

MILLER'S LANDING FILING NO. 1
A PORTION OF LOT 2, BLOCK 7, CITADEL STATION FILING NO. 6
AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 2, BLOCK 7, CITADEL STATION FILING NO. 6 FINAL PLAT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 8708767, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°27'26" W, FROM THE EAST QUARTER CORNER OF SAID SECTION 10, BEING MONUMENTED BY A STEEL PIPE WITH A 2 INCH STEEL CAP, STAMPED "PLS 6935" TO THE CENTER QUARTER CORNER OF SAID SECTION 10, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 36567", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 10, THENCE N 89°27'26" W, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 329.66 FEET TO THE SOUTHEAST CORNER SAID LOT 2, BLOCK 7, CITADEL STATION FILING NO. 6 AND THE POINT OF BEGINNING:

THENCE N 89°27'26" W, CONTINUING ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER AND ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 257.91 FEET TO THE NORTHWEST CORNER OF THE PRAIRIE HAWK DRIVE RIGHT-OF-WAY, AS DEDICATED BY THAT GENERAL WARRANTY DEED RECORDED AT RECEPTION NO. 2008054850, SAID DOUGLAS COUNTY RECORDS, AND A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE WEST LINE OF SAID PRAIRIE HAWK DRIVE RIGHT-OF-WAY AND ALONG THE NORTH LINE OF THE PLUM CREEK PARKWAY RIGHT-OF-WAY, AS DEDICATED BY SAID GENERAL WARRANTY DEED, AND ALONG THAT PORTION OF PLUM CREEK PARKWAY RIGHT-OF-WAY AS DESCRIBED IN THAT PARTIAL RELEASE RECORDED AT RECEPTION NO. 2008075749, SAID DOUGLAS COUNTY RECORDS, THE FOLLOWING EIGHT (8) COURSES:
1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 790.00 FEET, A CENTRAL ANGLE OF 03°51'19" AND AN ARC LENGTH OF 53.16 FEET, THE CHORD OF WHICH BEARS S 30°19'03 W, A DISTANCE OF 53.15 FEET;
2. S 32°14'43" W, A DISTANCE OF 274.89 FEET;
3. S 83°29'14" W, A DISTANCE OF 33.31 FEET TO A POINT ON THE NORTH LINE OF SAID PLUM CREEK PARKWAY RIGHT-OF-WAY;
4. N 57°45'17" W, A DISTANCE OF 380.82 FEET;
5. S 32°14'43" W, A DISTANCE OF 6.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
6. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 864.50 FEET, A CENTRAL ANGLE OF 31°42'11" AND AN ARC LENGTH OF 478.35 FEET, THE CHORD OF WHICH BEARS N 73°36'23" W, A DISTANCE OF 472.27 FEET;
7. N 89°27'28" W, A DISTANCE OF 548.00 FEET TO A POINT OF CURVATURE;
8. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.50 FEET, A CENTRAL ANGLE OF 75°02'19" AND AN ARC LENGTH OF 655.49 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2;

THENCE ALONG THE NORTH LINE OF SAID LOT 2, THE FOLLOWING NINETEEN (19) COURSES:

1. N 70°14'23" E, A DISTANCE OF 420.05 FEET;
2. N 89°42'53" E, A DISTANCE OF 60.00 FEET;
3. N 00°17'07" W, A DISTANCE OF 41.71 FEET;
4. N 71°29'11" E, A DISTANCE OF 22.78 FEET;
5. N 57°11'01" E, A DISTANCE OF 127.32 FEET;
6. N 79°57'40" E, A DISTANCE OF 150.30 FEET;
7. N 33°13'00" E, A DISTANCE OF 188.02 FEET;
8. N 67°16'37" E, A DISTANCE OF 98.12 FEET;
9. N 89°36'24" E, A DISTANCE OF 218.51 FEET;
10. N 57°52'24" E, A DISTANCE OF 190.11 FEET;
11. N 52°55'43" E, A DISTANCE OF 279.75 FEET;
12. S 07°13'59" E, A DISTANCE OF 36.25 FEET TO A POINT OF CURVATURE;
13. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 58°05'53" AND AN ARC LENGTH OF 172.38 FEET;
14. S 65°19'52" E, A DISTANCE OF 10.92 FEET;
15. N 14°31'34" E, A DISTANCE OF 120.00 FEET;
16. N 50°36'04" E, A DISTANCE OF 187.64 FEET;
17. N 82°51'32" E, A DISTANCE OF 87.68 FEET;
18. N 22°23'48" E, A DISTANCE OF 59.05 FEET;
19. N 53°48'14" E, A DISTANCE OF 202.23 FEET TO THE NORTH CORNER OF SAID LOT 2;

THENCE ALONG THE EAST LINE OF SAID LOT 2, THE FOLLOWING THREE (3) COURSES:

1. S 23°36'32" E, A DISTANCE OF 793.03 FEET;
2. S 88°03'18" W, A DISTANCE OF 134.81 FEET;
3. S 00°00'15" E, A DISTANCE OF 700.98 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2,098,994 SQUARE FEET OR 48.186 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED, BEING ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, PUBLIC & PRIVATE RIGHTS-OF-WAY, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF MILLER'S LANDING FILING NO. 1.

THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE ALL AS PLATTED, SIGHT EASEMENTS AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON, DRAINAGE AND UTILITY EASEMENTS, PUBLIC ACCESS TO INCLUDE EASEMENTS OVER TRAILS, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS. TRACTS A, G, K & L WILL BE CONVEYED TO THE TOWN BY SEPARATE INSTRUMENT.

OWNERS

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON.

CCD MILLERS LANDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGER:

CITADEL DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
AS AUTHORIZED SIGNATORY
OF CITADEL DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

SIGNED THIS _____ DAY OF _____, 20____.
COUNTY OF DOUGLAS
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____

BY: _____ AS AUTHORIZED SIGNATORY OF
CITADEL DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED SEPTEMBER 28, 2018 AT RECEPTION NO. 2018059298, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

COLORADO BROWNFIELD REVOLVING LOAN FUND
ACTING BY AND THROUGH:

COLORADO HOUSING AND FINANCE AUTHORITY

BY: _____
AS AUTHORIZED SIGNATORY
OF COLORADO HOUSING AND FINANCE AUTHORITY

SIGNED THIS _____ DAY OF _____, 20____.
COUNTY OF DOUGLAS
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____

BY: _____ AS AUTHORIZED SIGNATORY OF
COLORADO HOUSING AND FINANCE AUTHORITY.

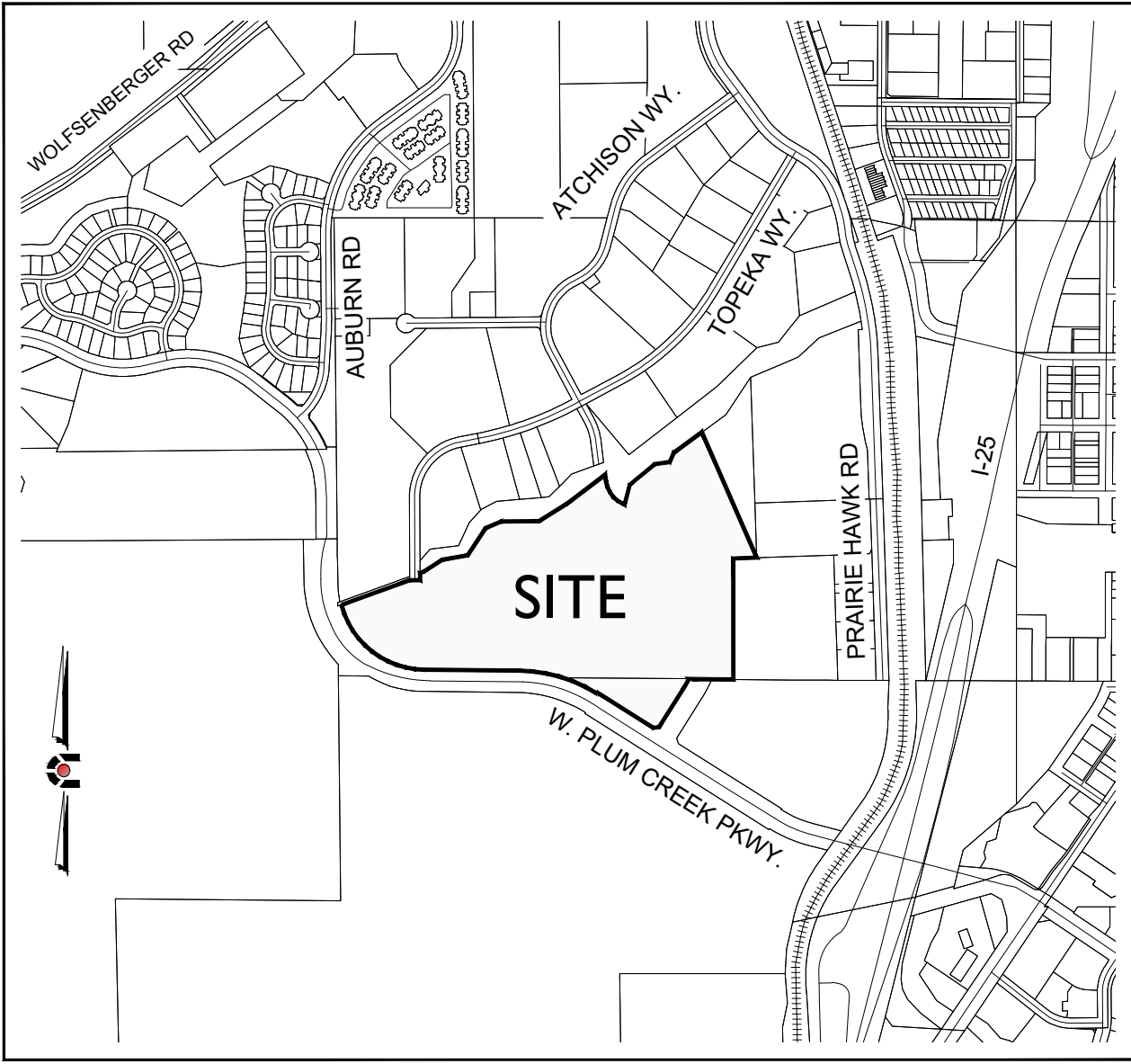
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

VICINITY MAP

1" = 1000'



TRACT AREA SUMMARY

TRACT	AREA (SF)	AREA (AC)	LAND USE*	OWNERSHIP	MAINTENANCE
TRACT A	126,174	2.897	PUBLIC OSP, DR	OWNER	OWNER
TRACT B	53,898	1.237	PRIVATE OSP, DR	OWNER	OWNER
TRACT C	40,046	0.919	PRIVATE OSP, DR, UT	OWNER	OWNER
TRACT D	142,394	3.269	FD	OWNER	OWNER
TRACT E	550,103	12.629	FD	OWNER	OWNER
TRACT F	23,014	0.528	PRIVATE OSP	OWNER	OWNER
TRACT G	161,200	3.701	FUTURE PRIVATE ROW	OWNER	OWNER
TRACT H	205,776	4.724	FD	OWNER	OWNER
TRACT J	71,830	1.649	PRIVATE OSP, DR	OWNER	OWNER
TRACT K	4,166	0.096	FUTURE ROW	OWNER	OWNER
TRACT L	8,897	0.204	FUTURE ROW	OWNER	OWNER
TOTAL	1,387,498	31.853	OWNER= CCD MILLER'S LANDING, LLC		

LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
TRACTS (11)	1,387,498	31.853
PRIVATE ROW DEDICATED	83,377	1.913
LOTS (4)	628,119	14.420
TOTAL	2,098,994	48.186

SHEET INDEX

SHEET 1	COVER
SHEET 2	PLAT
SHEET 3	PLAT
SHEET 4	PLAT
SHEET 5	EASEMENTS
SHEET 6	EASEMENTS
SHEET 7	EASEMENTS
SHEET 8	TABLES & DETAILS

TRACT DEDICATION NOTE:

TRACT A WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK FOR PUBLIC OPEN SPACE PURPOSES AT A LATER DATE. OWNERSHIP AND MAINTENANCE RESPONSIBILITIES WILL BE ASSIGNED BY THE MILLERS LANDING BUSINESS IMPROVEMENT DISTRICT (BID) BY AN INTERGOVERNMENTAL AGREEMENT (IGA).

TRACTS G, K & L WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK FOR PUBLIC RIGHT-OF-WAY PURPOSES AT A LATER DATE

PURPOSE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE ABOVE DESCRIBED PROPERTY INTO LOTS, TRACTS AND PUBLIC & PRIVATE RIGHTS-OF-WAY.

OWNER AND DEVELOPER

CCD MILLERS LANDING, LLC
135 SOUTH LA SALLE STREET SUITE 2200
CHICAGO, IL 60603

ENGINEER AND SURVEYOR

CORE CONSULTANTS, INC.
1950 W. LITTLETON BLVD., SUITE 109
LITTLETON, CO 80120

* LAND USE DEFINITIONS:

PUBLIC OSP	PUBLIC OPEN SPACE
PRIVATE OSP	PRIVATE OPEN SPACE
PA	PRIVATE ACCESS
FUTURE ROW	FUTURE PUBLIC RIGHT-OF-WAY
PRIVATE ROW	PRIVATE RIGHT-OF-WAY
DR	DRAINAGE
UT	UTILITY
TOWN	TOWN OF CASTLE ROCK
FD	FUTURE DEVELOPMENT

STATEMENT OF WATER RIGHTS DEDICATION

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MILLERS LANDING DEVELOPMENT AGREEMENT RECORDED ON THE 18TH DAY OF APRIL, 2017 AT RECEPTION NO. 2017025807.

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP & DEDICATION.

SIGNED THIS _____ DAY OF _____, 20____

BY: _____
AUTHORIZED REPRESENTATIVE
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 20____

BY: _____ AS AUTHORIZED REPRESENTATIVE OF
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS ____ DAY OF _____, 20____.

DIRECTOR OF DEVELOPMENT SERVICES

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: TOWN OF CASTLE ROCK

TOWN CLERK TOWN MANAGER

DATE DATE

SURVEYOR'S CERTIFICATE

I, THOMAS M. GIRARD, 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 IN FEBRUARY, 2019 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL THE MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT THIS 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 PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

THOMAS M. GIRARD
PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 38151
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BE TAKEN BASED UPON ANY DEFECT IN THIS SURVEY MORE THAN TEN (10) YEARS AFTER THE DATE OF THE SURVEY CERTIFICATION SHOWN HEREON.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT

_____, __M., ON THE ____ DAY OF _____, 20____

AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

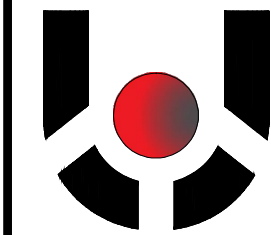
BY: _____

DEPUTY

COVER
PROJECT NO. PL19-0008

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
NATURAL RESOURCES
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE
CONSULTANTS



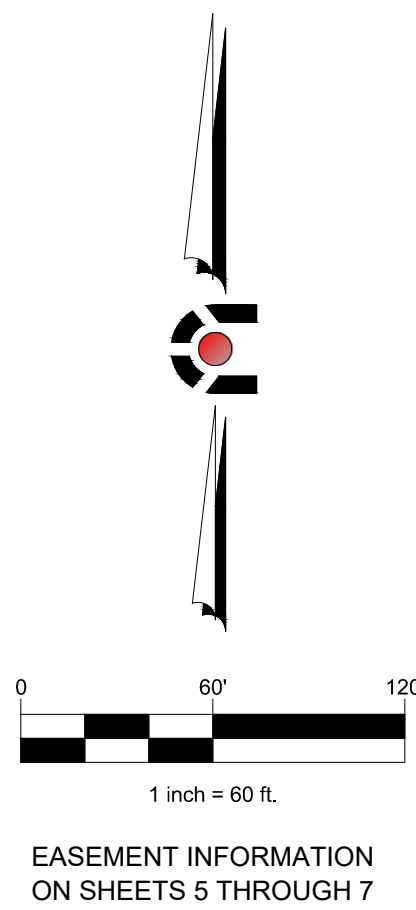
NO.	DESCRIPTION	REVISIONS	
		DATE	BY

MILLER'S LANDING FILING NO. 1
SEC. 10 & 11, T8S, R67W, 6TH P.M.
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

RELEASE: 04/26/19
DESIGNED: EC
CAD: JCA
QA/QC: TMG

JOB NO. 17-069

SHEET 1 of 8



EASEMENT INFORMATION
ON SHEETS 5 THROUGH 7

FOUND SECTION CORNER MONUMENT AS DESCRIBED

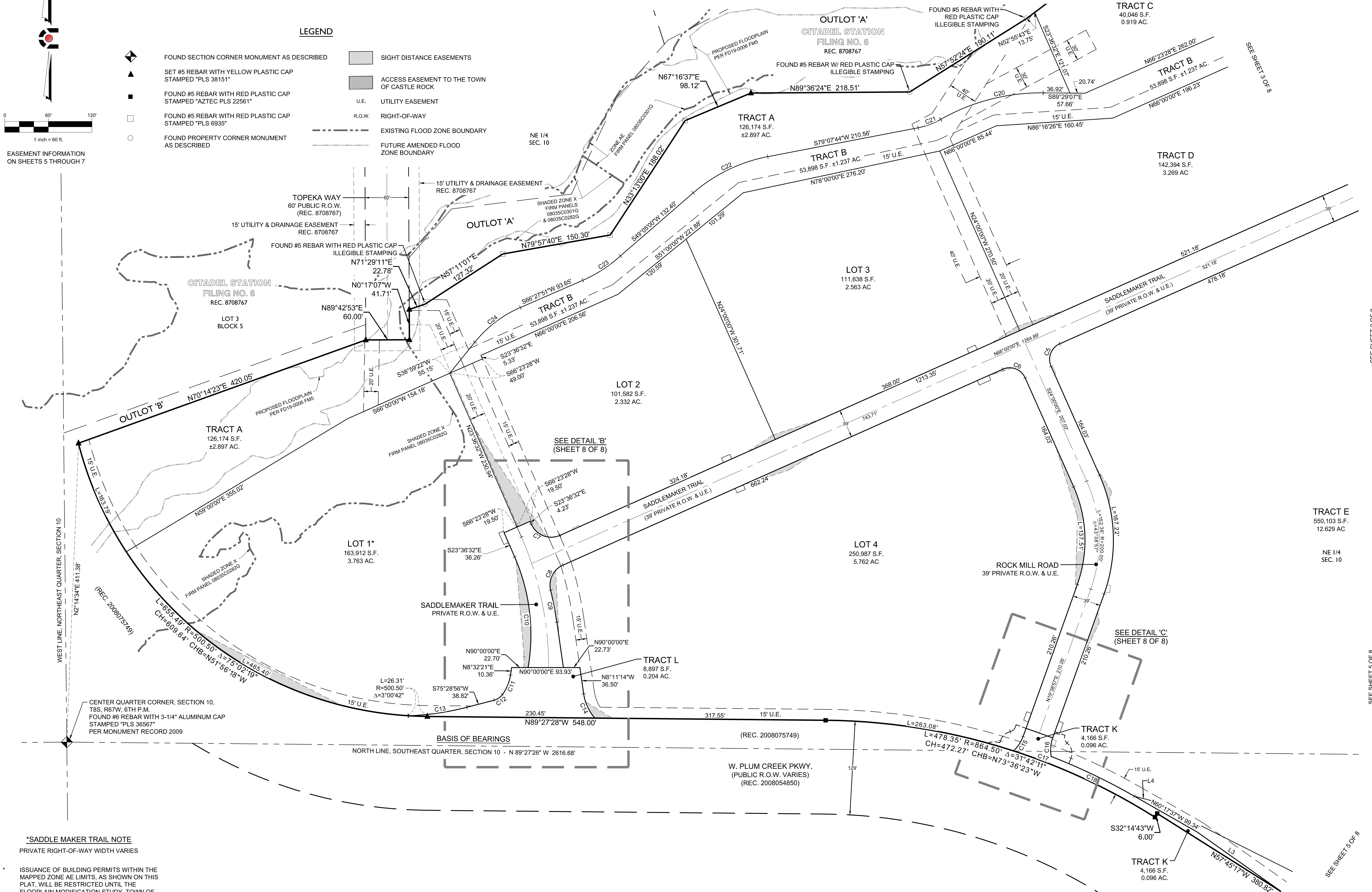
SET #5 REBAR WITH YELLOW PLASTIC CAP
STAMPED "PLS 38151"

FOUND #5 REBAR WITH RED PLASTIC CAP
STAMPED "AZTEC PLS 22561"

FOUND #5 REBAR WITH RED PLASTIC CAP
STAMPED "PLS 6935"

FOUND PROPERTY CORNER MONUMENT
AS DESCRIBED

	SIGHT DISTANCE EASEMENTS
	ACCESS EASEMENT TO THE TOWN OF CASTLE ROCK
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
	EXISTING FLOOD ZONE BOUNDARY
	FUTURE AMENDED FLOOD ZONE BOUNDARY



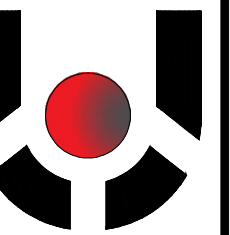
*SADDLE MAKER TRAIL NOTE
PRIVATE RIGHT-OF-WAY WIDTH VARIES

* ISSUANCE OF BUILDING PERMITS WITHIN THE MAPPED ZONE AE LIMITS, AS SHOWN ON THIS PLAT, WILL BE RESTRICTED UNTIL THE FLOODPLAIN MODIFICATION STUDY, TOWN OF CASTLE ROCK PROJECT NO. CD19_____, IS APPROVED.

**DEVELOPMENT CONSULTING
LAND SURVEYING
NATURAL RESOURCES**

303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE
CONSULTANTS



REVISIONS			
NO.	DESCRIPTION	DATE	BY

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SEC. 10 & 11, T8S, R67W, 6TH P.M.
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PLEASE: 04/26/19
SIGNED: EC
D: DCB
QC: TMG

UB NO. 17-069

SHEET 2 OF 8

MILLER'S LANDING FILING NO. 1
A PORTION OF LOT 2, BLOCK 7, CITADEL STATION FILING NO. 6
AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

FOUND SECTION CORNER MONUMENT AS DESCRIBED

SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 38151"

FOUND #5 REBAR WITH RED PLASTIC CAP STAMPED "AZTEC PLS 22561"

FOUND #5 REBAR WITH RED PLASTIC CAP STAMPED "PLS 6935"

FOUND PROPERTY CORNER MONUMENT AS DESCRIBED

SIGHT DISTANCE EASEMENTS

ACCESS EASEMENT TO THE TOWN OF CASTLE ROCK

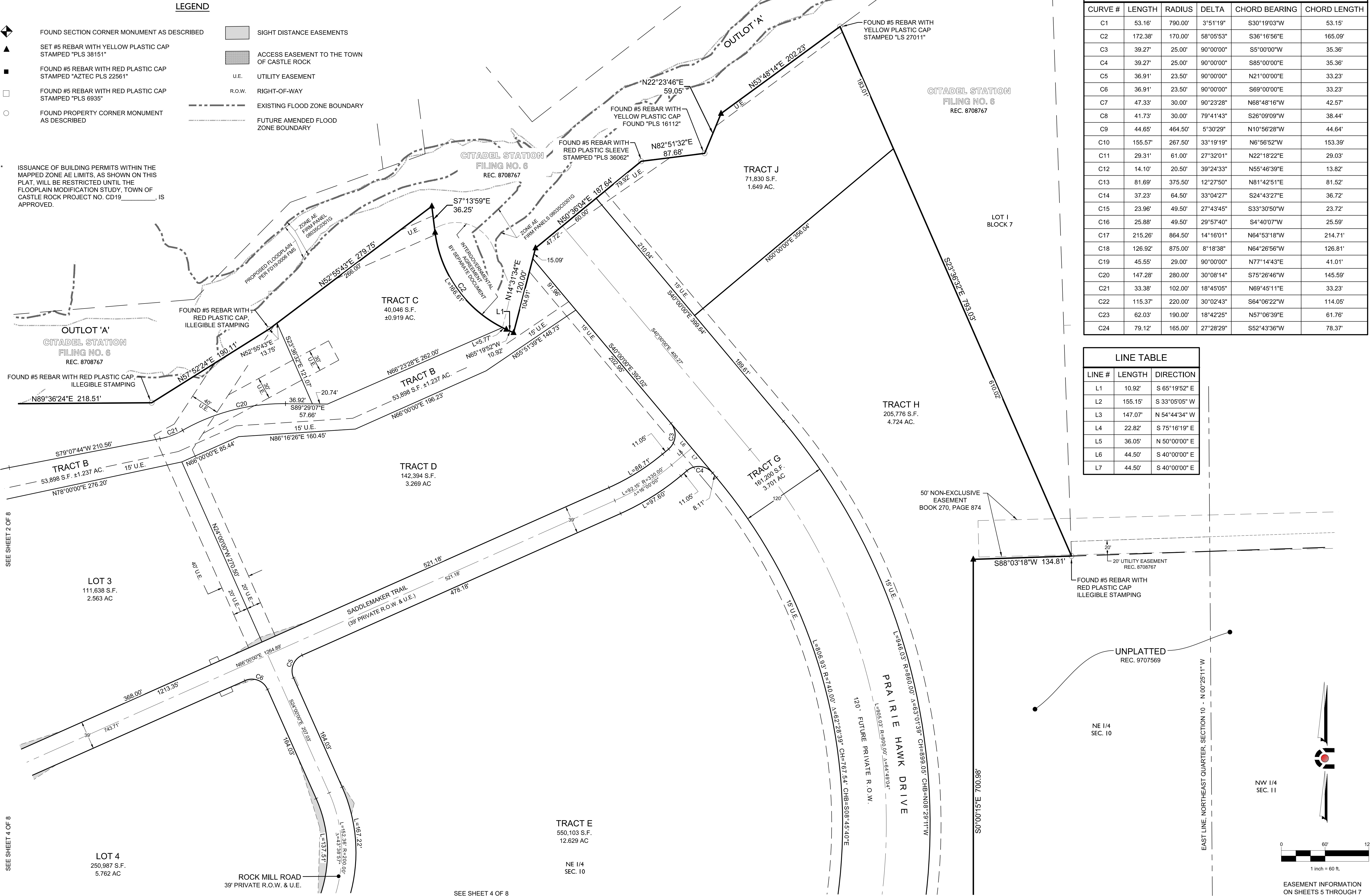
U.E. UTILITY EASEMENT

R.O.W. RIGHT-OF-WAY

EXISTING FLOOD ZONE BOUNDARY

FUTURE AMENDED FLOOD ZONE BOUNDARY

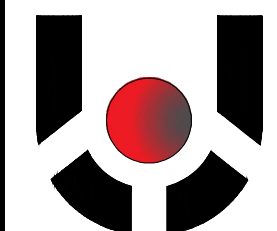
* ISSUANCE OF BUILDING PERMITS WITHIN THE MAPPED ZONE AE LIMITS, AS SHOWN ON THIS PLAT, WILL BE RESTRICTED UNTIL THE FLOODPLAIN MODIFICATION STUDY, TOWN OF CASTLE ROCK PROJECT NO. CD19 _____, IS APPROVED.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	53.16'	790.00'	3°51'19"	S30°19'03"W	53.15'
C2	172.38'	170.00'	58°05'53"	S36°16'56"E	165.09'
C3	39.27'	25.00'	90°00'00"	S5°00'00"W	35.36'
C4	39.27'	25.00'	90°00'00"	S85°00'00"E	35.36'
C5	36.91'	23.50'	90°00'00"	N21°00'00"E	33.23'
C6	36.91'	23.50'	90°00'00"	S69°00'00"E	33.23'
C7	47.33'	30.00'	90°23'28"	N68°48'16"W	42.57'
C8	41.73'	30.00'	79°41'43"	S26°09'09"W	38.44'
C9	44.65'	464.50'	5°30'29"	N10°56'28"W	44.64'
C10	155.57'	267.50'	33°19'19"	N6°56'52"W	153.39'
C11	29.31'	61.00'	27°32'01"	N22°18'22"E	29.03'
C12	14.10'	20.50'	39°24'33"	N55°46'39"E	13.82'
C13	81.69'	375.50'	12°27'50"	N81°42'51"E	81.52'
C14	37.23'	64.50'	33°04'27"	S24°43'27"E	36.72'
C15	23.96'	49.50'	27°43'45"	S33°30'50"W	23.72'
C16	25.88'	49.50'	29°57'40"	S4°40'07"W	25.59'
C17	215.26'	864.50'	14°16'01"	N64°53'18"W	214.71'
C18	126.92'	875.00'	8°18'38"	N64°26'56"W	126.81'
C19	45.55'	29.00'	90°00'00"	N77°14'43"E	41.01'
C20	147.28'	280.00'	30°08'14"	S75°26'46"W	145.59'
C21	33.38'	102.00'	18°45'05"	N69°45'11"E	33.23'
C22	115.37'	220.00'	30°02'43"	S64°06'22"W	114.05'
C23	62.03'	190.00'	18°42'25"	N57°06'39"E	61.76'
C24	79.12'	165.00'	27°28'29"	S52°43'36"W	78.37'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.92'	S 65°19'52" E
L2	155.15'	S 33°05'05" W
L3	147.07'	N 54°44'34" W
L4	22.82'	S 75°18'19" E
L5	36.05'	N 50°00'00" E
L6	44.50'	S 40°00'00" E
L7	44.50'	S 40°00'00" E

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
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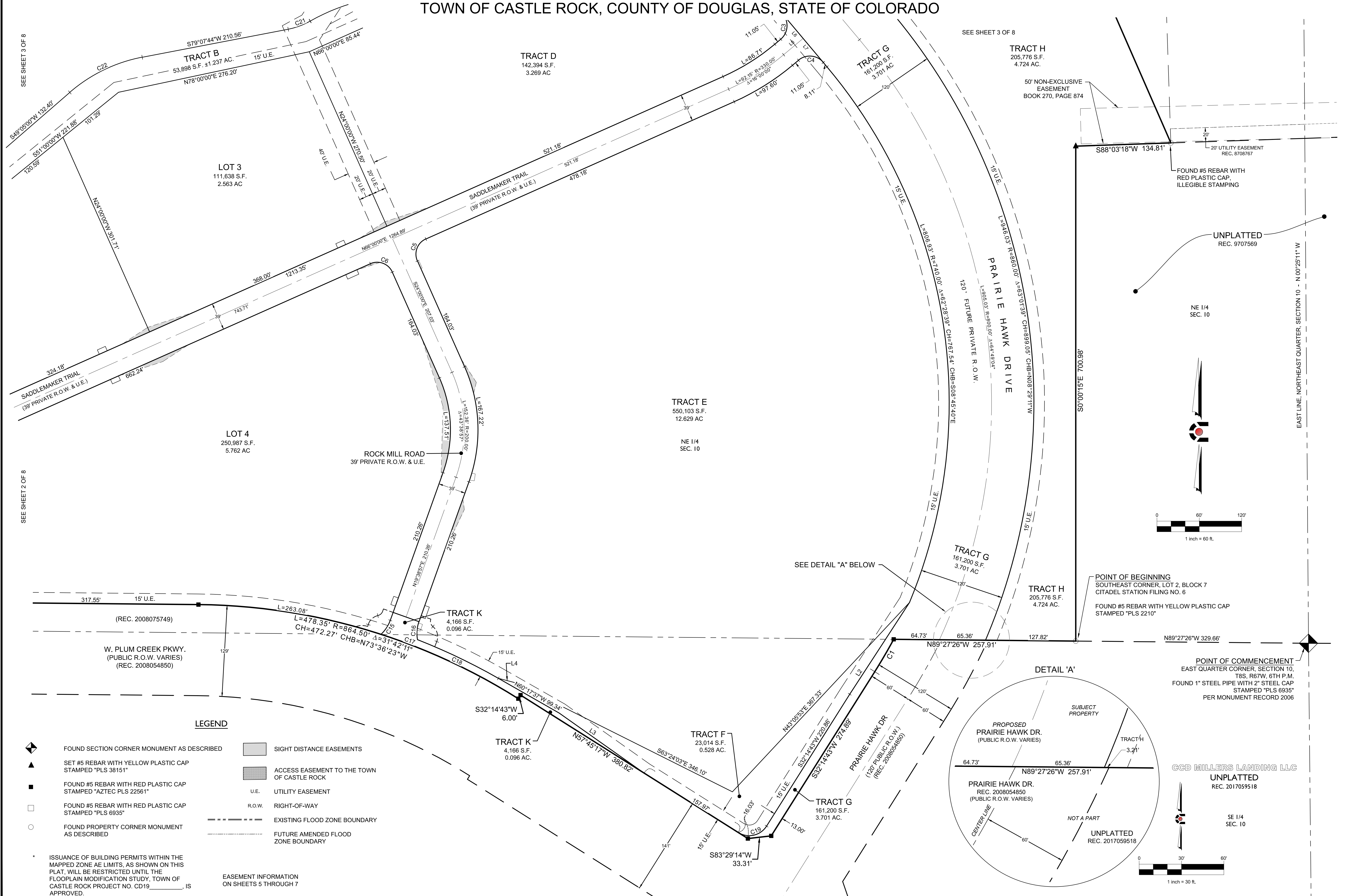
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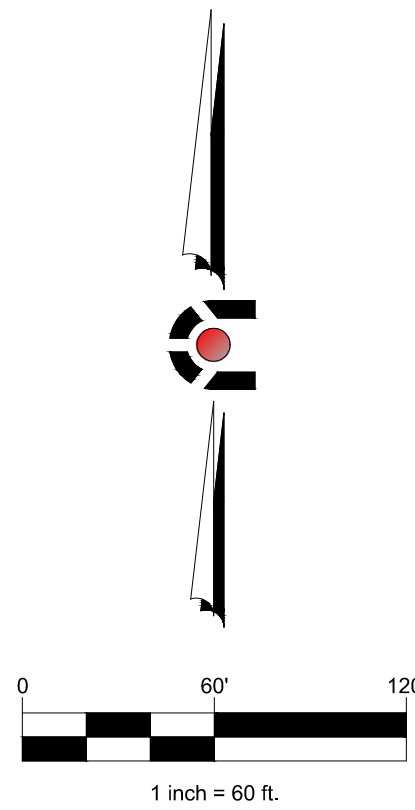
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SHEET 3 OF 8

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A PORTION OF LOT 2, BLOCK 7, CITADEL STATION FILING NO. 6
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

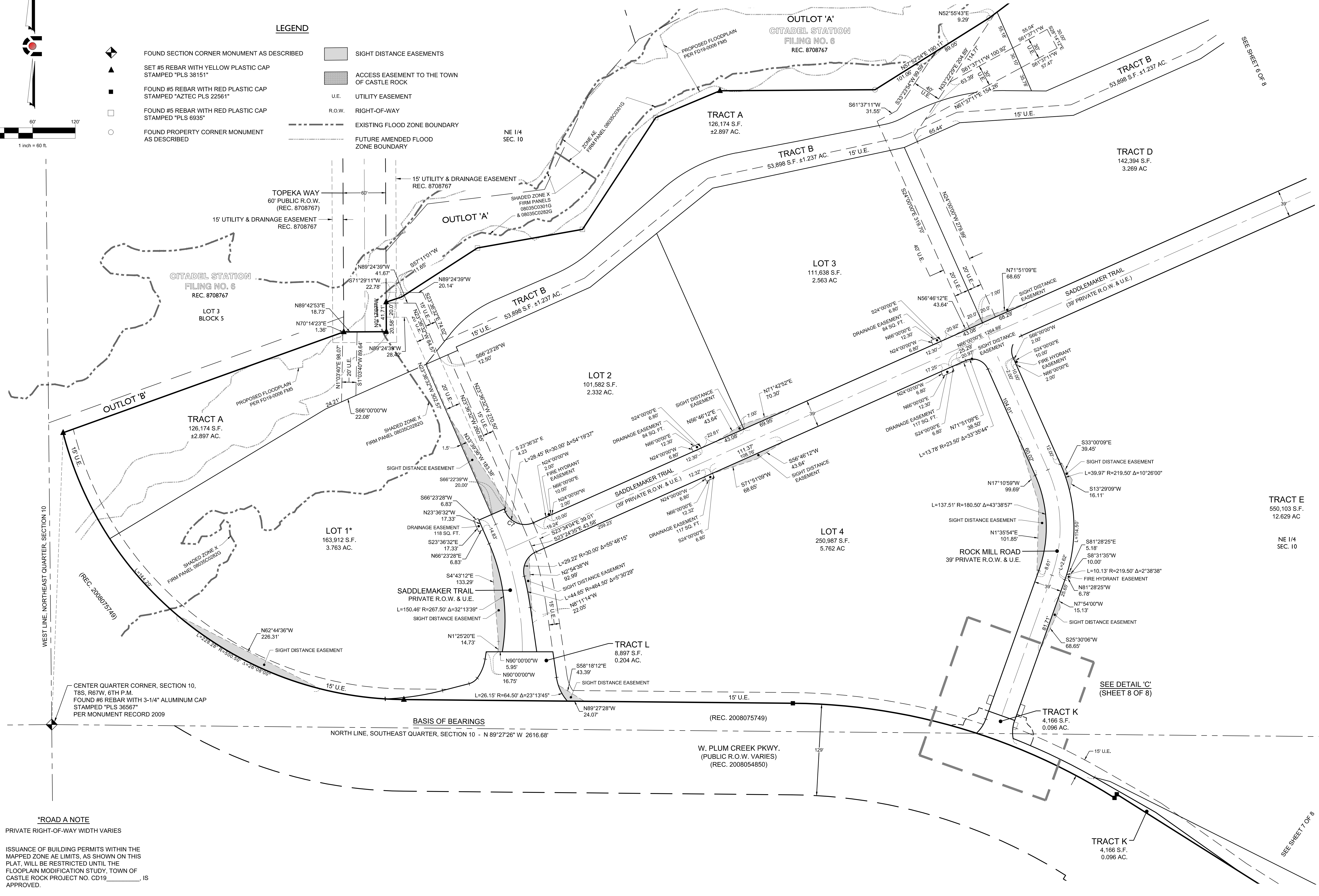


MILLER'S LANDING FILING NO. 1
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AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- FOUND SECTION CORNER MONUMENT AS DESCRIBED
- SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 38151"
- FOUND #5 REBAR WITH RED PLASTIC CAP STAMPED "AZTEC PLS 22561"
- FOUND #5 REBAR WITH RED PLASTIC CAP STAMPED "PLS 6935"
- FOUND PROPERTY CORNER MONUMENT AS DESCRIBED
- SIGHT DISTANCE EASEMENTS
- ACCESS EASEMENT TO THE TOWN OF CASTLE ROCK
- U.E. UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- EXISTING FLOOD ZONE BOUNDARY
- FUTURE AMENDED FLOOD ZONE BOUNDARY



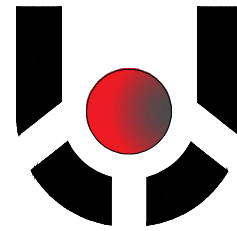
*ROAD A NOTE

PRIVATE RIGHT-OF-WAY WIDTH VARIES

* ISSUANCE OF BUILDING PERMITS WITHIN THE MAPPED ZONE AE LIMITS, AS SHOWN ON THIS PLAT, WILL BE RESTRICTED UNTIL THE FLOODPLAIN MODIFICATION STUDY, TOWN OF CASTLE ROCK PROJECT NO. CD19 _____, IS APPROVED.

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
NATURAL RESOURCES
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE
CONSULTANTS



NO.	DESCRIPTION	REVISIONS	
		DATE	BY

MILLER'S LANDING FILING NO. 1
SEC. 10 & 11, T8S, R67W, 6TH P.M.
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

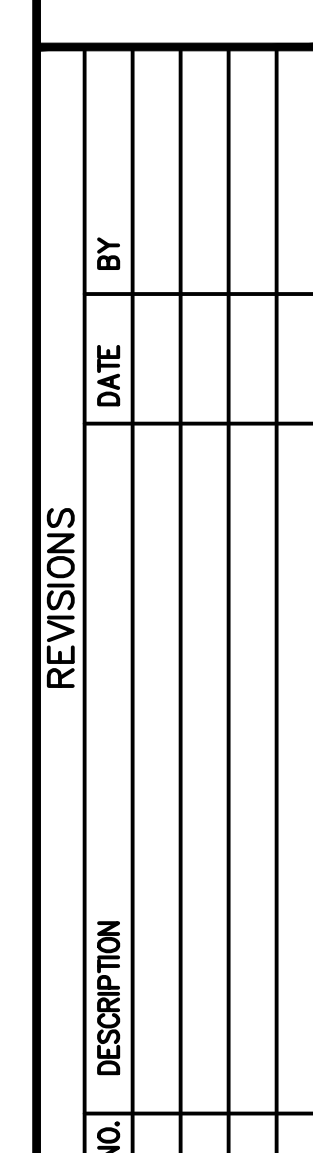
RELEASE: 04/26/19
DESIGNED: EC
CAD: DCB
QA/QC: TMG

JOB NO. 17-069

SHEET 5 OF 8

**CIVIL ENGINEERING
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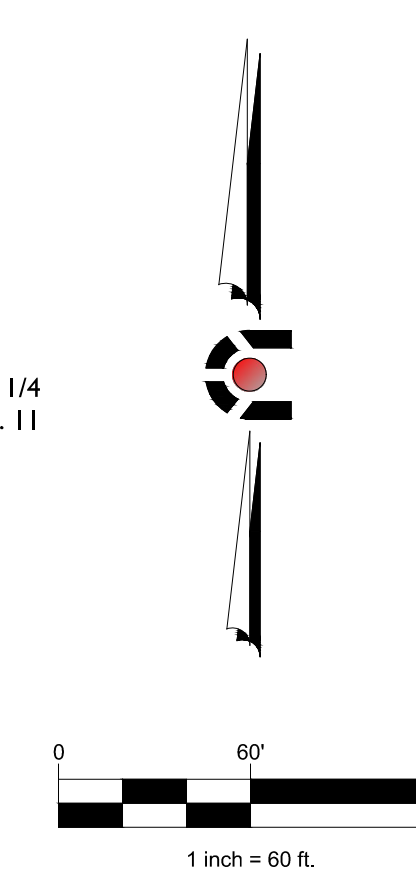
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RELEASE: 04/26/19
DESIGNED: EC
CAD: DCB
QA/QC: TMG

JOB NO. 17-069

SHEET 6 OF 8



SEE SHEET 6 OF 8



REVISIONS					
NO.	DESCRIPTION	DATE	BY		

PLEASE: 04/26/19
SIGNED: EC
D: DCB
QC: TMG

UR NO 17-069

SHEET 7 OF 8

**CIVIL ENGINEERING
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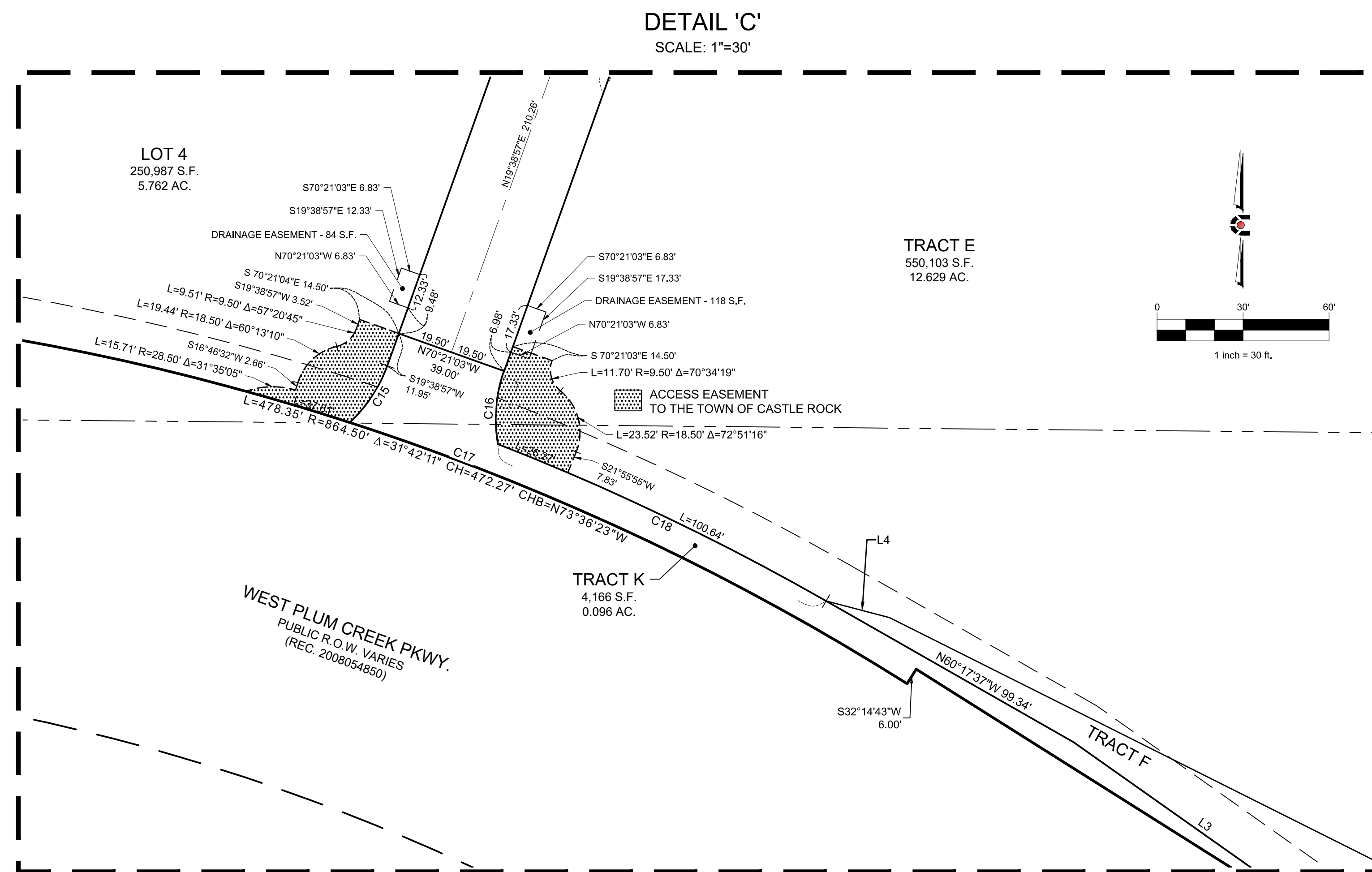
REVISIONS			
NO.	DESCRIPTION	DATE	BY

MILLER'S LANDING FILING NO. 1
SEC. 10 & 11, T8S, R67W, 6TH P.M.
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

RELEASE: 04/26/19
DESIGNED: EC
CAD: DCB
QA/QC: TMG

JOB NO. 17-069

SHEET 8 OF 8



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	53.16'	790.00'	3°51'19"	S30°19'03"W	53.15'
C2	172.38'	170.00'	58°05'53"	S36°16'56"E	165.09'
C3	39.27'	25.00'	90°00'00"	S5°00'00"W	35.36'
C4	39.27'	25.00'	90°00'00"	S85°00'00"E	35.36'
C5	36.91'	23.50'	90°00'00"	N21°00'00"E	33.23'
C6	36.91'	23.50'	90°00'00"	S69°00'00"E	33.23'
C7	47.33'	30.00'	90°23'28"	N68°48'16"W	42.57'
C8	41.73'	30.00'	79°41'43"	S26°09'09"W	38.44'
C9	44.65'	464.50'	5°30'29"	N10°56'28"W	44.64'
C10	155.57'	267.50'	33°19'19"	N6°56'52"W	153.39'
C11	29.31'	61.00'	27°32'01"	N22°18'22"E	29.03'
C12	14.10'	20.50'	39°24'33"	N55°46'39"E	13.82'
C13	81.69'	375.50'	12°27'50"	N81°42'51"E	81.52'
C14	37.23'	64.50'	33°04'27"	S24°43'27"E	36.72'
C15	23.96'	49.50'	27°43'45"	S33°30'50"W	23.72'
C16	25.88'	49.50'	29°57'40"	S4°40'07"W	25.59'
C17	215.26'	864.50'	14°16'01"	N64°53'18"W	214.71'
C18	126.92'	875.00'	8°18'38"	N64°26'56"W	126.81'
C19	45.55'	29.00'	90°00'00"	N77°14'43"E	41.01'
C20	147.28'	280.00'	30°08'14"	S75°26'46"W	145.59'
C21	33.38'	102.00'	18°45'05"	N69°45'11"E	33.23'
C22	115.37'	220.00'	30°02'43"	S64°06'22"W	114.05'
C23	62.03'	190.00'	18°42'25"	N57°06'39"E	61.76'
C24	79.12'	165.00'	27°28'29"	S52°43'36"W	78.37'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.92'	S 65°19'52" E
L2	155.15'	S 33°05'05" W
L3	147.07'	N 54°44'34" W
L4	22.82'	S 75°16'19" E
L5	36.05'	N 50°00'00" E
L6	44.50'	S 40°00'00" E
L7	44.50'	S 40°00'00" E

1) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEACES A 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.

2) NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE EASEMENTS.

3) THERE ARE 4 LOTS, 11 TRACTS, PUBLIC AND PRIVATE ROADWAYS, AND EASEMENTS FOR DRAINAGE AND UTILITIES IN THIS PLAT.

4) THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), SHADED ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD AREAS), PER FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL 282 OF 495, MAP NO. 08035C0282G, WITH AN EFFECTIVE DATE OF MARCH 16, 2016 & FIRM PANEL 301 OF 495, MAP NO. 08035C0301G & FEMA LOMR EFFECTIVE JUNE 24, 2016 FIRM PANEL 301 OF 495, MAP NO. 08035C0301G WITH AN EFFECTIVE DATE OF MARCH 16, 2016

5) MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. THE PROPERTY OWNER OR DESIGNEE 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 SPECIFIC AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.

6) THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY CORE CONSULTANTS, INC. FOR RECORD DOCUMENTS AND DETERMINATION OF OWNERSHIP, EASEMENTS OF RECORD, RIGHTS-OF-WAY AND ENCUMBRANCES, CORE CONSULTANTS, INC. RELIED UPON TITLE REPORT NO. ABD70566919-11 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF 09-18-2018 AT 05:00:00 P.M.

7) TRACT 1 WAS INTENTIONALLY OMITTED FROM THIS PLAT.