

CANYONS FAR SOUTH FILING NO. 2

PORTION OF THE NORTH 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.
98.712 ACRES – 189 RESIDENTIAL LOTS – 9 TRACTS – PL24-0004

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTH 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF CANYONS FAR SOUTH FILING NO. 1 PER PLAT RECORDED _____ AT RECEPTION NO. _____ IN THE OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 31, SOUTH 00°07'26" EAST, A DISTANCE OF 1,353.82 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°18'32" WEST, A DISTANCE OF 2,240.16 FEET TO THE EASTERLY BOUNDARY OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED _____ AT RECEPTION NO. _____ IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 24°41'59" WEST, A DISTANCE OF 2,428.65 FEET TO THE SOUTHERLY BOUNDARY OF SAID CANYONS FAR SOUTH FILING NO. 1;

THENCE ALONG SAID SOUTHERLY BOUNDARY, THE FOLLOWING 24 COURSES:

- NORTH 72°31'31" EAST, A DISTANCE OF 97.83 FEET;
- SOUTH 34°09'36" EAST, A DISTANCE OF 33.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 864.00 FEET;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°56'08", AN ARC LENGTH OF 149.83 FEET;
- TANGENT TO SAID CURVE, SOUTH 24°13'28" EAST, A DISTANCE OF 131.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 756.00 FEET;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°05'40", AN ARC LENGTH OF 185.97 FEET;
- TANGENT TO SAID CURVE, SOUTH 38°19'08" EAST, A DISTANCE OF 40.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 686.00 FEET;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°12'32", AN ARC LENGTH OF 361.69 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 767.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°22'38", AN ARC LENGTH OF 18.44 FEET;
- NON-TANGENT TO SAID CURVE, SOUTH 27°24'56" EAST, A DISTANCE OF 21.92 FEET;
- SOUTH 72°42'43" EAST, A DISTANCE OF 45.11 FEET;
- NORTH 60°08'21" EAST, A DISTANCE OF 21.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 767.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 14°29'31" EAST;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°29'22", AN ARC LENGTH OF 153.81 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 619.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°11'29", AN ARC LENGTH OF 250.55 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,015.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°53'09", AN ARC LENGTH OF 33.41 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 756.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°38'48", AN ARC LENGTH OF 193.26 FEET;
- TANGENT TO SAID CURVE, NORTH 57°03'01" EAST, A DISTANCE OF 96.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,014.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°27'39", AN ARC LENGTH OF 468.29 FEET;
- NON-TANGENT TO SAID CURVE, SOUTH 50°12'36" EAST, A DISTANCE OF 20.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 999.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 05°39'37" EAST;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°34'52", AN ARC LENGTH OF 45.00 FEET;
- NON-TANGENT TO SAID CURVE, NORTH 41°28'14" EAST, A DISTANCE OF 20.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,014.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 02°15'03" EAST;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°32'16", AN ARC LENGTH OF 735.12 FEET;
- TANGENT TO SAID CURVE, SOUTH 50°42'47" EAST, A DISTANCE OF 264.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 436.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°32'17", AN ARC LENGTH OF 422.62 FEET;
- TANGENT TO SAID CURVE, NORTH 73°44'56" EAST, A DISTANCE OF 35.76 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 98.712 ACRES, (4,299,881 SQUARE FEET), MORE OR LESS.

GENERAL NOTES:

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON MARCH 31, 2023.
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°07'26" EAST, A DISTANCE OF 2,649.38 FEET.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE REPORT NUMBER 100-NO042283-020-LM1, AMENDMENT NO. 6 WITH AN EFFECTIVE DATE OF AUGUST 16, 2023, WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS -- ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AND ALSO LIES WITHIN SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD -- ZONE A, AREAS WITH NO BASE FLOOD ELEVATION DETERMINED, BOTH SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NOS. 08035C0187G AND 08035C0189G, BOTH MAPS REVISED MARCH 16, 2016. PORTIONS OF PROPERTY ARE WITHIN AN UNDESIGNATED 100 YEAR FLOOD PRONE AREA AS REGULATED BY THE TOWN OF CASTLE ROCK HAVING A DRAINAGE AREA LARGER THAN 130 ACRES AND SHOWN HEREON.
- A MINIMUM OF 2-FOOT OF FREEBOARD SHALL BE PROVIDED BETWEEN THE 100-YEAR BASE FLOOD ELEVATION AND THE LOWEST FINISHED FLOOR ELEVATION OF ALL STRUCTURES (THIS INCLUDES BASEMENTS).
- BEARINGS AND DISTANCES SHOWN HEREON ARE PER RECORD UNLESS OTHERWISE NOTED.
- DRAINAGE EASEMENTS: DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK, ACROSS ALL TRACTS WITHIN CANYONS FAR SOUTH FILING NO. 2 FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICRO-POOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY THE "FACILITIES") IN THE EVENT THE VALLEY VIEW METROPOLITAN DISTRICT, ITS SUCCESSORS AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES. A BLANKET ACCESS EASEMENT OVER THE SUBDIVISION OS ALSO GRANTED TO THE TOWN OF CASTLE ROCK, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS. THE MAINTENANCE AND REPAIR OF THE FACILITIES LOCATED IN CANYONS FAR SOUTH FILING NO. 2, AS SHOWN ON THE CONSTRUCTION PLANS ACCEPTED BY THE TOWN OF CASTLE ROCK OR ON THE PLAT FOR THE SUBDIVISION, SHALL BE THE RESPONSIBILITY OF THE SYSTEM OWNER. 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.
- SIGHT DISTANCE EASEMENTS (SDE) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK FOR THE PURPOSE OF SIGHT DISTANCE TOGETHER WITH THE FOLLOWING RESTRICTIONS OVER SAID EASEMENT: NO OBJECT WITHIN THE SIGHT DISTANCE EASEMENT SHALL BE MORE THAN TWENTY FOUR (24) INCHES ABOVE THE FLOWLINE OF THE ADJACENT STREET. SUCH OBJECTS SHALL INCLUDE, BUT ARE NOT LIMITED TO, BUILDINGS, VEGETATION, AND UTILITY CABINETS. PARKING IS ALSO PROHIBITED WITHIN THE EASEMENT.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 15-FOOT UTILITY EASEMENT ALONG THE FRONT LOT LINES AND ALONG ALL PUBLIC RIGHT-OF-WAY. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, SUB-SURFACE COLLECTION SYSTEMS, 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. WHERE SLOPE EASEMENTS ARE COMBINED WITH UTILITY EASEMENTS, GRADE RESTRICTIONS APPLY IN ACCORDANCE WITH THE APPROVED OVERLOT GRADING PLANS FOR THE SUBDIVISION.
- NO IMPROVEMENTS THAT CONFLICT 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 STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, GAS FIRE PITs, 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 AT THE COST OF THE PROPERTY OWNERS WHOSE PROPERTY IS SUBJECT TO THE UTILITY EASEMENT. 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 OVER AND ACROSS THE UTILITY EASEMENT FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.
- SLOPE EASEMENTS AS SHOWN ON THE PLAT HEREIN ALLOW LIMITED LAND DISTURBANCE WITHIN THE TOWN OF CASTLE ROCK PLD AND/OR OPEN SPACE PROPERTY. SLOPE EASEMENTS ARE HEREBY GRANTED TO THE HOA/METRO DISTRICT FOR THE PURPOSE OF ON-GOING PERPETUAL MAINTENANCE OF SUCH LAND DISTURBANCE AREAS ON TOWN-OWNED PROPERTY RESULTING FROM DEVELOPMENT ACTIVITY AND ARE SUBJECT TO COMPLIANCE WITHIN SECTION 6.10 OF THE TOWN OF CASTLE ROCK TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) MANUAL, ADOPTED BY REFERENCE TO MUNICIPAL CODE SECTION 15.34. THE HOA/METRO DISTRICT IS RESPONSIBLE FOR PERIODIC INSPECTION OF THE SLOPE EASEMENT AREAS FOR MAINTENANCE OF MINIMUM VEGETATIVE COVER AND REPAIR OF RILL AND GULLY EROSION, IN ACCORDANCE WITH TESC STANDARDS. ANY DEPOSITION OF MOBILE SOIL EROSION OR OTHER DAMAGE ORIGINATING FROM THE SLOPE EASEMENT AREA ONTO ADJACENT LAND, IMPROVEMENTS OR INFRASTRUCTURE SHALL BE REMOVED AND/OR RECLAIMED AT THE HOA'S/METRO DISTRICT'S EXPENSE.
- IN THE EVENT THAT THE METRO DISTRICT(S) SUBMITS A DISSOLUTION PETITION, THE METRO DISTRICT SHALL PROVIDE AN ASSUMPTION OF THE MAINTENANCE OBLIGATIONS EITHER THROUGH A MILL LEVY OR THROUGH A CONTRACT WITH THE HOA TO WHICH THE TOWN IS A PARTY TO.
- DEVELOPER INSTALLED RETAINING WALL SHALL BE OWNED AND MAINTAINED BY THE METRO DISTRICT.

TRACT SUMMARY TABLE					
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY	MAINTAINED BY
TRACT P	1,372,116	31.499	DRAINAGE, OPEN SPACE PUBLIC ACCESS, S/G	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK *
TRACT Q	353,230	8.109	DRAINAGE, OPEN SPACE PUBLIC ACCESS	VVMD NO. 1 & 2	VVMD NO. 1 & 2
TRACT R	263,884	6.058	DRAINAGE, OPEN SPACE PUBLIC ACCESS, S/G	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
TRACT S	291,724	6.697	DRAINAGE, OPEN SPACE PUBLIC ACCESS	VVMD NO. 1 & 2	VVMD NO. 1 & 2
TRACT T	89,954	2.065	DRAINAGE, OPEN SPACE PUBLIC ACCESS	VVMD NO. 1 & 2	VVMD NO. 1 & 2
TRACT U	67,637	1.553	PARK, DRAINAGE, PUBLIC ACCESS	VVMD NO. 1 & 2	VVMD NO. 1 & 2
TRACT V	69,677	1.600	DRAINAGE, OPEN SPACE PUBLIC ACCESS	VVMD NO. 1 & 2	VVMD NO. 1 & 2
TRACT W	97,162	2.231	DRAINAGE, OPEN SPACE PUBLIC ACCESS	VVMD NO. 1 & 2	VVMD NO. 1 & 2
TRACT X	186,530	4.282	DRAINAGE, OPEN SPACE, PARK, PUBLIC ACCESS	VVMD NO. 1 & 2	VVMD NO. 1 & 2
TOTAL	2,791,914	64.094	S/G = SLOPE & GRADING		

VVMD NO. 1 = VALLEY VIEW METROPOLITAN DISTRICT NO. 1

VVMD NO. 2 = VALLEY VIEW METROPOLITAN DISTRICT NO. 2

VVMD NO. 3 = VALLEY VIEW METROPOLITAN DISTRICT NO. 3

* TRACT P'S BERMING AND BUFFER LANDSCAPING AND IRRIGATION IS TO BE MAINTAINED BY THE METRO DISTRICT.

LAND SUMMARY TABLE			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (189)	1,149,942	26.399	27%
TRACTS (9)	2,791,914	64.094	65%
ROW	358,025	8.219	8%
TOTALS	4,299,881	98.712	100%

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	CANYONS FAR SOUTH FILING NO. 2 TOWN OF CASTLE ROCK PROJECT NO. PL24-0004	DATE OF PREPARATION:	04-01-2024
		SCALE:	N/A
		SHEET 2 OF 11	

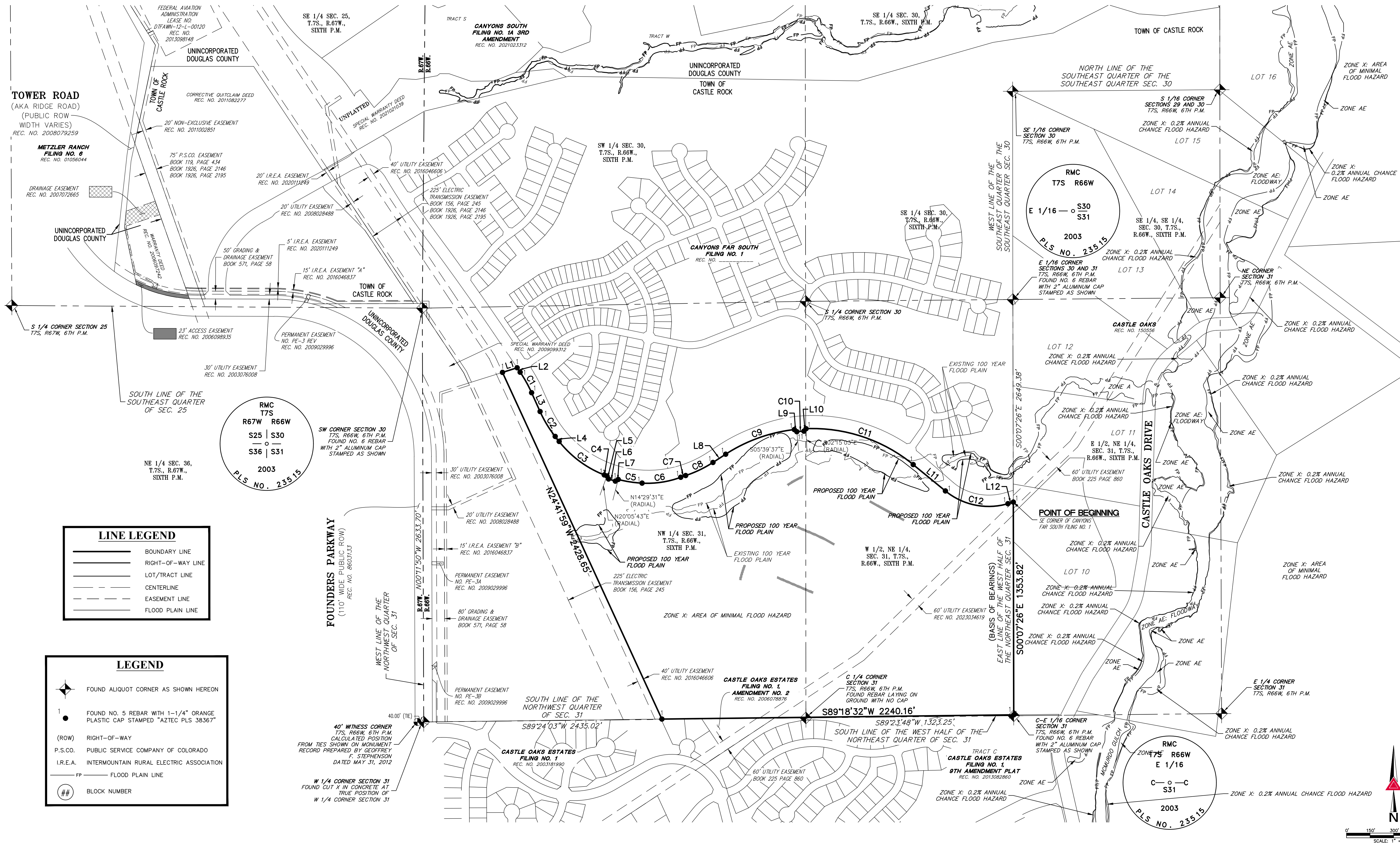
PORTION OF SEC 31, T7S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

AzTec Proj. No.: 190523-02

Drawn By: BAM

CANYONS FAR SOUTH FILING NO. 2

PORTION OF THE NORTH 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.
98.712 ACRES - 189 RESIDENTIAL LOTS - 9 TRACTS - PL24-0004

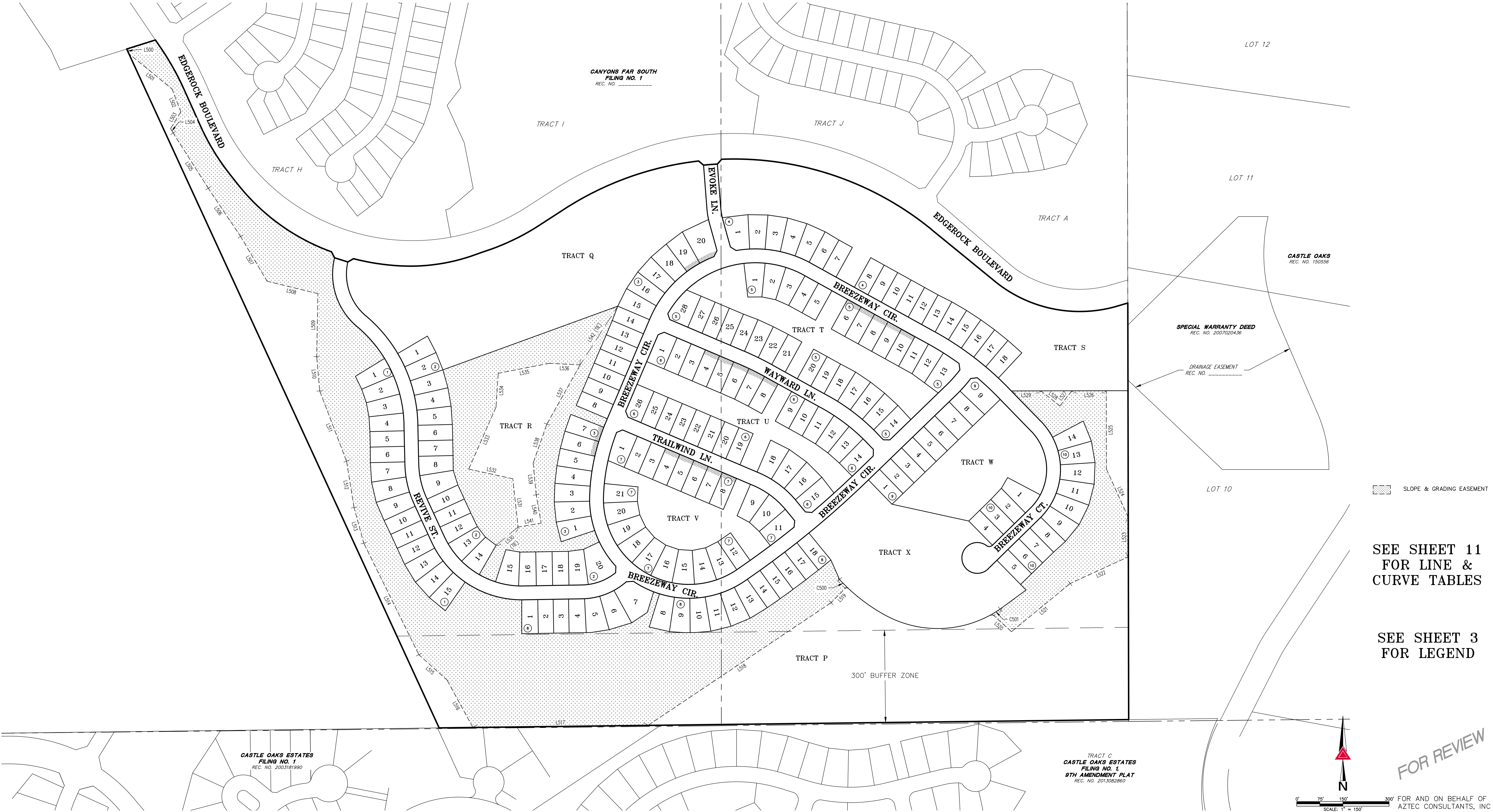


SEE SHEET 11
FOR LINE &
CURVE TABLES

 Aztec CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	CANYONS FAR SOUTH FILING NO. 2 TOWN OF CASTLE ROCK PROJECT NO. PL24-0004		DATE OF PREPARATION: 04-01-2024
	SCALE: 1" = 300'		T = 300'
	PORTION OF SEC 31, T7S, R66W, 6TH P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO		SHEET 3 OF 11

CANYONS FAR SOUTH FILING NO. 2

PORTION OF THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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CANYONS FAR SOUTH FILING NO. 2
TOWN OF CASTLE ROCK PROJECT NO. PL24-0004

PORTION OF SEC 31, T7S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

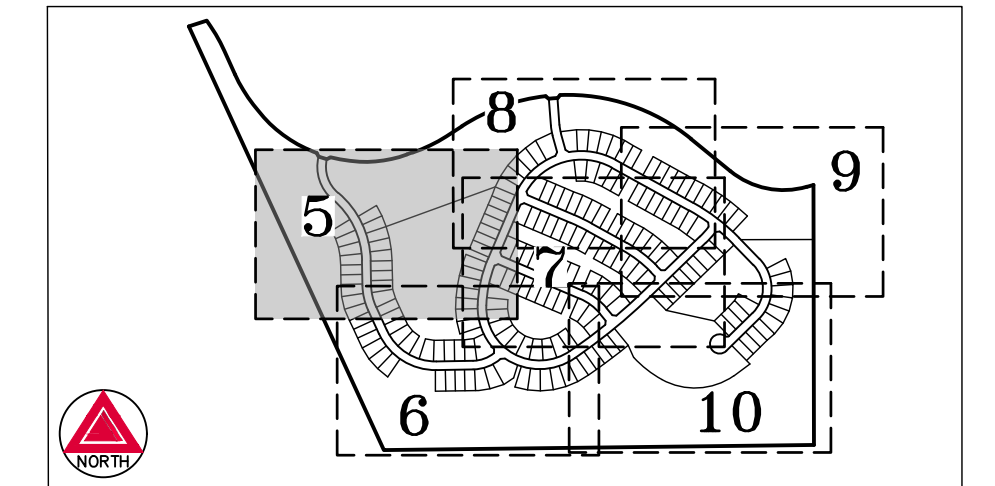
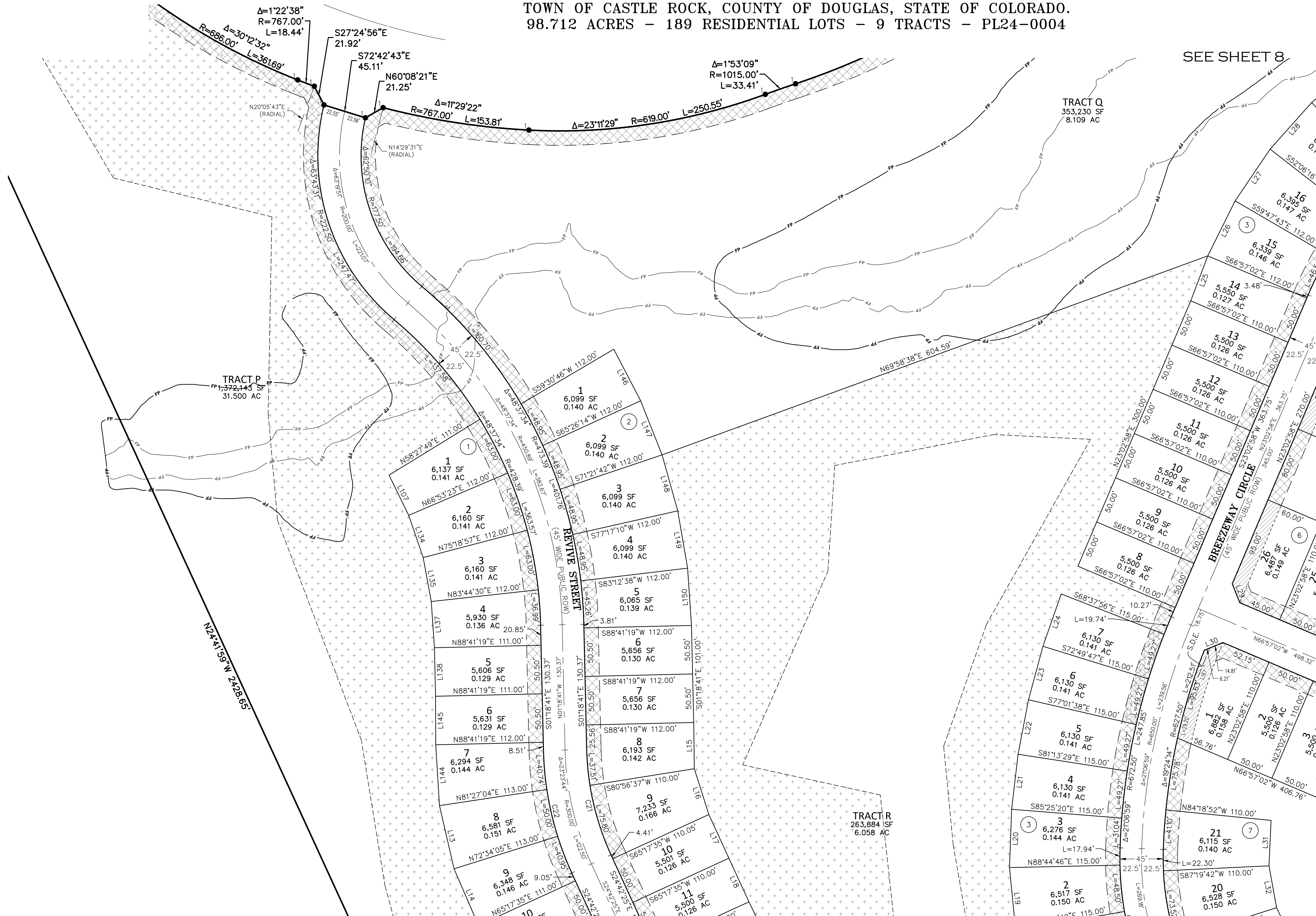
DATE OF PREPARATION: 04-01-2024

SCALE: 1" = 150'

SHEET 4 OF 11

CANYONS FAR SOUTH FILING NO. 2

PORTION OF THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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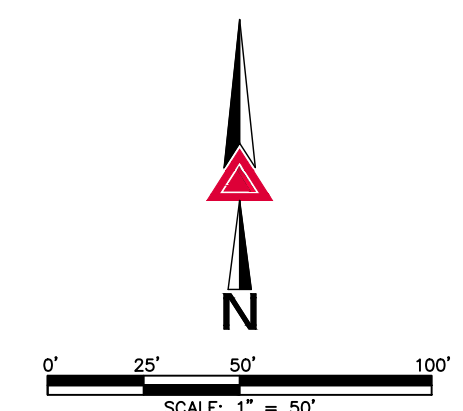


KEY MAP
SCALE: 1" = 1,000'

SEE SHEET 11
FOR LINE &
CURVE TABLES

LINE LEGEND	
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT/TRACT LINE
	CENTERLINE
	EASEMENT LINE
	FLOOD PLAIN LINE

LEGEND	
	FOUND ALIQUOT CORNER AS SHOWN HEREON
	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
(ROW)	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.E.	WATER EASEMENT
##	BLOCK NUMBER
	15' UTILITY EASEMENT (TYP.)
	15' SLOPE & UTILITY EASEMENT (TYP.)
	15' DRAINAGE & UTILITY EASEMENT (TYP.)
	SLOPE & GRADING EASEMENT



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SEE SHEET 6

SEE SHEET 6

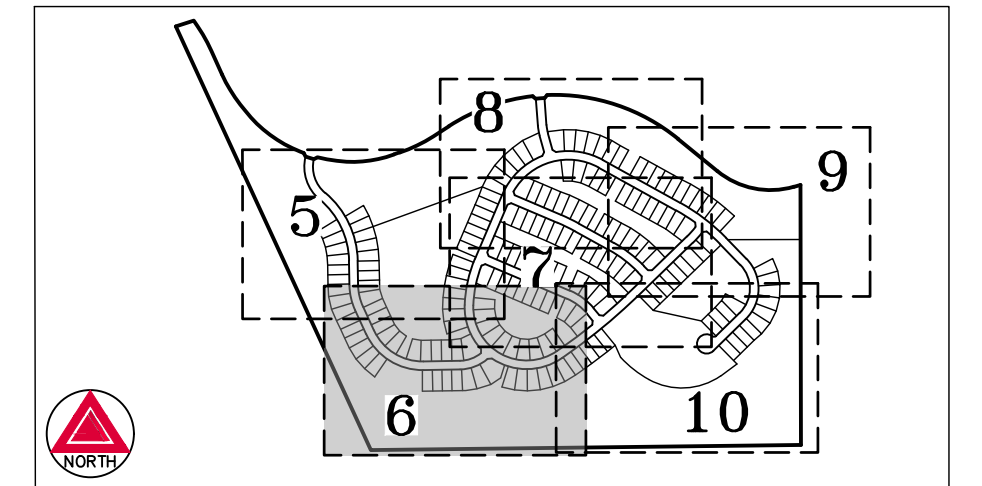
 AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	CANYONS FAR SOUTH FILING NO. 2 TOWN OF CASTLE ROCK PROJECT NO. PL24-0004		DATE OF PREPARATION: 04-01-2024
	SCALE: 1" = 50'		SHEET 5 OF 11
			PORTION OF SEC 31, T7S, R66W, 6TH P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

CANYONS FAR SOUTH FILING NO. 2

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SEE SHEET 5

SEE SHEET 7



KEY MAP
SCALE: 1" = 1,000'

SEE SHEET 11
FOR LINE &
CURVE TABLES

LINE LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT/TRACT LINE
	CENTERLINE
	EASEMENT LINE
	FLOOD PLAIN LINE

LEGEND

	FOUND ALIQUOT CORNER AS SHOWN HEREON
	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
(ROW)	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.E.	WATER EASEMENT
##	BLOCK NUMBER
	15' UTILITY EASEMENT (TYP.)
	15' SLOPE & UTILITY EASEMENT (TYP.)
	15' DRAINAGE & UTILITY EASEMENT (TYP.)
	SLOPE & DRAINAGE EASEMENT



0' 25' 50' 100'
SCALE: 1" = 50'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



AzTec Proj. No.: 190523-02

Drawn By: BAM

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CANYONS FAR SOUTH FILING NO. 2
TOWN OF CASTLE ROCK PROJECT NO. PL24-0004

DATE OF PREPARATION: 04-01-2024

SCALE: 1" = 50'

PORTION OF SEC 31, T7S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

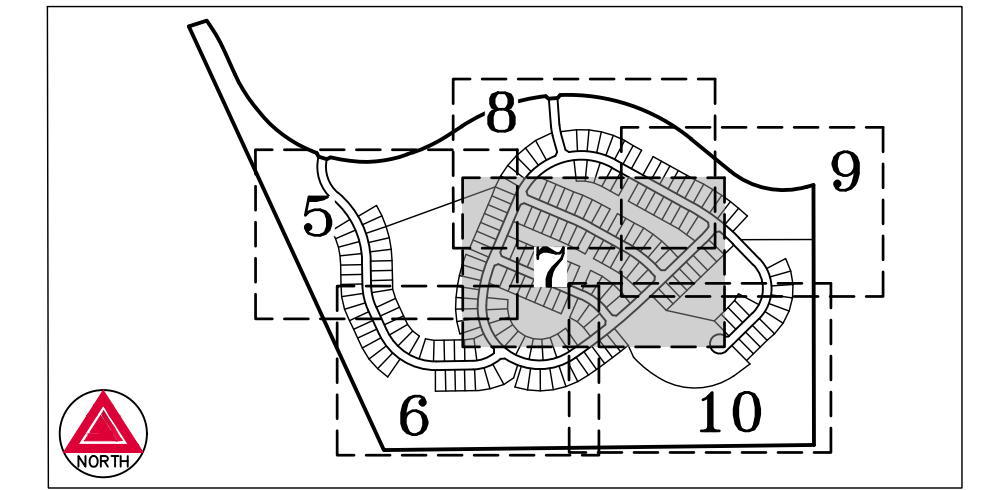
SHEET 6 OF 11

CANYONS FAR SOUTH FILING NO. 2

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SEE SHEET 8

SEE SHEET 9



KEY MAP
SCALE: 1" = 1,000'

SEE SHEET 11
FOR LINE &
CURVE TABLES

LINE LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT/TRACT LINE
	CENTERLINE
	EASEMENT LINE
	FLOOD PLAIN LINE

LEGEND

	FOUND ALIQUOT CORNER AS SHOWN HEREON
	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
(ROW)	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
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	15' SLOPE & UTILITY EASEMENT (TYP.)
	15' DRAINAGE & UTILITY EASEMENT (TYP.)
	SLOPE & GRADING EASEMENT



SCALE: 1" = 50'

FOR REVIEW

FOR AND ON BEHALF OF
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.: 190523-02

Drawn By: BAM

CANYONS FAR SOUTH FILING NO. 2
TOWN OF CASTLE ROCK PROJECT NO. PL24-0004

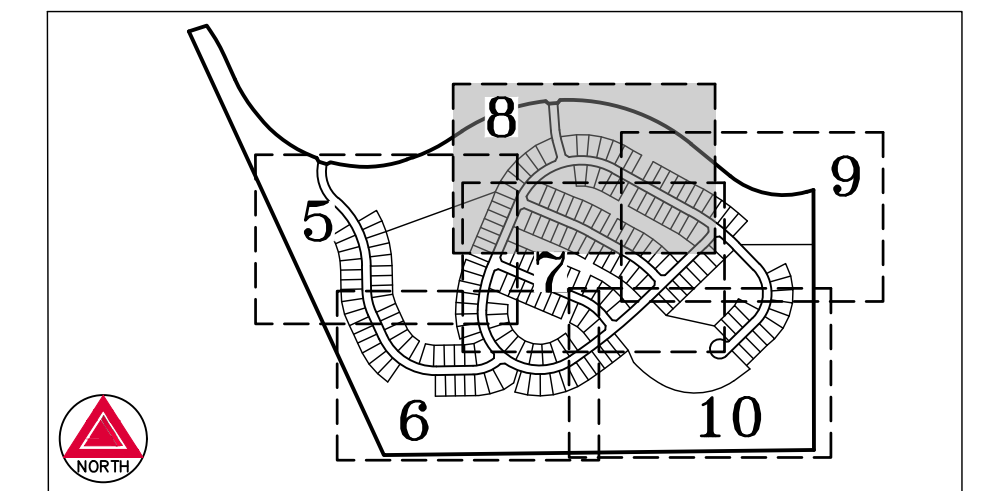
DATE OF PREPARATION: 04-01-2024
SCALE: 1" = 50'

PORTION OF SEC 31, T7S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 7 OF 11

CANYONS FAR SOUTH FILING NO. 2

PORTION OF THE NORTH 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.
98.712 ACRES - 189 RESIDENTIAL LOTS - 9 TRACTS - PL24-0004

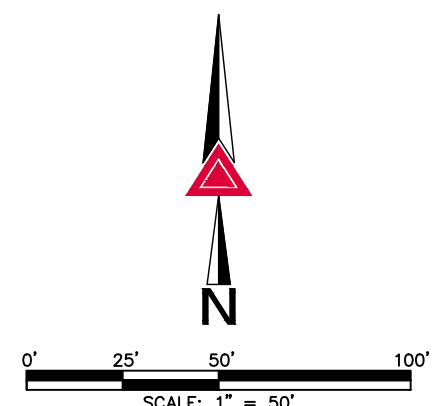


KEY MAP
SCALE: 1" = 1,000'

SEE SHEET 11
FOR LINE &
CURVE TABLES

LINE LEGEND	
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT/TRACT LINE
	CENTERLINE
	EASEMENT LINE
	FLOOD PLAIN LINE

LEGEND	
	FOUND ALIQUOT CORNER AS SHOWN HEREON
	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
(ROW)	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.E.	WATER EASEMENT
##	BLOCK NUMBER
	15' UTILITY EASEMENT (TYP.)
	15' SLOPE & UTILITY EASEMENT (TYP.)
	15' DRAINAGE & UTILITY EASEMENT (TYP.)
	SLOPE & GRADING EASEMENT



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AZTEC CONSULTANTS, INC.

SEE SHEET 7

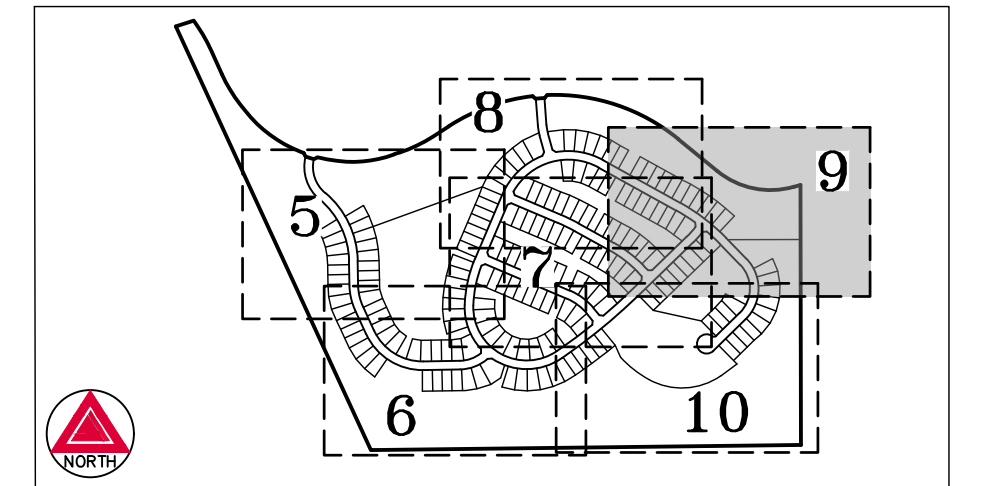
SEE SHEET 7

SEE SHEET 9

 Aztec Proj. No.: 190523-02 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	CANYONS FAR SOUTH FILING NO. 2 TOWN OF CASTLE ROCK PROJECT NO. PL24-0004		DATE OF PREPARATION: 04-01-2024
	SCALE: 1" = 50'		
	PORTION OF SEC 31, T7S, R66W, 6TH P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO		SHEET 8 OF 11

CANYONS FAR SOUTH FILING NO. 2

PORTION OF THE NORTH 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.
98.712 ACRES - 189 RESIDENTIAL LOTS - 9 TRACTS - PL24-0004



KEY MAP
SCALE: 1" = 1,000'

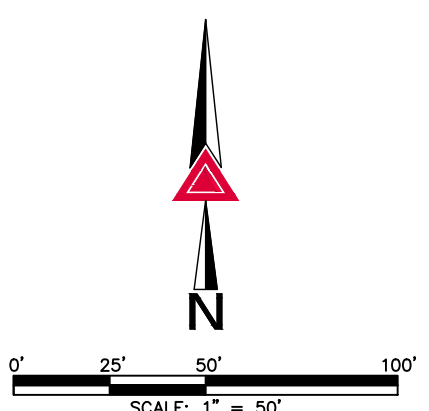
SEE SHEET 11
FOR LINE &
CURVE TABLES

LINE LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT/TRACT LINE
	CENTERLINE
	EASEMENT LINE
	FLOOD PLAIN LINE

LEGEND

	FOUND ALIQUOT CORNER AS SHOWN HEREON
	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
(ROW)	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.E.	WATER EASEMENT
##	BLOCK NUMBER
	15' UTILITY EASEMENT (TYP.)
	15' SLOPE & UTILITY EASEMENT (TYP.)
	15' DRAINAGE & UTILITY EASEMENT (TYP.)
	SLOPE & GRADING EASEMENT



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TOWN OF CASTLE ROCK PROJECT NO. PL24-0004

DATE OF PREPARATION: 04-01-2024

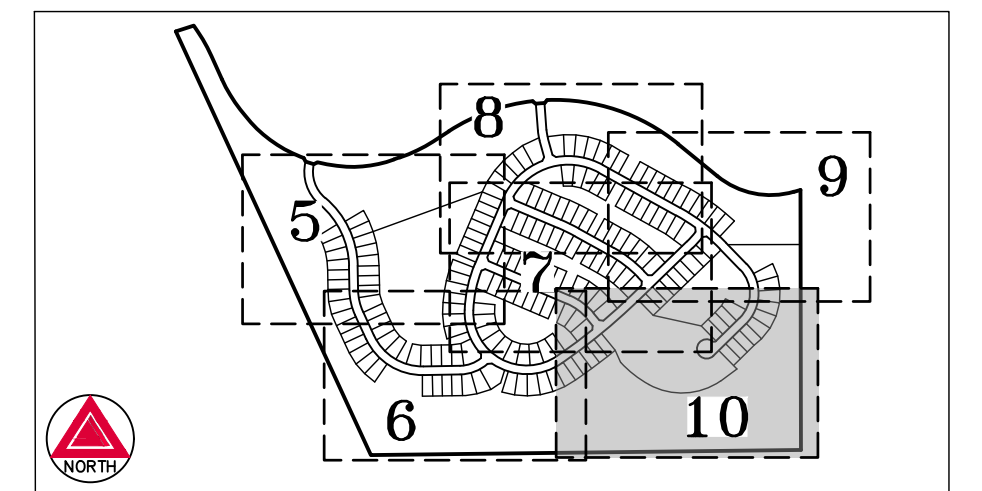
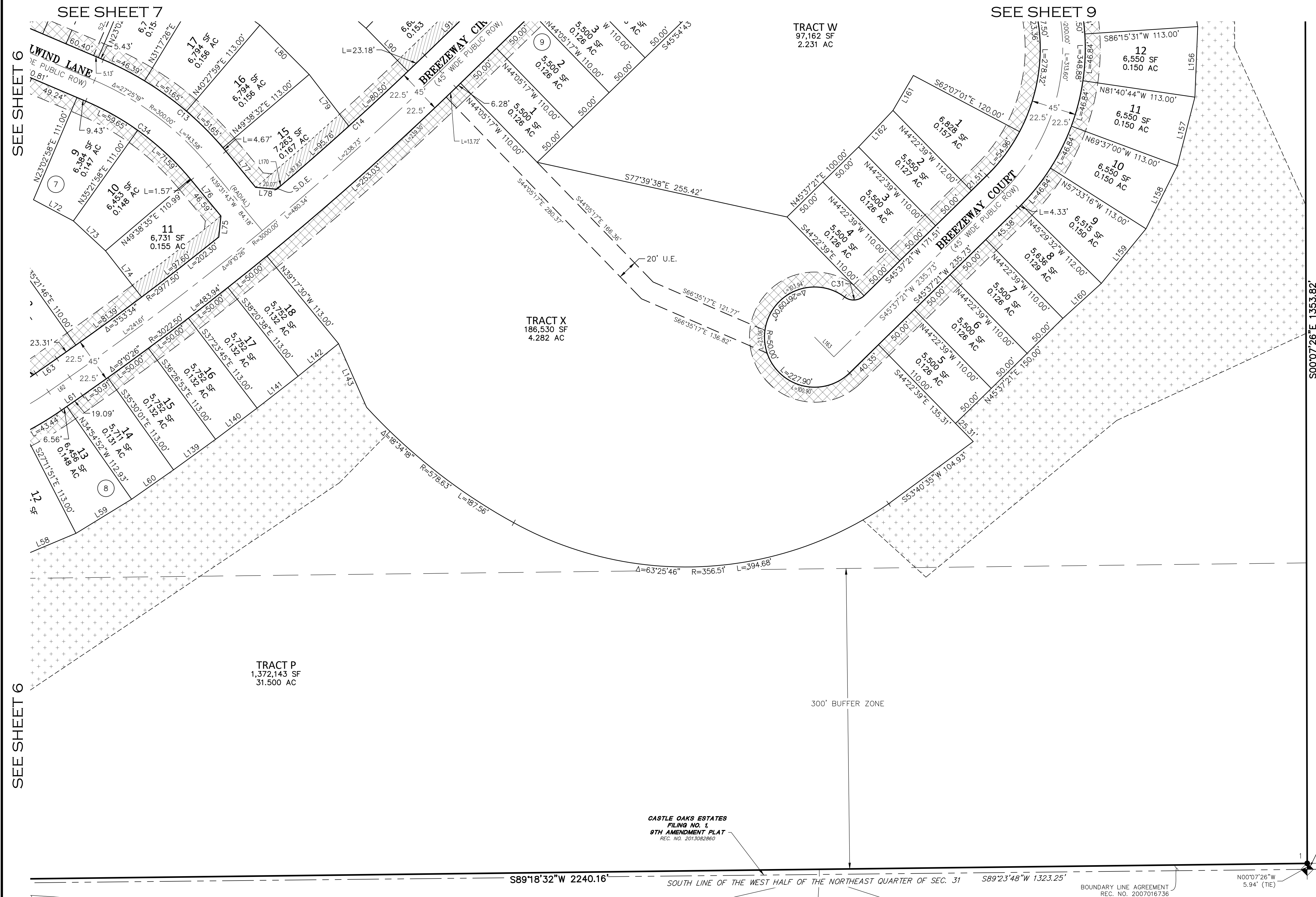
SCALE: 1" = 50'

PORTION OF SEC 31, T7S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 9 OF 11

CANYONS FAR SOUTH FILING NO. 2

PORTION OF THE NORTH 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.
98.712 ACRES - 189 RESIDENTIAL LOTS - 9 TRACTS - PL24-0004

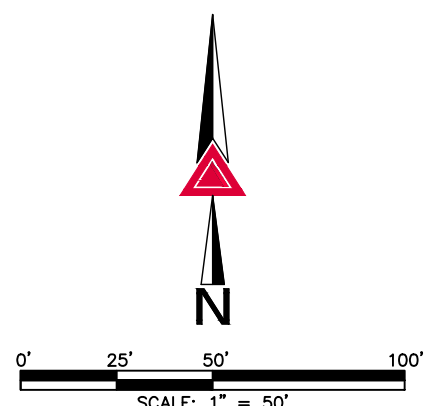


KEY MAP
SCALE: 1" = 1,000'

SEE SHEET 11
FOR LINE &
CURVE TABLES

LINE LEGEND	
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT/TRACT LINE
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	EASEMENT LINE
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LEGEND	
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	15' UTILITY EASEMENT (TYP.)
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	15' DRAINAGE & UTILITY EASEMENT (TYP.)
	SLOPE & DRAINAGE EASEMENT



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TOWN OF CASTLE ROCK PROJECT NO. PL24-0004

PORTION OF SEC 31, T7S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION: 04-01-2024

SCALE: 1" = 50'

SHEET 10 OF 11

CANYONS FAR SOUTH FILING NO. 2

PORTION OF THE NORTH 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.
98.712 ACRES – 189 RESIDENTIAL LOTS – 9 TRACTS – PL24-0004

LINE TABLE		
LINE	BEARING	LENGTH
L1	N72°31'31"E	97.83'
L2	S34°09'36"E	33.99'
L3	S24°13'28"E	131.22'
L4	S38°19'08"E	40.76'
L5	S27°24'56"E	21.92'
L6	S72°42'43"E	45.11'
L7	N60°08'21"E	21.25'
L8	N57°03'01"E	96.59'
L9	S50°12'36"E	20.90'
L10	N41°28'14"E	20.90'
L11	S50°42'47"E	264.87'
L12	N73°44'56"E	35.76'
L13	S12°59'26"E	67.45'
L14	S23°21'48"E	64.22'
L15	N00°44'59"W	48.14'
L16	N17°37'54"W	49.98'
L17	N24°38'42"W	50.00'
L18	N24°42'25"W	50.00'
L19	N05°33'43"W	65.73'
L20	N02°05'11"E	60.66'
L21	N06°40'36"E	57.68'
L22	N10°52'27"E	57.68'
L23	N15°04'18"E	57.68'
L24	N19°16'09"E	57.68'
L25	N20°45'32"E	50.04'
L26	N26°25'57"E	63.94'
L27	N34°03'01"E	64.98'
L28	N41°44'27"E	64.98'
L29	N21°57'02"W	21.21'
L30	N67°32'08"E	21.02'
L31	N02°37'19"E	47.32'
L32	N10°15'41"W	44.25'
L33	S25°51'10"E	50.01'
L34	S24°42'25"E	50.00'
L35	S24°41'49"E	57.48'

LINE TABLE		
LINE	BEARING	LENGTH
L36	S31°19'26"E	67.33'
L37	S41°54'15"E	67.45'
L38	S50°47'14"E	67.45'
L39	N25°38'24"W	49.21'
L40	N37°45'17"W	43.38'
L41	N52°38'13"W	43.39'
L42	S79°57'58"E	45.97'
L43	N89°17'59"E	51.63'
L44	N14°10'40"W	65.73'
L45	N82°32'48"E	49.84'
L46	N64°26'15"E	56.55'
L47	N02°10'51"E	20.77'
L48	S40°31'22"W	4.89'
L49	N86°03'10"E	23.23'
L50	N81°06'39"E	59.04'
L51	N73°00'57"E	76.34'
L52	N56°13'48"E	61.13'
L53	N17°13'04"E	70.00'
L54	S77°13'25"E	67.45'
L55	S86°06'24"E	49.46'
L56	N85°00'36"E	48.27'
L57	N76°07'37"E	67.45'
L58	N67°14'38"E	67.45'
L59	N58°29'49"E	65.16'
L60	N54°58'37"E	51.16'
L61	N55°05'08"E	25.65'
L62	S55°05'08"W	25.65'
L63	N55°05'08"E	25.65'
L64	N25°26'28"W	44.25'
L65	N40°37'15"W	44.25'
L66	N55°48'01"W	44.25'
L67	N70°58'48"W	44.25'
L68	N86°09'35"W	44.25'
L69	S78°39'38"W	44.25'
L70	S63°28'51"W	44.25'

LINE TABLE		
LINE	BEARING	LENGTH
L71	S55°00'17"W	50.45'
L72	S62°04'36"E	45.11'
L73	S47°05'54"E	43.81'
L74	S37°59'42"E	58.60'
L75	N05°45'36"E	21.11'
L76	N39°31'43"W	46.59'
L77	N39°31'43"W	46.59'
L78	S84°49'02"E	21.11'
L79	N37°33'14"W	65.04'
L80	N44°56'44"W	69.67'
L81	N54°07'18"W	69.67'
L82	N63°09'31"W	68.00'
L83	N68°02'58"E	21.21'
L84	N66°09'07"W	50.00'
L85	N63°00'10"W	49.99'
L86	N61°02'41"W	50.00'
L87	N59°22'50"W	49.98'
L88	N53°59'21"W	49.98'
L89	N48°27'12"W	49.98'
L90	N44°16'48"W	59.91'
L91	N45°54'43"E	71.82'
L92	N00°54'43"E	21.21'
L93	N44°05'17"W	30.57'
L94	N44°05'17"W	68.07'
L95	N44°05'17"W	30.57'
L96	N89°05'17"W	21.21'
L97	N42°25'05"W	62.43'
L98	N47°26'50"W	58.31'
L99	N51°42'25"W	58.31'
L100	N55°58'01"W	58.31'
L101	N62°01'46"W	55.72'
L102	N61°02'17"W	50.42'
L103	N62°37'31"W	54.67'
L104	N65°23'11"W	54.67'
L105	N69°13'14"W	50.35'

LINE TABLE		
LINE	BEARING	LENGTH
L106	N19°19'29"W	20.22'
L107	S26°05'47"E	46.57'
L108	S89°29'05"W	45.70'
L109	N78°27'10"W	45.70'
L110	N66°22'54"W	45.94'
L111	N61°01'44"W	50.00'
L112	N61°01'44"W	50.00'
L113	S27°14'24"W	22.05'
L114	S04°22'11"E	139.72'
L115	S04°22'11"E	139.98'
L116	S04°22'11"E	139.72'
L117	S58°08'36"E	22.05'
L118	N49°25'54"E	64.98'
L119	N52°44'42"E	65.51'
L120	N64°48'47"E	94.21'
L121	N83°16'15"E	83.72'
L122	S89°02'19"E	64.98'
L123	S81°20'52"E	64.98'
L124	S73°39'26"E	64.98'
L125	S65°57'59"E	64.98'
L126	S58°55'43"E	52.17'
L127	S61°01'44"E	50.00'
L128	N63°19'06"W	50.07'
L129	N59°36'59"W	55.42'
L130	N56°49'03"W	55.42'
L131	N54°01'06"W	55.42'
L132	N51°13'10"W	55.42'
L133	N48°17'39"W	60.42'
L134	S18°53'50"E	46.49'
L135	S10°28'17"E	46.49'
L136	N38°05'40"E	4.06'
L137	S03°54'10"E	48.18'
L138	S01°18'41"E	50.50'
L139	N54°01'33"E	51.87'
L140	N53°04'41"E	51.87'

LINE TABLE		
LINE	BEARING	LENGTH
L141	N52°07'49"E	51.87'
L142	N51°10'56"E	51.87'
L143	N23°47'46"W	69.51'
L144	S03°32'35"E	63.43'
L145	S00°10'37"E	50.51'
L146	S27°31'30"E	60.50'
L147	S21°36'02"E	60.50'
L148	S15°40'34"E	60.50'
L149	S09°45'06"E	60.50'
L150	S03°52'34"E	59.75'
L151	S07°47'05"E	20.89'
L152	N38°05'40"E	4.06'
L153	N83°58'25"E	20.89'
L154	N21°50'05"W	70.50'
L155	N09°46'21"W	70.50'
L156	N02°17'23"E	70.50'
L157	N14°21'08"E	70.50'
L158	N26°24'52"E	70.50'
L159	N39°17'10"E	70.40'
L160	N47°45'36"E	51.92'
L161	N30°14'36"E	40.47'
L162	N43°19'55"E	50.04'
L163	S44°22'39"E	27.50'
L164	S00°58'35"E	41.13'
L165	N89°01'25"E	20.00'
L166	N00°58'35"W	39.74'
L167	N22°07'22"E	70.61'
L168	N29°25'08"E	9.84'
L169	S30°11'16"W	79.76'
L170	N54°32'30"E	8.68'
L171	S46°51'10"E	76.04'
L172	S60°16'38"E	79.79'
L173	S89°18'32"W	17.94'

LINE TABLE		
LINE	BEARING	LENGTH
L500	S24°41'59"E	16.55'
L501	S50°40'12"E	181.70'
L502	S20°54'12"E	79.46'
L503	S31°37'55"W	63.53'
L504	S30°30'04"E	16.77'
L505	S32°23'00"E	212.51'
L506	S33°50'34"E	188.68'
L507	S30°37'14"E	169.10'
L508	S76°15'06"E	169.80'
L509	N01°05'11"E	204.67'
L510	N05°01'28"W	111.85'
L511	N20°53'45"W	244.45'
L512	N09°12'39"W	152.94'
L513	N15°13'05"W	119.44'
L514	N26°16'14"W	404.59'
L515	N48°00'41"W	123.43'
L516	N28°33'17"W	175.43'
L517	N89°18'32"E	568.70'
L518	N56°10'14"E	716.20'
L519	N44°32'49"E	72.22'
L520	S47°48'45"E	85.01'
L521	N50°36'53"E	246.61'
L522	N65°18'45"E	208.04'
L523	N00°07'26"W	128.07'
L524	N24°19'08"W	172.39'
L525	N00°07'26"W	254.57'
L526	S89°52'34"W	111.64'
L527	S38°08'58"W	62.54'
L528	N51°51'02"W	79.26'
L529	S89°52'34"W	95.89'
L530	N50°25'19"E	92.76'
L531	N06°13'13"W	158.00'
L532	N77°40'33"W	146.62'
L533	N23°45'21"E	220.17'
L534	N03°42'01"E	110.23'
L535	N78°58'40"E	168.64'
L536	S87°10'28"E	100.70'
L537	S29°19'29"W	220.80'
L538	S19°22'27"W	134.47'
L539	S05°31'45"E	103.37'
L540	S09°56'36"E	93.39'
L541	S80°12'23"W	76.00'
L542	S32°37'50"W	226.60'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	9°56'08"	864.00'	149.83'
C2	14°05'40"	756.00'	185.97'
C3	30°12'32"	686.00'	361.69'
C4	1°22'38"	767.00'	18.44'
C5	11°29'22"	767.00'	153.81'
C6	23°11'29"	619.00'	250.55'
C7	1°53'09"	1015.00'	33.41'
C8	14°38'48"	756.00'	193.26'
C9	26°27'39"	1014.00'	468.29'
C10	2°34'52"	999.00'	45.00'
C11	41°32'16"	1014.00'	735.12'
C12	55°32'17"	436.00'	422.62'
C13	27°25'19"	322.50'	154.35'
C14	3°50'16"	2977.50'	199.44'
C15	5°55'18"	977.50'	101.03'
C16	5°55'18"	1000.00'	103.35'
C17	5°55'18"	1022.50'	105.68'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C18	7°49'03"	522.50'	71.29'
C19	7°49'03"	500.00'	68.22'
C20	7°49'03"	477.50'	65.15'
C21	23°23'44"	277.50'	113.31'
C22	23°23'44"	322.50'	131.69'
C23	5°29'27"	977.50'	93.68'
C24	16°48'44"	1022.50'	300.03'
C25	16°48'44"	1000.00'	293.43'
C26	6°55'31"	977.50'	118.15'
C27	45°43'43"	372.50'	297.30'
C28	11°04'56"	272.50'	52.71'
C29	11°04'56"	250.00'	48.35'
C30	11°04'56"	227.50'	44.00'
C31	81°09'00"	15.00'	21.25'
C32	38°14'15"	177.50'	118.46'
C33	40°17'24"	222.50'	156.46'
C34	27°25'19"	277.50'	132.81'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C500	3°18'51"	578.63'	33.47'
C501	4°52'44"	356.51'	30.36'

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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 AzTec Proj. No.: 190523-02 Drawn By: BAM	CANYONS FAR SOUTH FILING NO. 2 TOWN OF CASTLE ROCK PROJECT NO. PL24-0004 PORTION OF SEC 31, T7S, R66W, 6TH P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO	DATE OF PREPARATION:	04-01-2024
		SCALE:	N/A
		SHEET 11 OF 11	