

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 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.

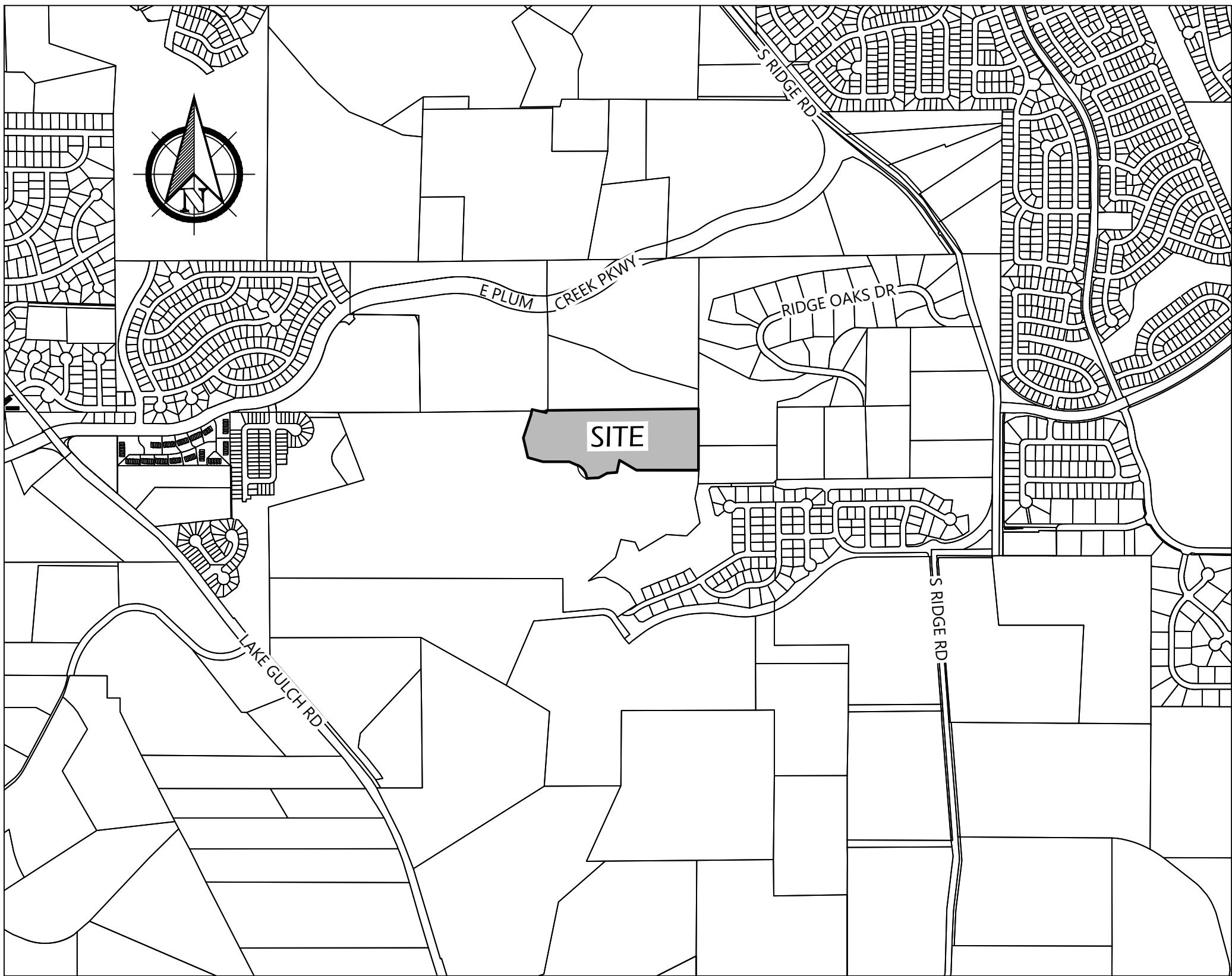
TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

THE OAKS FILING NO. 2B AT CASTLE ROCK

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 / SN2025-XXXX

VICINITY MAP

SCALE: 1" = 1000'



DEVELOPER

CASTLE VIEW 13, LLC
17 BEACON HILL LANE
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 796-0900
CONTACT: MICHAEL BLUMENTHAL

CIVIL ENGINEER

LJA ENGINEERING, INC.
1765 WEST 121ST AVE, SUITE 500
WESTMINSTER, CO 80234
PHONE: (303) 421-4224
CONTACT: KEVIN LOVELAKE

SURVEYOR

LJA SURVEYING, INC.
4700 S. SYRACUSE ST, SUITE 500
DENVER, CO 80237
PHONE: (303) 481-4016
CONTACT: MARK HALL

CERTIFICATE OF DEDICATION & OWNERSHIP

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. 2B. 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, AND B FOR THE PURPOSE OF OPEN SPACE AND UTILITIES, TRACT C FOR THE PURPOSE OF ACCESS AND OPEN SPACE. 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.

(NAME OF OWNER)

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: _____.

OWNER CERTIFICATE

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 VIEW 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 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.
- UTILITY EASEMENTS: FIFTEEN FOOT (15') WIDE UTILITY EASEMENTS AS SHOWN HEREON ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE AND TELECOMMUNICATIONS FACILITIES, PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACTS A, B, AND C ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE

HOMEOWNERS ASSOCIATION, INC.

HOMEOWNERS ASSOCIATION, INC.

BY: _____

TITLE: _____

STATE OF COLORADO)
COUNTY OF _____) SS.

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20 ____ BY _____
AS _____ OF _____.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

UTILITY PROVIDERS ARE
BLACK HILLS AND CORE ELECTRIC COOPERATIVE
PSCO DOES NOT SERVE THIS AREA

NOTARY PUBLIC

CIVIL ENGINEER'S STATEMENT

I, _____, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS THE OAKS FILING NO. 2B AT CASTLE ROCK HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

LICENSED PROFESSIONAL ENGINEER

DATE

SURVEYOR'S CERTIFICATE

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

PATRICK S. JERNIGAN
COLORADO REGISTERED PLS NO. 37042
FOR AND ON BEHALF OF LJA SURVEYING, INC.
1125 KELLY JOHNSON BLVD., SUITE 361, BLD. 2
COLORADO SPRINGS, COLORADO 80920

DATE

SHEET INDEX

SHEET

SHEET TITLE

- | | |
|---|---------------------------|
| 1 | LEGAL, SIGNATURES & NOTES |
| 2 | SIGNATURES & TABLES |
| 3 | OVERALL |
| 4 | LOT DETAILS |



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

Date: 11/14/2025 Job No.: 7392-0001 Sheet: 1 of 4

THE OAKS FILING NO. 2B AT CASTLE ROCK

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 / SN2025-XXXX

TOWN OF CASTLE ROCK OWNERSHIP BLOCK

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

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY _____
MAYOR

ATTEST:

TOWN CLERK

SIGNED THIS _____ DAY OF _____, 20_____

NOTARY BLOCK

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

BY _____ AS MAYOR AND BY _____ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS THE OAKS OF CASTLE ROCK FILING NO. 2B 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

PLANNING COMMISSION RECOMMENDATION

THIS THE OAKS OF CASTLE ROCK FILING NO. 2B WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20_____.

CHAIR

DATE

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES

DATE

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	566,029	12.994	73.5%
PUBLIC RIGHT-OF-WAY AREA		89,370	2.052	11.6%
TRACTS - (3)		114,664	2.632	14.9%
TOTALS		770,063	17.678	100.0%

TRACT SUMMARY CHART					
TRACT	USE	OWNED	MAINTAINED	SQ. FT.	ACRES
TRACT A	OPEN SPACE, UTILITIES	HOA	HOA	23,022	0.529
TRACT B	OPEN SPACE, UTILITIES	HOA	HOA	67,196	1.543
TRACT C	ACCESS, OPEN SPACE	HOA	HOA	24,446	0.561
TOTAL AREA				114,664	2.632

TOWN COUNCIL APPROVAL

THIS THE OAKS FILING NO. 2B AT CASTLE ROCK WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20_____.

MAYOR

DATE

ATTEST:

TOWN CLERK

DATE

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE _____ AGREEMENT, RECORDED ON THE _____ DAY OF _____, 20__ AT RECEPTION NO. _____ AND ACCORDINGLY, _____ SFE ARE DEBITED FROM THE WATER BANK.

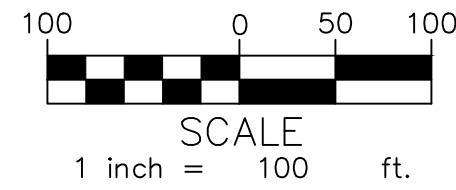
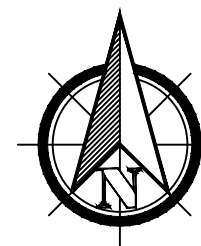
FOR REVIEW ONLY



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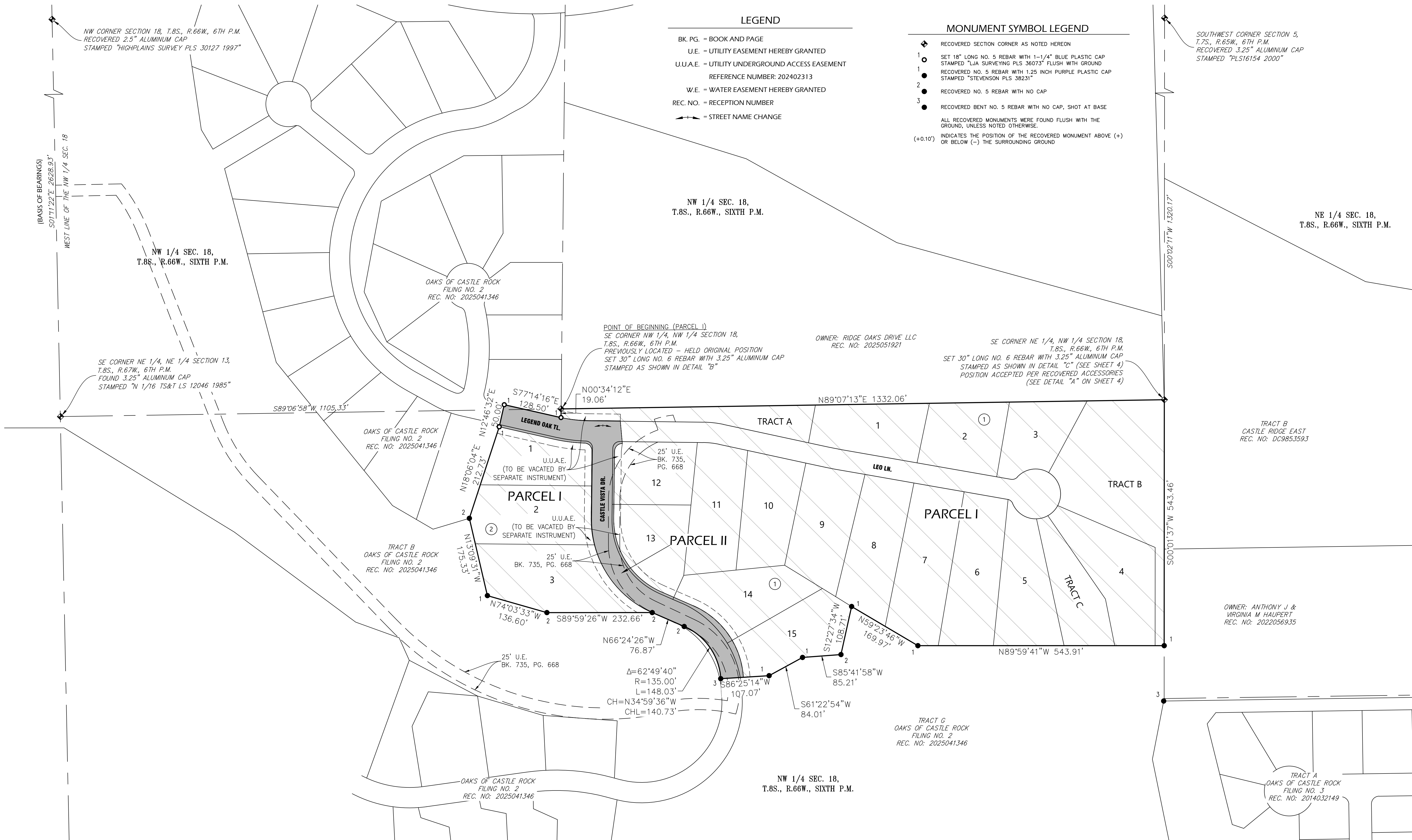


LEGEND

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
REC. NO. = RECEPTION NUMBER
—+— = STREET NAME CHANGE

MONUMENT SYMBOL LEGEND

◆ RECOVERED SECTION CORNER AS NOTED HEREON
1 ○ SET 18" LONG NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP
STAMPED "LJA SURVEYING PLS 36073" FLUSH WITH GROUND
1 ○ RECOVERED NO. 5 REBAR WITH 1.25 INCH PURPLE PLASTIC CAP
STAMPED "STEVENSON PLS 38231"
2 ● RECOVERED NO. 5 REBAR WITH NO CAP
3 ● RECOVERED BENT NO. 5 REBAR WITH NO CAP, SHOT AT BASE
ALL RECOVERED MONUMENTS WERE FOUND FLUSH WITH THE
GROUND, UNLESS NOTED OTHERWISE.
(+0.10') INDICATES THE POSITION OF THE RECOVERED MONUMENT ABOVE (+)
OR BELOW (-) THE SURROUNDING GROUND



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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
17.678 ACRES - 18 LOTS - 3 TRACTS / SN2025-XXXX

MONUMENT SYMBOL LEGEND

- ◆ RECOVERED SECTION CORNER AS NOTED HEREON
- 1 ○ SET 18" LONG NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP STAMPED "LJA SURVEYING PLS 36073" FLUSH WITH GROUND
- 1 ● RECOVERED NO. 5 REBAR WITH 1.25 INCH PURPLE PLASTIC CAP STAMPED "STEVENSON PLS 38231"
- 2 ● RECOVERED NO. 5 REBAR WITH NO CAP
- 3 ● RECOVERED BENT NO. 5 REBAR WITH NO CAP, SHOT AT BASE
- ALL RECOVERED MONUMENTS WERE FOUND FLUSH WITH THE GROUND, UNLESS NOTED OTHERWISE.
- (+0.10') INDICATES THE POSITION OF THE RECOVERED MONUMENT ABOVE (+) OR BELOW (-) THE SURROUNDING GROUND
- ⊕ ACCESSORY

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
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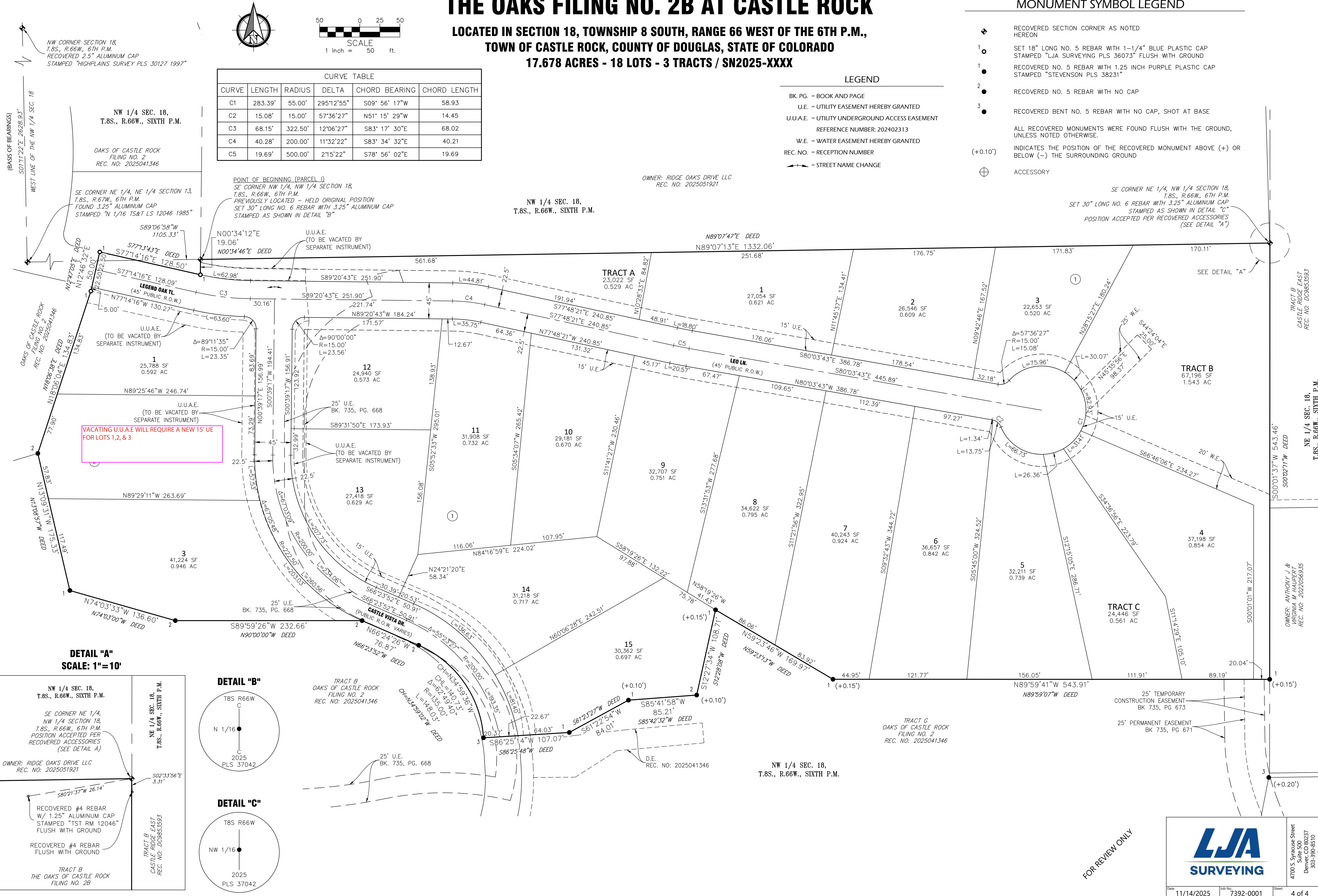
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	283.39'	55.00'	295°12'55"	S09° 56' 17"W	58.93
C2	15.08'	15.00'	57°36'27"	N51° 15' 29"W	14.45
C3	68.15'	322.50'	12°06'27"	S83° 17' 30"E	68.02
C4	40.28'	200.00'	11°32'22"	S83° 34' 32"E	40.21
C5	19.69'	500.00'	2°15'22"	S78° 56' 02"E	19.69

POINT OF BEGINNING (PARCEL I)
SE CORNER NW 1/4, NW 1/4 SECTION 18,
T.8S., R.66W., 6TH P.M.
PREVIOUSLY LOCATED - HELD ORIGINAL POSITION
SET 30" LONG NO. 6 REBAR WITH 3.25" ALUMINUM CAP
STAMPED AS SHOWN IN DETAIL "B"

OWNER: RIDGE OAKS DRIVE LLC
REC. NO: 2025051921

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

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")



DETAIL "A"
SCALE: 1"=10'

DETAIL "B"

DETAIL "C"

FOR REVIEW ONLY

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