

# CASTLE OAKS ESTATES PLANNED DEVELOPMENT PLAN NO. 1 (FORMERLY CASTLE OAKS PRELIMINARY PD SITE PLAN AMENDMENT NO. 1)

SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK,  
COUNTY OF DOUGLAS, STATE OF COLORADO

### PURPOSE OF AMENDMENT

THE PURPOSE OF THIS AMENDMENT IS TO MODIFY THE DENSITY OF PLANNING AREAS 9 AND 10 FOR THE PURPOSES OF REDUCING THE MINIMUM LOT SIZE AND ASSOCIATED SETBACKS. THE ACTUAL DENSITY WILL BE LESS THAN THE REVISED DENSITY.

### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SPANISH OAKS TRAIL, ALL OF SPANISH OAKS COURT, SPANISH OAKS WAY, WOODSAGE LANE AND DEL PICO PLACE, ALL OF BLOCKS 6, 7, 8, 9, 10, TRACT D, E AND F, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 2006078876 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE TOGETHER WITH TRACTS I AND L, CASTLE OAKS ESTATES FILING NO. 1, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 2003181990, IN SAID RECORDS, BEING LOCATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 31, WHENCE THE CENTER EAST SIXTEENTH CORNER OF SAID SECTION 31 BEARS SOUTH 89°23'25" WEST A DISTANCE OF 1323.33 FEET, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE:

THENCE SOUTH 89°44'37" WEST, A DISTANCE OF 1,034.59 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CASTLE OAKS DRIVE, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 545.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 64°44'50" EAST AND THE POINT OF BEGINNING:

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°58'46", AN ARC LENGTH OF 361.26 FEET;
- 2) TANGENT TO SAID CURVE, SOUTH 12°43'36" EAST, A DISTANCE OF 94.05 FEET;
- 3) SOUTH 32°38'38" WEST, A DISTANCE OF 42.26 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AUTUMN SAGE STREET;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING ELEVEN (11) COURSES:

- 1) DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 78°03'56" WEST, A DISTANCE OF 27.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 845.00 FEET;
- 2) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°49'09", AN ARC LENGTH OF 218.55 FEET;
- 3) TANGENT TO SAID CURVE, SOUTH 63°14'48" WEST, A DISTANCE OF 857.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 665.00 FEET;
- 4) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°54'16", AN ARC LENGTH OF 250.41 FEET;
- 5) TANGENT TO SAID CURVE, SOUTH 85°09'04" WEST, A DISTANCE OF 25.19 FEET;
- 6) NORTH 49°50'56" WEST, A DISTANCE OF 28.28 FEET;
- 7) SOUTH 85°09'04" WEST, A DISTANCE OF 50.00 FEET;
- 8) SOUTH 40°09'04" WEST, A DISTANCE OF 28.28 FEET;
- 9) SOUTH 85°09'04" WEST, A DISTANCE OF 535.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 545.00 FEET;
- 10) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°05'12", AN ARC LENGTH OF 38.87 FEET;
- 11) NON-TANGENT TO SAID CURVE, NORTH 56°28'27" WEST, A DISTANCE OF 27.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CRIMSON SKY DRIVE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

- 1) DEPARTING SAID NORTHERLY BOUNDARY, NORTH 14°00'46" WEST, A DISTANCE OF 527.36 FEET;
- 2) NORTH 26°58'09" EAST, A DISTANCE OF 26.23 FEET;
- 3) NORTH 14°27'30" WEST, A DISTANCE OF 50.52 FEET;
- 4) NORTH 69°03'11" WEST, A DISTANCE OF 27.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 355.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 65°19'59" WEST;
- 5) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°46'08", AN ARC LENGTH OF 184.45 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 6;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE NORTHWESTERLY BOUNDARY OF SAID BLOCK 6, NON-TANGENT TO SAID CURVE, NORTH 56°19'52" EAST, A DISTANCE OF 540.81 FEET TO THE NORTHWESTERLY CORNER OF SAID BLOCK 6;

THENCE DEPARTING SAID NORTHWESTERLY BOUNDARY, ALONG THE NORTHERLY BOUNDARY OF SAID CASTLE OAKS FILING NO. 1 AND CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, NORTH 89°18'13" EAST, A DISTANCE OF 1,808.64 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 39.736 ACRES, (1,730,908 SQUARE FEET), MORE OR LESS.

TOGETHER WITH:

BLOCK 10, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 2006078876 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE.

CONTAINING AN AREA OF 6.866 ACRES, (303,424 SQUARE FEET), MORE OR LESS.

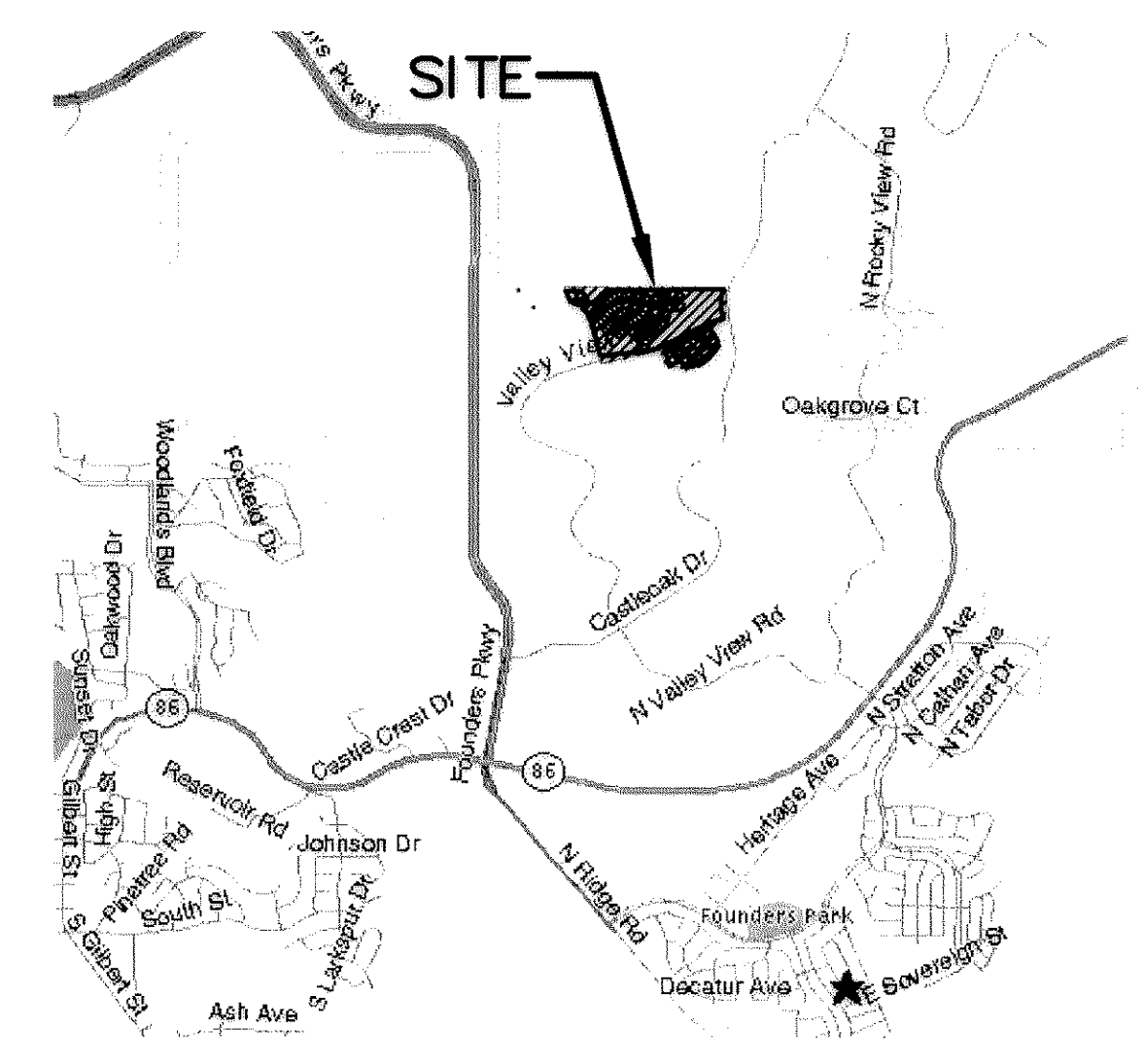
CONTAINING A TOTAL COMBINED AREA OF 46.702 ACRES, (2,034,332 SQUARE FEET), MORE OR LESS.

**OWNERS**  
SLV CASTLE OAKS, LLC  
9800 MT. PYRAMID COURT, STE 340  
ENGLEWOOD, CO 80112  
CONTACT: GREG BALEN  
310-678-7324

**ENGINEER**  
ATWELL LLC  
3033 E. FIRST AVE., STE 415  
DENVER, CO 80206  
CONTACT: PHILIP DALRYMPLE  
303-825-7100

**LAND PLANNER**  
NORRIS DESIGN  
1101 BANNOCK STREET  
DENVER, CO 80204  
CONTACT: MITCH BLACK  
303-892-1166

**SURVEYOR**  
AZTEC CONSULTANTS, INC.  
8000 S. LINCOLN STREET, SUITE 201  
LITTLETON, CO 80122  
CONTACT: DEREK BROWN  
303-327-7516



VICINITY MAP

### SHEET INDEX

CIVIL PLANS	TITLE SHEET
1	TITLE SHEET
2	PLANNED DEVELOPMENT PLAN

### CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY IN THE TOWN OF CASTLE ROCK.  
SLV CASTLE OAKS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: MICHAEL FORSUM TITLE: WEST REGION PRESIDENT  
SIGNED THIS 31<sup>st</sup> DAY OF July, 2013.  
COUNTY OF DOUGLAS )  
STATE OF COLORADO )  
NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 31<sup>st</sup> DAY OF July, 2013.

BY: Michael Forsum  
WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4/15/2016

TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION  
Paul Donahue  
MAYOR

SIGNED THIS 8<sup>th</sup> DAY OF October, 2013.  
ATTEST: Sally Misarc  
TOWN CLERK  
SIGNED THIS 8<sup>th</sup> DAY OF October, 2013.

COUNTY OF DOUGLAS )  
STATE OF COLORADO )  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 8<sup>th</sup> DAY OF October, 2013.  
BY Paul Donahue as Mayor and Sally Misarc as Town Clerk  
WITNESS MY HAND AND SEAL

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9-21-2015

### CERTIFICATE OF OWNERSHIP

CASTLE OAKS ESTATES MASTER ASSOCIATION, A COLORADO NONPROFIT CORPORATION

SIGNED THIS 31<sup>st</sup> DAY OF July, 2013.  
COUNTY OF DOUGLAS )  
STATE OF COLORADO )  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 31<sup>st</sup> DAY OF July, 2013.  
BY: Maura Forsum  
WITNESS MY HAND AND SEAL  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4/15/2016

### TITLE CERTIFICATION

I, PATRICK EMBLETON, AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE, 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. SIGNED THIS 13<sup>th</sup> DAY OF SEPTEMBER, 2013.

PATRICK EMBLETON  
AUTHORIZED REPRESENTATIVE  
FIRST AMERICAN  
TITLE INSURANCE COMPANY

COUNTY OF DOUGLAS )  
STATE OF COLORADO )  
NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF Sept, 2013.  
BY: Patrick Embleton

WITNESS MY HAND AND OFFICIAL SEAL  
LAWRENCE R. CROWLEY  
NOTARY PUBLIC  
STATE OF COLORADO  
MY COMMISSION EXPIRES: Jun 12, 2014

### SURVEYOR'S STATEMENT

I, DEREK BROWN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT THE LEGAL DESCRIPTION AS DESCRIBED HEREON WAS MADE UNDER MY DIRECT SUPERVISION.

DEREK BROWN  
PROFESSIONAL LAND SURVEYOR COLORADO PLS NO. 38064  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

### PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT PLAN FOR CASTLE OAKS ESTATES WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 14<sup>th</sup> DAY OF FEBRUARY, 2013.

CHAIR: [Signature] DATE: 09/26/13  
ATTEST: [Signature] DATE: 9/27/13  
DIRECTOR OF DEVELOPMENT SERVICES

### TOWN COUNCIL APPROVAL

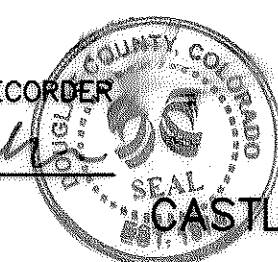
THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 19<sup>th</sup> DAY OF MARCH, 2013.

PAUL DONAHUE  
MAYOR  
ATTEST: SALLY MISARC  
TOWN CLERK  
DATE: 10-8-13

### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:44 PM ON THE 10<sup>th</sup> DAY OF October, 2013 AT RECEPTION NO. 2013082858

DOUGLAS COUNTY CLERK AND RECORDER  
BY: Andrew Manly  
DEPUTY



CASTLE OAKS ESTATES PLANNED DEVELOPMENT PLAN NO. 1  
PROJECT # PDP12-0001

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Water & Natural Resources

**ATWELL**  
866.850.4200 | www.atwell-group.com  
OFFICES IN NORTH AMERICA AND ASIA  
3033 E. FIRST AVENUE, SUITE 415  
DENVER, CO 80206  
303.925.7100

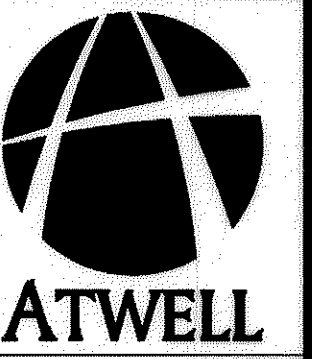
SECTION 31  
TOWNSHIP 7 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COLORADO

CLIENT: SLV CASTLE OAKS, LLC.  
CASTLE OAKS ESTATES FILING NO.1  
PLANNED DEVELOPMENT PLAN NO. 1  
TITLE SHEET

DATE: 12/11/2012

01/16/13 PER TOWN COMMENTS  
06/04/13 ISSUED FOR APPROVAL

REVISIONS



DR.	GP	CH.	BC
P.M. PD			
BOOK			
CAD FILE: 12001027PDS-01			
JOB: 12001027-02			
FILE CODE: --			
SHEET NO.			

