



## Request for Comments

Case Name: Wolf Creek Run West, Filing No. 2  
Case Number: PLT2023-00041

September 19, 2023

The Adams County Community & Economic Development Department is requesting comments on the following application: **Final Plat application for a major subdivision to create 108 lots within the Wolf Creek Run West Planned Unit Development on approximately 180 acres.** This request is located at northwest corner of East 26th Avenue and Piggott Road. The Assessor's Parcel Number is 0181329200008.

Applicant Information: WOLF CREEK RUN WEST, LLC  
CARLTON BABBS  
1771 S HUMBOLDT ST  
DENVER, CO 80210

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 10/13/2023 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/current-land-use-cases](http://www.adcogov.org/current-land-use-cases).

Thank you for your review of this case.

Greg Barnes  
Principal Planner

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5

PROJECT DESCRIPTION  
WOLF CREEK RUN WEST – FILING 2  
ADAMS COUNTY, COLORADO

The project site is approximately ±140 acres located west of Piggott Road and north of East 26<sup>th</sup> Avenue. The site is located in the south ½ of Section 29, Township 3 South, Range 62 West of the Sixth Principal Meridian, County of Adams, State of Colorado. The proposed development is bounded by Wolf Creek Run West – Filing 1 and Piggott Road to the east, E 26<sup>th</sup> Avenue to the south, Wolf Creek Road to the west, and open space to the north. The proposed site will consist of a single-family development with 108 homes, and a future 219 to be developed in the future. The development will consist of underground utilities, stormwater management facilities, public roadways, designated parking areas, as well as the development of the single-family homes.

# WOLF CREEK RUN WEST FILING NO. 2

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

## SHEET INDEX

SHEET 1: COVER SHEET, LEGAL DESCRIPTION, NOTES  
SHEET 2: TRACT AND LAND SUMMARY CHARTS  
SHEET 3: OVERALL BOUNDARY  
SHEET 4-11: DETAIL SHEETS

### DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT EAST PEAK LAND DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY BY VESTING DEED RECORDED AT RECEPTION NO. C0818983 BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF (S1/2) OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 29, THENCE SOUTH 00°10'45" WEST, A DISTANCE OF 37.70 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN QUITCLAIM DEED RECORDED AT RECEPTION NUMBER C1065639 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND BEING THE POINT OF BEGINNING;

THENCE NORTH 88°13'23" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,338.50 FEET TO THE NORTHWEST CORNER OF TRACT O, WOLF CREEK RUN WEST FILING NO. 1, RECORDED AT RECEPTION NUMBER 2020000102832 IN SAID RECORDS;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID WOLF CREEK RUN WEST FILING NO. 1 THE FOLLOWING TWENTY-SIX (26) COURSES:

1. SOUTH 00°37'55" EAST, A DISTANCE OF 381.21 FEET;
2. SOUTH 89°22'05" WEST, A DISTANCE OF 42.78 FEET;
3. SOUTH 00°37'55" EAST, A DISTANCE OF 716.00 FEET;
4. SOUTH 89°22'05" WEST, A DISTANCE OF 135.00 FEET;
5. NORTH 45°37'55" WEST, A DISTANCE OF 21.21 FEET;
6. SOUTH 89°22'05" WEST, A DISTANCE OF 27.00 FEET;
7. SOUTH 00°37'55" EAST, A DISTANCE OF 28.50 FEET;
8. SOUTH 89°22'05" WEST, A DISTANCE OF 177.00 FEET;
9. SOUTH 00°37'55" EAST, A DISTANCE OF 268.65 FEET;
10. NORTH 89°22'05" EAST, A DISTANCE OF 177.00 FEET;
11. SOUTH 00°37'55" EAST, A DISTANCE OF 131.00 FEET;
12. SOUTH 44°22'05" WEST, A DISTANCE OF 21.21 FEET;
13. SOUTH 00°37'55" EAST, A DISTANCE OF 27.00 FEET;
14. NORTH 89°22'05" EAST, A DISTANCE OF 490.50 FEET;
15. SOUTH 45°37'55" EAST, A DISTANCE OF 21.21 FEET;
16. SOUTH 00°37'55" EAST, A DISTANCE OF 270.00 FEET;
17. SOUTH 44°22'05" WEST, A DISTANCE OF 21.21 FEET;
18. SOUTH 00°37'45" EAST, A DISTANCE OF 27.00 FEET;
19. SOUTH 45°37'55" EAST, A DISTANCE OF 21.22 FEET;
20. SOUTH 00°37'55" EAST, A DISTANCE OF 270.00 FEET;
21. SOUTH 44°22'05" WEST, A DISTANCE OF 21.21 FEET;
22. SOUTH 00°37'55" EAST, A DISTANCE OF 27.00 FEET;
23. SOUTH 45°37'55" EAST, A DISTANCE OF 21.21 FEET;
24. SOUTH 00°37'55" EAST, A DISTANCE OF 309.60 FEET;
25. SOUTH 44°22'05" WEST, A DISTANCE OF 28.61 FEET;
26. SOUTH 00°37'23" EAST, A DISTANCE OF 70.00 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 29;

THENCE SOUTH 89°22'32" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,625.44 FEET TO THE SOUTH QUARTER (S1/4) CORNER OF SAID SECTION 29;

THENCE SOUTH 89°22'09" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 29, A DISTANCE OF 2,491.44 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WOLF CREEK ROAD AS DESCRIBED AND RECORDED IN BOOK 173 AT PAGE 67 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. NORTH 02°41'48" EAST, A DISTANCE OF 757.29 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°35'41", A RADIUS OF 1,504.00 FEET, AN ARC LENGTH OF 251.86 FEET, THE CHORD OF WHICH BEARS NORTH 02°06'03" WEST, A DISTANCE OF 251.56 FEET;
3. NORTH 06°53'53" WEST, A DISTANCE OF 303.51 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SAID SECTION 29;

THENCE NORTH 89°12'52" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,203.92 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4);

THENCE NORTH 00°13'40" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4), A DISTANCE OF 809.65 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN QUITCLAIM DEED RECORDED AT RECEPTION NUMBER C0935218 IN SAID RECORDS;

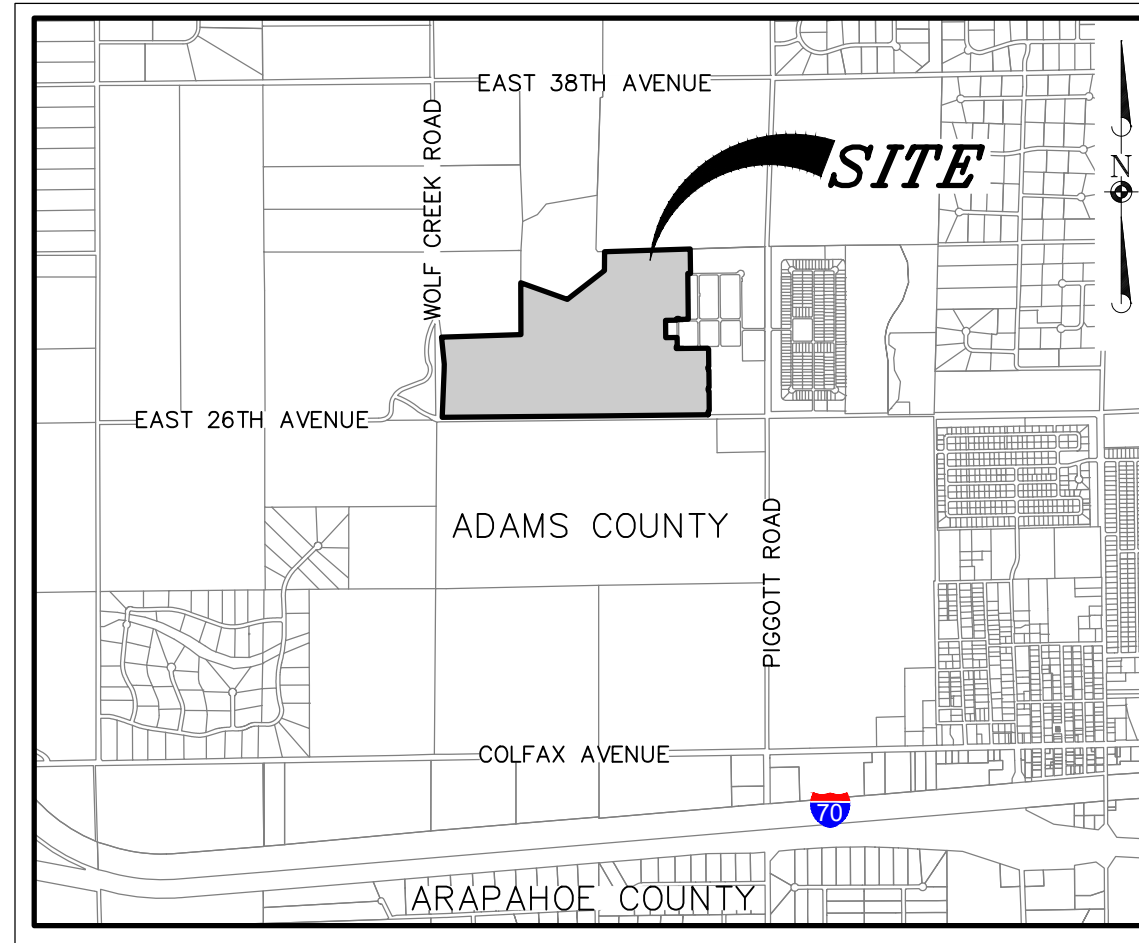
THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. SOUTH 70°17'39" EAST, A DISTANCE OF 771.28 FEET;
2. NORTH 52°11'47" EAST, A DISTANCE OF 736.37 FEET;
3. NORTH 00°10'45" EAST, A DISTANCE OF 295.30 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,822,801 SQUARE FEET OR 179.5868 ACRES, MORE OR LESS.

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

THE UNDERSIGNED DOES ALSO HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.



### VICINITY MAP

(1" = 3000')

### NOTES

1. **NOTICE:** ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE ALTA COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. ABC70779829-9, WITH AN EFFECTIVE DATE: MAY 23, 2023 AT 5:00 PM.
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S) OR ENTITY(S).
5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
6. **BASIS OF BEARINGS:** THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 89°03'28" EAST, BEING MONUMENTED ON THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "PLS 25379" AND ON THE EAST END BY A 3.25" ILLEGIBLE ALUMINUM CAP.
7. **FLOODPLAIN:** A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE AE, BASE FLOOD ELEVATIONS DETERMINED AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08001C0740H WITH A MAP REVISED DATE OF MARCH 5, 2007.
8. DRAINAGE AND UTILITY EASEMENTS LOCATED AS SHOWN ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF THE UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.
9. SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
10. ALLEYS SHALL BE OWNED AND MAINTAINED BY THE WOLF CREEK RUN WEST HOA, FOR RESIDENTIAL ACCESS TO THE LOTS AND TRASH SERVICE.
11. NO BUILDING PERMITS WILL BE ISSUED FOR ANY LOT UNTIL ALL PUBLIC IMPROVEMENTS, AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS, HAVE BEEN COMPLETED AND ARE UNDER PRELIMINARY ACCEPTANCE OF THE ADAMS COUNTY DEPARTMENT OF PUBLIC WORKS.
12. STATEMENT RESTRICTING ACCESS: A STATEMENT RESTRICTING ACCESS RIGHTS ACROSS THE RIGHT-OF-WAY LINES OF MAJOR HIGHWAYS, PARKWAYS, STREETS OR FREEWAYS, WHERE REQUIRED AS A PROVISION OF APPROVAL.
13. **STORM DRAINAGE FACILITIES STATEMENT:** THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLET, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHTS TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNER(S).
14. MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCROACH INTO UTILITY EASEMENTS.
15. THIS PLAT HEREBY DEDICATES A BLANKET ACCESS, DRAINAGE AND LANDSCAPE EASEMENT TO THE HOMEOWNER'S ASSOCIATION OVER AND ACROSS TRACTS J, K, L, M, ,N, O, P AND Q.
16. THE APPROVED STORM WATER OPERATIONS AND MAINTENANCE MANUAL IS ON FILE WITH THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION # \_\_\_\_\_

### ACKNOWLEDGEMENT

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 202\_\_\_\_

BY: EAST PEAK LAND DEVELOPMENT, LLC., A COLORADO LIMITED LIABILITY COMPANY

NAME \_\_\_\_\_ AS TITLE \_\_\_\_\_

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, BY \_\_\_\_\_ AS AUTHORIZED SIGNATORY

FOR EAST PEAK LAND DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

ADDRESS \_\_\_\_\_

### BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_

CHAIR \_\_\_\_\_

### ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED BY THE ADAMS COUNTY ATTORNEY'S OFFICE THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 202\_\_\_\_

APPROVED AS TO FORM \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I, JASON W. WINIECKI, 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 ON AUGUST 8, 2023, BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL MONUMENTS EXIST AS SHOWN HEREON AND THAT SAID PLAT ACCURATELY SHOWS THE SUBDIVISION DIMENSIONS AND DETAILS.

I ATTEST THE ABOVE ON \_\_\_\_\_, 202\_\_\_\_

JASON W. WINIECKI  
COLORADO PLS NO. 38814  
FOR AND ON BEHALF OF MANHARD CONSULTING  
7600 E. ORCHARD ROAD, SUITE 150-N  
GREENWOOD VILLAGE, COLORADO 80111  
303.531.3210

### CLERK AND RECORDER'S CERTIFICATE

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

DEPUTY CLERK AND RECORDER \_\_\_\_\_

RECEPTION NUMBER \_\_\_\_\_

REVISIONS	DATE	BY

**Manhard CONSULTING**  
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com  
Civil Engineering | Surveying & Geospatial Services | GIS | Water Resource Management

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

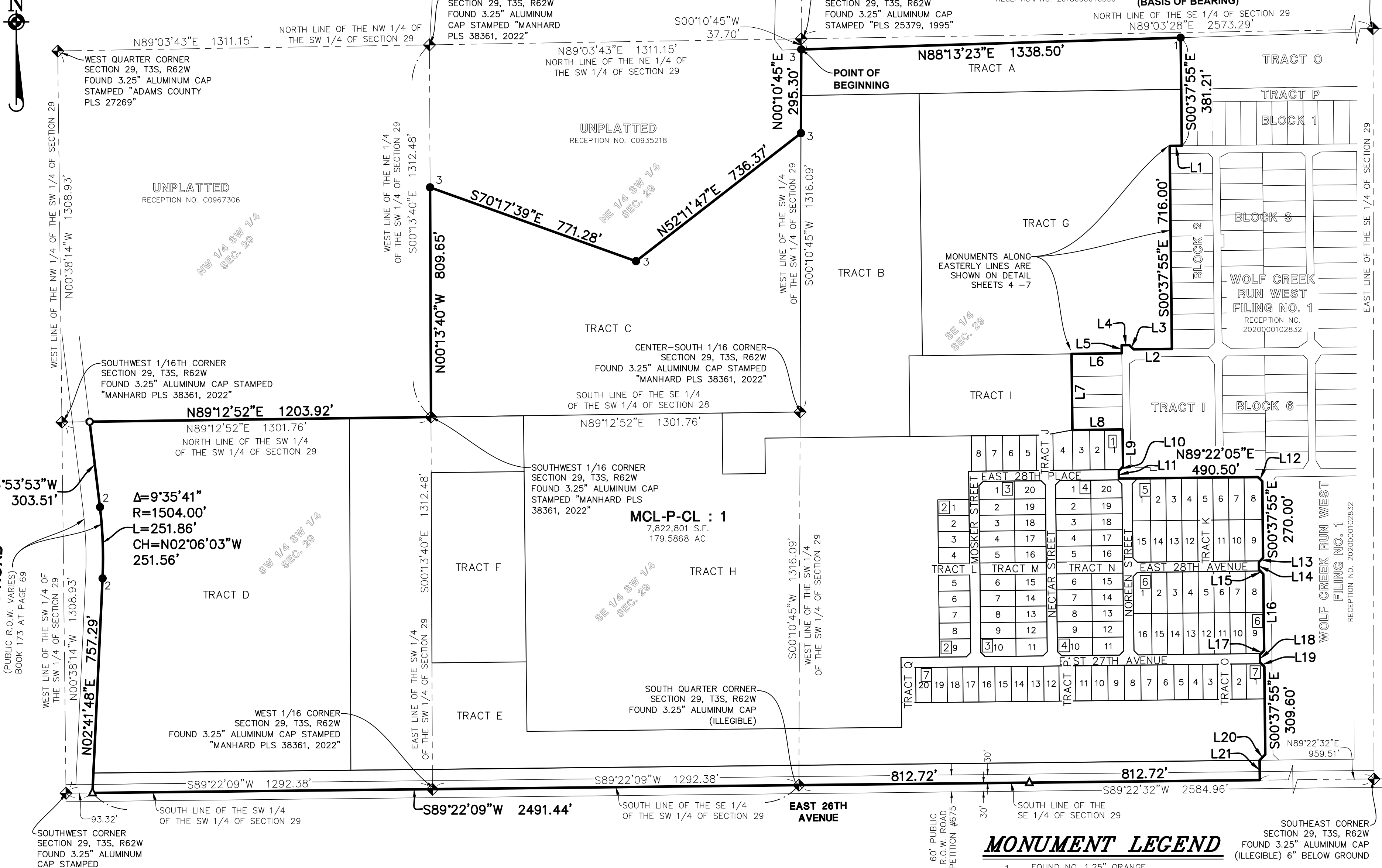
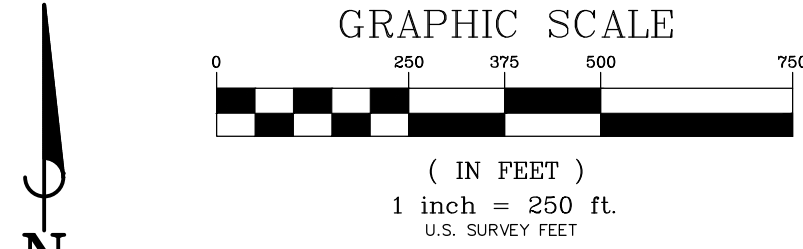
PROJ MGR. JWW  
PROJ ENG. JAF  
DRAWN BY. MKW  
DATE. 8/31/23  
SCALE. N/A

SHEET  
**1** OF **11**  
EPL.ACCO.01

9/1/2023 7:39 AM Dwg Name: p:\epi\acc01\dwg\surv\final\_drawing\plot\_of\_subdivision\F2\_Plat\_Epi\acc01\_F2-S1-3.dwg Updated By: MWood

# WOLF CREEK RUN WEST FILING NO. 2

LOCATED IN THE SOUTH HALF OF SECTION 29,  
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO



**WOLF CREEK ROAD**  
(PUBLIC R.O.W. VARIES)  
BOOK 173 AT PAGE 69

$\Delta=9^{\circ}35'41''$   
 $R=1504.00'$   
 $L=251.86'$   
 $CH=N02^{\circ}06'03''W$   
 $251.56'$

**MCL-P-CL : 1**  
7,822,801 S.F.  
179.5868 AC

## MONUMENT LEGEND

- 1 = FOUND NO. 1.25" ORANGE PLASTIC CAP STAMPED, "AZTEK PLS 38636"
- 2 = FOUND NO. 1.25" YELLOW PLASTIC CAP (ILLEGIBLE)
- 3 = FOUND NO. 1.25" RED PLASTIC CAP STAMPED, "MANHARD, PLS 38361"
- ▲ = FOUND NAIL & 0.75" BRASS DISK (ILLEGIBLE)
- = SET 18" LONG NO. 5 REBAR WITH 1.25" RED PLASTIC CAP STAMPED, "PLS 38814" FLUSH WITH GROUND
- △ = SET NAIL & 0.75" BRASS DISK STAMPED, "PLS 38814"

LINE	BEARING	LENGTH
L1	S89°22'05"W	42.78'
L2	S89°22'05"W	135.00'
L3	N45°37'55"W	21.21'
L4	S89°22'05"W	27.00'
L5	S00°37'55"E	28.50'
L6	S89°22'05"W	177.00'
L7	S00°37'55"E	268.65'

LINE	BEARING	LENGTH
L8	N89°22'05"E	177.00'
L9	S00°37'55"E	131.00'
L10	S44°22'05"W	21.21'
L11	S00°37'55"E	27.00'
L12	S45°37'55"E	21.21'
L13	S44°22'05"W	21.21'
L14	S00°37'45"E	27.00'

LINE	BEARING	LENGTH
L15	S45°37'55"E	21.22'
L16	S00°37'55"E	270.00'
L17	S44°22'05"W	21.21'
L18	S00°37'55"E	27.00'
L19	S45°37'55"E	21.21'
L20	S44°22'05"W	28.61'
L21	S00°37'23"E	70.00'

FOR REVIEW ONLY

FOR AND ON BEHALF OF  
MANHARD CONSULTING

<p><b>Manhard CONSULTING</b> 7600 East Orchard Road, Suite 150A, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com Civil Engineering   Surveying &amp; Geospatial Services   GIS   Water Resource Management   Construction Management</p>	<p><b>WOLF CREEK RUN WEST FILING NO. 2</b> COUNTY OF ADAMS, STATE OF COLORADO <b>FINAL PLAT</b></p>
<p>PROJ MGR. JWW PROJ ENG. JAF DRAWN BY. MKW DATE. 8/31/23 SCALE. 1"=250'</p>	<p>SHEET <b>3</b> OF <b>11</b> EPL.ACCO.01</p>

9/1/2023 7:39 AM Dwg Name: p:\epi\acc01.dwg Surv\Final Drawings\plot of subdivision\F2\_Plat\Eplacco01\_F2-S1-3.dwg Updated By: MWood