

THE OAKS OF 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 OF 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 S48°18'41" 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 NORTHWEST 1/4 OF THE NORTHEAST 1/4, 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, L.L.C., A NEVADA LIMITED LIABILITY COMPANY

BY: 16.111 AS: VP

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF ARAPAHOE)ss

SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY OF July, 2025
BY Brian Albert

AS Vice President OF CASTLEVIEW, L.L.C., A NEVADA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 8-29-2025
NOTARY PUBLIC Quinn J. Thornton

OWNERS/DEVELOPERS

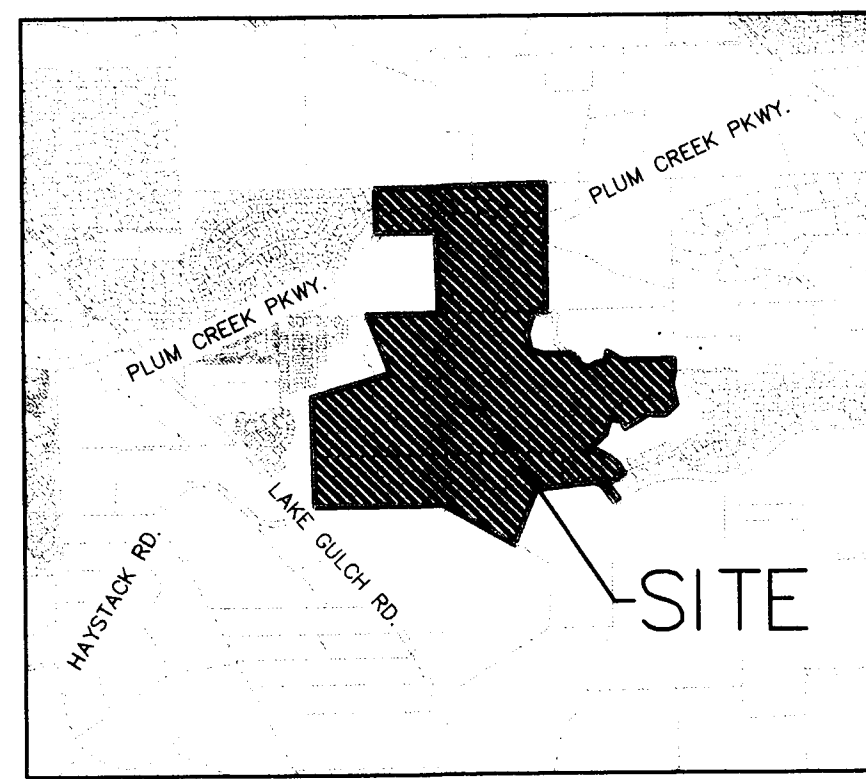
CASTLEVIEW, L.L.C., A NEVADA LIMITED LIABILITY COMPANY
9335 E. Harvard Ave.
Denver, Colorado 80231

SURVEYOR:

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

GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 114 PLATTED LOTS, TRACTS, EASEMENTS AND STREETS.
- 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.
- 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.
- 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.
- 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.
- 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 BASINS 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.
- 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 THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IRRIGATION.
- 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 THAN 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.
- 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 EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY CROSSINGS 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 IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. 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.
- 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.
- LOTS 52-54 AND 63-77 ARE RESTRICTED TO MAXIMUM BUILDING HEIGHT OF 25 FEET, MEASURED FROM THE EXISTING, PRE-GRADE ELEVATION.



VICINITY MAP

SCALE 1" = 2,000'



SHEET INDEX:

SHEET 1 - COVER SHEET

SHEET 2 - OVERALL PLAT MAP

SHEETS 3-9 - LOT DETAILS AND EASEMENT INFORMATION

TITLE CERTIFICATE

I, David Knapp, 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 21st DAY OF July, 2025

David Knapp
AUTHORIZED REPRESENTATIVE

Vice President
LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF ARAPAHOE)ss

SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY OF July, 2025

BY David Knapp AS Vice President OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES FEBRUARY 10, 2028
NOTARY PUBLIC [Signature]

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:

[Signature]
TOWN CLERK

[Signature]
TOWN MANAGER

8-27-2025
DATE

August 27, 2025
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 27 DAY OF August, 2025

[Signature]
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 SF 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	MAINTAINED
TRACT A	370,309	8.501	OPEN SPACE & TRAIL	HOA/METRO DIST.	HOA/METRO DIST.
TRACT B	864,590	19.848	OPEN SPACE, TRAIL, UTILITIES & DRAINAGE	HOA/METRO DIST.	HOA/METRO DIST.
TRACT C	74,095	1.701	OPEN SPACE, DRAINAGE & TRAIL	HOA/METRO DIST.	HOA/METRO DIST.
TRACT D	277,510	6.371	OPEN SPACE, DRAINAGE & TRAIL	HOA/METRO DIST.	HOA/METRO DIST.
TRACT E	686,299	15.755	OPEN SPACE & UTILITIES	HOA/METRO DIST.	HOA/METRO DIST.
TRACT F	11,327	0.260	OPEN SPACE (PLD)	TOWN OF CASTLE ROCK	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	HOA/METRO DIST.	HOA/METRO DIST.
TRACT I	2,619	0.060	SIGHT DISTANCE AREA (1)	HOA/METRO DIST.	HOA/METRO DIST.
TRACT J	393	0.009	SIGHT DISTANCE AREA (1)	HOA/METRO DIST.	HOA/METRO DIST.
TRACT K	1,219	0.028	SIGHT DISTANCE AREA (1)	HOA/METRO DIST.	HOA/METRO DIST.
TRACT 1A	107,818	2.475	OPEN SPACE, UTILITIES, & DRAINAGE	HOA/METRO DIST.	HOA/METRO DIST.
TRACT 1B	90,752	2.083	OPEN SPACE	HOA/METRO DIST.	HOA/METRO DIST.
TRACT 2A	394,196	9.050	OPEN SPACE	HOA/METRO DIST.	HOA/METRO DIST.
TRACT 5A	63,123	1.449	OPEN SPACE, UTILITIES, & DRAINAGE	HOA/METRO DIST.	HOA/METRO DIST.
TRACT 5B	55,713	1.279	OPEN SPACE	HOA/METRO DIST.	HOA/METRO DIST.
TRACT 5C	22,704	0.521	OPEN SPACE & DRAINAGE	HOA/METRO DIST.	HOA/METRO DIST.
TRACT 6A	178,429	4.096	OPEN SPACE	HOA/METRO DIST.	HOA/METRO DIST.
TRACT 11A	6,105	0.140	OPEN SPACE	HOA/METRO DIST.	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.

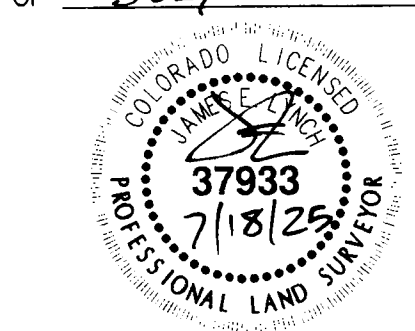
TOWN OF CASTLE ROCK/HOA/METRO DISTRICT= TOWN OF CASTLE ROCK OWNED AND HOA OR METRO DISTRICT MAINTAINED

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 18th DAY OF JULY, 2025



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.

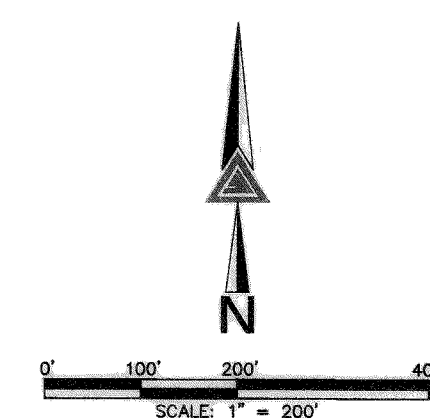
NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED 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.

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

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

DEVELOPER
CASTLEVIEW, L.L.C.
9335 E. Harvard Ave.
DENVER, COLORADO 80231

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



OVERALL SHEET
PROJECT NO.: PL23-0010
SHEET NO. 2 OF 9

DEVELOPER
CASTLEVIEW, L.L.C.

9335 E. Harvard Ave.
DENVER, COLORADO 80231

DATE OF PREPARATION:	10-19-2021

SCALE: 1" = 200'

SHEET 2 OF 9

AZTEC
CONSULTANTS, INC.

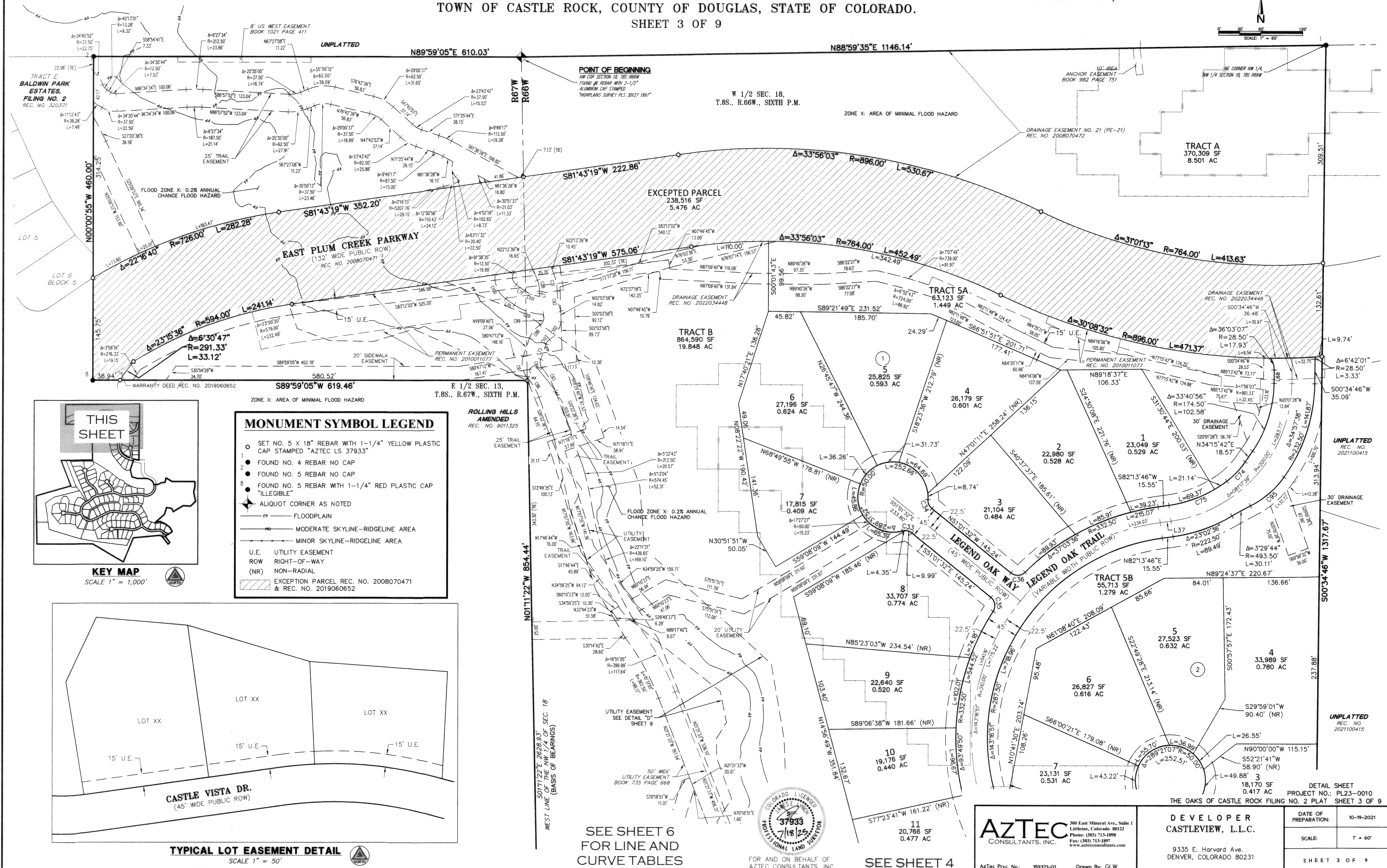
300 East Mineral Ave., Suite
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.azfeconsultants.com

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

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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.

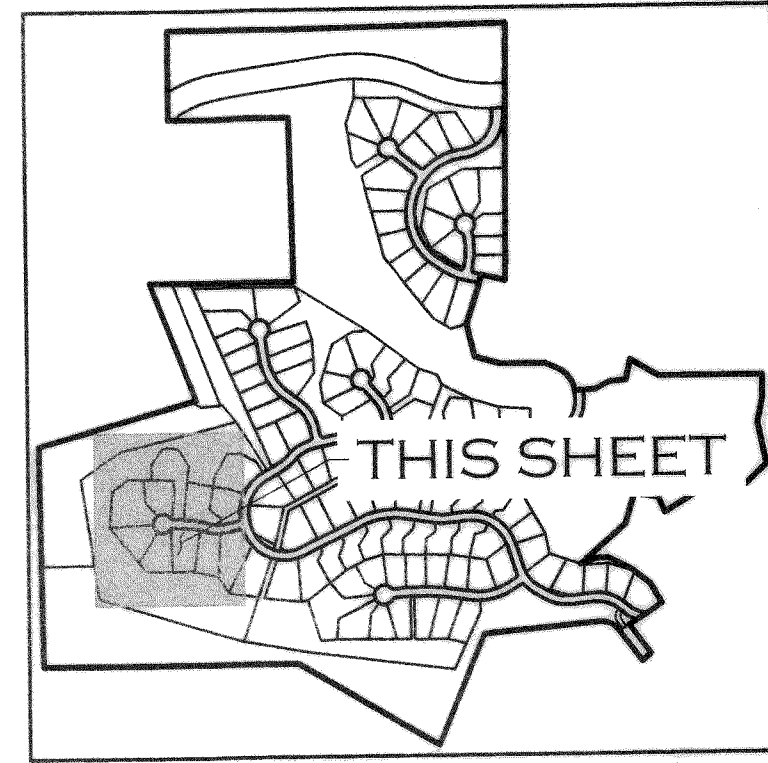
SHEET 3 OF 9



THE OAKS OF CASTLE ROCK FILING NO. 2

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

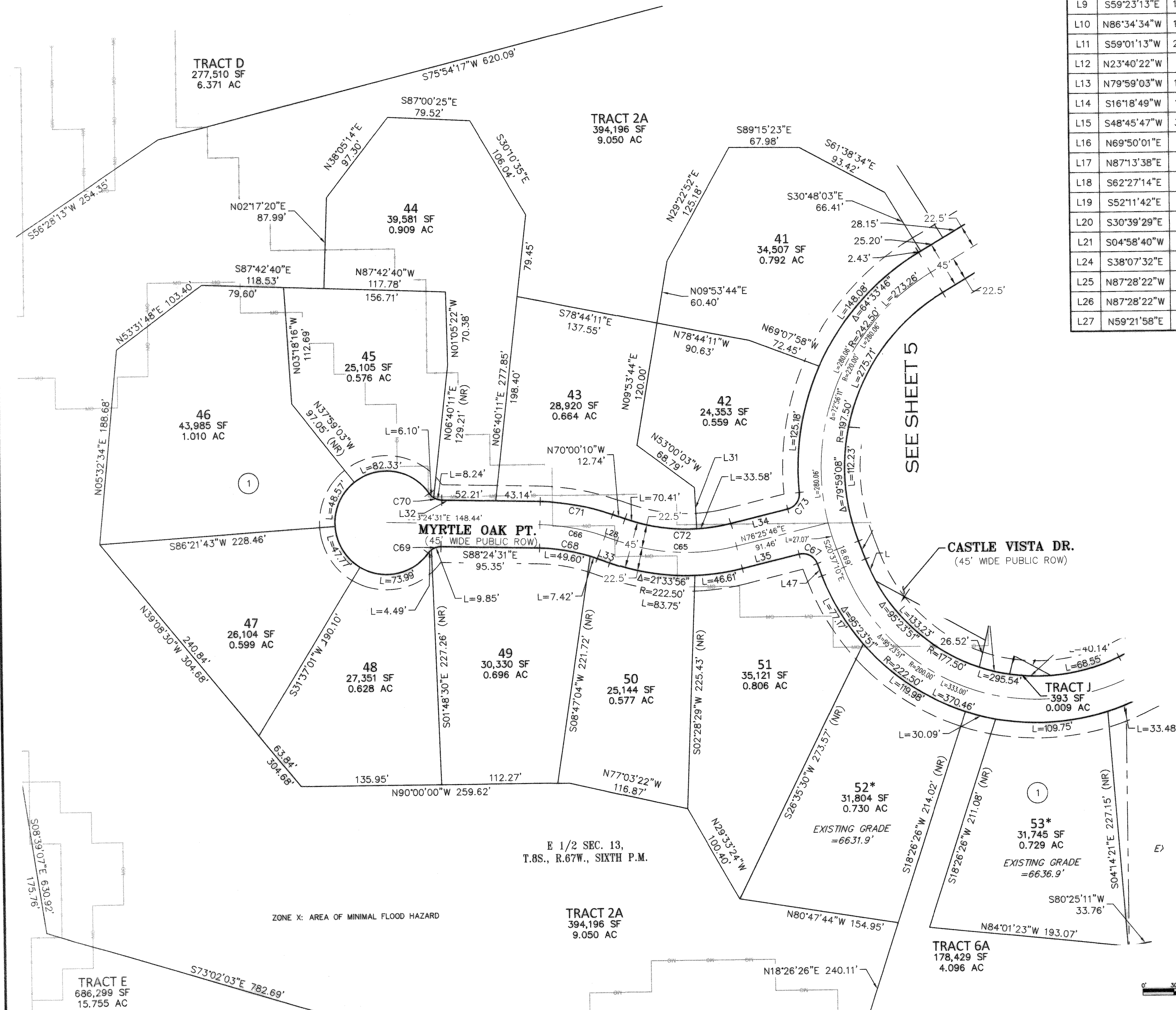
SHEET 6 OF 9



KEY MAP
SCALE 1" = 1,000'



SEE SHEET 7
FOR LEGEND



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'
L22	S38°07'32"E	9.66'
L23	N87°28'22"W	8.10'
L24	N87°28'22"W	15.21'
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'

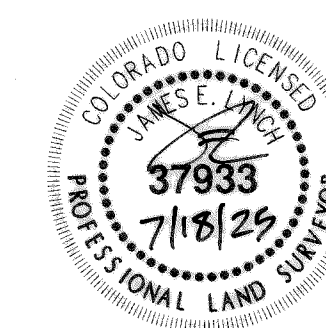
LINE TABLE		
LINE	BEARING	LENGTH
L53	S14°41'14"E	52.73'
L54	S09°18'28"W	47.54'
L55	S05°48'00"W	46.60'
L56	S04°00'26"W	46.40'
L57	S05°11'52"E	36.61'
L58	S04°14'21"W	22.84'
L59	S59°40'00"E	57.02'
L60	N11°15'11"W	20.42'
L61	N00°56'56"W	37.37'
L62	S75°04'43"E	21.23'
L63	N75°04'43"W	14.31'
L64	N03°34'12"W	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	17°12'50"	12.50'	38.88'
C12	17°51'8"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'

SEE SHEET 3
FOR TYPICAL LOT
EASEMENT DETAILS

SEE SHEET 5



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

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

THE OAKS OF CASTLE ROCK FILING NO. 2 PLAT SHEET 6 OF 9

DEVELOPER
CASTLEVIEW, L.L.C.

9335 E. Harvard Ave.
DENVER, COLORADO 80231

DETAIL SHEET
PROJECT NO.: PL23-0010

DATE OF PREPARATION: 10-19-2021

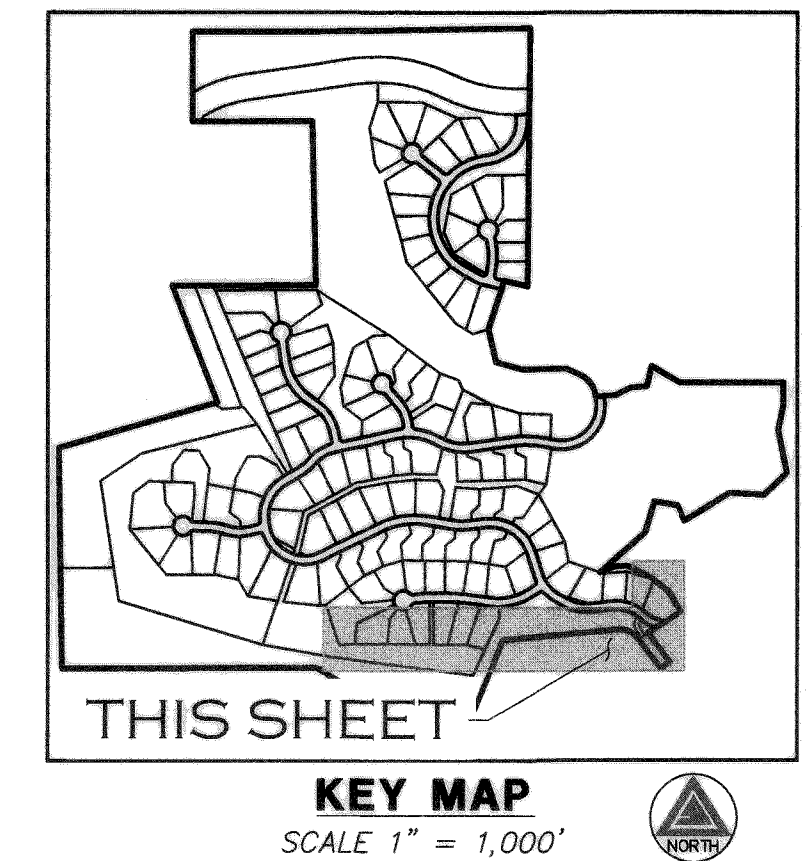
SCALE: 1" = 60'

SHEET 6 OF 9

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

THE OAKS OF 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 7 OF 9

SHEET 7 OF 9

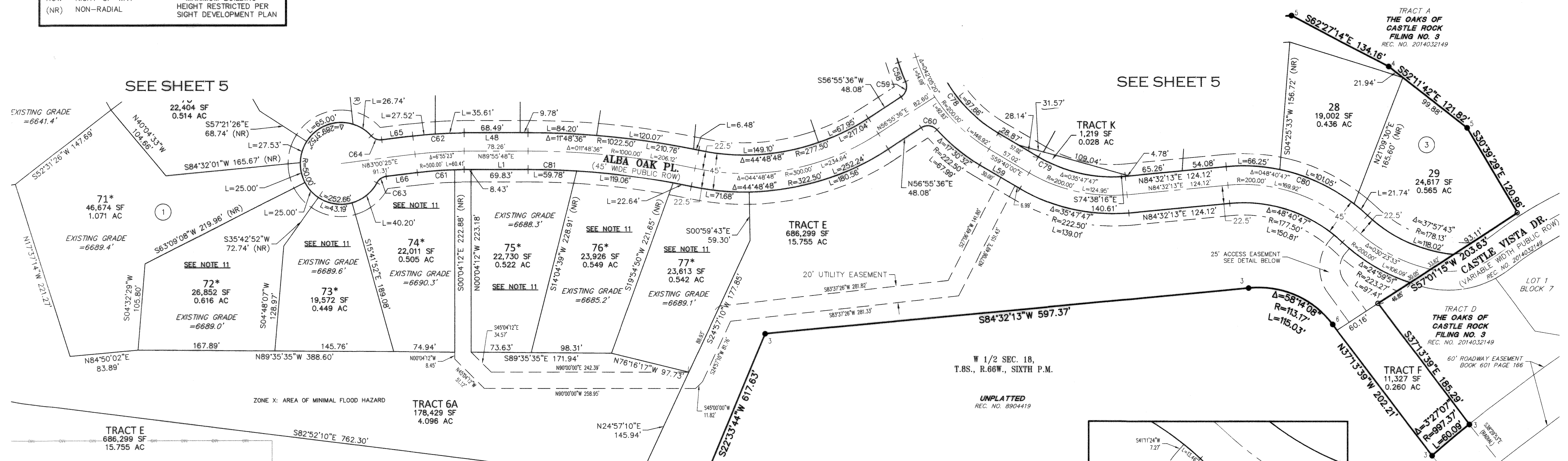


KEY MAP
SCALE 1" = 1,000'

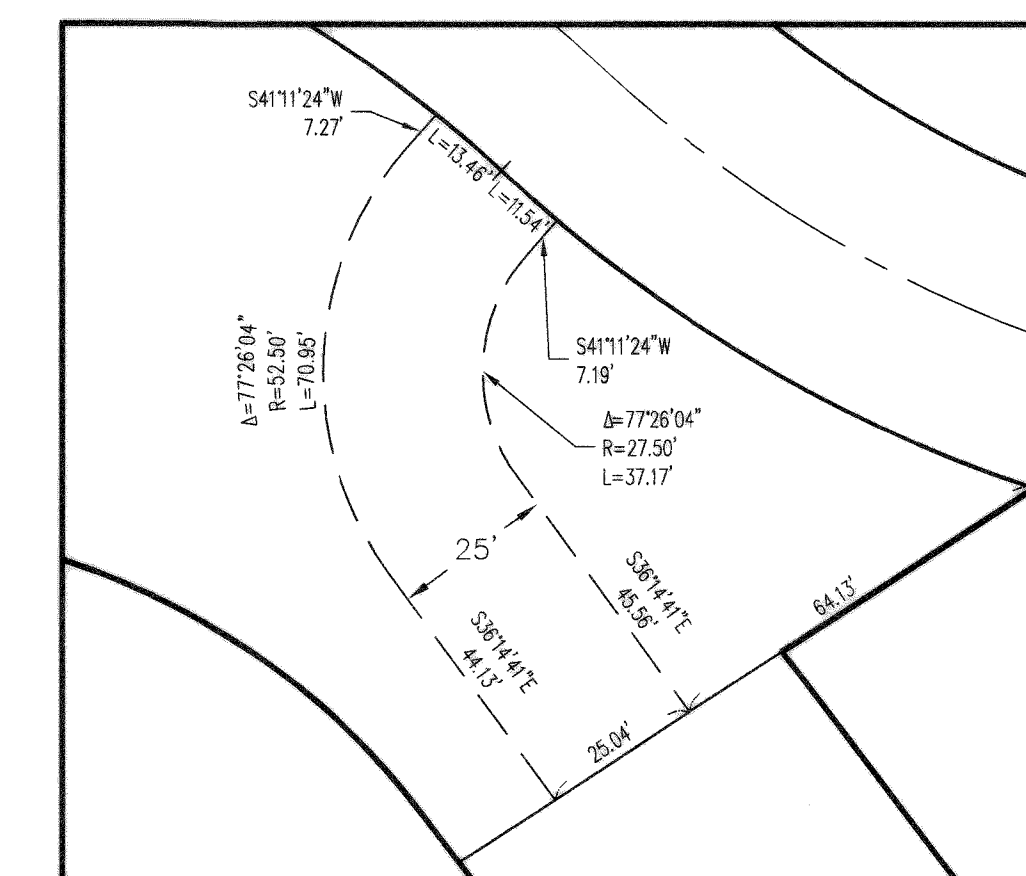
SEE SHEET 6
FOR LINE AND
CURVE TABLES

MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
 ● FOUND NO. 3 REBAR NO CAP
 ● FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "STEVENSON PLS 38231"
 ● FOUND 3/4" BRASS TAG IN ROCK STAMPED "STEVENSON PLS 38231"
 ● FOUND 2" ALUMINUM CAP STAMPED "PROP. CORNER LS 23042"
 ◆ ALIQUOT CORNER AS NOTED
- MODERATE SKYLINE-RIDGELINE AREA
 ————|———— MINOR SKYLINE-RIDGELINE AREA
- | ROW
(NR) | RIGHT-OF-WAY
NON-RADIAL | MAXIMUM BUILDING
HEIGHT RESTRICTED PER
SIGHT DEVELOPMENT PLAN |
|-------------|----------------------------|---|
|-------------|----------------------------|---|



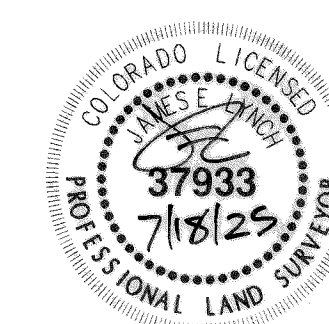
SEE SHEET 3
FOR TYPICAL LOT
EASEMENT DETAILS



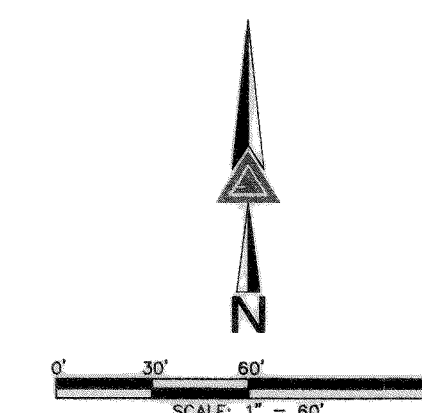
EASEMENT DETAIL
SCALE 1" = .30'

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

DEVELOPER CASTLEVIEW, L.L.C. 9335 E. Harvard Ave. DENVER, COLORADO 80231	DATE OF PREPARATION:	10-19-2021
	SCALE:	1" = 60'
	SHEET 7 OF 9	



FOR AND ON BEHALF OF
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Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

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

DEVELOPER
CASTLEVIEW, L.L.C.

9335 E. Harvard Ave.
DENVER, COLORADO 80231

DATE OF 10-19-2021

PREPARATION:	10-15-2021
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SCALE: 1" = 60'

SCALE:	1" = 50'
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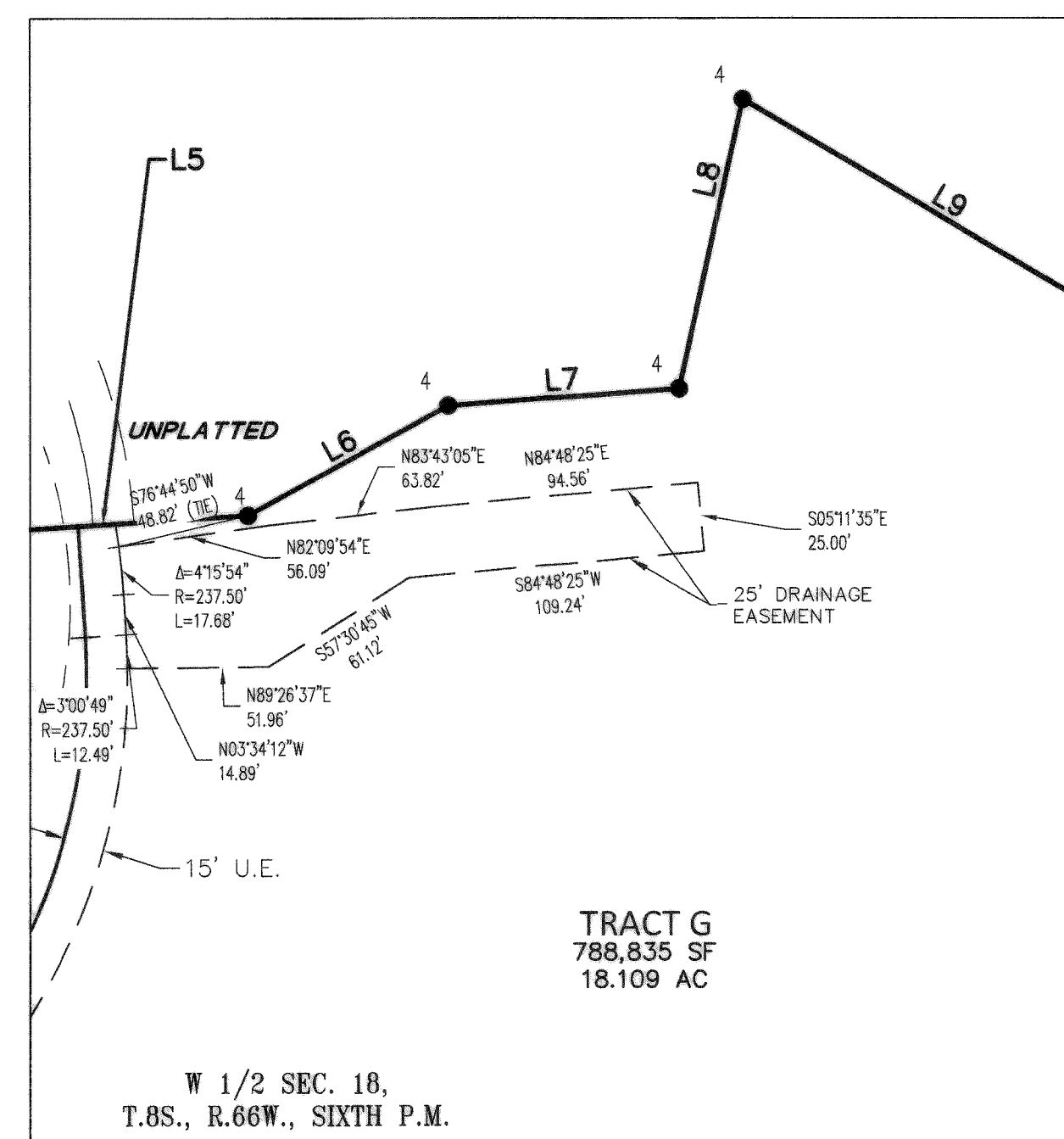
SHEET 7 OF 9

THE OAKS OF 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 8 OF 9

SEE SHEET 6
FOR LINE AND
CURVE TABLES

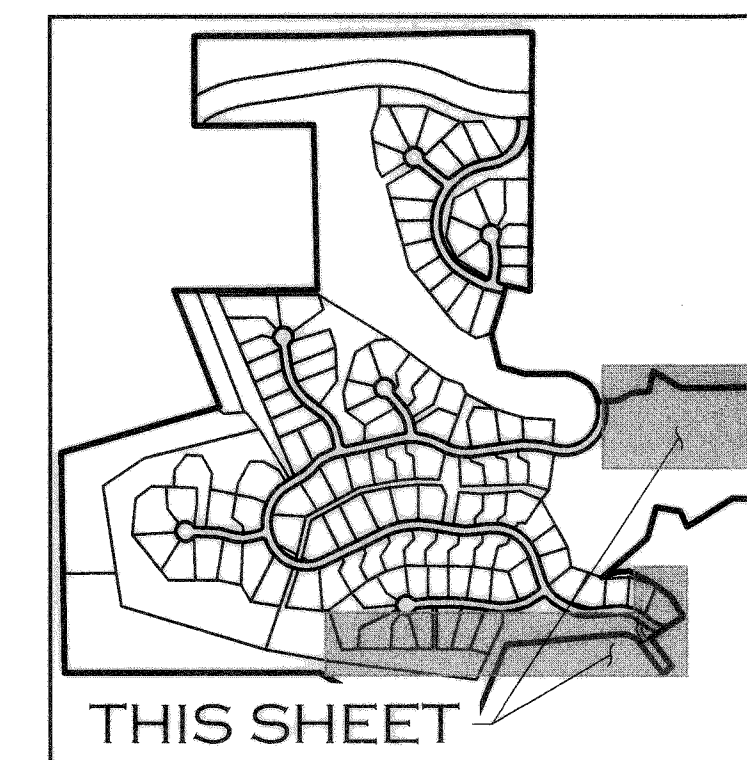


DETAIL B
SCALE 1" = 60'

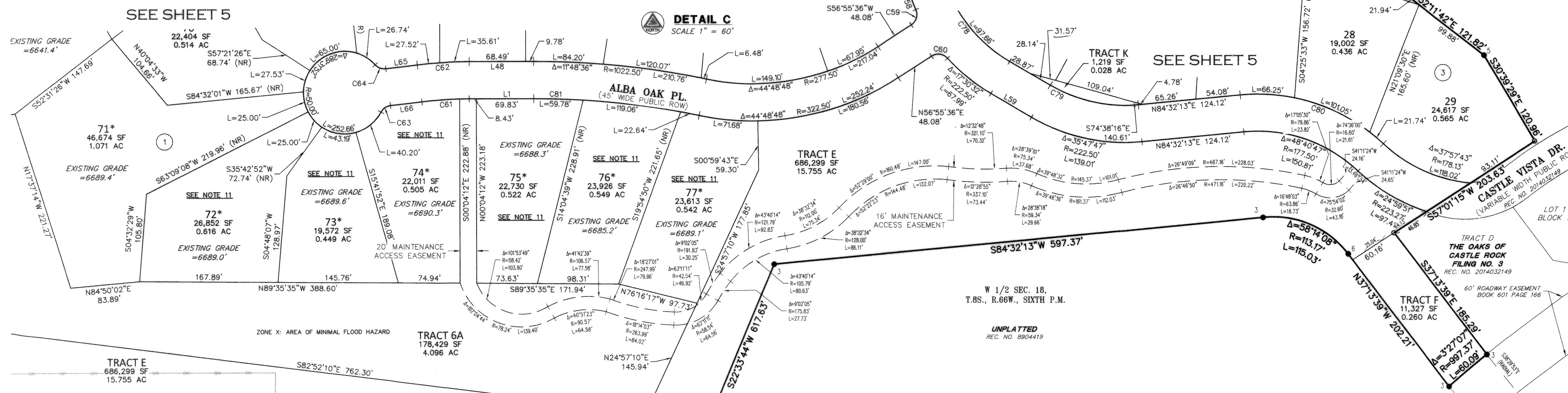


MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- FOUND NO. 3 REBAR NO CAP
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "STEVENSON PLS 38231"
- FOUND 3/4" BRASS TAG IN ROCK STAMPED "STEVENSON PLS 38231"
- FOUND 2" ALUMINUM CAP STAMPED "PROP. CORNER LS 23042"
- ◆ ALIQUOT CORNER AS NOTED
- MODERATE SKYLINE-RIDGELINE AREA
- MINOR SKYLINE-RIDGELINE AREA
- ROW RIGHT-OF-WAY
- (NR) NON-RADIAL
- MAXIMUM BUILDING HEIGHT RESTRICTED PER SIGHT DEVELOPMENT PLAN



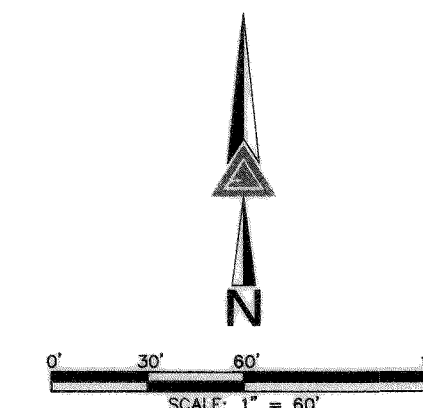
KEY MAP
SCALE 1" = 1,000'



DETAIL C
SCALE 1" = 60'



FOR AND ON BEHALF OF
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AzTec Proj. No.: 159321-01 Drawn By: GLW

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

DEVELOPER
CASTLEVIEW, L.L.C.

9335 E. Harvard Ave.
DENVER, COLORADO 80231

DATE OF PREPARATION: 10-19-2021

SCALE: 1" = 60'

SHEET 8 OF 9

SEE SHEET 3
FOR TYPICAL LOT
EASEMENT DETAILS

THE OAKS OF 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

