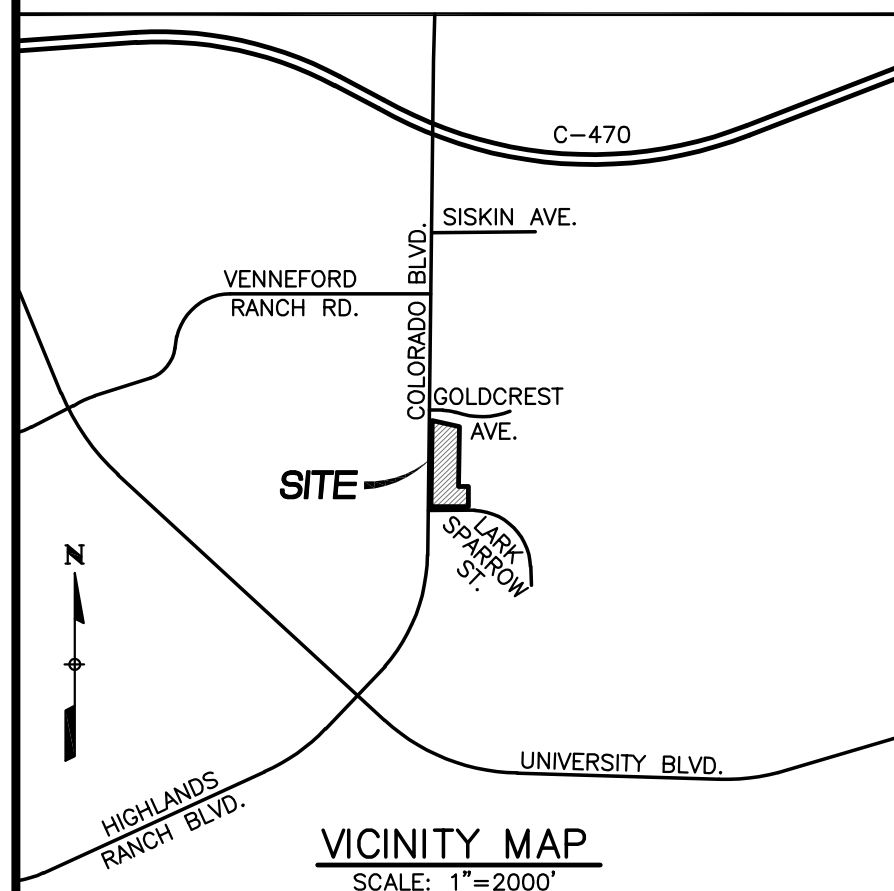
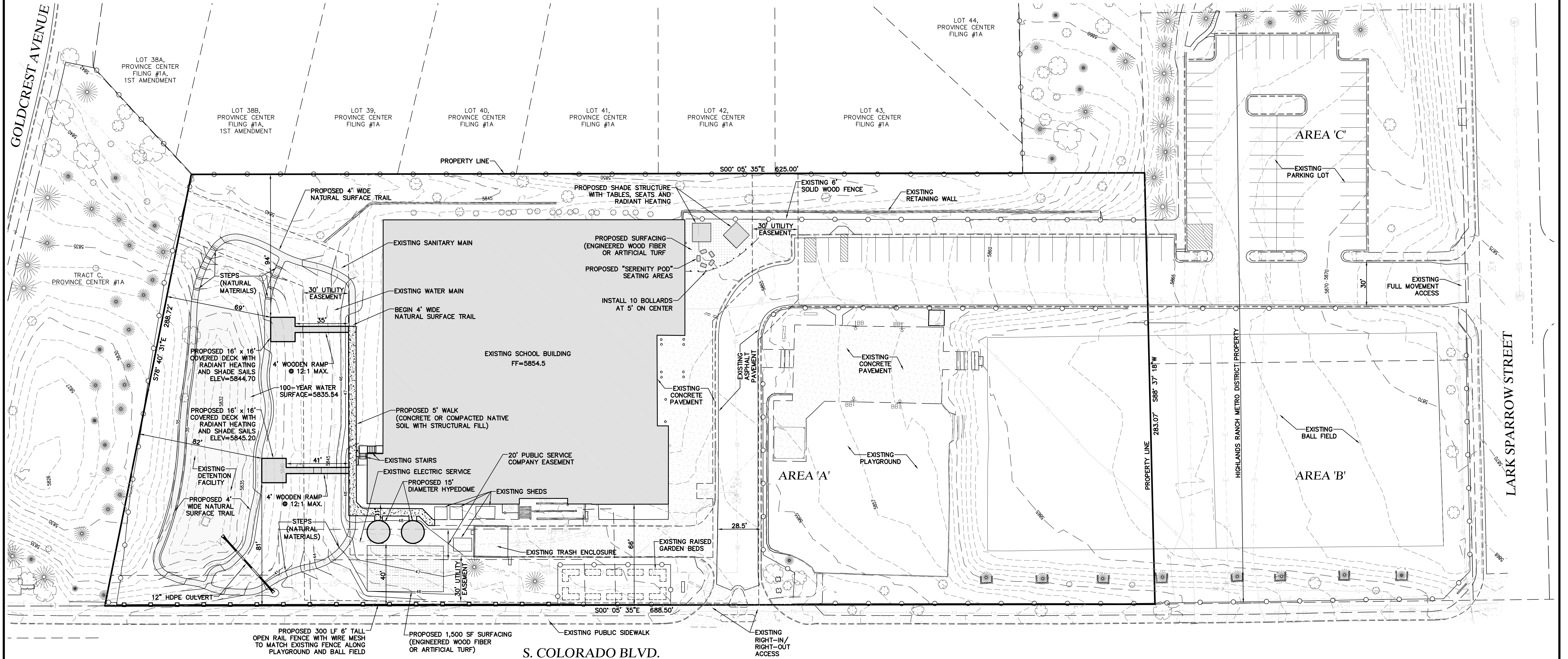
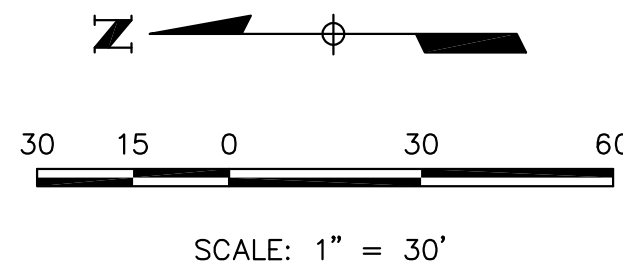


PLATTE RIVER ACADEMY CHARTER SCHOOL - OUTDOOR LEARNING CENTER ADDITION

A PORTION OF THE SW 1/4, SECTION 6, T. 6 S., R. 67 W., 6TH P.M.
 6.11 ACRES (INCLUDES DOUGLAS COUNTY SCHOOL PARCEL
 AND EASEMENT FROM HIGHLANDS RANCH METRO DISTRICT)
LOCATION AND EXTENT PLAN



LEGAL DESCRIPTION

AREA 'A'
 A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 0 DEGREES 42 MINUTES 47 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 700.00 FEET; THENCE SOUTH 77 DEGREES 52 MINUTES 09 SECONDS EAST A DISTANCE OF 340.74 FEET TO A POINT THAT IS 334.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER AND 825.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER (AS MEASURED ALONG A LINE 334.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER); THENCE SOUTH 0 DEGREES 42 MINUTES 47 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 625.00 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 25 MINUTES 08 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 334.08 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO, EXCEPTING THEREFROM ANY PORTION CONVEYED TO BOARD OF COUNTY COMMISSIONERS IN DEEDS RECORDED DECEMBER 31, 1997 IN BOOK 1498 AT PAGES 1094 AND 1097, COUNTY OF DOUGLAS, STATE OF COLORADO.

AREA 'B'
 A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED AT BOOK 137, PAGE 95 FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE; SAID PARCEL BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE N89°25'40"E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 51.01 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH COLORADO BOULEVARD; SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°25'40"E CONTINUING ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 157.71 FEET TO THE NORTHWEST CORNER OF TRACT E, HIGHLANDS RANCH - FILING NO. 107-8, A SUBDIVISION FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 9305.327; THENCE S00°05'18"W ALONG THE WEST LINE OF SAID TRACT E A DISTANCE OF 208.71 FEET TO THE SOUTHWEST CORNER OF SAID TRACT E; SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF LARK SPARROW STREET; THENCE S89°25'40"W ALONG THE NORTH RIGHT OF WAY LINE OF LARK SPARROW STREET A DISTANCE OF 157.71 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH COLORADO BOULEVARD; THENCE N00°05'18"E ALONG THE EAST RIGHT OF WAY LINE OF SOUTH COLORADO BOULEVARD A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 32,914 SQUARE FEET, 0.756 ACRES, MORE OR LESS.

AREA 'C'
 A PARCEL OF LAND BEING A PORTION OF TRACT E, HIGHLANDS RANCH - FILING NO. 107-8, A SUBDIVISION FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 9305.327; SAID PARCEL BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE N89°25'40"E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 208.71 FEET TO THE NORTHWEST CORNER OF SAID TRACT L THENCE N89°25'40"E CONTINUING ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (ALSO BEING THE NORTH LINE OF SAID TRACT E) A DISTANCE OF 229.53 FEET; THENCE S00°34'52"E A DISTANCE OF 208.79 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LARK SPARROW STREET; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF LARK SPARROW STREET THE FOLLOWING TWO (2) COURSES:
 1) ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS S00°20'00"W A DISTANCE OF 720.00 FEET, A CENTRAL ANGLE OF 0°00'54"20", AN ARC LENGTH OF 11.38, AND A CHORD BEARING S89°52'50"W A DISTANCE OF 11.38 FEET;
 2) THENCE S89°25'40"W A DISTANCE OF 229.50 FEET TO THE SOUTHWEST CORNER OF SAID TRACT E; THENCE N00°05'18"E ALONG THE WEST LINE OF SAID TRACT E A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 48,157 SQUARE FEET, 1.106 ACRES, MORE OR LESS.

LEGEND

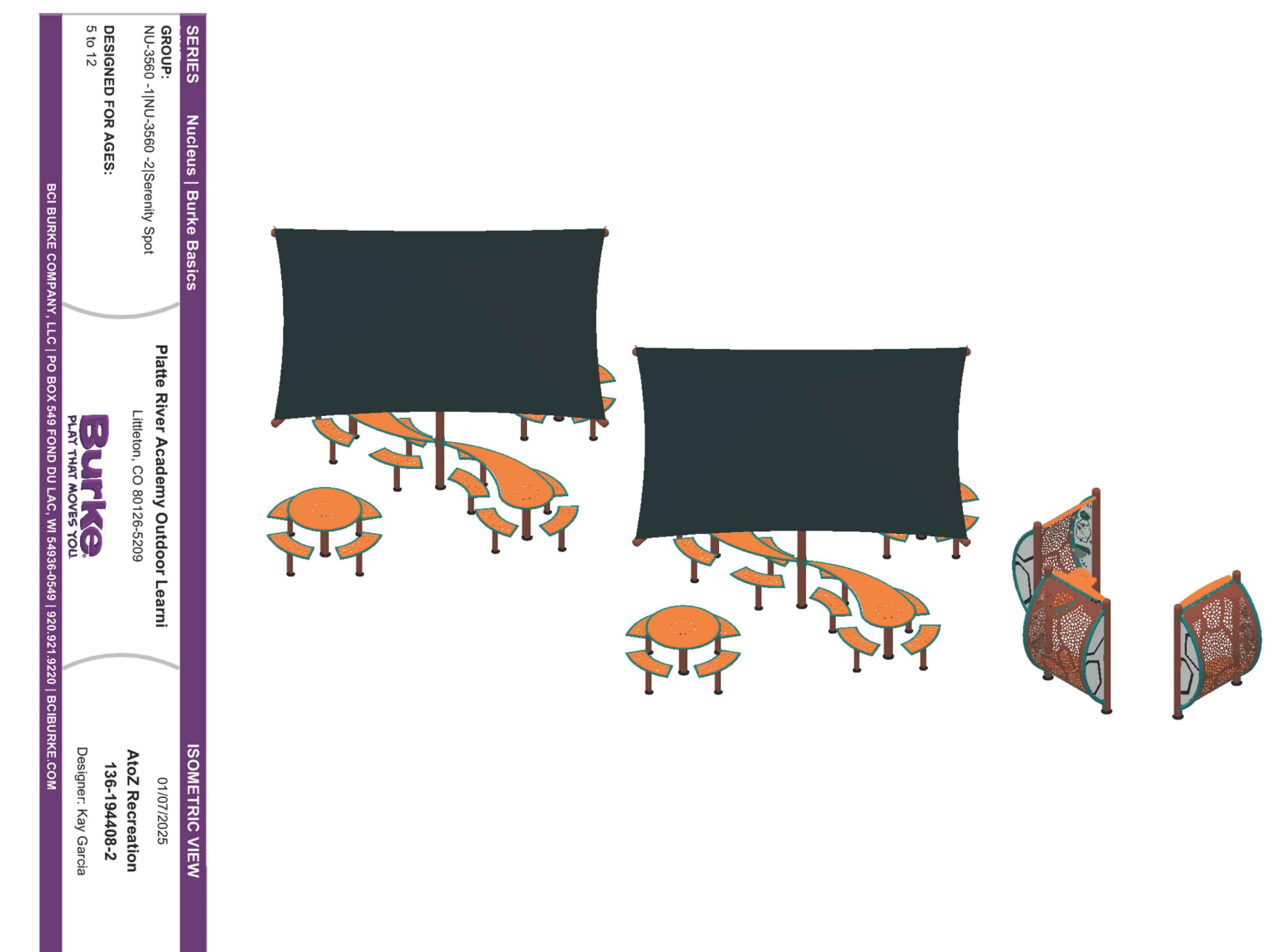
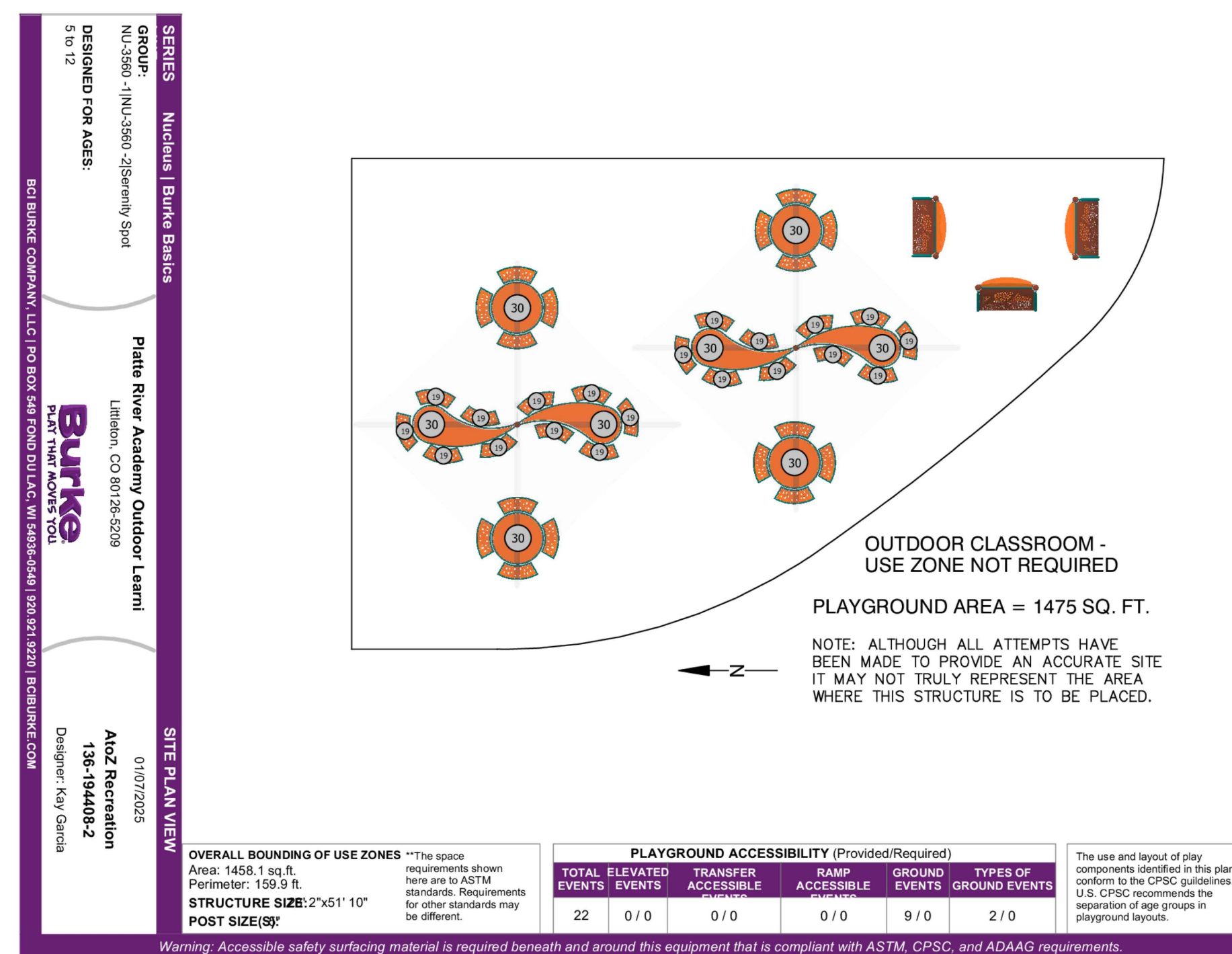
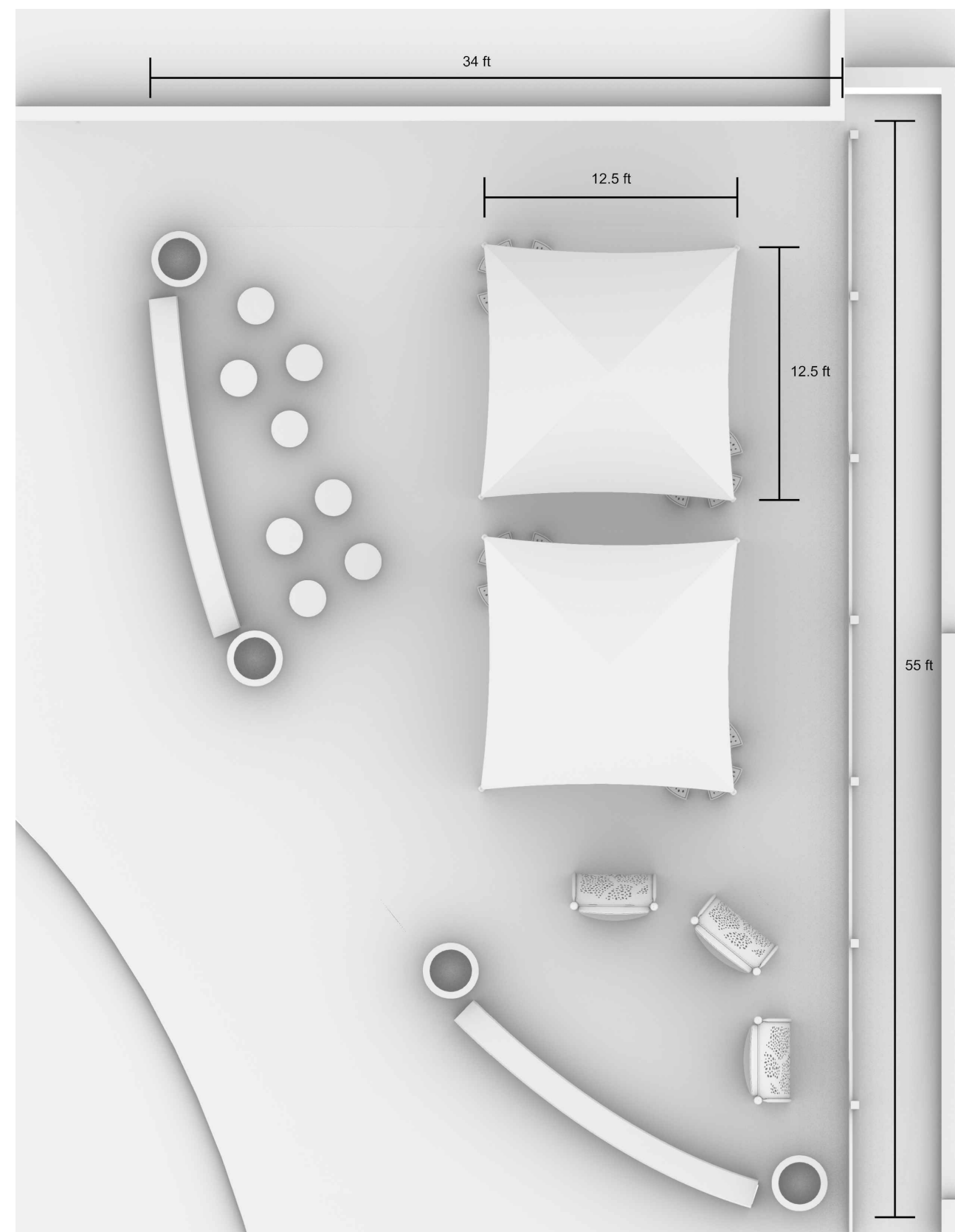
	PROPERTY BOUNDARY		EXISTING UNDERGROUND ELECTRIC
	R.O.W. LIMITS / PROPERTY LINE		EXISTING FENCE
	EXISTING EASEMENT		PROPOSED FENCE
	EXISTING CURB & GUTTER		PROPOSED CONTOUR
	EXISTING CONTOUR		EXISTING CONCRETE PAVEMENT
	EXISTING SANITARY SEWER		EXISTING STRUCTURE
	EXISTING WATERLINE		PROPOSED STRUCTURE
	EXISTING GAS PIPE		PROPOSED NATURAL TRAIL
	EXISTING STORM SEWER		PROPOSED SURFACING
	FIBER OPTIC LINE		PROPOSED CONCRETE PAVEMENT
			EXISTING TREE

LOCATION & EXTENT PLAN
 PLATTE RIVER ACADEMY
 OUTDOOR LEARNING CENTER
 JOB NO. 24023
 DATE: FEBRUARY 24, 2025
 SHEET 1 OF 3



PLATTE RIVER ACADEMY CHARTER SCHOOL - OUTDOOR LEARNING CENTER ADDITION

A PORTION OF THE SW 1/4, SECTION 6, T. 6 S., R. 67 W., 6TH P.M.
 6.11 ACRES (INCLUDES DOUGLAS COUNTY SCHOOL PARCEL
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 LOCATION AND EXTENT PLAN



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LOCATION AND EXTENT PLAN



HYPEDOME

Your Discount Custom Code: **OUTDOOR-OASIS** Configuration Code: CC389F0C8F02FAC1A9F84E84202 Garden / Patio Pod

Size	Price	Insulation & Privacy	Price	Additional information
Hypedome M	\$5 995.00	No Sun-Strike Ball	\$0.00	DISCOUNT CODE: OUTDOOR-OASIS The discount code can be combined with sale offers and applied to all products in the bundle. - All add-ons can be purchased later and easily retrofitted into the existing Hypedome. - We offer 2 years warranty on all polycarbonate elements, excepted frames: 10 - 15 years. - 30 days to fill in before return it for free. - Free assembly with step-by-step manual and video lessons. - We accept payments with credit/debit cards, Apple Pay, Google Pay and bank wire transfers. We will help you secure payments processing.
Colour		Insulated Hypo Wall Panels	\$1 915.00	
Clear + Opal	\$300.00	Privacy Curtains	\$735.00	
Anchoring		Ventilation		
Heavy Duty Anchoring	\$155.00	Window Panel	\$225.00	
Door		Size		
Port Door	\$1 350.00	No LED	\$0.00	
No second entrance	\$0.00	Summary		
Floor		Dome price incl. taxes	\$14 180.00	
Insulated Modular Base	\$2 450.00	Estimated delivery time:	2 - 3 weeks	
No floor cover	\$0.00	Delivery times may vary depending on your location and our current order backlog. Get in touch to confirm our to date workload.		

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