

SUNSET POINT SUBDIVISION FILING NO. 1
A REPLAT OF TRACT A, BELLA MESA NORTH FINAL PLAT
A PART OF THE SECTIONS 4, 5, 8 AND 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A OF BELLA MESA NORTH FINAL PLAT, RECORDED _____, **2022, AT RECEPTION NO.** _____
DOUGLAS COUNTY RECORDS,

CONTAINS 11,953,077 SQUARE FEET (274.405 ACRES), MORE OR LESS.

PURPOSE:

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

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF SUNSET POINT SUBDIVISION FILING NO. 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

FOURTH INVESTMENT USA, LLC
SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNERSHIP CERTIFICATION:

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

FOURTH INVESTMENT USA, LLC
SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL 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 **XXXXXXXXXXXX** AT RECEPTION NO. **XXXXXXXXXX** DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

(Name of mortgagee)
SIGNED THIS _____ DAY OF _____, 20____

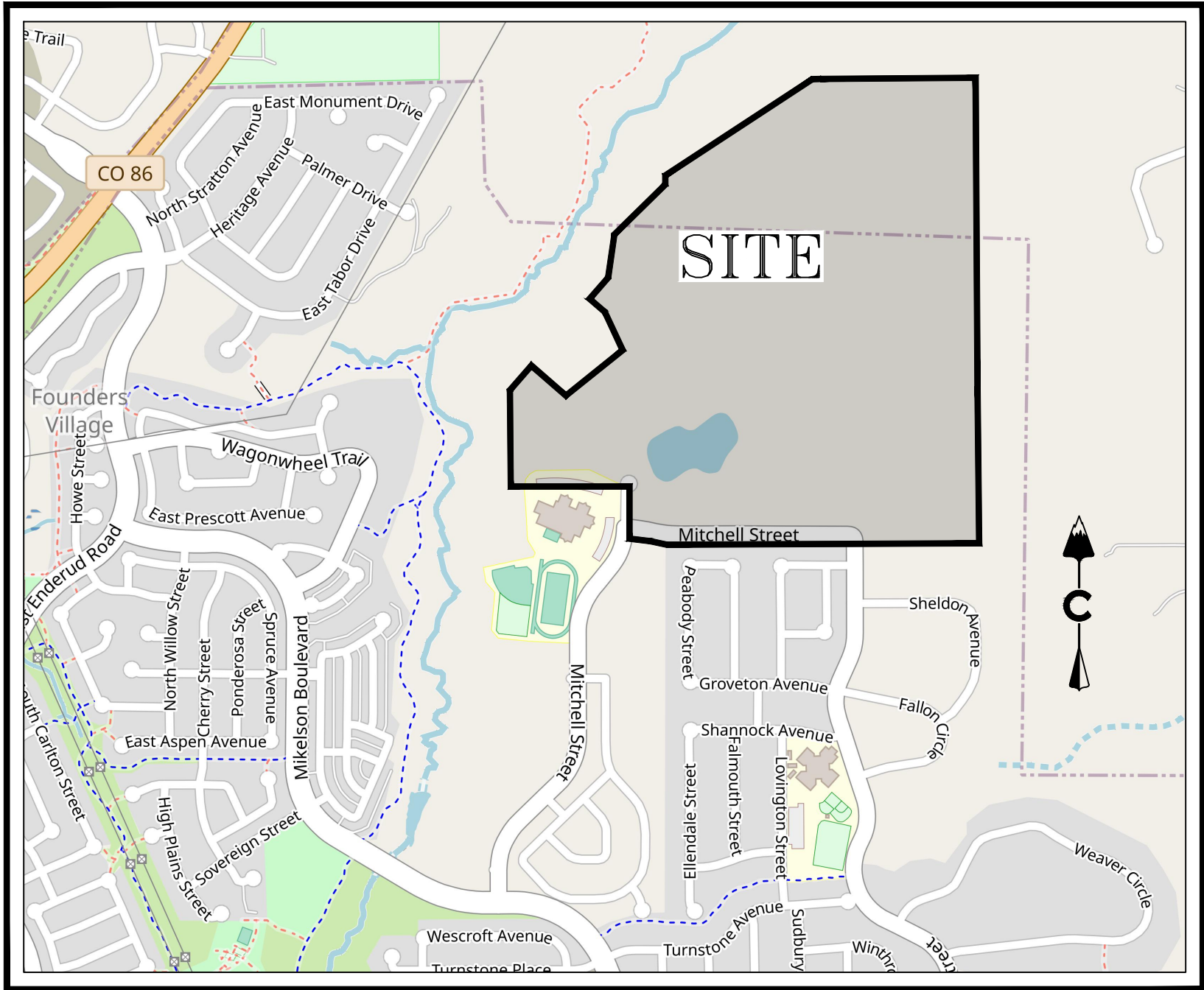
NOTARY BLOCK

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP

SCALE: 1" = 1,000'

SHEET INDEX:

- SHEET 1: COVER SHEET
SHEET 2: KEYMAP & OVERALL BOUNDARY, SUMMARY TABLES, EASEMENT VACATIONS
SHEET 3-8: MAP DETAIL SHEETS

OWNER:
FOURTH INVESTMENT USA LLC
C/O INTERNATIONAL CAPITAL INC
17130 DALLAS PARKWAY SUITE 240
DALLAS, TX 75248

SURVEYOR/ENGINEER:
CORE CONSULTANTS INC
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113

TITLE CERTIFICATE:

I, _____, AN AUTHORIZED REPRESENTATIVE OF XXXXXX, 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 AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE

TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

WATER RIGHTS DEDICATION AGREEMENT:

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE _____ AGREEMENT, RECORDED ON THE _____ DAY OF _____, _____ AT RECEPTION NO. _____ AND ACCORDINGLY _____ SFE ARE DEBITED FROM THE WATER BANK.

SURVEYOR'S NOTES:

1. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, BEARING NORTH 89°29'00" EAST (PER RECORD), A DISTANCE OF 1,315.69 FEET, MONUMENTED AS SHOWN HEREON.
2. THE LINEAL UNIT USED IN THE PREPARATION OF THIS LAND SURVEY PLAT IS THE U.S. SURVEY FOOT.
3. 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.
4. FLOOD ZONE CLASSIFICATION: SUBJECT PROPERTY IS LOCATED IN FLOOD OTHER AREAS – ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP FOR TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, MAP NUMBERS 08035C0306G AND 08035C0193G, BOTH REVISED MARCH 16, 2016.

SURVEYOR'S CERTIFICATE:

I, MILES SMALL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS FINAL PLAT OF SUNSET POINT SUBDIVISION FILING NO. 1 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS FINAL PLAT OF SUNSET POINT SUBDIVISION FILING NO. 1 ACCURATELY REPRESENTS THAT SURVEY.

MILES SMALL
PROFESSIONAL LAND SURVEYOR PLS 38534
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

THIS FINAL PLAT OF SUNSET POINT SUBDIVISION FILING NO. 1 WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ 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 FINAL PLAT OF SUNSET POINT SUBDIVISION FILING NO. 1 WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

TOWN MANAGER

ATTEST:

TOWN CLERK

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 _____ ON THE ___ DAY OF _____, 20____ AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

CORE
LAND DEVELOPMENT - ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY,
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

DATE: 8/22/2022
DRAWN BY: SLG3
QA/QC: MS
JOB NO.: 21-158
SHEET 1 OF 8 SHEETS

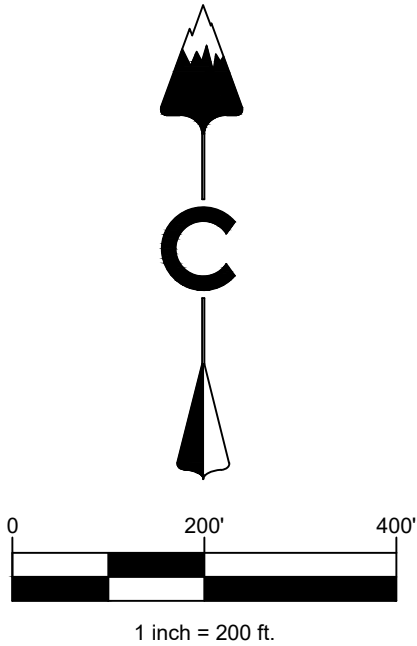
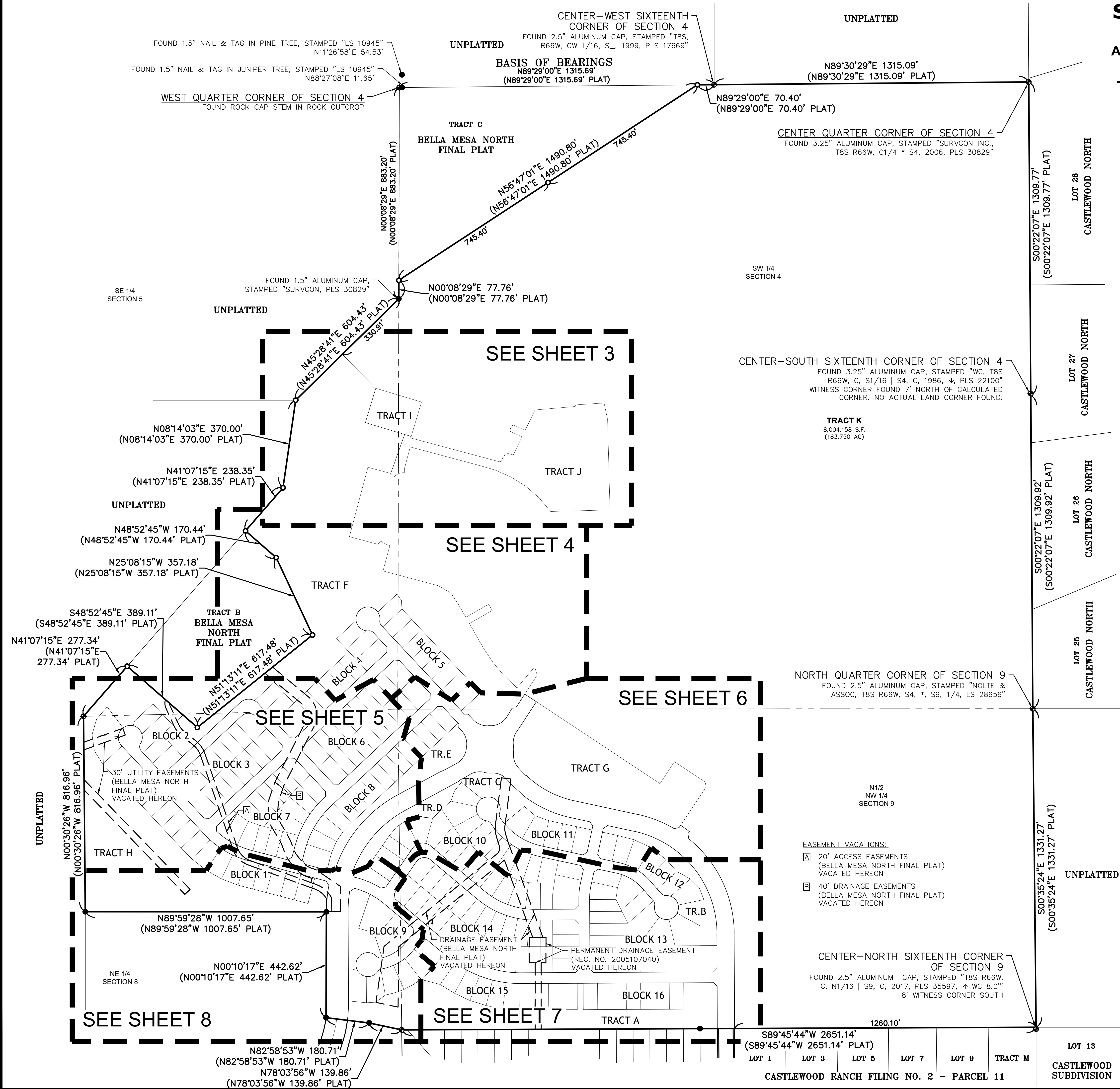
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TRACT SUMMARY TABLE					
TRACT	AREA (S.F.)	AREA (ACRES)	PURPOSE	OWNERSHIP	MAINTENANCE
TRACT A	191,902	4.405	PRIVATE OPEN SPACE, DRAINAGE, PUBLIC ACCESS	HOMEOWNERS ASSOCIATION/ METRO DISTRICT	HOMEOWNERS ASSOCIATION/ METRO DISTRICT
TRACT B	41,679	0.957	PRIVATE OPEN SPACE, UTILITIES, PUBLIC ACCESS	HOMEOWNERS ASSOCIATION/ METRO DISTRICT	HOMEOWNERS ASSOCIATION/ METRO DISTRICT
TRACT C	37,890	0.870	PRIVATE OPEN SPACE, UTILITIES, DRAINAGE, PUBLIC ACCESS	HOMEOWNERS ASSOCIATION/ METRO DISTRICT	HOMEOWNERS ASSOCIATION/ METRO DISTRICT
TRACT D	36,086	0.828	PRIVATE OPEN SPACE, PUBLIC ACCESS	HOMEOWNERS ASSOCIATION/ METRO DISTRICT	HOMEOWNERS ASSOCIATION/ METRO DISTRICT
TRACT E	48,730	1.119	PRIVATE OPEN SPACE, PUBLIC ACCESS	HOMEOWNERS ASSOCIATION/ METRO DISTRICT	HOMEOWNERS ASSOCIATION/ METRO DISTRICT
TRACT F	602,317	13.827	PRIVATE OPEN SPACE, UTILITIES, DRAINAGE, PUBLIC ACCESS	HOMEOWNERS ASSOCIATION/ METRO DISTRICT	HOMEOWNERS ASSOCIATION/ METRO DISTRICT
TRACT G	191,127	4.388	PRIVATE OPEN SPACE, PUBLIC ACCESS	HOMEOWNERS ASSOCIATION/ METRO DISTRICT	HOMEOWNERS ASSOCIATION/ METRO DISTRICT
TRACT H	317,670	7.293	PRIVATE OPEN SPACE, DRAINAGE, PUBLIC ACCESS	HOMEOWNERS ASSOCIATION/ METRO DISTRICT	HOMEOWNERS ASSOCIATION/ METRO DISTRICT
TRACT I	30,000	0.689	PRIVATE OPEN SPACE, UTILITIES, PUBLIC ACCESS	HOMEOWNERS ASSOCIATION/ METRO DISTRICT	HOMEOWNERS ASSOCIATION/ METRO DISTRICT
TRACT J	179,429	4.119	PRIVATE OPEN SPACE, UTILITIES, DRAINAGE, PUBLIC ACCESS	HOMEOWNERS ASSOCIATION/ METRO DISTRICT	HOMEOWNERS ASSOCIATION/ METRO DISTRICT
TRACT K	8,004,158	183.750	FUTURE DEVELOPMENT	FOURTH INVESTMENT, LLC	FOURTH INVESTMENT, LLC
TOTAL:	9,680,988	222.245			

SUMMARY TABLE		
	AREA (S.F.)	AREA (ACRES)
RESIDENTIAL LOTS (232)	1,560,992	35.835
R.O.W.	711,097	16.325
PUBLIC LAND DEDICATION	0	0.000
OPEN SPACE	1,676,830	38.495
TRACT K-FUTURE DEVELOPMENT	8,004,158	183.750
TOTAL:	11,953,077	274.405

LEGEND

- FOUND MONUMENT, AS NOTED
- ⦿ FOUND PLSS CORNER, AS NOTED
- SET 1.25" YELLOW PLASTIC CAP ON 18" LONG #5 REBAR, STAMPED "MILES SMALL, PLS 38534"



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CORE
LAND DEVELOPMENT - ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY,
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303.703.4444
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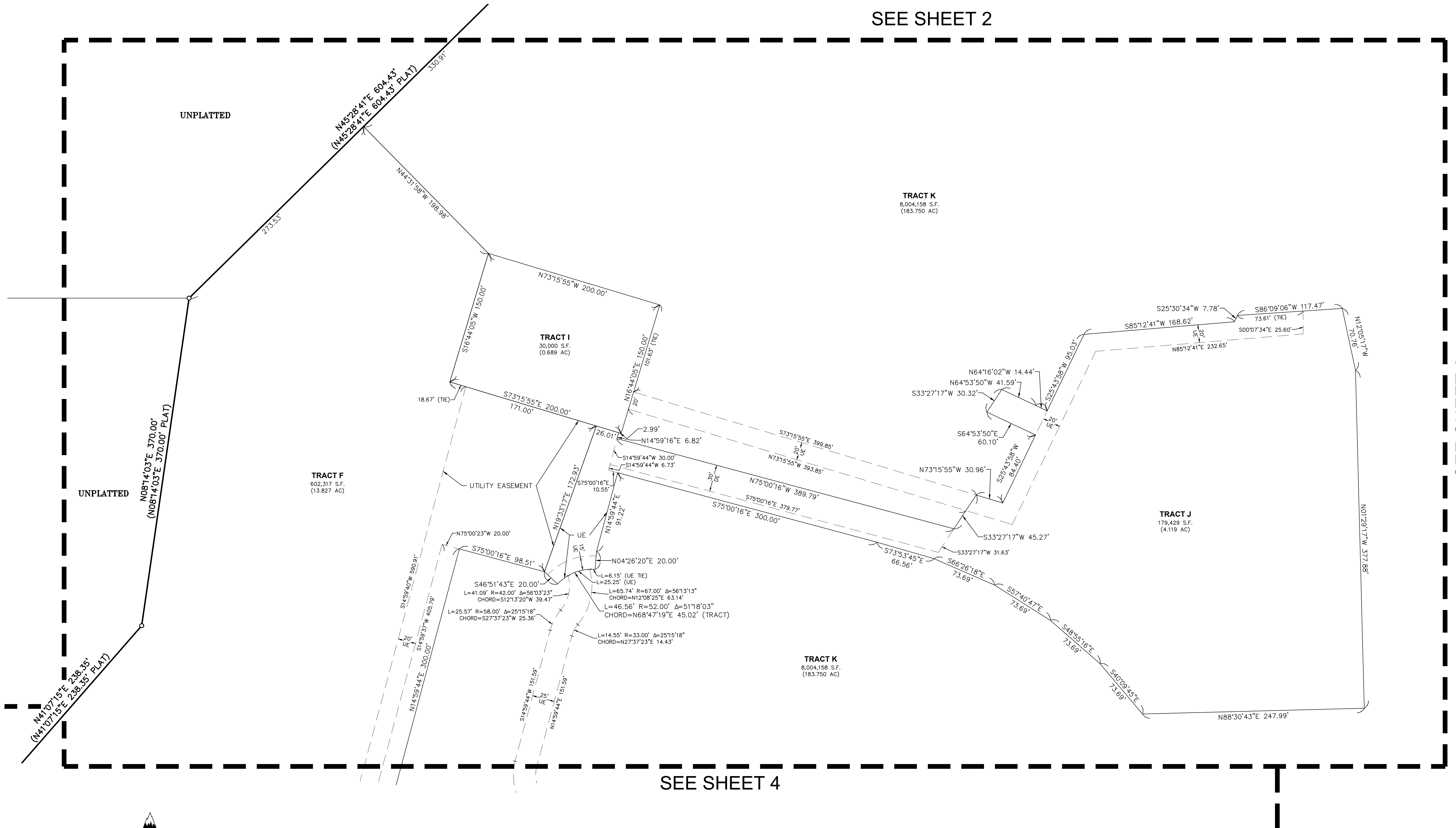
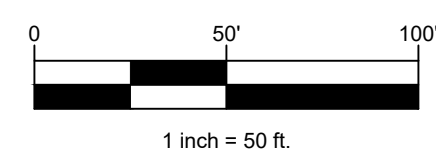
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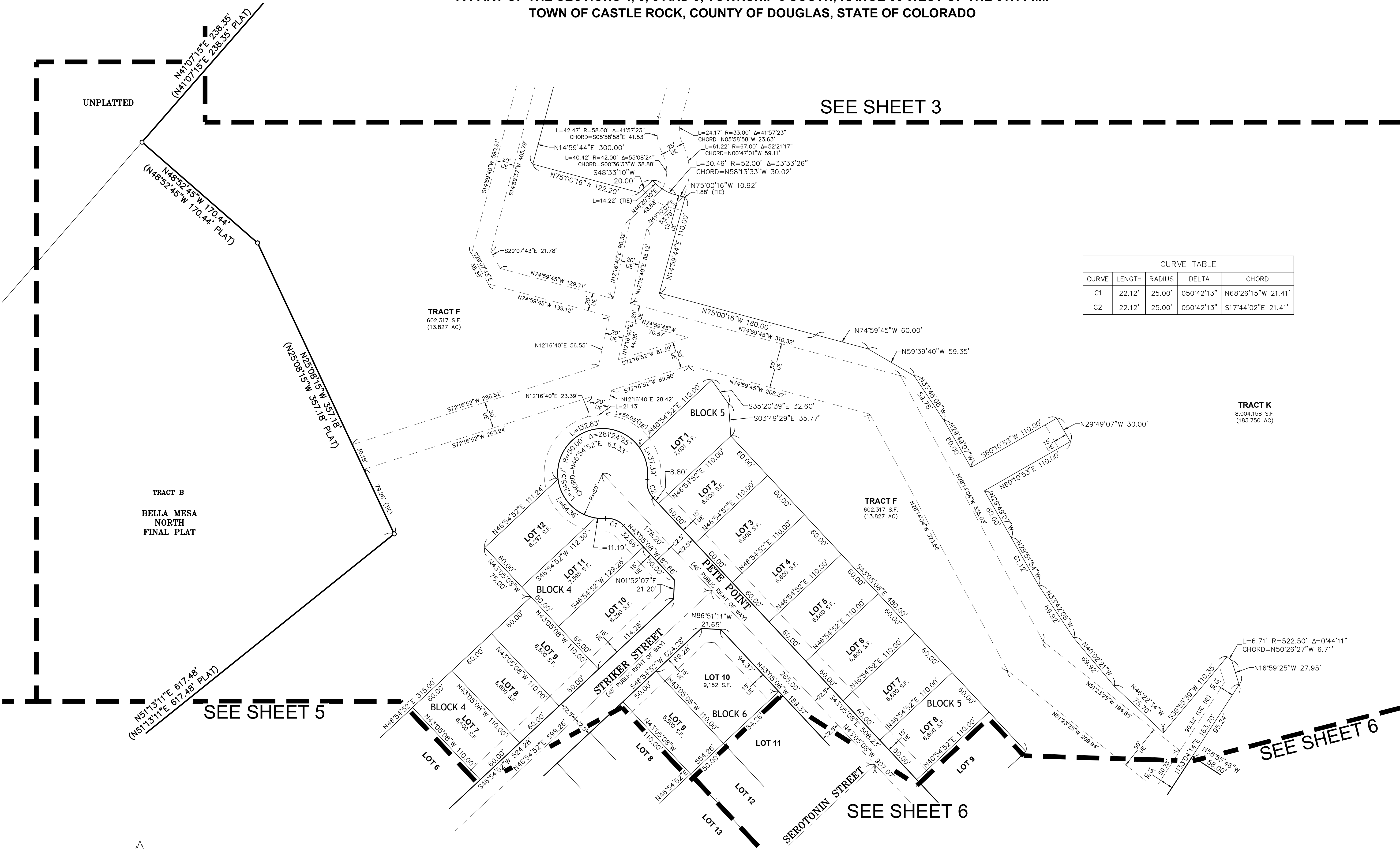
SEE SHEET 2

SEE SHEET 2

SEE SHEET 4



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CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	22.12'	25.00'	050°42'13"	N68°26'15"W 21.41'
C2	22.12'	25.00'	050°42'13"	S17°44'02"E 21.41'

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EAST SIXTEENTH CORNER OF
SECTIONS 5 & 8
FOUND 3.25" ALUMINUM CAP,
STAMPED "J. R. ENGINEERING, T8S R66W,
S5, E1/16 --*, S8, 1990, RLS 10377"

UNPLATTED

TRACT H
317,670 S.F.
(7.293 AC)

TRACT B
BELLA MESA
NORTH
FINAL PLAT

SEE SHEET 4

TRACT F
602,317 S.F.
(13.827 AC)

SEE SHEET 6

TRACT E
48,730 S.F.
(1.119 AC)

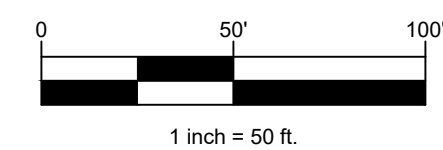
TRACT D
36,086 S.F.
(0.828 AC)

SEE SHEET 6

SEE SHEET 7

SEE SHEET 8

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C4	81.68'	52.00'	090°00'00"	S88°05'08"E 73.54'
C5	63.62'	40.50'	090°00'00"	S88°05'08"E 57.28'
C6	32.52'	25.00'	074°32'02"	N05°49'07"W 30.28'
C7	86.53'	52.00'	095°20'22"	N82°20'02"E 76.88'



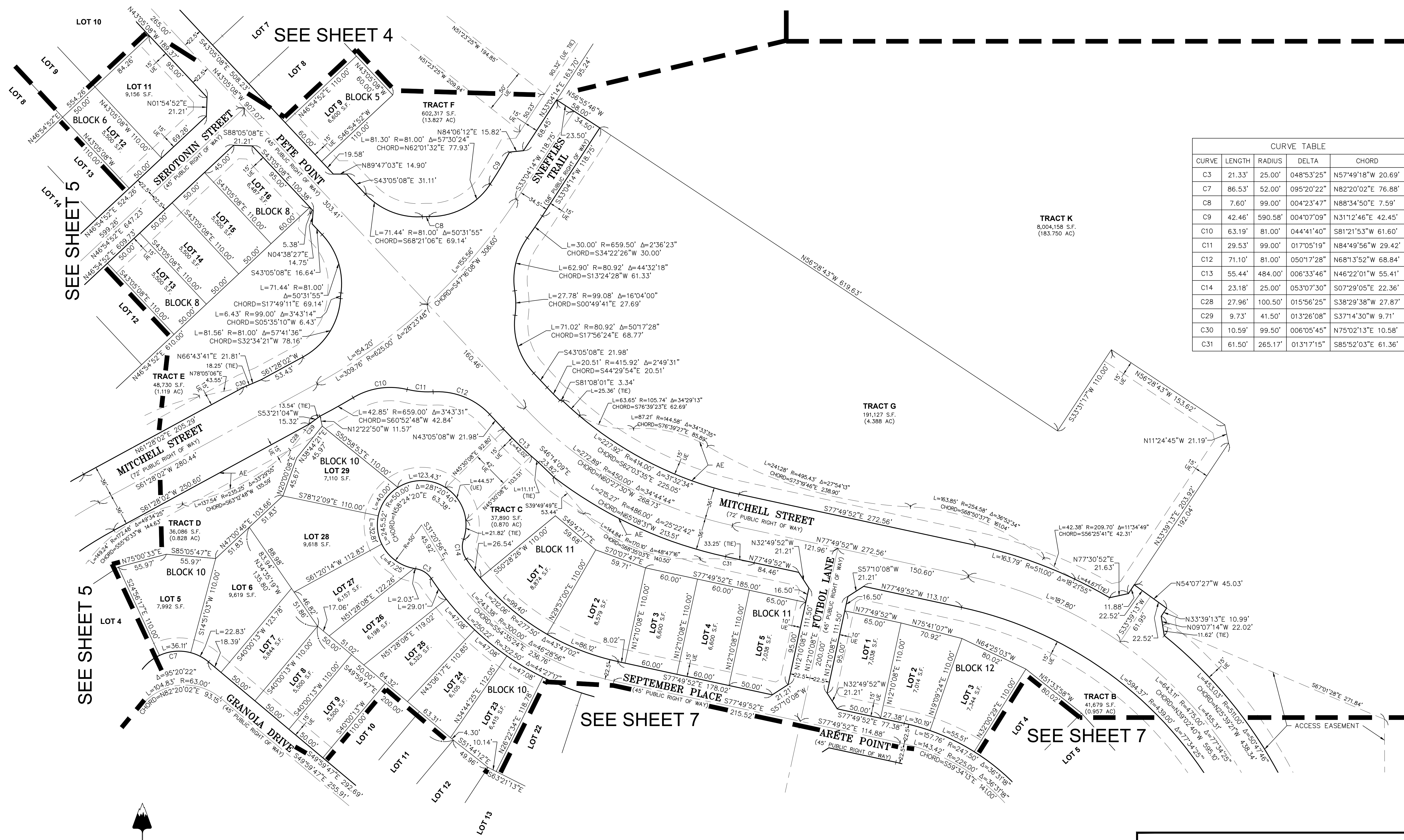
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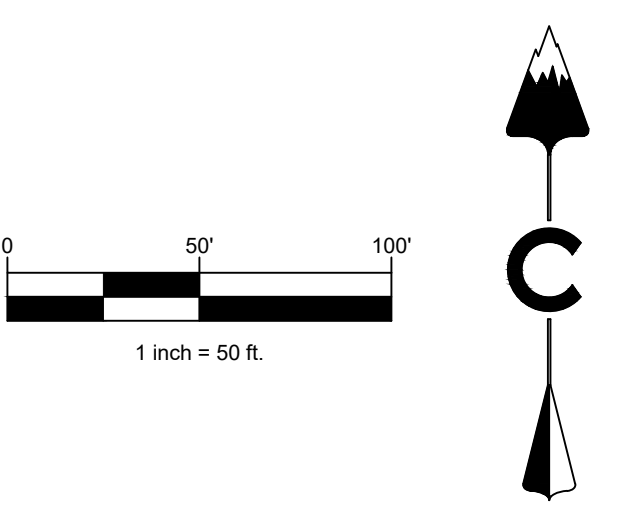
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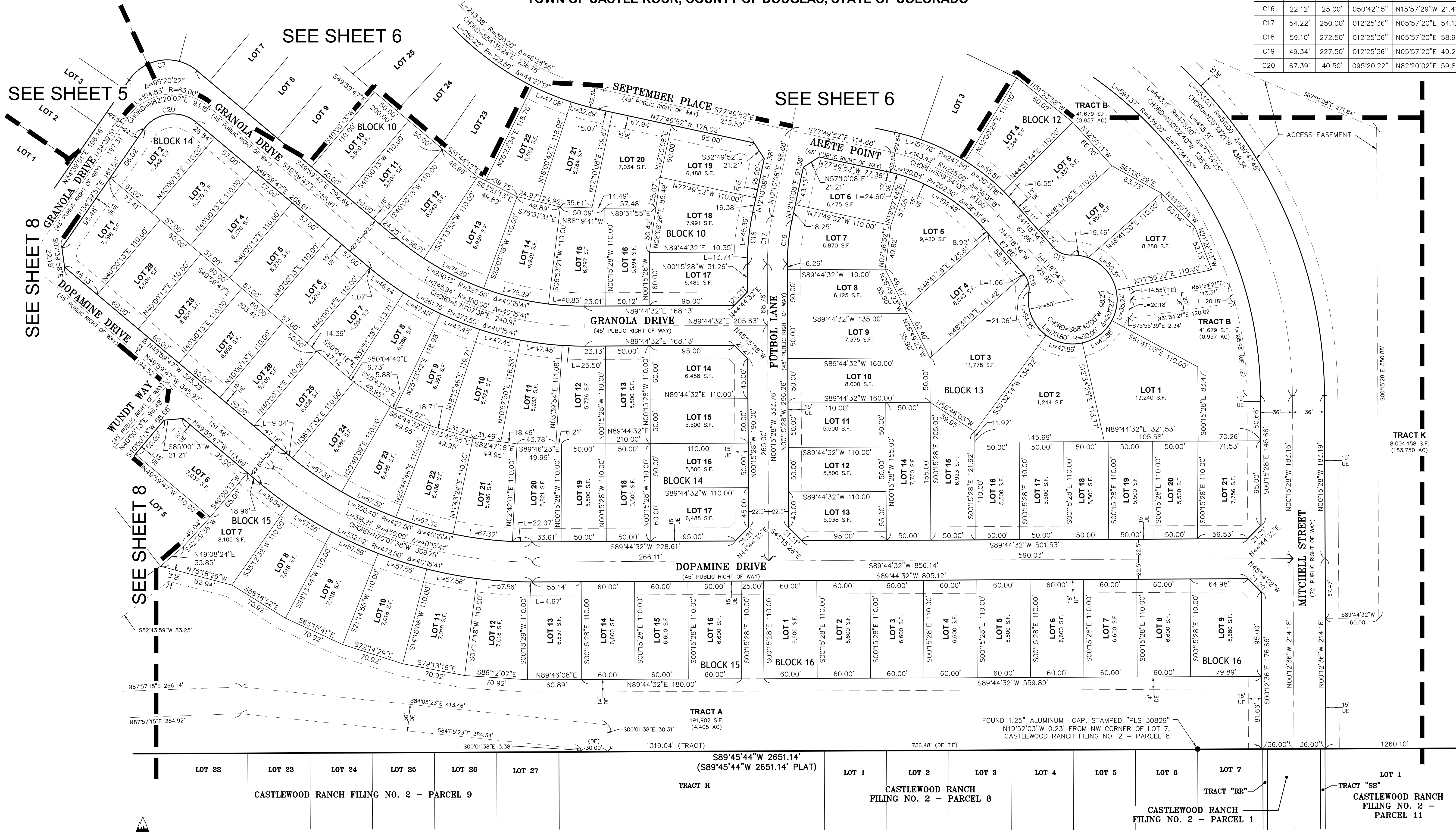
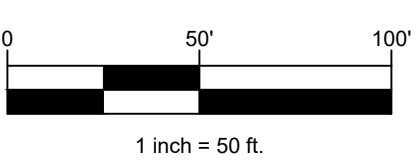
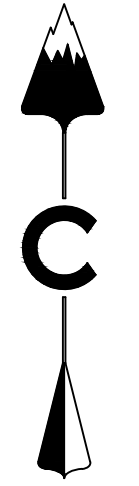


CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C3	21.33'	25.00'	048°53'25"	N57°49'18"W 20.69'
C7	86.53'	52.00'	095°20'22"	N82°20'02"E 76.88'
C8	7.60'	99.00'	004°23'47"	N88°34'50"E 7.59'
C9	42.46'	590.58'	004°07'09"	N31°12'46"E 42.45'
C10	63.19'	81.00'	044°41'40"	S81°21'53"W 61.60'
C11	29.53'	99.00'	017°05'19"	N84°49'56"W 29.42'
C12	71.10'	81.00'	050°17'28"	N68°13'52"W 68.84'
C13	55.44'	484.00'	006°33'46"	N46°22'01"W 55.41'
C14	23.18'	25.00'	053°07'30"	S07°29'05"E 22.36'
C28	27.96'	100.50'	015°56'25"	S38°29'38"W 27.87'
C29	9.73'	41.50'	013°26'08"	S37°14'30"W 9.71'
C30	10.59'	99.50'	006°05'45"	N75°02'13"E 10.58'
C31	61.50'	265.17'	013°17'15"	S85°52'03"E 61.36'



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CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C7	86.53'	52.00'	095°20'22"	N82°20'02"E 76.88'
C15	22.12'	25.00'	050°42'13"	S66°39'40"E 21.41'
C16	22.12'	25.00'	050°42'15"	N15°57'29"W 21.41'
C17	54.22'	250.00'	012°25'36"	N05°57'20"E 54.12'
C18	59.10'	272.50'	012°25'36"	N05°57'20"E 58.99'
C19	49.34'	227.50'	012°25'36"	N05°57'20"E 49.24'
C20	67.39'	40.50'	095°20'22"	N82°20'02"E 59.88'



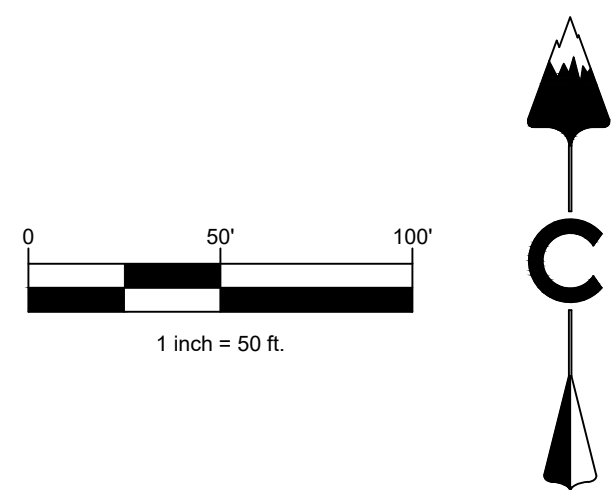
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SHEET 8 OF 8 SHEETS