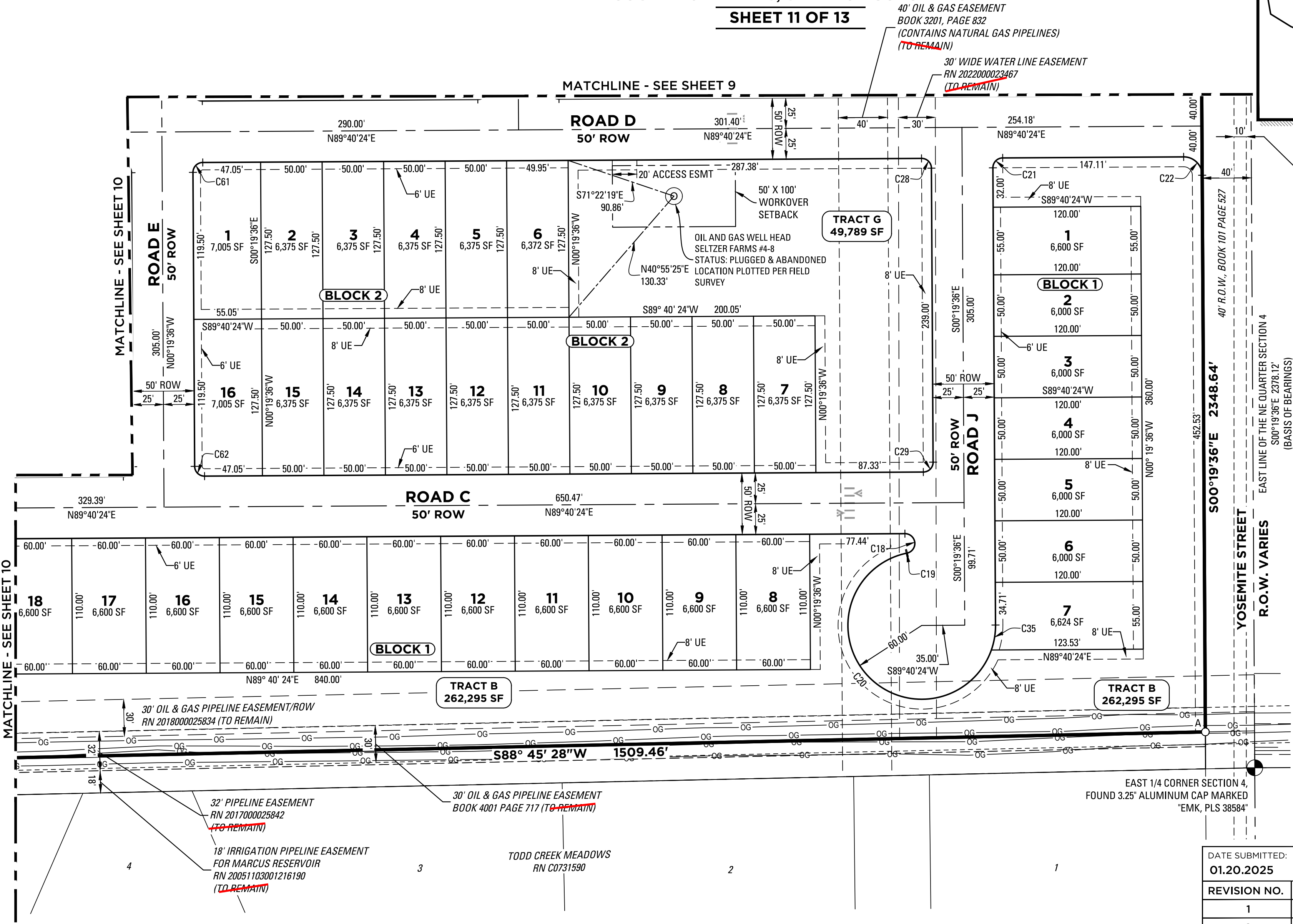
KEYMAP
NTS

10' IRRIGATION DITCH R.O.W.
BOOK 125, PAGE 568
(TO BE VACATED BY SEPARATE DOC)

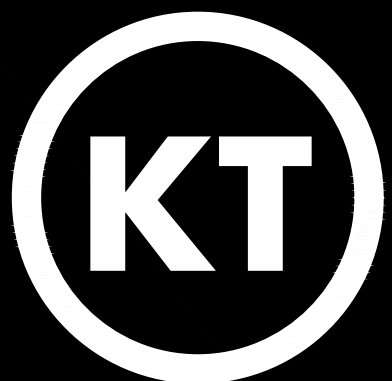


LEGEND

- UE UTILITY EASEMENT
- C# CURVE TAG (REFER TO SHEET 12 FOR CURVE TAG TABLES)
- RN RECEPTION NUMBER
- SET NO. 5 REBAR W/ 1.5" ORANGE CAP PLS 36561
- FOUND PROPERTY PIN AS DESCRIBED ON SHEET 3
- ⊙ SECTION CORNERS AS DESCRIBED
- ⊙ OIL AND GAS WELL HEAD
- PLAT BOUNDARY
- - - SHEET MATCHLINE
- ADJOINER PARCEL BOUNDARIES / RIGHT OF WAY
- SECTION LINE
- STREET CENTERLINE
- UTILITY EASEMENT
- OIL AND GAS SETBACK
- OG OIL AND GAS FLOW LINE
- AMENDED OIL & GAS DRILL AREA



DATE SUBMITTED: 01.20.2025		
REVISION NO.		DATE
1		4/8/2025
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PREPARED FOR: HSG LAND LLC 10450 E. 159TH COURT BRIGHTON, CO 80602		
SCALE: 1" = 60'	JOB NO: 0109-2207	BY: BSS
SHEET 11 OF 13		



KT ENGINEERING
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PH: 720.638.5190

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SELTZER HEIGHTS FILING NO. 1

LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 12 OF 13

CENTERLINE CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGHT	CHD BEARING	CHD LENGTH
C1	17°04'51"	450.00'	134.15'	S81°47'10"E	133.66'
C2	11°09'47"	450.00'	87.67'	S67°39'51"E	87.54'
C3	28°14'38"	160.00'	78.87'	S76°12'17"E	78.08'
C4	30°15'25"	350.00'	184.83'	S75°11'53"E	182.69'
C5	59°24'03"	150.00'	155.51'	S60°37'34"E	148.64'
C6	30°35'57"	150.00'	80.11'	S15°37'34"E	79.16'
C7	59°24'03"	445.00'	461.35'	S60°37'34"E	440.96'
C8	90°00'00"	57.80'	90.80'	S14°04'28"W	81.75'
C9	59°24'03"	150.00'	155.51'	S60°37'34"E	148.64'
C10	30°35'57"	170.00'	90.79'	S15°37'34"E	89.71'
C11	89°59'45"	57.98'	91.08'	S75°55'40"E	82.00'
C12	30°36'11"	149.96'	80.10'	S15°37'42"E	79.15'
C13	17°04'51"	150.00'	44.72'	N08°12'50"E	44.55'
C14	35°25'53"	700.00'	432.88'	S29°12'31"E	426.01'
C15	27°55'34"	760.00'	370.42'	S32°57'41"E	366.77'

TRACTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C16	84°56'57"	60.00'	88.96'	S47°11'56"W	81.03'
C17	35°02'31"	58.00'	35.47'	N76°35'43"E	34.92'
C18	166°15'57"	8.00'	23.22'	S7°11'37"E	15.89'
C19	1°56'02"	28.00'	0.95'	S76°54'22"W	0.95'
C20	238°26'12"	60.00'	249.69'	S41°20'43"E	104.73'
C21	90°00'00"	8.00'	12.57'	N44°40'24"E	11.31'
C22	89°54'30"	15.01'	23.56'	N45°19'36"W	21.21'
C23	90°08'46"	15.00'	23.60'	S45°23'59"E	21.24'
C24	90°00'00"	15.00'	23.56'	S44°40'24"W	21.21'
C25	14°04'03"	325.00'	79.79'	N83°17'35"W	79.59'
C26	86°24'40"	28.00'	42.23'	N33°03'13"W	38.34'
C27	100°28'43"	60.00'	105.22'	N40°05'14"W	92.25'
C28	90°00'00"	8.00'	12.57'	S45°19'36"E	11.31'
C29	90°00'00"	8.00'	12.57'	S44°40'24"W	11.31'
C30	10°48'57"	500.00'	94.39'	N73°44'43"W	94.25'
C31	40°57'04"	350.00'	250.16'	N88°48'47"W	244.87'
C32	92°20'53"	70.00'	112.82'	N63°06'52"W	101.00'
C33	29°59'02"	740.00'	387.26'	N31°55'57"W	382.85'
C34	9°00'32"	720.00'	113.21'	N42°25'12"W	113.09'

GROSS SITE AREA		9,925,012 SF		227.8469 AC	
TOTAL NUMBER OF LOTS		205			
AREA TYPE	AREA USE	AREA SF	AREA AC	COMMUNITY COVERAGE	
LOT	LOTS	1,366,691 SF	31.3749 AC	13.77%	13.77%
TRACT	OPEN SPACE	5,535,281 SF	127.0726 AC	55.77%	55.77%
R.O.W.	PUBLIC STREET	956,673 SF	21.9622 AC	9.64%	9.64%
OIL & GAS TRACT	OIL & GAS FACILITY	523,426 SF	12.0162 AC	5.27%	5.27%
FUTURE DEVELOPMENT LOTS	FUTURE LOTS	1,542,941 SF	35.4210 AC	15.55%	15.55%
TOTALS:		9,925,012 SF	227.8469 AC	100.0%	100.0%

BLOCK/TRACT	OWNERSHIP & MAINTENANCE	AREA SF	AREA AC	USE
1 / A	T.C.V.M.D*	4,744,819 SF	108.9261 AC	RESERVOIR / OPEN SPACE / PUBLIC ACCESS / UTILITIES / DRAINAGE
1 / B	DISTRICT*	262,218 SF	6.0197 AC	OPEN SPACE / PUBLIC ACCESS / UTILITIES / DRAINAGE
1 / C	DISTRICT*	523,426 SF	12.0162 AC	OIL & GAS OPERATIONS AREA
1 / D	DISTRICT*	56,993 SF	1.3084 AC	OPEN SPACE / PUBLIC ACCESS / UTILITIES / DRAINAGE
7 / E	DISTRICT*	87,814 SF	2.0159 AC	OPEN SPACE / PUBLIC ACCESS / UTILITIES / DRAINAGE
4 / F	DISTRICT*	6,640 SF	0.1524 AC	OPEN SPACE / PUBLIC ACCESS / UTILITIES / DRAINAGE
2 / G	DISTRICT*	52,276 SF	1.2001 AC	OPEN SPACE / PUBLIC ACCESS / UTILITIES / DRAINAGE
11 / H	DISTRICT*	316,184 SF	7.2586 AC	DETENTION POND / OPEN SPACE / PUBLIC ACCESS / UTILITIES / DRAINAGE

* T.C.V.M.D = TODD CREEK VILLAGE METROPOLITAN DISTRICT
* DISTRICT = FUTURE METROPOLITAN DISTRICT ESTABLISHED PRIOR TO FINAL PLAT

DATE SUBMITTED:
01.20.2025

REVISION NO.

DATE

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4/8/2025

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PREPARED FOR:
HSG LAND LLC
10450 E. 159TH COURT
BRIGHTON, CO 80602

SCALE:
1" = N/A

JOB NO:
0109-2207

BY:
BSS

SHEET 12 OF 13



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ARVADA, CO 80002
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PRELIMINARY PLAT

SELTZER HEIGHTS FILING NO. 1

LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 13 OF 13

CASE NO: PLT2025-00006

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C35	19°45'47"	60.00'	20.70'	S9°33'18"W	20.59'
C36	5°07'37"	506.00'	45.28'	S87°34'00"E	45.26'
C37	7°08'13"	475.92'	59.28'	S81°11'35"E	59.24'
C38	7°08'13"	475.92'	59.28'	S73°57'58"E	59.24'
C39	7°08'13"	475.92'	59.28'	S66°44'21"E	59.24'
C40	7°08'13"	475.92'	59.28'	S59°30'44"E	59.24'
C41	7°08'13"	475.92'	59.28'	S52°17'07"E	59.24'
C42	7°08'13"	475.92'	59.28'	S45°03'30"E	59.24'
C43	7°08'13"	475.92'	59.28'	S37°49'53"E	59.24'
C44	4°18'57"	358.57'	27.01'	S32°34'18"E	27.00'
C45	22°24'02"	58.00'	22.68'	S19°48'27"E	22.53'
C46	55°57'37"	58.00'	56.65'	S19°22'22"W	54.42'
C47	11°43'17"	58.00'	11.87'	S53°12'49"W	11.84'
C48	89°24'23"	8.00'	12.48'	S14°22'27"W	11.25'
C49	89°24'23"	8.00'	12.48'	S76°13'32"E	11.25'
C50	54°57'29"	58.00'	55.63'	S58°24'17"E	53.53'
C51	0°25'12"	175.00'	1.28'	S30°42'57"E	1.28'
C52	23°14'13"	175.00'	70.97'	S18°53'18"E	70.49'
C53	6°56'32"	175.00'	21.20'	S3°47'39"E	21.19'
C54	90°00'00"	8.00'	12.57'	S45°19'36"E	11.31'
C55	2°51'41"	375.00'	18.73'	S88°53'45"E	18.73'
C56	10°16'26"	375.00'	67.24'	S82°19'42"E	67.15'
C57	9°09'42"	375.00'	59.96'	S72°36'38"E	59.90'
C58	7°57'36"	375.00'	52.10'	S64°02'59"E	52.06'
C59	7°31'58"	60.00'	7.89'	S56°18'12"E	7.88'
C60	57°15'40"	60.00'	59.96'	S23°54'23"E	57.50'
C61	90°00'00"	8.00'	12.57'	N44°40'24"E	11.31'
C62	90°00'00"	8.00'	12.57'	N45°19'36"W	11.31'
C63	89°24'23"	8.00'	12.48'	S76°13'32"E	11.25'
C64	0°36'01"	175.00'	1.83'	N31°13'33"W	1.83'
C65	14°24'17"	175.00'	44.00'	N38°43'42"W	43.88'
C66	14°25'25"	175.00'	44.05'	N53°08'33"W	43.94'
C67	14°26'38"	175.00'	44.12'	N67°34'35"W	44.00'
C68	14°16'54"	175.00'	43.62'	N81°56'21"W	43.51'
C69	1°14'48"	175.00'	3.81'	S89°42'12"E	3.81'

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C70	90°00'00"	8.00'	12.57'	S45°19'36"E	11.31'
C71	90°00'00"	8.00'	12.57'	S44°40'24"W	11.31'
C72	2°08'59"	420.00'	15.76'	N89°15'06"W	15.76'
C73	10°34'30"	420.00'	77.52'	S82°53'22"E	77.41'
C74	9°42'29"	420.00'	71.16'	S72°44'52"E	71.08'
C75	9°45'22"	420.00'	71.52'	S63°00'57"E	71.43'
C76	9°43'48"	420.00'	71.32'	S53°16'22"E	71.24'
C77	9°43'33"	420.00'	71.29'	S43°32'41"E	71.21'
C78	7°45'22"	420.00'	56.86'	S34°48'13"E	56.81'
C79	90°00'00"	33.00'	51.84'	N14°04'28"E	46.67'
C80	18°28'55"	125.00'	40.32'	N8°51'38"E	40.15'
C81	85°27'25"	15.00'	22.37'	N59°28'58"E	20.36'
C82	11°19'28"	490.15'	96.88'	S83°27'11"E	96.72'
C83	1°12'48"	488.58'	10.35'	S89°43'05"E	10.35'
C84	90°00'00"	15.00'	23.56'	S45°19'36"E	21.21'
C85	90°00'00"	8.00'	12.57'	S44°40'24"W	11.31'
C86	90°00'00"	8.00'	12.57'	N45°19'36"W	11.31'
C87	90°00'00"	8.00'	12.57'	S75°55'32"E	11.31'
C88	4°16'26"	175.00'	13.05'	S33°03'46"E	13.05'
C89	19°03'04"	175.00'	58.19'	S44°43'30"E	57.92'
C90	18°57'44"	175.00'	57.92'	S63°43'54"E	57.65'
C91	17°06'50"	175.00'	52.27'	S81°46'11"E	52.08'
C92	90°00'00"	8.00'	12.57'	S45°19'36"E	11.31'
C93	90°00'00"	8.00'	12.57'	S44°40'24"W	11.31'
C94	59°24'03"	125.00'	129.59'	N60°37'34"W	123.87'
C95	90°00'00"	8.00'	12.57'	N14°04'28"E	11.31'
C96	90°00'00"	15.00'	23.56'	S45°19'36"E	21.21'
C97	8°21'40"	195.00'	28.46'	S4°30'26"E	28.43'
C98	14°07'52"	195.00'	48.09'	S15°45'12"E	47.97'
C99	8°06'25"	195.00'	27.59'	S26°52'20"E	27.57'
C100	90°00'00"	8.00'	12.57'	S14°04'28"W	11.31'
C101	90°00'00"	8.00'	12.57'	N75°55'32"W	11.31'
C102	30°35'57"	125.00'	66.76'	N15°37'34"W	65.97'
C103	90°00'00"	15.00'	23.56'	N44°40'24"E	21.21'
C104	4°43'56"	145.00'	11.98'	S2°41'34"E	11.97'

LOTS CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHD BEARING	CHD LENGTH
C105	90°00'00"	15.00'	23.56'	S44°40'24"W	21.21'
C106	28°14'38"	120.00'	59.15'	N76°12'17"W	58.56'
C110	2°23'35"	14.98'	0.63'	S0°19'36"E	0.63'
C111	90°00'00"	8.00'	12.57'	S44°40'24"W	11.31'
C112	59°24'03"	125.00'	129.59'	S60°37'34"E	123.87'
C113	25°52'01"	145.00'	65.46'	S17°59'32"E	64.91'
C114	90°00'00"	15.00'	23.56'	S45°19'36"E	21.21'
C115	5°36'11"	175.00'	17.11'	S3°07'42"E	17.11'
C116	20°17'07"	175.00'	61.96'	S16°04'21"E	61.64'
C117	4°42'38"	175.00'	14.39'	S28°34'14"E	14.38'
C118	90°00'00"	8.00'	12.57'	S14°04'28"W	11.31'
C119	90°00'00"	33.00'	51.84'	N75°55'32"W	46.67'
C120	30°35'57"	125.00'	66.76'	N15°37'34"W	65.97'
C121	90°00'00"	8.00'	12.57'	N44°40'24"E	11.31'
C122	90°00'00"	15.00'	23.56'	N44°40'24"E	21.21'
C123	90°00'00"	15.00'	23.56'	S45°19'36"E	21.21'
C124	90°00'00"	15.00'	23.56'	S44°40'24"W	21.21'
C125	90°00'00"	8.00'	12.57'	N45°19'36"W	11.31'
C126	89°51'14"	15.00'	23.52'	N44°36'01"E	21.19'
C127	11°19'10"	500.00'	98.78'	S84°48'47"E	98.62'
C128	33°42'49"	720.00'	423.66'	S21°03'31"E	417.57'
C129	93°52'30"	15.00'	24.58'	S42°44'09"W	21.92'
C130	28°14'38"	410.00'	202.11'	N76°12'17"W	200.07'
C131	28°14'38"	200.00'	98.59'	N76°12'17"W	97.59'
C132	90°00'00"	15.00'	23.56'	N45°19'36"W	21.21'
C133	20°45'21"	800.00'	289.81'	N36°32'47"W	288.22'
C134	32°48'29"	660.00'	377.92'	N30°31'13"W	372.78'
C135	87°56'17"	100.00'	153.48'	N29°51'10"E	138.85'
C136	15°34'29"	500.00'	135.92'	N81°36'33"E	135.50'

DATE SUBMITTED:
01.20.2025

REVISION NO.	DATE
1	4/8/2025
2	
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PREPARED FOR:
HSG LAND LLC
10450 E. 159TH COURT
BRIGHTON, CO 80602

SCALE: 1" = N/A	JOB NO: 0109-2207	BY: BSS
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SHEET 13 OF 13



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ENGINEERS • SURVEYORS

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

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OWNERSHIP AND DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE SOLE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 4;

THENCE S 89°33'09" W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4 A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF YOSEMITE STREET BEING AN EXCEPTION RECORDED IN BOOK 1 AT PAGE 527 AND THE EXTENSION THEREOF AND THE POINT OF BEGINNING;

THENCE S 00°19'36" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 2348.64 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2010000052390;

THENCE ALONG SAID PARCEL OF LAND THE FOLLOWING THREE (3) COURSES:

- 1) S 88°45'28" W A DISTANCE OF 1509.46 FEET;
- 2) S 25°55'39" E A DISTANCE OF 17.18 FEET;
- 3) S 26°31'05" W A DISTANCE OF 16.44 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF TODD CREEK MEADOWS SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NO. C0731590;

THENCE S 88°45'09" W ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 74.40 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. C1138476;

THENCE ALONG SAID EASTERLY, AND SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND AND THE EXTENSION THEREOF THE FOLLOWING SEVEN (7) COURSES:

- 1) S 00°30'00" E A DISTANCE OF 291.28 FEET;
- 2) N 73°15'18" W A DISTANCE OF 293.85 FEET;
- 3) N 51°17'25" W A DISTANCE OF 149.44 FEET;
- 4) N 78°17'25" W A DISTANCE OF 154.42 FEET;
- 5) S 70°02'35" W A DISTANCE OF 169.36 FEET;
- 6) S 59°09'35" W A DISTANCE OF 244.08 FEET;
- 7) S 75°34'18" W A DISTANCE OF 665.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. C1138476 AND SHOWN ON A SURVEY BY BRIAN THOMAS BRINKMAN, PLS 38175 DATED 6-29-11 RECORDED AT RECEPTION NO. 2011-102;

THENCE ALONG SAID EASTERLY BOUNDARY OF SAID SURVEY RECORDED AT RECEPTION NO. 2011-102 THE FOLLOWING FOURTEEN (14) COURSES:

- 1) S 69°25'57" W A DISTANCE OF 314.14 FEET;
- 2) S 63°15'15" W A DISTANCE OF 135.49 FEET;
- 3) N 00°42'53" E A DISTANCE OF 559.19 FEET;
- 4) N 32°57'40" E A DISTANCE OF 800.14 FEET;
- 5) S 88°46'03" W A DISTANCE OF 830.04 FEET;
- 6) N 66°07'13" W A DISTANCE OF 53.12 FEET;
- 7) N 65°25'03" W A DISTANCE OF 290.82 FEET;
- 8) N 58°20'21" W A DISTANCE OF 389.89 FEET;
- 9) N 09°57'07" W A DISTANCE OF 301.16 FEET;
- 10) N 09°22'50" W A DISTANCE OF 187.79 FEET;
- 11) N 10°47'50" E A DISTANCE OF 103.98 FEET;
- 12) N 18°17'18" E A DISTANCE OF 214.81 FEET;
- 13) N 62°21'47" E A DISTANCE OF 439.90 FEET;
- 14) N 00°31'50" W A DISTANCE OF 428.97 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 4;

THENCE N 89°32'13" E ALONG SAID NORTH LINE A DISTANCE OF 241.08 FEET TO A POINT ON THE WESTERLY BOUNDARY OF AN AGREEMENT TO RESOLVE DISPUTED BOUNDARY LINE RECORDED AT RECEPTION NO. 2017000099326;

THENCE ALONG SAID AGREEMENT THE FOLLOWING SEVENTEEN (17) COURSES:

- 1) S 00°24'31" E A DISTANCE OF 542.45 FEET;
- 2) N 61°21'33" E A DISTANCE OF 75.99 FEET;
- 3) N 63°03'28" E A DISTANCE OF 101.27 FEET;
- 4) N 63°18'15" E A DISTANCE OF 97.13 FEET;
- 5) N 63°03'23" E A DISTANCE OF 120.44 FEET;
- 6) N 63°17'02" E A DISTANCE OF 100.72 FEET;
- 7) N 62°28'30" E A DISTANCE OF 56.87 FEET;
- 8) N 65°01'48" E A DISTANCE OF 131.55 FEET;
- 9) N 75°57'26" E A DISTANCE OF 131.79 FEET;
- 10) N 84°04'41" E A DISTANCE OF 99.05 FEET;
- 11) S 84°31'07" E A DISTANCE OF 26.00 FEET;
- 12) S 79°17'18" E A DISTANCE OF 63.94 FEET;
- 13) S 67°17'01" E A DISTANCE OF 98.25 FEET;
- 14) S 51°09'19" E A DISTANCE OF 47.50 FEET;
- 15) S 13°28'48" E A DISTANCE OF 154.06 FEET;
- 16) S 13°09'42" E A DISTANCE OF 112.86 FEET;
- 17) N 89°38'47" E A DISTANCE OF 214.92 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THAT PARCEL OF LAND RECORED AT RECEPTION NO. 2013000074188;

THENCE ALONG SAID WESTERLY, SOUTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING FOUR (4) COURSES:

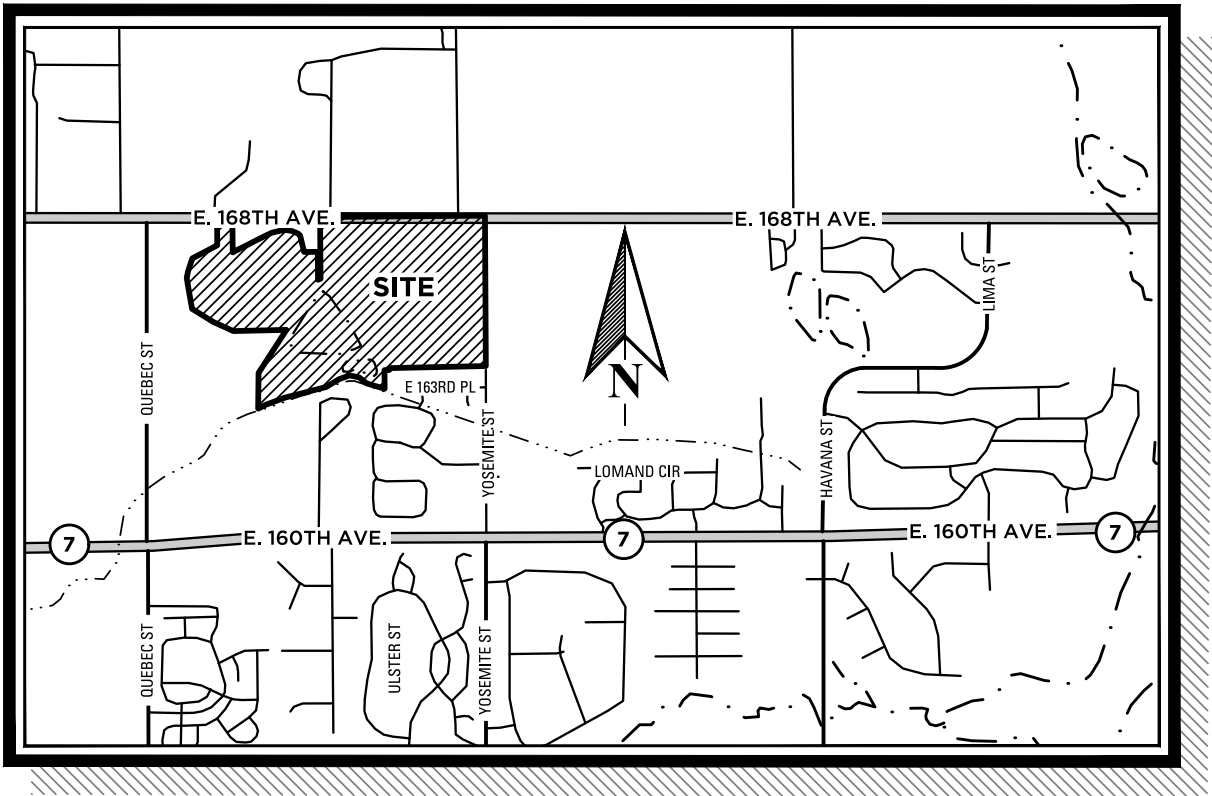
- 1) S 00°27'04" E A DISTANCE OF 436.34 FEET;
- 2) N 65°32'32" E A DISTANCE OF 39.58 FEET;
- 3) S 87°43'24" E A DISTANCE OF 3.84 FEET;
- 4) N 00°27'04" W A DISTANCE OF 964.30 FEET TO A POINT ON SAID NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4;

PRELIMINARY PLAT

SELTZER HEIGHTS
FILING NO. 1

LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 13



VICINITY MAP

1" = 3000'

OWNERSHIP AND DEDICATION CERTIFICATE CONTINUED:

THENCE N 89°31'38" E ALONG SAID NORTH LINE A DISTANCE OF 2167.54 FEET TO THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 67 WEST BEING AN ANGLE POINT ON SAID NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 4;

THENCE N 89°33'09" E CONTINUING ALONG SAID NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 4 A DISTANCE OF 408.82 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 9,925,012 SQUARE FEET, OR 227.8469 ACRES MORE OR LESS.

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

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 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.

OWNERS SIGNATURES:

SEE SHEET 2 FOR OWNERS SIGNATURES

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 4 BEING S 00°19'36" E AND MONUMENTED AS FOLLOWS:

-NORTHEAST CORNER SECTION 4, BEING A FOUND 3.25" ALUMINUM CAP IN RANGE BOX MARKED "BASELINE, LS 38285"

-EAST QUARTER CORNER SECTION 4, BEING A FOUND 3.25" ALUMINUM CAP MARKED "EMK, PLS 38584"

SHEET INDEX:

- | | |
|--------------------------------------|-------------------------|
| 1. COVER SHEET | 8. DETAILED PLAN SHEET |
| 2. GENERAL NOTES & OWNERS SIGNATURES | 9. DETAILED PLAN SHEET |
| 3. OVERALL BOUNDARY SHEET | 10. DETAILED PLAN SHEET |
| 4. TRACT A DETAILED PLAN SHEET | 11. DETAILED PLAN SHEET |
| 5. DETAILED PLAN SHEET | 12. CURVE TAG TABLES |
| 6. DETAILED PLAN SHEET | 13. CURVE TAG TABLES |
| 7. DETAILED PLAN SHEET | |

CASE NO: PLT2025-00006

DO NOT RECORD
THIS DOCUMENT

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. 20

CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE:

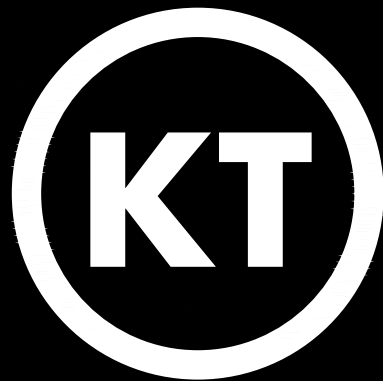
APPROVED AS TO FORM

SURVEYOR'S CERTIFICATE:

I CHRISTOPHER H. McELVAIN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF SELTZER HEIGHTS FILING NO. 1 PRELIMINARY PLAT 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: 01.20.2025		
REVISION NO.	DATE	
1	4/8/2025	
2	6/19/2025	
3		
4		
5		
PREPARED FOR: HSG LAND LLC 10450 E. 159TH COURT BRIGHTON, CO 80602		
SCALE: 1" = N/A	JOB NO: 0109-2207	BY: BSS
SHEET 1 OF 13		



KT ENGINEERING
ENGINEERS • SURVEYORS

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

PRELIMINARY PLAT

CASE NO: PLT2025-00006

SELTZER HEIGHTS FILING NO. 1

LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 13

OWNER:

EXECUTED THIS _____ DAY OF _____, 20_____
HSG LAND LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
GEORGE R. HANLON JR., MANAGER

NOTARY:

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 20____.

BY GEORGE R. HANLON JR. AS MANAGER, HSG LAND LLC, A COLORADO LIMITED
LIABILITY COMPANY

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

OWNER:

EXECUTED THIS _____ DAY OF _____, 20_____
TODD CREEK VILLAGE METROPOLITAN DISTRICT, A QUASI-MUNICIPAL
CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

BY: _____
DONALD O. SUMMERS, PRESIDENT

NOTARY:

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 20____.

BY DONALD O. SUMMERS AS PRESIDENT, TODD CREEK VILLAGE METROPOLITAN
DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE
STATE OF COLORADO

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

OWNER:

EXECUTED THIS _____ DAY OF _____, 20_____
SELTZER FARMS INVESTMENT LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
GUILLAUME POUCHOT, MANAGER

NOTARY:

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 20____.

BY GUILLAUME POUCHOT AS MANAGER, SELTZER FARMS
INVESTMENT LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

DEED OF TRUST HOLDER:

EXECUTED THIS _____ DAY OF _____, 20_____
THE ROBERT L SELTZER FAMILY TRUST

BY: _____
JACK ALDEN SELTZER, TRUSTEE

NOTARY:

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.
BY JACK ALDEN SELTZER AS TRUSTEE, THE ROBERT L SELTZER FAMILY TRUST

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

EASEMENTS 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.
- A BLANKET ACCESS AND MAINTENANCE EASEMENT IS HEREBY GRANTED ACROSS
TRACT H FOR STORMWATER DRAINAGE FACILITY INSPECTION AND MAINTENANCE.

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.

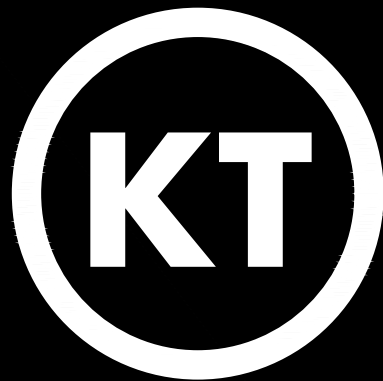
GENERAL NOTES:

- 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.
- 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. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
POLICY NUMBER: PIB70842010.27955509, WITH AN EFFECTIVE DATE OF JANUARY
07, 2025 AT 5:00 P.M. WAS RELIED UPON FOR ALL INFORMATION REGARDING
EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT
ACTIONS OF RECORD.
- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC
LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY
COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUS
18-4-508, C.R.S.
- ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP NO. 08001C0307H,
EFFECTIVE: MARCH 5, 2007 A PORTION OF THE SITE LIES WITHIN THE ZONE A 1%
ANNUAL CHANCE FLOOD ZONE. THESE ZONE A AREAS ARE REFERENCED AS
SIGNAL RESERVOIR NO. 1 AND SIGNAL RESERVOIR NO. 2 AND SHOWN ON SHEET 4.

GENERAL NOTES CONTINUED:

- NO LOT SHALL HAVE DIRECT ACCESS TO E. 168TH AVENUE OR YOSEMITE STREET.
- ALL LOTS ARE TO BE DEVELOPABLE AND ANY PIPELINES THAT MAY EXIST NOT OF
RECORD WILL BE REMOVED BY THE OWNER/DEVELOPER.
- THIS SUBDIVISION CONTAINS ONE EXISTING SEPTIC SYSTEM FOR THE HOME ON
LOT 1, BLOCK 12. THE OWNER OF LOT 1, BLOCK 12 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.
- HSG LAND LLC 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 INCLUDE A 250' BUFFER AS
DEPICTED ON THIS PLAT. NO STRUCTURES 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.
 - ABANDONED OIL AND GAS WELL WORKOVER SETBACKS AS DEPICTED ON THIS
PLAT ARE 50'X100' AND CENTERED OVER THE ABANDONED WELL. NO
STRUCTURES SHALL BE LOCATED WITHIN THIS SETBACK.
 - NO UTILITY LINES SHALL BE INSTALLED WITHIN TEN FEET OF ANY PLUGGED
AND ABANDONED WELL.
- ACTIVE WELLS (PRODUCING, SHUT IN)
REFER TO ACDSR SECTION 4-11-02-03-03-05:
 - ACCESS TO THE OIL AND GAS WELL LOCATION SHALL BE PROVIDED BY A
PUBLIC STREET OR RECORDED EASEMENT FOR PRIVATE ACCESS.
 - THE FINAL SHALL INCLUDE NOTICE TO PROSPECTIVE BUYERS OF THE
LOCATION OF THE OIL AND GAS WELL AND ASSOCIATED EASEMENTS.
- INACTIVE WELLS (PLUGGED & ABANDONED)
REFER TO ACDSR SECTION 4-11-02-03-03-05.2c:
 - THERE SHALL BE PUBLIC ACCESS FOR INGRESS AND EGRESS TO THE
SETBACK OF A WIDTH OF NOT LESS THAN TWENTY FEET.
- THE PROPERTY MAY BE SUBJECT TO THE FOLLOWING SURFACE USE
AGREEMENTS AS REFERENCED IN OLD REPUBLIC NATIONAL TITLE INSURANCE
COMPANY POLICY NUMBER: PIB70842010.27002325, WITH AN EFFECTIVE DATE OF
JUNE 18, 2024 AT 5:00 P.M.
 - SURFACE USE AGREEMENT RECORDED JULY 05, 2006 UNDER RECEPTION NO.
20060705000675490 AND SECOND AMENDMENT AND RATIFICATION OF
SURFACE USE AGREEMENT RECORDED JANUARY 30, 2017 UNDER RECEPTION
NO. 2017000008819.

DATE SUBMITTED: 01.20.2025		
REVISION NO.		DATE
1		4/8/2025
2		6/19/2025
3		
4		
5		
PREPARED FOR: HSG LAND LLC 10450 E. 159TH COURT BRIGHTON, CO 80602		
SCALE: 1" = N/A	JOB NO: 0109-2207	BY: BSS
SHEET 2 OF 13		



KT ENGINEERING
ENGINEERS • SURVEYORS

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

PRELIMINARY PLAT
ER HEIGHTS FILING
LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 13

CASE NO: PLT2025-00006

FOUND #5 REBAR WITH 1.5" ALUM.
CAP, PLS 25937, JOEL CROWE,
SOUTH 0.30', NOT ACCEPTED,
USED FOR NORTH-SOUTH
ALIGNMENT

DETAIL A
1" = 60'

NORTHWEST CORNER SECTION 4
FOUND 2 1/2" ALUMINUM CAPPED MONUMENT IN
RANGE BOX, MARKED "609 CONSULTING, LS 38512"

30' PRESCRIPTIVE R.O.W.
60' R.O.W. DEDICATED
BY THIS PLAT

NORTH QUARTER CORNER SECTION 4
FOUND 3.25" ALUMINUM CAPPED MONUMENT IN
RANGE BOX, LS NO. ILLEGIBLE

0.W. SOUTHEAST CORNER SECTION 33
TOWNSHIP 1 NORTH, RANGE 67 WEST
FOUND 2" ALUMINUM CAPPED MONUMENT IN
RANGE BOX LS 25937, PARTIALLY ILLEGIBLE

DETAIL B
1" = 60'
POINT OF

POINT OF COMMENCEMENT
NORTHEAST CORNER SECTION 4
FOUND 2 1/2" ALUMINUM CAPPED
MONUMENT IN RANGE BOX,
MARKED "BASELINE, LS 38285"

40' R.O.W. BOOK 101 AT PAGE 527
RECORDED MARCH 10, 1923

ERN LIMITED
PARTNERSHIP ET AL
DEED RN 2010000004722
SURVEY RN 2011-102

L23
TODD CREEK VILLAGE
METROPOLITAN DISTRICT
2016000024298

SEE DETAIL A

CENTER NORTH 1/16 CORNER SECTION 4
FOUND 2 1/2" ALUMINUM CAP
MARKED "LS 35591"

TRACT A
*TODD CREEK VILLAGE
METROPOLITAN DISTRICT
RN 2010000052390
RN 2017000099326*

WEST LINE OF THE NW QUARTER OF THE NE QUARTER SECTION 4
N00°27'04"W 1092.37'

TRACT C

LO
BLO
FUTURE DEV

**TODD CREEK VILLAGE
METROPOLITAN DISTRICT
RN 2013000074188**

BLOCK 9
FUTURE DEVELOPMENT

TRACT 1

PARCEL LINE
VACATED BY —
THIS PLAT

SEE SHEETS 4 - 11 FOR
INTERNAL TRACTS /
LOTS / P.O.W

HSG LAND LLC
RN 2022000041193

LOT 1
BLOCK 10
FUTURE DEVELOPMENT

SELTZER FARMS INC.
BOOK 1786 PAGE 970

LEGEND

 EXTERIOR BOUNDARY
 INTERNAL BOUNDARY
 BETWEEN PARCELS TO
 BE CONSOLIDATED
 WITH THIS PLAT

● SET #5 REDBAR WITH 1.5
ORANGE PLASTIC CAP,
PLS 36561, KT ENG.

⊕ SECTION CORNER

○ FOUND PIN
(SEE LEGEND)

EAST QUARTER CORNER SECTION 4,
FOUND 3.25" ALUMINUM CAP
MARKED "EMK, LS 38584"

WEST QUARTER CORNER SECTION 4
FOUND ILLEGIBLE 3 1/4" ALUMINUM CAPPED
MONUMENT IN RANGE BOX


ERN LIMITED
PARTNERSHIP ET AL
DEED RN 2010000004722
SURVEY RN 2011-102

AMATO GARDENS
FILE 13, MAP 156
FOUND #4 REBAR WITH 1" B
- PLASTIC CAP, PLS 38175, LA
ONLINE

FOUND PIN LEGEND

- A FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC CAP, LS 28283, ROCK CREEK
- B FOUND #5 REBAR WITH 1.5" ALUMINUM CAP, LS 25937, JOEL CROWE (SEE DETAIL)
- C FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC CAP, PLS 13487
- D FOUND #5 REBAR
- E FOUND #3 REBAR
- F FOUND #4 REBAR WITH 1" BLUE PLASTIC CAP, PLS 38175, LAT40
- G FOUND 1" METAL PIPE
- H FOUND #4 REBAR
- I FOUND #5 REBAR WITH 1.5" ALUMINUM CAP, PLS 31161, SURVCON
- J FOUND #5 REBAR WITH 1.5" ORANGE PLASTIC CAP, NO MARKINGS
- K FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC CAP, PLS 35591, NH SURVEY
- L FOUND 60D NAIL

DATE SUBMITTED: 01.20.2025		
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1	4/8/2025	
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PREPARED FOR: HSG LAND LLC 10450 E. 159TH COURT BRIGHTON, CO 80602		
SCALE: 1" = 300'	JOB NO: 0109-2207	BY: BSS
SHEET 3 OF 13		



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

BOUNDARY LINE TABLE

LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	2348.64	S00°19'36"E	L11	244.08	S59°09'35"W	L21	301.16	N09°57'07"W	L31	97.13	N63°18'15"E	L41	47.50	S51°09'19"E
L2	1509.46	S88°45'28"W	L12	665.00	S75°34'18"W	L22	187.79	N09°22'50"W	L32	120.44	N63°03'23"E	L42	154.06	S13°28'48"E
L3	17.03	S25°55'39"E	L13	314.14	S69°25'57"W	L23	103.98	N10°47'50"E	L33	100.72	N63°17'02"E	L43	112.86	S13°09'42"E
L4	16.44	S26°31'05"W	L14	135.49	S63°15'15"W	L24	214.81	N18°17'18"E	L34	56.87	N62°28'30"E	L44	214.92	N89°38'47"E
L5	74.40	S88°45'09"W	L15	559.19	N00°42'53"E	L25	439.90	N62°21'47"E	L35	131.55	N65°01'48"E	L45	436.34	S00°27'04"E
L6	291.28	S00°30'00"E	L16	800.14	N32°57'40"E	L26	428.97	N00°31'50"W	L36	131.79	N75°57'26"E	L46	39.58	N65°32'32"E
L7	293.85	N73°15'18"W	L17	830.04	S88°46'03"W	L27	241.08	N89°32'13"E	L37	99.05	N84°04'41"E	L47	3.84	S87°43'24"E
L8	149.44	N51°17'25"W	L18	53.12	N66°07'13"W	L28	542.45	S00°24'31"E	L38	26.00	S84°31'07"E	L48	964.30	N00°27'04"W
L9	154.42	N78°17'25"W	L19	290.82	N65°25'03"W	L29	75.99	N61°21'33"E	L39	63.94	S79°17'18"E	L49	2167.54	N89°31'38"E
L10	169.36	S70°02'35"W	L20	389.89	N58°20'21"W	L30	101.27	N63°03'28"E	L40	98.25	S67°17'01"E	L50	408.82	N89°33'09"E

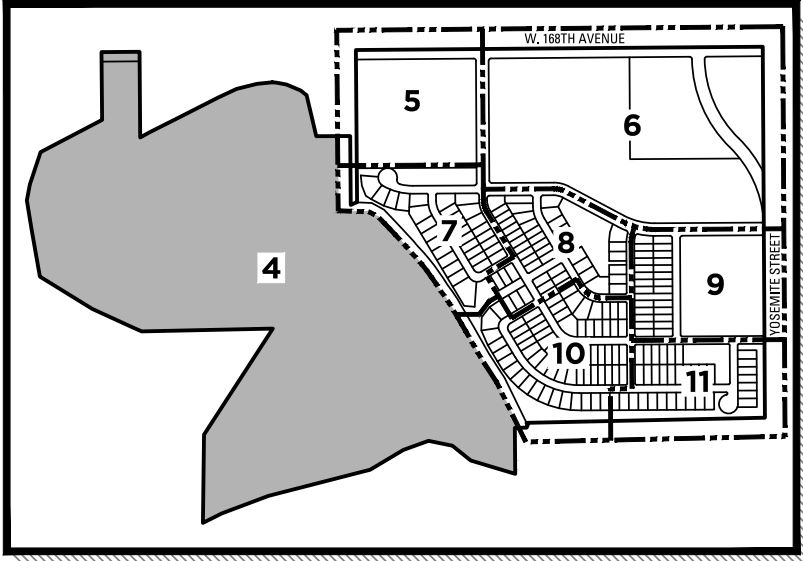
PRELIMINARY PLAT

SELTZER HEIGHTS FILING NO. 1

LOCATED IN SECTION 4, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 13

CASE NO: PLT2025-00006



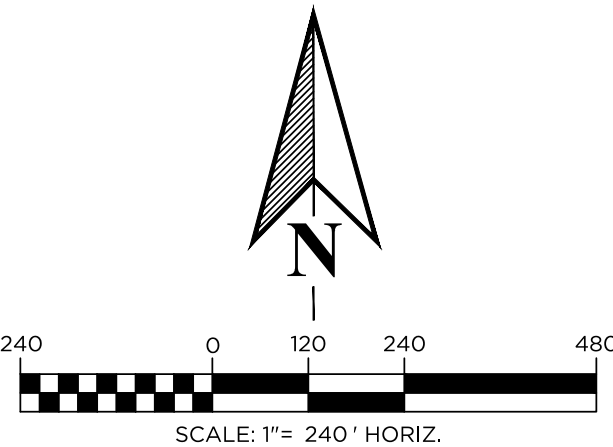
KEYMAP
NTS

FOUND PIN LEGEND

- A FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC CAP, LS 28283, ROCK CREEK
- B FOUND #5 REBAR WITH 1.5" ALUMINUM CAP, LS 25937, JOEL CROWE (SEE DETAIL)
- C FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC CAP, PLS 13487
- D FOUND #5 REBAR
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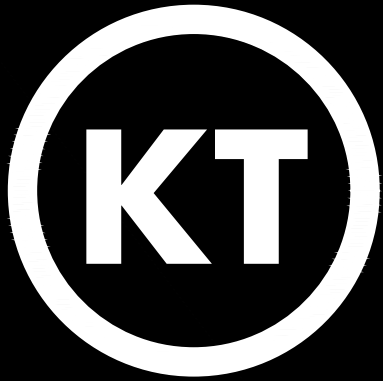
LEGEND

- EXTERIOR BOUNDARY
- - - INTERNAL BOUNDARY BETWEEN PARCELS TO BE CONSOLIDATED WITH THIS PLAT
- - - SECTION LINES
- - - EASEMENT LINE
- - - ZONE A FLOOD ZONE
- L1 EXTERIOR BOUNDARY TAG SEE SHEET 3
- ⊙ OIL & GAS WELL HEAD
- SET #5 REBAR WITH 1.5" ORANGE PLASTIC CAP, PLS 36561, KT ENG.



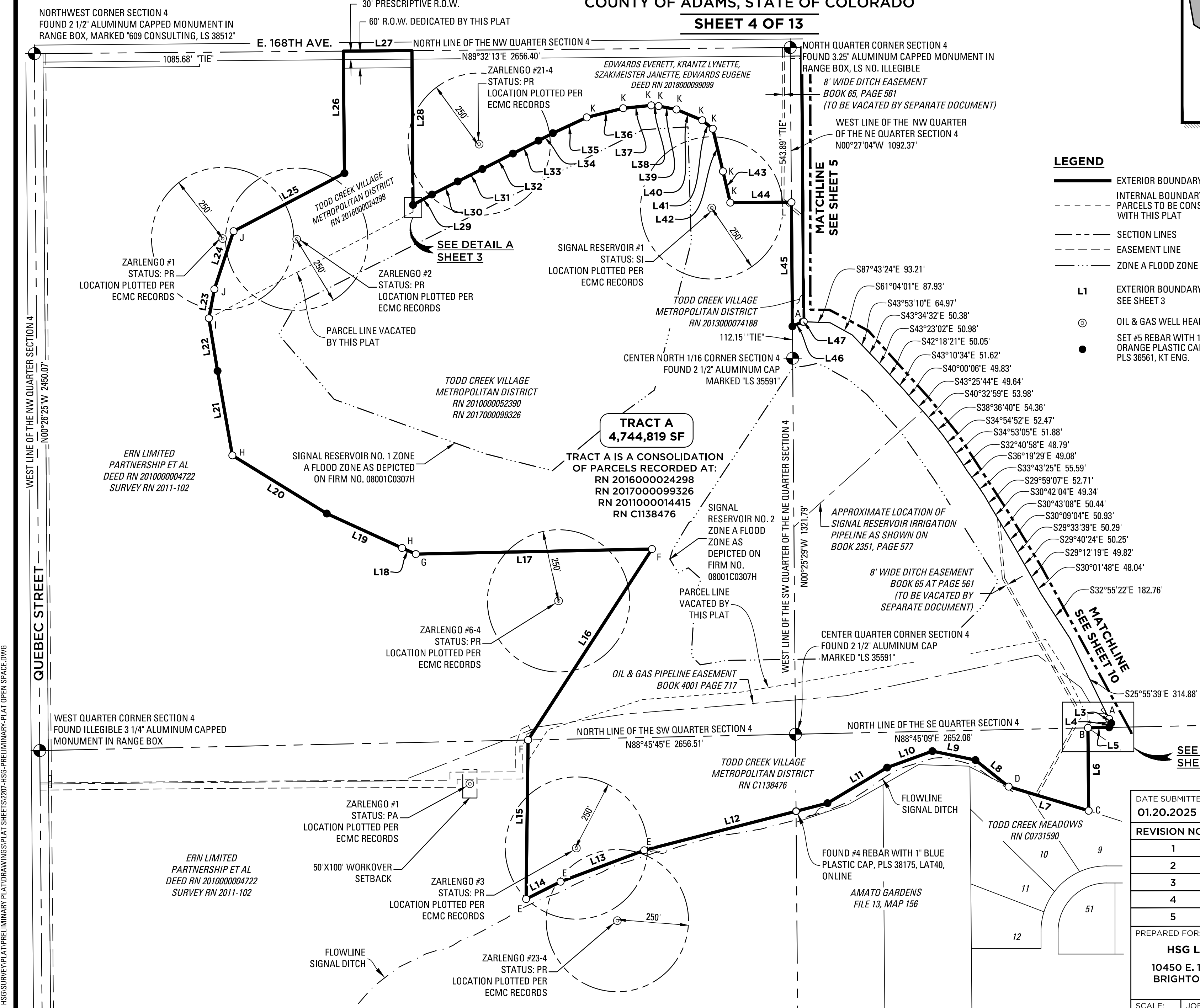
EAST 1/4 CORNER SECTION 4,
FOUND 3.25" ALUMINUM CAP
MARKED "LS 38584, EMK"

DATE SUBMITTED: 01.20.2025		
REVISION NO.	DATE	
1	4/8/2025	
2	6/19/2025	
3		
4		
5		
PREPARED FOR: HSG LAND LLC 10450 E. 159TH COURT BRIGHTON, CO 80602		
SCALE: 1" = 240'	JOB NO: 0109-2207	BY: BSS
SHEET 4 OF 13		



KT ENGINEERING
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230
ARVADA, CO 80002
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J:\009\FILING 1\HSG\SURVEY\PLAT\PRELIMINARY PLAT\DRAWINGS\PLAT SHEETS\2207-HSG-PRELIMINARY-PLAT OPEN SPACE.DWG