

# 2006087814  
10/11/2006 04:21 PM



2006087814 13 PGS

# PLAT IDENTIFICATION SHEET

**Autumn Sage Development Ltd.**

**Grantor (owner)**

Grantor (owner)

**Castle Oaks Estates 1, Amendment 3**

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

Grantee (name of plat or condo)

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

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

31	7	66
6	8	66

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

2003181990	2004125958	1803/1210
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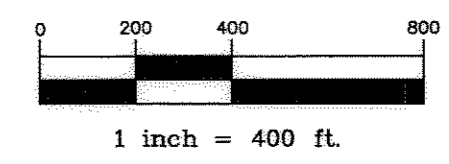
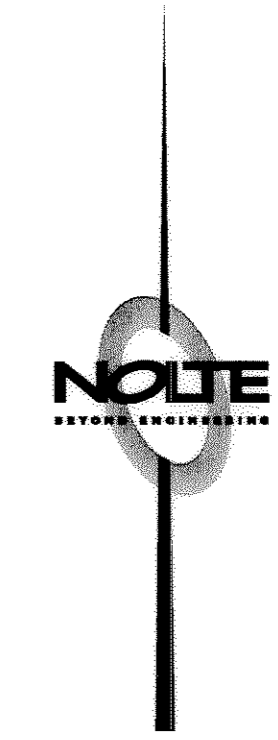
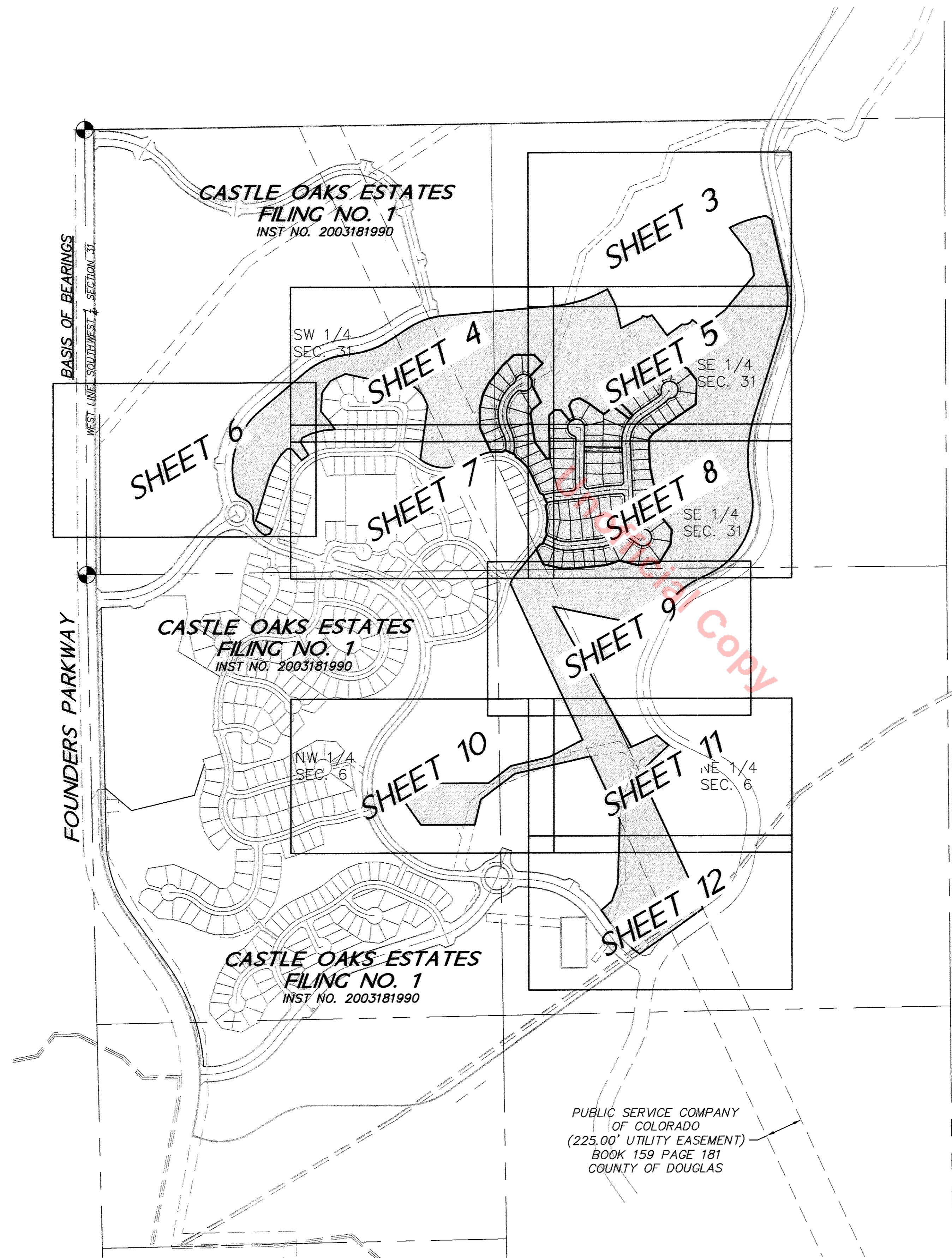
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# FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 3

A RE-SUBDIVISION OF TRACTS Q AND WW OF CASTLE OAKS ESTATES FILING NO. 1  
SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND ALSO IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

DATE: 8/29/06 TIME: 6:00:41 PM DRAWING NAME: FP\_SHT\_02.DWG  
SERVER: D:\S1\_SERVICE\_SURVEY\_PLOTTING\NEW  
PATH: N:\DVI\383\CASTLE\_OAKS\AMENDMENT\PLAT\_MKR\_NONE



**GENERAL NOTES - CONTINUED**

6. 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.
7. THIS SITE IS LOCATED WITHIN POD 16 AND IS FOR R-SF LAND USE, THE OVERALL DENSITY IS 5DU/ACRE AND THE MINIMUM LOT SIZE PERMITTED IS 4,500 SQUARE FEET.
8. 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.
9. 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 THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL 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 A 15% FEE.

XREFS: ZAPRMA, EXMA-02, 05yrms, 04PRMA, FP-00-AM3

FINAL PLAT  
CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 3

REV: 06/06/06  
REV: 03/22/06



DATE:	03-21-06
PROJECT:	DV138323
SHEET 2 OF 12	





# FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 3

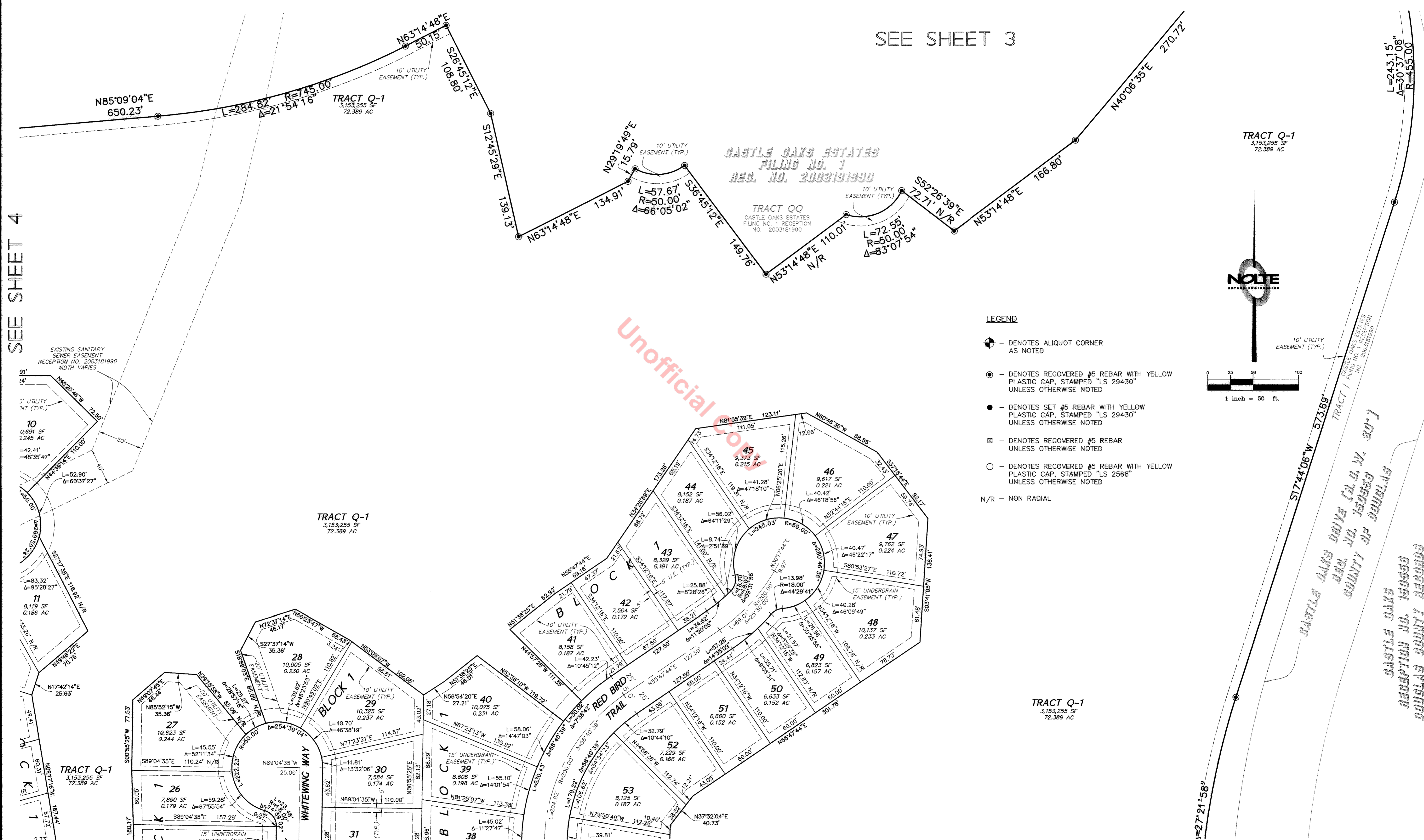
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SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND ALSO IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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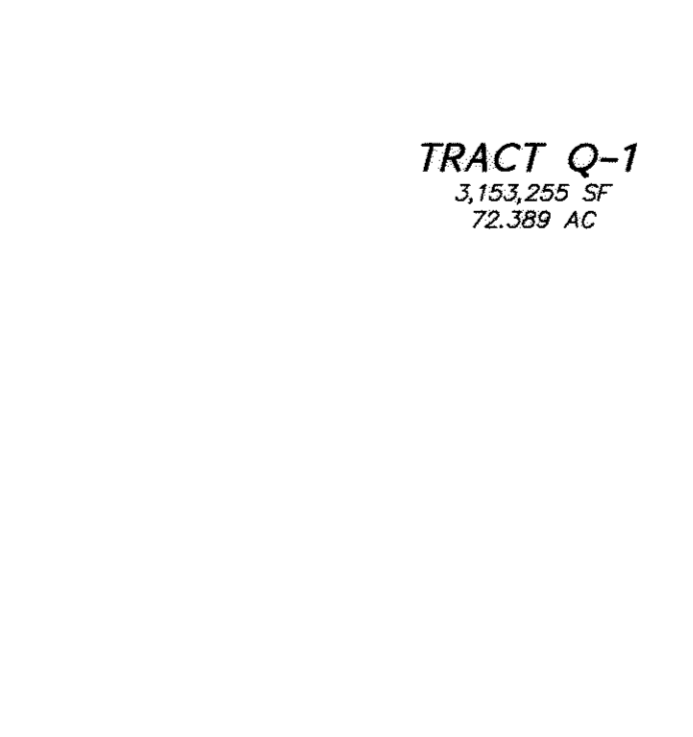
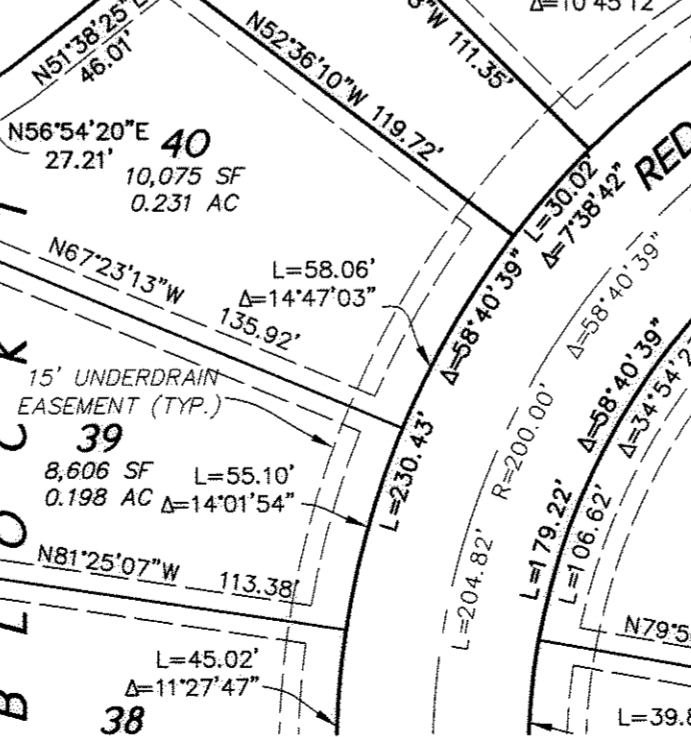
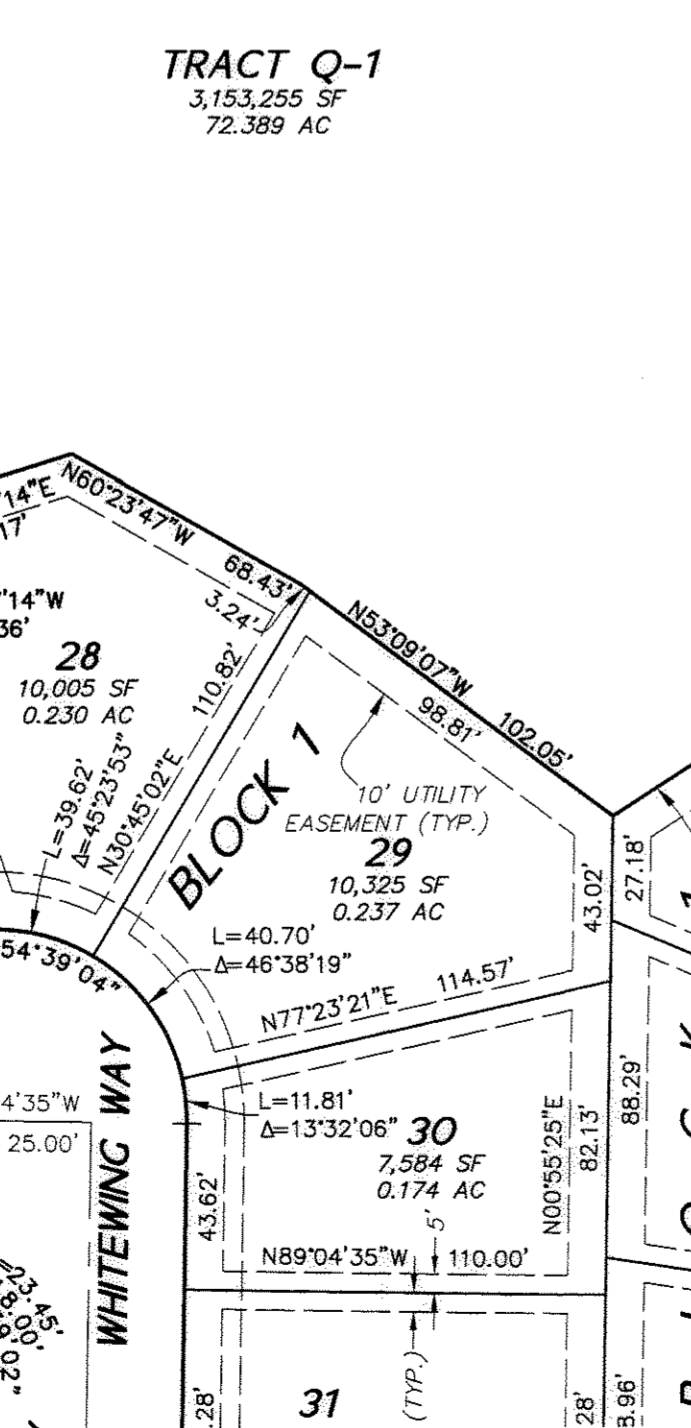
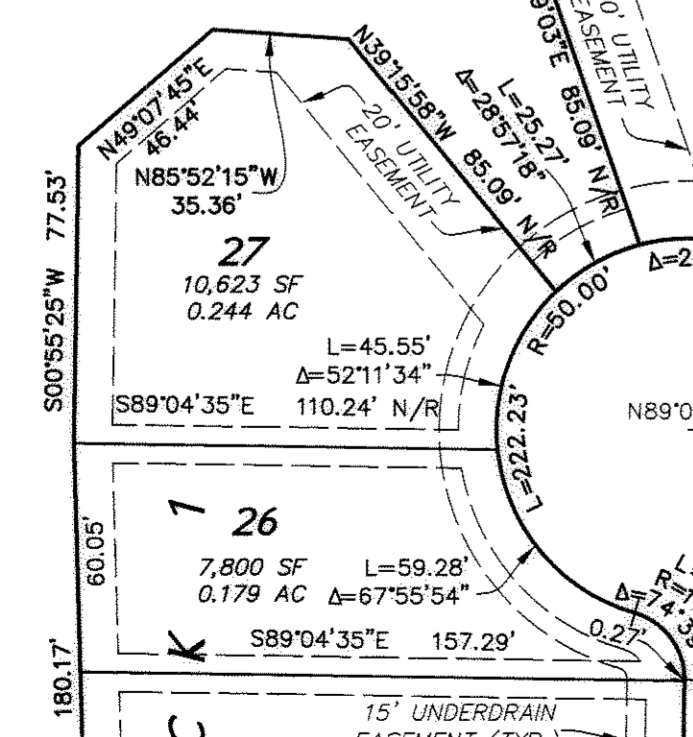
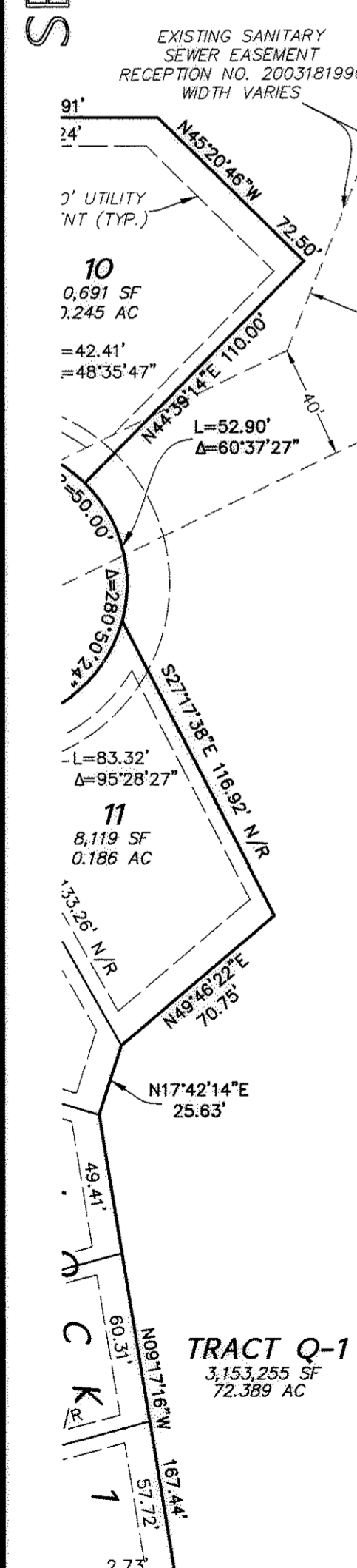
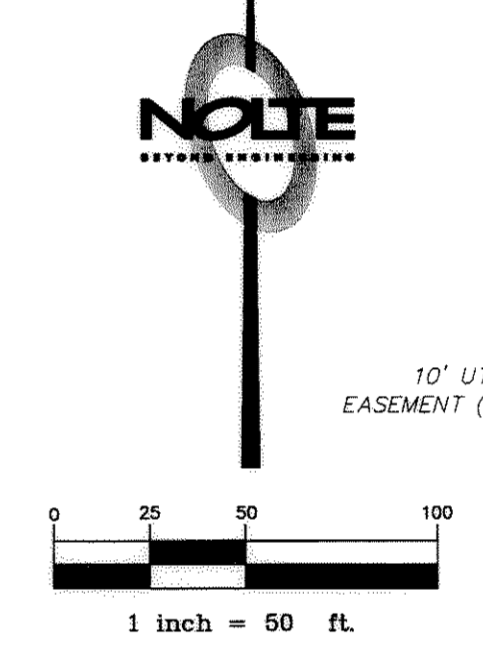
SEE SHEET 4

SEE SHEET 3

Unofficial Copy



- LEGEND**
- - DENOTES ALIQUOT CORNER AS NOTED
  - ⊙ - DENOTES RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 29430" UNLESS OTHERWISE NOTED
  - - DENOTES SET #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 29430" 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



<p>REV: 06/06/06 REV: 03/22/06</p>	DATE: 03-21-06
	PROJECT: DV138323
	SHEET 5 OF 12

SEE SHEET 4

SEE SHEET 8

CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 3

CASTLE OAKS DRIVE (A.D.W. 30')  
CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 3  
DOUGLAS COUNTY RECORDS

# FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 3

A RE-SUBDIVISION OF TRACTS Q AND WW OF CASTLE OAKS ESTATES FILING NO. 1  
SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND ALSO IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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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,  
P.L.S. 22100

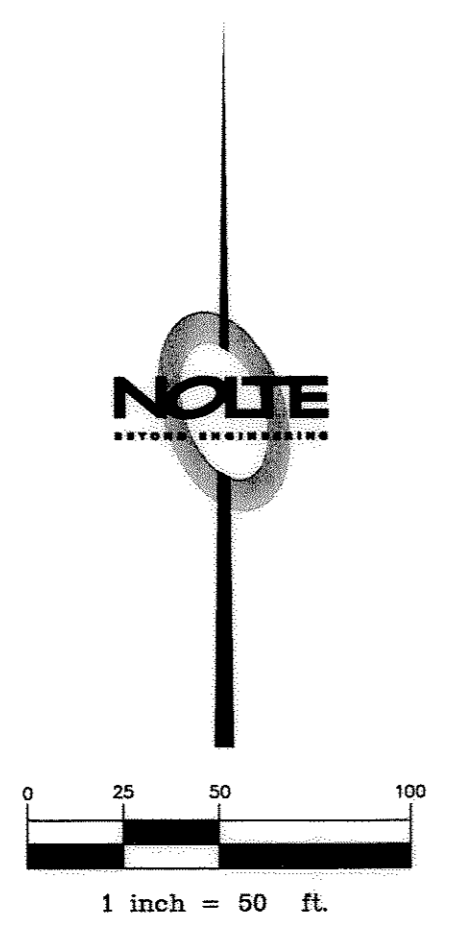
FOUNDER'S PARKWAY  
TOWN OF CASTLE ROCK RECEPTION NO. 3303132

(BASIS OF BEARINGS)  
N00°12'28"E

WEST LINE, SOUTHWEST 1/4, SECTION 31

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"

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

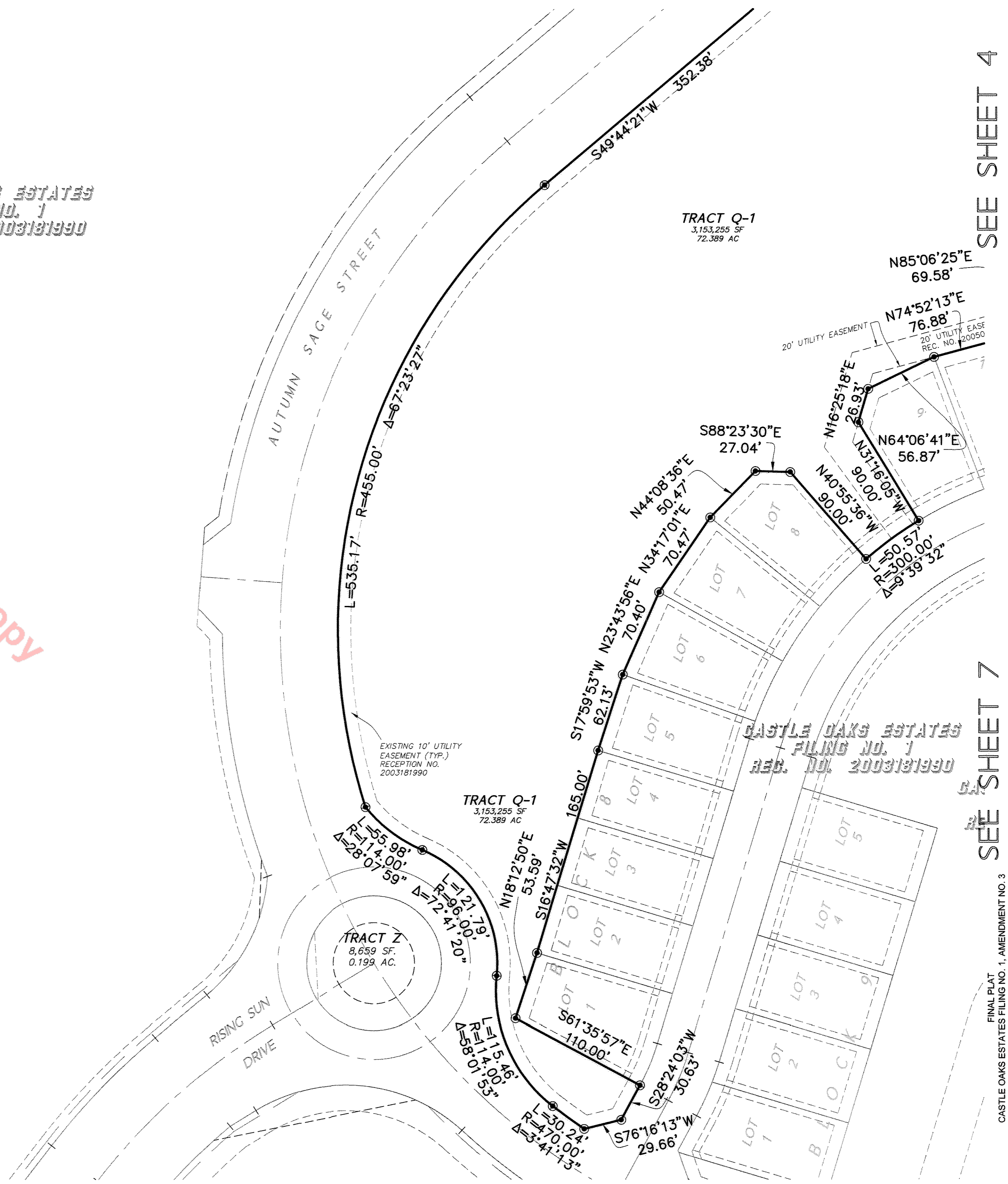


60" GAS EASEMENT (TYP.)  
PER PLAT REC. NO. 205749  
COUNTY OF DOUGLAS

Unofficial Copy

CASTLE OAKS ESTATES  
FILING NO. 1  
REG. NO. 2003131990

CASTLE OAKS ESTATES  
FILING NO. 1  
REG. NO. 2003131990



SEE SHEET 4

SEE SHEET 7

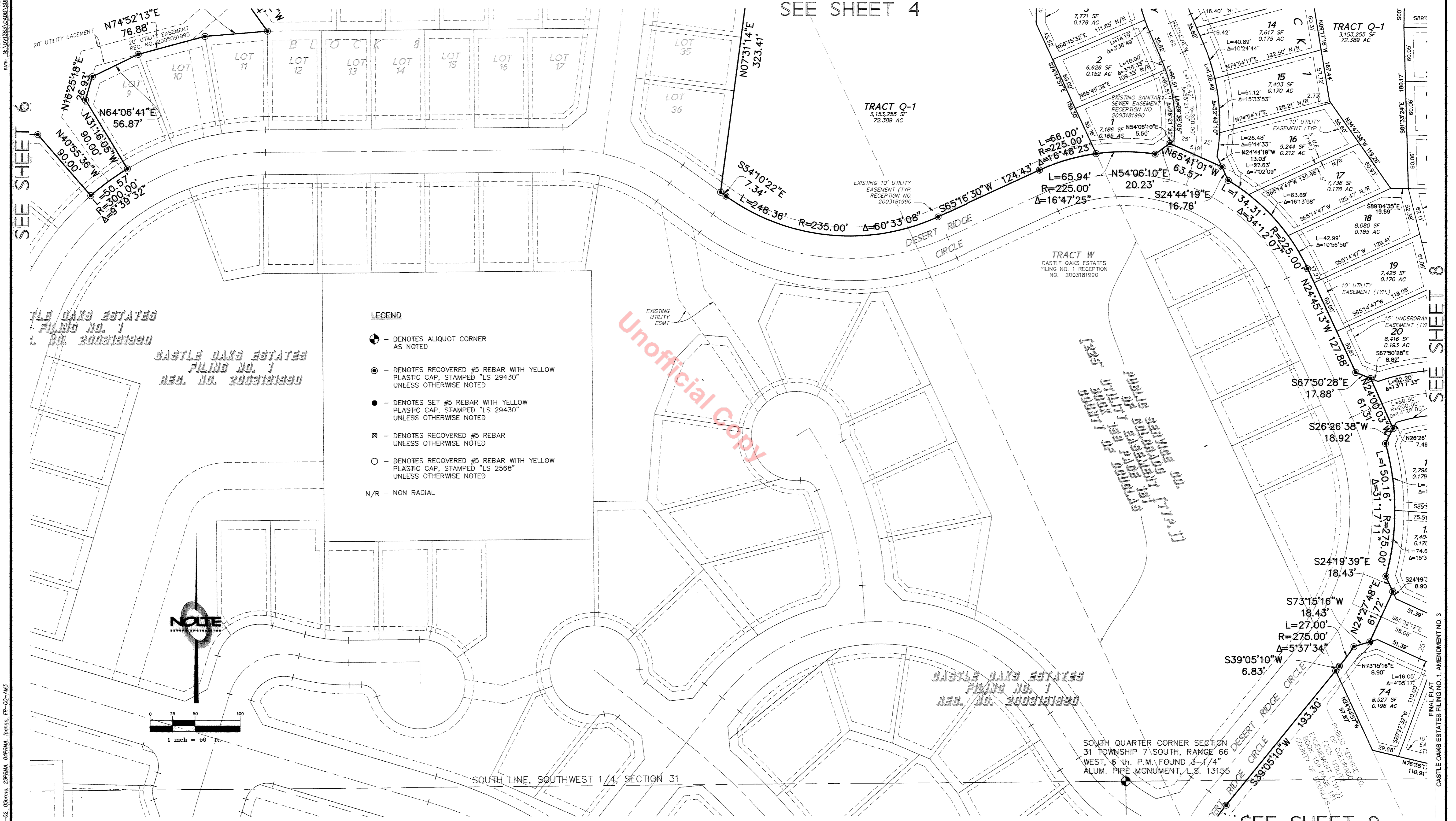
FINAL PLAT  
CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 3

<b>NOLTE</b> BEYOND ENGINEERING 800 S. CHARTER ST., SUITE 300 303.220.6400 TEL. 303.220.9000 FAX. WWW.NOLTE.COM	REV: 06/06/06	DATE: 03-21-06
	REV: 03/22/06	PROJECT: DV138323
	SHEET 6 OF 12	

# FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 3

A RE-SUBDIVISION OF TRACTS Q AND WW OF CASTLE OAKS ESTATES FILING NO. 1  
SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND ALSO IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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SEE SHEET 6

SEE SHEET 4

SEE SHEET 8

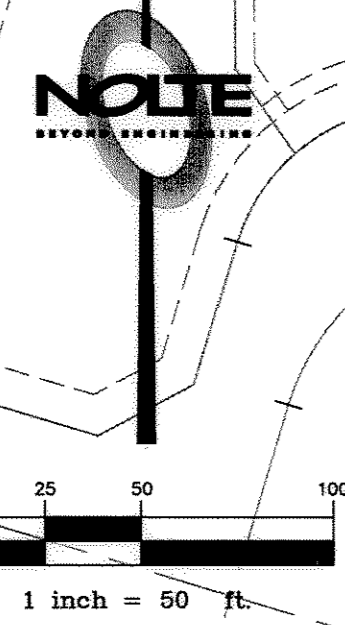
SEE SHEET 9

CASTLE OAKS ESTATES  
FILING NO. 1  
REG. NO. 2003181990

CASTLE OAKS ESTATES  
FILING NO. 1  
REG. NO. 2003181990

CASTLE OAKS ESTATES  
FILING NO. 1  
REG. NO. 2003181990

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



PUBLIC SERVICE DISTRICT NO. 1  
UTILITY SERVICE  
150' UNDERDRAM EASEMENT (TYP.)

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

**NOLTE**  
BEYOND ENGINEERING  
800 S. CHESTER ST., SUITE 200 CENTENNIAL, CO. 80112  
303.220.4400 TEL. 303.220.9000 FAX. WWW.NOLTE.COM

DATE:	03-21-06
PROJECT:	DV138323
SHEET 7 OF 12	

XREFS: APPRA, EMMA-02, 05pma, 2APPMA, 06PRMA, 06PMA, FP-CO-AM3

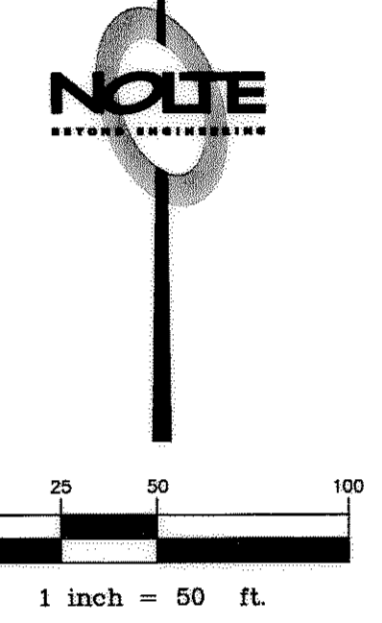
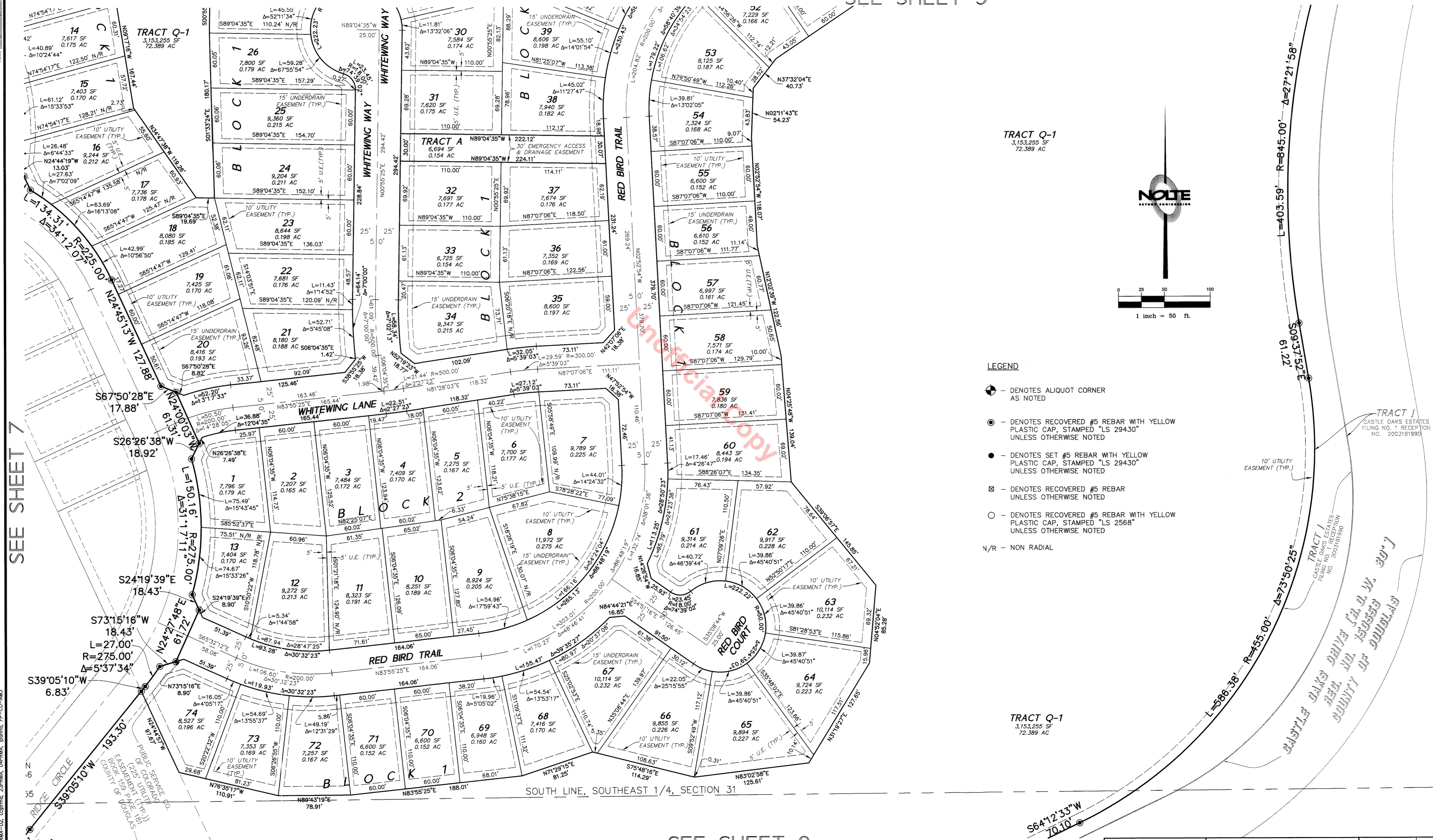
# FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 3

A RE-SUBDIVISION OF TRACTS Q AND WW OF CASTLE OAKS ESTATES FILING NO. 1

SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND ALSO IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 5

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PLOT: N:\D\313\CASTLE OAKS AMENDMENT 3.FPL



**LEGEND**

- ⊕ - DENOTES ALIQUOT CORNER AS NOTED
- ⊙ - DENOTES RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 29430" UNLESS OTHERWISE NOTED
- - DENOTES SET #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 29430" 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 7

SEE SHEET 9



REV: 06/06/06  
REV: 03/22/06

DATE:	03-21-06
PROJECT:	DV138323
SHEET 8 OF 12	

CRESS, 24PRMA, EXMA-02, 05prma, 24PRMA, 04PRMA, 04PRMA, FP-02-AM3

FINAL PLAT  
CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 3

# FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 3

A RE-SUBDIVISION OF TRACTS Q AND WW OF CASTLE OAKS ESTATES FILING NO. 1

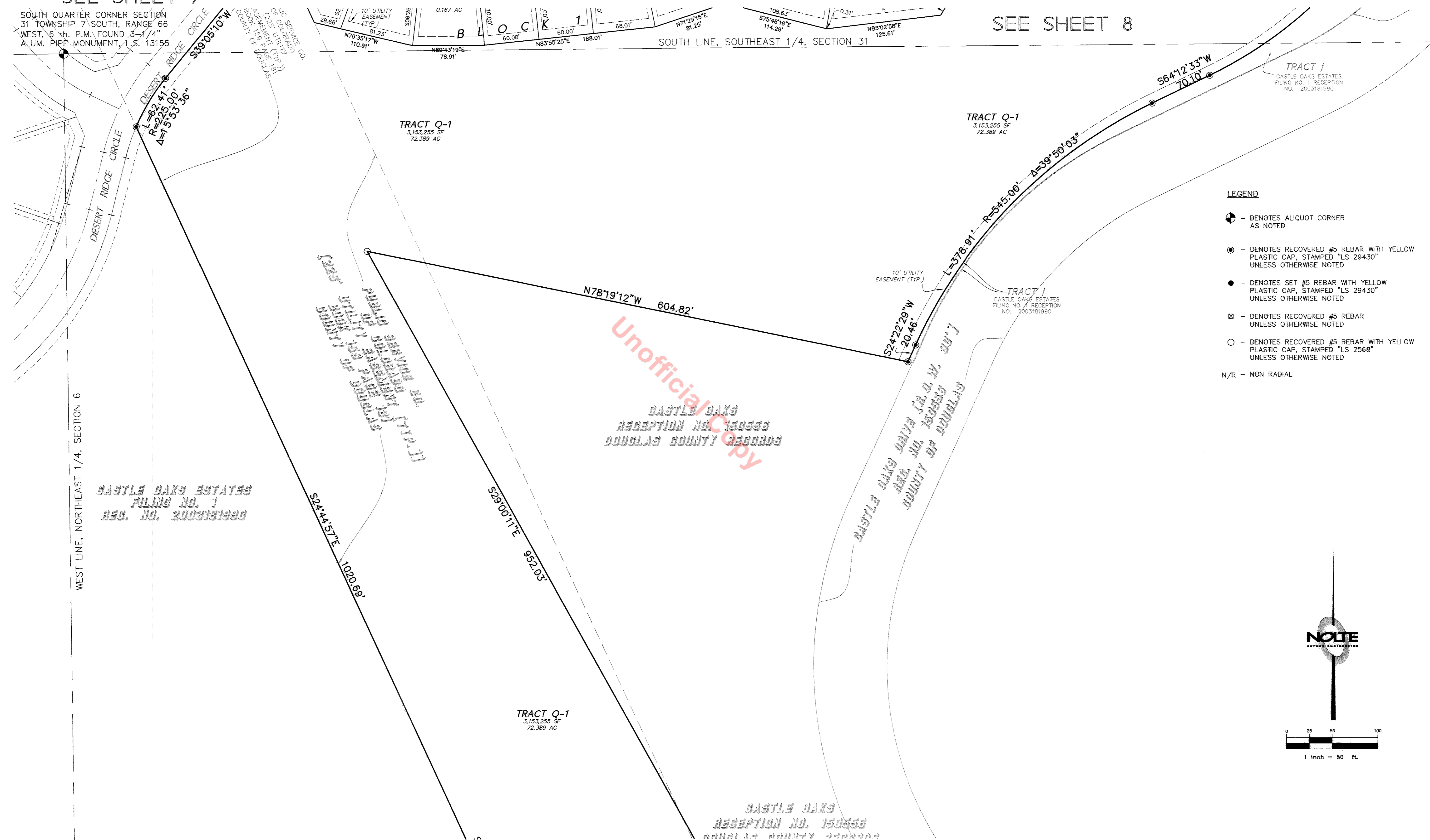
SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND ALSO IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 7

SEE SHEET 8

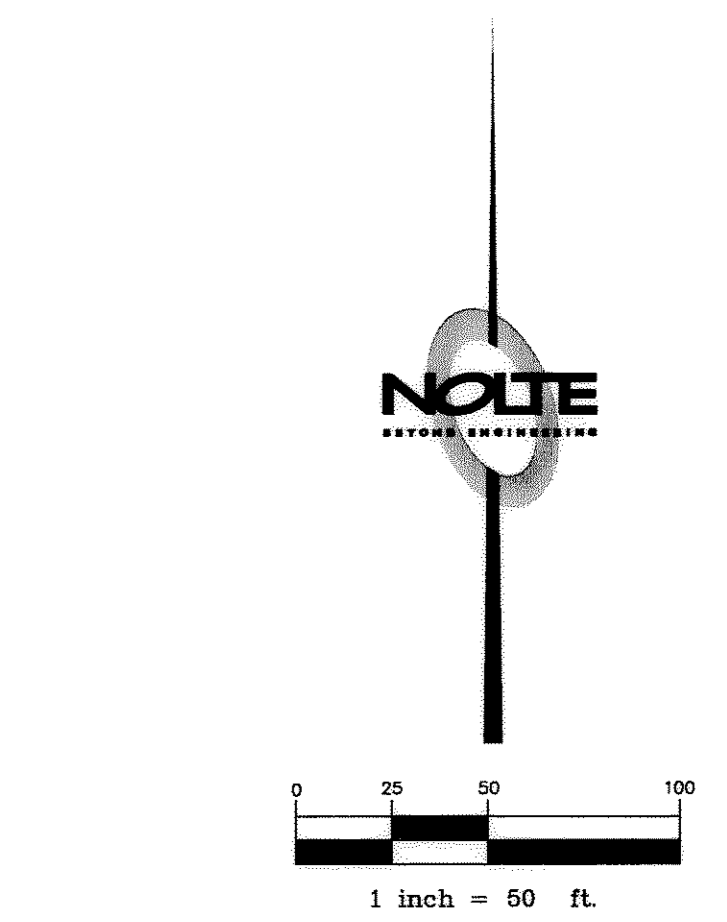
SOUTH QUARTER CORNER SECTION  
31 TOWNSHIP 7 SOUTH, RANGE 66  
WEST, 6<sup>th</sup> P.M., FOUND 3-1/4"  
ALUM. PIPE MONUMENT, L.S. 13155

SOUTH LINE, SOUTHEAST 1/4, SECTION 31



**LEGEND**

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



WEST LINE, NORTHEAST 1/4, SECTION 6

CASTLE OAKS ESTATES  
FILING NO. 1  
REG. NO. 2003181990

CASTLE OAKS  
RECEPTION NO. 150558  
DOUGLAS COUNTY RECORDS

CASTLE OAKS DRIVE (2.0 A.W. 30')  
REG. NO. 150558  
COUNTY OF DOUGLAS

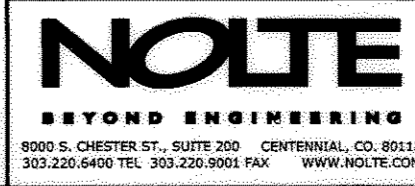
SEE SHEET 10

SEE SHEET 11

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XREFS: APPRVA, EXMA-02, 05yrma, 2SRPMA, 04PRMA, 04PRMA, FP-02-AM3

REV: 06/06/06  
REV: 03/22/06



DATE:	03-21-06
PROJECT:	DV138323
SHEET 9 OF 12	

FINAL PLAT  
CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 3

DATE: 6/29/06 TIME: 8:44:55 PM DRAWING NAME: FP\_SHT\_10.DWG  
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XREFS: AFRMA\_EXM1-02, DSRMA\_04PRMA, IPRMA, FP\_CD-AN3

# FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 3

A RE-SUBDIVISION OF TRACTS Q AND WW OF CASTLE OAKS ESTATES FILING NO. 1  
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 9

CASTLE OAKS ESTATES  
 FILING NO. 1  
 REG. NO. 2003181990

AUTUMN SAGE STREET

### LEGEND

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

Unofficial Copy

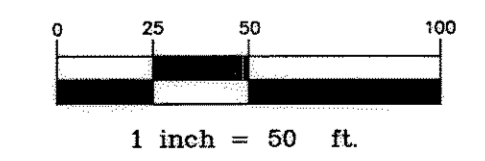
TRACT T  
 CASTLE OAKS ESTATES  
 FILING NO. 1  
 RECEPTION NO. 2003181990

TRACT Q-1  
 3,153,255 SF  
 72.389 AC

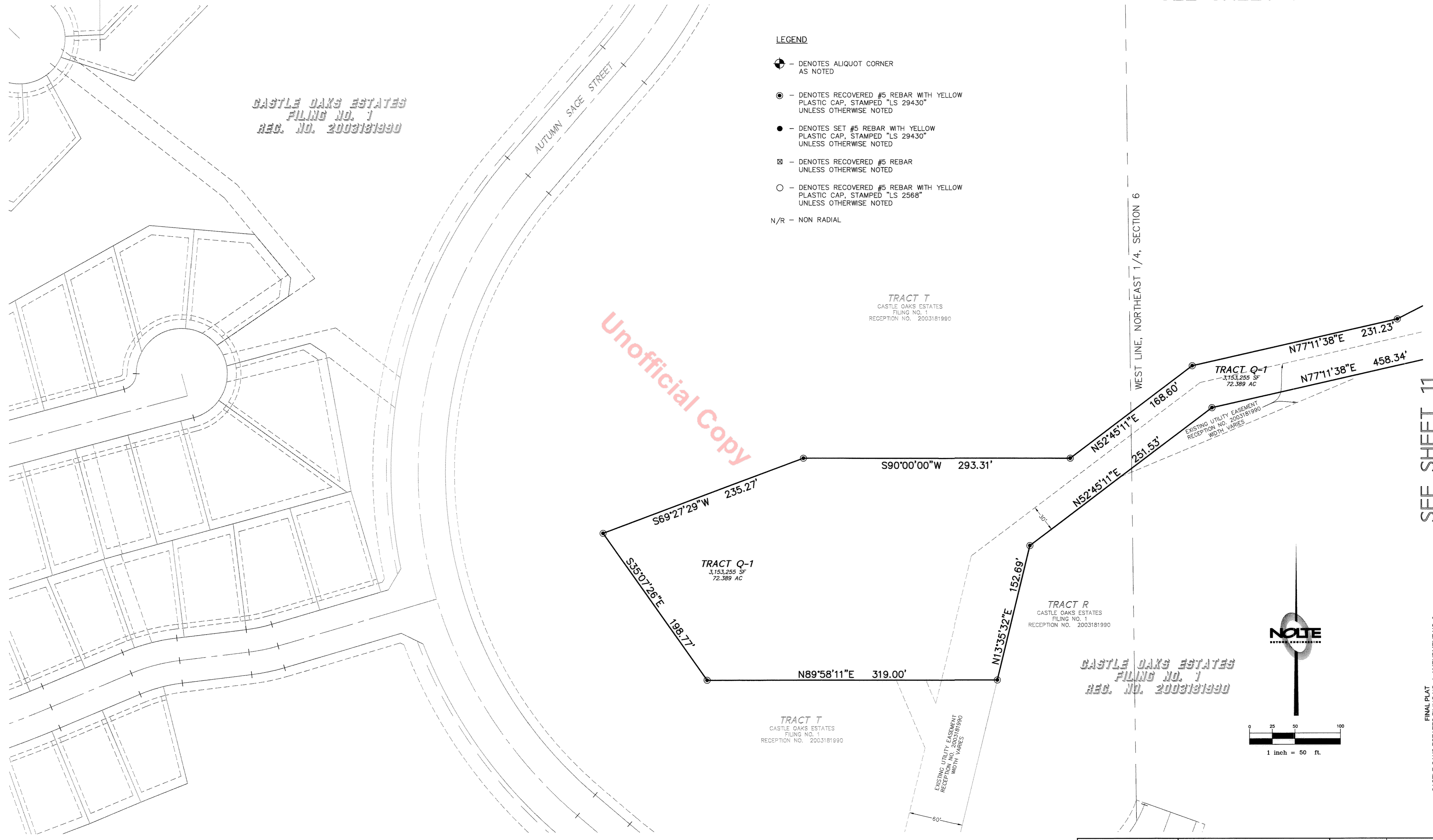
TRACT R  
 CASTLE OAKS ESTATES  
 FILING NO. 1  
 RECEPTION NO. 2003181990

TRACT T  
 CASTLE OAKS ESTATES  
 FILING NO. 1  
 RECEPTION NO. 2003181990

CASTLE OAKS ESTATES  
 FILING NO. 1  
 REG. NO. 2003181990



WEST LINE, NORTHEAST 1/4, SECTION 6



SEE SHEET 11

FINAL PLAT  
 CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 3

<b>NOLTE</b> <small>BEYOND ENGINEERING</small> 890 S. CHESTER ST., SUITE 200, CENTRAL, CO 80112 303.220.6400 TEL 303.220.9000 FAX WWW.NOLTE.CO	REV: 06/06/06	DATE: 03-21-06
	REV: 03/22/06	PROJECT: DV138323
	SHEET 10 OF 12	

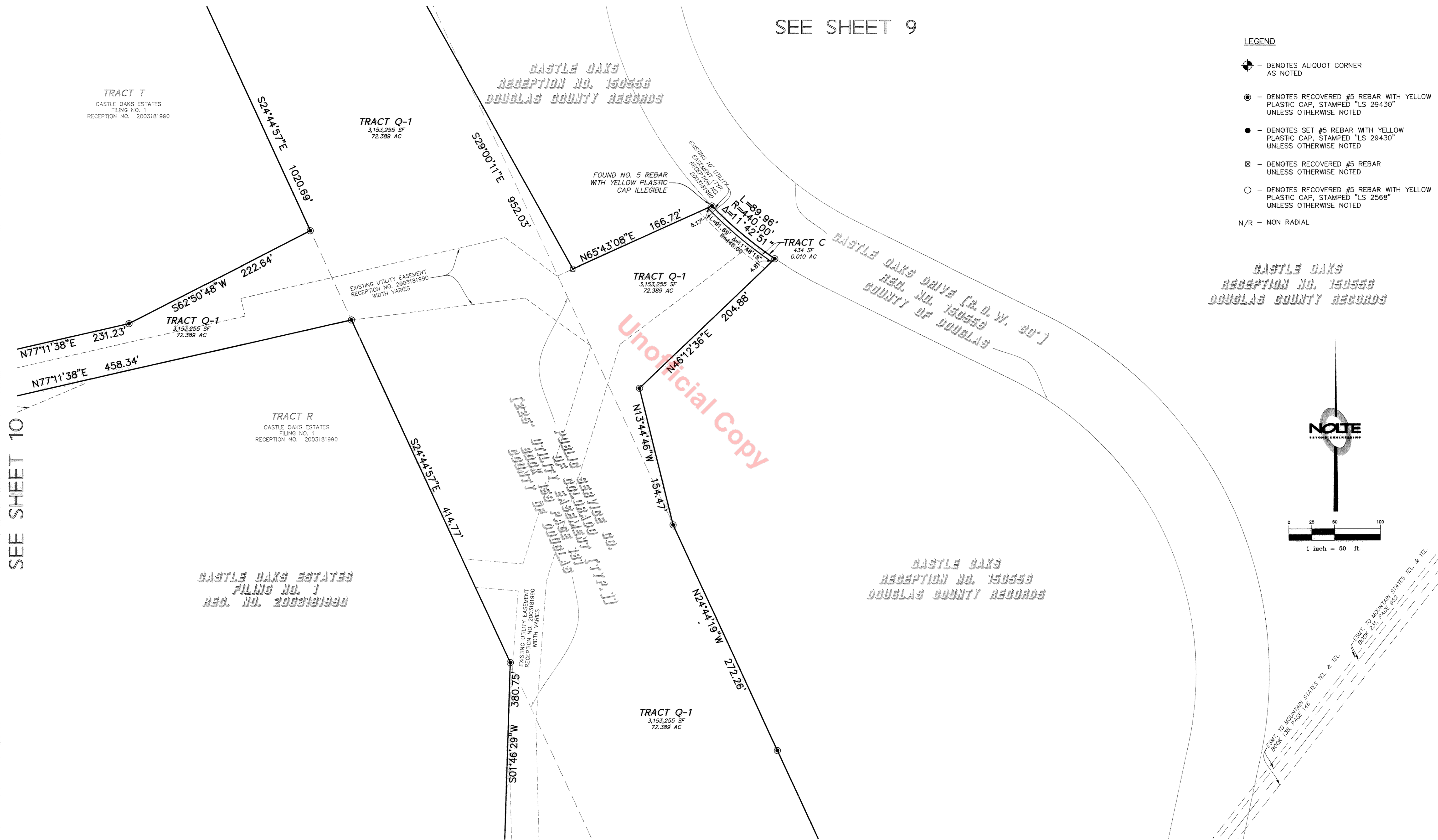
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SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND ALSO IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

DATE: 8/29/06 TIME: 6:45:38 PM DRAWING NAME: FP\_SHT\_11.DWG  
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FP\_SHT\_11.DWG  
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NONE

XREFS: ZAPRIMA, EXMA-02, O5PRIMA, 21PRIMA, 04PRIMA, 0PRIMA, FP-CO-AM3

SEE SHEET 9

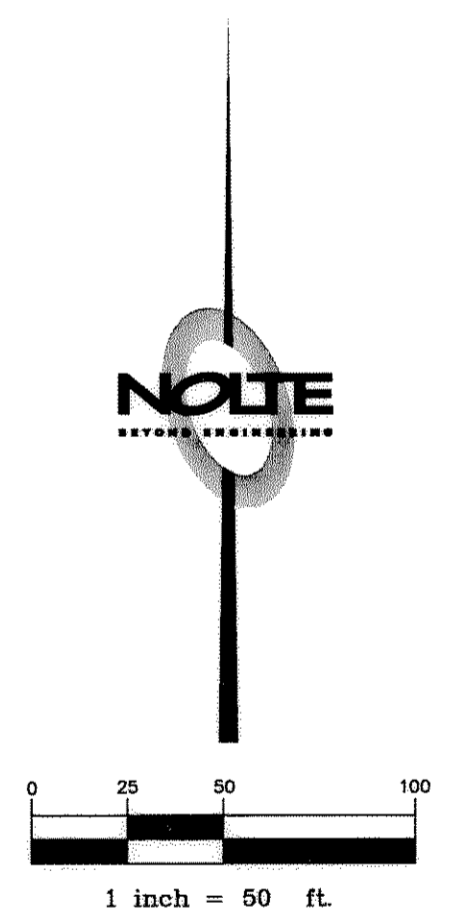


SEE SHEET 10

SEE SHEET 12

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

CASTLE OAKS  
RECEPTION NO. 150553  
DOUGLAS COUNTY RECORDS



ELECTRICITY TO MOUNTAIN STATES TEL. & TEL. CO. BOOK 128, PAGE 146  
ELECTRICITY TO MOUNTAIN STATES TEL. & TEL. CO. BOOK 201, PAGE 295

 <small>2000 S. CHESTER ST., SUITE 200   CENTENNIAL, CO. 80112 303.220.8400 TEL. 303.220.8021 FAX. WWW.NOLTE.COM</small>	DATE: 03-21-06
	PROJECT: DV138323
	SHEET 11 OF 12

FINAL PLAT  
CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 3

