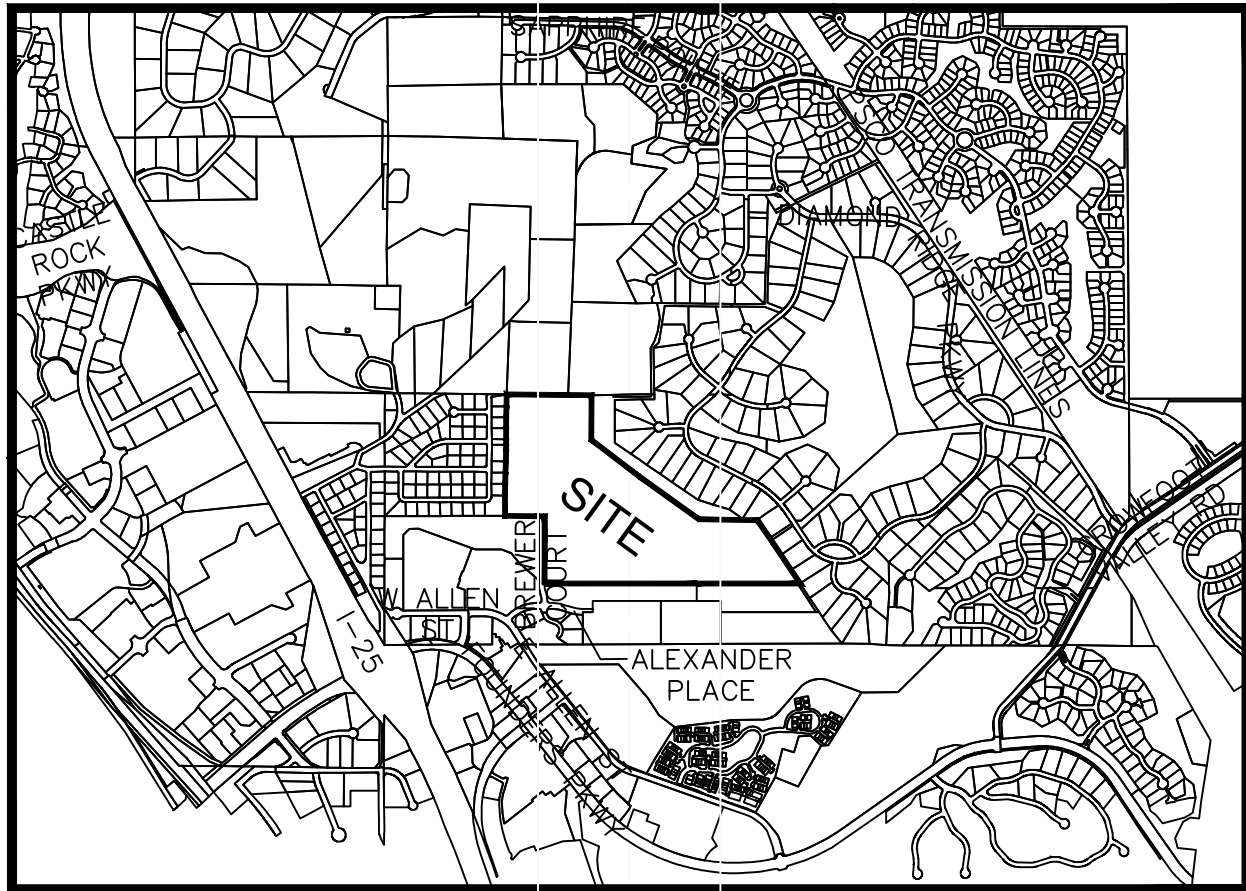


SOLEANA SUBDIVISION

LOCATED IN THE N 1/2 OF SECTION 26, T. 7 S., R. 67 W. OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 6



VICINITY MAP

GENERAL NOTES

1. IMEG CORP RELIED ON LAND TITLE GUARANTY COMPANY ORDER NO. K70734093, DATED JULY 07, 2021 FOR INFORMATION REGARDING OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY IMEG CONSULTANTS CORP.
2. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M. WHICH BEARS SOUTH 89°23'27" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 26, AS MONUMENTED BY A 3 INCH DIAMETER ALUMINUM CAP, MARKED: '1993 LS 13485" TO THE NORTH QUARTER CORNER OF SAID SECTION 26, AS REFERENCED BY A WITNESS CORNER, LOCATED 25.0 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: '25' WC LS 13155"
3. LINEAR DISTANCES USED ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET
4. SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY INSURANCE RATE MAP ON 0835C0186G DATED MARCH 16, 2016
5. LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNER. 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 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SUCH NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES THE TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IRRIGATION.
6. MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. THE PROPERTY OWNER OR DESIGNEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SPECIFIC AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SUCH 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 COSTS.
7. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A TEN FOOT UTILITY & PUBLIC IMPROVEMENT EASEMENT ALONG ALL PUBLIC RIGHTS-OF-WAY. THESE EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES, DRAINAGE, AND OTHER PUBLIC IMPROVEMENTS 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 OF INGRESS AND EGRESS FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSINGS OF THE TOWN'S UTILITY IS AT

CORE will require the following language be added to the plat notes.

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.

Revised as requested

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT ____ O'CLOCK ____ M. ON THE ____ DAY OF _____, 202__ AT RECEPTION NO. _____
DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

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.

BY: _____ DATE: _____
TOWN MANAGER

BY: _____ DATE: _____
TOWN CLERK

SURVEYOR'S CERTIFICATE

I, MICHAEL C. GREGGER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SOLEANA SUBDIVISION PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS ACCURATELY REPRESENTS THAT SURVEY.

MICHAEL C. GREGGER DATE
COLORADO PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 22564
FOR AND ON BEHALF OF IMEG CONSULTANTS CORP

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.

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SOLEANA SUBDIVISION DEVELOPMENT AGREEMENT RECORDED THIS _____ DAY OF _____, 202__ AT RECEPTION NO. _____ OF THE RECORDS OF DOUGLAS COUNTY, COLORADO.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, AS MONUMENTED BY A 3 INCH DIAMETER ALUMINUM CAP, MARKED: "1993 LS 13485", AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 TO BEAR SOUTH 89°23'27"EAST TO THE NORTH QUARTER CORNER OF SAID SECTION 26, AS REFERENCED BY A WITNESS CORNER, LOCATED 25.0 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: "25' WC LS 13155"; THENCE ALONG SAID NORTH LINE, SOUTH 89°23'27"EAST, 1292.65 FEET TO THE INTERSECTION WITH THE EAST LINE OF BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT RECORDED AT RECEPTION NO. 103535 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°23'27"EAST, 913.25 FEET TO THE NORTHWEST CORNER OF TRACT A OF DIAMOND RIDGE ESTATES FILING TWO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ALONG THE WESTERLY LIMITS OF SAID TRACT A THE FOLLOWING TWO COURSES; 1) SOUTH 00°31'06"WEST, 475.23 FEET; 2) SOUTH 53°29'05"EAST, 1424.51 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT A, AND THE INTERSECTION WITH A LINE THAT RUNS BETWEEN THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26, AS MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: "1993 LS 6935" AND THE SOUTHEAST CORNER OF SAID BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION, AS MONUMENTED BY A 2 INCH DIAMETER ALUMINUM CAP MARKED: "LS 27011"; THENCE ALONG SAID INTERSECTED LINE, ALSO BEING THE SOUTH LINE OF SAID TRACT A, AND THE SOUTH LINE OF TRACT F OF DIAMOND RIDGE ESTATES FILING ONE, ACCORDING TO THE RECORDED PLAT THEREOF, SOUTH 89°11'37"EAST, 628.56 FEET TO SAID NORTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF SAID DIAMOND RIDGE ESTATES FILING ONE, SOUTH 33°40'04"EAST, 802.20 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 2021068531; THENCE ALONG THE SOUTH LINE OF SAID PARCEL, AND THE SOUTH LINE OF THAT PARCEL DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 2020114077, SOUTH 89°41'25"WEST, 2721.81 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 2020114077; THENCE ALONG THE WEST LINE OF SAID PARCEL, NORTH 00°04'19"EAST, 714.39 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE INTERSECTION OF SAID LINE THAT RUNS BETWEEN SAID NORTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26, AND SAID SOUTHEAST CORNER OF SAID BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION; THENCE ALONG SAID INTERSECTED LINE, NORTH 89°11'37"WEST, 418.14 FEET TO SAID SOUTHEAST CORNER OF BLOCK 5; THENCE ALONG THE EAST LINE OF SAID BLOCK 5, NORTH 00°31'36"EAST, 1303.54 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 77.96 ACRES, MORE OR LESS,

TOGETHER WITH PARCELS B AND C, AS DESCRIBED IN THE QUIT CLAIM DEED TO THE TOWN OF CASTLE ROCK, RECORDED AT RECEPTION NO. 2006062024, TOGETHER CONTAINING 0.62 ACRES, MORE OR LESS.

THE TOTAL AREA OF THE LANDS DESCRIBED ABOVE CONTAINS 78.58 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF THE 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 AND STYLE OF SOLEANA SUBDIVISION. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, ALL UTILITY EASEMENT AS DESCRIBED AND SHOWN HEREON AND TRACTS AS PLATTED FOR THE PURPOSE OF _____ TRACTS _____ WILL BE DEDICATED TO _____ BY SEPARATE INSTRUMENT FOR THE PURPOSE OF _____.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

OWNER: ALEXANDER INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
AS: PRESIDENT OF ALEXANDER INVESTORS, LLC

NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____,

202__ BY _____,

WITNESS MY HAND
AND OFFICIAL SEAL

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATE

I, _____, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTY 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF DEDICATION AND OWNERSHIP.

BY: _____

NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____,

202__ BY _____ AS AUTHORIZED REPRESENTATIVE OF

FOR LAND TITLE GUARANTY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN

OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20____.

BY: _____ DATE: _____
DIRECTOR OF DEVELOPMENT SERVICES

LAND USE SUMMARY TABLE					
TRACT	AREA (SQ. FT.)	AREA (AC.)	PURPOSE	OWNERSHIP	MAINTENANCE
A	57,952	1.330	DRAINAGE / PRIVATE OPEN SPACE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
B	7,693	0.176	ACCESS / UTILITIES	HOA / METRO DISTRICT	HOA / METRO DISTRICT
C (1)	7,401	0.170	RIGHT-OF-WAY (1)	TOWN OF CASTLE ROCK	HOA / METRO DISTRICT
D	15,221	0.349	LANDSCAPE / UTILITIES	HOA / METRO DISTRICT	HOA / METRO DISTRICT
E	1,361,874	31.264	PUBLIC OPEN SPACE	TOWN OF CASTLE ROCK	HOA / METRO DISTRICT
F	3,218	0.074	UTILITIES	HOA / METRO DISTRICT	HOA / METRO DISTRICT
G	24,837	0.570	PRIVATE OPEN SPACE / POCKET PARK	HOA / METRO DISTRICT	HOA / METRO DISTRICT
H	14,981	0.344	TRAIL	TOWN OF CASTLE ROCK	HOA / METRO DISTRICT
I	8,186	0.188	ACCESS	HOA / METRO DISTRICT	HOA / METRO DISTRICT
J	25,670	0.589	TRAIL	TOWN OF CASTLE ROCK	HOA / METRO DISTRICT

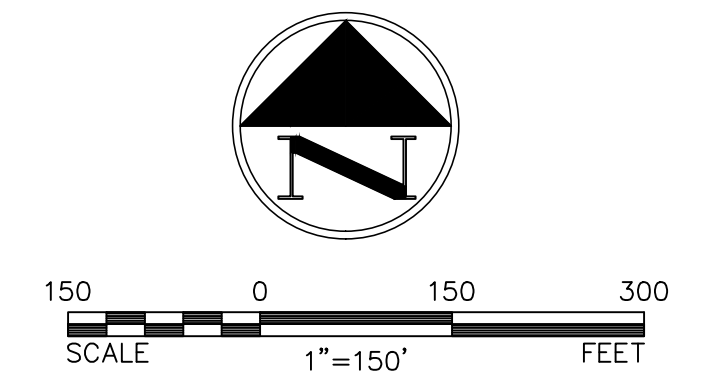
(1) TRACT C WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK AS RIGHT-OF-WAY AT TIME OF FINAL PLAT. TRACT C WILL BE MAINTAINED BY THE HOA/METRO DISTRICT UNTIL SUCH TIME THE ROADWAY IS CONSTRUCTED TO THE TOWN OF CASTLE ROCK STANDARDS AND ACCEPTED AS PUBLIC ROADWAY.



IMEG CONSULTANTS CORP

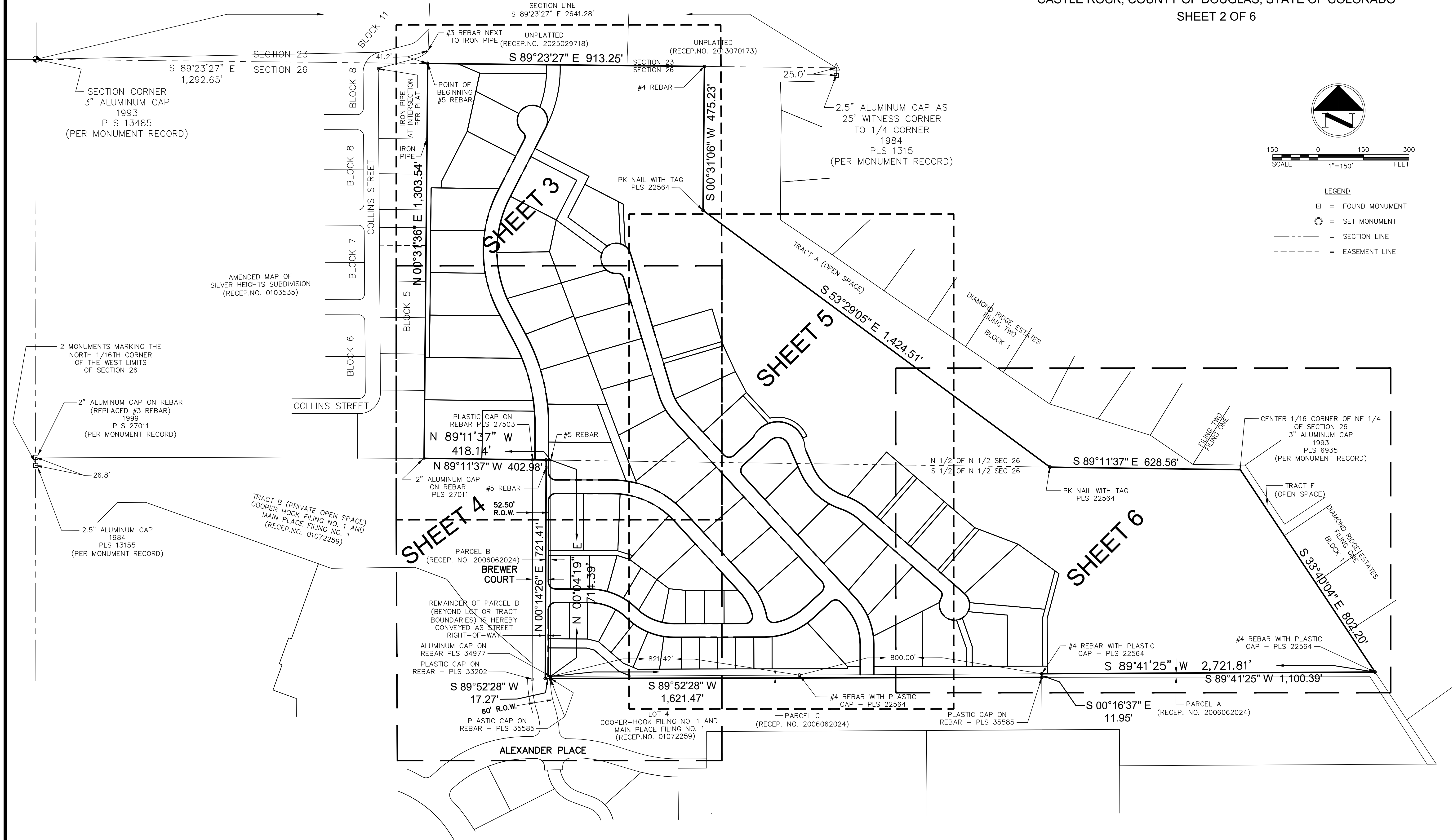
SOLEANA SUBDIVISION

LOCATED IN THE N 1/2 OF SECTION 26, T. 7 S., R. 67 W. OF THE 6TH P.M., TOWN OF
CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 6



LEGEND

- = FOUND MONUMENT
- = SET MONUMENT
- = SECTION LINE
- - - = EASEMENT LINE



LOCATED IN THE N 1/2 OF SECTION 26, T. 7 S., R. 67 W. OF THE 6TH P.M., TOWN OF
CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 3 OF 6

SEE SHEET 5

ADD 10' UE

Revised as requested

Revised as requested

ADD 10' UE

Revised as requested

ADD 15' UE

Revised as requested

Revised as requested

CHANGE TO 10' UE

11

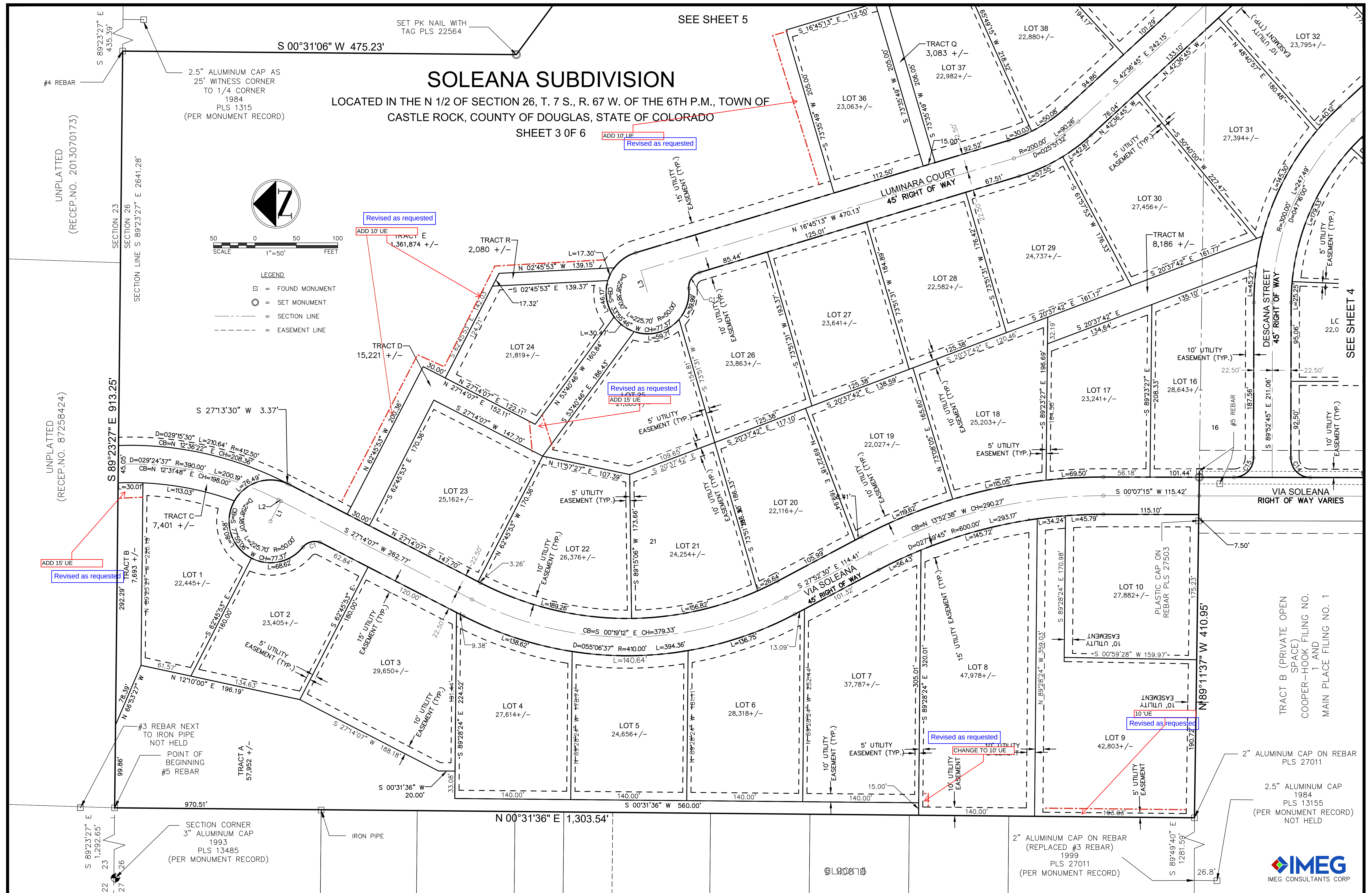
TRACT B (PRIVATE OPEN SPACE)
COOPER-HOOK FILING NO. 1 AND
MAIN PLACE FILING NO. 1

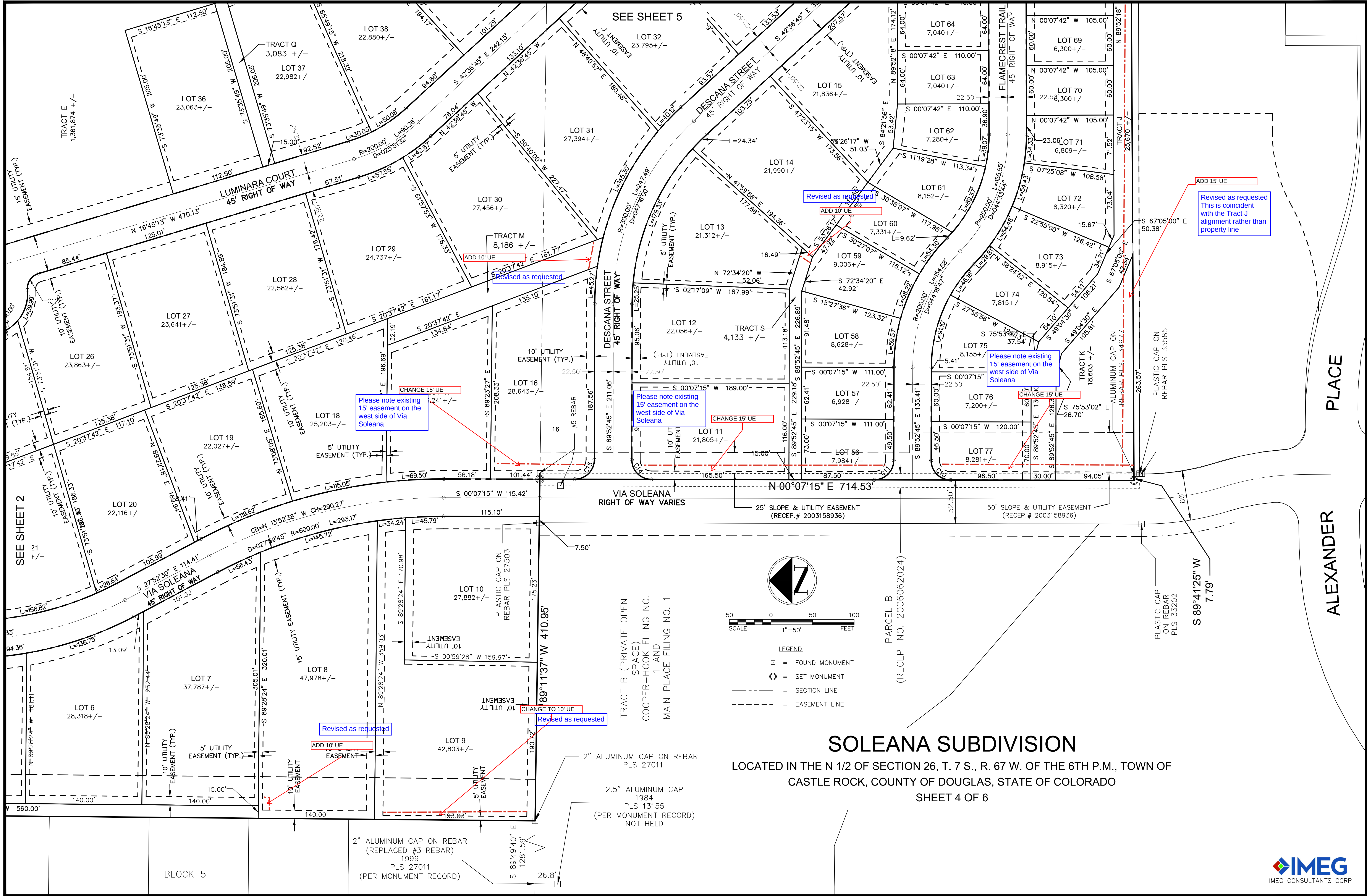
2" ALUMINUM CAP ON REBAR
PLS 27011

2.5" ALUMINUM CAP
1984
PLS 13155
(PER MONUMENT RECORD)
NOT HELD



IMEG CONSULTANTS CORP





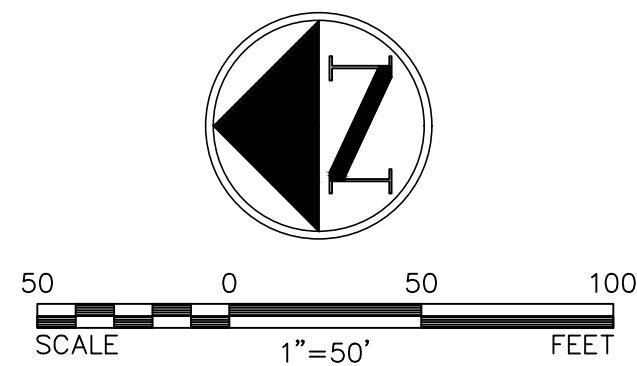
SOLEANA SUBDIVISION
LOCATED IN THE N 1/2 OF SECTION 26, T. 7 S., R. 67 W. OF THE 6TH P.M., TOWN OF
CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 4 OF 6

SOLEANA SUBDIVISION

LOCATED IN THE N 1/2 OF SECTION 26, T. 7 S., R. 67 W. OF THE 6TH P.M., TOWN OF
CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 5 OF 6

SEE SHEET 6

TRACT A (OPEN SPACE)
DIAMOND RIDGE ESTATES FILING TWO
S 53°29'05" E 1,424.51'



LEGEND

- = FOUND MONUMENT
- = SET MONUMENT
- = SECTION LINE
- - - = EASEMENT LINE

SEE SHEET 3



SEE SHEET 3

Revised as requested

10' UE

15' UE REQUIRED

Revised as requested
Please note the easement is directed along the sidelot of Tract L to avoid a potential conflict with the retaining wall in tract L

15' UE REQUIRED

Revised as requested

LOT 54
22,200+/-

Revised as requested

CHANGE 15' UE

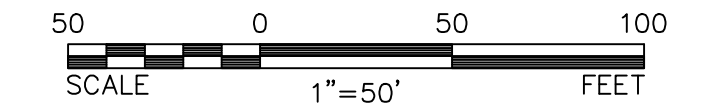
LOT 33
CHANGE 15' UE

Revised as requested

Revised as requested

ADD 15' UE

LOCATED IN THE N 1/2 OF SECTION 26, T. 7 S., R. 67 W. OF THE 6TH P.M., TOWN OF
CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 6 OF 6



 = FOUND MONUMENT
 = SET MONUMENT
 = SECTION LINE
 = EASEMENT LINE

