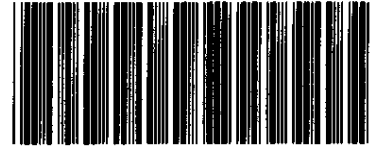


OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$101.00  
11 PGS

# 2006078876  
09/12/2006 11:37 AM



2006078876 11 PGS

## PLAT IDENTIFICATION SHEET

**Autumn Sage Development Ltd.**

\_\_\_\_\_  
**Grantor (owner)**

\_\_\_\_\_  
Grantor (owner)

**Castle Oaks Estates 1, Amendment 2 Final Plat**

\_\_\_\_\_  
**Grantee (name of plat or condo)**

\_\_\_\_\_  
Grantee (name of plat or condo)

**Subdivision Info: Castle Oaks Estates Filing: 1**

**Condo Info: Phase \_\_\_\_\_ Bldg \_\_\_\_\_ Unit \_\_\_\_\_**

6  
31

8  
7

66  
66

\_\_\_\_\_  
**Section**

\_\_\_\_\_  
**Township**

\_\_\_\_\_  
**Range**

**Cross Reference numbers: (reception #s or book and page)**

\_\_\_\_\_  
**2006066662**

\_\_\_\_\_  
**2004125958**

\_\_\_\_\_  
**1803/1210**

\_\_\_\_\_  
**2003010465**

# FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2

A RE-SUBDIVISION OF TRACTS J, K, M, N, O, QQ, AND RR OF CASTLE OAKS ESTATES FILING NO. 1  
SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND  
SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

#### PURPOSE OF AMENDMENT

THE PURPOSE OF THIS AMENDMENT IS TO RE-SUBDIVIDE TRACTS K, M, N, O, QQ, AND RR OF CASTLE OAKS ESTATES FILING NO. 1, AND TO DEDICATE <sup>TO FILING 1</sup> TRACT J AS RIGHT-OF-WAY <sup>TO THE REMAINDER OF</sup>

#### LEGAL DESCRIPTION

TRACTS J, K, M, N, O, QQ, AND RR OF CASTLE OAKS ESTATES FILING NO. 1.

#### CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING THE OWNER OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAS 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 CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AND RIGHT-OF-WAY, AS PLATTED AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, 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.

EXECUTED THIS 15<sup>th</sup> DAY OF August, 2006.

THE UNDERSIGNED IS THE OWNER OF CERTAIN LANDS KNOWN HEREIN AS CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, IN THE TOWN OF CASTLE ROCK.

AUTUMN SAGE DEVELOPMENT LTD., A COLORADO CORPORATION

BY: William D. Schuck President  
BY: William D. Schuck President

STATE OF COLORADO }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF August, 2006,  
BY: William D. Schuck AS President OF AUTUMN SAGE DEVELOPMENT  
LTD., A COLORADO CORPORATION.

WITNESS MY OFFICIAL HAND AND SEAL  
MY COMMISSION EXPIRES: June 15, 2010



#### GENERAL NOTES

- OVERHANGS MAY ENCROACH INTO THE 5' UTILITY EASEMENTS LOCATED ON THE SIDE LOT LINE A MAXIMUM OF TWO (2) FEET. ITEMS INCLUDED BUT NOT LIMITED TO ARE: EAVES, BAY WINDOWS, FIREPLACE CHIMNEYS, ETC.
- NO BUILDING PERMITS MAY BE ISSUED UNTIL RECORDATION OF THE SECOND AMENDMENT TO CASTLE OAKS DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS.
- ALL OWNERS OF LOTS CREATED BY THIS PLAT AND BY THE PLAT OF CASTLE OAKS ESTATES FILING NO. 1 MAY USE ALL TRAILS WITHIN OPEN SPACE TRACTS CREATED BY THIS PLAT, SUBJECT TO APPLICABLE TOWN RULES AND REGULATIONS.
- ALL TRACTS CREATED BY THIS PLAT, NAMELY: TRACTS A, B, C, D, E, F AND G ARE FOR OPEN SPACE, TRAILS, UTILITIES AND DRAINAGE. IT IS THE INTENT OF THE OWNER TO TRANSFER TITLE OF THESE TRACTS TO A HOME OWNERS ASSOCIATION (HOA) FOR THE PURPOSE OF OWNERSHIP AND MAINTENANCE BY SEPARATE INSTRUMENT. NO TRACTS CREATED BY THIS PLAT ARE TO BE DEDICATED TO THE TOWN OF CASTLE ROCK.
- BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 31 BEING MONUMENTED AT THE WEST ONE-QUARTER CORNER OF SAID SECTION BY A 3-1/4" ALUMINUM SURVEYOR'S CAP - STAMPED "PLS 22100" AND AT THE SOUTHWEST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP - STAMPED "P.L.S. #12046", BEING CONSIDERED TO BEAR N0012°28'W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, DETERMINED BY GRAPHIC INTERPRETATION OF FLOODPLAIN INFORMATION ON THE FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, COLORADO, COMMUNITY MAP 080049 0189 F, REVISED SEPTEMBER 30, 2005 AND COMMUNITY PANEL NUMBER 080050 0189 F, ALSO REVISED SEPTEMBER 30, 2005.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, 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.

GENERAL NOTES CONTINUED ON SHEET 2.

#### LIEN HOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON AUGUST 03, 2006 UNDER RECEPTION NO. 200606662 DOUGLAS COUNTY, COLORADO SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

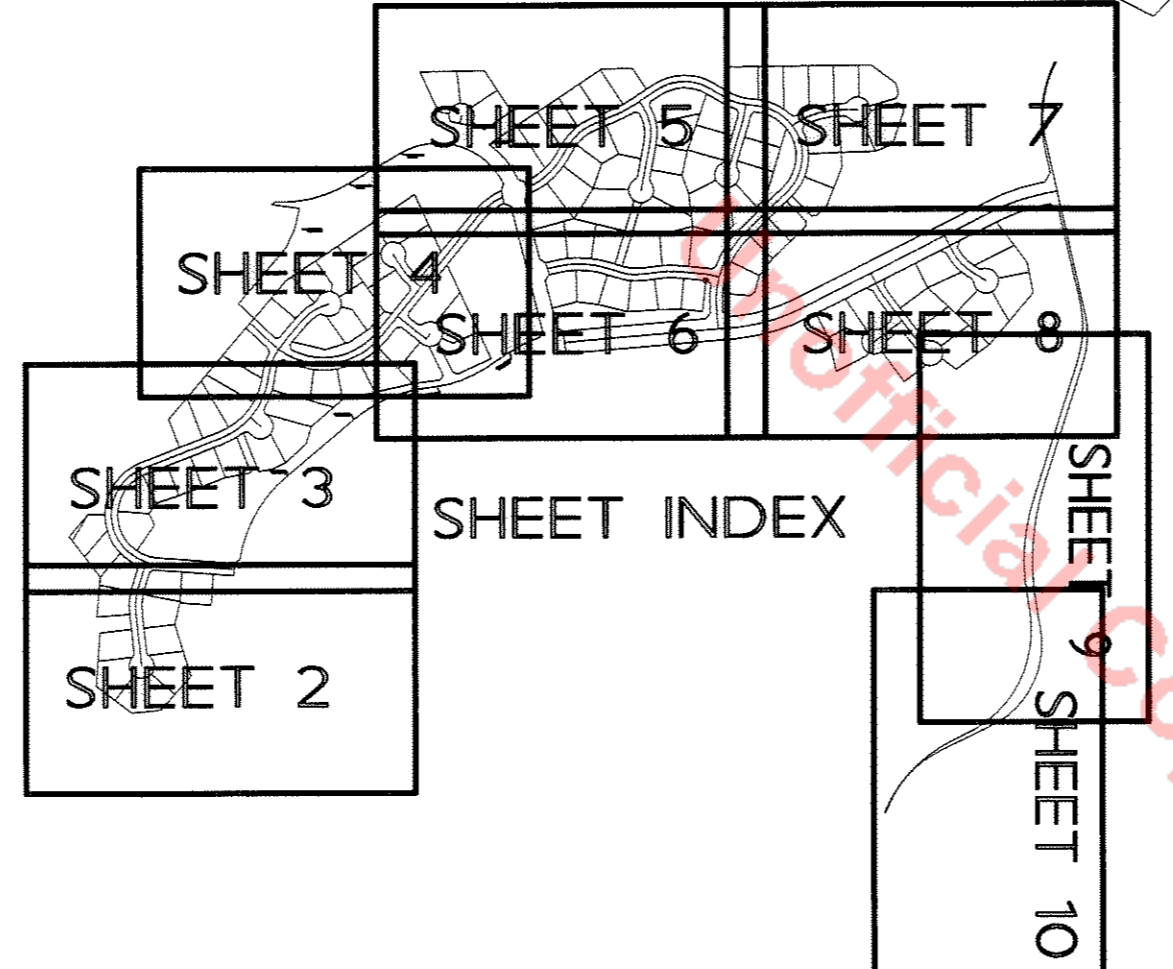
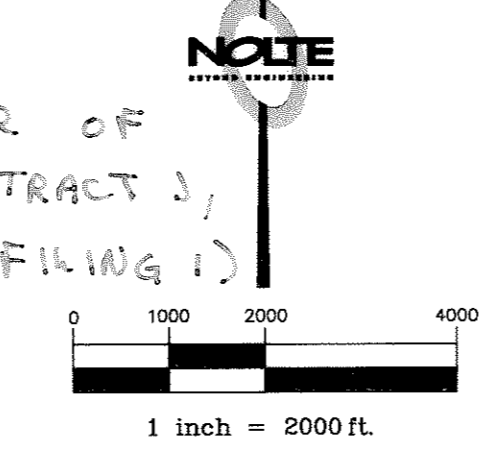
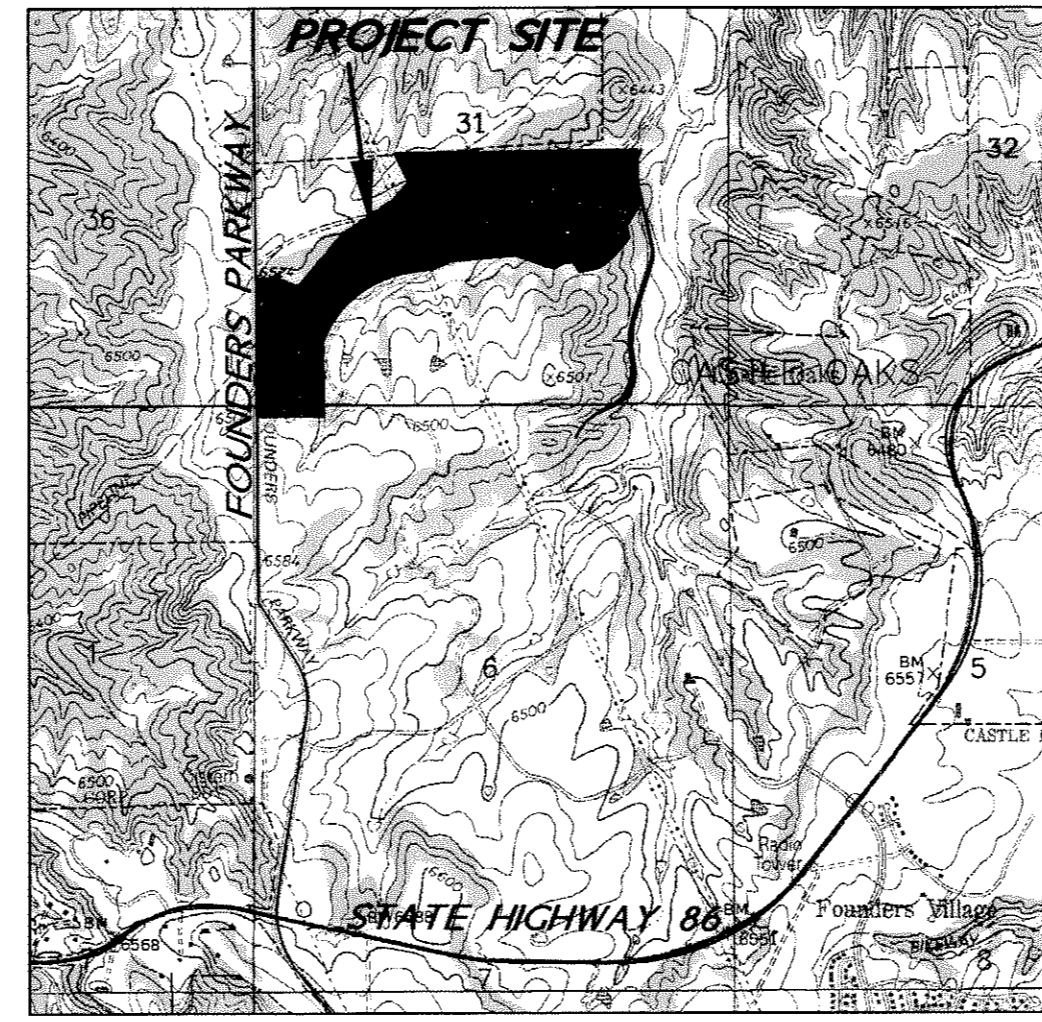
VARDE INVESTMENT PARTNERS, L.P., A DELAWARE LIMITED PARTNERSHIP  
BY: VARDE INVESTMENT PARTNERS G.P., LLC, ITS GENERAL PARTNER  
BY: VARDE PARTNERS, L.P., ITS MANAGING MEMBER  
BY: VARDE PARTNERS, INC., ITS GENERAL PARTNER

BY: Gregory S. McMillian  
GREGORY S. McMILLIAN, MANAGING PARTNER

STATE OF Minnesota )  
COUNTY OF Hennepin ) S.S.

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF August, 2006 BY GREGORY S. McMILLIAN, AS MANAGING PARTNER OF VARDE PARTNERS, INC., A COLORADO CORPORATION AS GENERAL PARTNER OF VARDE PARTNERS, L.P., AS MANAGING MEMBER OF VARDE INVESTMENT PARTNERS G.P., LLC, AS GENERAL PARTNER OF VARDE INVESTMENT PARTNERS, L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF THE CORPORATION.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.  
MY APPOINTMENT EXPIRES: 1-31-2010  
Kathleen C. Reid  
(SIGNATURE OF NOTARY)



#### DRAINAGE MAINTENANCE

THE PROPERTY OWNER, AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPE CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON PROPERTY WITHIN THIS FINAL PLAT. IN THE EVENT THAT THE OWNER FAILS TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN OF CASTLE ROCK SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY AND PERFORM NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS AND ASSIGNS SHALL REIMBURSE TO THE TOWN UPON BILLING. SAID COSTS WILL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT, MATERIALS AND A 15% FEE.

#### SUMMARY

TRACTS (A-G)	15.046 ACRES
LOTS (116)	44.853 ACRES
RIGHT-OF-WAY	16.979 ACRES
TOTAL	76.878 ACRES

#### LIEN HOLDER SUBORDINATION CERTIFICATE (CONTINUED)

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON DECEMBER 10, 2004 UNDER RECEPTION NO. 2004125958 DOUGLAS COUNTY, COLORADO SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

BY: William D. Schuck  
BY: WILLIAM D. SCHUCK TITLE: PRESIDENT

SCHUCK COLORADO LTD., GENERAL PARTNER SCHUCK CASTLE OAKS ESTATES, LLLP, MANAGER CASTLE OAKS ESTATES, LLC

SIGNED THIS 15<sup>th</sup> DAY OF August, 2006.

COUNTY OF EL PASO )  
STATE OF COLORADO )

THE FOREGOING LIEN HOLDER SUBORDINATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF August, 2006, BY WILLIAM D. SCHUCK AS PRESIDENT OF SCHUCK COLORADO LTD., GENERAL PARTNER OF SCHUCK CASTLE OAKS ESTATES, LLLP, MANAGER OF CASTLE OAKS ESTATES, LLC.

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES: June 06, 2010  
William D. Schuck  
NOTARY PUBLIC

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON JANUARY 27, 2000 IN BOOK 1803 AT PAGE 1210 DOUGLAS COUNTY, COLORADO SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

BY: Richard Mice  
RICHARD MICE RESIDENT  
BY: TITLE:

BANK MIDWEST, N.A.  
SIGNED THIS 9<sup>th</sup> DAY OF August, 2006.

COUNTY OF Polk )  
STATE OF Iowa )

THE FOREGOING LIEN HOLDER SUBORDINATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 9<sup>th</sup> DAY OF August, 2006, BY William D. Schuck AS President OF BANK MIDWEST, N.A.

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES: Mar 30, 2009  
William D. Schuck  
NOTARY PUBLIC

#### ENGINEER:

NOLTE ASSOCIATES, INC.  
8000 SOUTH CHESTER STREET, SUITE 200  
CENTENNIAL, CO. 80112  
303.220.6400  
ATTN: GARY IWATA

#### SURVEYOR:

NOLTE ASSOCIATES, INC.  
8000 SOUTH CHESTER STREET, SUITE 200  
CENTENNIAL, CO. 80112  
303.220.6400  
ATTN: PAUL SMITH

#### LIEN HOLDERS:

BANK MIDWEST N.A.  
1100 MAIN, SUITE 350  
KANSAS CITY, MO 64105  
816.471.9800  
ATTN: JOHN E. BAXTER

VARDE PARTNERS, INC.  
8500 NORMANDALE LAKE BLDV., SUITE 1570  
MINNEAPOLIS, MN 55437  
952.646.2075  
ATTN: GREGORY S. McMILLIAN

#### OWNERS:

AUTUMN SAGE DEVELOPMENT LTD.,  
2 NORTH CASCADE AVENUE, SUITE 1280  
COLORADO SPRINGS, CO. 80903  
719.633.4500  
ATTN: WILLIAM D. SCHUCK

#### WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CASTLE OAKS DEVELOPMENT AGREEMENT, RECORDED ON THE TWENTY SEVENTH DAY OF JANUARY, 2003 AT RECEPTION NO. 2003010465, AND ACCORDINGLY 116 SFE ARE DEBITED FROM THE WATER BANK.

#### SURVEYOR'S STATEMENT

I, PAUL W. SMITH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 11/12/05, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (second order); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.



PAUL W. SMITH, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. No. 29430

NOTE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

#### TITLE CERTIFICATE

William D. Schuck BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee 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 OWNERSHIP AND DEDICATION.

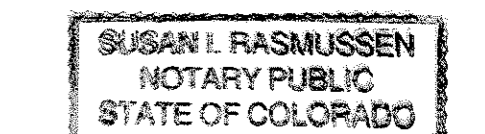
SIGNED THIS 15<sup>th</sup> DAY OF August, 2006.

William D. Schuck AUTHORIZED REPRESENTATIVE  
Land Title Guarantee Company TITLE INSURANCE COMPANY

COUNTY OF DOUGLAS )  
STATE OF COLORADO )

THE FOREGOING TITLE CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF August, 2006, BY William D. Schuck

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES: 9-1-07  
Susan J. Rasmussen  
NOTARY PUBLIC



#### DIRECTOR OF DEVELOPMENT SERVICES

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THE 1 DAY OF September, 2006.

Christina Davis  
DIRECTOR OF DEVELOPMENT SERVICES

#### STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

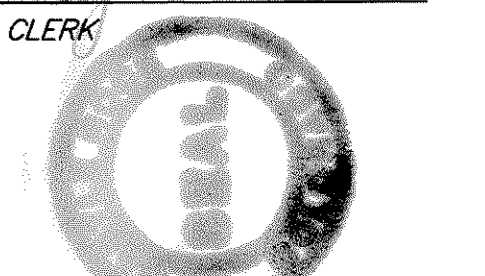
ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

TOWN OF CASTLE ROCK (AND AS OWNER) ATTEST:  
Mak Steward TOWN MANAGER  
Sally A. Mice TOWN CLERK

#### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

COUNTY OF DOUGLAS )  
STATE OF COLORADO )  
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:47 AM ON THE 12<sup>th</sup> DAY OF SEPT, 2006, AT RECEPTION NO. 2006078176

DOUGLAS COUNTY CLERK AND RECORDER  
BY: Christina Davis  
DEPUTY



DATE: 8/14/06 TIME: 1:19:50 PM DRAWING NAME: FP\_SHT\_01.DWG  
SCALE: DWG0000 SERVICES: NONE PLOTING DATE: NONE  
PATH: N:\DRAWINGS\CAD\SURVEY\PLAT\AMEND\NOVEMBER\06\01.dwg

REFERENCES: Use map, SUPPLEMENT, FP-AM, FORM-AM2

CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2

# FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2

A RE-SUBDIVISION OF TRACTS J, K, M, N, O, QQ, AND RR OF CASTLE OAKS ESTATES FILING NO. 1  
SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND  
SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

DATE: 8/29/06, TIME: 4:53:03, DRAWING NAME: FP-SUB-02.DWG, PROJECT: DVI38324, DRAWING VIEW: FRONT, SHEET INDEX, SHEET NO.: 2, SHEET TOTAL: 10, REVISIONS: 06/20/06, 04/01/06, 12/19/05, XREFS: S:\P\A\A\ENRMA-02.dwg, S:\P\A\A\ENRMA-01.dwg, S:\P\A\A\ENRMA-03.dwg, S:\P\A\A\ENRMA-04.dwg, S:\P\A\A\ENRMA-05.dwg, S:\P\A\A\ENRMA-06.dwg, S:\P\A\A\ENRMA-07.dwg, S:\P\A\A\ENRMA-08.dwg, S:\P\A\A\ENRMA-09.dwg, S:\P\A\A\ENRMA-10.dwg, S:\P\A\A\ENRMA-11.dwg, S:\P\A\A\ENRMA-12.dwg, S:\P\A\A\ENRMA-13.dwg, S:\P\A\A\ENRMA-14.dwg, S:\P\A\A\ENRMA-15.dwg, S:\P\A\A\ENRMA-16.dwg, S:\P\A\A\ENRMA-17.dwg, S:\P\A\A\ENRMA-18.dwg, S:\P\A\A\ENRMA-19.dwg, S:\P\A\A\ENRMA-20.dwg, S:\P\A\A\ENRMA-21.dwg, S:\P\A\A\ENRMA-22.dwg, S:\P\A\A\ENRMA-23.dwg, S:\P\A\A\ENRMA-24.dwg, S:\P\A\A\ENRMA-25.dwg, S:\P\A\A\ENRMA-26.dwg, S:\P\A\A\ENRMA-27.dwg, S:\P\A\A\ENRMA-28.dwg, S:\P\A\A\ENRMA-29.dwg, S:\P\A\A\ENRMA-30.dwg, S:\P\A\A\ENRMA-31.dwg, S:\P\A\A\ENRMA-32.dwg, S:\P\A\A\ENRMA-33.dwg, S:\P\A\A\ENRMA-34.dwg, S:\P\A\A\ENRMA-35.dwg, S:\P\A\A\ENRMA-36.dwg, S:\P\A\A\ENRMA-37.dwg, S:\P\A\A\ENRMA-38.dwg, S:\P\A\A\ENRMA-39.dwg, S:\P\A\A\ENRMA-40.dwg, S:\P\A\A\ENRMA-41.dwg, S:\P\A\A\ENRMA-42.dwg, S:\P\A\A\ENRMA-43.dwg, S:\P\A\A\ENRMA-44.dwg, S:\P\A\A\ENRMA-45.dwg, S:\P\A\A\ENRMA-46.dwg, S:\P\A\A\ENRMA-47.dwg, S:\P\A\A\ENRMA-48.dwg, S:\P\A\A\ENRMA-49.dwg, S:\P\A\A\ENRMA-50.dwg, S:\P\A\A\ENRMA-51.dwg, S:\P\A\A\ENRMA-52.dwg, S:\P\A\A\ENRMA-53.dwg, S:\P\A\A\ENRMA-54.dwg, S:\P\A\A\ENRMA-55.dwg, S:\P\A\A\ENRMA-56.dwg, S:\P\A\A\ENRMA-57.dwg, S:\P\A\A\ENRMA-58.dwg, S:\P\A\A\ENRMA-59.dwg, S:\P\A\A\ENRMA-60.dwg, S:\P\A\A\ENRMA-61.dwg, S:\P\A\A\ENRMA-62.dwg, S:\P\A\A\ENRMA-63.dwg, S:\P\A\A\ENRMA-64.dwg, S:\P\A\A\ENRMA-65.dwg, S:\P\A\A\ENRMA-66.dwg, S:\P\A\A\ENRMA-67.dwg, S:\P\A\A\ENRMA-68.dwg, S:\P\A\A\ENRMA-69.dwg, S:\P\A\A\ENRMA-70.dwg, S:\P\A\A\ENRMA-71.dwg, S:\P\A\A\ENRMA-72.dwg, S:\P\A\A\ENRMA-73.dwg, S:\P\A\A\ENRMA-74.dwg, S:\P\A\A\ENRMA-75.dwg, S:\P\A\A\ENRMA-76.dwg, S:\P\A\A\ENRMA-77.dwg, S:\P\A\A\ENRMA-78.dwg, S:\P\A\A\ENRMA-79.dwg, S:\P\A\A\ENRMA-80.dwg, S:\P\A\A\ENRMA-81.dwg, S:\P\A\A\ENRMA-82.dwg, S:\P\A\A\ENRMA-83.dwg, S:\P\A\A\ENRMA-84.dwg, S:\P\A\A\ENRMA-85.dwg, S:\P\A\A\ENRMA-86.dwg, S:\P\A\A\ENRMA-87.dwg, S:\P\A\A\ENRMA-88.dwg, S:\P\A\A\ENRMA-89.dwg, S:\P\A\A\ENRMA-90.dwg, S:\P\A\A\ENRMA-91.dwg, S:\P\A\A\ENRMA-92.dwg, S:\P\A\A\ENRMA-93.dwg, S:\P\A\A\ENRMA-94.dwg, S:\P\A\A\ENRMA-95.dwg, S:\P\A\A\ENRMA-96.dwg, S:\P\A\A\ENRMA-97.dwg, S:\P\A\A\ENRMA-98.dwg, S:\P\A\A\ENRMA-99.dwg, S:\P\A\A\ENRMA-100.dwg

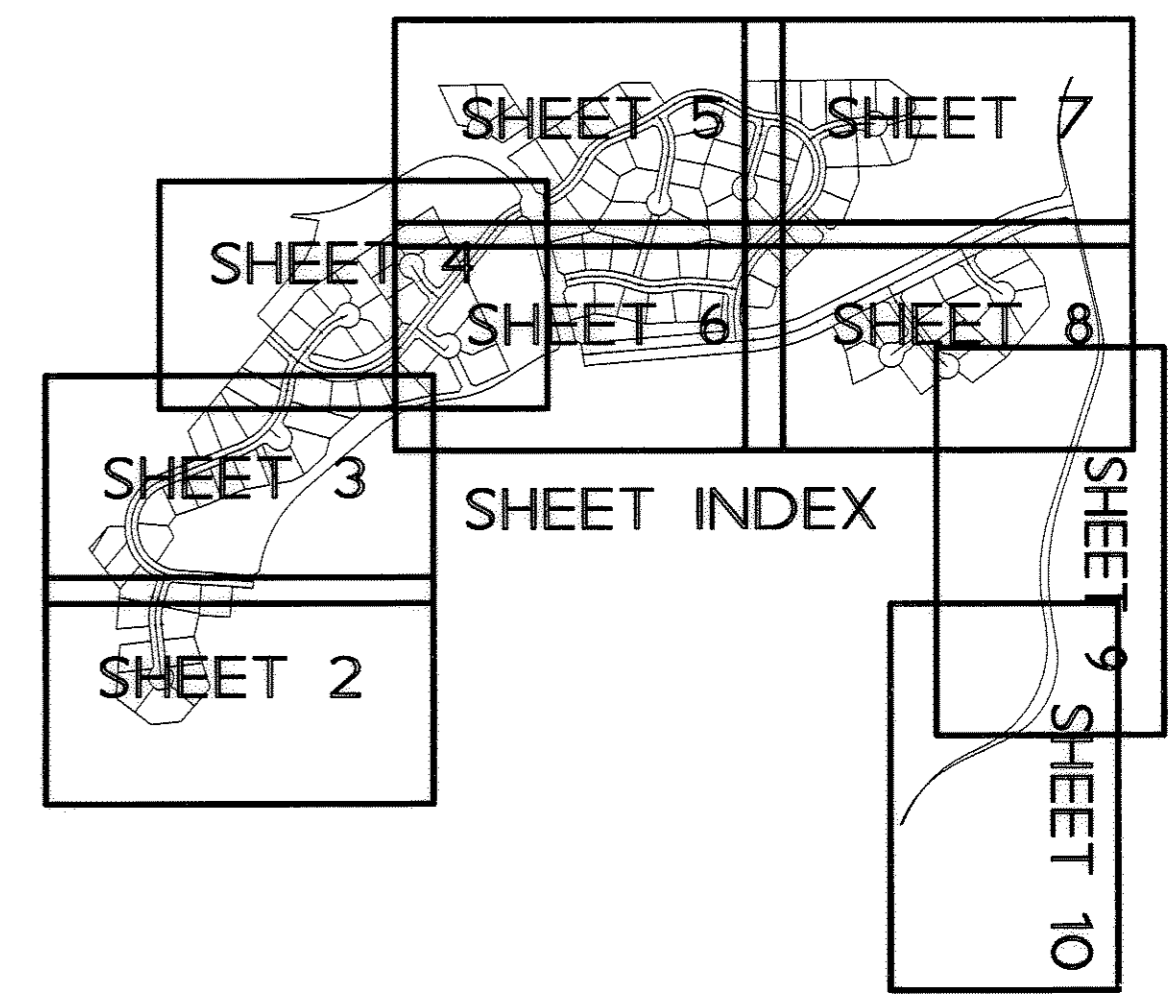
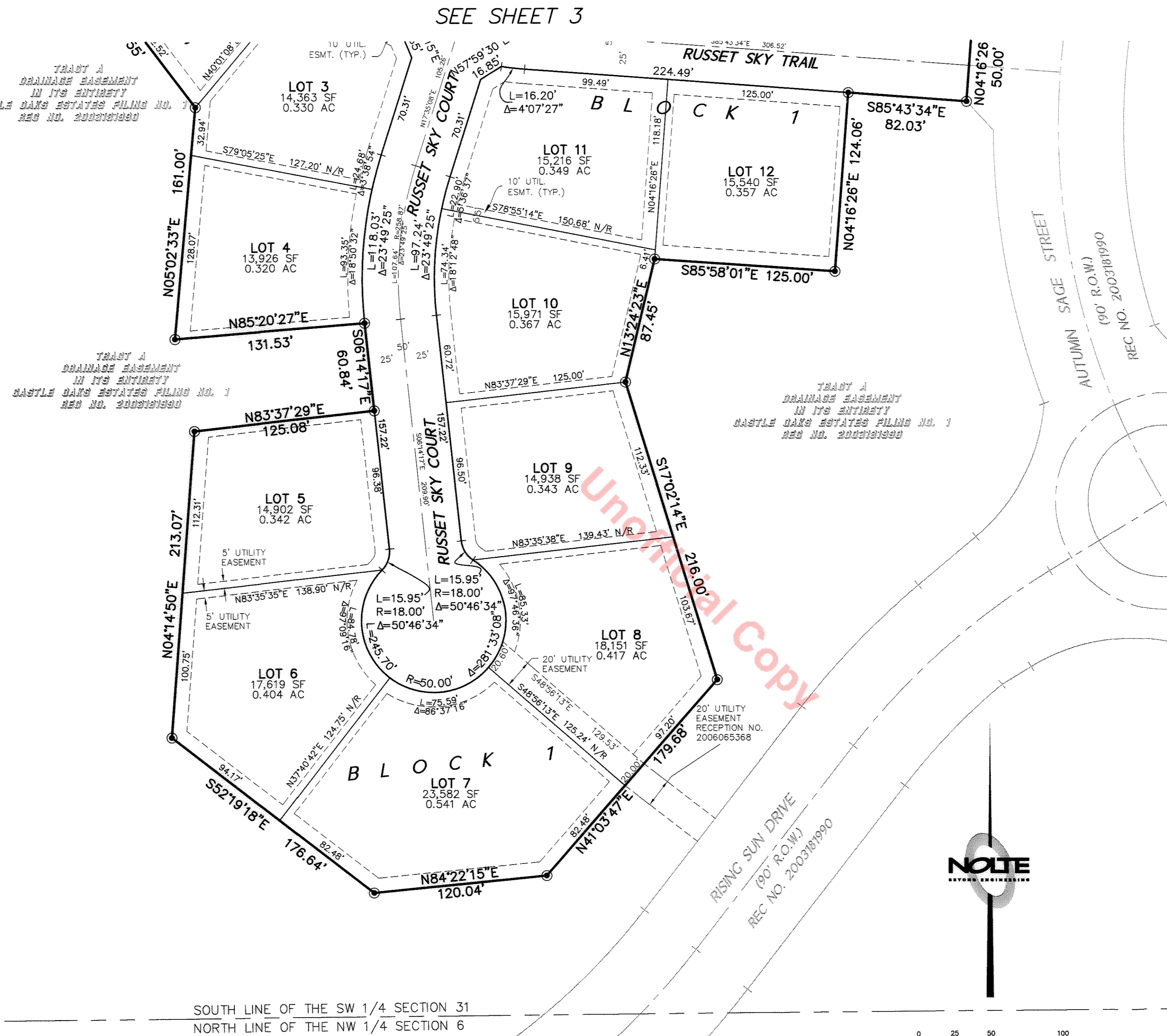
WEST QUARTER CORNER SECTION 31 TOWNSHIP 7 SOUTH, RANGE 66 WEST, 6 th. P.M. FOUND 3-1/4" ALUM. PIPE MONUMENT, STAMPED "P.L.S. 22100"

WEST LINE SW 1/4 SECTION 31 (BASIS OF BEARINGS) N00°12'28"W 2634.53'

FOUNDER PARKWAY (LOW WALL) RECEPTION NO. 3003132

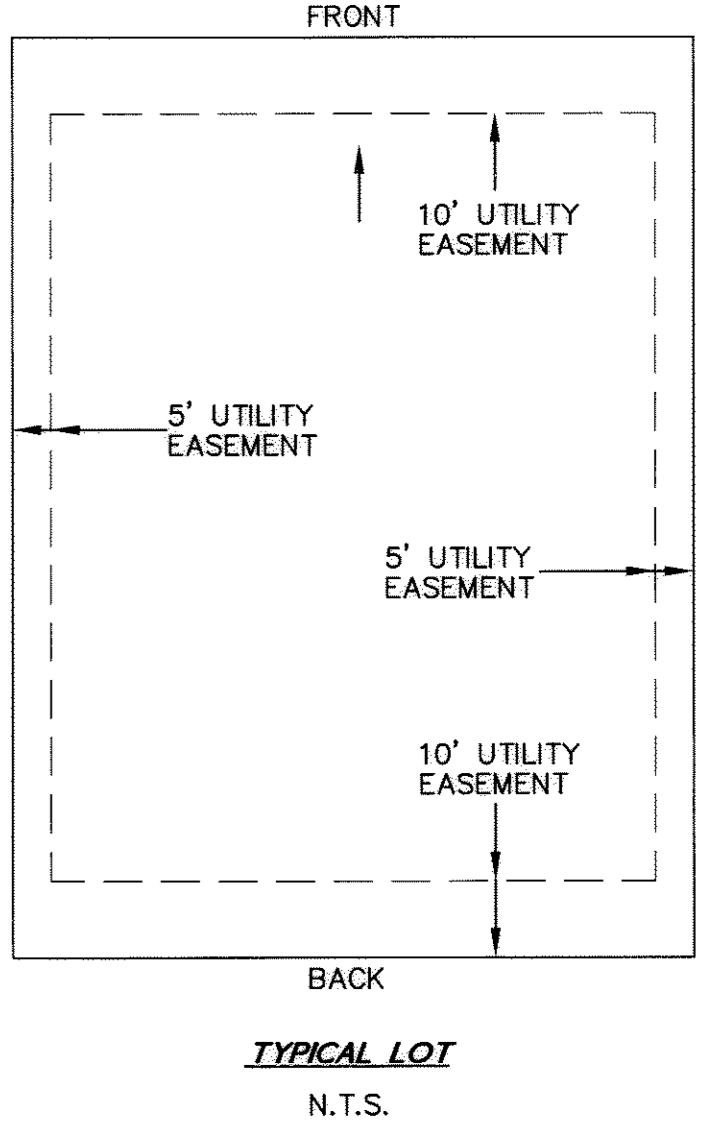
SOUTHWEST CORNER SECTION 31 TOWNSHIP 7 SOUTH, RANGE 66 WEST, 6 th. P.M. FOUND 3-1/4" ALUM. CAP PIPE MON., STAMPED "TST L.S. 12046"

SOUTH LINE OF THE SW 1/4 SECTION 31  
NORTH LINE OF THE NW 1/4 SECTION 6



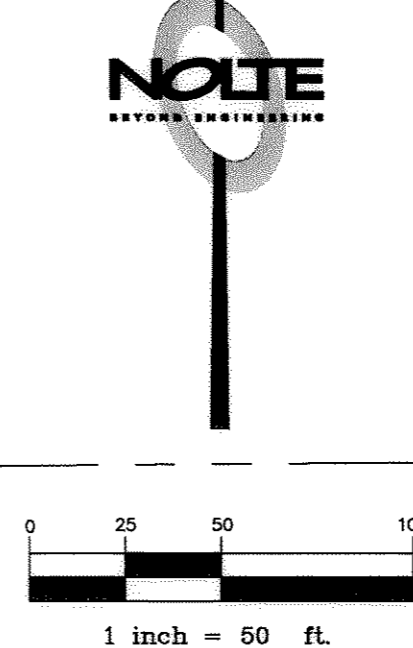
**LEGEND**

- - DENOTES ALIQUOT CORNER AS NOTED
- - DENOTES SET #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 29430" UNLESS OTHERWISE NOTED
- - DENOTES RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 12405" UNLESS OTHERWISE NOTED
- ⊠ - DENOTES RECOVERED #5 REBAR UNLESS OTHERWISE NOTED
- - DENOTES RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 2568" UNLESS OTHERWISE NOTED
- N/R - NON RADIAL



**GENERAL NOTES - CONTINUED**

8. NO SOLID OBJECT EXCEEDING 30 INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT.
9. THIS PLAT CREATES 116 LOTS CONTAINING 44.853 ACRES OF LAND. ALL LOTS ARE DESIGNATED AS RSF-C SINGLE FAMILY, WITH A GROSS DENSITY OF 2.07, AND A MINIMUM LOT AREA OF 12,000 SQUARE FEET.



**TRACT SUMMARY**

TRACT	AC.	LAND USE	OWNERSHIP	MAINTENANCE
TRACT A	7.485 AC.	OPEN SPACE/DRAINAGE/UTILITIES	OWNER/HOA	OWNER/HOA
TRACT B	0.378 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT C	5.247 AC.	OPEN SPACE/DRAINAGE/UTILITIES	OWNER/HOA	OWNER/HOA
TRACT D	0.181 AC.	OPEN SPACE/DRAINAGE/UTILITIES	OWNER/HOA	OWNER/HOA
TRACT E	0.694 AC.	OPEN SPACE/DRAINAGE/UTILITIES	OWNER/HOA	OWNER/HOA
TRACT F	1.034 AC.	OPEN SPACE/DRAINAGE/UTILITIES	OWNER/HOA	OWNER/HOA
TRACT G	0.027 AC.	OPEN SPACE/DRAINAGE/UTILITIES	OWNER/HOA	OWNER/HOA

REVISED: 06/20/06  
REVISED: 04/01/06  
REVISED: 12/19/05



DATE: 05-01-05  
PROJECT: DVI38324  
SHEET 2 OF 10

CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2

# FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2

A RE-SUBDIVISION OF TRACTS J, K, M, N, O, QQ, AND RR OF CASTLE OAKS ESTATES FILING NO. 1  
SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND  
SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 4

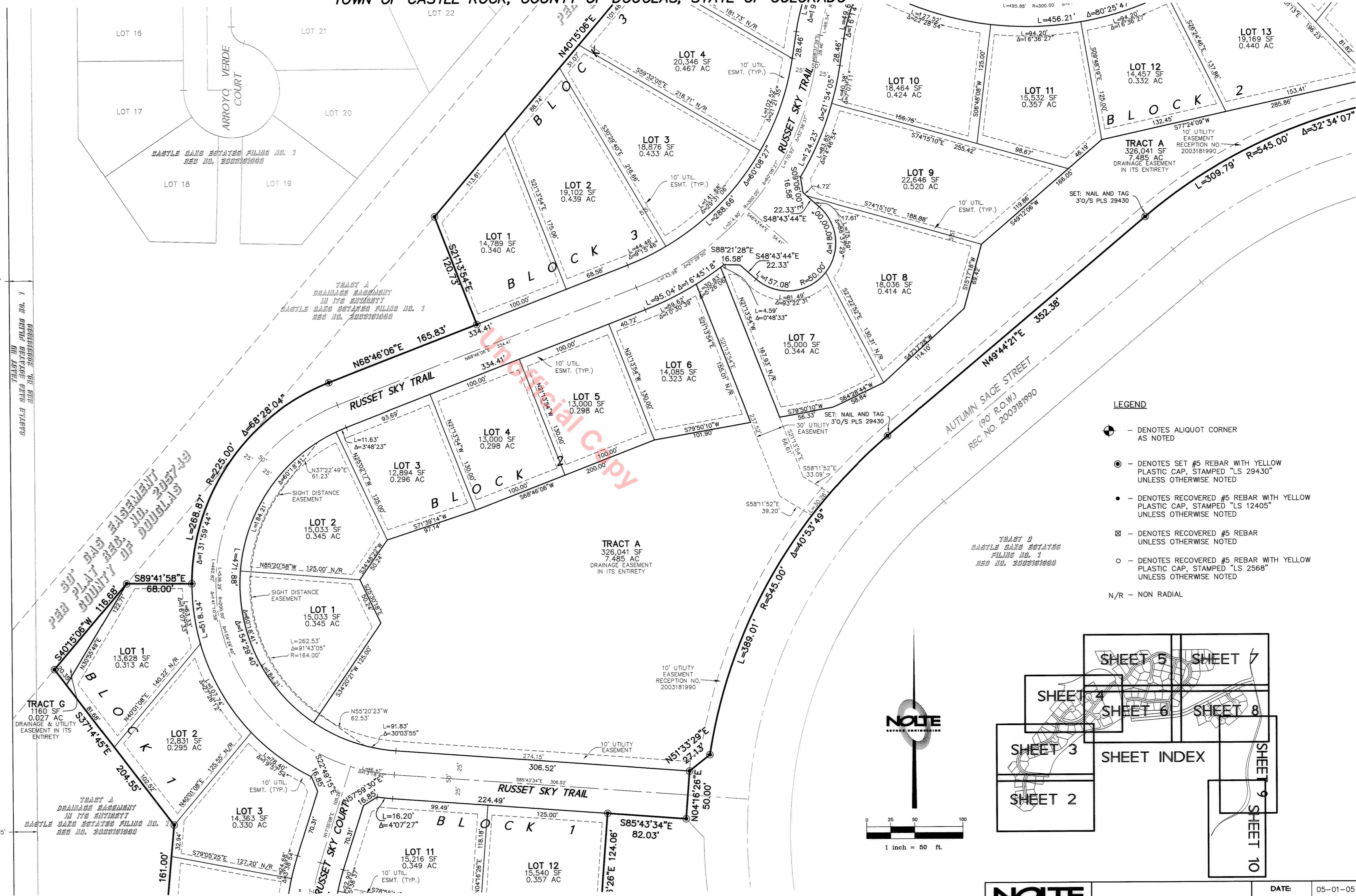
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DVT: NONE PLT: NONE  
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WEST QUARTER CORNER  
SECTION 31 TOWNSHIP 7  
SOUTH, RANGE 66 WEST, 6  
th. P.M. FOUND 3-1/4"  
ALUM. PIPE MONUMENT,  
STAMPED "P.L.S. 22100"

WEST LINE SW 1/4 SECTION 31 (BASIS OF BEARINGS) N00°12'28"W 2634.53'

FOUNDERS PARKWAY  
(TAOW 100')  
RECEPTION NO. 3803132

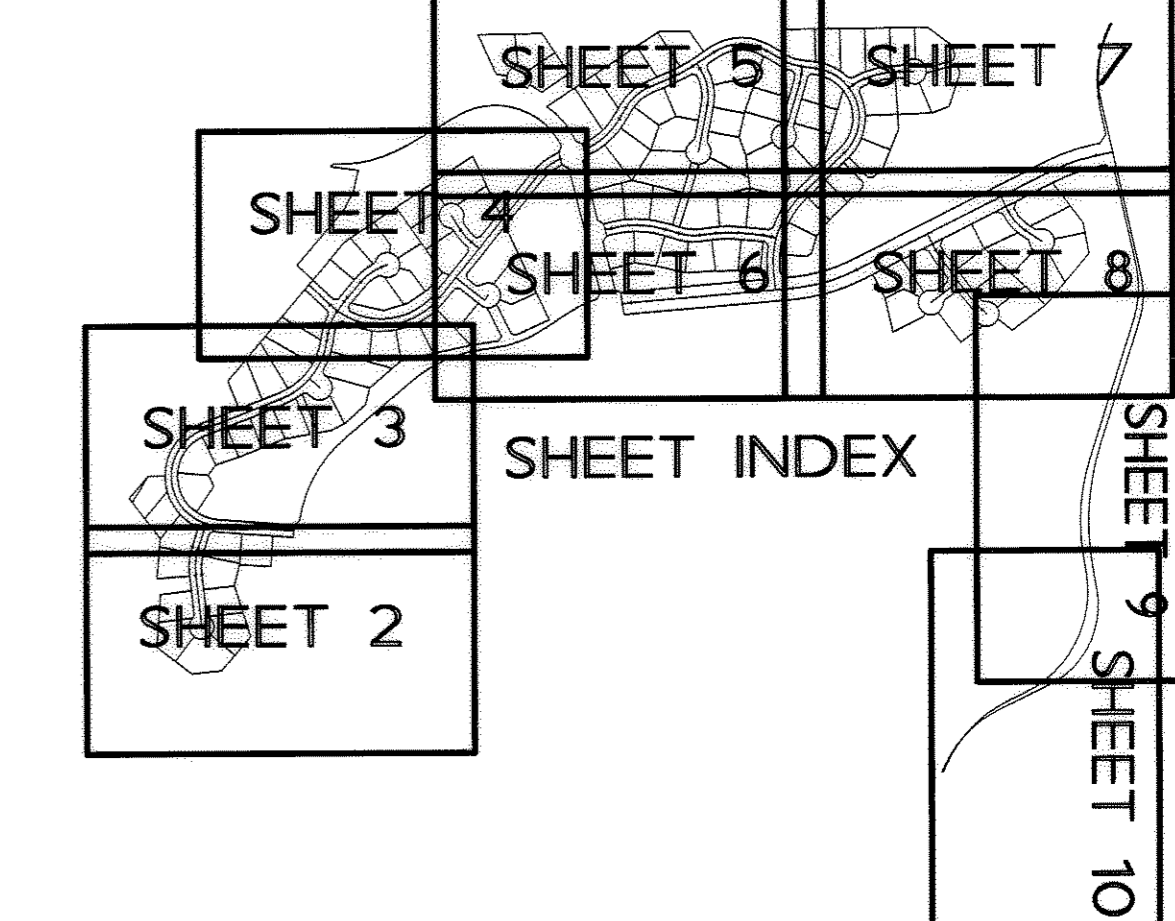
WEST QUARTER CORNER  
SECTION 31 TOWNSHIP 7  
SOUTH, RANGE 66 WEST, 6  
th. P.M. FOUND 3-1/4"  
ALUM. PIPE MONUMENT,  
STAMPED "P.L.S. 22100"



**LEGEND**

- ⊕ - DENOTES ALIQUOT CORNER AS NOTED
- ⊙ - DENOTES SET #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 29430" UNLESS OTHERWISE NOTED
- - DENOTES RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 12405" UNLESS OTHERWISE NOTED
- ⊠ - DENOTES RECOVERED #5 REBAR UNLESS OTHERWISE NOTED
- - DENOTES RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 2568" UNLESS OTHERWISE NOTED
- N/R - NON RADIAL

TRACT G  
CASTLE OAKS ESTATES  
FILING NO. 1  
REC NO. 2003181990



**NOLTE**  
ENGINEERING

1 inch = 50 ft.

REVISED: 06/20/06  
REVISED: 04/01/06  
REVISED: 12/19/05

**NOLTE**  
BEYOND ENGINEERING  
800 S. CHESTER ST., SUITE 200, CASTLE ROCK, CO. 80101  
303.220.5400 TEL. 303.220.9001 FAX. WWW.NOLTE.CO

DATE: 05-01-05  
PROJECT: DVI38324  
SHEET 3 OF 10

SEE SHEET 2

XREFS: 24PRMA, EXMA-02, 05prma, FPAW0-AM2, 06prma, 07prma, 07prma, FP-AM2, SHEET INDEX

CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2

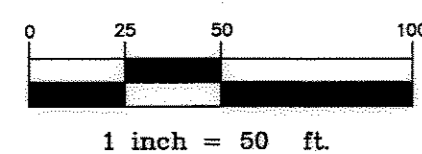


# FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2

A RE-SUBDIVISION OF TRACTS J, K, M, N, O, QQ, AND RR OF CASTLE OAKS ESTATES FILING NO. 1  
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SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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**NOTE**



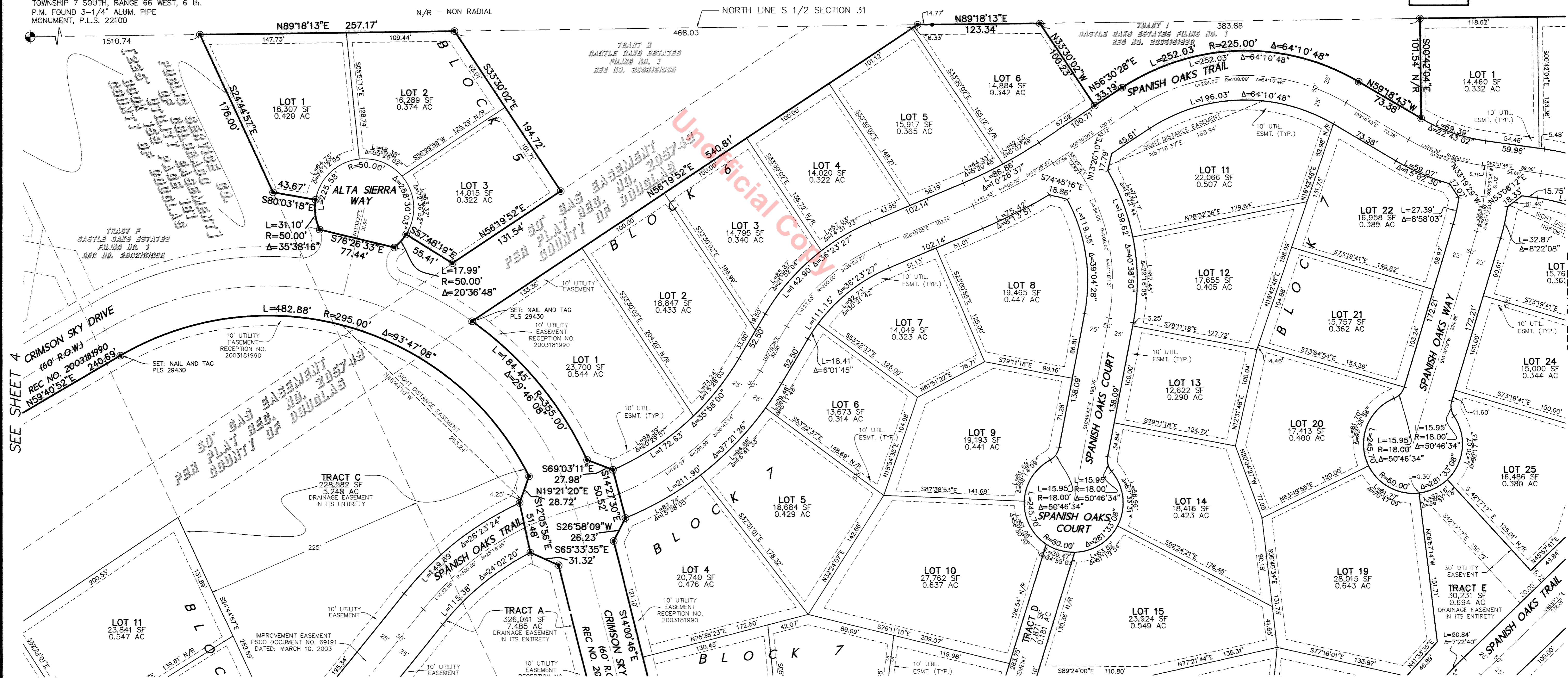
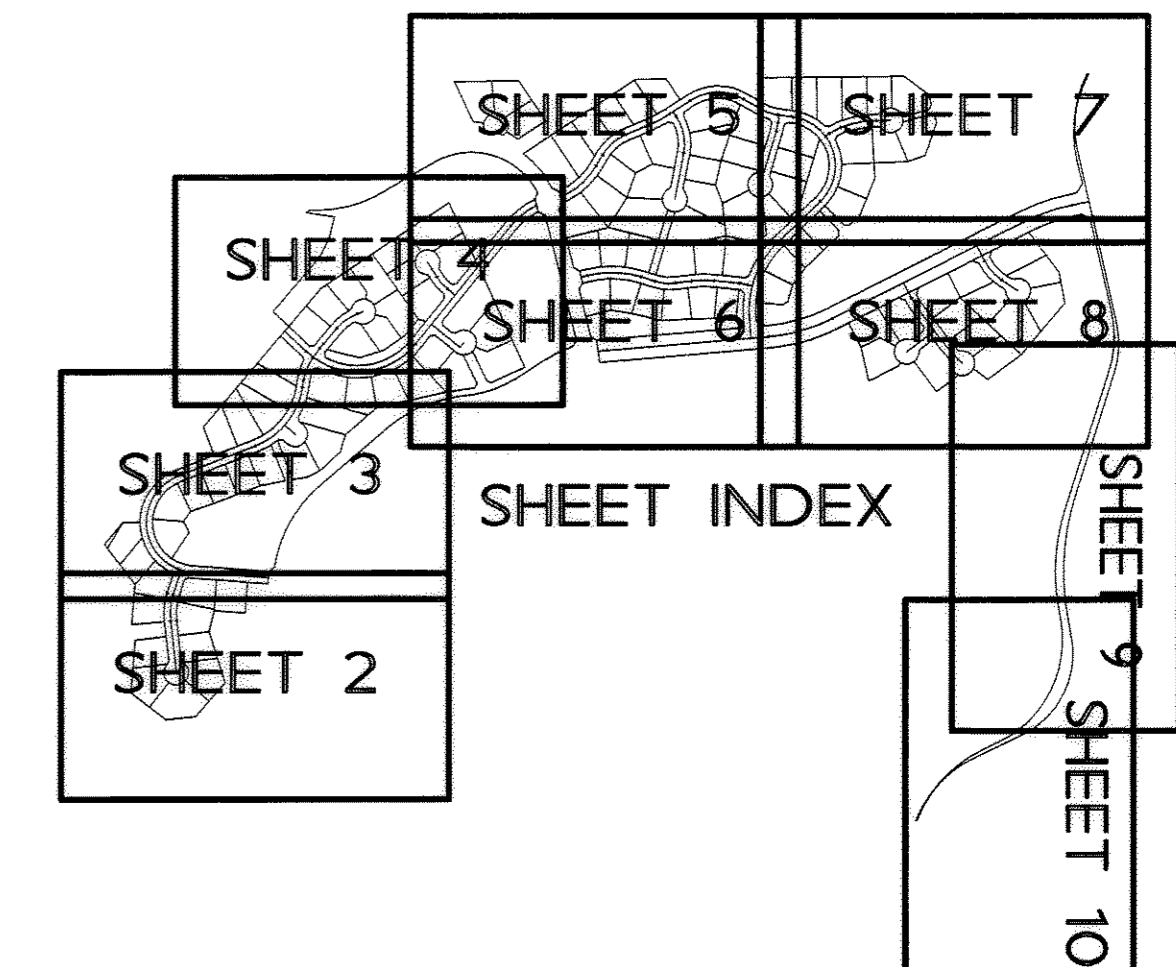
**LEGEND**

- ⊕ - DENOTES ALIQUOT CORNER AS NOTED
- ⊙ - DENOTES SET #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 29430" UNLESS OTHERWISE NOTED
- - DENOTES RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 12405" UNLESS OTHERWISE NOTED
- ⊠ - DENOTES RECOVERED #5 REBAR UNLESS OTHERWISE NOTED
- - DENOTES RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 2568" UNLESS OTHERWISE NOTED

UNPLATTED

WEST QUARTER CORNER SECTION 31  
TOWNSHIP 7 SOUTH, RANGE 66 WEST, 6 TH.  
P.M. FOUND 3-1/4" ALUM. PIPE  
MONUMENT, P.L.S. 22100

N/R - NON RADIAL

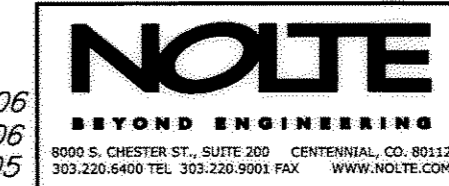


SEE SHEET 4

SEE SHEET 6

SEE SHEET 7

CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2



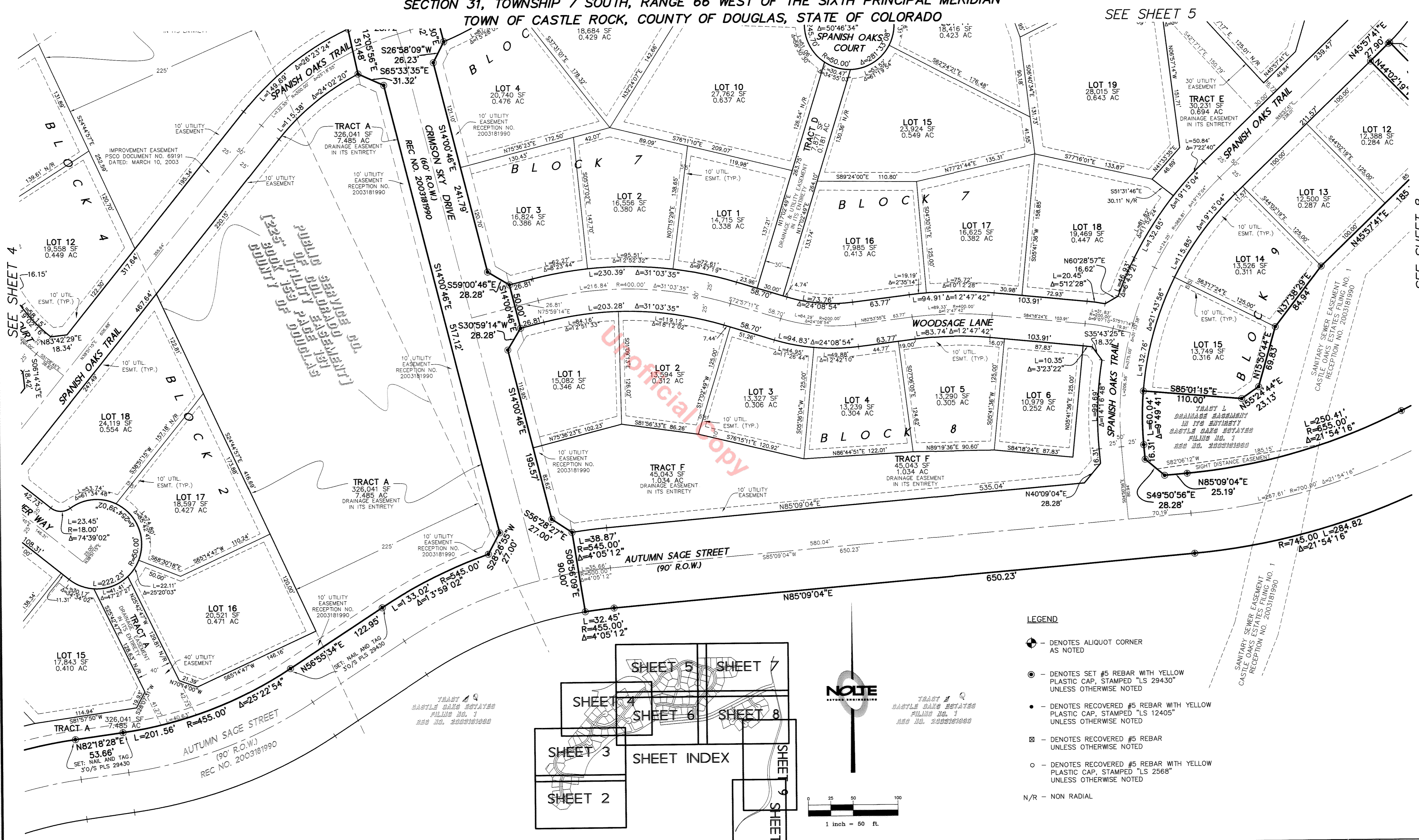
REVISED: 06/20/06  
REVISED: 04/01/06  
REVISED: 12/19/05

DATE:	05-01-05
PROJECT:	DV138324
SHEET 5 OF 10	

# FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2

A RE-SUBDIVISION OF TRACTS J, K, M, N, O, QQ, AND RR OF CASTLE OAKS ESTATES FILING NO. 1  
SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

DATE: 06/20/06 FILE: 458549-DIVISION: MAP: FP-SUBJ: 06-DWG: NONE  
PREPARED BY: NONE CHECKED BY: NONE DRAWN BY: NONE  
APP. BY: ALDO BERNARDI SURVEYOR LICENSE NO. 10000001780 WSP: NONE



**LEGEND**

- ⊙ - DENOTES ALIQUOT CORNER AS NOTED
- ⊙ - DENOTES SET #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 29430" UNLESS OTHERWISE NOTED
- - DENOTES RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 12405" UNLESS OTHERWISE NOTED
- ⊠ - DENOTES RECOVERED #5 REBAR UNLESS OTHERWISE NOTED
- - DENOTES RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 2568" UNLESS OTHERWISE NOTED
- N/R - NON RADIAL

**NOLTE**  
BEYOND ENGINEERING  
900 S. CHESTER ST., SUITE 200 CENTENNIAL, CO. 80113  
303.220.6400 TEL. 303.220.9001 FAX WWW.NOLTE.CO

DATE:	05-01-05
PROJECT:	DV138324
SHEET 6 OF 10	

REVISED: 06/20/06  
REVISED: 04/01/06  
REVISED: 12/19/05

CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2

# FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

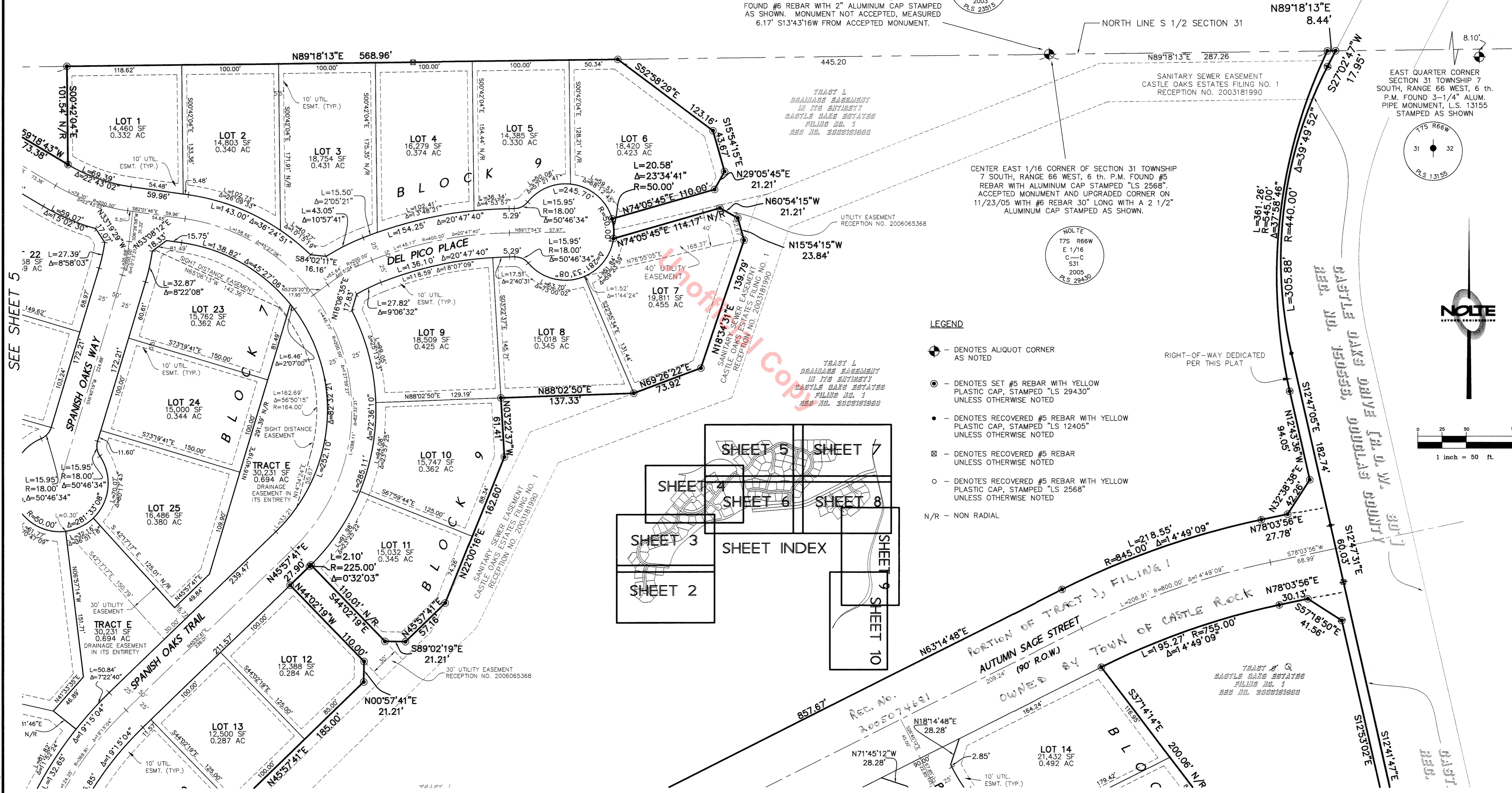
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SCALE: 1"=40' SERVICES: NONE PLATTING: NONE  
APP: NAD83 SURVEY: PLS 23515

UNPLATTED

CENTER EAST 1/16 CORNER OF SECTION 31  
TOWNSHIP 7 SOUTH, RANGE 66 WEST, 6 TH. P.M.  
FOUND #6 REBAR WITH 2" ALUMINUM CAP STAMPED  
AS SHOWN. MONUMENT NOT ACCEPTED, MEASURED  
6.17' S13°43'16"W FROM ACCEPTED MONUMENT.

CASTLE OAKS  
RECEPTION NO. 150556  
DOUGLAS COUNTY RECORDS

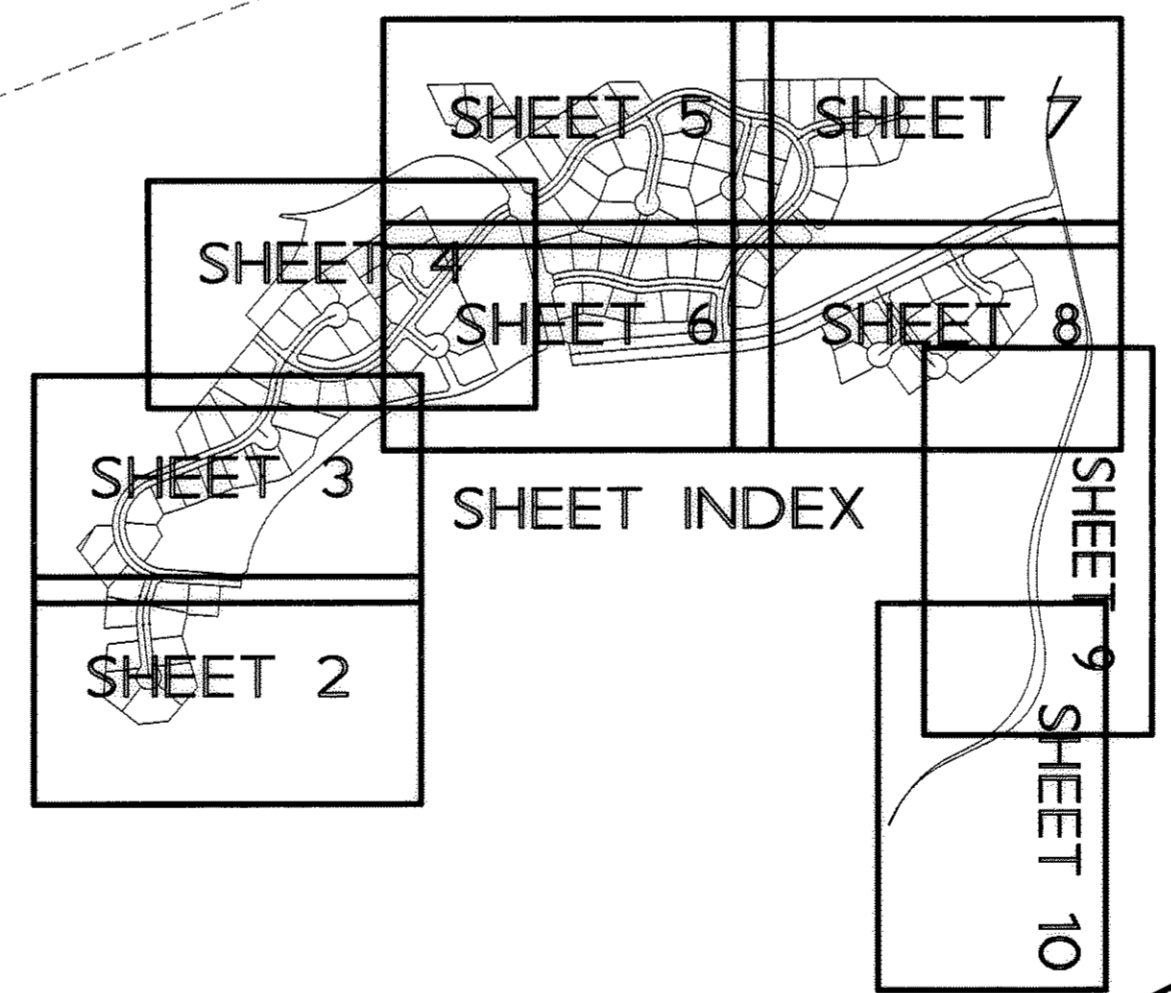
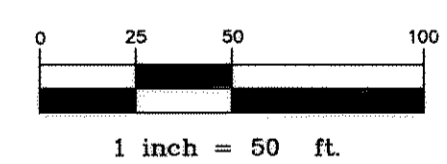
EAST QUARTER CORNER  
SECTION 31 TOWNSHIP 7  
SOUTH, RANGE 66 WEST, 6 TH.  
P.M. FOUND 3-1/4" ALUM.  
PIPE MONUMENT, L.S. 13155  
STAMPED AS SHOWN



### LEGEND

- - DENOTES ALIQUOT CORNER AS NOTED
- - DENOTES SET #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 29430" UNLESS OTHERWISE NOTED
- - DENOTES RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 12405" UNLESS OTHERWISE NOTED
- ⊠ - DENOTES RECOVERED #5 REBAR UNLESS OTHERWISE NOTED
- - DENOTES RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 2568" UNLESS OTHERWISE NOTED
- N/R - NON RADIAL

RIGHT-OF-WAY DEDICATED PER THIS PLAT



SEE SHEET 8

REVISED: 06/20/06  
REVISED: 04/01/06  
REVISED: 12/19/05



DATE:	05-01-05
PROJECT:	DV138324
SHEET 7 OF 10	

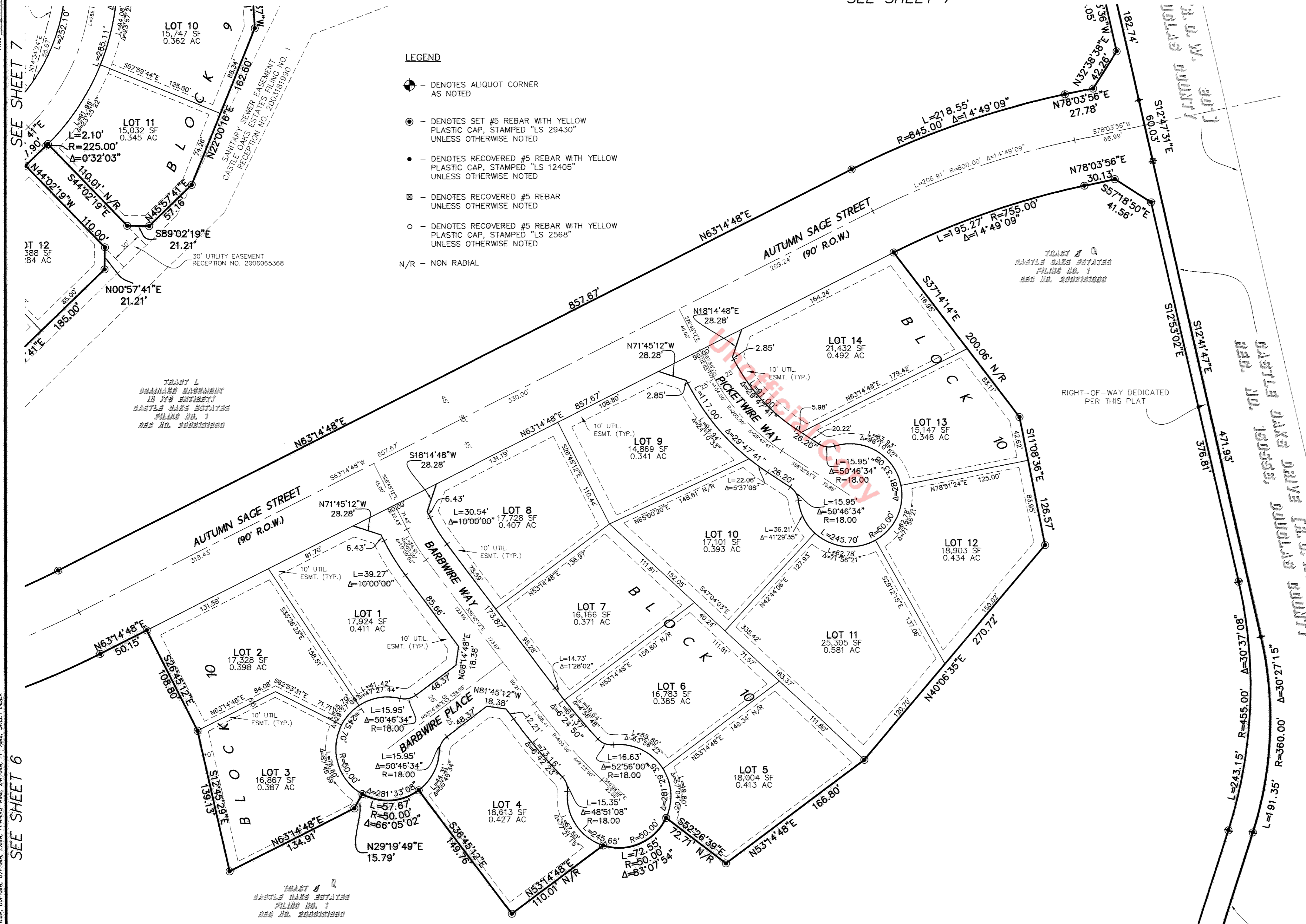
CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2

# FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

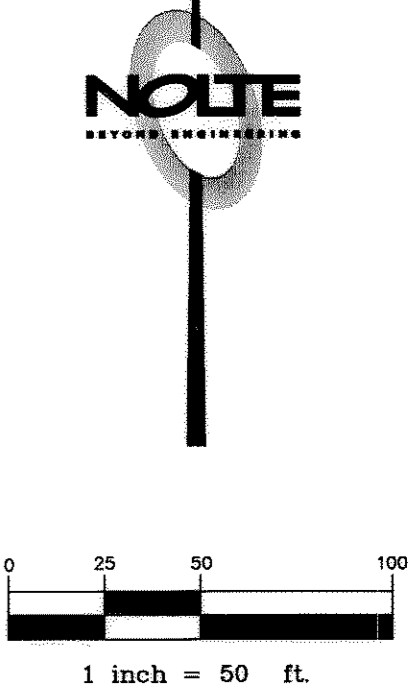
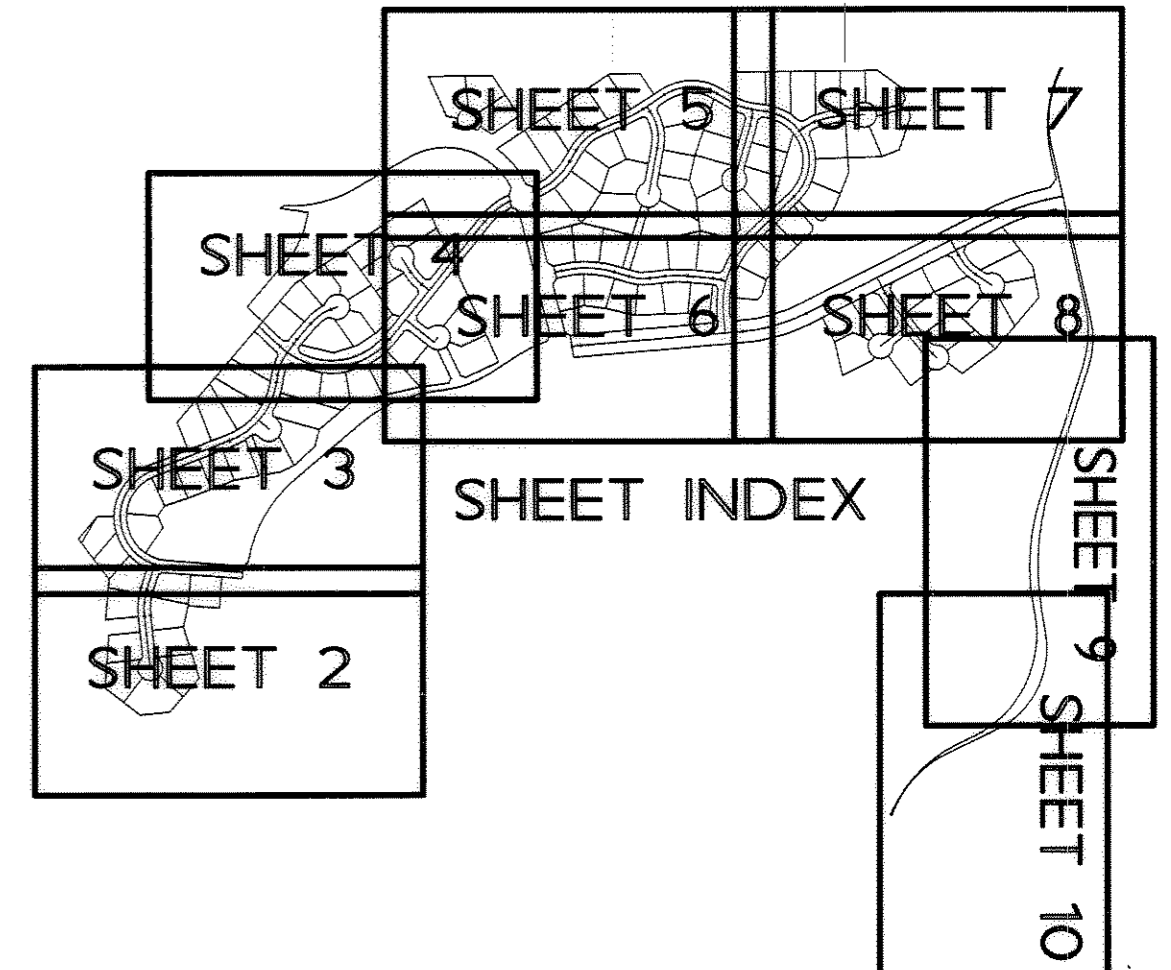
SEE SHEET 7

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PATH: N:\ADMIN\363\DOUGLAS\CASTLE OAKS\AMENDMENT\PLAT\NONE



**LEGEND**

- ◉ - DENOTES ALIQUOT CORNER AS NOTED
- - DENOTES SET #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 29430" UNLESS OTHERWISE NOTED
- - DENOTES RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 12405" UNLESS OTHERWISE NOTED
- ⊠ - DENOTES RECOVERED #5 REBAR UNLESS OTHERWISE NOTED
- - DENOTES RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 2568" UNLESS OTHERWISE NOTED
- N/R - NON RADIAL



SEE SHEET 9

<b>NOLTE</b> BEYOND ENGINEERING <small>800 S. CHESTER ST., SUITE 200 252.250.4400 TEL. 303.220.1900 FAX WWW.NOLTE.COM</small>	DATE: 05-01-05
	PROJECT: DV138324
	SHEET 8 OF 10

REVISED: 06/20/06  
REVISED: 04/01/06  
REVISED: 12/19/05

CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2

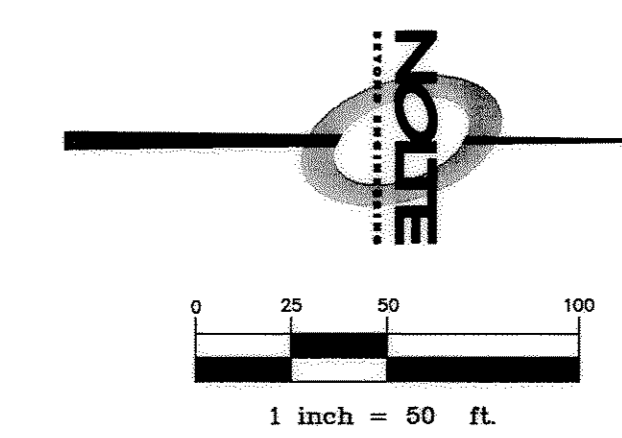
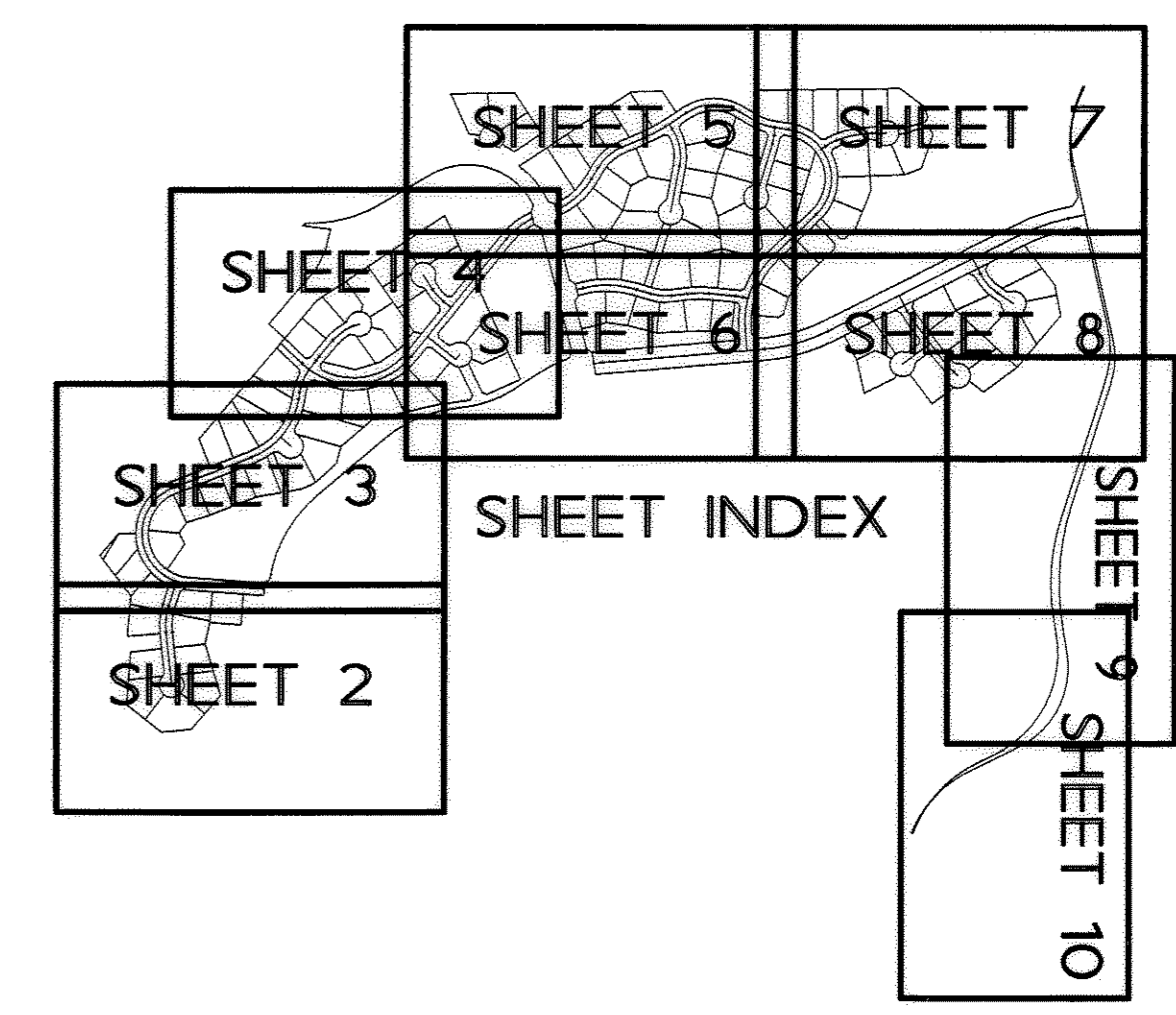
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# FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2

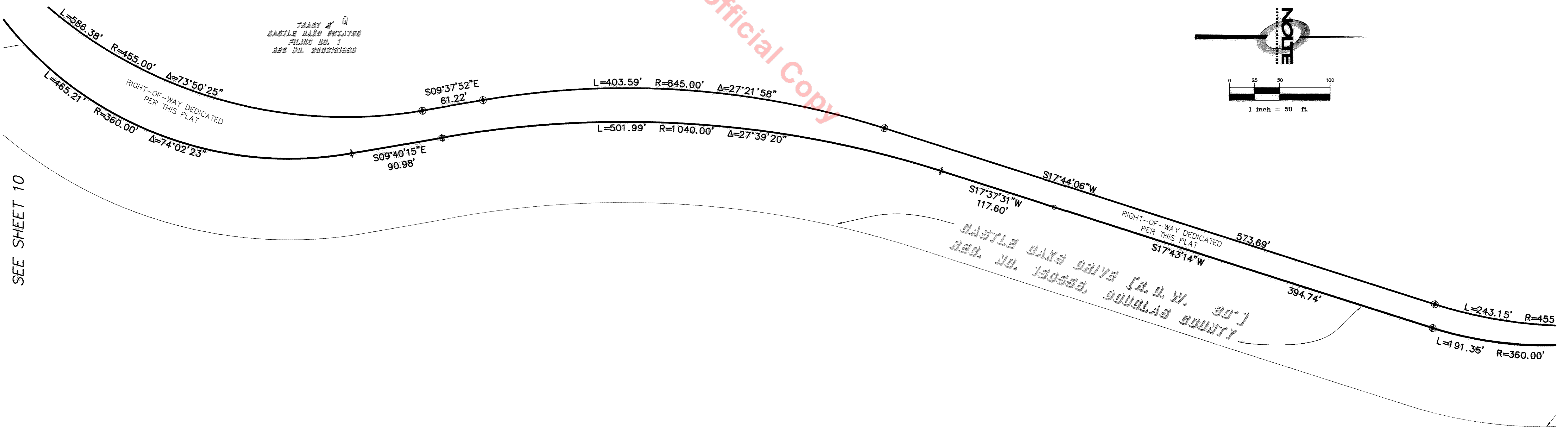
A RE-SUBDIVISION OF TRACTS J, K, M, N, O, QQ, AND RR OF CASTLE OAKS ESTATES FILING NO. 1  
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**LEGEND**

- ⊕ - DENOTES ALIQUOT CORNER AS NOTED
- ⊙ - DENOTES SET #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 29430" UNLESS OTHERWISE NOTED
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- ⊠ - DENOTES RECOVERED #5 REBAR UNLESS OTHERWISE NOTED
- - DENOTES RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 2568" UNLESS OTHERWISE NOTED
- N/R - NON RADIAL



Unofficial Copy



SEE SHEET 10

SEE SHEET 8

XREFS: CAPRIMA, GEPRIWA, O7PRWA, EXWA, FPANNO-AM2, ZAPRWA, FP-AM2, SHEET INDEX

CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2

<b>NOLTE</b> <small>BEYOND ENGINEERING</small> <small>3000 S. CHESTER ST., SUITE 200 CENTENNIAL, CO. 80112</small> <small>303.220.6400 TEL. 303.220.9003 FAX. WWW.NOLTE.COM</small>	REVISD: 06/20/06	DATE: 05-01-05
	REVISD: 04/01/06	PROJECT: DV138324
	REVISD: 12/19/05	SHEET 9 OF 10

