

CRYSTAL VALLEY RANCH FILING NO. 18, AMENDMENT NO. 1 PLAT  
LOTS 64, 65, AND 66, CRYSTAL VALLEY RANCH FILING NO. 18, RECORDED AT RECEPTION NO. 2020010779,  
AND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOTS 64, 65, AND 66, CRYSTAL VALLEY RANCH FILING NO. 18, RECORDED AT RECEPTION NO. 2020010779, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, AND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO,  
CONTAINING AN AREA OF 15,815 SQUARE FEET OR 0.363 ACRES, 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, 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 CRYSTAL VALLEY RANCH FILING NO. 18, AMENDMENT NO. 1 PLAT. 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

THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS CRYSTAL VALLEY RANCH FILING NO. 18, AMENDMENT NO. 1 PLAT, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO:

RHYOLITE RANCH LLC, A COLORADO LIMITED LIABILITY COMPANY

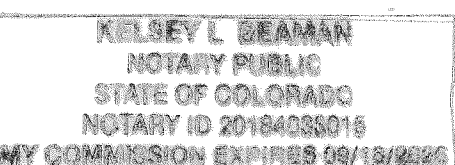
BY: DAN KAUFFMAN

AS: MANAGER

SIGNED THIS 8<sup>th</sup> DAY OF May, 2025

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8<sup>th</sup> DAY OF May, 2025, WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 9/13/2026

Kelsey Beauver  
NOTARY PUBLIC



LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF CERTAIN LANDS KNOWN HEREIN AS CRYSTAL VALLEY RANCH FILING NO. 18, AMENDMENT NO. 1 PLAT, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

THE UNDERSIGNED BENEFICIARY OF THE LIENS CREATED BY INSTRUMENTS RECORDED ON FEBRUARY 18, 2020 AT RECEPTION NO. 2020011436 AND ON DECEMBER 7, 2021 AT RECEPTION NO. 2021136114 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

M & T BANK

BY: HARMONY ROMO

SIGNED THIS 5<sup>th</sup> DAY OF May, 2025

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5<sup>th</sup> DAY OF May, 2025, WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES

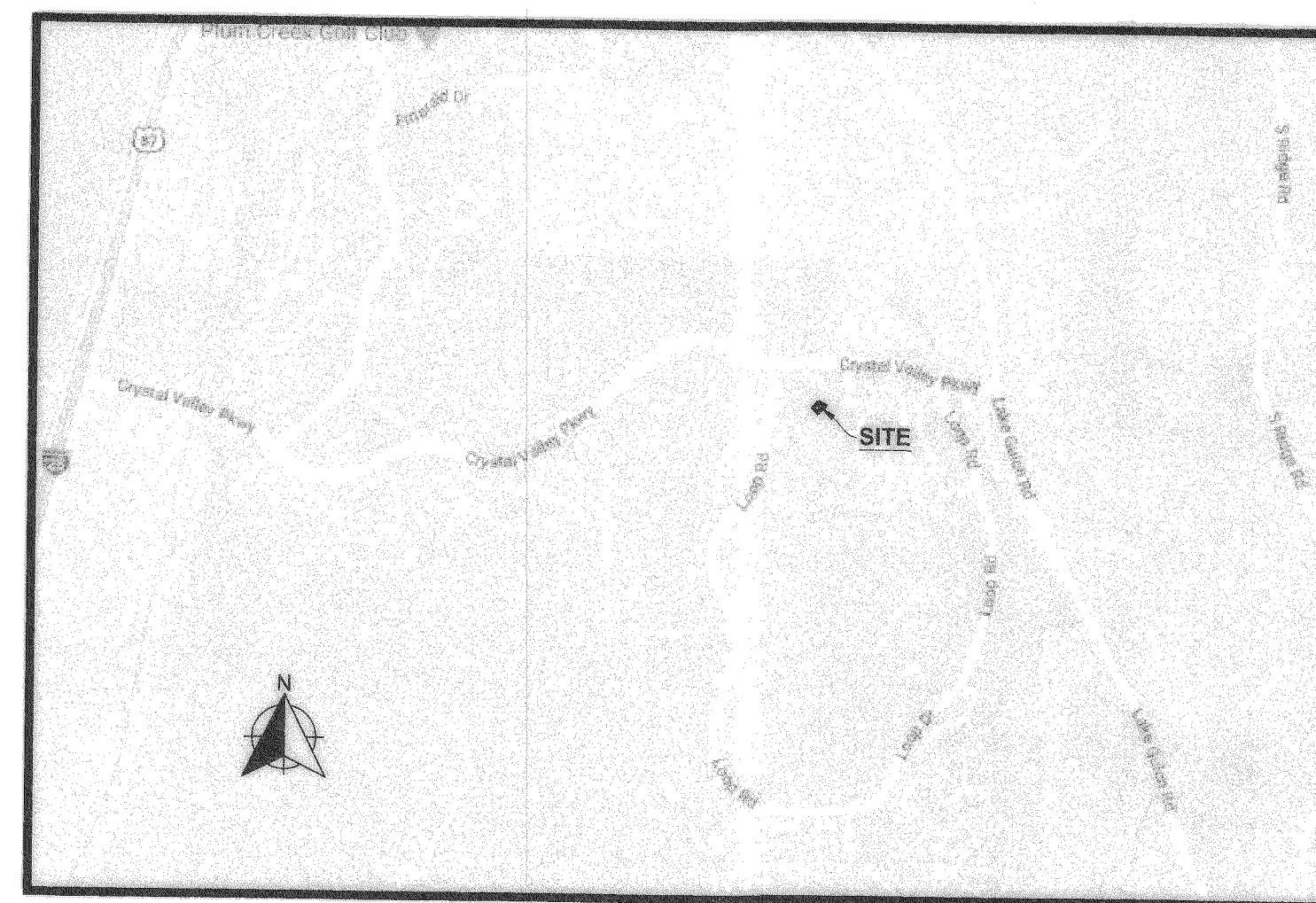
Lord Henry Thomas  
NOTARY PUBLIC



SHEET INDEX  
SHEET 1 - COVER  
SHEET 2 - PLAT

| LAND SUMMARY TABLE |         |
|--------------------|---------|
| TYPE               | ACREAGE |
| LOTS               | 0.363   |
| RIGHTS-OF-WAY      | N/A     |
| PUBLIC LAND        | N/A     |
| PRIVATE OPEN SPACE | N/A     |
| PUBLIC OPEN SPACE  | N/A     |
| TOTAL              | 0.363   |

VICINITY MAP  
NOT TO SCALE



SURVEY NOTES

- BEARINGS ARE BASED ON THE ASSUMPTION THAT THE THE SOUTHEAST LINES OF LOTS 64-66 BEARS S48°24'32"W, AS MONUMENTED AND SHOWN HEREON.
- SET 18" LONG #5 REBAR WITH 2" OUTSIDE DIAMETER ALUMINUM CAP MARKED "PLS 38510" AT ALL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- THE EXTERIOR BOUNDARY, RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THE ACCOMPANYING MAP AS DISCLOSED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER F70881070, DATED FEBRUARY 5TH, 2025 AT 5:00 P.M. LANDS SHOWN HEREON MAY ALSO BE SUBJECT TO THE EXCEPTIONS IN SAID COMMITMENT NUMBER. OTHER INTERESTS OR EASEMENTS MAY EXIST. PER THE REQUEST OF THE OWNER OR OWNERS AGENT, NO ADDITIONAL RESEARCH WAS COMPLETED BY WSB LLC.
- THE U.S. SURVEY FOOT WAS USED FOR ALL MEASUREMENTS ON THIS SURVEY. PURSUANT TO C.R.S. 38-52.103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937/1200 FEET.
- DATE OF LAST FIELD INSPECTION: MARCH 2025. ALL FIELD MEASUREMENTS WERE OBTAINED WITH A COMBINATION OF CONVENTIONAL AND GPS MEASUREMENTS.
- ALL UNDERGROUND UTILITIES SHOWN BE FIELD VERIFIED BY THE APPROPRIATE AGENCY PRIOR TO ANY CONSTRUCTION.
- CERTIFICATION NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- FLOODPLAIN: THE PROPERTY IS IN ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 08035C0304G, REVISED MARCH 16, 2018. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN 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 FINAL PD 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 IMPROPER IRRIGATION.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 13-FOOT UTILITY EASEMENT ALONG THE FRONT AND ALONG ALL PUBLIC RIGHTS-OF-WAY. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, 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 THE CROSSINGS ARE AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.

TITLE CERTIFICATE

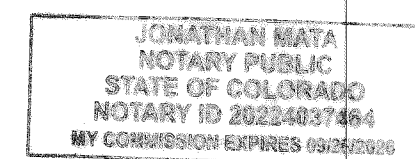
Kisha McFarland, BEING AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 13<sup>th</sup> DAY OF May, 2025

Jonathan M. McFarland  
AUTHORIZED REPRESENTATIVE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13<sup>th</sup> DAY OF May, 2025, WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 09/12/2026

Jon Maki  
NOTARY PUBLIC



WATER RIGHTS DEDICATION AGREEMENT

THE PROVISIONS OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CRYSTAL VALLEY RANCH SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED FEBRUARY 24, 2012 AT RECEPTION NO. 2012013156, AND ACCORDINGLY 93.3 SFE WERE PREVIOUSLY DEBITED FROM THE WATER BANK PER THE CRYSTAL VALLEY RANCH FILING NO. 18 PLAT, RECORDED ON FEBRUARY 13, 2020 AT RECEPTION NO. 2020010779.

STATEMENT OF THE DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

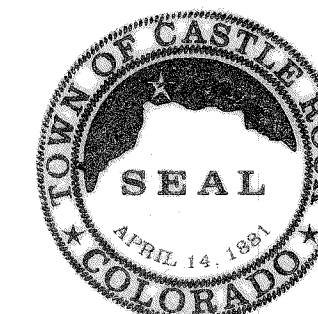
THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS 2<sup>nd</sup> DAY OF June, 2025

Jeffrey A. Anderson  
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.

Jeffrey A. Anderson  
TOWN MANAGER



ATTEST:

Jeffrey A. Anderson  
TOWN CLERK

CIVIL ENGINEER'S STATEMENT

I, JAMES J. MILL, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS CRYSTAL VALLEY RANCH FILING NO. 18, AMENDMENT NO. 1 PLAT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

James J. Mill  
JAMES J. MILL, PROFESSIONAL ENGINEER  
COLORADO P.E. NO. 69285  
FOR AND ON BEHALF OF WSB LLC  
DATE 4/30/25

NOTICE:

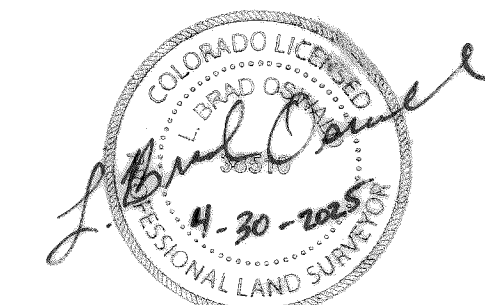
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED FOR MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S STATEMENT

I, L. BRAD OSWALD, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND THE LEGAL DESCRIPTION REPRESENTED BY THE CRYSTAL VALLEY RANCH FILING NO. 18, AMENDMENT NO. 1 PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS CRYSTAL VALLEY RANCH FILING NO. 18 ACCURATELY REPRESENTS THAT SURVEY.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

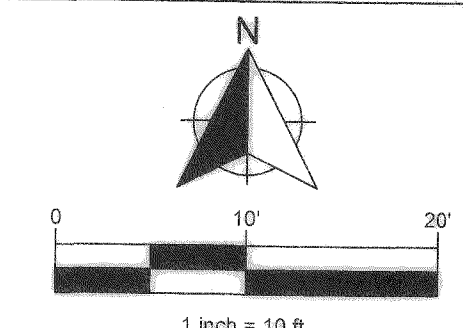
L. BRAD OSWALD, PLS #38510  
FOR AND ON BEHALF OF WSB LLC.



wsb

Crew: SA  
Checked: LBO  
Drawn: KDS  
Drawing date: 4/11/2025  
Project No.: 011802-000

Revisions:



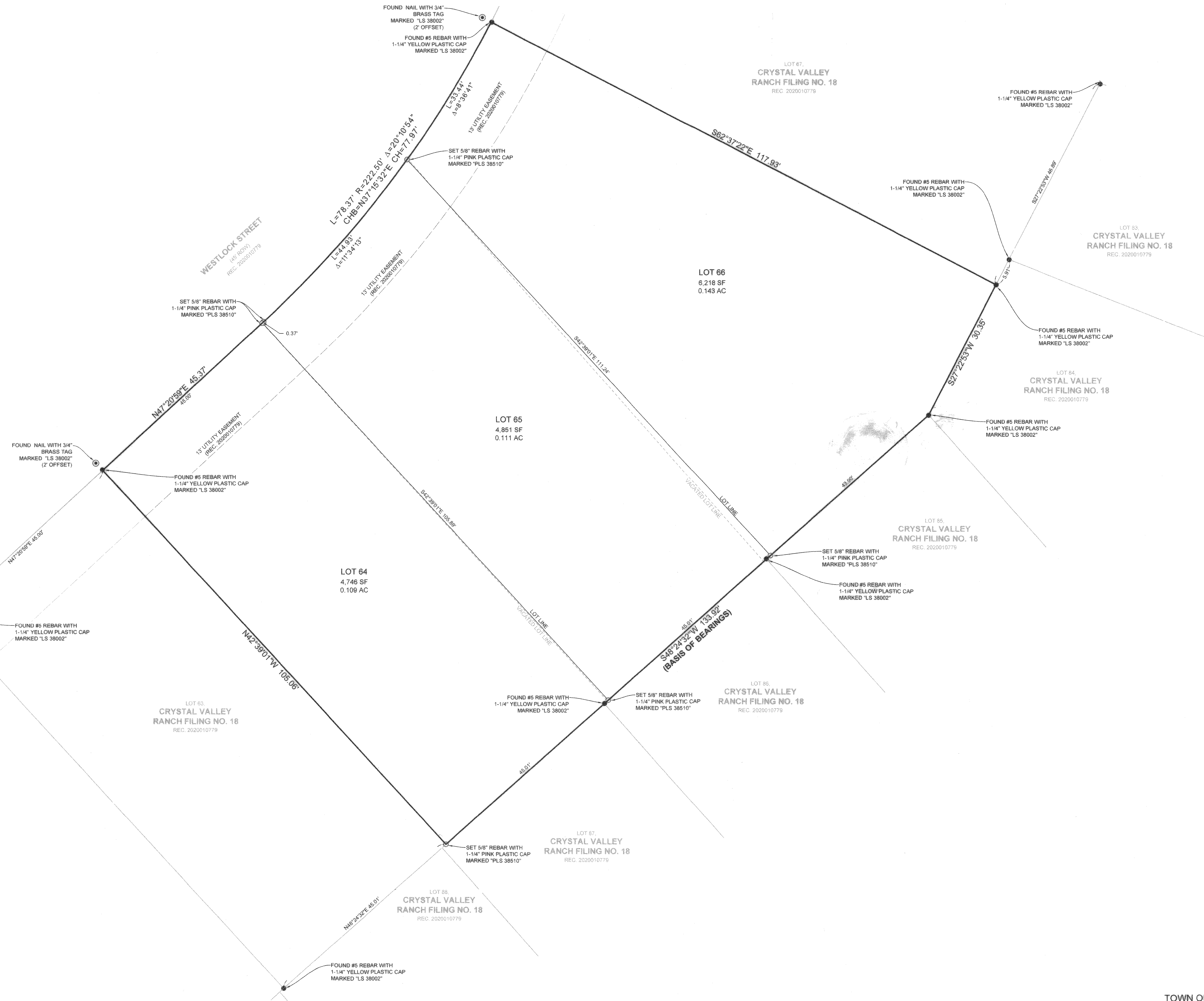
TOWN OF CASTLE  
ROCK PROJECT NO.  
25-0003

LOTS 64-66,  
CRYSTAL VALLEY RANCH  
FILING NO. 18, AMD. 1  
DOUGLAS, COLORADO

Call 48 Hours before digging:  
STATE One Call  
CALL: (303) 232-1991 or 811  
Sheet: 1 of 2

CRYSTAL VALLEY RANCH FILING NO. 18,  
AMENDMENT NO. 1 PLAT  
TOWN OF CASTLE ROCK PROJECT NO. PL25-0003

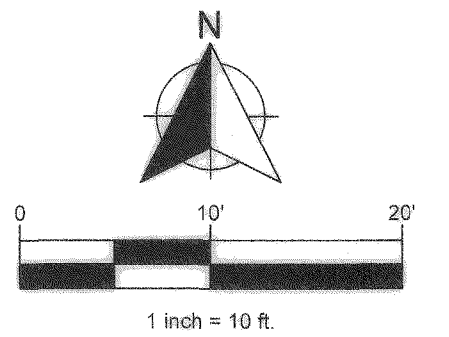
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



wsb

Crew: SA  
Checked: LBO  
Drawn: KDS  
Drawing date: 4/11/2025  
Project No.: 011802-000

Revisions:



LEGEND

- FOUND SURVEY MONUMENT, DESCRIBED AS SHOWN
- SET SURVEY MONUMENT, DESCRIBED AS SHOWN
- ADJOINING LOT LINE
- ADJOINING EASEMENT LINE
- ADJOINING ROW LINE
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- OLD LINE LINE

TOWN OF CASTLE  
ROCK PROJECT NO.  
25-0003

LOTS 64-66,  
CRYSTAL VALLEY RANCH  
FILING NO. 18, AMD. 1  
DOUGLAS, COLORADO

CRYSTAL VALLEY RANCH FILING NO. 18,  
AMENDMENT NO. 1 PLAT  
TOWN OF CASTLE ROCK PROJECT NO. PL25-0003

Call 48 Hours before digging:  
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