

REPLAT OF THE RIDGE AT CRYSTAL VALLEY RANCH FILING NO. 1

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. PL21-0015

PROPERTY DESCRIPTION (PARCEL A)

AN IRREGULAR PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER N00°52'28"W, 2057.28 FEET; THENCE S89°42'15"E, 305.33 FEET; THENCE S18°48'59"E, 377.97 FEET; THENCE S43°57'09"E, 1450.95 FEET; THENCE S00°45'02"E, 634.69 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE S89°14'58"W, 1411.32 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF DEDICATION AND OWNERSHIP (PARCEL A)

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF 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 AND STYLE OF THE RIDGE AT CRYSTAL VALLEY RANCH FILING NO. 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, SIGHT EASEMENTS AND ALL 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 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

OWNERSHIP CERTIFICATION (PARCEL A)

THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE RIDGE AT CRYSTAL VALLEY RANCH FILING NO. 1, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO:

TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

AS: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____, WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____.

NOTARY PUBLIC _____

PROPERTY DESCRIPTION (PARCEL B):

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH,RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, N89°14'58"E, 1,486.23 FEET TO THE WESTERLY BOUNDARY OF RIDGE ESTATES RURAL SITE PLAN, RECORDED AT RECEPTION NO. 01063901 OF THE DOUGLAS COUNTY RECORDS; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING NINETEEN (19) COURSES: S34°15'57"W, 288.40 FEET TO A POINT OF CURVE; ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 28°23'03", 101.56 FEET; S02°04'38"E, 673.40 FEET; N57°54'07"E, 372.84 FEET; S89°49'44"E, 153.99 FEET; S06°20'17"E, 554.82 FEET; S11°09'46"W, 60.00 FEET; S14°44'51"W, 462.71 FEET; S62°47'50"W, 183.08 FEET; S52°17'19"W, 568.15 FEET; S36°17'48"W, 313.93 FEET; N86°18'09"W, 247.70 FEET; N08°31'26"E, 249.70 FEET; N50°35'33"W, 424.70 FEET; N55°30'11"W, 80.00 FEET; N34°29'49"E, 339.94 FEET; N55°30'11"W, 69.01 FEET TO A POINT OF CURVE; ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 78°25'46", 520.18 FEET; N67°04'24"W, 293.23 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE ALONG SAID WEST LINE AND ALONG THE EAST LINE OF BELL MOUNTAIN RANCH SUBDIVISION FILING NO. 1-B, RECORDED AT RECEPTION NO. 9829016 OF THE DOUGLAS COUNTY RECORDS N01°04'20"W, 1,041.84 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF DEDICATION AND OWNERSHIP (PARCEL B):

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF 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 AND STYLE OF THE RIDGE AT CRYSTAL VALLEY RANCH FILING NO. 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, SIGHT EASEMENTS AND ALL 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 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

OWNERSHIP CERTIFICATION (PARCEL B):

THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE RIDGE AT CRYSTAL VALLEY RANCH FILING NO. 1, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO:

TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

AS: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____, WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____.

NOTARY PUBLIC _____

TITLE CERTIFICATE (PARCEL A & B)

I, _____, BEING AN AUTHORIZED REPRESENTATIVE OF OLD REPUBLIC NATIONAL 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 AND DEDICATION.

SIGNED THIS ____ DAY OF _____, 20____.

BY: _____
AUTHORIZED REPRESENTATIVE
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____, WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____.

NOTARY PUBLIC _____

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THE SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE _RIDGE ESTATES DEVELOPMENT_ AGREEMENT, RECORDED ON THE _29TH_ DAY OF _____ JUNE, 2020 AT RECEPTION NO. 2020056847 AND ACCORDINGLY _55_ SFE ARE DEBITED FROM THE RGE WATER BANK, AND THE CVR DEVELOPMENT AGREEMENT RECORDED FEBRUARY 24, 2012 AT RECEPTION NO. 2012013156 AND ACCORDINGLY 97 SFE ARE DEBITED FROM THE CVR WATER BANK.

STATEMENT OF THE 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

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

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

TOWN MANAGER

ATTEST:

TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

THIS (THE RIDGE AT CRYSTAL VALLEY RANCH FILING NO. 1) WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE ____ DAY OF _____, 20____, AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

CIVIL ENGINEER'S STATEMENT

I, JAMES J. MILL, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS THE RIDGE AT CRYSTAL VALLEY RANCH FILING NO. 1 PLAT HAVE BEEN DESIGN AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

JAMES J. MILL, PROFESSIONAL ENGINEER DATE
COLORADO P.E. NO. 29265
FOR AND ON BEHALF OF WSB LLC.

SURVEYOR'S CERTIFICATE

I, ANDREW S. LOBE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND THE LEGAL DESCRIPTION REPRESENTED BY THE RIDGE AT CRYSTAL VALLEY RANCH FILING NO. 1 PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS CRYSTAL VALLEY RANCH FILING NO. 1 PLAT ACCURATELY REPRESENTS THAT SURVEY.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20____.

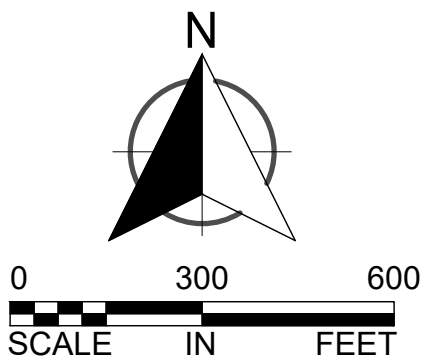
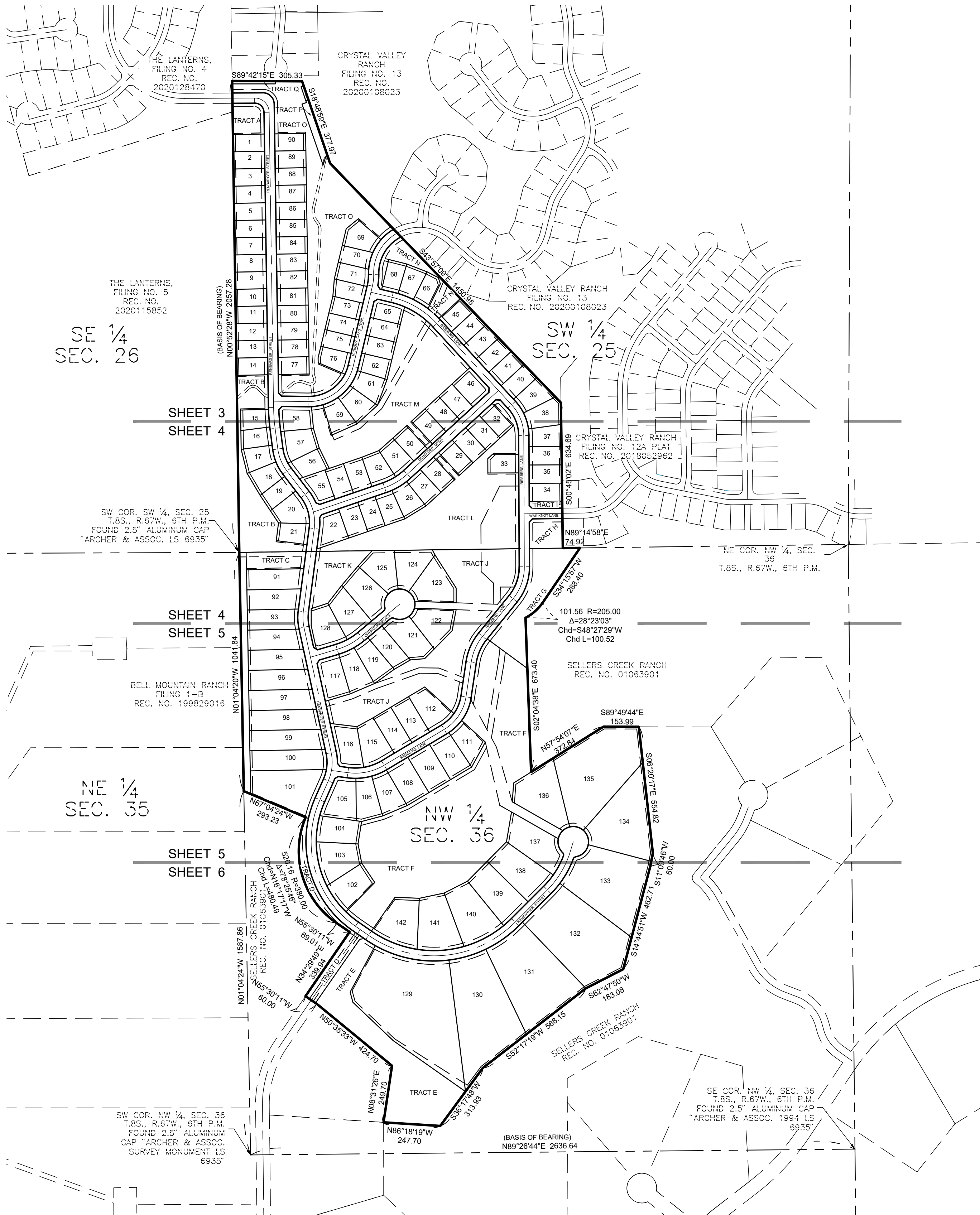
ANDREW S. LOBE, PLS #38760
FOR AND ON BEHALF OF
WSB LLC.

5660 Greenwood Plaza Blvd., Suite 111
Greenwood Village,CO 80111

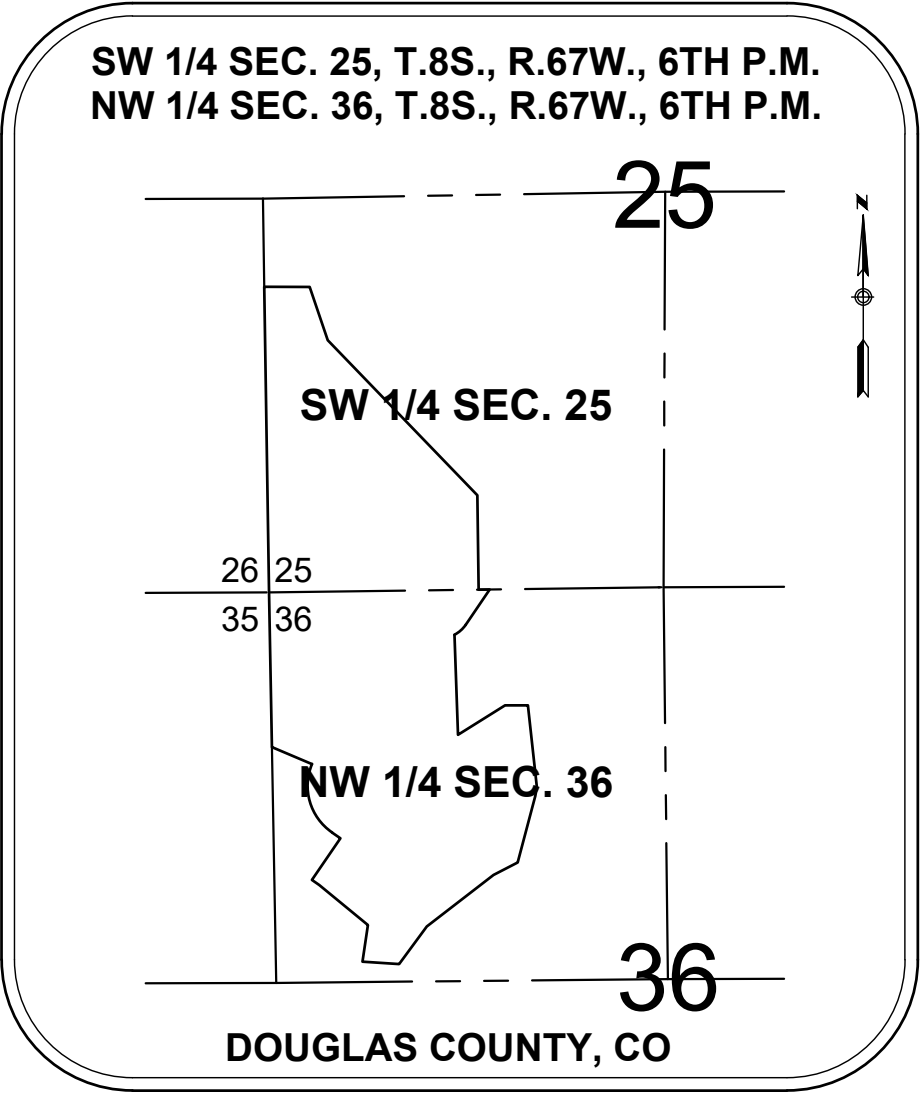


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TOWN OF CASTLE ROCK PROJECT NO. PL21-0015



PROPERTY LOCATION MAP



DEVELOPER
CRYSTAL VALLEY RANCH DEVELOPMENT CO, LLC
1175 CRYSTAL VALLEY PARKWAY
CASTLE ROCK, CO 80104
CONTACT: GREGORY W. BROWN
PHONE: 303.814.6862

ENGINEER/PLANNER
WSB LLC
5660 GREENWOOD PLAZA BLVD
SUITE 111
GREENWOOD VILLAGE, CO 80111
CONTACT: JAY S. PETERS
PHONE: 720.595.0076

LANDSCAPE ARCHITECT
WSB LLC
5660 GREENWOOD PLAZA BLVD
SUITE 111
GREENWOOD VILLAGE, CO 80111
CONTACT: JAMIE F. RAMOS
PHONE: 303.241.2225

SURVEYOR
WSB LLC
5660 GREENWOOD PLAZA BLVD
SUITE 111
GREENWOOD VILLAGE, CO 80111
CONTACT: ANDY LOBE
PHONE: 612.210.2451

Site Utilization Chart		
Use Area	Acres	% of Total
Residential	65.84	56.83%
Open Space Private (OSP)	26.60	22.96%
Open Space Dedication (OSD)	6.42	5.54%
Open Space Total	37.83	32.65%
Utility Dedication (UD)	0.43	0.37%
ROW Dedication	11.76	10.15%
Total	115.86	100.00%

TRCV1 Tract Summary Table					
	Area	Ownership	Maintenance	Description	Usage Type
TRACT A	0.41 ac	Crystal Valley Ranch Master HOA	Crystal Valley Ranch Master HOA	Landscape Tract	Open Space
TRACT B	1.72 ac	Town of Castle Rock	Crystal Valley Ranch Master HOA	Landscape Tract	Open Space (OSD)
TRACT C	1.14 ac	Ridge Estates HOA	Ridge Estates HOA	Drainage/Landscape Tract	Open Space
TRACT D	0.81 ac	Ridge Estates HOA	Ridge Estates HOA	Landscape Tract	Open Space
TRACT E	3.30 ac	Town of Castle Rock	Ridge Estates HOA	Utility Tract	Future Water Utility (PLD)
TRACT F	9.61 ac	Ridge Estates HOA	Ridge Estates HOA	Landscape Tract	Open Space/Neighborhood Park
TRACT G	1.51 ac	Town of Castle Rock	Town of Castle Rock	Utility Tract	Future Water Utility (PLD)
TRACT H	0.43 ac	Town of Castle Rock	Town of Castle Rock	Utility Tract	Pump Station (UD)
TRACT I	0.10 ac	Crystal Valley Ranch Master HOA	Crystal Valley Ranch Master HOA	Landscape Tract	Open Space
TRACT J	4.70 ac	Crystal Valley Ranch Master HOA	Crystal Valley Ranch Master HOA	Drainage/Landscape Tract	Pond/Open Space
TRACT K	0.89 ac	Ridge Estates HOA	Ridge Estates HOA	Landscape Tract	Open Space
TRACT L	4.43 ac	Crystal Valley Ranch Master HOA	Crystal Valley Ranch Master HOA	Drainage/Landscape Tract	Pond/Open Space
TRACT M	3.94 ac	Crystal Valley Ranch Master HOA	Crystal Valley Ranch Master HOA	Drainage/Landscape Tract	Open Space
TRACT N	0.69 ac	Crystal Valley Ranch Master HOA	Crystal Valley Ranch Master HOA	Drainage Tract	Drainage Outfall
TRACT O	4.70 ac	Town of Castle Rock	Crystal Valley Ranch Master HOA	Drainage/Landscape Tract	Open Space (OSD)
TRACT P	0.19 ac	Crystal Valley Ranch Master HOA	Crystal Valley Ranch Master HOA	Retaining Walls/Landscape	Open Space
TRACT Q	0.05 ac	Crystal Valley Ranch Master HOA	Crystal Valley Ranch Master HOA	Retaining Walls/Landscape	Open Space
	38.63 ac				

GENERAL NOTES:

The subject property appears to fall within "Zone X - Shaded, area of minimal flood hazard", according to FEMA Flood Map 08035C0303G with an effective date of March 16th, 2016.

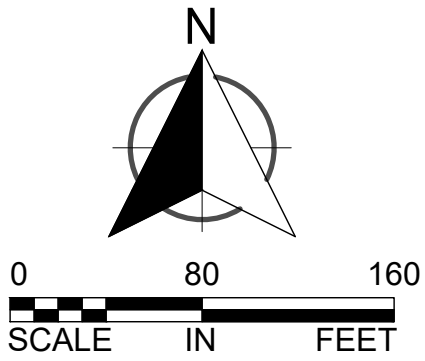
Basis of Bearing: Assuming the south line of the Northwest Quarter of Section 36, Township 8 South, Range 67 West, of the 6th Principal Meridian, as bearing North 89°26'44" East between the found monuments as shown on this survey, and with all other bearings contained herein relative thereto.

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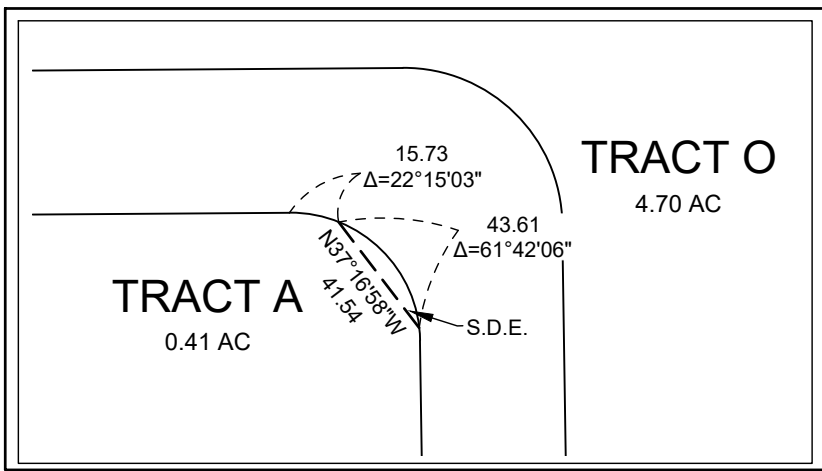
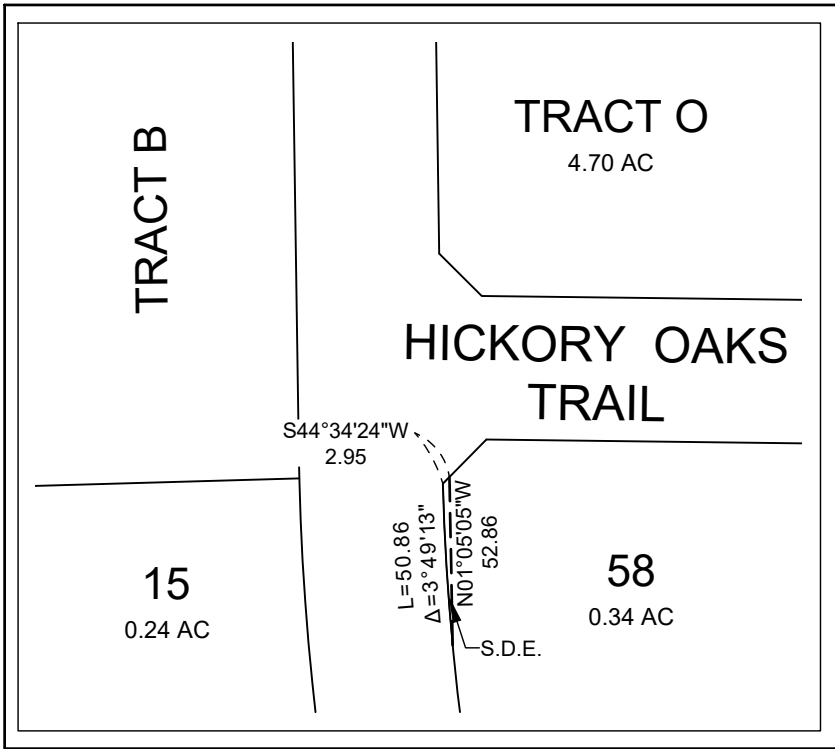
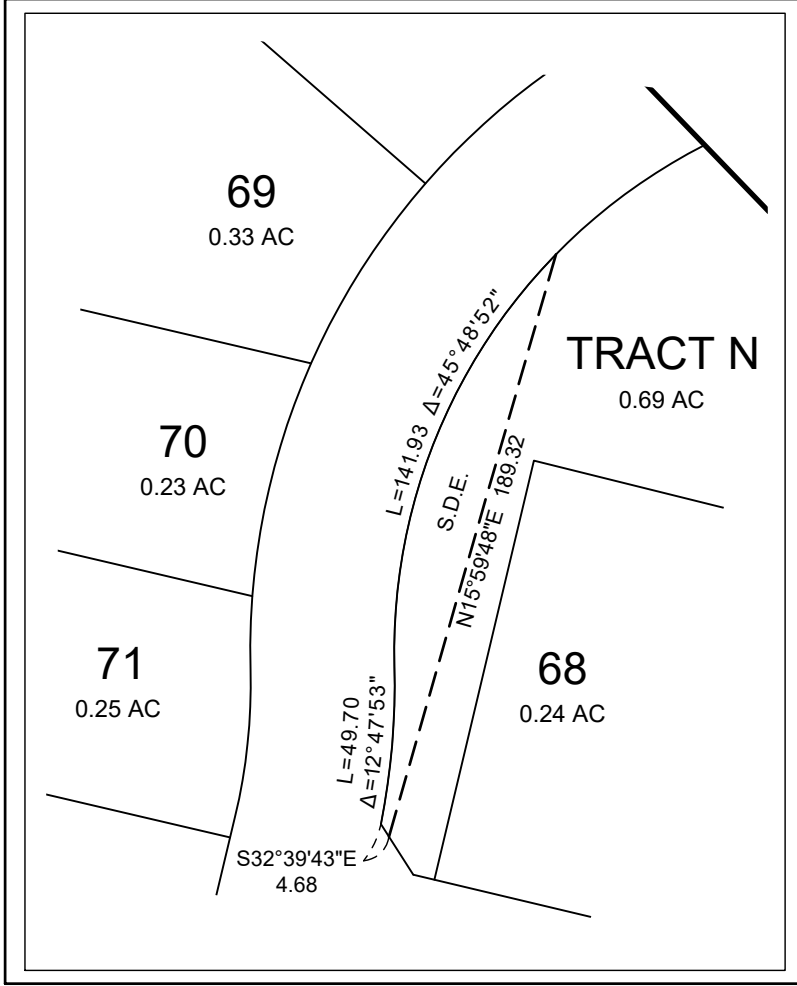


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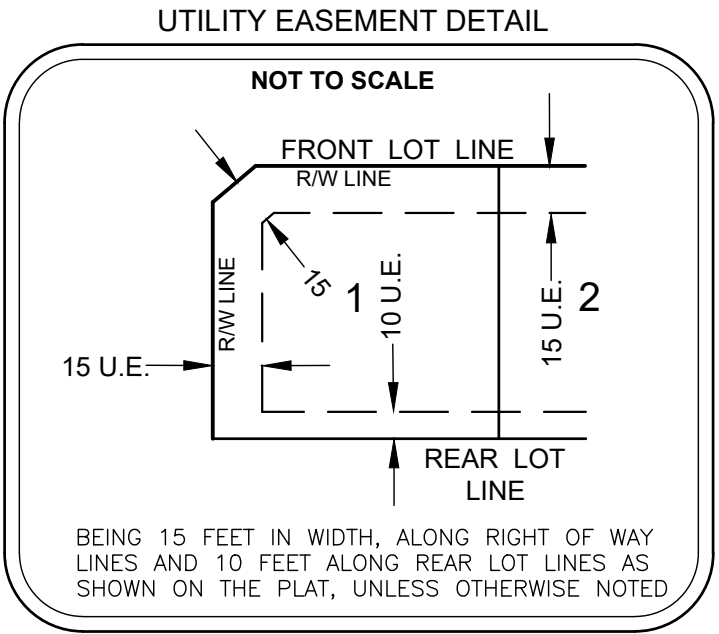
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SIGHT DISTANCE EASEMENT (S.D.E.) DETAILS



EASEMENT CURVE TABLE			
	LENGTH	RADIUS	DELTA
C1	25.43	50.00	Δ=29°08'08"
C2	34.16	20.00	Δ=97°51'35"
C3	06.16	20.00	Δ=17°39'33"
C4	19.27	30.00	Δ=36°47'43"
C5	22.39	177.50	Δ=07°13'41"



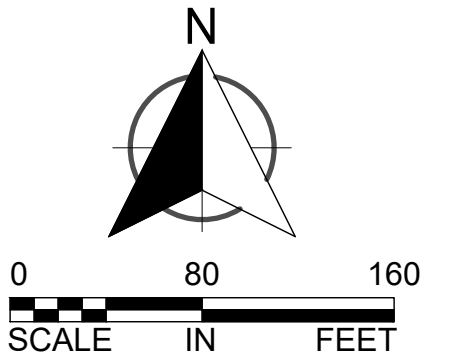
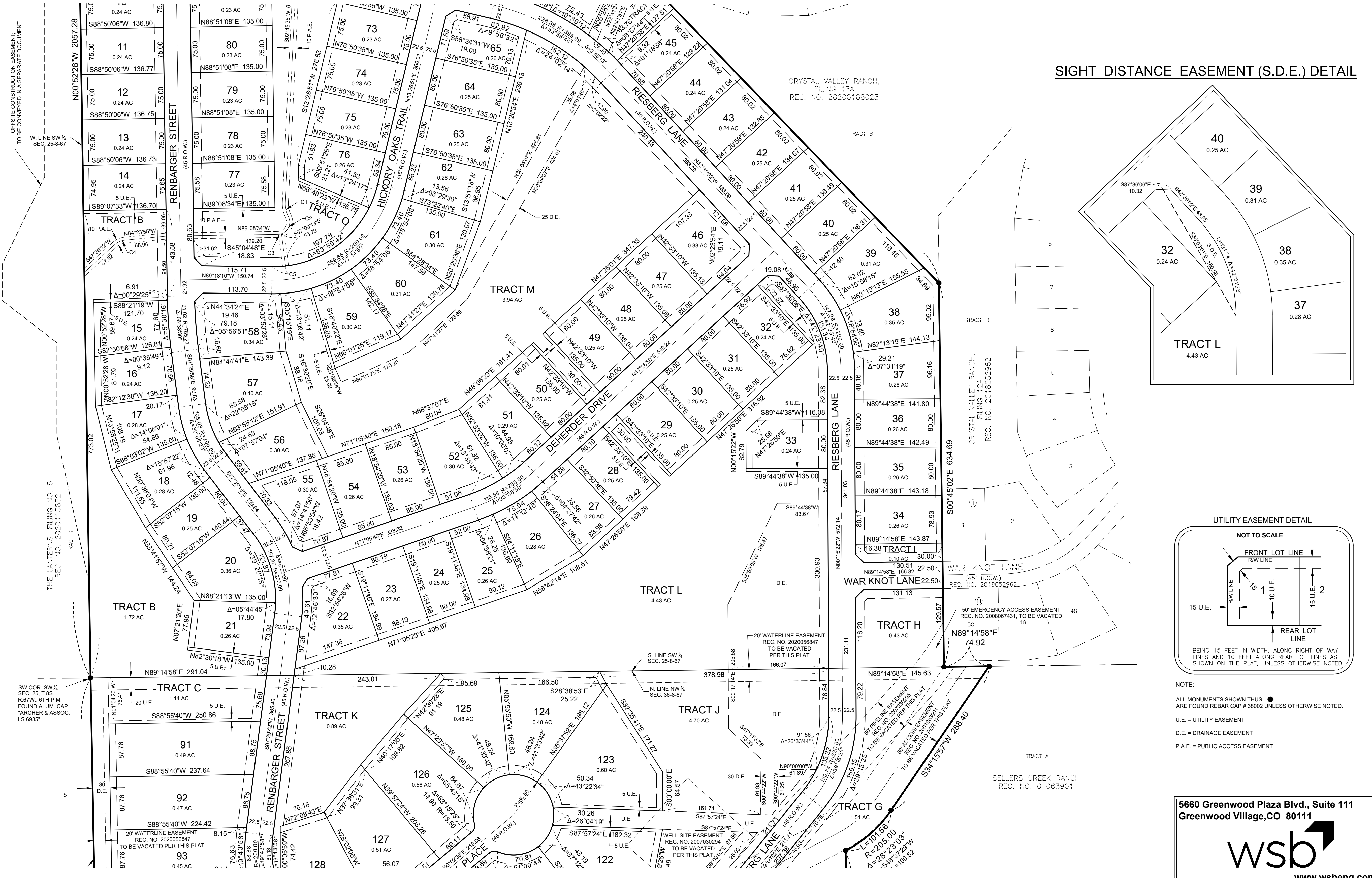
NOTE:
ALL MONUMENTS SHOWN THUS: ●
ARE FOUND REBAR CAP # 38002 UNLESS OTHERWISE NOTED.
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.A.E. = PUBLIC ACCESS EASEMENT

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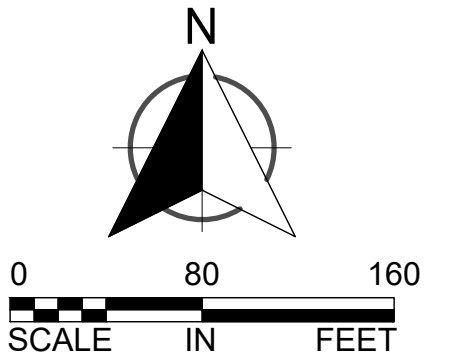
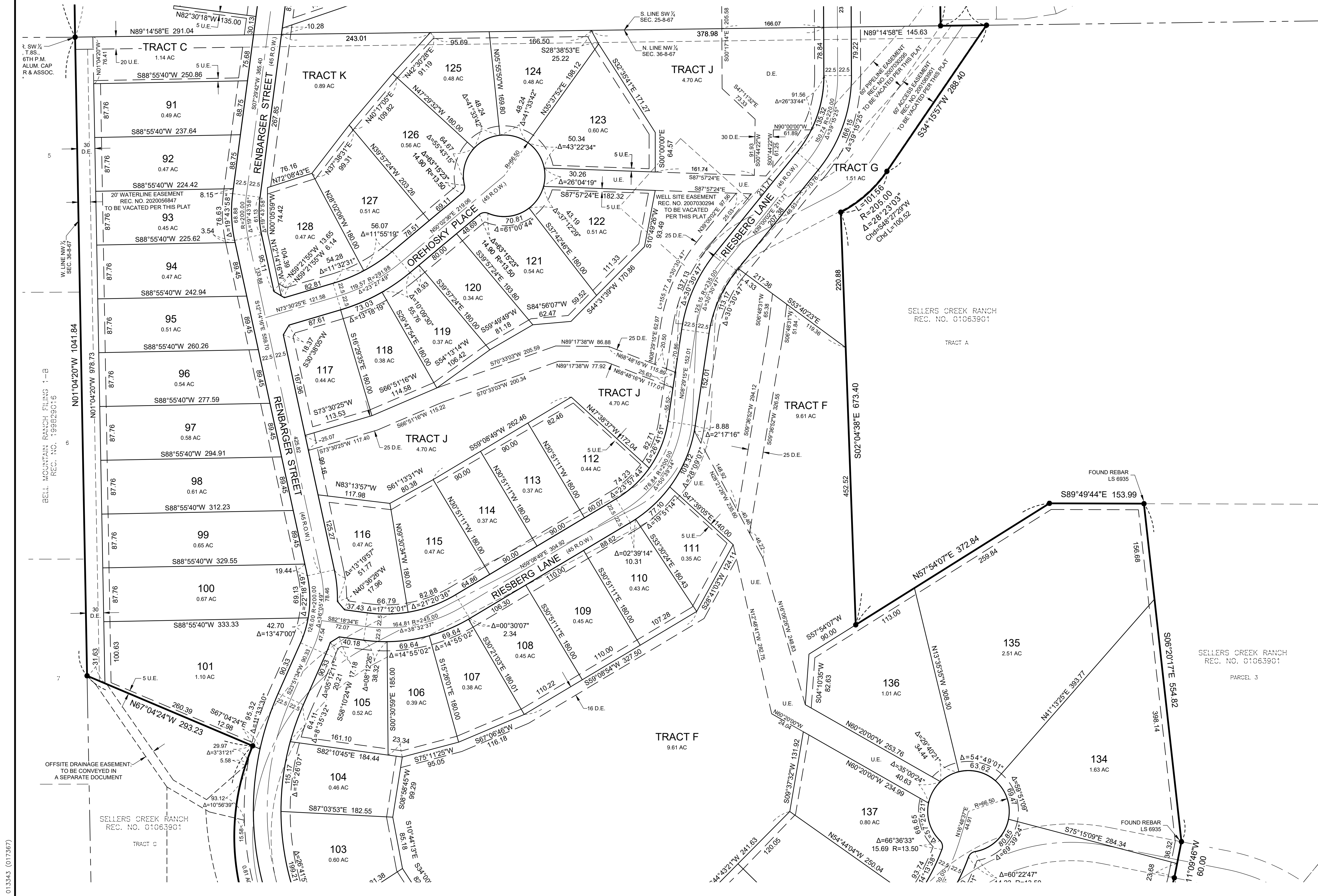
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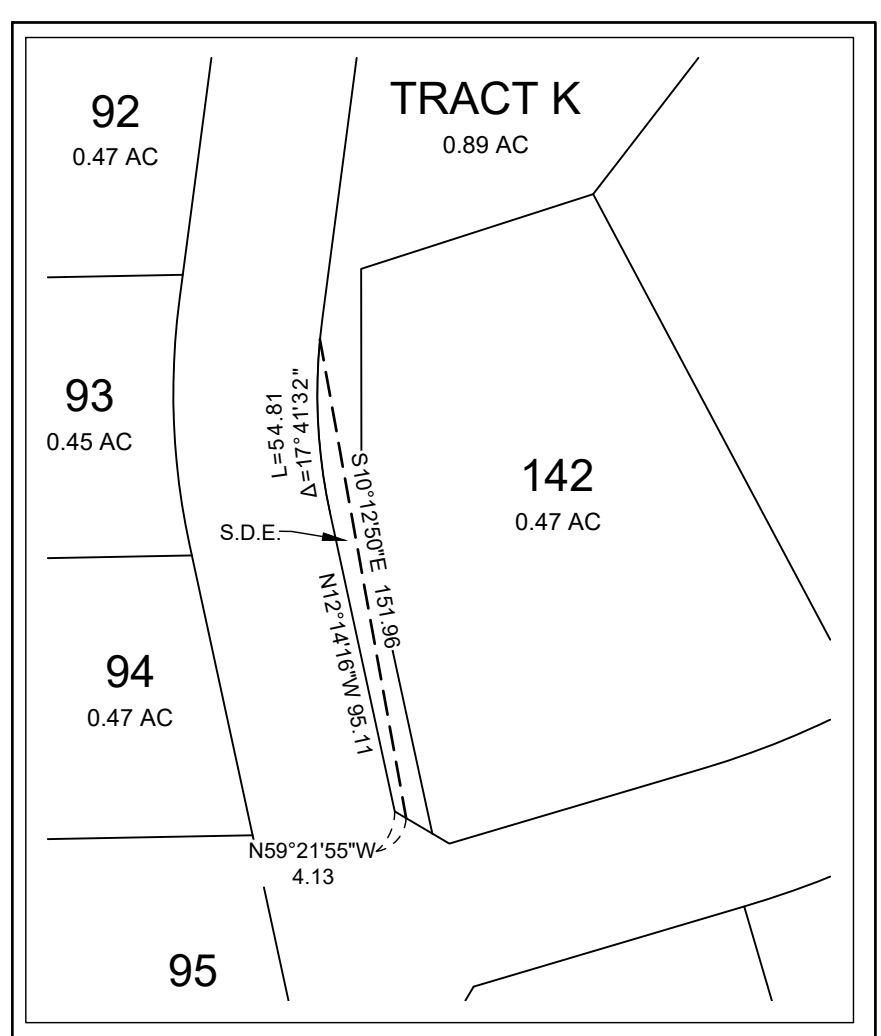
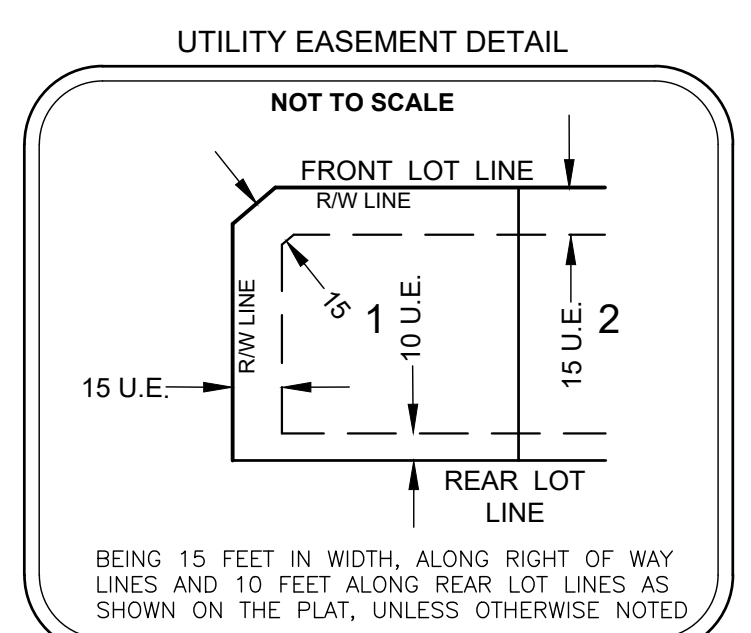


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SIGHT DISTANCE EASEMENT (S.D.E.) DETAIL



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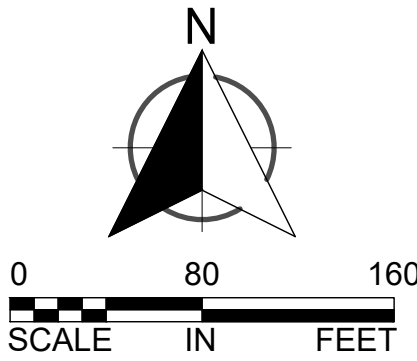
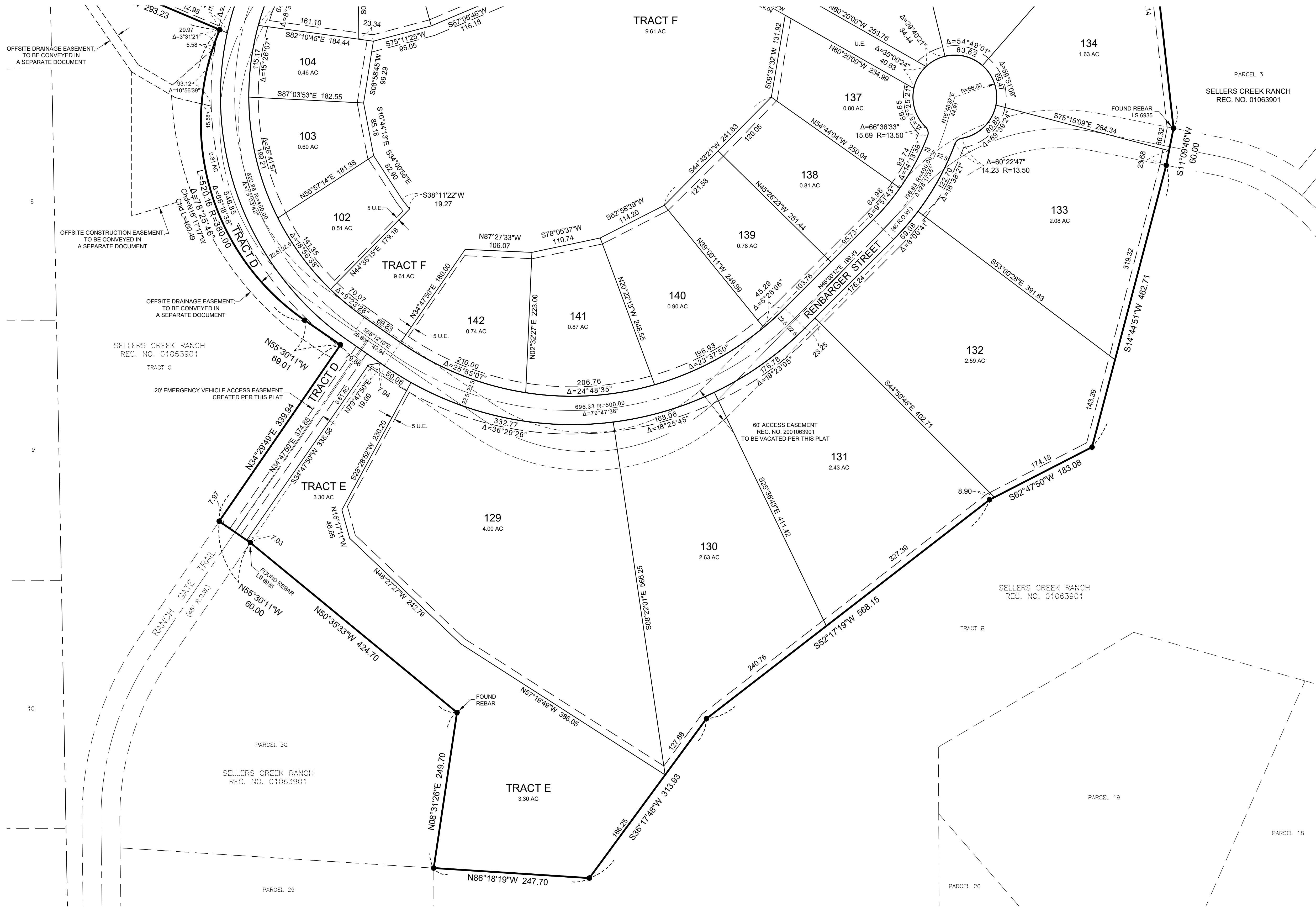
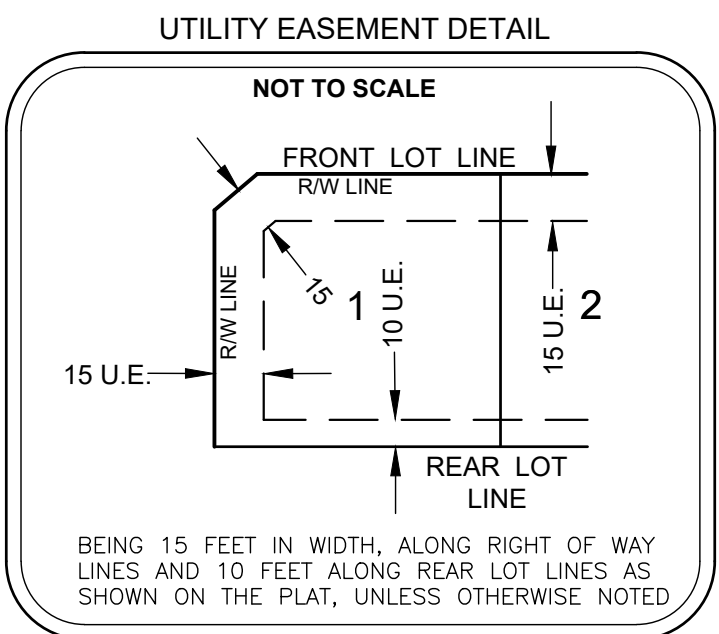
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