THE OAKS AT CASTLE ROCK FILING NO. 2

A PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND A PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SHEET 1 OF 9

PROPERTY DESCRIPTION

A PART OF THE EAST 1/2 OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST AND A PART OF THE WEST 1/2 OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18, WHICH IS ALSO THE NORTHEAST CORNER OF SAID SECTION 13;
THENCE N88°59'35" E, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 1146.14 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18;
THENCE S00°34'46" W, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1317.67 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4;
THENCE S00°34'46" W, A DISTANCE OF 19.06 FEET;
THENCE N77°13'43" W, A DISTANCE OF 128.50 FEET;
THENCE S12°47'05" W, A DISTANCE OF 50.00 FEET;
THENCE S18°06'38" W, A DISTANCE OF 212.73 FEET;
THENCE S13°08'57" E, A DISTANCE OF 175.33 FEET;
THENCE S74°03'00" E, A DISTANCE OF 136.60 FEET;
THENCE N90°00'00" E, A DISTANCE OF 232.66 FEET;
THENCE S66°23'52" E, A DISTANCE OF 76.87 FEET TO THE BEGINNING OF A CURVE;
THENCE 148.03 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 135.00 FEET, THROUGH A CENTRAL ANGLE OF 62°49'40", HAVING A CHORD WHICH BEARS S34°59'02"E, A DISTANCE OF 140.73 FEET;
THENCE N86°25'48" E, A DISTANCE OF 107.07 FEET;
THENCE N61°23'27" E, A DISTANCE 84.01 FEET;
THENCE N85°42'32" E, A DISTANCE OF 85.21 FEET;
THENCE N12°28'08" E, A DISTANCE OF 108.71 FEET;
THENCE S59°23'13" E, A DISTANCE OF 169.97 FEET;
THENCE S89°59'07" E, A DISTANCE OF 543.91 FEET;
THENCE S00°02'11" W, A DISTANCE OF 116.62 FEET;
THENCE S10°58'20" W, A DISTANCE OF 136.67 FEET;
THENCE S11°30'58" E, A DISTANCE OF 220.91 FEET;
THENCE S46°16'41" W, A DISTANCE OF 162.32 FEET;
THENCE N86°34'34" W, A DISTANCE OF 178.59 FEET;
THENCE S59°01'13" W, A DISTANCE OF 277.95 FEET;
THENCE N23°40'22" W, A DISTANCE OF 83.79 FEET;
THENCE N79°59'03" W, A DISTANCE OF 127.98 FEET;
THENCE S16°18'49" W, A DISTANCE OF 164.91 FEET;
THENCE S48°45'47" W, A DISTANCE OF 312.77 FEET;
THENCE N69°50'01" E, A DISTANCE OF 87.47 FEET;
THENCE N87°13'38" E, A DISTANCE OF 62.29 FEET;
THENCE S62°27'14" E, A DISTANCE OF 134.16 FEET;
THENCE S52°11'42" E, A DISTANCE OF 121.82 FEET;
THENCE S30°39'29" E, A DISTANCE OF 120.96 FEET;
THENCE S57°01'15" W, A DISTANCE OF 203.63 FEET;
THENCE S37°13'39" E, A DISTANCE OF 185.29 FEET TO THE BEGINNING OF A NONTANGENT CURVE;
THENCE 60.09 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 997.37 FEET, THROUGH A CENTRAL ANGLE OF 03°27'07", HAVING A CHORD WHICH BEARS S49°46'33"W, A DISTANCE OF 60.08 FEET;
THENCE N37°13'39" W, A DISTANCE OF 202.21 FEET TO A POINT OF CURVE;
THENCE 115.03 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 113.17 FEET, THROUGH A CENTRAL ANGLE OF 58°14'08", HAVING A CHORD WHICH BEARS N66°20'43"W, A DISTANCE OF 110.14 FEET;
THENCE S84°32'13" W, A DISTANCE OF 597.37 FEET;
THENCE S22°33'44" W, A DISTANCE OF 617.63 FEET;
THENCE N59°48'37" W, A DISTANCE OF 848.39 FEET;
THENCE S89°55'38" W, A DISTANCE OF 1324.60 FEET TO A POINT ON THE EASTERLY LINE OF THE OAKS SUBDIVISION FILING NO. ONE, A SUBDIVISION PLAT RECORDED NOVEMBER 7, 2001 IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY UNDER RECEPTION NO. 01106090;
THENCE N00°47'29" W, A DISTANCE OF 521.54 FEET;
THENCE N00°46'35" W, A DISTANCE OF 621.19 FEET;
THENCE N73°58'13" E, A DISTANCE OF 857.19 FEET;
THENCE N21°10'19" W, A DISTANCE OF 649.07 FEET;
THENCE N89°55'18" E. ALONG SAID SOUTH LINE, A DISTANCE OF 742.48 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4;
THENCE N01°11'22" W, ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND ALONG THE EASTERLY LINE OF SAID BALDWIN PARK ESTATES FILING NO. 2, A DISTANCE OF 854.44 FEET;
THENCE S89°59'05" W, ALONG THE SOUTHERLY LINE OF SAID BALDWIN PARK ESTATES FILING NO. 2, A DISTANCE OF 619.46 FEET;
THENCE N00°00'55" W, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 460.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 13;
THENCE N89°59'05" E, ALONG SAID NORTHERLY LINE, A DISTANCE OF 610.03 FEET TO THE **POINT OF BEGINNING.**

EXCEPT ANY PORTION CONVEYED TO THE TOWN OF CASTLE ROCK IN DEED RECORDED OCTOBER 17, 2008 UNDER RECEPTION NO. 2008070471
AND **EXCEPT** ANY PORTION CONVEYED TO THE TOWN OF CASTLE ROCK IN DEED RECORDED SEPTEMBER 18, 2019 UNDER RECEPTION NO. 2019060652.

CONTAINING AN AREA OF 165.344 ACRES, (7,202,401 SQUARE FEET), MORE OR LESS.

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS 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, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME OF **THE OAKS OF CASTLE ROCK FILING NO. 2 PLAT.**

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, 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 SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON.

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 AND TRACTS F, G AND H FOR THE PURPOSE OF OPEN SPACE, PARKS AND TRAILS. ANY TRACTS TO BE DEDICATED TO THE METRO DISTRICT OR CONVEYED TO THE HOA WILL BE CONVEYED BY SEPARATE INSTRUMENT.

OWNER:

CASTLEVIEW LLC., A NEVADA LIMITED LIABILITY COMPANY

BY: _____ AS: _____

NOTARY CERTIFICATE

STATE OF COLORADO)
)ss
COUNTY OF _____)

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

BY _____

AS _____, OF CASTLEVIEW LLC., A NEVADA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

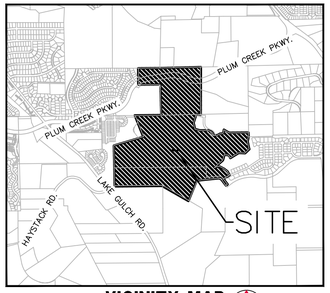
NOTARY PUBLIC _____

OWNERS/DEVELOPERS

CASTLEVIEW LLC, A NEVADA LIMITED LIABILITY COMPANY
9335 E. Harvard Ave.
Denver, Colorado 80231

SURVEYOR:

AZTEC CONSULTANTS, INC.
300 East Mineral Avenue, Suite 1
Littleton, Colorado 80122
303-713-1898



VICINITY MAP
SCALE 1" = 2,000'
NORTH

SHEET INDEX:

SHEET 1 – COVER SHEET
SHEET 2 – OVERALL PLAT MAP
SHEETS 3–9 – LOT DETAILS AND EASEMENT INFORMATION

GENERAL NOTES:

1) THE PURPOSE OF THIS PLAT IS TO CREATE 114 PLATTED LOTS, TRACTS, EASEMENTS AND STREETS.

2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. ABD70681190-4 WITH AN EFFECTIVE DATE OF 04/22/2024 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.

3) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.

4) THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IS ASSUMED TO BEAR SOUTH 01°11'22" EAST AND IS MONUMENTED AS SHOWN HEREON.

5) DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

6) DRAINAGE EASEMENTS: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION POND SLOPES LOCATED ON THEIR PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT 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.

7) LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IRRIGATION.

8) THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN OTHER AREAS: ZONE X BEING AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND WITHIN OTHER FLOOD AREAS: ZONE X BEING AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAT 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, PER FEDERAL EMERGENCY MANAGEMENT AGENCY PRELIMINARY FLOOD INSURANCE RATE MAP NO. 08035C0302G, MAP REVISED DATE MARCH 16, 2016.

9) UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A FIFTEEN-FOOT FRONT LOT UTILITY EASEMENT THAT ADJOINS 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.

10) NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER-FORTS, DECKS, ATTACHED PORCHES, ATTACHED STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S). THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES. CABLE COMMUNICATION SYSTEMS FIBER AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

11) LOTS 72, 73, 74, 75, 76 AND 77 SHALL REQUIRE A FRONT YARD SETBACK OF 10 FEET AND 50% OF THE LOT DEPTH FOR THE REAR YARD SETBACK.

12) LOTS 52–54 AND 63–77 ARE RESTRICTED TO MAXIMUM BUILDING HEIGHT OF 25 FEET, MEASURED FROM THE EXISTING, PRE-GRADE ELEVATION.

TITLE CERTIFICATE

I, _____ AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE 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 CERTIFICATION OF OWNERSHIP AND DEDICATION.

SIGNED THIS _____DAY OF _____, 20__.

_____ _____
AUTHORIZED REPRESENTATIVE LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO)
)ss
COUNTY OF_____)

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

BY _____ AS _____ OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

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 PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: TOWN OF CASTLE ROCK

_____ _____
TOWN CLERK TOWN MANAGER

_____ _____
DATE DATE

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

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE OAKS OF CASTLE ROCK DEVELOPMENT AGREEMENT, RECORDED ON THE 9TH DAY OF JULY, 2004 AT RECEPTION NO. 2004071579 AND ACCORDINGLY 114 SFE ARE SFES ARE DEDUCTED FOR DOMESTIC/RESIDENTIAL USE AND 24 SFES ARE DEDUCTED FOR IRRIGATION METER(S).

Land Use/Summary Table

TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY / MAINTAINED BY
TRACT A	370,309	8.501	OPEN SPACE & TRAIL	HOA/METRO DIST.
TRACT B	864,590	19.848	OPEN SPACE,TRAIL, UTILITIES & DRAINAGE	HOA/METRO DIST.
TRACT C	74,095	1.701	OPEN SPACE, DRAINAGE & TRAIL	HOA/METRO DIST.
TRACT D	277,510	6.371	OPEN SPACE, DRAINAGE & TRAIL	HOA/METRO DIST.
TRACT E	686,299	15.755	OPEN SPACE & UTILITIES	HOA/METRO DIST.
TRACT F	11,327	0.260	OPEN SPACE (PLD)	TOWN OF CASTLE ROCK
TRACT G	788,835	18.109	OPEN SPACE, PARK & TRAIL	TOWN OF CASTLE ROCK/HOA/METRO DIST.
TRACT H	74,322	1.706	OPEN SPACE, UTILITIES, & DRAINAGE	TOWN OF CASTLE ROCK/HOA/METRO DIST.
TRACT I	2,619	0.060	SIGHT DISTANCE AREA (1)	HOA/METRO DIST.
TRACT J	393	0.009	SIGHT DISTANCE AREA (1)	HOA/METRO DIST.
TRACT K	1,219	0.028	SIGHT DISTANCE AREA (1)	HOA/METRO DIST.
TRACT 1A	107,818	2.475	OPEN SPACE, UTILITIES, & DRAINAGE	HOA/METRO DIST.
TRACT 1B	90,752	2.083	OPEN SPACE	HOA/METRO DIST.
TRACT 2A	394,196	9.050	OPEN SPACE	HOA/METRO DIST.
TRACT 5A	63,123	1.449	OPEN SPACE, UTILITIES, & DRAINAGE	HOA/METRO DIST.
TRACT 5B	55,713	1.279	OPEN SPACE	HOA/METRO DIST.
TRACT 5C	22,704	0.521	OPEN SPACE & DRAINAGE	HOA/METRO DIST.
TRACT 6A	178,429	4.096	OPEN SPACE	HOA/METRO DIST.
TRACT 11A	6,105	0.140	OPEN SPACE	HOA/METRO DIST.
TRACT TOTAL	4,070,358	93.441		
ROW TOTAL	420,643	9.656		
LOT TOTAL	2,711,400	62.247		
SITE TOTAL	7,202,401	165.344		

HOA = A HOMEOWNERS ASSOCIATION FORMED TO SERVE THE PROPERTY IN THIS FILING.

NOTE: SHOULD THE METRO DISTRICT DISSOLVE, THE HOA WILL ASSUME METRO DISTRICT RESPONSIBILITIES.

SURVEYORS CERTIFICATE

I, JAMES E. LYNCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXISTING AND THIS PLAT ACCURATELY REPRESENTS THAT SURVEY.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20__

FOR REVIEW

JAMES E. LYNCH, LICENSED PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

COVER SHEET
PROJECT NO.: PL23-0010
THE OAKS OF CASTLE ROCK FILING NO. 2 PLAT SHEET 1 OF 9

LAST REVISED: 8-2-2024

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

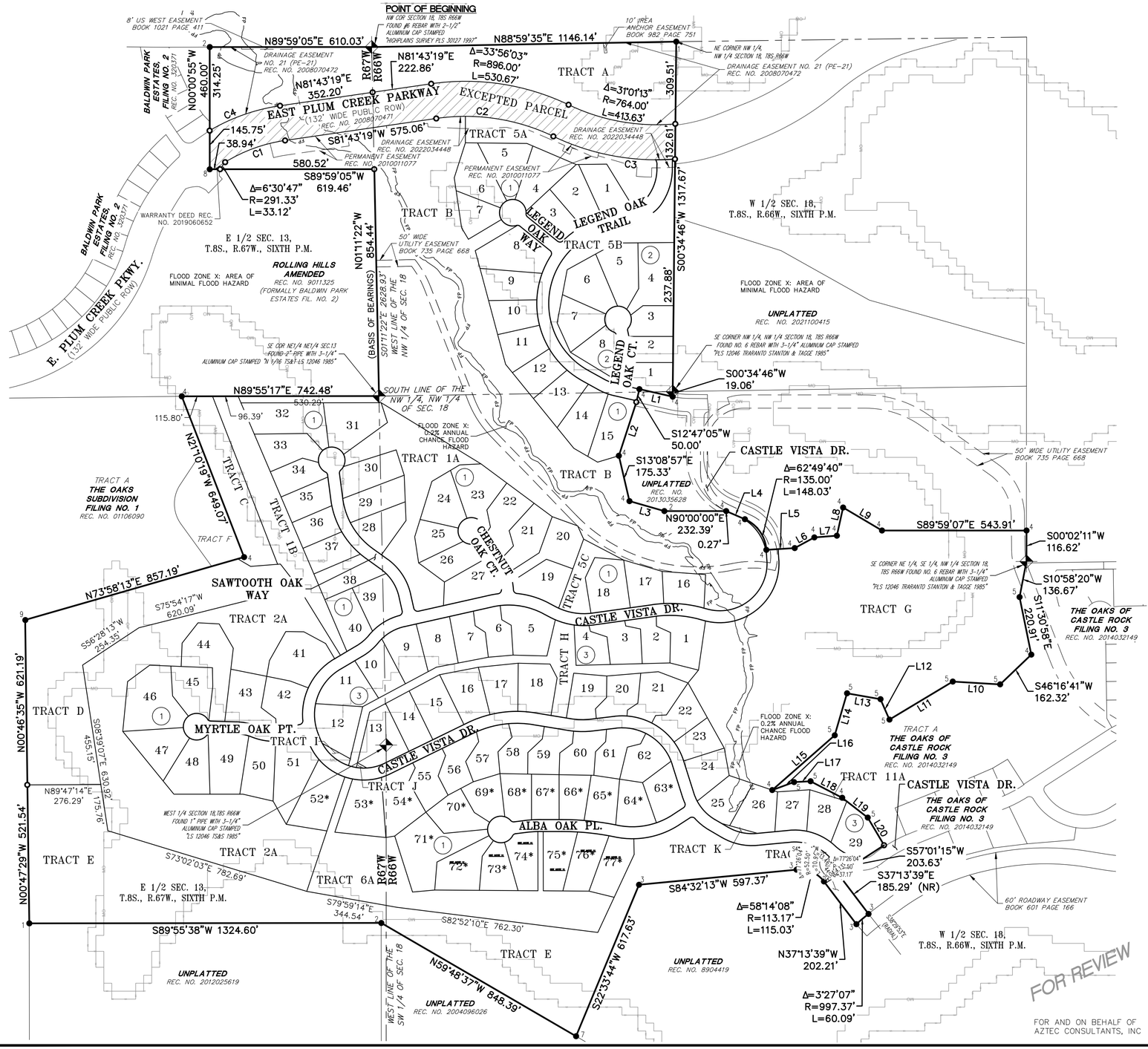
AzTec Proj. No: 159321-01 Drawn By: GLW

DEVELOPER
CASTLEVIEW LLC.
9335 E. Harvard Ave.
DENVER, COLORADO 80231

DATE OF PREPARATION:	10-19-2021
SCALE:	N/A
SHEET 1 OF 9	

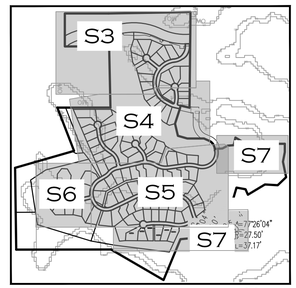
THE OAKS AT CASTLE ROCK FILING NO. 2

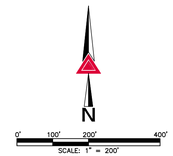
A PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND A PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N77°13'43"W	128.50'
L2	S18°06'38"W	212.73'
L3	S74°03'00"E	136.60'
L4	S66°23'52"E	76.87'
L5	N86°25'48"E	62.47'
L6	N61°23'27"E	84.01'
L7	N85°42'32"E	85.21'
L8	N12°28'08"E	108.71'
L9	S59°23'13"E	169.97'
L10	N86°34'34"W	178.59'
L11	S59°01'13"W	277.95'
L12	N23°40'22"W	83.79'
L13	N79°59'03"W	127.98'
L14	S16°18'49"W	164.91'
L15	S48°45'47"W	312.77'
L16	N69°50'01"E	87.47'
L17	N87°13'38"E	62.29'
L18	S62°27'14"E	134.16'
L19	S52°11'42"E	121.82'
L20	S30°39'29"E	120.96'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	23°15'36"	594.00'	241.14'
C2	33°56'03"	764.00'	452.49'
C3	25°26'40"	896.00'	397.90'
C4	22°16'40"	726.00'	282.28'





MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- 1 FOUND NO. 4 REBAR NO CAP
- 2 FOUND NO. 5 REBAR NO CAP
- 3 FOUND NO. 3 REBAR NO CAP
- 4 FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "STEVENSON PLS 38231"
- 5 FOUND 3/4" BRASS TAG IN ROCK STAMPED "STEVENSON PLS 38231"
- 6 FOUND 2" ALUMINUM CAP STAMPED "PROP. CORNER LS 23042"
- 7 FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP "ILLEGIBLE"
- 8 FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP "ILLEGIBLE"
- 9 FOUND NO. 5 REBAR WITH 1" RED PLASTIC CAP "ILLEGIBLE"
- ALIQUOT CORNER AS NOTED
- FP — FLOODPLAIN
- MO — MODERATE SKYLINE—RIDGELINE AREA
- MINOR SKYLINE—RIDGELINE AREA
- (NR) NON-RADIAL
- EXCEPTION PARCEL REC. NO. 2008070471 & REC. NO. 2019060652
- SEE GENERAL NOTE 12

OVERALL SHEET
PROJECT NO.: PL23-0010
THE OAKS OF CASTLE ROCK FILING NO. 2 PLAT SHEET 2 OF 9

AzTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 159321-01 Drawn By: GLW

DEVELOPER
CASTLEVIEW LLC.
9335 E. Harvard Ave.
DENVER, COLORADO 80231

DATE OF PREPARATION:	10-19-2021
SCALE:	1" = 200'

THE OAKS AT CASTLE ROCK FILING NO. 2

A PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND A PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SHEET 3 OF 9

N

SCALE: 1" = 60'

N89°59'05"E 610.03'

N88°59'35"E 1146.14'

POINT OF BEGINNING
NW COR SECTION 18, T8S R66W
FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "HIGHPLAINS SURVEY PLS 30127 1997"

W 1/2 SEC. 18, T.8S., R.66W., SIXTH P.M.

R67W / R66W

ZONE X: AREA OF MINIMAL FLOOD HAZARD

TRACT E
BALDWIN PARK ESTATES, FILING NO. 2
REC. NO. 320371

UNPLATTED

8' US WEST EASEMENT BOOK 1021 PAGE 411

10' UREA ANCHOR EASEMENT BOOK 982 PAGE 751

LINE CORNER NW 1/4 NW 1/4 SECTION 18, T8S R66W

DRAINAGE EASEMENT NO. 21 (PE-21) REC. NO. 2008070472

TRACT A
370,309 SF
8.501 AC

309.51'

N00°00'55"W 460.00'

314.25'

421.17'

25' TRAIL EASEMENT

FLOOD ZONE X: 0.2% ANNUAL CHANCE FLOOD HAZARD

LOT 5

LOT 6 BLOCK 5

EXCEPTED PARCEL
238,516 SF
5.476 AC

S81°43'19"W 222.86'

Δ=33°56'03" R=896.00' L=530.67'

S81°43'19"W 352.20'

L=282.28'

R=726.00'

Δ=22°16'40"

EAST PLUM CREEK PARKWAY
(132' WIDE PUBLIC ROW)
REC. NO. 2008070471

S81°43'19"W 575.06'

Δ=33°56'03" R=764.00' L=452.49'

Δ=31°01'13" R=764.00' L=413.63'

TRACT 5A
63,123 SF
1.449 AC

S89°21'49"E 231.52'

185.70'

45.82'

24.29'

DRAINAGE EASEMENT REC. NO. 2022034448

PERMANENT EASEMENT REC. NO. 2010001077

15' U.E.

Δ=30°08'32" R=896.00' L=471.37'

TRACT B
864,590 SF
19.848 AC

L=241.14'

R=594.00'

Δ=23°15'36"

Δ=6°30'47"
R=291.33'
L=33.12'

20' SIDEWALK EASEMENT

WARRANTY DEED REC. NO. 2019060652

S89°59'05"W 619.46'

S89°59'05"W 403.78'

580.52'

38.94'

E 1/2 SEC. 13, T.8S., R.67W., SIXTH P.M.

ZONE X: AREA OF MINIMAL FLOOD HAZARD

ROLLING HILLS AMENDED
REC. NO. 9011325

25' TRAIL EASEMENT

FLOOD ZONE X: 0.2% ANNUAL CHANCE FLOOD HAZARD

UTILITY EASEMENT

TRAIL EASEMENT

20' UTILITY EASEMENT

UTILITY EASEMENT SEE DETAIL "D" SHEET 9

50' WIDE UTILITY EASEMENT BOOK 735 PAGE 668

N01°11'22"W 854.44'

WEST LINE OF THE NW 1/4 OF SEC. 18 (BASIS OF BEARINGS)

S01°11'22"E 2628.93'

N30°51'51"W 50.05'

S59°08'09"W 144.49'

S59°08'09"W 185.46' (NR)

LEGEND OAK WAY
(45' WIDE PUBLIC ROW)

LEGEND OAK TRAIL
(VARIABLE WIDTH PUBLIC ROW)

TRACT 5B
55,713 SF
1.279 AC

N89°24'37"E 220.67'

84.01'

136.66'

S00°34'46"W 1317.67'

UNPLATTED
REC. NO. 2021100415

30' DRAINAGE EASEMENT

1 — 23,049 SF — 0.529 AC
2 — 22,980 SF — 0.528 AC
3 — 21,104 SF — 0.484 AC
4 — 26,179 SF — 0.601 AC
5 — 25,825 SF — 0.593 AC
6 — 27,196 SF — 0.624 AC
7 — 17,815 SF — 0.409 AC
8 — 33,707 SF — 0.774 AC
9 — 22,640 SF — 0.520 AC
10 — 19,176 SF — 0.440 AC
11 — 20,766 SF — 0.477 AC

4 — 33,989 SF — 0.780 AC
5 — 27,523 SF — 0.632 AC
6 — 26,827 SF — 0.616 AC
7 — 23,131 SF — 0.531 AC
3 — 18,170 SF — 0.417 AC

SEE SHEET 4

SEE SHEET 6 FOR LINE AND CURVE TABLES

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

THIS SHEET

KEY MAP
SCALE 1" = 1,000'

MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- 1 FOUND NO. 4 REBAR NO CAP
- 2 FOUND NO. 5 REBAR NO CAP
- 8 FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP "ILLEGIBLE"
- ALIQUOT CORNER AS NOTED
- FP — FLOODPLAIN
- MO — MODERATE SKYLINE-RIDGELINE AREA
- MINOR SKYLINE-RIDGELINE AREA
- U.E. UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- (NR) NON-RADIAL
- EXCEPTION PARCEL REC. NO. 2008070471 & REC. NO. 2019060652

LOT XX

LOT XX

LOT XX

15' U.E.

15' U.E.

15' U.E.

CASTLE VISTA DR.
(45' WIDE PUBLIC ROW)

TYPICAL LOT EASEMENT DETAIL
SCALE 1" = 50'

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 159321-01 Drawn By: GLW

DEVELOPER
CASTLEVIEW LLC.
9335 E. Harvard Ave.
DENVER, COLORADO 80231

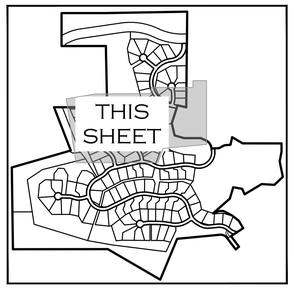
DATE OF PREPARATION:	10-19-2021
SCALE:	1" = 60'
SHEET 3 OF 9	

DETAIL SHEET
PROJECT NO.: PL23-0010
THE OAKS OF CASTLE ROCK FILING NO. 2 PLAT SHEET 3 OF 9

THE OAKS AT CASTLE ROCK FILING NO. 2

A PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND A PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SHEET 4 OF 9



KEY MAP
SCALE 1" = 1,000'

SEE SHEET 3
FOR LEGEND

SEE SHEET 3

SEE SHEET 3

SEE SHEET 6
FOR LINE AND CURVE TABLES

ROLLING HILLS AMENDED
REC. NO. 9011325

E 1/2 SEC. 13,
T.8S., R.67W., SIXTH P.M.

ZONE X: AREA OF MINIMAL FLOOD HAZARD
SE COR NE1/4 NE1/4 SEC.13
FOUND 2" PIPE WITH 3-1/4" ALUMINUM CAP STAMPED "N 1/16 TS&T LS 12046 1985"

N89°55'17"E 742.48'
N89°55'18"E 527.61'
530.29'
96.39'
27.16'
309.94'
217.67'

SOUTH LINE OF THE NW 1/4, NW 1/4 OF SEC. 18

W 1/2 SEC. 18,
T.8S., R.66W., SIXTH P.M.

ZONE X: AREA OF MINIMAL FLOOD HAZARD
SE CORNER NW 1/4, NW 1/4 SECTION 18, T8S R66W
FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 12046 TRARANTO STANTON & TAGGE 1985"

UNPLATTED
REC. NO. 2021100415

15' WIDE UTILITY EASEMENT
REC. NO.

N90°00'00"W 1317.67'
S00°34'46"W 1317.67'
N77°13'43"W 128.50'
S00°34'46"W 19.06'
S12°47'05"W 50.00'
S18°06'38"W 212.73'
S13°08'57"E 175.33'
S74°03'00"E 136.60'
N90°00'00"E 232.66'
S66°23'52"E 76.87'
N66°23'52"W 50.77'

CASTLE VISTA DR. (FUTURE)
REC. NO. 2014071854

15' WIDE UTILITY EASEMENT
REC. NO. 2024029313

25' WIDE UTILITY EASEMENT
BOOK 735 PAGE 668

DRAINAGE EASEMENT

UNPLATTED
REC. NO.
2013035628

LEGEND OAK CT.
(45' WIDE PUBLIC ROW)

OAK TRAIL
(VARIABLE WIDTH PUBLIC ROW)

CHESTNUT OAK CT.
(45' WIDE PUBLIC ROW)

SAWTOOTH OAK WAY
(45' WIDE PUBLIC ROW)

TRACT 1A
107,818 SF
2.475 AC

TRACT 1B
90,752 SF
2.083 AC

TRACT B
864,590 SF
19.848 AC

TRACT C
74,095 SF
1.701 AC

TRACT 5B
55,713 SF
1.279 AC

TRACT 5C
22,704 SF
0.521 AC

1	18,120 SF, 0.416 AC
2	15,938 SF, 0.366 AC
3	18,170 SF, 0.417 AC
4	26,922 SF, 0.618 AC
5	24,454 SF, 0.561 AC
6	26,975 SF, 0.619 AC
7	23,131 SF, 0.531 AC
8	20,028 SF, 0.460 AC
9	20,766 SF, 0.477 AC
10	18,692 SF, 0.429 AC
11	21,259 SF, 0.488 AC
12	26,143 SF, 0.600 AC
13	24,829 SF, 0.570 AC
14	25,807 SF, 0.592 AC
15	29,040 SF, 0.667 AC
16	23,115 SF, 0.531 AC
17	19,667 SF, 0.451 AC
18	23,737 SF, 0.545 AC
19	26,149 SF, 0.600 AC
20	22,704 SF, 0.521 AC
21	24,829 SF, 0.570 AC
22	25,807 SF, 0.592 AC
23	29,040 SF, 0.667 AC
24	23,115 SF, 0.531 AC
25	18,044 SF, 0.414 AC
26	19,667 SF, 0.451 AC
27	23,737 SF, 0.545 AC
28	21,836 SF, 0.501 AC
29	22,523 SF, 0.517 AC
30	25,143 SF, 0.577 AC
31	32,701 SF, 0.751 AC
32	37,038 SF, 0.850 AC
33	23,945 SF, 0.550 AC
34	17,968 SF, 0.412 AC
35	18,567 SF, 0.426 AC
36	16,581 SF, 0.381 AC
37	17,986 SF, 0.413 AC
38	23,207 SF, 0.533 AC
39	23,894 SF, 0.549 AC

SEE SHEET 5

SEE SHEET 5

SEE SHEET 5

SEE SHEET 3
FOR TYPICAL LOT
EASEMENT DETAILS

FLOOD ZONE X: 0.2% ANNUAL CHANCE FLOOD HAZARD

50' WIDE UTILITY EASEMENT
BOOK 735 PAGE 668

UTILITY EASEMENT
SEE DETAIL "D"
SHEET 9

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

0' 30' 60' 120'
SCALE: 1" = 60'

DETAIL SHEET
PROJECT NO.: PL23-0010
THE OAKS OF CASTLE ROCK FILING NO. 2 PLAT SHEET 4 OF 9

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No: 159321-01 Drawn By: GLW

DEVELOPER
CASTLEVIEW LLC.
9335 E. Harvard Ave.
DENVER, COLORADO 80231

DATE OF PREPARATION:	10-19-2021
SCALE:	1" = 60'
SHEET 4 OF 9	

THE OAKS AT CASTLE ROCK FILING NO. 2

A PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND A PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SHEET 5 OF 9

SEE SHEET 7 FOR LEGEND

SEE SHEET 3 FOR TYPICAL LOT EASEMENT DETAILS

SEE SHEET 4

SEE SHEET 6 FOR LINE AND CURVE TABLES

SEE SHEET 7

CASTLE VISTA DR. (45' WIDE PUBLIC ROW)

ALBA OAK PL. (45' WIDE PUBLIC ROW)

TRACT A 178,429 SF 4.096 AC — E 1/2 SEC. 13, T.8S., R.67W., SIXTH P.M.

TRACT B 864,590 SF 19.848 AC — UTILITY EASEMENT

TRACT C 22,704 SF 0.521 AC

TRACT G 788,835 SF 18.109 AC

TRACT H 74,322 SF 1.706 AC

TRACT I 2,619 SF 0.060 AC

TRACT J 393 SF 0.009 AC

TRACT K 1,219 SF 0.028 AC

TRACT 11A 6,105 SF 0.140 AC

W 1/2 SEC. 18, T.8S., R.66W., SIXTH P.M.

DRAINAGE EASEMENT — SEE DETAIL "B" SHEET 8

TRAIL EASEMENT — SEE DETAIL "A" SHEET 7

UNPLATTED

FLOOD ZONE X: 0.2% ANNUAL CHANCE FLOOD HAZARD

ZONE X: AREA OF MINIMAL FLOOD HAZARD

WEST LINE OF THE NW 1/4 OF SEC. 18 S01°11'22"E 2628.93' (BASIS OF BEARINGS)

WEST 1/4 SECTION 18,T8S R66W FOUND 1" PIPE WITH 3-1/4" ALUMINUM CAP STAMPED "LS 12046 T8S R66W"

SW 1/4 OF SEC. 18

R67W / R66W

KEY MAP — SCALE 1" = 1,000' — THIS SHEET

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
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DEVELOPER
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9335 E. Harvard Ave.
DENVER, COLORADO 80231

DATE OF PREPARATION:	10-19-2021
SCALE:	1" = 60'
SHEET 5 OF 9	

DETAIL SHEET 79.86' PROJECT NO.: PL23-0010

THE OAKS OF CASTLE ROCK FILING NO. 2 PLAT SHEET 5 OF 9

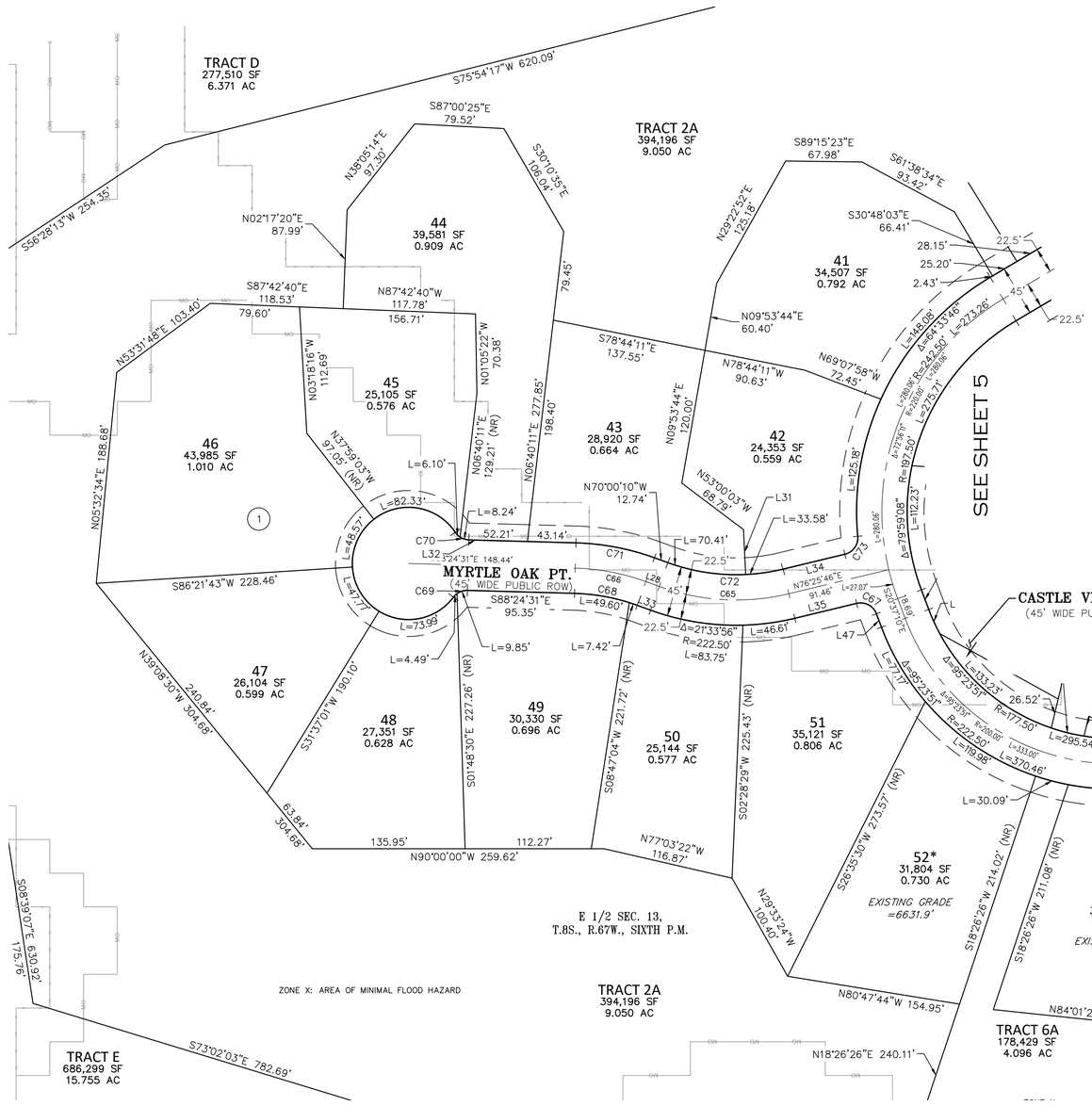
THE OAKS AT CASTLE ROCK FILING NO. 2

A PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND A PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SHEET 6 OF 9

KEY MAP
SCALE 1" = 1,000'

SEE SHEET 7
FOR LEGEND



SEE SHEET 3
FOR TYPICAL LOT
EASEMENT DETAILS

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°55'48"E	69.83'
L2	S18°06'38"W	212.73'
L3	S74°03'00"E	136.60'
L4	S66°23'52"E	76.87'
L5	N86°25'48"E	62.47'
L6	N61°23'27"E	84.01'
L7	N85°42'32"E	85.21'
L8	N12°28'08"E	108.71'
L9	S59°23'13"E	169.97'
L10	N86°34'34"W	178.59'
L11	S59°01'13"W	277.95'
L12	N23°40'22"W	83.79'
L13	N79°59'03"W	127.98'
L14	S16°18'49"W	164.91'
L15	S48°45'47"W	312.77'
L16	N69°50'01"E	87.47'
L17	N87°13'38"E	62.29'
L18	S62°27'14"E	134.16'
L19	S52°11'42"E	121.82'
L20	S30°39'29"E	120.96'
L21	S04°58'40"W	48.05'
L24	S38°07'32"E	9.66'
L25	N87°28'22"W	8.10'
L26	N87°28'22"W	15.21'
L27	N59°21'58"E	34.88'

LINE TABLE		
LINE	BEARING	LENGTH
L28	S70°00'10"E	12.74'
L29	S71°55'26"E	9.17'
L30	N71°55'26"W	12.29'
L31	N02°43'50"W	40.00'
L32	N88°24'31"W	52.21'
L33	S70°00'10"E	12.74'
L34	S76°25'46"W	56.70'
L35	N76°25'46"E	56.63'
L36	N38°07'32"W	11.75'
L37	N82°13'46"E	15.55'
L38	S61°03'04"E	42.85'
L39	N32°16'12"E	42.85'
L40	N43°30'48"E	63.00'
L41	N62°14'32"W	30.34'
L42	S54°19'33"E	67.61'
L43	S54°19'33"E	39.85'
L44	S62°14'32"E	30.34'
L45	N06°36'01"W	54.01'
L46	N07°08'55"W	55.27'
L47	S20°37'10"E	12.74'
L48	S89°55'48"W	68.49'
L49	S59°21'58"W	42.64'
L50	S27°29'22"E	21.01'
L51	S26°01'01"E	29.47'
L52	S13°24'09"E	37.63'

LINE TABLE		
LINE	BEARING	LENGTH
L53	S14°41'14"E	52.73'
L54	S09°18'28"W	47.54'
L55	S05°48'00"W	46.60'
L56	S04°00'26"W	46.40'
L57	S05°11'52"E	36.61'
L58	S04°14'21"W	22.84'
L59	S59°40'00"E	57.02'
L60	N11°15'11"W	20.42'
L61	N00°56'56"W	37.37'
L62	S75°04'43"E	21.23'
L63	N75°04'43"W	14.31'
L64	N03°34'12"W	40.76'
L65	S83°00'25"W	38.22'
L66	N83°00'25"E	38.22'
L67	N62°14'32"W	30.34'
L68	S00°34'46"W	18.97'
L69	S03°34'12"E	14.89'
L70	N54°20'47"W	14.93'
L71	N54°20'47"W	14.76'
L72	S02°37'15"E	7.52'
L73	N19°10'54"E	23.18'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	23°15'36"	594.00'	241.14'
C2	33°56'03"	764.00'	452.49'
C3	25°26'40"	896.00'	397.90'
C4	22°16'40"	726.00'	282.28'
C5	27°50'38"	86.23'	41.91'
C6	7°08'39"	139.52'	17.40'
C7	22°35'43"	82.87'	32.68'
C8	5°45'18"	136.12'	13.67'
C9	18°09'45"	27.09'	8.59'
C10	13°05'28"	62.08'	14.18'
C11	178°12'50"	12.50'	38.88'
C12	175°18'57"	12.50'	38.25'
C13	158°30'23"	12.50'	34.58'
C14	55°27'31"	21.00'	20.32'
C15	156°48'11"	12.50'	34.21'
C16	161°44'04"	12.50'	35.29'
C17	175°57'09"	12.50'	38.39'
C18	184°09'22"	24.17'	77.68'
C19	34°35'53"	12.18'	7.36'
C20	18°58'11"	52.09'	17.25'
C21	6°07'37"	161.12'	17.23'
C22	23°55'03"	57.87'	24.16'
C23	7°27'26"	164.52'	21.41'
C24	52°48'33"	35.38'	32.61'
C25	19°00'36"	123.01'	40.81'
C26	23°13'06"	40.90'	16.57'
C27	21°57'50"	123.55'	47.36'
C28	21°30'19"	42.50'	15.95'
C29	33°44'44"	74.49'	43.87'
C30	77°57'12"	20.53'	27.93'
C31	21°30'19"	67.50'	25.34'
C32	6°34'18"	183.09'	21.00'
C33	54°45'56"	15.00'	14.34'
C34	54°45'56"	15.00'	14.34'
C35	83°48'18"	15.00'	21.94'
C36	83°48'18"	15.00'	21.94'
C37	58°51'41"	15.00'	15.41'
C38	51°12'32"	15.00'	13.41'
C39	25°43'22"	422.50'	189.68'
C40	90°00'00"	15.00'	23.56'
C41	97°31'14"	15.00'	25.53'
C42	8°39'24"	177.50'	26.82'
C43	16°10'38"	222.50'	62.82'
C44	32°59'57"	400.00'	230.38'
C45	16°10'38"	200.00'	56.47'
C46	54°45'56"	15.00'	14.34'
C47	54°45'56"	15.00'	14.34'
C48	90°00'00"	15.00'	23.56'
C49	87°29'59"	15.00'	22.91'
C50	87°06'22"	15.00'	22.80'
C51	81°13'22"	15.00'	21.26'
C52	54°45'56"	15.00'	14.34'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C53	54°45'56"	15.00'	14.34'
C54	35°25'41"	222.50'	137.58'
C55	37°55'42"	177.50'	117.50'
C56	19°56'43"	200.00'	69.62'
C57	16°05'29"	300.00'	84.25'
C58	6°24'39"	222.50'	24.90'
C59	80°54'55"	15.00'	21.18'
C60	80°54'55"	15.00'	21.18'
C61	5°32'05"	477.50'	46.13'
C62	6°55'23"	522.50'	63.13'
C63	54°45'56"	15.00'	14.34'
C64	54°45'56"	15.00'	14.34'
C65	33°34'04"	200.00'	117.17'
C66	18°24'21"	200.00'	64.25'
C67	82°57'04"	15.00'	21.72'
C68	18°24'21"	177.50'	57.02'
C69	54°45'56"	15.00'	14.34'
C70	54°45'56"	15.00'	14.34'
C71	18°24'21"	222.50'	71.48'
C72	33°34'04"	177.50'	103.99'
C73	81°37'34"	15.00'	21.37'
C74	18°20'59"	118.50'	37.95'
C75	29°12'58"	177.50'	90.51'
C76	37°03'46"	222.50'	143.93'
C77	16°05'29"	322.50'	90.57'
C78	42°05'20"	177.50'	130.39'
C79	35°47'47"	177.50'	110.90'
C80	48°40'47"	222.50'	189.04'
C81	11°48'36"	977.50'	201.48'
C82	35°42'42"	272.50'	169.85'
C83	35°42'42"	227.50'	141.80'
C84	44°13'00"	20.91'	16.14'
C85	8°56'31"	162.50'	25.36'
C86	49°10'35"	37.50'	32.19'
C87	27°11'24"	169.54'	80.46'
C88	139°46'28"	37.50'	91.48'
C89	41°28'18"	12.50'	9.05'
C90	175°18'57"	37.50'	114.74'
C91	128°08'37"	12.50'	27.96'
C92	19°12'13"	87.50'	29.33'
C93	19°21'37"	112.50'	38.01'
C94	59°57'12"	12.50'	13.08'
C95	27°39'07"	131.50'	63.46'
C96	20°41'58"	87.50'	31.61'
C97	58°51'27"	32.50'	33.39'
C98	37°24'01"	37.50'	24.48'
C99	78°13'55"	12.50'	17.07'
C100	59°43'19"	37.56'	39.15'
C101	27°16'49"	49.49'	23.56'
C102	47°48'20"	37.50'	31.29'
C103	37°24'01"	12.50'	8.16'

AzTec CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No: 159321-01 Drawn By: GLW

DEVELOPER
CASTLEVIEW LLC.
9335 E. Harvard Ave.
DENVER, COLORADO 80231

DETAIL SHEET
PROJECT NO.: PL23-0010
THE OAKS OF CASTLE ROCK FILING NO. 2 PLAT SHEET 6 OF 9

DATE OF PREPARATION:	10-19-2021
SCALE:	1" = 60'
SHEET 6 OF 9	

THE OAKS AT CASTLE ROCK FILING NO. 2

A PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND A PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- 3 FOUND NO. 3 REBAR NO CAP
- 4 FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "STEVENSON PLS 38231"
- 5 FOUND 3/4" BRASS TAG IN ROCK STAMPED "STEVENSON PLS 38231"
- 6 FOUND 2" ALUMINUM CAP STAMPED "PROP. CORNER LS 23042"
- ALIQUOT CORNER AS NOTED
- MO MODERATE SKYLINE-RIDGELINE AREA
- MINOR SKYLINE-RIDGELINE AREA

ROW RIGHT-OF-WAY
(NR) NON-RADIAL
MAXIMUM BUILDING HEIGHT RESTRICTED PER SIGHT DEVELOPMENT PLAN

KEY MAP
SCALE 1" = 1,000'

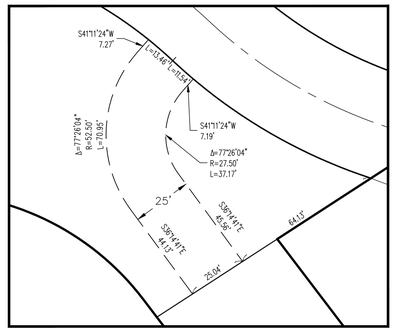
SEE SHEET 6
FOR LINE AND
CURVE TABLES

SEE SHEET 5

SEE SHEET 5

EXISTING GRADE =6641.4'
S52°31'26"W 147.69'
N40°04'33"W 104.66'
N17°37'14"W 221.27'
22,404 SF
0.514 AC
S57°21'26"E 68.74' (NR)
L=65.00'
L=26.74'
L=27.52'
L=35.61'
L=27.53'
S84°32'01"W 165.67' (NR)
R=50.00'
L=25.00'
L=252.66'
L=43.19'
L=25.00'
71*
46,674 SF
1.071 AC
S6°09'08"W 219.96' (NR)
EXISTING GRADE =6689.4'
S35°42'52"W 72.74' (NR)
SEE NOTE 11
72*
26,852 SF
0.616 AC
EXISTING GRADE =6689.0'
S04°32'29"W 105.80'
S04°48'07"W 128.97'
167.89'
N84°50'02"E 83.89'
SEE NOTE 11
73*
19,572 SF
0.449 AC
EXISTING GRADE =6689.6'
S15°41'52"E 189.06'
145.76'
N89°35'35"W 388.60'
SEE NOTE 11
74*
22,011 SF
0.505 AC
EXISTING GRADE =6690.3'
74.94'
N00°04'12"W 8.45'
N45°04'12"W 31.12'
ZONE X: AREA OF MINIMAL FLOOD HAZARD
TRACT 6A
178,429 SF
4.096 AC
TRACT E
686,299 SF
15.755 AC
S82°52'10"E 762.30'
C64
N83°00'25"E 91.31'
Δ=6°55'23"
R=500.00'
L=60.41'
L65
C62
L48
78.26'
N89°55'48"E
Δ=11°48'36"
R=1000.00'
L=206.12'
L66
C61
69.83'
L=59.78'
C63
L=40.20'
L=119.06'
L=84.20'
L=120.07'
L=210.76'
L1
C81
8.43'
(45' WIDE PUBLIC ROW)
ALBA OAK PL.
SEE NOTE 11
EXISTING GRADE =6688.3'
75*
22,730 SF
0.522 AC
SEE NOTE 11
S00°04'12"E 222.88' (NR)
N00°04'12"W 223.18'
S45°04'12"E 34.57'
73.63'
S89°35'35"E 171.94'
N90°00'00"E 242.39'
N90°00'00"W 258.95'
EXISTING GRADE =6688.3'
S14°04'39"W 228.91' (NR)
SEE NOTE 11
76*
23,926 SF
0.549 AC
EXISTING GRADE =6685.2'
S19°54'50"W 221.65' (NR)
98.31'
N76°16'17"W 97.73'
L=22.64'
22.5'
L=71.68'
S00°59'43"E 59.30'
SEE NOTE 11
77*
23,613 SF
0.542 AC
EXISTING GRADE =6689.1'
S24°57'10"W 177.85'
86.63'
S24°57'10"W 88.16'
S45°00'00"W 11.82'
N24°57'10"E 145.94'
S22°33'44"W 617.63'
L=149.10'
L=6.48'
S56°55'36"W 48.08'
C59
C58
Δ=44°48'48"
R=277.50'
L=217.04'
N56°55'36"E
82.60'
L=67.96'
L=22.64'
22.5'
Δ=44°48'48"
R=300.00'
L=234.64'
Δ=44°48'48"
R=322.50'
L=252.24'
L=180.56'
N56°55'36"E 48.08'
TRACT E
686,299 SF
15.755 AC
20' UTILITY EASEMENT
S83°37'26"W 281.82'
S83°37'26"W 281.33'
S27°06'48"E 49.88'
N27°06'48"E 50.43'
C76
Δ=90°00'00"
R=200.00'
L=314.16'
L=97.66'
28.14'
31.57'
C78
Δ=41°30'32"
R=200.00'
L=144.92'
28.87'
57.02'
S59°40'00"E 55.59'
C79
Δ=035°47'47"
R=200.00'
L=124.95'
S74°38'16"E 140.61'
TRACT K
1,219 SF
0.028 AC
109.04'
4.78'
65.26'
N84°32'13"E 124.12'
Δ=35°47'47"
R=222.50'
L=139.01'
N84°32'13"E 124.12'
C80
Δ=048°40'47"
R=200.00'
L=169.92'
54.08'
L=66.25'
L=101.05'
S74°38'16"E 140.61'
N84°32'13"E 124.12'
Δ=48°40'47"
R=177.50'
L=150.81'
22.5'
45'
L=21.74'
TRACT A
THE OAKS OF CASTLE ROCK FILING NO. 3
REC. NO. 2014032149
S62°27'14"E 134.16'
S52°11'42"E 121.82'
S30°39'29"E 120.96'
99.88'
21.94'
S04°25'33"W 156.72' (NR)
28
19,002 SF
0.436 AC
N21°09'30"E 165.60' (NR)
29
24,617 SF
0.565 AC
Δ=37°57'43"
R=178.13'
L=118.02'
93.11'
Δ=030°23'33"
R=200.00'
L=106.09'
10.66'
Δ=24°59'51"
R=223.27'
L=97.41'
46.85'
S57°01'15"W 203.63'
CASTLE VISTA DR.
(VARIABLE WIDTH PUBLIC ROW)
REC. NO. 2014032149
LOT 1
BLOCK 7
25' ACCESS EASEMENT
SEE DETAIL BELOW
TRACT D
THE OAKS OF CASTLE ROCK FILING NO. 3
REC. NO. 2014032149
60.16'
S37°13'39"E 185.29'
Δ=3°27'07"
R=987.37'
L=60.09'
S30°25'33"E (RADIAL)
60' ROADWAY EASEMENT
BOOK 601 PAGE 166
TRACT F
11,327 SF
0.260 AC
N37°13'39"W 202.21'
Δ=58°14'08"
R=113.17'
L=115.03'
S84°32'13"W 597.37'
W 1/2 SEC. 18,
T.8S., R.66W., SIXTH P.M.
UNPLATTED
REC. NO. 8904419

SEE SHEET 3
FOR TYPICAL LOT
EASEMENT DETAILS



EASEMENT DETAIL
SCALE 1" = 30'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

N
0' 30' 60' 120'
SCALE: 1" = 60'

AZTEC CONSULTANTS, INC.
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Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

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DEVELOPER
CASTLEVIEW LLC.

9335 E. Harvard Ave.
DENVER, COLORADO 80231

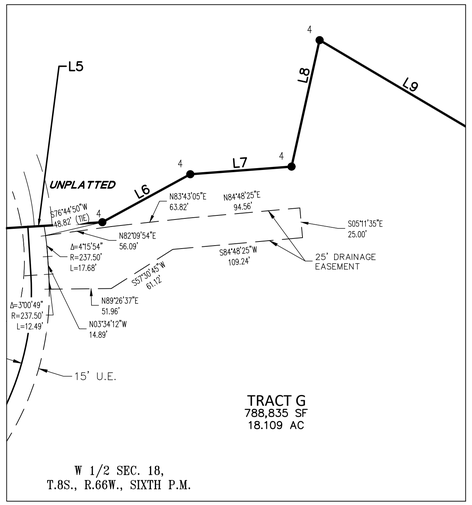
DATE OF PREPARATION:	10-19-2021
SCALE:	1" = 60'
SHEET 7 OF 9	

DETAIL SHEET
PROJECT NO.: PL23-0010
THE OAKS OF CASTLE ROCK FILING NO. 2 PLAT SHEET 7 OF 9

THE OAKS AT CASTLE ROCK FILING NO. 2

A PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND A PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SEE SHEET 6
FOR LINE AND
CURVE TABLES



DETAIL B
SCALE 1" = 60'

MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1–1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- 3 FOUND NO. 3 REBAR NO CAP
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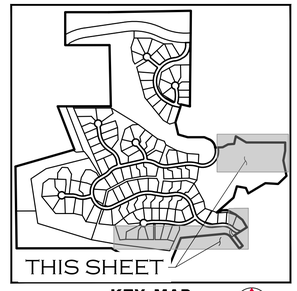
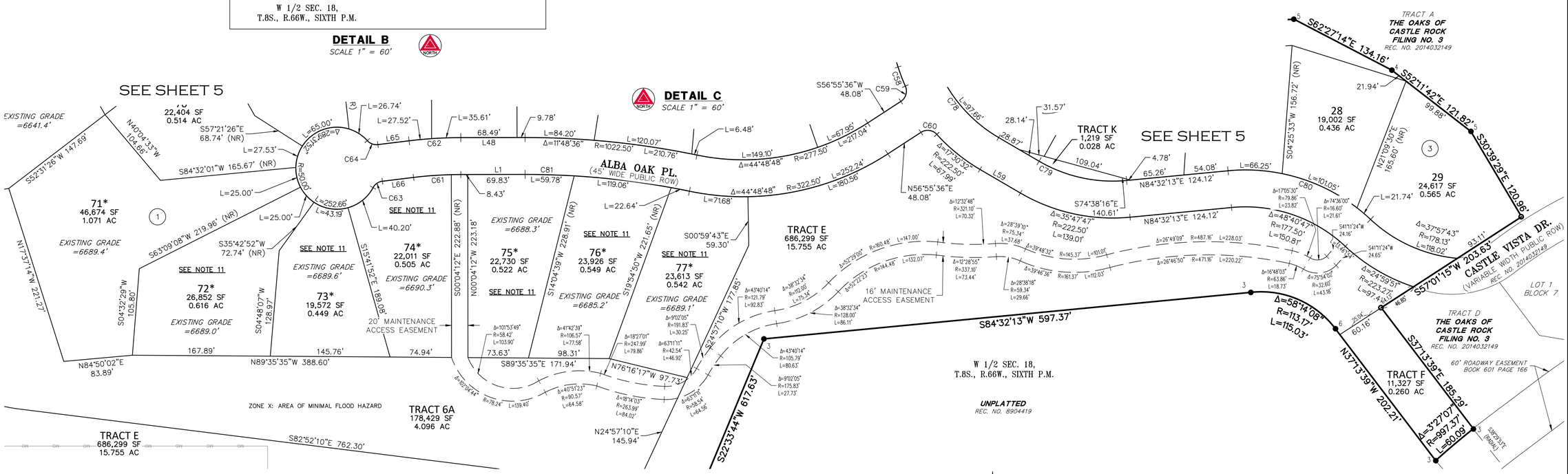
- ALIQUOT CORNER AS NOTED
- MG MODERATE SKYLINE–RIDGELINE AREA
- MINOR SKYLINE–RIDGELINE AREA

ROW (NR) RIGHT–OF–WAY NON–RADIAL

MAXIMUM BUILDING HEIGHT RESTRICTED PER SIGHT DEVELOPMENT PLAN



KEY MAP
SCALE 1" = 1,000'



SEE SHEET 3
FOR TYPICAL LOT
EASEMENT DETAILS

DETAIL C
SCALE 1" = 60'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

N
0' 30' 60' 120'
SCALE: 1" = 60'

DETAIL SHEET
PROJECT NO.: PL23–0010
THE OAKS OF CASTLE ROCK FILING NO. 2 PLAT SHEET 8 OF 9

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300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

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DEVELOPER
CASTLEVIEW LLC.

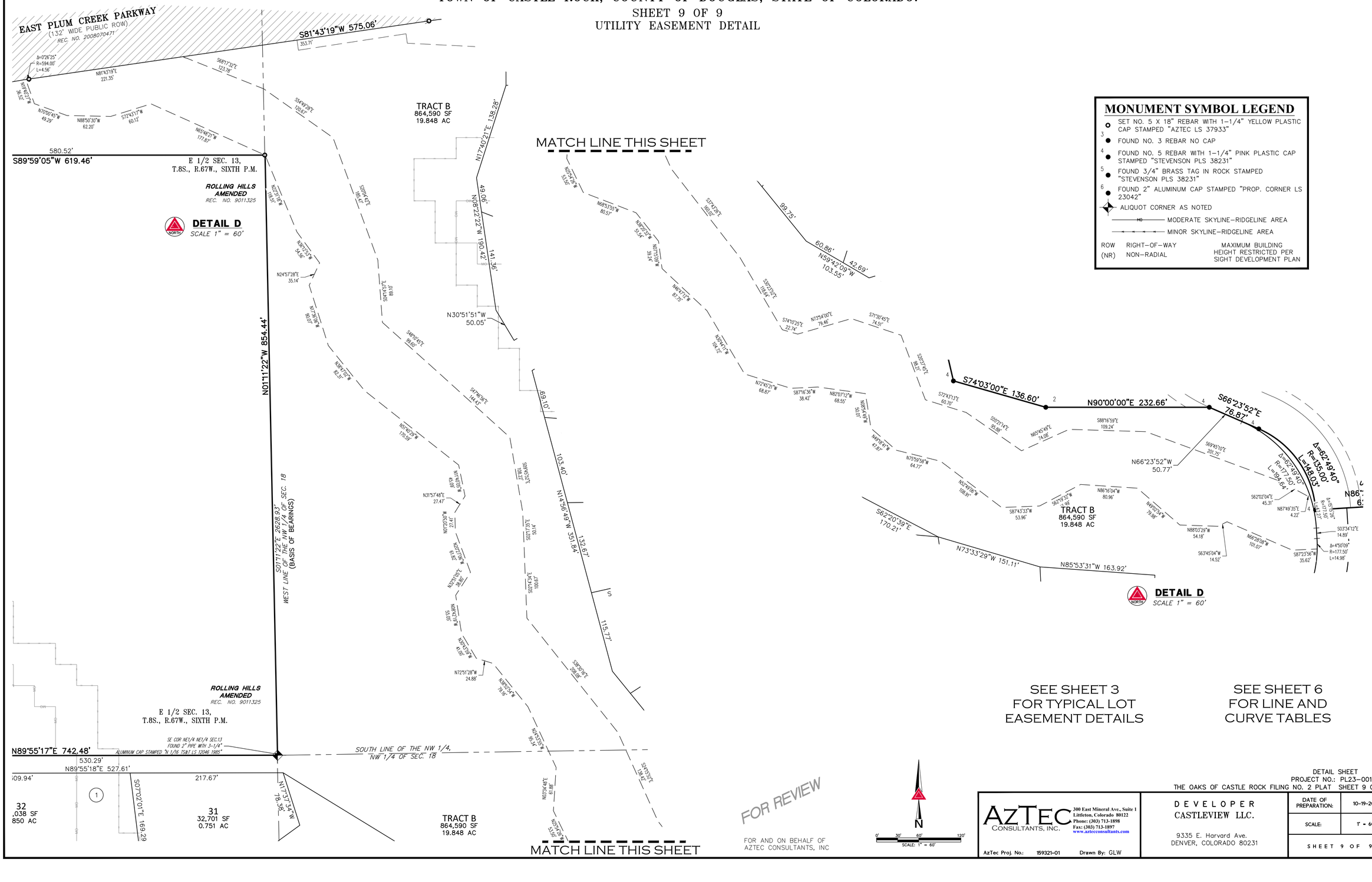
9335 E. Harvard Ave.
DENVER, COLORADO 80231

DATE OF PREPARATION:	10-19-2021
SCALE:	1" = 60'
SHEET 8 OF 9	

THE OAKS AT CASTLE ROCK FILING NO. 2

A PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND A PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SHEET 9 OF 9
UTILITY EASEMENT DETAIL



MONUMENT SYMBOL LEGEND

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ROW RIGHT-OF-WAY
(NR) NON-RADIAL
MAXIMUM BUILDING HEIGHT RESTRICTED PER SIGHT DEVELOPMENT PLAN

SEE SHEET 3
FOR TYPICAL LOT
EASEMENT DETAILS

SEE SHEET 6
FOR LINE AND
CURVE TABLES

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

N
0' 30' 60' 120'
SCALE: 1" = 60'

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DATE OF PREPARATION:	10-19-2021
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SHEET 9 OF 9	

DETAIL SHEET
PROJECT NO.: PL23-0010
THE OAKS OF CASTLE ROCK FILING NO. 2 PLAT SHEET 9 OF 9