

PROPERTY DESCRIPTION

THAT PORTION OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, BEING ASSUMED TO BEAR SOUTH 01°11'22" EAST, SAID LINE BEING MONUMENTED ON THE NORTH BY THE NORTHWEST CORNER OF SAID SECTION 18 BEING A 2.5" ALUMINUM CAP STAMPED "HIGHPLAINS SURVEY PLS 30127 1997" AND ON THE SOUTH BY THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING A FOUND 3.25" ALUMINUM CAP STAMPED "N 1/16 TS&T LS 12046 1985", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PARCEL I:

A PART OF THE WEST 1/2 OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, AND CONSIDERING THE EAST LINE OF SAID SECTION 18 TO BEAR N 00°01'25"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18;

THENCE N89°07'47"E, A DISTANCE OF 1332.06 FEET;

THENCE S00°02'11"W, A DISTANCE OF 543.46 FEET;

THENCE N89°59'07"W, A DISTANCE OF 543.91 FEET;

THENCE N59°23'13"W, A DISTANCE OF 169.97 FEET;

THENCE S12°28'08"W, A DISTANCE OF 108.71 FEET;

THENCE S85°42'32"W, A DISTANCE OF 85.21 FEET;

THENCE S61°23'27"W, A DISTANCE OF 84.01 FEET;

THENCE S86°25'48"W, A DISTANCE OF 107.07 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 62°49'40", A RADIUS OF 135.00 FEET, AN ARC LENGTH OF 148.03 FEET AND A CHORD BEARING N34°59'02"W, A CHORD DISTANCE OF 140.73 FEET;

THENCE N66°23'52"W, A DISTANCE OF 76.87 FEET;

THENCE N90°00'00"W, A DISTANCE OF 232.66 FEET;

THENCE N74°03'00"W, A DISTANCE OF 136.60 FEET;

THENCE N13°08'57"W, A DISTANCE OF 175.33 FEET;

THENCE N18°06'38"E, A DISTANCE OF 212.73 FEET;

THENCE N12°47'05"E, A DISTANCE OF 50.00 FEET;

THENCE S77°13'43"E, A DISTANCE OF 128.50 FEET;

THENCE N00°34'46"E, A DISTANCE OF 19.06 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT PARCEL DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 10, 2014 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 2014071854, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL II:

A PART OF THE WEST 1/2 OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, & BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4;

THENCE SOUTH 13°23'05" WEST, A DISTANCE OF 18.66 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT FOR A DISTANCE OF 63.51 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 12°07'48" & WHOSE CHORD BEARS SOUTH 83°16'49" EAST FOR A DISTANCE OF 63.39 FEET;

THENCE SOUTH 89°20'43" EAST FOR A DISTANCE OF 72.11 FEET;

THENCE SOUTH 05°03'21" EAST FOR A DISTANCE OF 50.25 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT FOR A DISTANCE OF 26.70 FEET, HAVING A RADIUS OF 17.00 FEET, A CENTRAL ANGLE OF 90°00'00" & WHOSE CHORD BEARS SOUTH 45°39'17" WEST FOR A DISTANCE OF 24.04 FEET;

THENCE SOUTH 00°39'17" WEST FOR A DISTANCE OF 148.45 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT FOR A DISTANCE OF 204.80 FEET, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 67°03'09" & WHOSE CHORD BEARS SOUTH 32°52'17" EAST FOR A DISTANCE OF 193.31 FEET;

THENCE SOUTH 66°23'52" EAST FOR A DISTANCE OF 76.87 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC SAID CURVE TO THE RIGHT FOR A DISTANCE OF 202.86 FEET, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 62°49'40" & WHOSE CHORD BEARS SOUTH 34°59'02" EAST FOR A DISTANCE OF 192.85 FEET;

THENCE SOUTH 86°25'48" WEST FOR A DISTANCE OF 50.00 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT FOR A DISTANCE OF 148.03 FEET, HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 62°49'40" & WHOSE CHORD BEARS NORTH 34°59'02" WEST FOR A DISTANCE OF 140.73 FEET;

THENCE NORTH 66°23'52" WEST FOR A DISTANCE OF 76.87 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT FOR A DISTANCE OF 263.31 FEET, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 67°03'09" & WHOSE CHORD BEARS NORTH 32°52'17" WEST FOR A DISTANCE OF 248.54 FEET;

THENCE NORTH 00°39'17" EAST FOR A DISTANCE OF 148.52 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT FOR A DISTANCE OF 26.38 FEET, HAVING A RADIUS OF 17.00 FEET, A CENTRAL ANGLE OF 88°55'26" & WHOSE CHORD BEARS NORTH 43°48'26" WEST FOR A DISTANCE OF 23.81 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT FOR A DISTANCE OF 67.52 FEET, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 11°03'14" & WHOSE CHORD BEARS NORTH 82°44'32" WEST FOR A DISTANCE OF 67.42 FEET;

THENCE NORTH 77°12'55" WEST FOR A DISTANCE OF 124.27 FEET;

THENCE NORTH 12°47'05" EAST FOR A DISTANCE OF 50.00 FEET;

THENCE SOUTH 77°12'55" EAST FOR A DISTANCE OF 124.27 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

SHEET INDEX

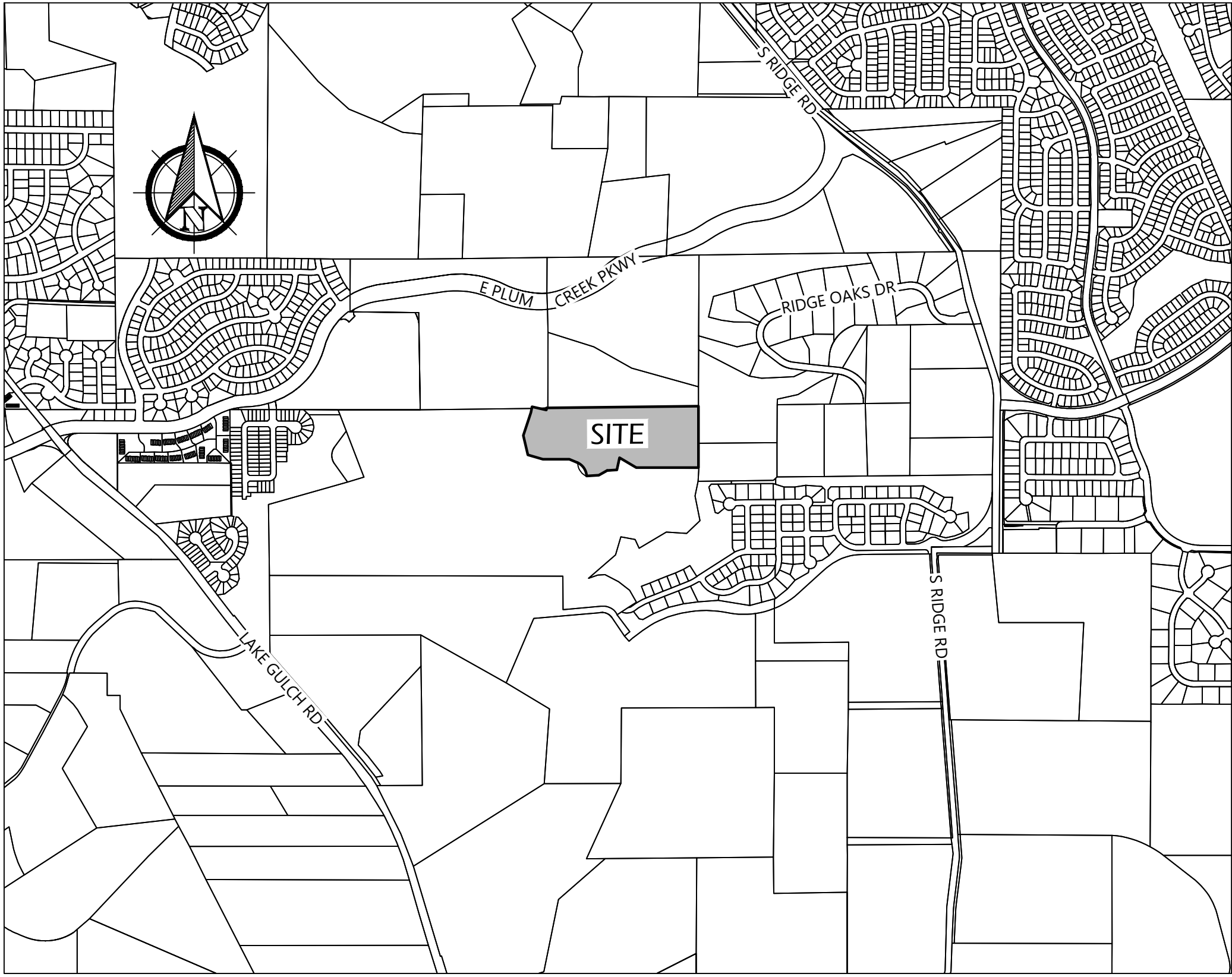
SHEET	SHEET TITLE
1	LEGAL, SIGNATURES & NOTES
2	SIGNATURES & TABLES
3	OVERALL
4	LOT DETAILS

THE OAKS OF CASTLE ROCK FILING NO. 2, AMENDMENT NO. 1

LOCATED IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
17.678 ACRES - 18 LOTS - 3 TRACTS

VICINITY MAP

SCALE: 1" = 1000'



OWNER	OWNER	CIVIL ENGINEER	SURVEYOR
CASTLE 13, LLC 17 BEACON HILL LANE GREENWOOD VILLAGE, CO 80111 PHONE: (303) 796-0900 CONTACT: MICHAEL BLUMENTHAL	CASTLEVIEW, LLC 9335 E. HARVARD AVE. DENVER, CO 80231 PHONE: (303) 796-0900 CONTACT: MICHAEL BLUMENTHAL	LJA ENGINEERING, INC. 1765 WEST 121ST AVE, SUITE 300 WESTMINSTER, CO 80234 PHONE: (303) 421-4224 CONTACT: DYLAN K. HARDY, PE	LJA SURVEYING, INC 1125 KELLY JOHNSON BLVD., #361, BLD. 2 COLORADO SPRINGS, CO 80920 PHONE: (970) 340-2411 CONTACT: PATRICK S. JERNIGAN

CERTIFICATE OF DEDICATION & OWNERSHIP
(AS TO PARCEL I)

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE OAKS OF CASTLE ROCK FILING NO. 2, AMENDMENT NO. 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL PUBLIC STREETS AS PLATTED, AND FOR PURPOSES OF OWNERSHIP ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON AND TRACTS A, B, C, AND D WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION (HOA) BY SEPARATE INSTRUMENT FOR THE PURPOSES OF OPEN SPACE AND ACCESS. THE UNDERSIGNED SHALL CAUSE THE HOA TO ENTER INTO A MAINTENANCE AGREEMENT WITH THE TOWN. 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.

CASTLE 13, LLC, A COLORADO LIMITED LIABILITY COMPANY
SIGNED THIS ____ DAY OF _____, 20____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____

BY _____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNERSHIP CERTIFICATE (AS TO PARCEL I)

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

CASTLE 13, LLC
SIGNED THIS ____ DAY OF _____, 20____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____

BY _____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE 18 PLATTED LOTS, 3 TRACTS, EASEMENTS AND STREETS.
- 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.
- 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, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LJA SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, LJA SURVEYING RELIED UPON THE TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, TITLE REPORT FILE NUMBER 25000310505, WITH AN EFFECTIVE DATE OF OCTOBER 17, 2025 AT 5:30 P.M.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, BEING ASSUMED TO BEAR SOUTH 01°11'22" EAST, SAID LINE BEING MONUMENTED ON THE NORTH BY THE NORTHWEST CORNER OF SAID SECTION 18 BEING A 2.5" ALUMINUM CAP STAMPED "HIGHPLAINS SURVEY PLS 30127 1997" AND ON THE SOUTH BY THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING A FOUND 3.25" ALUMINUM CAP STAMPED "N 1/16 TS&T LS 12046 1985", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X -- DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) -- MAP NUMBER 08035C0302G WITH A MAP REVISED DATE OF OF MARCH 16, 2016.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A FIFTEEN-FOOT UTILITY EASEMENT ALONG ALL PUBLIC RIGHTS-OF-WAY. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES FACILITIES 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 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.
- BUILDING ENVELOPES FOR ALL LOTS ARE DEPICTED ON THE OAKS AT CASTLE ROCK, FILING NO. 2 SITE PLAN RECORDED AT RECEPTION NUMBER 20100036329, DOUGLAS COUNTY, COLORADO.

CERTIFICATE OF DEDICATION & OWNERSHIP
(AS TO PARCEL II)

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE OAKS OF CASTLE ROCK FILING NO. 2, AMENDMENT NO. 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL PUBLIC STREETS AS PLATTED, AND FOR PURPOSES OF OWNERSHIP ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. 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.

CASTLEVIEW, LLC, A NEVADA LIMITED LIABILITY COMPANY

SIGNED THIS ____ DAY OF _____, 20____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____

BY _____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

SURVEYOR'S CERTIFICATE

I, MARK A. HALL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS THE OAKS OF CASTLE ROCK FILING NO. 2, AMENDMENT NO. 1 WAS MADE UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS THE OAKS OF CASTLE ROCK FILING NO. 2, AMENDMENT NO. 1 ACCURATELY REPRESENTS THAT SURVEY.

MARK A. HALL
COLORADO REGISTERED PLS NO. 36073
FOR AND ON BEHALF OF LJA SURVEYING, INC.
4700 S. SYRACUSE ST., SUITE 500
DENVER, COLORADO 80237

DATE

THE OAKS OF CASTLE ROCK FILING NO. 2, AMENDMENT NO. 1
TOWN OF CASTLE ROCK PROJECT NO. PL25-0018



4700 S. Syracuse Street
Suite 500
Denver, CO 80237
303-390-8510
www.lja.com

Date	Job No.	Sheet
7/14/2026	7392-0001	1 of 4

THE OAKS OF CASTLE ROCK FILING NO. 2, AMENDMENT NO. 1

LOCATED IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
17.678 ACRES - 18 LOTS - 3 TRACTS

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS THE OAKS OF CASTLE ROCK FILING NO. 2, AMENDMENT NO. 1 WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES
OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 20____.

DIRECTOR OF DEVELOPMENT SERVICES

STATEMENT TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS THE OAKS FILING
NO. 2B AT CASTLE ROCK 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

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FIRST
AMENDMENT TO THE OAKS OF CASTLE ROCK AGREEMENT, RECORDED ON THE 17TH DAY OF MAY, 2019 AT
RECEPTION NO. 2019027199 AND ACCORDINGLY, 19 SFE ARE DEBITED FROM THE WATER BANK.

18 SINGLE FAMILY HOMES = 18 SFE

(1) 3/4" IRRIGATION METER = 1 SFE

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, 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 LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE

TITLE COMPANY

SIGNED THIS ____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____ BY

_____, AS AUTHORIZED REPRESENTATIVE OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

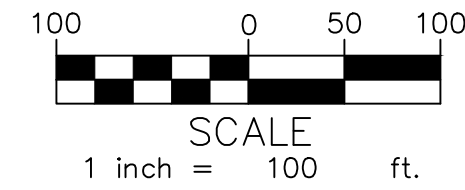
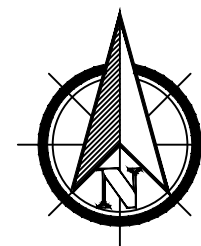
LAND USE SUMMARY CHART				
TYPE	LOTS	SQ. FT.	ACRES	%
LOT AREA - RESIDENTIAL	18	562,131	12.905	73.0%
PUBLIC RIGHT-OF-WAY AREA		90,745	2.083	11.8%
TRACTS - (5)		117,188	2.961	15.2%
TOTALS		770,064	17.679	100.0%

TRACT SUMMARY CHART											
The Oaks Filing No. 2 Preliminary Plat/Final PD Site Plan Rec. No. 2010036329*						Proposed The Oaks of Castle Rock Filing No. 2, Amendment No. 1					
TRACT	USE	OWNED	MAINTAINED	SQ.FT.	ACRES	TRACT	USE	OWNED	MAINTAINED	SQ.FT.	ACRES
Tract G*	Drainage, Private Open Space	HOA	HOA	1,636	0.038	Tract A*	Open Space, Utilities	HOA	HOA	1,680	0.039
Tract H*	Drainage, Private Open Space	HOA	HOA	20,648	0.474	Tract B*	Open Space, Utilities	HOA	HOA	19,979	0.459
Tract I*	Drainage, Private Open Space	HOA	HOA	62,808	1.442	Tract C*	Access, Open Space	HOA	HOA	67,196	1.543
Tract F*	Drainage, Open Space	Town of Castle Rock	Town of Castle Rock	28,834	0.662	Tract D*	Access, Open Space	HOA	HOA	24,446	0.561
						Tract E	Drainage, Open Space, Utilities	HOA	HOA	3,887	0.089
TOTAL AREA*				113,926	2.616	TOTAL AREA				117,188	2.691

*TRACT G OF THE OAKS FILING NO. 2 PRELIMINARY PLAT/ FINAL PD SITE PLAN - REC. NO: 2010036329 IS NOW TRACT A OF THE OAKS OF CASTLE ROCK FILING NO. 2, AMENDMENT NO. 1
TRACT H OF THE OAKS FILING NO. 2 PRELIMINARY PLAT/ FINAL PD SITE PLAN - REC. NO: 2010036329 IS NOW TRACT B OF THE OAKS OF CASTLE ROCK FILING NO. 2, AMENDMENT NO. 1
TRACT I OF THE OAKS FILING NO. 2 PRELIMINARY PLAT/ FINAL PD SITE PLAN - REC. NO: 2010036329 IS NOW TRACT C OF THE OAKS OF CASTLE ROCK FILING NO. 2, AMENDMENT NO. 1
A PORTION OF TRACT F OF THE OAKS FILING NO. 2 PRELIMINARY PLAT/ FINAL PD SITE PLAN - REC. NO: 2010036329 IS NOW TRACT D AND ALSO A PORTION OF TRACT C OF THE OAKS OF CASTLE ROCK FILING NO. 2, AMENDMENT NO. 1

THE OAKS OF CASTLE ROCK FILING NO. 2, AMENDMENT NO. 1

LOCATED IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
17.678 ACRES - 18 LOTS - 3 TRACTS



CURVE TABLE FOR TRAIL EASEMENT IN TRACT "D"

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C9	20.34'	17.50'	66°35'15"	S17° 46' 12"E	19.21
C10	37.53'	52.50'	40°57'42"	S04° 57' 25"E	36.74
C11	23.26'	32.50'	41°00'05"	S45° 56' 19"E	22.76
C12	12.45'	7.50'	95°08'15"	S18° 52' 14"E	11.07
C13	8.24'	27.50'	17°10'35"	S20° 06' 36"W	8.21
C14	0.75'	2.50'	17°10'35"	N20° 06' 36"E	0.75
C15	5.37'	7.50'	41°00'05"	N45° 56' 19"W	5.25
C16	19.66'	27.50'	40°57'42"	N04° 57' 25"W	19.24

NE 1/4 SEC. 18,
T.8S., R.66W., SIXTH P.M.

TRACT B
CASTLE RIDGE EAST
REC. NO: DC9853593

OWNER: ANTHONY J &
VIRGINIA M HAUPERT
REC. NO: 2022056935

TRACT G
OAKS OF CASTLE ROCK
FILING NO. 2
REC. NO: 2025041346

NW 1/4 SEC. 18,
T.8S., R.66W., SIXTH P.M.

TRACT A
OAKS OF CASTLE ROCK
FILING NO. 3
REC. NO: 2014032149

LEGEND

- BK. PG. = BOOK AND PAGE
U.E. = UTILITY EASEMENT HEREBY GRANTED
U.U.A.E. = UTILITY UNDERGROUND ACCESS EASEMENT
REFERENCE NUMBER: 202402313
W.E. = WATER EASEMENT HEREBY GRANTED
T.E. = TRAIL EASEMENT HEREBY GRANTED
REC. NO. = RECEPTION NUMBER
S.D.E. = SIGHT DISTANCE EASEMENT HEREBY GRANTED
= STREET NAME CHANGE
N89°07'13"E = INDICATES AS-MEASURED BEARING
N89°07'47"E DEED = INDICATES BEARING FROM VESTING DEED/TITLE COMMITMENT
= INDICATES PROJECT AREA

MONUMENT SYMBOL LEGEND

- RECOVERED SECTION CORNER AS NOTED HEREON
SET 18" LONG NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP
STAMPED "LJA SURVEYING PLS 36073" FLUSH WITH GROUND
RECOVERED NO. 5 REBAR WITH 1.25 INCH PURPLE PLASTIC CAP
STAMPED "STEVENSON PLS 38231"
RECOVERED NO. 5 REBAR WITH NO CAP
RECOVERED BENT NO. 5 REBAR WITH NO CAP, SHOT AT BASE

ALL RECOVERED MONUMENTS WERE FOUND FLUSH WITH THE
GROUND, UNLESS NOTED OTHERWISE
INDICATES THE POSITION OF THE RECOVERED MONUMENT ABOVE (+)
OR BELOW (-) THE SURROUNDING GROUND

THE OAKS OF CASTLE ROCK FILING NO. 2, AMENDMENT NO. 1
TOWN OF CASTLE ROCK PROJECT NO. PL25-0018

LJA
SURVEYING

4700 S. Syracuse Street
Suite 500
Denver, CO 80237
303-90-8510
www.lja.com

THE OAKS OF CASTLE ROCK FILING NO. 2, AMENDMENT NO. 1

LOCATED IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
17.678 ACRES - 18 LOTS - 3 TRACTS

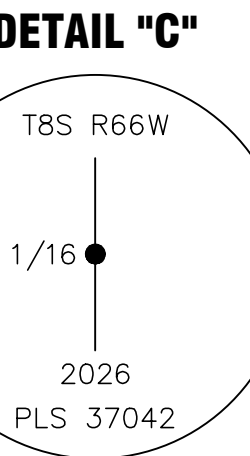
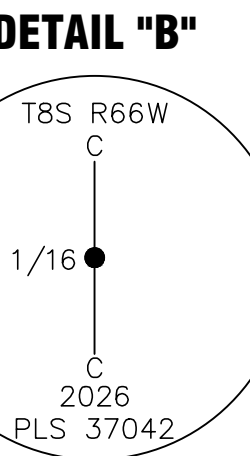
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	283.39'	55.00'	295°12'55"	S09° 56' 17"W	58.93
C2	15.08'	15.00'	57°36'27"	N51° 15' 29"W	14.45
C3	68.15'	322.50'	12°06'27"	S83° 17' 30"E	68.02
C4	40.28'	200.00'	11°32'22"	S83° 34' 32"E	40.21
C5	19.69'	500.00'	2°15'22"	S78° 56' 02"E	19.69
C6	23.95'	15.00'	91°29'41"	N46° 24' 08"E	21.49
C7	23.56'	15.00'	90°00'00"	S44° 20' 43"E	21.21
C8	23.56'	15.00'	90°00'00"	S45° 39' 17"W	21.21

LEGEND

BK. PG. = BOOK AND PAGE
U.E. = UTILITY EASEMENT HEREBY GRANTED
U.U.A.E. = UTILITY UNDERGROUND ACCESS EASEMENT
REFERENCE NUMBER: 202402313
W.E. = WATER EASEMENT HEREBY GRANTED
T.E. = TRAIL EASEMENT HEREBY GRANTED
REC. NO. = RECEPTION NUMBER
S.D.E. = SIGHT DISTANCE EASEMENT HEREBY GRANTED
= STREET NAME CHANGE
N89°07'13"E = INDICATES AS-MEASURED BEARING
N89°07'47"E DEED = INDICATES BEARING FROM VESTING DEED/TITLE COMMITMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°39'17"E	12.43'
L2	S00°39'17"W	13.73'
L3	N14°54'10"W	15.57'
L4	N00°46'21"W	8.28'

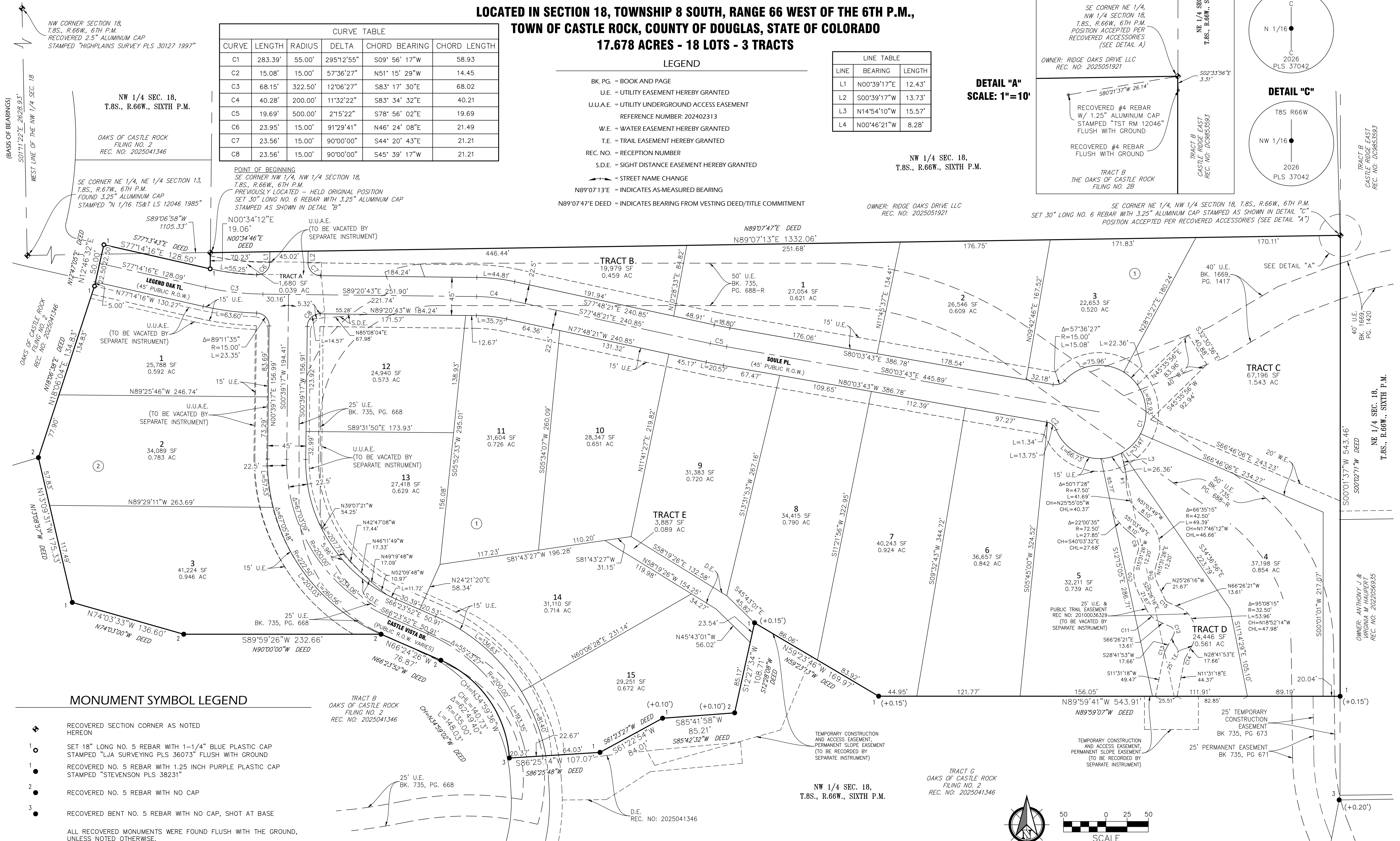
DETAIL "A"
SCALE: 1"=10'



NW 1/4 SEC. 18,
T.8S., R.66W., SIXTH P.M.

OWNER: RIDGE OAKS DRIVE LLC
REC. NO: 2025051921

SE CORNER NE 1/4, NW 1/4 SECTION 18, T.8S., R.66W., 6TH P.M.
SET 30" LONG NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED AS SHOWN IN DETAIL "C"
POSITION ACCEPTED PER RECOVERED ACCESSORIES (SEE DETAIL "A")

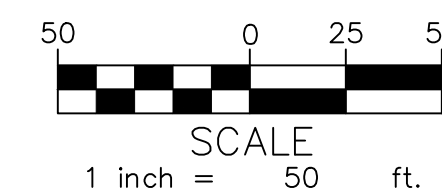
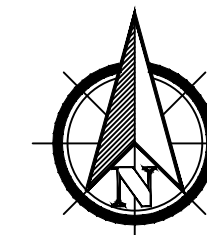


MONUMENT SYMBOL LEGEND

- RECOVERED SECTION CORNER AS NOTED HEREON
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP STAMPED "LJA SURVEYING PLS 36073" FLUSH WITH GROUND
- RECOVERED NO. 5 REBAR WITH 1.25 INCH PURPLE PLASTIC CAP STAMPED "STEVENSON PLS 38231"
- RECOVERED NO. 5 REBAR WITH NO CAP
- RECOVERED BENT NO. 5 REBAR WITH NO CAP, SHOT AT BASE
- ALL RECOVERED MONUMENTS WERE FOUND FLUSH WITH THE GROUND, UNLESS NOTED OTHERWISE.
- INDICATES THE POSITION OF THE RECOVERED MONUMENT ABOVE (+) OR BELOW (-) THE SURROUNDING GROUND
- ACCESSORY

****CURVE TABLE FOR TRAIL EASEMENT****
IN TRACT "D"
CAN BE FOUND ON SHEET 3

THE OAKS OF CASTLE ROCK FILING NO. 2, AMENDMENT NO. 1
TOWN OF CASTLE ROCK PROJECT NO. PL25-0018



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