

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$61.00  
7 PGS  
# 2006009137  
02/01/2006 01:12 PM



2006009137 7 PGS

**PLAT IDENTIFICATION SHEET**

Sandy Hollow Development CO LLC  
GRANTOR(owner)

Richard L. Brasier, Melanie S. Brasier

Preserve at Deerfield ~~Stage 1~~  
GRANTEE(name of plat)

**Legal Description**

_____	_____
Filing	Phase
_____	_____
Lot	Building
_____	_____
Block	Unit

<u>8, 17</u>	<u>8</u>	<u>65</u>
(Section)	(Township)	(Range)

2006009138 \_\_\_\_\_  
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Cross reference#s (reception#s Book - Page)



# THE PRESERVE AT DEERFIELD FILING NO. 1

## SE1/4 OF SECTION 8 AND NE1/4 OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 65 WEST

### OF THE 6th P.M., DOUGLAS COUNTY, COLORADO

#### 211.46 ACRES      26 RESIDENTIAL LOTS      8 TRACTS

#### SB05-002

NOTES (CONT.)

**PROPERTY DESCRIPTION**

A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 8 AND IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. OPENSOURCE TRACTS A, B, C, D, AND E ARE OWNED AND MAINTAINED BY THE PRESERVE AT DEERFIELD HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF OPEN SPACE AND DRAINAGE.

2. TRACT F IS A PRIVATE OPEN SPACE TRACT, IT IS OWNED AND MAINTAINED BY SANDY HOLLOW DEVELOPMENT LLC, ITS SUCCESSORS AND ASSIGNS.

3. THE OWNERSHIP AND MAINTENANCE OF ALL ROADWAY IMPROVEMENTS LOCATED IN THE PRESERVE AT DEERFIELD (THE "SUBDIVISION") IS THE RESPONSIBILITY OF THE PRESERVE AT DEERFIELD HOMEOWNERS ASSOCIATION (THE "ROADWAY OWNER"). THEIR SUCCESSORS AND ASSIGNS IN PERPETUITY. ROADWAY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ROADWAY FACILITIES INCLUDING PAVEMENT, CURB AND GUTTER, SIDEWALKS, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP AND DETENTION BASINS LOCATED IN OR ASSOCIATED WITH THE ROADWAY TRACT. THE PROJECT IMPROVEMENTS MUST BE CONSTRUCTED AND MAINTAINED IN A MANNER CONSISTENT WITH ALL APPLICABLE PLANS APPROVED BY DOUGLAS COUNTY.

4. THIS PROJECT WILL BE A GATED COMMUNITY WITH THE ENTRY GATE ON SANDY HOLLOW TRAIL JUST SOUTH OF ITS INTERSECTION WITH DEERFIELD ROAD.

5. TRACT G IS FOR PUBLIC ROAD RIGHT OF WAY AND IS OWNED AND MAINTAINED BY DOUGLAS COUNTY.

6. TRACT H IS AN EMERGENCY EVACUATION AND IS OWNED AND MAINTAINED BY THE PRESERVE AT DEERFIELD HOMEOWNERS ASSOCIATION.

7. LOTS WITHIN THE PRESERVE AT DEERFIELD ARE SERVED BY "ONSITE WASTEWATER SYSTEM" (OWS). PROPER MANAGEMENT OF OWS CAN PREVENT PREMATURE FAILURE THAT MAY REQUIRE A COMPLETE REPLACEMENT OF THE ABSORPTION AREA (LEACHFIELD). HOMEOWNERS MAY OBTAIN REQUIREMENTS AND INFORMATION FROM THE TRI-COUNTY HEALTH DEPARTMENT IN CASTLE ROCK, COLORADO.

8. THE 100-YEAR FLOODPLAIN IS SHOWN HEREON. A DRAINAGE EASEMENT OVERLAYS THE FLOODPLAIN ON LOT 1. THE DRAINAGE EASEMENT IS OWNED AND MAINTAINED BY THE PRESERVE AT DEERFIELD HOMEOWNERS ASSOCIATION.

9. DRAINAGE EASEMENTS ARE HEREBY GRANTED TO DOUGLAS COUNTY ACROSS LOTS 1, 9, 12 AND TRACTS A THROUGH E, FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, WOOD-POOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY, THE "FACILITIES") IN THE EVENT THE PRESERVE AT DEERFIELD HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES. A BLANKET ACCESS EASEMENT OVER THE PRESERVE AT DEERFIELD (THE "SUBDIVISION") IS ALSO GRANTED TO DOUGLAS COUNTY, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS.

THE MAINTENANCE AND REPAIR OF THE FACILITIES LOCATED IN THE SUBDIVISION AS SHOWN ON THE CONSTRUCTION PLANS APPROVED BY DOUGLAS COUNTY OR ON THE PLAN FOR THE SUBDIVISION SHALL BE RESPONSIBILITY OF THE SYSTEM OWNER. IN THE EVENT SUCH MAINTENANCE AND REPAIRS ARE NOT PERFORMED BY THE SYSTEM OWNER TO THE SATISFACTION OF DOUGLAS COUNTY, THEN DOUGLAS COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER SAID SUBDIVISION, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE SYSTEM OWNER UNLESS THERE IS AN EMERGENCY, IN WHICH CASE DOUGLAS COUNTY SHALL GIVE THE SYSTEM OWNER UPON BILLING. IN THE EVENT THE SYSTEM OWNER FAILS TO REMISE DOUGLAS COUNTY WITHIN THIRTY (30) DAYS AFTER SUBMISSION OF THE BILL FOR THE COSTS INCURRED, DOUGLAS COUNTY SHALL HAVE THE RIGHT TO ENFORCE SUCH OBLIGATION BY APPROPRIATE LEGAL ACTION. IF THE SYSTEM OWNER'S RESPONSIBILITY TO CONSTRUCT, MAINTAIN, AND REPAIR THE FACILITIES IN A MANNER CONSISTENT WITH ALL APPLICABLE PLANS APPROVED OR ACCEPTED BY DOUGLAS COUNTY.

**NOTES**

10. THE PRESERVE AT DEERFIELD HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS IN PERPETUITY, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRACT H. MAINTENANCE SHALL INCLUDE MAINTAINING A 20 FOOT WIDE PAVED SURFACE THAT SHALL BE PER THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS. SECTIONS 4 AND 5, MAINTENANCE SHALL ALSO INCLUDE SNOW PLOWING OF THE EMERGENCY VEHICLE ACCESS ROADS FROM WILD FOX PLACE TO CONESTOGA PLACE. SNOW PLOWING SHALL BE REQUIRED WHEN SNOW ACCUMULATION ON THE LOCAL ROADS IN THE PRESERVE AT DEERFIELD IS EQUAL TO OR EXCEEDS 6 INCHES IN DEPTH. MAINTENANCE OF THE GATES AT WILD FOX PLACE AND CONESTOGA PLACE WILL ALSO BE THE SOLE RESPONSIBILITY OF THE PRESERVE AT DEERFIELD HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS IN PERPETUITY.
11. PRIOR TO THE ISSUANCE OF BUILDING PERMIT, A GRADING PERMIT WILL BE REQUIRED FROM THE ENGINEERING DEPARTMENT FOR EACH INDIVIDUAL LOT.
12. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY INDIVIDUAL LOT, A REVEAL ACCESS PERMIT WILL BE REQUIRED FOR THE DEERFIELD ROAD ACCESS TO STATE HIGHWAY 86.
13. THE LOWEST FINISHED FLOOR ELEVATION, INCLUDING A BASEMENT FOR ANY LOT IN THIS SUBDIVISION, SHALL BE 1 FOOT ABOVE THE HIGHEST 100-YEAR FLOODPLAIN ELEVATION ADJACENT TO THE LOT.
14. SIGHT DISTANCE EASEMENTS ARE HEREBY DEDICATED TO DOUGLAS COUNTY FOR SIGHT DISTANCE TOGETHER WITH THE FOLLOWING RESTRICTIONS OVER SAID EASEMENT: NO OBJECT WITHIN THE SIGHT DISTANCE EASEMENT SHALL BE MORE THAN THIRTY-SIX (36) INCHES ABOVE THE EDGE OF PAVEMENT OF THE ADJACENT STREET. SUCH OBJECTS SHALL INCLUDE BUT ARE NOT LIMITED TO BUILDINGS, CUT SLOPES, BERMS, VEGETATION, AND UTILITY CABINETS. PARKING IS ALSO PROHIBITED WITHIN THE EASEMENT.
15. DRIVEWAY CULVERT CALCULATIONS FOR LOTS THAT WILL HAVE ACCESS OVER A ROADSIDE DITCH WILL HAVE TO BE SUBMITTED TO DOUGLAS COUNTY ENGINEERING FOR ACCEPTANCE PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
16. ALL DENVER BASIN AQUIFER WATER BENEATH THIS PROPERTY IS DEDICATED THROUGH A DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 206009136. LOTS 19 AND 20 ARE SERVED BY LOWER DAWSON AQUIFER WELLS. ALL OTHER LOTS ARE SERVED BY UPPER DAWSON AQUIFER WELLS. WELL PERMIT NO. 85896 ON LOT 1 MUST BE REPERMITTED BY THE OFFICE OF THE STATE ENGINEER, DIVISION OF WATER RESOURCES.

DATA CHART FOR TRACTS			
TRACT	USE	ACREAGE	PUBLIC/PRIVATE
A	OPENSOURCE	0.34 AC	THE PRESERVE AT DEERFIELD HOA
B	OPENSOURCE	45.53 AC	THE PRESERVE AT DEERFIELD HOA
C	OPENSOURCE	5.62 AC	THE PRESERVE AT DEERFIELD HOA
D	OPENSOURCE	29.88 AC	THE PRESERVE AT DEERFIELD HOA
E	OPENSOURCE	0.59 AC	THE PRESERVE AT DEERFIELD HOA
F	PRIVATE OPENSOURCE	7.20 AC	SANDY HOLLOW DEVELOPMENT LLC, ITS SUCCESSORS AND ASSIGNS
G	RIGHT OF WAY	0.26 AC	DOUGLAS COUNTY
H	EMERGENCY ACCESS	0.86 AC	THE PRESERVE AT DEERFIELD HOA

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 Tue Jun 28 10:20:34 2023

<p>REVISIONS</p> <p>Comments 11-22-09</p> <p>Comments 01-11-09</p> <p>Comments 01-11-09</p> <p>Revised 01-27-09</p> <p>Revised 01-27-09</p> <p>Revised 01-27-09</p> <p>Rip Rap Emt 1-16-06</p> <p>Revised 1-29-06</p>	<p><b>DAVID E. ARCHER &amp; ASSOCIATES, INC.</b></p> <p>LAND DEVELOPMENT CONSULTING</p> <p>SURVEYING &amp; ENGINEERING</p> <p>PHONE (303) 698-4462</p> <p>105 WILCOX ST. CASTLE ROCK, COLORADO 80104</p>	<p>SCALE</p> <p>1"=100'</p> <p>DATE 02-28-04</p> <p>PROJECT</p> <p>THE PRESERVE AT DEERFIELD</p>	<p>THE PRESERVE AT DEERFIELD FILING NO. 1 FINAL PLAN</p> <p>SHEET SANDY HOLLOW DEVELOPMENT COMPANY LLC</p> <p>SHEET 2 of 6 JOB NUMBER 02-1206</p>
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\*NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after the first discovery such defect. In no event, may any such action be brought in this survey or contemplated survey that ten years from the date of the certification shown hereon.\*



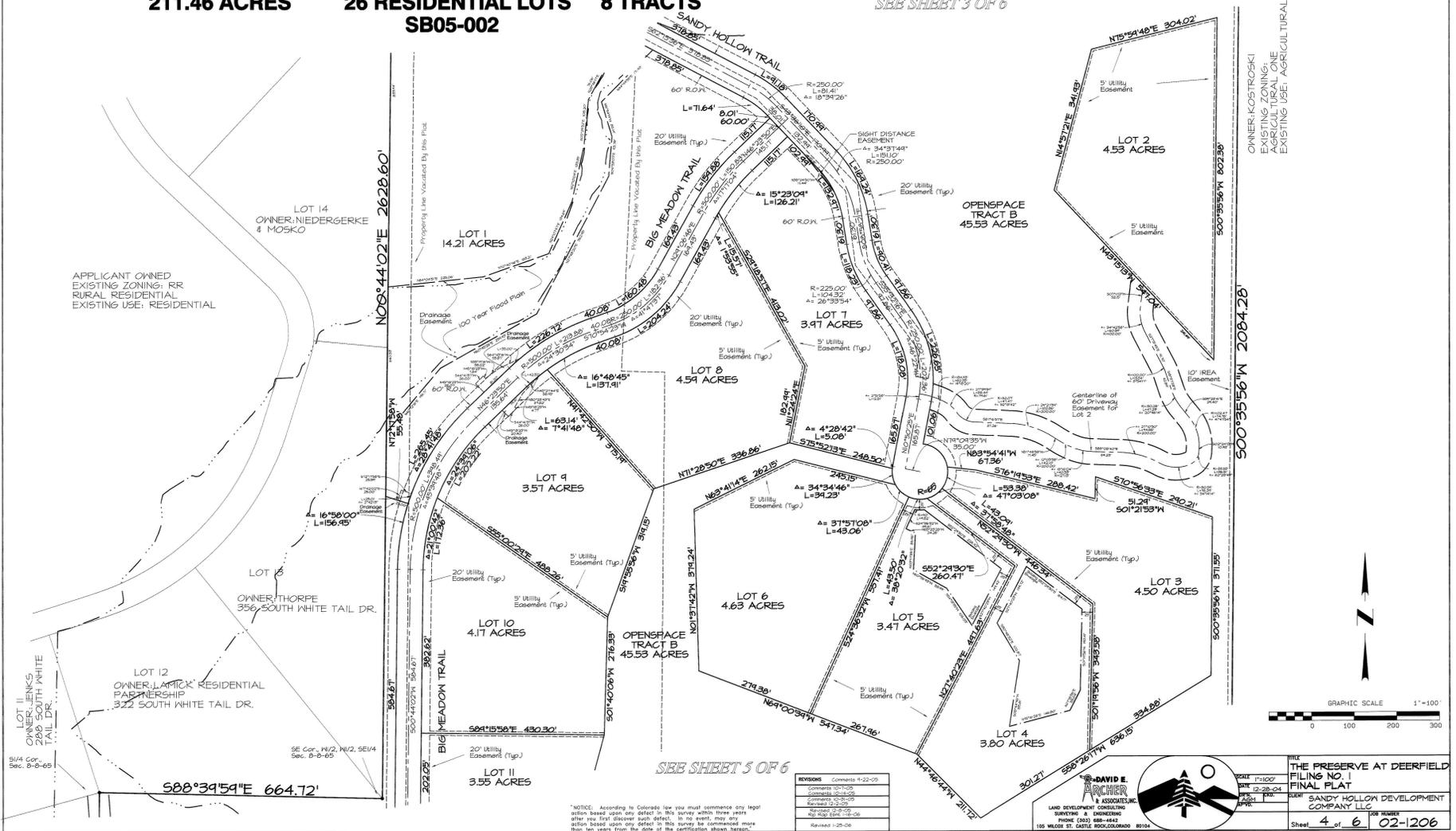
# THE PRESERVE AT DEERFIELD FILING NO. 1

## SE1/4 OF SECTION 8 AND NE1/4 OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 65 WEST

### OF THE 6th P.M., DOUGLAS COUNTY, COLORADO

**211.46 ACRES    26 RESIDENTIAL LOTS    8 TRACTS**  
**SB05-002**

SEE SHEET 3 OF 6



SEE SHEET 5 OF 6

\*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 six years from the date of the registration of this plat.

REVISIONS	Comments
1	12-22-05
2	01-11-06
3	02-28-06
4	03-23-06
5	03-23-06
6	03-23-06
7	03-23-06
8	03-23-06
9	03-23-06
10	03-23-06

**DAVID E. ARCHER & ASSOCIATES, INC.**  
 LAND DEVELOPMENT CONSULTING  
 SURVEYING & ENGINEERING  
 PHONE (303) 688-4442  
 105 WILSON ST. CASTLE ROCK, COLORADO 80104

THIS IS THE PRESERVE AT DEERFIELD FILING NO. 1 FINAL PLAT  
 DATE 12-28-04  
 SHEET SANDY HOLLOW DEVELOPMENT COMPANY LLC  
 SHEET 4 of 6 JOB NUMBER 02-1206

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Tue Jan 31 10:50:28 AM 2006

# THE PRESERVE AT DEERFIELD FILING NO. 1

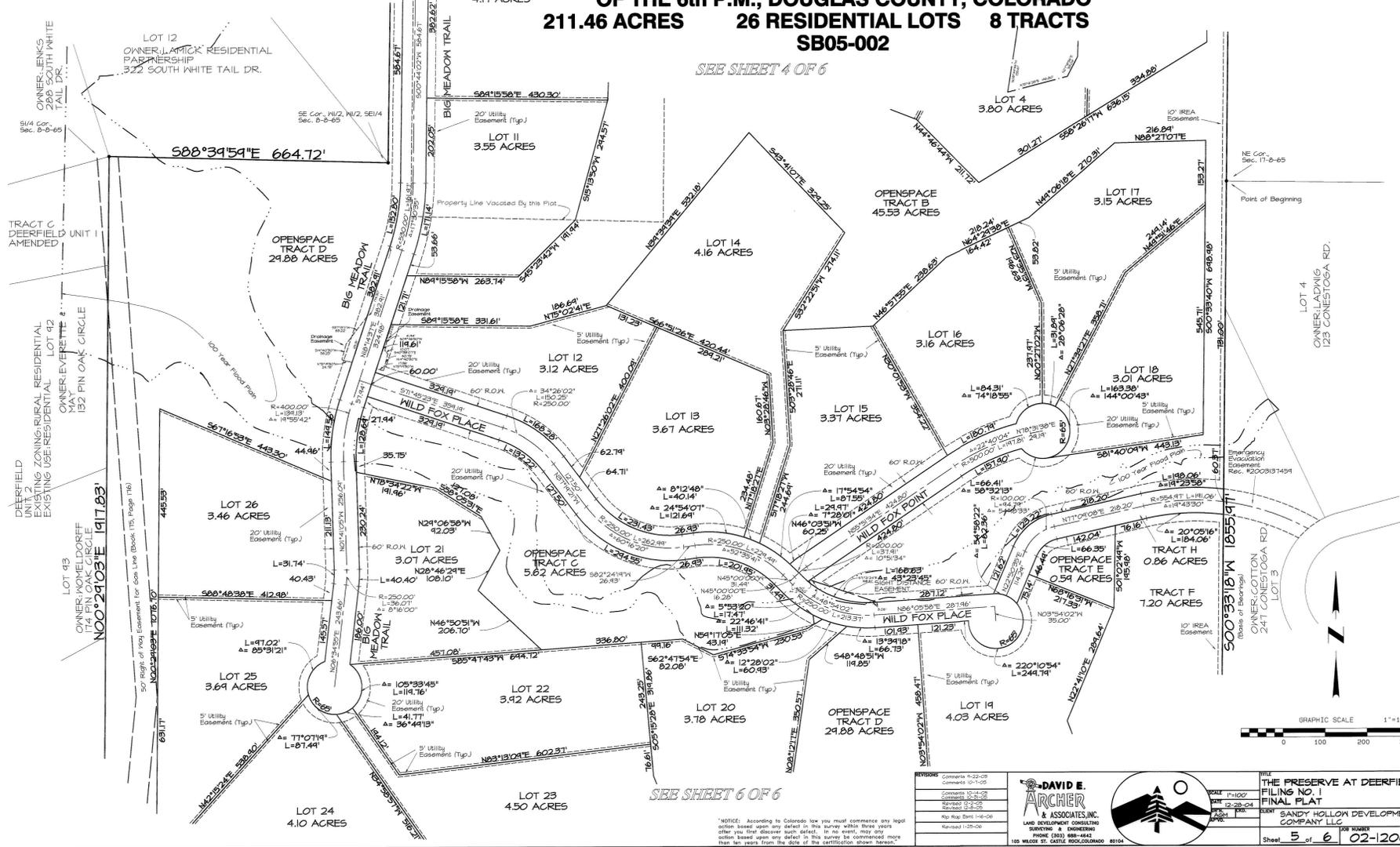
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SEE SHEET 4 OF 6

SEE SHEET 6 OF 6



<p><b>REVISIONS:</b></p> <p>Comments 12-22-04 Comments 12-11-05 Comments 12-14-05 Revised 12-22-04 Revised 12-22-04 Map Rep. Error 1-10-06 Revised 1-25-06</p>		<p><b>TITLE</b> THE PRESERVE AT DEERFIELD FILING NO. 1 FINAL PLAT</p> <p><b>SCALE</b> 1"=100'</p> <p><b>DRAWN BY</b> JES</p> <p><b>DATE</b> 12-28-04</p> <p><b>CLIENT</b> SANDY HOLLOW DEVELOPMENT COMPANY, LLC</p> <p><b>PROJECT NUMBER</b> 110</p> <p><b>SHEET NUMBER</b> 5 of 6      02-1206</p>
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105 W. Main St., Covington, CO 80104  
Tel: Jan 31 15:30:30, 2006

