

PLAT NOTES:

- Sundown shall be subject to the Sundown Oaks Metropolitan District Design Guide and Covenants. A declaration of covenants, conditions and restrictions for Sundown has been recorded by separate document.
- Tract A, B & C are hereby dedicated to the Sundown Oaks Metropolitan District, their successors and assigns, for ownership and maintenance of open space, drainage, utilities, and trails.
- Sky Meadow Point is depicted hereon as a 60-foot private access easement, for the benefit of Sundown lot owners and the owner of the property at State Parcel 2509-061-00-002 and shall be owned and maintained by the Sundown Oaks Metropolitan District, their successors and assigns for drainage, utilities, access, and emergency access.
- Marie Elena Way, depicted hereon as a 60 foot private access easement for the benefit of Sundown lot owners, shall be owned and maintained by the Sundown Oaks Metropolitan District, their successors and assigns for drainage, utilities, access, and emergency access.
- Drainage easements are hereby granted to Sundown Oaks Metropolitan District, their successors and assigns, and Douglas County for secondary access across Tracts A, B, C Sky Meadow Point and Marie Elena Way private access easements for the purpose of accessing, maintaining, and repairing storm water management improvements, including but not limited to inlets, pipes, culverts, channels, ditches, hydraulic structures, rip rap, detention basins, forebays, micropools, and water quality facilities (collectively, the "facilities") in the event Sundown Oaks Metropolitan District, its successors and assigns, ("system owner") fails to satisfactorily maintain or repair said facilities. A blanket access easement over the subdivision tracts 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 of and repair of the facilities located in the subdivision, as shown on the construction plans accepted by Douglas County or on the plat for the subdivision, shall be the responsibility of the system owner. In the event such maintenance and repair are not performed by the system owner to the satisfaction of Douglas County, then Douglas County shall have right but not the obligation, to enter said subdivision, after 10 days prior written notice to the system owner, unless there is an emergency in which case Douglas County shall give notice as soon as practicable, to perform all necessary work, the cost of which shall be paid by the system owner upon billing. In the event the system owner fails to reimburse Douglas County within 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. It is the system owner's responsibility to construct, maintain, and repair the facilities in manner consistent with all applicable plans approved or accepted by Douglas County.
- During construction activity within the development, the applicant, its successors and assigns shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural history resources and shall immediately notify Douglas County in the event of such discovery.
- No build zones are for the purpose of preserving significant stands of vegetation, slopes, and view corridors. No build zones depicted hereon indicate areas in which no above ground structures shall be allowed and grading may be limited.
- The 40-foot shared driveway and access easement depicted within Lot 16 and Lot 17, hereon, shall provide access to the owner of the property at State Parcel Number 2509-061-00-002 and is recorded by separate document at Reception No. _____
- Tracts A, B, and C are reserved as permanent open space through a recorded deed restriction. A density increase of 20% (3 lots) is permitted with the provision of a minimum 50% open space. This final plat proposes 50% open space and 17 lots, representing a 20% density bonus. No further subdivision of Tract A, Tract B, and Tract C, for lots shall be permitted.
- 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. 2024044934.
- Prior to issuance of any building permits within Sundown, lot-specific data regarding soils, geology, and construction must be obtained and reviewed by a qualified geotechnical engineer. Such data shall be presented to the Douglas County Building Department for review. As a result of this data, foundation modifications, subsurface drainage systems, and/or other building design/construction modifications may be required.
- Right of Way dedication of Tanglewood Road, as shown hereon, shall be dedicated to Douglas County.
- Public ROW for Bibles Hill Drive, as shown hereon, shall be dedicated to Douglas County.
- Lots 6 and 13 shall receive access from Marie Elena Way. Lots 1 and 5 shall receive access from Sky Meadow Point. Lots 8 and 9 shall receive access from Tanglewood Road.
- Drainage easements, as shown hereon, shall be owned and maintained by the Sundown Oaks Metropolitan District, their successors and assigns for the purposes of accessing, maintaining, constructing, reconstructing, removing, and repair of drainage facilities and related appurtenances thereto.
- The 30-foot access easements shown hereon to provide access for Lots 8 and 9 from Tanglewood Road shall be owned and maintained by the owners of Lots 8 and 9, their successors, and assigns.
- No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to: permanent structures, buildings, counter-forts, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof. Prohibited improvements may be removed by the entities responsible for providing the utility services. The owners of the property subject to or adjacent to the utility easements shown herein are responsible for the maintenance and operation of such areas, which does not include utility lines and related facilities. When the owner(s) or adjacent owners fail to adequately maintain such utility easements, including the removal of prohibited improvements, the maintenance, operation, reconstruction and removal shall be at the cost of the owner(s). The utility easements as shown hereon are hereby dedicated for public utilities, cable communication systems, fiber and other purposes as shown hereon. The entities responsible for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities.

LAND USE SUMMARY TABLE:

LAND	ACREAGE	PURPOSE	OWNERSHIP & MAINTENANCE
Residential Lots (1-17)	34.00		
Tract A	32.00	PERMANENT OPEN SPACE, DRAINAGE UTILITIES & TRAILS	Sundown Oaks Metropolitan District
Tract B	4.04		Sundown Oaks Metropolitan District
Tract C	0.62		Sundown Oaks Metropolitan District
Total	36.66		
Tanglewood Drive	1.67	COUNTY ROW	Douglas County
Sky Meadow Point	1.87	PRIVATE ACCESS	Sundown Oaks Metropolitan District
Marie Elena Way	0.62	EASEMENT	Sundown Oaks Metropolitan District
Bibles Hill Drive	0.10	COUNTY ROW	Douglas County
TOTAL	72.43		

Sundown

IN SECTION 6, TOWNSHIP 8 South, RANGE 65 West OF THE 6th P.M., DOUGLAS COUNTY, COLORADO

72.43 ACRES +/-, 17 RESIDENTIAL LOTS AND 3 TRACTS

SB2025-019

LEGAL DESCRIPTION: PARCEL 1

A tract of land situated in the Northwest 1/4 of Section 6, Township 8 South, Range 65 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows: Commencing at the North 1/4 corner of Section 6 and considering the North line of the Northwest 1/4, Section 6 to bear N 88°55'53"W with all bearings contained herein relative thereto; Thence N 88°55'53"W along said North line a distance of 479.21 feet to the True Point of Beginning; Thence N 88°55'53"W along said North line a distance of 1310.70 feet to a point on the centerline of an 80 foot easement recorded at Book 636 at Page 142; Thence Southeasterly along said centerline the following 9 courses;

- Thence S 13°01'02"E a distance of 300.00 feet to a point of curve;
- Thence Southeasterly along the arc of a curve to the left a distance of 199.35 feet, said curve has a radius of 1016.35 feet, a central angle of 11°14'18" to a point of tangent;
- Thence S 24°15'27"E a distance of 295.52 feet to a point of curve;
- Thence Southeasterly along the arc of a curve to the left a distance of 162.31 feet, said curve has a radius of 406.95 feet, a central angle of 22°51'07" to a point of reverse curve;
- Thence Southeasterly along the arc of a curve to the right a distance of 188.94 feet, said curve has a radius of 730.31 feet, a central angle of 14°49'25" to a point of reverse curve;
- Thence Southeasterly along the arc of a curve to the left a distance of 257.09 feet, said curve has a radius of 369.42 feet, a central angle of 39°52'28" to a point of tangent;
- Thence Southeasterly along the arc of a curve to the right a distance of 219.63 feet, said curve has a radius of 4169.13 feet, a central angle of 3°01'08" to a point of a compound curve;
- Thence Southeasterly along the arc of a curve to the right a distance of 75.70 feet, said curve has a radius of 311.60 feet, a central angle of 13°55'11" to a point of nontangent;
- Thence S 88°49'13"E a distance of 716.83 feet to a point on the East line of the Northwest 1/4 of Section 6;
- Thence N 1°06'41"E along said East line a distance of 674.50 feet to a point on the South right of way line of a 60 foot easement; Thence Westerly along said South right of way line the following 4 courses;

- Thence N 88°53'53"W a distance of 34.04 feet to a point of curve;
 - Thence Westerly along the arc of a curve to the left a distance of 215.18 feet, said curve has a radius of 1470.00 feet, a central angle of 8°23'13" to a point of tangent;
 - Thence S 82°42'54"W a distance of 135.66 feet to a point of curve;
 - Thence Westerly along the arc of a curve to the left a distance of 99.75 feet, said curve has a radius of 420.00 feet, a central angle of 13°36'28" to a point of non-tangent;
- Thence N 1°04'07"E a distance of 691.60 feet to the Point of Beginning. Containing 37.42 acres, more or less.

LEGAL DESCRIPTION: PARCEL 2

A tract of land situated in the North 1/2 of Section 6, Township 8 South, Range 65 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows: Beginning at the North 1/4 corner of Section 6 and considering the North line of the Northwest 1/4 Section 6 to bear N 88°55'53"W with all bearings contained herein relative thereto; Thence N 88°55'53"W along said North line a distance of 479.21 feet; Thence S 1°04'07"W a distance of 691.60 to a point on the South right of way line of a 60 foot easement; Thence Westerly along said South right of way line the following 9 courses;

- Thence Easterly along the arc of a curve to the right a distance of 99.75 feet, said curve has a radius of 420.00 feet, a central angle of 13°36'28" and a cord that Bears N75.54°40'E a distance of 99.52 to a point of tangent;
- Thence N 82°42'54"E a distance of 135.66 feet to a point of curve;
- Thence Easterly along the arc of a curve to the Right a distance of 215.18 feet, said curve has a radius of 1470.00 feet, a central angle of 8°23'13" to a point of tangent;
- Thence S 88°53'53"E a distance of 264.50 feet to a point of curve;
- Thence Easterly along the arc of a curve to the left a distance of 16.84 feet, said curve has a radius of 500.00 feet, a central angle of 1°54'26" to a point of tangent;
- Thence N 80°19'56"E a distance of 119.06 feet to a point of curve;
- Thence Southeasterly along the arc of a curve to the right a distance of 290.99 feet, said curve has a radius of 230.00 feet, a central angle of 72.29°20" to a point of tangent;
- Thence S 27°12'34"E a distance of 25.30 feet to a point of curve;
- Thence Southeasterly along the arc of a curve to the left a distance of 140.13 feet, said curve has a radius of 199.00 feet, a central angle of 40.20°47" to a point of non-tangent; Thence S 25°22'25"E a distance of 232.32 feet; Thence S 18°19'51"W a distance of 278.59 feet; Thence S 89°29'09"E a distance of 578.25 feet; Thence N 13°28'32"W a distance of 450.11 feet; Thence N 12°44'04"E a distance of 633.61 feet; Thence N 42°22'33"E a distance of 350.63 feet to a point on the North line of the Northeast 1/4 of section 6;
- Thence N 89°29'42"W along said North line a distance of 1567.21 feet to the Point of Beginning. Containing 35.01 acres, more or less.

PLANNING COMMISSION

The preliminary plan File# SB2019-046 for this final plat was reviewed by the Planning Commission on September 9, 2024.

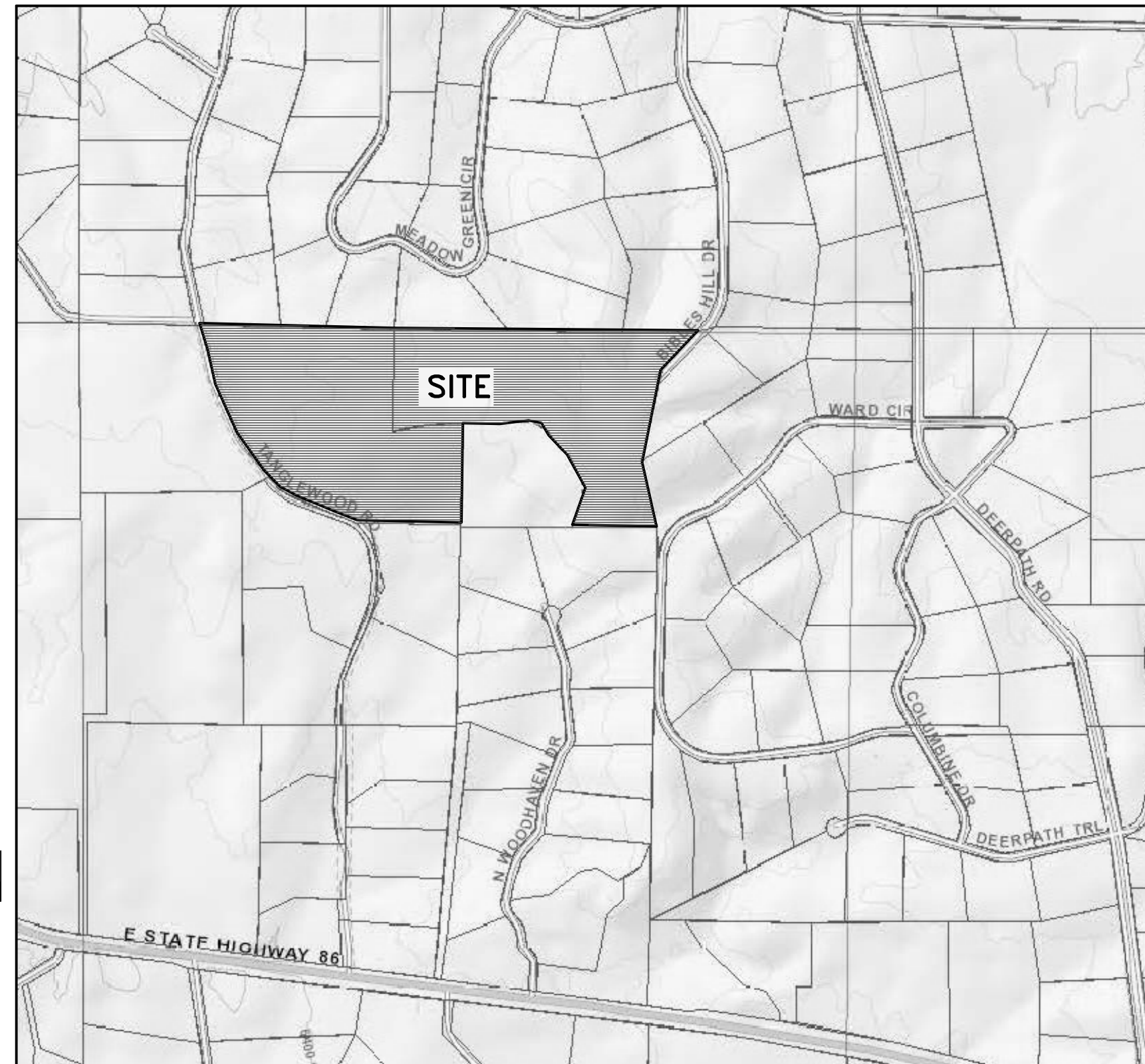
 Director of Community Development, Date
 on behalf of the Planning Commission

APPLICANT:

Sundown Subdivision LLC
 609 West Littleton Boulevard #206
 Littleton Co 80120

ENGINEER / SURVEYOR:

David E. Archer & Associates
 105 Wilcox Street
 Castle Rock, CO 80109



VICINITY MAP

SCALE = 1"=1000'

DENSITY STATEMENT FOR DENSITY BONUS:

The density bonus of 3 units has been allocated to the subdivision for a total of 17 lots. Further subdivision for additional lots is not permitted by zoning.

ACCEPTANCE CERTIFICATE:

The dedication of Tract A, Tract B, Tract C, Sky Meadow Point, Marie Elena Way, and drainage easements are hereby accepted for ownership and maintenance by the Sundown Oaks Metropolitan District.

By: _____ for The Sundown Oaks Metropolitan District.

Title: _____

STATE OF COLORADO }
 COUNTY OF _____ } ss.

Acknowledged before me this ____ day of _____, 20____ by _____ as _____.

My commission expires: _____

Witness my hand and official seal

 Notary Public

TITLE VERIFICATION:

We, Land Title Guarantee Company, do hereby certify that we have examined the title of all land platted hereon and that title to such land is in the dedicatior(s) free and clear of all liens, taxes, and encumbrances:

Land Title Guarantee Company

By: _____

Title: _____

STATE OF COLORADO }
 COUNTY OF _____ } ss.

Acknowledged before me this ____ day of _____, 20____ by _____ as _____.

My commission expires: _____

Witness my hand and official seal

 Notary Public

DEDICATION STATEMENT:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided and platted said lands into lots, tracts, streets and easements as shown hereon under the name and subdivision of Sundown. The utility easements shown hereon are hereby dedicated for public utilities and cable communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities. The dedications of Tanglewood Road and Bibles Hill Drive, utility easements, and drainage and blanket access easements shown hereon are dedicated and conveyed to Douglas County, CO, in fee simple absolute, with marketable title, for public uses and purposes.

OWNER:

Sundown Subdivision LLC.

By: _____

Title: _____

STATE OF COLORADO }
 COUNTY OF _____ } ss.

Acknowledged before me this ____ day of _____, 20____ by _____ as _____ of Sundown Subdivision LLC.

My commission expires: _____

Witness my hand and official seal

 Notary Public

SURVEYOR'S CERTIFICATE:

I, Darrell Eugene Roberts, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made during June, 2018. I have reviewed all data associated with this survey and it is acceptable as being under my responsible charge that all monuments exist as shown hereon; that mathematical closure errors are less than 1:50,000 (second order); and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivisions or surveying of land and all applicable provisions of the Douglas County Subdivision Resolution. This certification is based on my knowledge, information, and belief and is not a guaranty or warranty, either express or implied.

I attest the above on this ____ day of _____, 20____

 Darrell Eugene Roberts,
 Colorado registered Professional Land Surveyor #36057

BOARD OF COUNTY COMMISSIONERS:

This plat was approved for filing by the Board of County Commissioners of Douglas County, CO, on the ____ day of _____, 20____, subject to any conditions specified hereon. The dedications of Tanglewood Road and Bibles Hill Drive, utility easements, and drainage and blanket access easements are accepted.

All expenses incurred with respect to improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the subdivider and not Douglas County.

This acceptance does not guarantee that the soil conditions, subsurface geology, groundwater conditions or flooding conditions of any lot shown hereon are such that a building permit, well permit or sewage disposal permit will be issued.

 Chair, Board of Douglas County Commissioners

REVISIONS 04-01-26 Note Revisions 06-11-26 Note Revision		TITLE FINAL PLAT Sundown IN SECTION 6, TOWNSHIP 8 South, RANGE 65 West OF THE 6th P.M., DOUGLAS COUNTY, COLORADO
		SCALE AS SHOWN DATE 08-13-24 DRN. PRD. CLIENT APVD. Sundown Subdivision LLC.
		JOB NUMBER 23-0942
		Sheet 1 of 3

Sundown

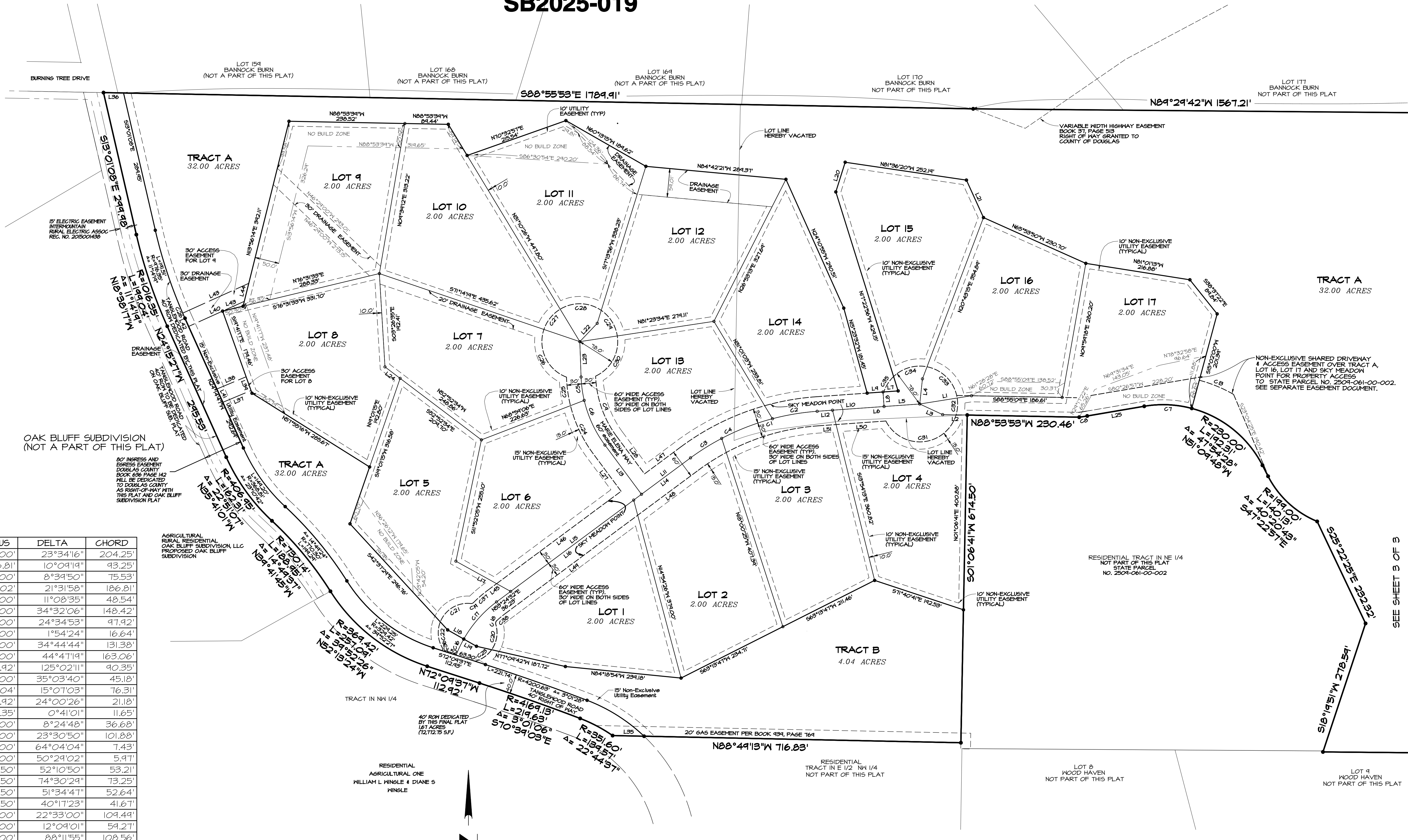
IN SECTION 6, TOWNSHIP 8 South, RANGE 65 West OF THE 6th P.M., DOUGLAS COUNTY, COLORADO

72.43 ACRES +/-, 17 RESIDENTIAL LOTS AND 3 TRACTS

SB2025-019

LINE	BEARING	DISTANCE
L1	S80°56'03"W	107.87'
L2	S89°00'57"E	50.54'
L3	S65°06'12"E	52.00'
L4	N06°07'09"E	52.00'
L5	S85°55'32"W	73.63'
L6	N85°55'32"E	180.00'
L7	S85°55'32"W	31.16'
L8	N04°04'28"W	30.00'
L9	S85°55'32"W	32.73'
L10	S85°55'32"W	138.01'
L11	S53°24'32"E	125.75'
L12	N85°55'32"E	31.64'
L13	S36°35'28"E	126.16'
L14	N53°24'32"E	145.78'
L15	S53°24'32"W	335.36'
L16	N53°24'32"E	351.56'
L17	S61°04'36"E	128.67'
L18	N60°23'13"W	38.12'
L19	S60°23'13"E	30.00'
L20	S17°31'18"W	64.01'
L21	N24°27'51"W	84.64'
L22	S43°32'44"W	52.00'
L23	N02°03'22"W	72.81'
L24	S52°52'34"E	39.16'
L25	N80°19'56"E	119.06'
L26	N64°34'16"E	365.68'
L27	S36°35'28"E	96.16'
L28	N36°35'28"W	96.16'
L29	S11°36'27"E	103.17'
L30	S33°10'52"W	164.56'
L31	N69°38'44"E	31.81'
L32	S76°31'33"W	43.37'
L33	S12°44'04"W	633.61'
L34	S12°44'14"W	111.83'
L35	N88°49'17"W	64.76'
L36	S88°55'53"E	41.24'
L37	N67°16'42"E	62.88'
L38	S67°16'42"W	65.27'
L39	S19°41'17"E	30.04'
L40	S65°44'33"W	125.64'
L41	N24°14'47"W	30.01'
L42	S24°14'47"E	18.35'
L43	S65°44'33"W	149.18'
L44	S13°56'14"W	38.17'
L45	N53°24'32"E	22.57'
L46	N53°24'32"E	319.02'
L47	S53°24'32"W	93.30'
L48	N53°24'32"E	155.26'
L49	N53°24'32"E	339.63'
L50	N85°55'32"E	102.81'
L51	N85°55'32"E	36.82'
L52	N72°04'37"W	30.05'

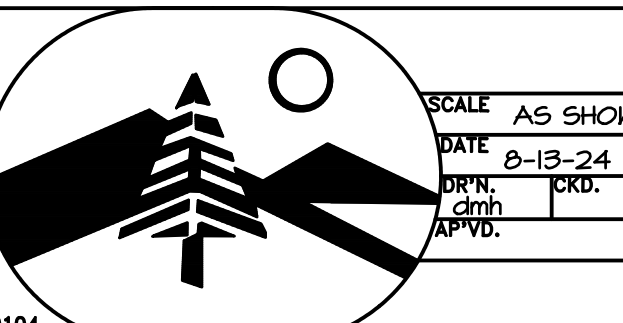
LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
C1	205.70'	N74°08'25"E	500.00'	23°34'16"	204.25'
C2	93.37'	S80°34'30"W	526.81'	10°04'19"	93.25'
C3	75.61'	S58°01'22"W	500.00'	8°34'50"	75.53'
C4	187.92'	S64°27'27"W	500.02'	21°31'58"	186.81'
C5	48.62'	S07°31'40"E	250.00'	11°08'35"	48.54'
C6	150.69'	N19°19'25"W	250.00'	34°32'06"	148.42'
C7	98.68'	S87°24'28"E	230.00'	24°34'53"	97.92'
C8	16.64'	N81°17'08"E	500.00'	1°54'24"	16.64'
C9	133.41'	N19°13'06"W	220.00'	34°44'44"	131.38'
C10	167.29'	S10°47'13"W	214.00'	44°47'19"	163.06'
C11	111.12'	N08°59'05"E	50.92'	125°02'11"	90.35'
C12	45.89'	S29°08'17"E	75.00'	35°03'40"	45.18'
C13	76.53'	N67°31'40"W	290.04'	15°07'03"	76.31'
C14	21.34'	S65°32'14"E	50.92'	24°00'26"	21.18'
C15	11.65'	S23°54'57"E	976.35'	0°41'01"	11.65'
C16	36.71'	S25°24'23"W	250.00'	8°24'48"	36.68'
C17	102.60'	S41°22'12"W	250.00'	23°30'50"	101.88'
C18	7.83'	S15°07'06"W	7.00'	64°04'04"	7.43'
C19	6.17'	N70°26'25"E	7.00'	50°29'02"	5.97'
C20	55.10'	S09°10'29"W	60.50'	52°10'50"	53.21'
C21	78.68'	N58°54'50"E	60.50'	74°30'29"	73.25'
C22	54.46'	N04°07'43"W	60.50'	51°34'47"	52.64'
C23	42.54'	S55°24'36"W	60.50'	40°17'23"	41.67'
C24	110.20'	N25°18'58"W	280.00'	22°33'00"	109.49'
C25	59.38'	S07°51'57"E	280.00'	12°04'01"	59.27'
C26	120.07'	S25°20'16"E	78.00'	88°11'55"	108.56'
C27	54.54'	N38°47'38"E	78.00'	40°03'53"	53.44'
C28	89.30'	S88°22'35"E	78.00'	65°35'41"	84.50'
C29	63.95'	S32°05'35"E	78.00'	46°58'19"	62.17'
C30	100.65'	N28°21'28"E	78.00'	73°55'48"	93.81'
C31	186.07'	S84°57'58"W	78.00'	136°40'49"	144.99'
C32	34.98'	S03°46'48"W	78.00'	25°41'30"	34.68'
C33	95.14'	S44°00'37"E	78.00'	69°53'19"	89.35'
C34	74.36'	N73°44'09"E	78.00'	54°37'11"	71.57'
C35	37.95'	S32°29'10"W	78.00'	27°52'47"	37.58'
C36	6.22'	N04°27'31"W	7.00'	50°55'11"	6.02'
C37	38.89'	N49°10'42"E	280.00'	7°57'32"	38.86'
C38	22.79'	N50°07'10"E	220.00'	5°56'11"	22.78'



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Thu Jun 11 16:04:42 2026

REVISIONS
04-02-26 Note Revisions

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104



TITLE	
FINAL PLAT	
Sundown IN SECTION 6, TOWNSHIP 8 South, RANGE 65 West OF THE 6th P.M., DOUGLAS COUNTY, COLORADO	
SCALE	AS SHOWN
DATE	8-13-24
DRAWN BY	DKB
CHECKED BY	
CLIENT	Sundown Subdivision LLC
SHEET	2 of 3
JOB NUMBER	23-0942

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.

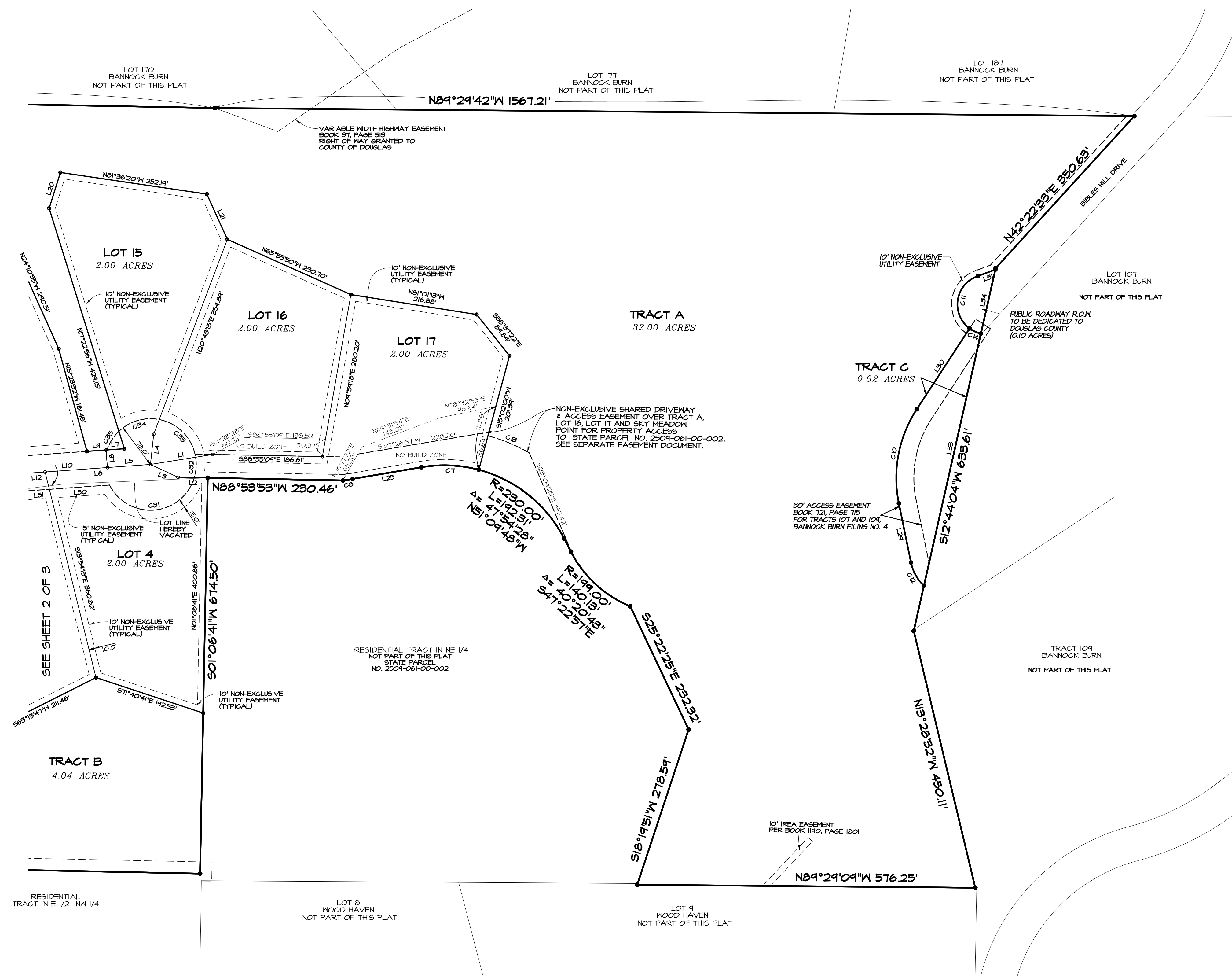
SEE SHEET 3 OF 3

Sundown

**IN SECTION 6, TOWNSHIP 8 South, RANGE 65 West OF THE 6th P.M.,
DOUGLAS COUNTY, COLORADO**

72.43 ACRES +/-, 17 RESIDENTIAL LOTS AND 3 TRACTS

SB2025-019



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Thu Jun 11 16:05:45 2026

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REVISIONS
04-02-26 Note Revisions

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

TITLE	FINAL PLAT
SCALE	AS SHOWN
DATE	08-19-24
BY	dm
CHKD.	
APPVD.	
CLIENT	Sundown Subdivision LLC
JOB NUMBER	23-0942
Sheet	3 of 3