

PLAT NOTICE

January 30, 2023

RE: Terrain North Basin Phase 2 – Final Plat

Dear Landowner:

This letter is to inform you that Stratus Terrain, LLC is currently processing the Final Plat for Terrain North Basin Phase 2. Terrain North Basin is generally located in portions of the west half of Section 32 and the east half of Section 31, Township 7 south, Range 66 west of the 6th Principle Meridian, Town of Castle Rock, County of Douglas, State of Colorado. A copy of the Final Plat document is enclosed for your reference.

The Final Plat proposes to subdivide the 42.5 acres, more or less, into 29 single-family home lots, open space, and associated roadways and infrastructure. This Plat has been submitted to the Town of Castle Rock for approval in accordance with the Town's municipal code.

You are being notified as an adjacent property owner.

Should you require further information, please contact Roger Hollard with Stratus Terrain, LLC at 303-726-2147 or at Rghollard@gmail.com or Larry Hearold, Development Services with the Town of Castle Rock, at 720-733-3579 or via email at lhearold@crgov.com.

TERRAIN NORTH BASIN FILING NO. 2 PLAT
LOT 7 AND A PORTION OF LOT 8, BLOCK 4 AND PART OF TRACT A, CASTLE OAKS,
SITUATED WITHIN THE WEST HALF OF SECTION 32 AND THE EAST HALF OF SECTION 31,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

(PER TITLE COMMITMENT FILED NO. NCS-1018456-CO, FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT DATE: DECEMBER 16, 2022)

A PARCEL OF LAND BEING LOT 7, BLOCK 4 AND PORTIONS OF LOTS 6 & 8, BLOCK 4 AND A PART OF TRACT A, CASTLE OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 10058 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDERS' OFFICE, SITUATED IN THE EAST HALF OF SECTION 31 AND THE WEST HALF OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT D, TERRAIN NORTH BASIN FILING NO. 1 PLAT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 202112185, SAID DOUGLAS COUNTY RECORDS, ALSO BEING A POINT ON THE WEST LINE OF CASTLE OAKS AMENDED, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 32349, SAID DOUGLAS COUNTY RECORDS, THENCE S 77° 13' 19" W, ALONG THE NORTH LINE OF TRACT D, SAID NORTH BASIN FILING NO. 1, A DISTANCE OF 694.36 FEET TO THE SOUTHEAST CORNER OF WELFELD NO. 5, RECORDED IN QUIT CLAIM DEED AT RECEPTION NO. 200805200, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE EAST, NORTH AND WEST LINE OF SAID WELFELD NO. 7, THE FOLLOWING THREES (3) COURSES:
1. N 12° 46' 46" W, A DISTANCE OF 250.00 FEET;
2. S 77° 13' 19" W, A DISTANCE OF 350.00 FEET;
3. S 12° 46' 41" E, A DISTANCE OF 250.00 FEET TO A POINT ON THE NORTH LINE OF SAID TERRAIN NORTH BASIN FILING NO. 1 PLAT;

THENCE S 77° 13' 19" W, ALONG SAID NORTH LINE, A DISTANCE OF 118.34 FEET TO A POINT ON THE EAST LINE OF CASTLE OAKS DRIVE RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID EAST LINE THE FOLLOWING EIGHT (8) COURSES:
1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 10° 30' 50" AND AN ARC LENGTH OF 80.64 FEET, THE CHORD OF WHICH BEARS N 07° 31' 38" W, A DISTANCE OF 80.53 FEET;
2. N 12° 46' 41" W, A DISTANCE OF 714.70 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 39° 41' 14" AND AN ARC LENGTH OF 249.36 FEET, THE CHORD OF WHICH BEARS N 07° 03' 56" E, A DISTANCE OF 244.41 FEET;
4. N 35° 52' 37" E, A DISTANCE OF 389.38 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 06° 35' 11" AND AN ARC LENGTH OF 41.38 FEET, THE CHORD OF WHICH BEARS N 30° 12' 09" E, A DISTANCE OF 41.36 FEET;
6. N 33° 39' 44" E, A DISTANCE OF 455.97 FEET TO A POINT OF CURVATURE;
7. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 23° 37' 06" AND AN ARC LENGTH OF 181.38 FEET, THE CHORD OF WHICH BEARS N 21° 41' 11" E, A DISTANCE OF 180.09 FEET;
8. N 09° 52' 38" E, A DISTANCE OF 39.23 FEET;

THENCE N 84° 17' 50" E, A DISTANCE OF 635.33 FEET TO A POINT ON THE WEST LINE OF CASTLE OAKS 8TH AMENDMENT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9336515, SAID DOUGLAS COUNTY RECORDS;

THENCE S 05° 41' 42" E, ALONG SAID WEST LINE, A DISTANCE OF 1023.36 FEET TO THE SOUTHWEST CORNER OF SAID CASTLE OAKS 8TH AMENDMENT, BEING MONUMENTED BY A 1/2 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 1238";
THENCE S 45° 13' 47" E, A DISTANCE OF 135.16 FEET TO THE NORTHWEST CORNER OF SAID CASTLE OAKS AMENDED, BEING MONUMENTED BY A 1/2 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 1238";
THENCE S 01° 12' 47" W, ALONG THE WEST LINE OF SAID CASTLE OAKS AMENDED, A DISTANCE OF 592.86 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1,850.125 SQUARE FEET, OR 42.473 ACRES, MORE OR LESS.

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF TRACT D, TERRAIN NORTH BASIN FILING 1 PLAT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 202112185, SAID DOUGLAS COUNTY RECORDS, BEING ASSUMED TO BEAR S 77° 13' 19" W, FROM THE NORTHEAST CORNER OF SAID TRACT D BEING MONUMENTED BY A 1/2 INCH DIAMETER YELLOW PLASTIC CAP STAMPED "PLS 38151", TO THE NORTHWEST CORNER OF SAID TRACT D BEING MONUMENTED BY A 1/2 INCH DIAMETER YELLOW PLASTIC CAP STAMPED "PLS 38151", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

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 SUBMITTED THE SAME INTO LOTS, TRACTS, ROADS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF TERRAIN NORTH BASIN FILING NO. 2 PLAT.

THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS, AS PLATTED, UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON, DRAINAGE AND UTILITY EASEMENTS, PUBLIC ACCESS TO INCLUDE EASEMENTS OVER TRAILS, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS.

THE UNDERSIGNED ALSO DEDICATES TRACT B TO THE CASTLE OAKS ESTATES MASTER ASSOCIATION (HOA).

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAIN, TRANSMISSION LINES, SERVICE LINES 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 THE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.
NON-EXCLUSIVE: IF UTILITY EASEMENTS LOCATED ALONG THE REAR LOT LINES AND/OR UTILITY EASEMENT ALONG FRONT LOT LINES HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, FENCES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.

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:

STRATUS TERRAIN, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
AUTHORIZED SIGNATORY OF STRATUS TERRAIN, LLC.

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

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____ AS AUTHORIZED SIGNATORY OF STRATUS TERRAIN, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

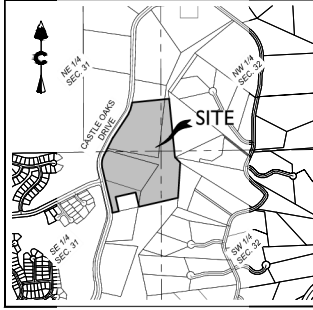
ENGINEER AND SURVEYOR

CORE CONSULTANTS, INC.
2473 S. BROADWAY
ENGLEWOOD, CO 80113
(303) 703-4444

OWNER AND DEVELOPER

STRATUS TERRAIN, LLC
8405 E. ORCHARD ROAD, SUITE 100
GREENWOOD VILLAGE, CO 80111

VICINITY MAP
1" = 1000'



TRACT AREA SUMMARY

TRACT	SQ. FT	ACRES	USE	OWNERSHIP
TRACT A	1,438,607	+33.026	OSP, DRAIN, UTIL, PA	TCOR
TRACT B	114,778	+2.635	DRAIN, UTIL.	HOA
TOTAL	1,553,385	+35.661		

LAND USE DEFINITIONS

SHEET INDEX

SHEET 1 COVER
SHEET 2 OVERALL
SHEETS 3-4 EXHIBIT
SHEET 5 EASEMENT
VACATION

ROW
HOA
CASTLE OAKS ESTATES
MASTER ASSOCIATION
TOWN OF CASTLE ROCK
OPEN SPACE PRIVATE
UTIL.
UTILITY
DRAIN
PA
PUBLIC ACCESS

LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOTS (29)	207,504	4.764
TRACTS (2)	1,553,385	+35.661
ROW	89,236	+2.048
TOTAL	1,850,125	34.473

GENERAL NOTES

- 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.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A FIFTEEN-FOOT UTILITY EASEMENT ALONG THE FRONT LOT LINES AND ALONG ALL PUBLIC RIGHT-OF-WAY. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, 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. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- 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 LINES.
- THERE ARE 29 LOTS AND 2 TRACTS DEDICATED BY THIS PLAT
- ALL 29 LOTS HAVE ACCESS BY CHOLLA WOOD WAY.

SURVEYOR'S NOTES

- 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.
- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY CORE CONSULTANTS, INC. FOR RECORD DOCUMENTS AND DETERMINATION OF OWNERSHIP, EASEMENTS OF RECORD, NIGHTS-OF-WAY AND ENCUMBRANCES. CORE CONSULTANTS, INC. RELIED UPON TITLE REPORT NO. NCS-1018456-CO, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF 12/16/2022.
- BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF TRACT D, TERRAIN NORTH BASIN FILING 1 PLAT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 202112185, SAID DOUGLAS COUNTY RECORDS, BEING ASSUMED TO BEAR S 77° 13' 19" W, FROM THE NORTHEAST CORNER OF SAID TRACT D BEING MONUMENTED BY A 1/2 INCH DIAMETER YELLOW PLASTIC CAP STAMPED "PLS 38151", TO THE NORTHWEST CORNER OF SAID TRACT D BEING MONUMENTED BY A 1/2 INCH DIAMETER YELLOW PLASTIC CAP STAMPED "PLS 38151", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SUBDIVISION PLAT IS THE U.S. SURVEY FOOT.
- THE SUBJECT PROPERTY LIES WITHIN MULTIPLE FLOOD ZONES AS DELINEATED BY FEMA MAP 0803C019P REVISED 3/19/16. FLOOD ZONES FROM SAID MAP ARE SHOWN HEREON: FLOOD ZONE X, FLOOD ZONE A AND FLOOD ZONE AE ALL AFFECT THE SUBJECT PROPERTY.
- THE SURVEYOR'S SIGNATURE AND STAMP ON SHEET ONE OF THIS DOCUMENT IS VALID FOR ALL PAGES CONTAINED HEREIN.

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN 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 LIEN-HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP & DEDICATION.

SIGNED THIS _____ DAY OF _____, 20____

BY: _____
AUTHORIZED REPRESENTATIVE
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)

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

BY: _____ AS AUTHORIZED REPRESENTATIVE OF
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

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

ATTEN: _____ TOWN OF CASTLE ROCK

TOWN CLERK _____ TOWN MANAGER _____

DATE _____ DATE _____

SURVEYOR'S CERTIFICATE

I, _____, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AMENDED PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN SEPTEMBER, 2022 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 AMENDED 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.

FILES SHALL
PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 38534
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

CLERK AND RECORDER

STATE OF COLORADO
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, A.D.

AT _____ A.M./P.M. AND WAS RECORDED AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER _____

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
ENGLEWOOD, CO 80113
LIVE YOUR CORE.COM

CORE

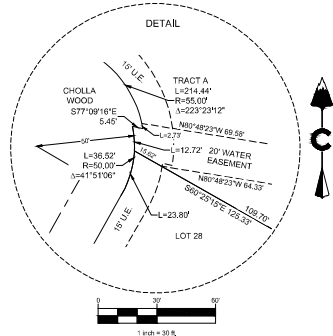
TERRAIN NORTH BASIN FILING NO. 2 PLAT
SEC. 31 & 32, T7S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

DATE: 02/02/2024
CER: JSC
GARC: ME

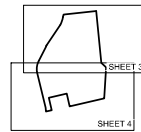
JOB NO. 14-001

SHEET 1 OF 5

TERRAIN NORTH BASIN FILING NO. 2 PLAT
LOT 7 AND A PORTION OF LOTS 6 & 8, BLOCK 4 AND PART OF TRACT A, CASTLE OAKS,
SITUATED WITHIN THE WEST HALF OF SECTION 32 AND THE EAST HALF OF SECTION 31,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



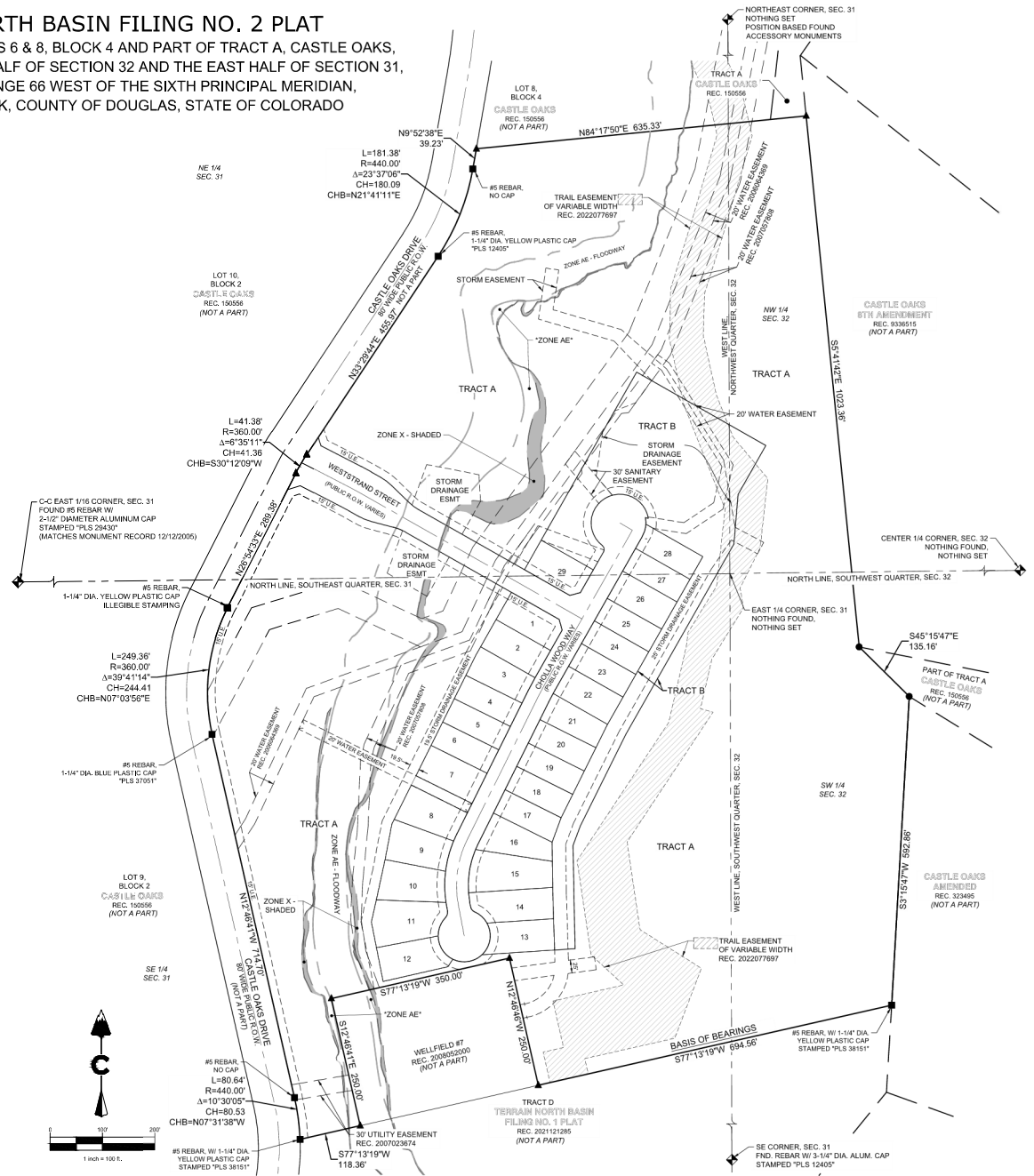
LEGEND

- ▲ SET 18" LONG, #5 REBAR W/ 1.5" DIAMETER YELLOW PLASTIC CAP STAMPED "PLS 38534"
- FOUND REBAR W/ 1.5" DIAMETER ALUMINUM CAP STAMPED "PLS 13258"
- FOUND SURVEY MONUMENT, AS NOTED
- ▨ TRAIL EASEMENT, REC. 2022077697 TO BE VACATED BY THIS PLAT (SHEET 5)

- BOUNDARY LINE
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- EASEMENT LINE DEDICATED BY THIS PLAT
- EXISTING EASEMENT LINE
- ADJACENT PROPERTY LINE
- U.E. UTILITY EASEMENT

FLOOD ZONE LEGEND

- FLOOD ZONE A - NO BSE FLOOD ELEVATIONS DETERMINED
- (Labeled) (ZONE AE) FLOOD ZONE AE - 100 YR. VERIFIED
- FLOOD ZONE AE - FLOODWAY
- FLOOD ZONE X - 02% ANNUAL CHANCE FLOOD
- FLOOD ZONE X - SHADED



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.98'	N 74°34'45" E
L2	21.21'	N 15°25'15" W
L3	45.30'	S 45°41'43" E
L4	44.91'	N 75°08'47" W
L5	20.30'	N 60°25'15" W
L6	20.30'	S 60°25'15" E
L7	16.91'	N 17°39'39" W
L8	25.38'	S 72°21'59" W
L9	5.45'	S 77°09'16" E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	27.46'	500.00'	3°08'48"	S28°00'21"W
C2	13.07'	13.50'	55°27'49"	N16°58'40"E
C3	13.07'	13.50'	55°27'49"	S38°29'09"E
C4	12.21'	8.50'	62°18'18"	N11°34'23"W
C5	36.52'	50.00'	41°51'06"	N9°13'48"E
C6	24.29'	94.50'	14°43'32"	S53°03'29"E
C7	25.70'	100.00'	14°43'32"	N67°47'01"W
C8	25.83'	100.50'	14°43'32"	S67°47'01"E
C9	27.11'	105.50'	14°43'32"	N53°03'29"W
C10	21.58'	545.50'	2°16'02"	N61°33'16"W
C11	18.18'	459.50'	2°16'02"	N61°33'16"W

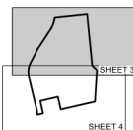
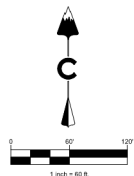
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KEY MAP



TERRAIN NORTH BASIN FILING NO. 2 PLAT

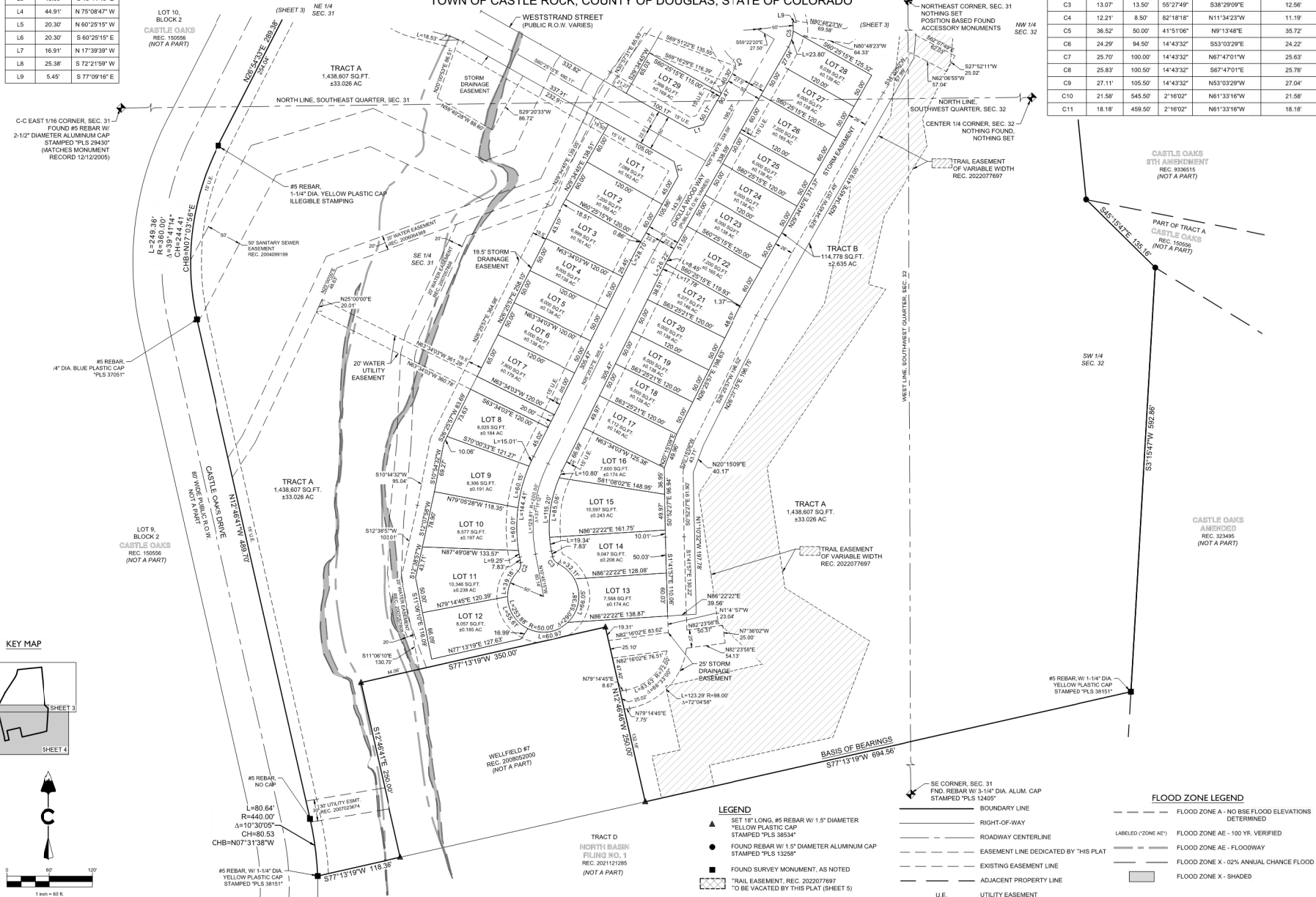
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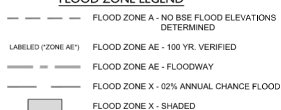
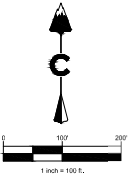
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L9	5.45'	S 77°09'16" E

TERRAIN NORTH BASIN FILING NO. 2 PLAT LOT 7 AND A PORTION OF LOT 8, BLOCK 4 AND PART OF TRACT A, CASTLE OAKS, SITUATED WITHIN THE WEST HALF OF SECTION 32 AND THE EAST HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	27.46'	500.00'	3°08'48"	S28°00'21"W	27.46'
C2	13.07'	13.50'	55°27'49"	N16°58'40"E	12.56'
C3	13.07'	13.50'	55°27'49"	S38°29'09"E	12.56'
C4	12.21'	8.50'	82°18'18"	N11°34'23"W	11.19'
C5	36.52'	50.00'	41°51'06"	N9°13'48"E	35.72'
C6	24.29'	94.50'	14°43'32"	S53°03'29"E	24.22'
C7	25.70'	100.00'	14°43'32"	N67°47'01"W	25.63'
C8	25.83'	100.50'	14°43'32"	S67°47'01"E	25.76'
C9	27.11'	105.50'	14°43'32"	N53°03'29"W	27.04'
C10	21.58'	545.50'	2°16'02"	N61°33'18"W	21.58'
C11	18.18'	459.50'	2°16'02"	N61°33'18"W	18.18'



LOT 7 AND A PORTION OF LOTS 6 & 8, BLOCK 4 AND PART OF TRACT A, CASTLE OAKS,
SITUATED WITHIN THE WEST HALF OF SECTION 32 AND THE EAST HALF OF SECTION 31,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Land Owner	Address	City	State	Zip Code
TOWN OF CASTLE ROCK	100 WILCOX ST	CASTLE ROCK	CO	80104
JUNELL FITZGERALD & KEVIN FITZGERALD	338 BELDEN CT	FRUITA	CO	81521
ALEXIS NICOLE WEIR & JACOB LYNN WEIR	234 PONDEROSA ST	CASTLE ROCK	CO	80104
DAVID A HENDRICK	3945 AUGUSTINE CT	CASTLE ROCK	CO	80108
CASTLE OAKS ESTATES MASTER ASSOCIATION	11002 BENTON ST	WESTMINSTER	CO	80020
UGOLINI FAMILY REVOCABLE TRUST	1538 SEDEWINDER CIR	CASTLE ROCK	CO	80108
GEORGE W TINKER & LINDA C TINKER	1517 MCMURDO TRL	CASTLE ROCK	CO	80108
BRETT E ROBINSON & ALISHA R ROBINSON	1533 MCMURDO TRL	CASTLE ROCK	CO	80108
JEREMY TODD LYTLE & ASHLEA RENAE LYTLE	1555 MCMURDO TRL	CASTLE ROCK	CO	80108
SCOTT M KAGI & STEPHANIE A KAGI	1587 MCMURDO TRL	CASTLE ROCK	CO	80108
BRETT THOMPSON & ANGELA THOMPSON	1625 MCMURDO TRL	CASTLE ROCK	CO	80108
MATTHEW CAWLEY & MORGAN CAWLEY	4388 SEDEWINDER LOOP	CASTLE ROCK	CO	80108
NATALIE CALVERT VICE & CODY JAMES VICE	4384 SEDEWINDER LOOP	CASTLE ROCK	CO	80108
JOHN LAMKE & KATHRYN ANNE BAILEY LAMKE	4380 SEDEWINDER LOOP	CASTLE ROCK	CO	80108
ALFONSO RODRIGUEZ & DENNISE RODRIGUEZ	1520 MCMURDO TRL	CASTLE ROCK	CO	80108
APRIL L BOULTER & ZACK D BOULTER	1536 MCMURDO TRL	CASTLE ROCK	CO	80108
DAVID M HANNON & VICTORIA R HANNON	1548 MCMURDO TRL	CASTLE ROCK	CO	80108
DANNY D ALLEN JR AMBER N ALLEN	1572 MCMURDO TRL	CASTLE ROCK	CO	80108
SHAWN K KING & EMILY P KING	1594 MCMURDO TRL	CASTLE ROCK	CO	80108
NICHOLAS LISSOLO & KELI LISSOLO	1618 MCMURDO TRL	CASTLE ROCK	CO	80108
DREW RICE & NICOLE RICE	1640 MCMURDO TRL	CASTLE ROCK	CO	80108
MATTHEW RODRIGUE & CNE RODRIGUE	1656 MCMURDO TRL	CASTLE ROCK	CO	80108
JEREMY ADAMS & LAUREN ADAMS	1678 MCMURDO TRL	CASTLE ROCK	CO	80108
RODNEY M LARGENT & BRITTNEY G LARGENT	1697 MCMURDO TRL	CASTLE ROCK	CO	80108
DANIEL LEE OHLER II & SASHA M OHLER	1673 MCMURDO TRL	CASTLE ROCK	CO	80108
ALVIN R LAMLE III & KRISTI M LAMLE	1555 SEDEWINDER CIR	CASTLE ROCK	CO	80108
CARRI A LUDWICZAK	1539 SEDEWINDER CIR	CASTLE ROCK	CO	80108
SLV CASTLE OAKS LLC	385 INVERNESS PKWY STE 310	ENGLEWOOD	CO	80112
DOUGLAS COUNTY SCHOOL DISTRICT RE-1	620 WILCOX ST	CASTLE ROCK	CO	80104
DAREN M FLOLO REVOCABLE TRUST	1700 MCMURDO TRL	CASTLE ROCK	CO	80108
HOWARD PINSKY MICHELLE PINSKY	1716 MCMURDO TRL	CASTLE ROCK	CO	80108
HENRY C SNYDER	1738 MCMURDO TRL	CASTLE ROCK	CO	80108
AARON MARK THOMPSON & KRISTIN THOMPSON	1760 MCMURDO TRL	CASTLE ROCK	CO	80108
CHRISTOPHER S DORION & SHALAINA A DORION	1784 MCMURDO TRL	CASTLE ROCK	CO	80108
JEFFREY A DROTT & JENNIFER E DROTT	1798 MCMURDO TRL	CASTLE ROCK	CO	80108
BRAD REDFERN & CYNTHIA REDFERN	1757 MCMURDO TRL	CASTLE ROCK	CO	80108
LEONARD W PEETE & JOAN M ANGLE PEETE	1733 MCMURDO TRL	CASTLE ROCK	CO	80108
ANNETTE S CORMIER & LONZIO CORMIER	1715 MCMURDO TRL	CASTLE ROCK	CO	80108
PETER M NEUHAUSEN & EVA D NEUHAUSEN	1921 CASTLE OAKS DR	CASTLE ROCK	CO	80108
NATHAN O CARLSON & JOAN M CARLSON	1792 CASTLE OAKS DR	CASTLE ROCK	CO	80108
MICHAEL S EDWARDS & SHELENA EDWARDS	1856 CASTLE OAKS DR	CASTLE ROCK	CO	80108
STEPHEN L BARNETT & JUDY A BARNETT	1863 ROCKY VIEW RD	CASTLE ROCK	CO	80108
DON W NICELY & NANCY N NICELY	1871 N ROCKY VIEW RD	CASTLE ROCK	CO	80108
SHAWN R FRAZIER & BARBARA M FRAZIER	1885 ROCKY VIEW RD	CASTLE ROCK	CO	80108
MARK ALLAN SCHENECKER & SAUNDRA MCNEIL SCHENECKER	1705 ROCKY VIEW RD	CASTLE ROCK	CO	80108
CHAD SCHNUELLE	4141 OAKGROVE CT	CASTLE ROCK	CO	80108
WARREN FAMILY LIVING TRUST	4179 OAK GROVE CT	CASTLE ROCK	CO	80108
SIDNEY L MICKLICH & PEGGY L MICKLICH	2615 MOUNT ROYAL DR	CASTLE ROCK	CO	80104
LEANDRA PENLEY & ZACK PENLEY	2239 SANDHURST DR	CASTLE ROCK	CO	80104
ALLEN RANDA & JODI R RANDA	PO BOX 936	CASTLE ROCK	CO	80104
TIMOTHY L WHITE	PO BOX 97	CASTLE ROCK	CO	80104
HENDERSON FAMILY TRUST	624 COUNTRY CLUB DR	CASTLE PINES	CO	80108
JEFFREY HUBBACH & JOCELYN HUBBACH	3811 ROCKY VIEW PL	CASTLE ROCK	CO	80108
JEREMY STARKWEATHER & AMY STARKWEATHER	3716 ROCKY VIEW PL	CASTLE ROCK	CO	80108
MARY LEE LLOYD	3534 PLEASANT VIEW DR	CASTLE ROCK	CO	80108
PAUL V GEERDES & ROXANNE L GEERDES	7780 KELTY TRL	FRANKTOWN	CO	80116
J KENT OKELLY & DEBORAH H OKELLY	2425 N ROCKY VIEW RD	CASTLE ROCK	CO	80108
CHRISTOPHER H NELSON & JULIA H NELSON	2417 ROCKY VIEW RD	CASTLE ROCK	CO	80108
BENJAMIN A PARHAM & NICOLE M PARHAM	4142 OAK GROVE CT	CASTLE ROCK	CO	80108
LISLE J GATES & CAROLE R MURRAY	2219 N ROCKY VIEW RD	CASTLE ROCK	CO	80108

Land Owner	Address	City	State	Zip Code
TIMOTHY P & STACIA A RINK FAMILY REVOCABLE LIVING TRUST	2339 N ROCKY VIEW RD	CASTLE ROCK	CO	80108
ELIZA BESTE & JASON BESTE	2259 N ROCKY VIEW RD	CASTLE ROCK	CO	80108
JOHN J MARKO & SAMANTHA L MARKO	3270 PICKETWIRE WAY	CASTLE ROCK	CO	80108
SEAN DAVID SCOTT & KIMBERLY ANNE SCOTT	3234 PICKETWIRE WAY	CASTLE ROCK	CO	80108
MELISSA K FREW LIVING TRUST	3208 PICKETWIRE WAY	CASTLE ROCK	CO	80108
RICHARD SCOTT KRENCIK & LAURA ANN KRENCIK	3192 PICKETWIRE WAY	CASTLE ROCK	CO	80108
RICHARD H SELF & MADELINE M SELF	3195 PICKETWIRE WAY	CASTLE ROCK	CO	80108
MICHELLE BUSTER & FREEHLEY BUSTER	3209 PICKETWIRE WAY	CASTLE ROCK	CO	80108
WAYNE L STEVENS KIMBERLY H STEVENS	3233 PICKETWIRE WAY	CASTLE ROCK	CO	80108
ERIC R BURNS & CARRIE L BURNS	3126 BARBWIRE WAY	CASTLE ROCK	CO	80108
NATHAN BLOCH WEIGLE & ASHLEY ANN BEANE	2680 RED BIRD TRL	CASTLE ROCK	CO	80108
FRED L BRANDENBURG & DAWN M BRANDENBURG	2688 RED BIRD TRL	CASTLE ROCK	CO	80108
CLINTON L THOMAS & TARYN L DEFAZIO THOMAS	4154 RED BIRD CT	CASTLE ROCK	CO	80108
ANTONIO GARCIA JR & ROSABELL L GARCIA	4162 RED BIRD CT	CASTLE ROCK	CO	80108
LOUIS CRIPPS II & JAMIE CRIPPS	4178 RED BIRD CT	CASTLE ROCK	CO	80108
GRIFFIN FAMILY LIVING TRUST	4195 RED BIRD CT	CASTLE ROCK	CO	80108
JOHN E MUSKE & PRAKOB MUSKE	4181 RED BIRD CT	CASTLE ROCK	CO	80108
TERRY STEVEN HOOGEBOOM & DELANA JO HOOGEBOOM	4169 RED BIRD CT	CASTLE ROCK	CO	80108
CRAIG S OSELL & MARY K OSELL	4155 RED BIRD CT	CASTLE ROCK	CO	80108
CURTIS SPENCER CAILE & LINDSEY M CAILE	3000 RED BIRD TRL	CASTLE ROCK	CO	80108
JOHN & DENISE PERRE LIVING TRUST	3018 RED BIRD TRL	CASTLE ROCK	CO	80108
CANYONS SOUTH LLC	7979 E TUFTS AVE STE 120	DENVER	CO	80237
SUMMIT REVOCABLE LIVING TRUST	3500 PLEASANT VIEW DR	CASTLE ROCK	CO	80108