

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

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 78.085 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, AND FOR THE PURPOSES OF OWNERSHIP ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON AND TRACT E FOR THE PURPOSE OF OPEN SPACE, TRACT C FOR THE PURPOSE OF RIGHT-OF-WAY, AND TRACTS H AND J FOR THE PURPOSE OF TRAILS. TRACTS A, B, D, F, G, I, K, L, M, N, O, P, Q, R, AND S WILL BE DEDICATED TO THE HOA/METRO DISTRICT BY SEPARATE INSTRUMENT FOR THE PURPOSES OF DRAINAGE, PRIVATE OPEN SPACE, ACCESS, UTILITIES, LANDSCAPE, POCKET PARK AND RETAINING WALL AS INDICATED IN THE LAND USE SUMMARY TABLE.

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

SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK

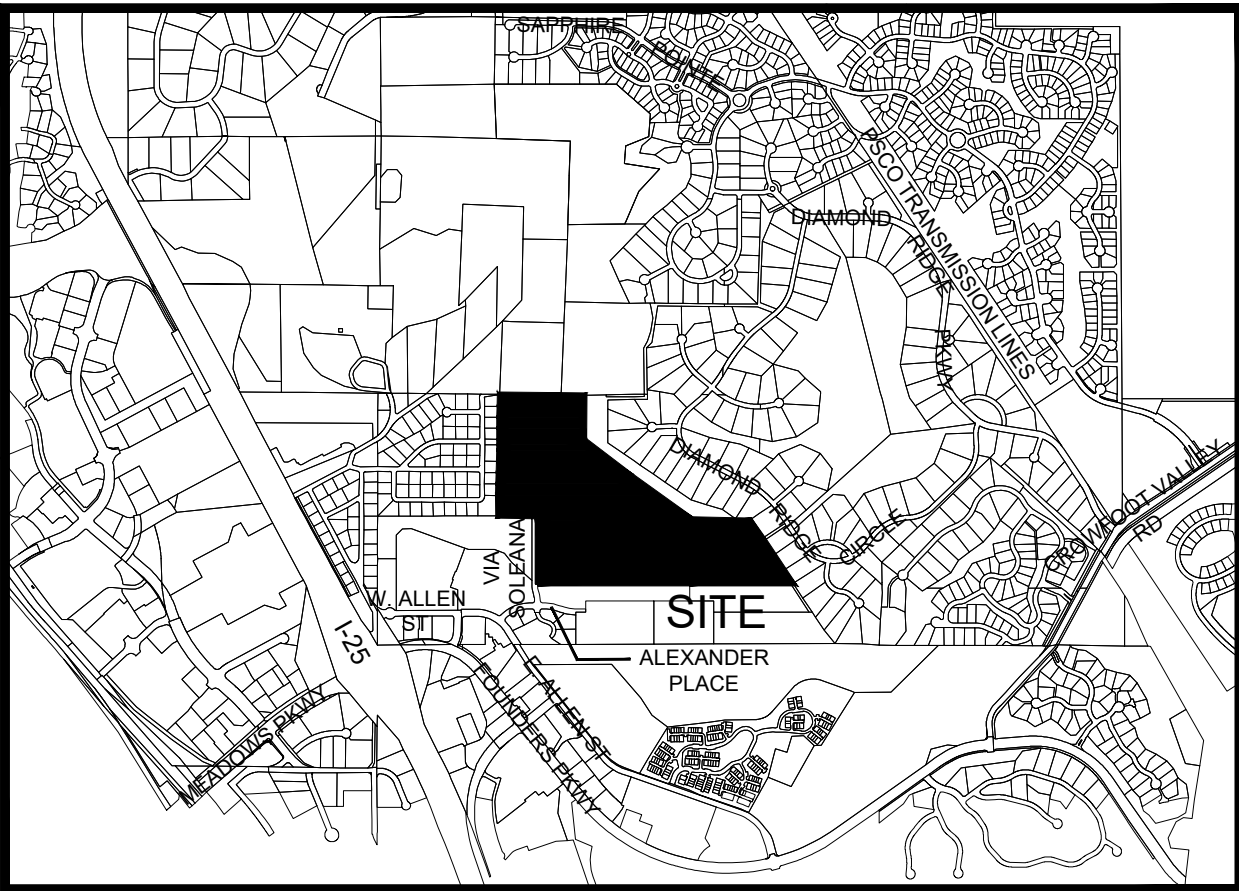
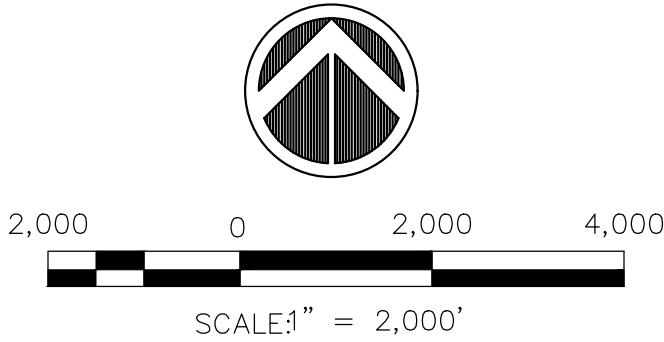
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____,

202___ BY _____,

WITNESS MY HAND
AND OFFICIAL SEAL

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____



VICINITY MAP

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: _____

SIGNED THIS _____ DAY OF _____, 20____

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

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. CREGGER, 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 EREON ACTUALLY EXIST AND THIS ACCURATELY REPRESENTS THAT SURVEY.

MICHAEL C. CREGGER 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 ON THE 16TH DAY OF DECEMBER, 2024 AT RECEPTION NO. 2024054268 AND ACCORDINGLY, 78 SFE ARE DEBITED FROM THE WATER BANK.
77 SINGLE FAMILY LOTS = 77 SFE
(1) 3/4" IRRIGATION METER = 1 SFE

GENERAL NOTES

1. IMEG CORP RELIED ON LAND TITLE GUARANTY COMPANY ORDER NO. ABD70829940-6, DATED AUGUST 20, 2025 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. THE PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREAS HAVING NO ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 0186G WITH EFFECTIVE DATE MARCH 16, 2016. NO ZONES ARE DEFINED. 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.

5. PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, METRO-DISTRICT, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. STREETSCAPE LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY AND THAT WHICH IS INSTALLED OUTSIDE OF RIGHT-OF-WAY, ARE TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS PROPERTY OWNER ASSOCIATION, AS APPLICABLE. SHOULD STREETSCAPE OR OTHER SOP APPROVED LANDSCAPING BE INSTALLED ON TOWN OWNED LANDS, THE METRO-DISTRICT, HOA, OR PRIVATE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOT ICE 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 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.

6. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS 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, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.

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, SUB-SURFACE COLLECTION SYSTEMS, 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 A NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR TO APPROVAL FROM CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.

8. 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.

9. SLOPE EASEMENTS AS SHOWN ON THE PLAT HEREIN ALLOW LIMITED LAND DISTURBANCE WITHIN 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 WITH 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.

K	20,559	0.472	PRIVATE OPEN SPACE / DRAINAGE / UTILITIES	HOA / METRO DISTRICT	HOA / METRO DISTRICT
L	3,918	0.090	RETAINING WALL / UTILITIES	HOA / METRO DISTRICT	HOA / METRO DISTRICT
M	5,662	0.130	DRAINAGE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
N	2,833	0.065	DRAINAGE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
O	2,773	0.064	DRAINAGE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
P	2,755	0.063	DRAINAGE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
Q	3,083	0.071	DRAINAGE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
R	2,080	0.048	DRAINAGE	HOA / METRO DISTRICT	HOA / METRO DISTRICT
S	4,133	0.095	DRAINAGE / UTILITIES	HOA / METRO DISTRICT	HOA / METRO DISTRICT
TOTAL		36.443			
LOTS		35.521			
RIGHT-OF-WAY		6.614			
TOTALS		78.578			

SITE UTILIZATION TABLE
NUMBER OF SINGLE FAMILY LOTS: 55
NUMBER OF SEMI-CUSTOM LOTS: 22
NUMBER OF TRACTS: 19

NOTE: IN THE EVENT THAT THE METRO DISTRICT 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.

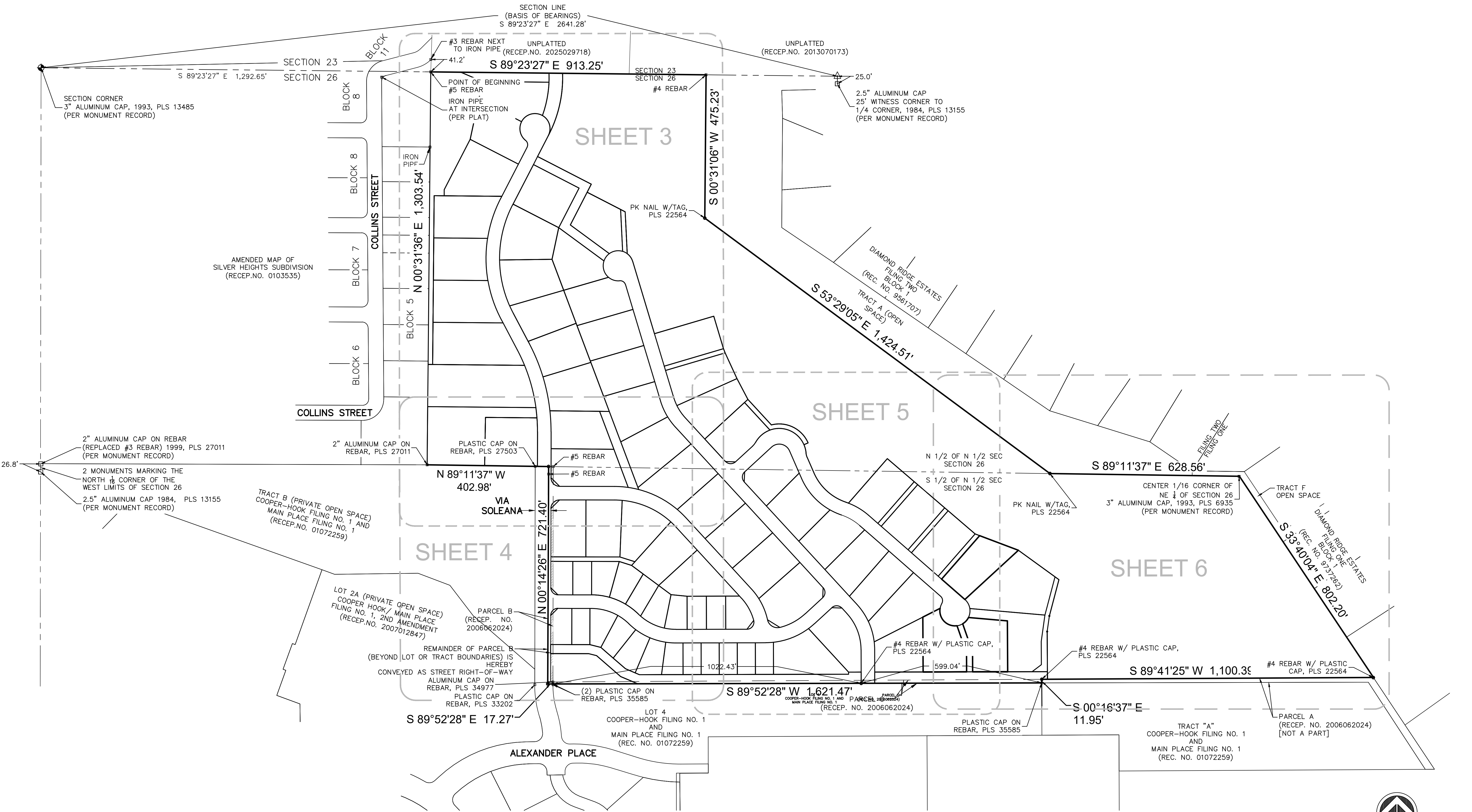


SOLEANA SUBDIVISION
TOWN OF CASTLE ROCK PROJECT NO. PL25-0016

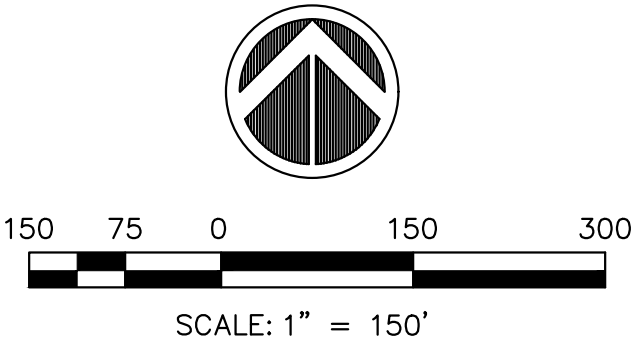
SOLEANA SUBDIVISION

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



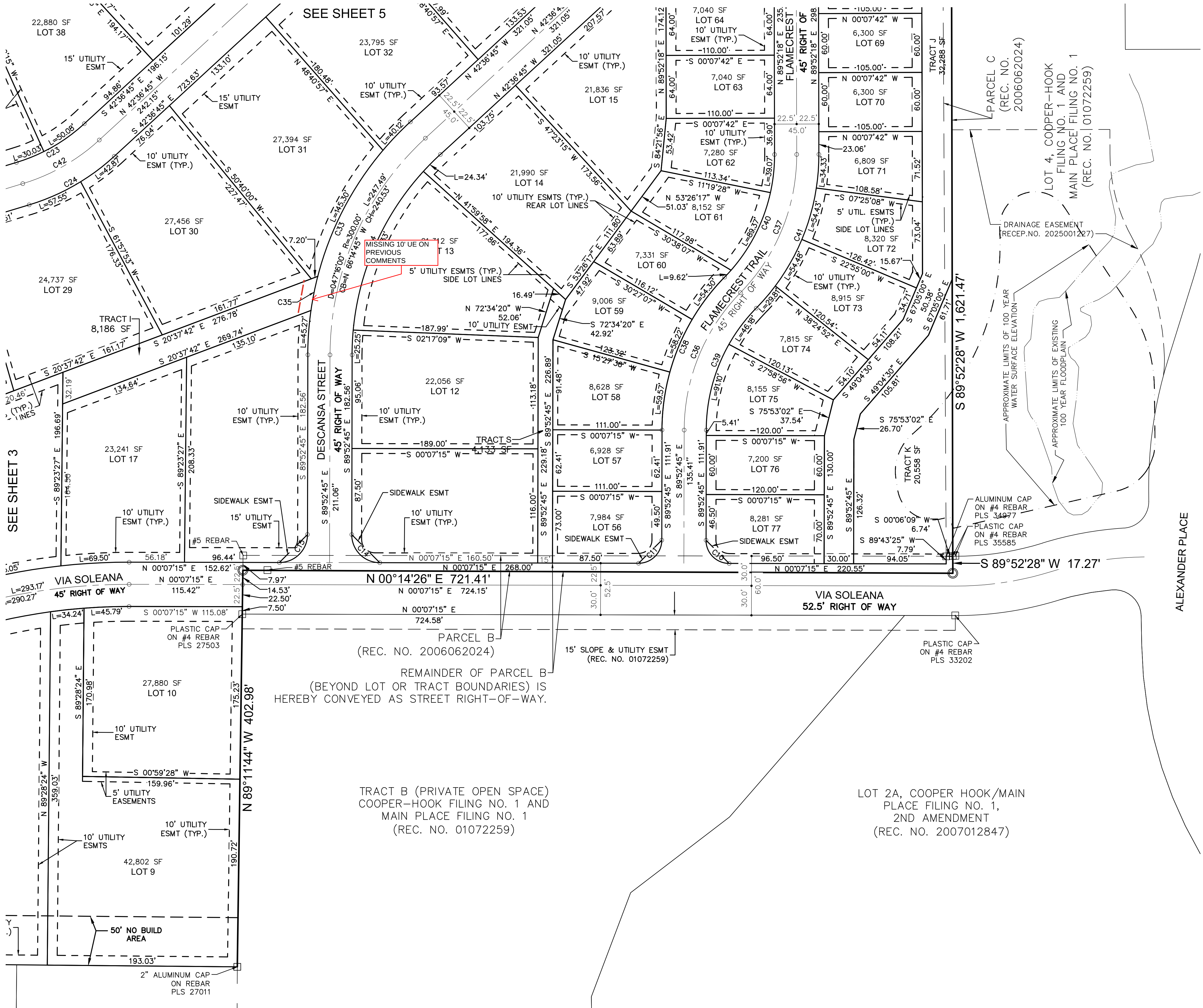
- LEGEND
- = FOUND MONUMENT
 - = SET MONUMENT
 - = SECTION LINE
 - = EASEMENT LINE



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



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C10	36.91'	23.50'	90°00'00"	S 45°07'15" W	33.23'
C11	36.91'	23.50'	89°59'59"	S 44°52'45" E	33.23'
C14	44.77'	28.50'	89°59'59"	S 45°07'15" W	40.31'
C15	44.77'	28.50'	90°00'00"	S 44°52'45" E	40.31'
C23	50.08'	177.50'	16°09'54"	S 34°31'48" E	49.91'
C24	57.55'	222.50'	14°49'10"	S 24°09'48" E	57.39'
C33	266.05'	322.50'	47°16'00"	N 66°14'45" W	258.57'
C34	228.93'	277.50'	47°16'00"	N 66°14'45" W	222.49'
C35	35.37'	322.50'	6°17'00"	N 78°41'43" W	35.35'
C36	154.68'	200.00'	44°18'47"	N 67°43'22" W	150.86'
C37	155.55'	200.00'	44°33'44"	S 67°50'50" E	151.66'
C38	172.08'	222.50'	44°18'47"	N 67°43'22" W	167.83'
C39	137.28'	177.50'	44°18'47"	N 67°43'22" W	133.88'
C40	138.05'	177.50'	44°33'44"	S 67°50'50" E	134.60'
C41	173.05'	222.50'	44°33'44"	S 67°50'50" E	168.72'
C42	90.26'	200.00'	25°51'32"	S 29°40'59" E	89.50'

LEGEND

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

50 25 0 50 100

SCALE: 1" = 50'

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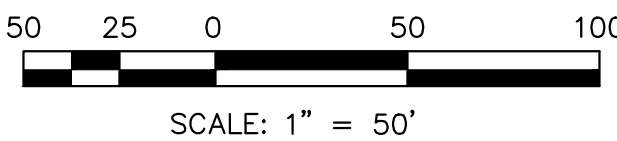
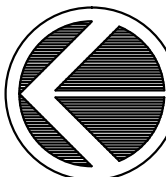
SHEET 5 OF 6

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	53.46'	33.50'	91°26'26"	S 58°18'03" E	47.97'
C3	36.91'	23.50'	90°00'00"	N 02°23'15" E	33.23'
C4	36.91'	23.50'	89°59'59"	N 87°36'45" W	33.23'
C5	43.18'	23.50'	105°15'59"	N 37°14'19" E	37.35'
C8	36.91'	23.50'	90°00'00"	S 87°36'45" E	33.23'
C9	36.91'	23.50'	90°00'00"	S 02°23'15" W	33.23'
C13	25.39'	18.50'	78°38'01"	N 09°31'12" W	23.44'
C16	15.91'	50.00'	18°13'40"	N 38°16'26" E	15.84'
C17	15.91'	50.00'	18°13'40"	S 14°24'45" E	15.84'
C44	166.92'	200.00'	47°49'12"	S 47°26'11" E	162.12'
C45	78.57'	200.00'	22°30'34"	N 60°05'30" W	78.07'
C46	114.23'	60.00'	109°05'10"	N 78°04'10" W	97.75'
C47	17.39'	50.00'	19°55'47"	S 19°49'55" W	17.30'
C48	93.89'	50.00'	107°35'41"	S 43°55'49" E	80.69'
C49	20.14'	50.00'	23°04'26"	N 70°44'07" E	20.00'
C50	28.84'	50.00'	33°02'46"	N 42°40'31" E	28.44'
C51	30.53'	50.00'	34°59'24"	N 08°39'26" E	30.06'
C52	34.91'	50.00'	39°59'58"	N 28°50'14" W	34.20'
C53	148.29'	200.00'	42°28'57"	N 21°22'16" W	144.92'
C54	135.16'	89.50'	86°31'30"	N 66°47'20" W	122.68'
C55	147.57'	104.50'	80°54'46"	N 63°58'58" W	135.61'
C56	71.40'	37.50'	109°05'08"	N 78°04'10" W	61.09'
C57	148.41'	200.00'	42°30'57"	N 21°21'16" W	145.03'
C58	84.32'	177.50'	27°13'04"	N 29°00'13" W	83.53'
C60	159.42'	215.00'	42°29'03"	N 68°37'47" E	155.79'
C61	131.61'	177.50'	42°28'57"	N 21°22'16" W	128.62'
C62	164.97'	222.50'	42°28'57"	N 21°22'16" W	161.22'
C63	176.10'	237.50'	42°29'03"	N 68°37'47" E	172.10'
C64	96.06'	192.50'	28°35'28"	N 61°40'59" E	95.07'
C65	227.35'	89.50'	145°32'29"	N 78°04'10" W	170.97'
C66	227.35'	89.50'	145°32'29"	N 78°04'10" W	170.97'
C67	148.14'	177.50'	47°49'12"	S 47°26'11" E	143.88'
C68	185.70'	222.50'	47°49'12"	S 47°26'11" E	180.36'
C69	87.41'	222.50'	22°30'34"	N 60°05'30" W	86.85'
C70	69.73'	177.50'	22°30'34"	N 60°05'30" W	69.29'
C71	225.70'	50.00'	258°38'01"	N 80°28'48" E	77.37'
C72	116.62'	222.50'	30°01'54"	N 27°35'47" W	115.29'

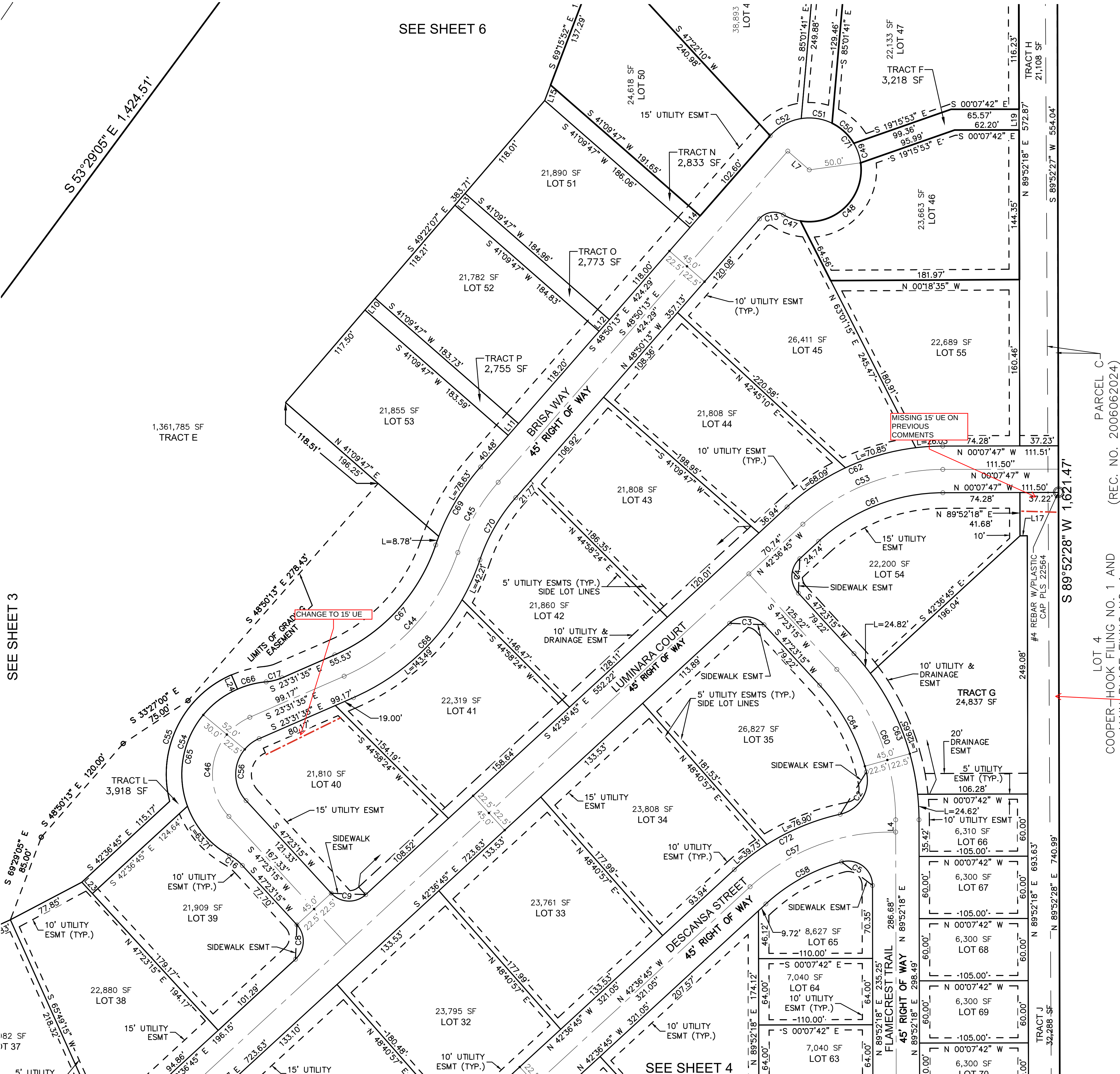
LINE TABLE		
LINE	BEARING	DISTANCE
L10	S 49°22'07" E	15.00'
L11	S 49°22'07" E	15.00'
L12	S 49°22'07" E	15.00'
L13	S 49°22'07" E	15.00'
L14	S 48°50'13" E	15.00'
L15	N 69°15'52" W	16.01'
L19	N 89°52'18" E	20.00'
L23	S 47°23'15" W	15.00'
L24	N 66°28'25" E	15.00'

LEGEND

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

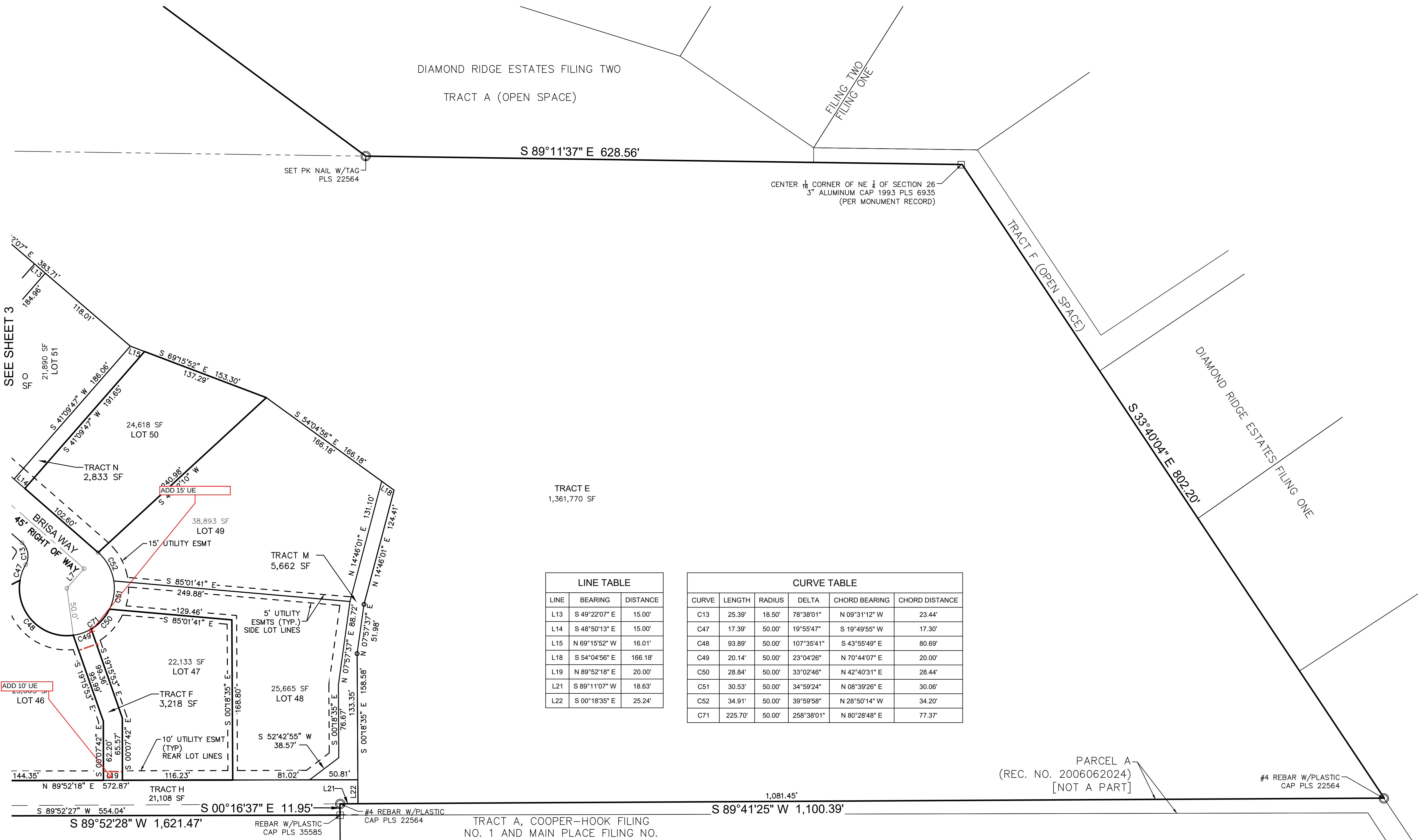


SOLEANA SUBDIVISION
TOWN OF CASTLE ROCK PROJECT NO. PL25-0016



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 6 OF 6



TRACT E
1,361,770 SF

LINE TABLE		
LINE	BEARING	DISTANCE
L13	S 49°22'07" E	15.00'
L14	S 48°50'13" E	15.00'
L15	N 69°15'52" W	16.01'
L18	S 54°04'58" E	166.18'
L19	N 89°52'18" E	20.00'
L21	S 89°11'07" W	18.63'
L22	S 00°18'35" E	25.24'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C13	25.39'	18.50'	78°38'01"	N 09°31'12" W	23.44'
C47	17.39'	50.00'	19°55'47"	S 19°49'55" W	17.30'
C48	93.89'	50.00'	107°35'41"	S 43°55'49" E	80.69'
C49	20.14'	50.00'	23°04'26"	N 70°44'07" E	20.00'
C50	28.84'	50.00'	33°02'46"	N 42°40'31" E	28.44'
C51	30.53'	50.00'	34°59'24"	N 08°39'26" E	30.06'
C52	34.91'	50.00'	39°59'58"	N 28°50'14" W	34.20'
C71	225.70'	50.00'	258°38'01"	N 80°28'48" E	77.37'

PARCEL A
(REC. NO. 2006062024)
[NOT A PART]

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

