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 FILE NO. NCS-1018450-CO, FIRST AMERICAN TITLE INSURACE 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. 150556 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S 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. 2021121285, SAID DOUGLAS COUNTY RECORDS, ALSO BEING A POINT ON THE WEST LINE OF CASTLE OAKS AMENDED, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 323495, 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 694.56 FEET TO THE SOUTHEAST CORNER OF WELLFIELD NO. 7, RECORDED IN QUIT CLAIM DEED AT RECEPTION NO. 2008052000, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE EAST, NORTH AND WEST LINE OF SAID WELLFIELD NO. 7, THE FOLLOWING THREE (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 118.36 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' 05" 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' 19" 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 26° 54' 33" E, A DISTANCE OF 289.38 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° 29' 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 #5 REBAR WITH A 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 13258";
THENCE S 45° 15' 47" E, A DISTANCE OF 135.16 FEET TO THE NORTHWEST CORNER OF SAID CASTLE OAKS AMENDED, BEING MONUMENTED BY A #5 REBAR WITH A 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 13258";
THENCE S 03° 15' 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. 2021121285, 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 #5 REBAR WITH A 1-1/4 INCH DIAMETER YELLOW PLASTIC CAP STAMPED "PLS 38151", TO THE NORTHWEST CORNER OF SAID TRACT D BEING MONUMENTED BY A #5 REBAR WITH A 1-1/2 INCH YELLOW PLASTIC CAP STAMPED "PLS 38151", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED, BEING ALL THE OWNER 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, 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 MAINS, 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 10' UTILITY EASEMENTS LOCATED ALONG THE REAR LOT LINES AND 10' 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)
)SS
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 20___

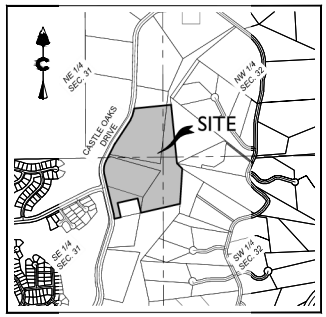
BY _____AS AUTHORIZED SIGNATORY OF STRATUS TERRAIN, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES_____

VICINITY MAP
1" = 1000'



TRACT AREA SUMMARY

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

SHEET INDEX

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

LAND USE DEFINITIONS

ROW	RIGHT-OF-WAY
HOA	CASTLE OAKS ESTATES MASTER ASSOCIATION
TOCR	TOWN OF CASTLE ROCK
OSP	OPEN SPACE PRIVATE
UTIL	UTILITY
DRAIN	DRAINAGE
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	±42.473

GENERAL NOTES

1. 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.
2. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A FIFTEEN-FOOT UTILITY EASEMENT ALONG THE FRONT LOT LINES AND ALONG ALL PUBLIC RIGHTS-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.
3. 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.
4. THERE ARE 29 LOTS AND 2 TRACTS DEDICATED BY THIS PLAT
5. ALL 29 LOTS HAVE ACCESS BY CHOLLA WOOD WAY.

ENGINEER AND SURVEYOR
CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
(303) 703-4444

OWNER AND DEVELOPER
STRATUS TERRAIN, LLC
8480 E. ORCHARD ROAD, SUITE 1100
GREENWOOD VILLAGE, CO. 80111

SURVEYOR'S 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. 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. NCS-1018450-CO, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF 12/16/2022.
3. 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. 2021121285, 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 #5 REBAR WITH A 1-1/4 INCH DIAMETER YELLOW PLASTIC CAP STAMPED "PLS 38151", TO THE NORTHWEST CORNER OF SAID TRACT D BEING MONUMENTED BY A #5 REBAR WITH A 1-1/2 INCH YELLOW PLASTIC CAP STAMPED "PLS 38151", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
4. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SUBDIVISION PLAT IS THE U.S. SURVEY FOOT.
5. THE SUBJECT PROPERTY LIES WITHIN MULTIPLE FLOOD ZONES AS DELINEATED BY FEMA MAP 08035C0189G REVISED 3/16/16. FLOOD ZONES FROM SAID MAP ARE SHOWN HEREON. 'FLOOD ZONE X', 'FLOOD ZONE A' AND 'FLOOD ZONE AE' ALL AFFECT THE SUBJECT PROPERTY.
6. 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 LIENHOLDERS 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)
)SS
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.

ATTEST: TOWN OF CASTLE ROCK

_____ _____
TOWN CLERK TOWN MANAGER

_____ _____
DATE DATE

SURVEYOR'S CERTIFICATE

I, MILES SMALL, 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 THAT 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.

_____
MILES SMALL
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 _____ .M./P.M., AND WAS RECORDED AT RECEPTION NO. _____.

_____
DOUGLAS COUNTY CLERK AND RECORDER

CORE
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE
CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVE.TO@COREONE.COM

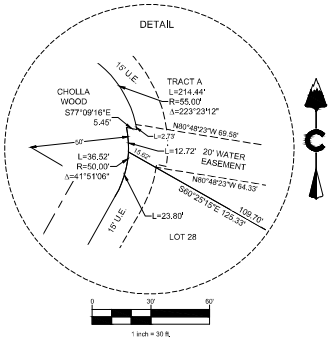
TERRAIN NORTH BASIN FILING NO. 2 PLAT
SEC. 31 & 32, T7S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

DATE: 02/10/23
CAD: DCB
QA/QC: MS

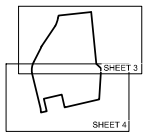
JOB NO. 14-001

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

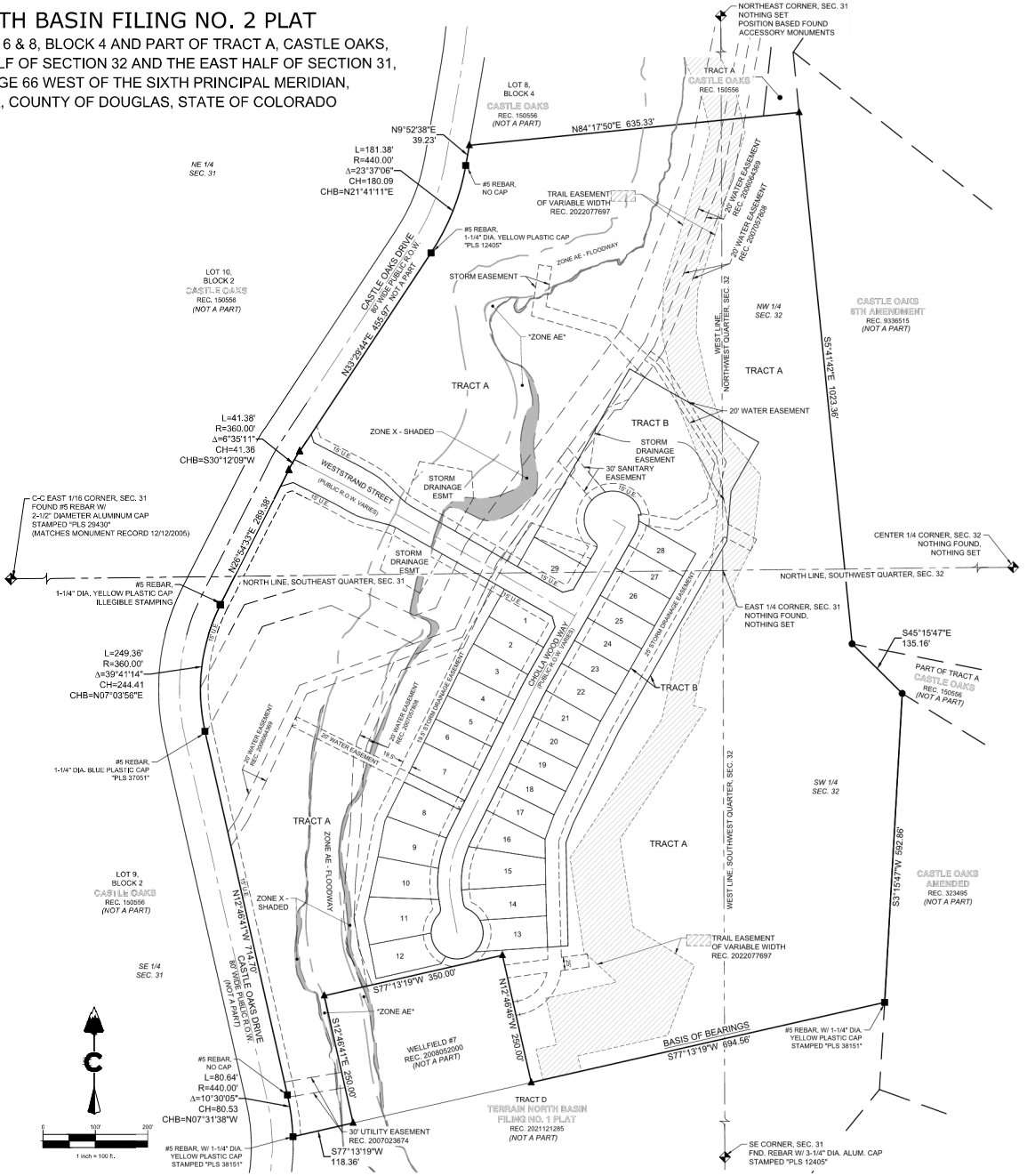


LEGEND

- 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



CORE CONSULTANTS, INC.
9375 CROWN CREST BLVD
ENGLEWOOD, CO 80113
303.703.4444
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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

DATE: 02/08/23
CAD: DCB
QA/QC: MS

JOB NO. 14-001

SHEET 2 of 5

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

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	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°33'16"W	21.58'
C11	18.18'	459.50'	2°16'02"	N61°33'16"W	18.18'

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
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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

KEY MAP

SHEET 3
SHEET 4

C-C EAST 1/16 CORNER, SEC. 31
FOUND #5 REBAR W/
2-1/2" DIAMETER ALUMINUM CAP
STAMPED "PLS 29430"
(MATCHES MONUMENT
RECORD 12/12/2005)

NORTHEAST CORNER, SEC. 31
NOTHING SET
POSITION BASED FOUND
ACCESSORY MONUMENTS

TRACT A
CASTLE OAKS
REC. 150556

LOT 8,
BLOCK 4
CASTLE OAKS
REC. 150556
(NOT A PART)

N84°17'50"E 635.33'

N9°52'38"E
39.23'

#5 REBAR,
NO CAP

L=181.38'
R=140.00'
Δ=23°37'06"
CH=180.09
CHB=N21°41'11"E

NE 1/4
SEC. 31

#5 REBAR,
1-1/4" DIA. YELLOW PLASTIC CAP
"PLS 12405"

LOT 10,
BLOCK 2
CASTLE OAKS
REC. 150556
(NOT A PART)

CASTLE OAKS DRIVE
80' WIDE PUBLIC R.O.W.
NOT A PART
N33°23'44"E 455.97'
416.00'

TRACT A
1,438,607 SQ.FT.
±33.026 AC

L=41.38'
R=360.00'
Δ=6°35'11"
CH=41.36
CHB=N30°12'09"E

N26°54'33"E 288.38'
294.00'

L=249.36'
R=360.00'
Δ=39°41'14"
CH=244.41
CHB=N07°13'36"E

#5 REBAR,
1-1/4" DIA. YELLOW PLASTIC CAP
ILLEGIBLE STAMPING

50' SANITARY SEWER
EASEMENT
REC. 2004099199

20' WATER EASEMENT
REC. 2006094369

SE 1/4
SEC. 31

(SHEET 4)

S81°42'16"E
25.00'

S8°17'44"W
77.00'

S73°48'02"E 135.80'

N13°48'02"W 150.85'

S48°09'38"E 115.24'

N43°36'51"W
104.54'

"ZONE AE"

ZONE X -
SHADED

N36°00'00"E
20.00'

N60°25'15"W
285.00'

N36°00'00"E
53.06'

N68°45'28"E
42.86'

S29°34'45"W 370.65'

S30°27'27"E 299.22'

S30°27'27"E 214.00'

N29°34'45"E
45.84'

20' WATER EASEMENT

TRACT B
114,778 SQ.FT.
±2.635 AC

N36°00'00"E
30.88'

N8°18'15"E
86.18'

STORM
DRAINAGE
EASEMENT

N40°16'58"E 47.85'

N40°16'58"E 111.41'

NO SAN ESMT

N40°16'58"E 99.29'

S12°52'41"W
71.26'

S12°52'41"W
87.49'

SEE DETAIL
(SHEET 2)

L=223.12'
R=145.00'
Δ=88°12'44"
CH=201.72
CHB=S77°11'27"W

N8°48'23"W
69.58'

S86°11'37"W
66.16'

S86°11'37"W
84.73'

N80°48'23"W
64.33'

S59°22'20"E
27.50'

L=23.80'

S60°25'15"E 125.32'

S59°30'53"E
131.12'

N4°48'58"E
95.50'

S62°07'49"E
82.04'

S27°52'11"W
25.02'

N62°06'55"W
57.04'

TRACT A
1,438,607 SQ.FT.
±33.023 AC

N29°30'53"E 108.09'

CENTER 1/4 CORNER, SEC. 32
NOTHING FOUND,
NOTHING SET

NORTH LINE, SOUTHWEST QUARTER, SEC. 32

NORTH LINE, SOUTHEAST QUARTER, SEC. 31

S5°41'12"E 1023.36'

WEST LINE, NORTHWEST QUARTER, SEC. 32

NW 1/4
SEC. 32

CASTLE OAKS
8TH AMENDMENT
REC. 9336515
(NOT A PART)

TRAIL EASEMENT
OF VARIABLE WIDTH
REC. 2022077697

30' SANITARY SEWER EASEMENT
REC. 2004099199

20' WATER EASEMENT
REC. 2004094369

20' WATER EASEMENT
REC. 2006094369

ZONE AE - FLOODWAY

TRACT A
1,438,607 SQ.FT.
±33.026 AC

STORM
DRAINAGE
EASEMENT

S79°04'36"E 102.17'

S3°10'48"E
51.23'

S29°20'33"W
72.51'

S29°20'33"W
86.72'

N69°40'28"W 86.60'

N00°05'57"E 86.51'

S69°51'22"E 135.55'

S69°18'28"E 116.39'

S60°25'15"E 115.00'

S60°25'15"E 120.00'

STORM ESMT

LOT 27
6,600 SQ.FT.
±0.152 AC

LOT 28
6,600 SQ.FT.
±0.152 AC

LOT 29
7,346 SQ.FT.
±0.169 AC

LOT 1
7,068 SQ.FT.
±0.162 AC

LOT 2
7,200 SQ.FT.
±0.165 AC

LOT 3
6,598 SQ.FT.
±0.151 AC

LOT 26
7,200 SQ.FT.
±0.165 AC

LOT 25
6,600 SQ.FT.
±0.152 AC

LOT 24
6,600 SQ.FT.
±0.152 AC

LOT 23
6,600 SQ.FT.
±0.152 AC

CHOCOLA WOOD WAY
PUBLIC R.O.W. VARIES

STORM EASEMENT

19.5' STORM
DRAINAGE
EASEMENT

TRACT B
114,778 SQ.FT.
±2.635 AC

TRAIL EASEMENT
OF VARIABLE WIDTH
REC. 2022077697

PART OF TRACT A
CASTLE OAKS
REC. 150556
(NOT A PART)

S45°15'47"E 135.16'

SW 1/4
SEC. 32

WEST LINE, SOUTHWEST QUARTER, SEC. 32

SE CORNER, SEC. 31
FND. REBAR W/ 3-1/4" DIA. ALUM. CAP
STAMPED "PLS 12405"

(SHEET 4)

0 60' 120'
1 inch = 60 ft.

CORE CONSULTANTS, INC.
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ENGLEWOOD, CO 80111
303.703.4444
LIVETOGARDINE.COM

LAND DEVELOPMENT
WATER
ENERGY
PUBLIC INFRASTRUCTURE

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

DATE: 02/09/23
CAD: DCB
QA/QC: MS

JOB NO. 14-001

SHEET 3 of 5

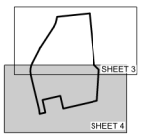
TERRAIN NORTH BASIN FILING NO. 2 PLAT

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

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	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°33'16"W	21.58'
C11	18.18'	459.50'	2°16'02"	N61°33'16"W	18.18'

KEY MAP



0 60' 120'
1 inch = 60 ft.

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

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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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

DATE: 02/09/23
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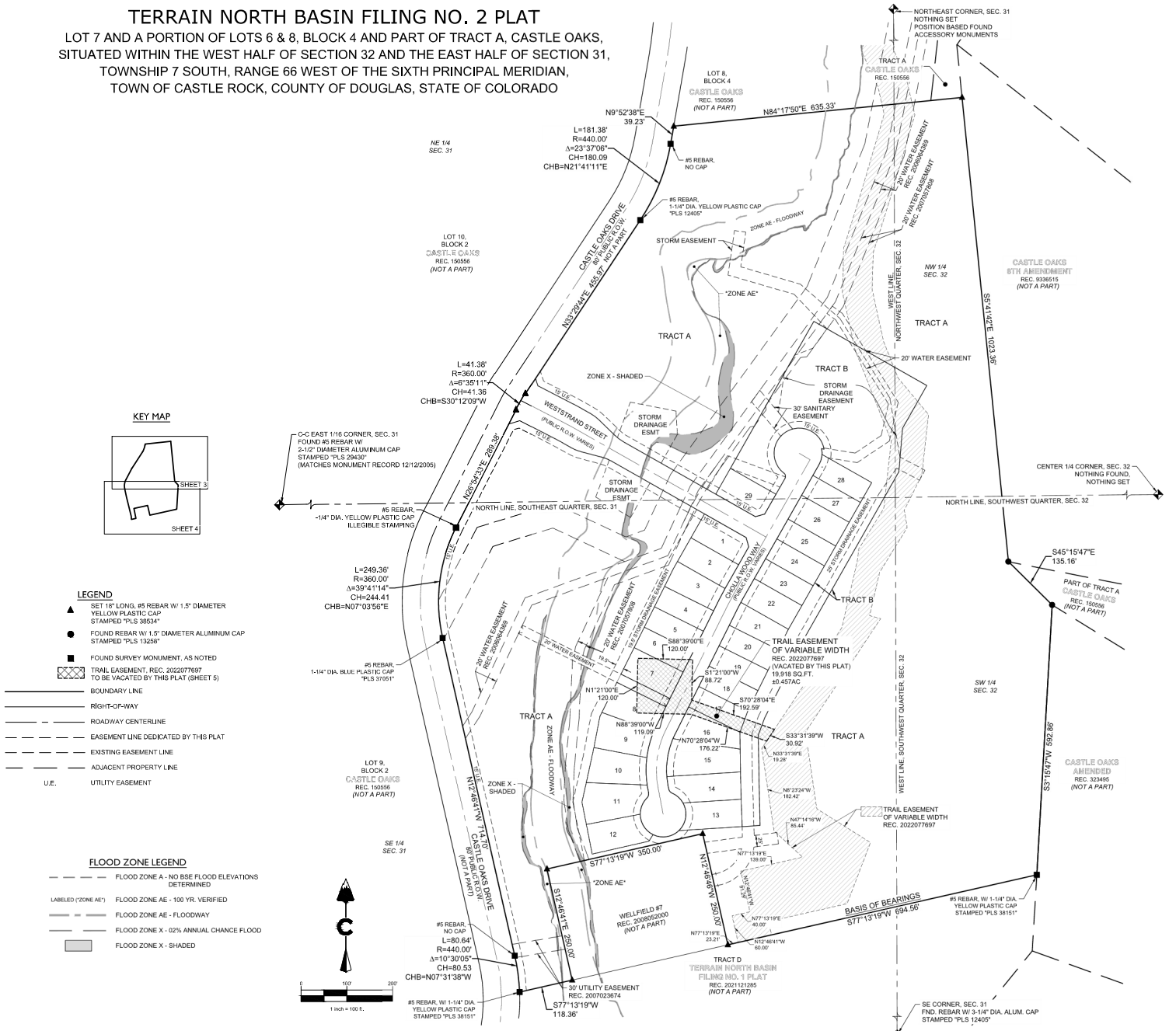
SHEET 4 OF 5

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

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LINETO@CORE.COM

TERRAIN NORTH BASIN FILING NO. 2 PLAT
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SHEET 5 OF 5	