

DATE: 6/5/2012 TIME: 11:46 AM DRAWING NAME: FPO1
PATH: N:\DVI\35301\Cadd\Survey\Platting\Plat\PA-27
SERVER: DESIGNER: NONE PROJ. MGR: NONE

FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 8

A RE-SUBDIVISION OF TRACT PP OF CASTLE OAKS ESTATES FILING NO. 1 AND THE CASTLE OAKS NO. 9 WELL FIELD,
SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

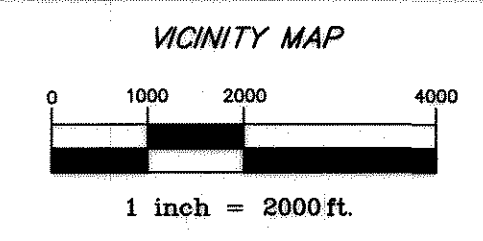
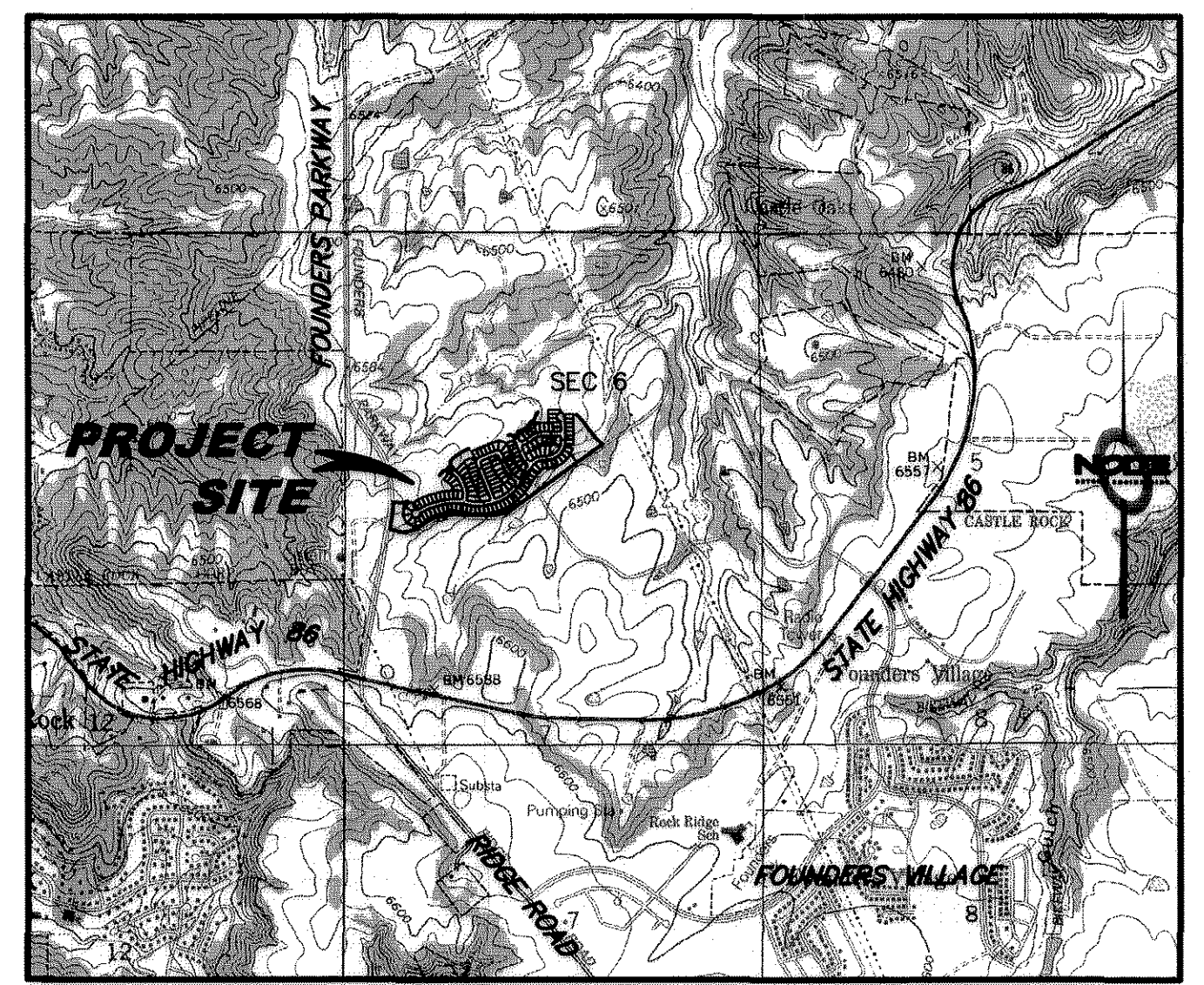
LEGAL DESCRIPTION
TRACT PP, CASTLE OAKS ESTATES FILING NO. 1, RECORDED AT RECEPTION NO. 2003181990, COUNTY OF DOUGLAS, STATE OF COLORADO,
AND,
CASTLE OAKS NO.9 WELL FIELD FURTHER DESCRIBED AS FOLLOWS:

BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST CORNER OF SAID SECTION 6 BEING CONSIDERED TO BEAR NORTH 89 DEGREES 32 MINUTES 16 SECONDS EAST.
COMMENCING AT THE NORTH ONE-QUARTER OF SAID SECTION 6; THENCE SOUTH 10 DEGREES 23 MINUTES 08 SECONDS EAST, A DISTANCE OF 2091.82 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 32 MINUTES 16 SECONDS EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 44 SECONDS EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 16 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 44 SECONDS WEST, A DISTANCE OF 300.00 FEET, TO THE POINT OF BEGINNING.

EXCEPTING FROM TRACT PP, THREE PARCELS OF LAND RECORDED AT RECEPTION NUMBER 2004118802. GRANTED TO THE TOWN OF CASTLE ROCK,

CERTIFICATE OF DEDICATION AND OWNERSHIP
THE UNDERSIGNED, BEING OF THE OWNER OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, 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 CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 8. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, AND ALL UTILITY AND SIGHT DISTANCE EASEMENTS AS DESCRIBED AND SHOWN ON THIS PLAT. TRACT A IS HEREBY DEDICATED TO THE CASTLE OAKS ESTATES MASTER ASSOCIATION FOR OPEN SPACE, UTILITY EASEMENTS, DRAINAGE AND PUBLIC ACCESS. TRACT B IS HEREBY DEDICATED TO THE CASTLE OAKS ESTATES MASTER ASSOCIATION FOR OPEN SPACE, UTILITY EASEMENTS, DRAINAGE AND PLD. TRACT C IS HEREBY DEDICATED TO THE CASTLE OAKS ESTATES MASTER ASSOCIATION FOR OPEN SPACE, UTILITY EASEMENTS, DRAINAGE AND PUBLIC ACCESS. TRACT D IS HEREBY DEDICATED TO THE CASTLE OAKS ESTATES MASTER ASSOCIATION FOR OPEN SPACE AND PUBLIC ACCESS. TRACT E IS HEREBY DEDICATED TO THE CASTLE OAKS ESTATES MASTER ASSOCIATION FOR 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, 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.



SLV CASTLE OAKS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Michael Forsum TITLE: WEST REGION PRESIDENT
SIGNED THIS 20th DAY OF June, 2012.

COUNTY OF Maricopa)
STATE OF ARIZONA)
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF June, 2012.

BY: Michael Forsum Authorized Signatory
WITNESS MY HAND AND SEAL

Michael Forsum
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/15/2016

GENERAL NOTES

1. BASIS OF BEARINGS: THE SOUTH LINE OF TRACT PP MONUMENTED AT THE WEST END BY A #5 REBAR AND AT THE EAST END BY AN ORANGE PLASTIC CAP ON A #5 REBAR STAMPED "PLS 37051", WITH THE LINE CONSIDERED TO BEAR S54°26'23"W PER THE FINAL PLAT OF CASTLE OAKS ESTATES FILING NO. 1, RECORDED AT RECEPTION NUMBER 2003181990.
2. 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 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, CABLE 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 THE CROSSINGS ARE AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
3. THE SITE IS NOT IMPACTED BY THE 100 YEAR FLOOD PLAIN.
4. 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 SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAT.

PARCEL AREA SUMMARY

PARCEL	AREA (SF)	AREA(AC)
TRACTS (A-E)	467,055	10.721
LOTS	878,733	20.174
RIGHT-OF-WAY	263,968	6.060
TOTAL:	1,609,756	36.955

TRACT SUMMARY

TRACT	AREA	LAND USE	OWNERSHIP	MAINTENANCE
TRACT A	3.680 AC	OPEN SPACE/UTILITIES/DRAINAGE/PUBLIC ACCESS	HOA	HOA
TRACT B	2.071 AC	OPEN SPACE/UTILITIES/DRAINAGE/PLD	HOA	HOA
TRACT C	3.762 AC	OPEN SPACE/UTILITIES/DRAINAGE/PUBLIC ACCESS	HOA	HOA
TRACT D	1.180 AC	OPEN SPACE/PUBLIC ACCESS	HOA	HOA
TRACT E	0.028 AC	OPEN SPACE	HOA	HOA

CERTIFICATE OF ACCEPTANCE
THE DEDICATION OF TRACTS A-E ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CASTLE OAKS ESTATES MASTER ASSOCIATION.

CASTLE OAKS ESTATES MASTER ASSOCIATION.

BY: Michael Forsum PRESIDENT

STATE OF COLORADO)
COUNTY OF DOUGLAS)
ACKNOWLEDGED BEFORE ME THIS 20th DAY OF June, 2012

BY: Michael Forsum AS Authorized Signatory
MY COMMISSION EXPIRES: 4/15/2016

WITNESS MY HAND AND OFFICIAL SEAL
Michael Forsum
NOTARY PUBLIC

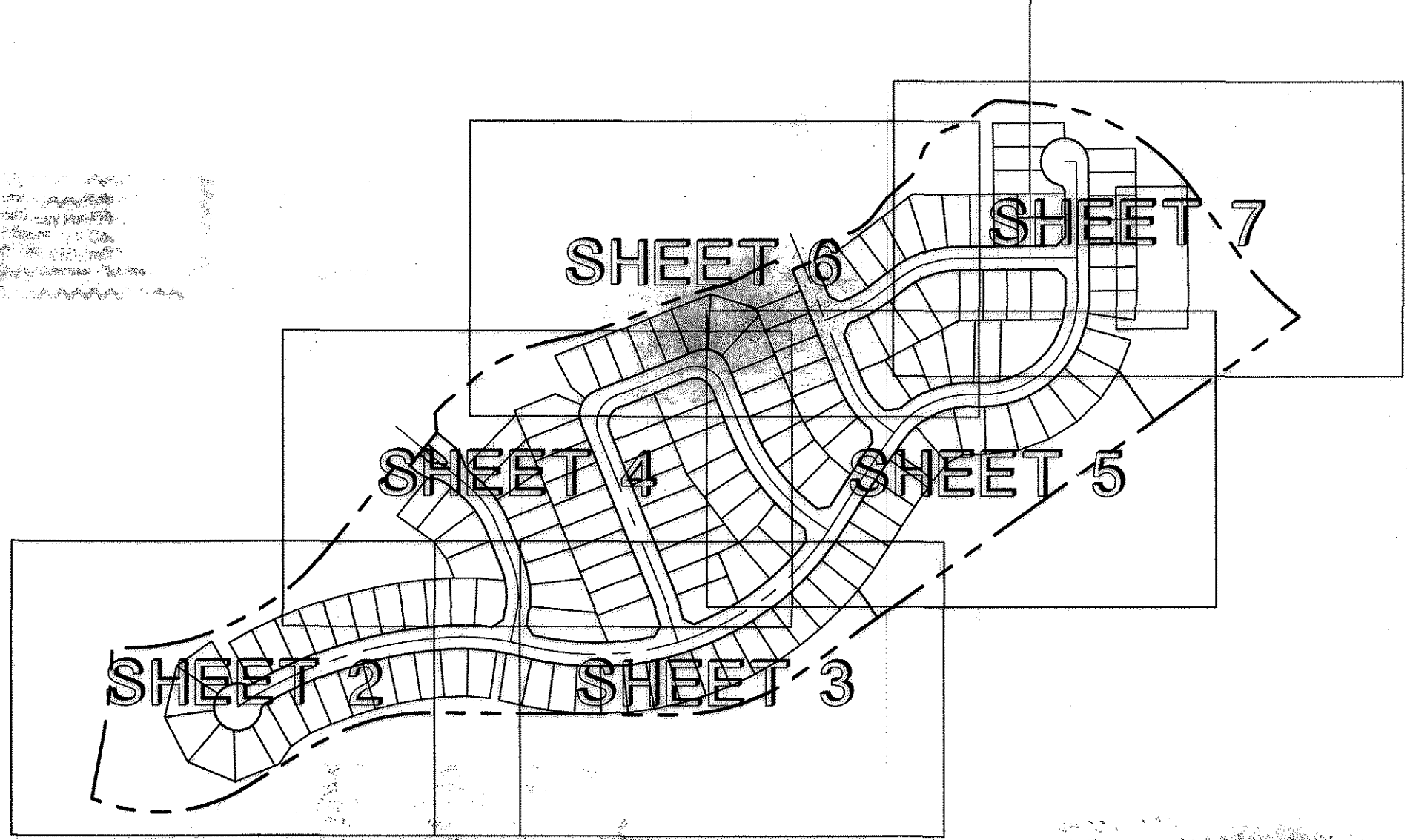
CASTLE OAKS ESTATES MASTER ASSOCIATION, A COLORADO NONPROFIT CORPORATION

SIGNED THIS 20th DAY OF June, 2012.

COUNTY OF DOUGLAS)
STATE OF COLORADO)
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF June, 2012.

BY: Michael Forsum President

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



SHEET INDEX
1"=300'

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

ENGINEER
NOLTE ASSOCIATES, INC.
8000 S. CHESTER STREET, STE 200
CENTENNIAL, CO 80112
CONTACT: MICHAEL WELKER 303-220-6400

LAND SURVEYOR
NOLTE ASSOCIATES, INC.
8000 S. CHESTER STREET, STE 200
CENTENNIAL, CO 80112
CONTACT: MICHAEL POOL 303-220-6400

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

TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK
DEVELOPMENT SERVICES
100 N. WILCOX ST.
CASTLE ROCK, CO 80104
CONTACT: JASON REYNOLDS 720-733-3537

TITLE CERTIFICATE

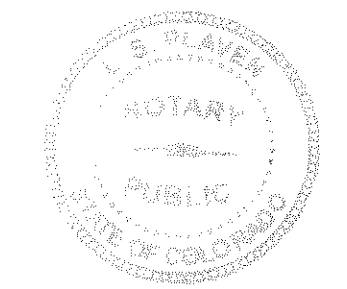
I, CARL LAFFIN, BEING AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.
SIGNED THIS 11th DAY OF June, 2012.

Carl Laffin
AUTHORIZED REPRESENTATIVE
First American Title Insurance Co
TITLE INSURANCE COMPANY

COUNTY OF ARAPAHO)
STATE OF COLORADO)
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF June, 2012.

BY: Carl Laffin Authorized Representative

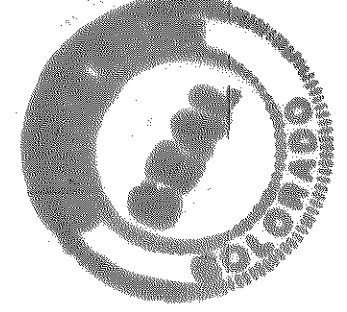
WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 3/2/2014
R.S. Haver
NOTARY PUBLIC



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
ATTEST: Mark Steen
TOWN MANAGER



Janet Turbit
TOWN CLERK

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES' APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 23rd DAY OF June, 2012.

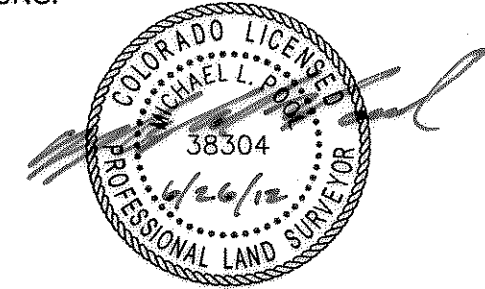
Michael L. Pool
DIRECTOR OF DEVELOPMENT SERVICES

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 27TH DAY OF JANUARY, 2003 AT RECEPTION NO. 2003010465, AND ACCORDINGLY 149 SFE ARE DEBITED FROM THE WATER BANK FOR THE 149 LOTS, ALSO AN ADDITIONAL 5 SFE ARE DEBITED FROM THE WATER BANK FOR ALL ADDITIONAL IRRIGATION TAPS.

SURVEYOR'S CERTIFICATE

I, MICHAEL L. POOL, 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 02/29/12, 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.



MICHAEL L. POOL
PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 38304
FOR AND ON BEHALF OF NOLTE ASSOCIATES, INC.

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.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:40 AM ON THE 9th DAY OF August, 2012, AT RECEPTION NO. 2012058505.

DOUGLAS COUNTY CLERK AND RECORDER
BY: Christina Davis DEPUTY



DATE:	02/29/2012
PROJECT NO. FP 12-0001	JOB NUMBER: DV0138344
SHEET 1 OF 7	

FINAL PLAT - CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 8

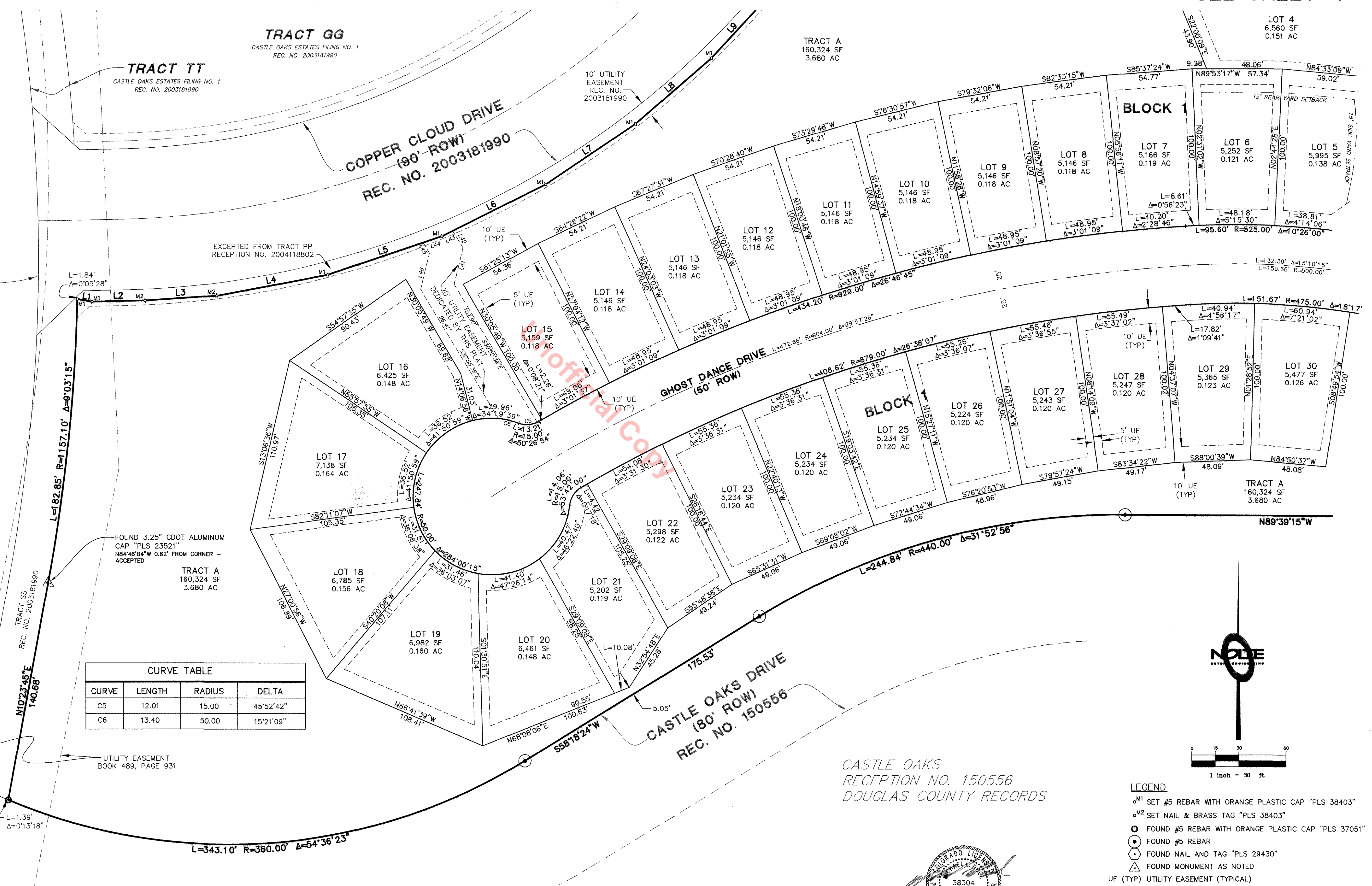
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SEE SHEET 4

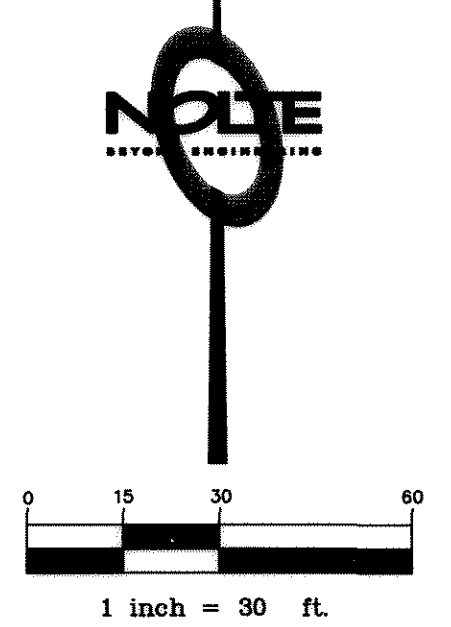
LINE TABLE		
LINE	BEARING	LENGTH
L1	S79°49'42"E	9.43
L2	N88°51'43"E	33.92
L3	N86°09'15"E	45.85
L4	N79°21'03"E	71.82
L5	N71°15'59"E	77.00
L6	N63°23'34"E	73.93
L7	N55°56'28"E	68.90
L8	N49°06'26"E	64.05
L9	N42°39'33"E	46.64
L41	N13°44'34"E	23.83
L42	N31°15'26"W	12.63
L43	S63°23'34"W	7.55
L44	S71°15'59"W	12.77
L45	S31°15'26"E	7.73
L46	S13°44'34"W	23.76

FOUNDERS PARKWAY
(110' ROW)



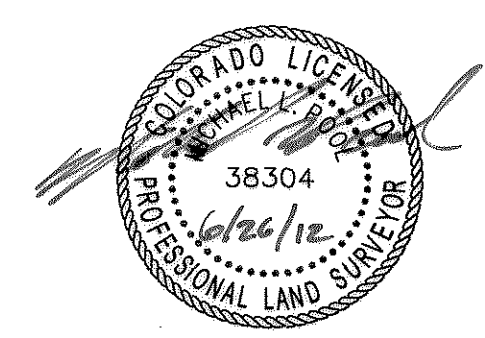
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C5	12.01	15.00	45°52'42"
C6	13.40	50.00	15°21'09"

UTILITY EASEMENT
BOOK 489, PAGE 931



- LEGEND**
- ⊕ M1 SET #5 REBAR WITH ORANGE PLASTIC CAP "PLS 38403"
 - ⊕ M2 SET NAIL & BRASS TAG "PLS 38403"
 - ⊙ FOUND #5 REBAR WITH ORANGE PLASTIC CAP "PLS 37051"
 - ⊙ FOUND #5 REBAR
 - ⊙ FOUND NAIL AND TAG "PLS 29430"
 - ⊙ FOUND MONUMENT AS NOTED
 - UE (TYP) UTILITY EASEMENT (TYPICAL)

CASTLE OAKS
RECEPTION NO. 150556
DOUGLAS COUNTY RECORDS



NV15 NOLTE VERTICAL FIVE <small>800 SOUTH CHESTER STREET, SUITE 200, CENTRAL, CO. 80112 303.223.6800 TEL. 303.223.9662 FAX</small>	PROJECT NO. FP 12-0001	DATE: 02/29/2012
		JOB NUMBER: DVO138344
		SHEET 2 OF 7

DRAWING NAME: _____
 TIME: _____
 DESIGNER: _____
 DATE: _____
 PATH: _____
 SERVER: _____
 PROJ. MGR: _____
 XREFS: _____

SEE SHEET 3

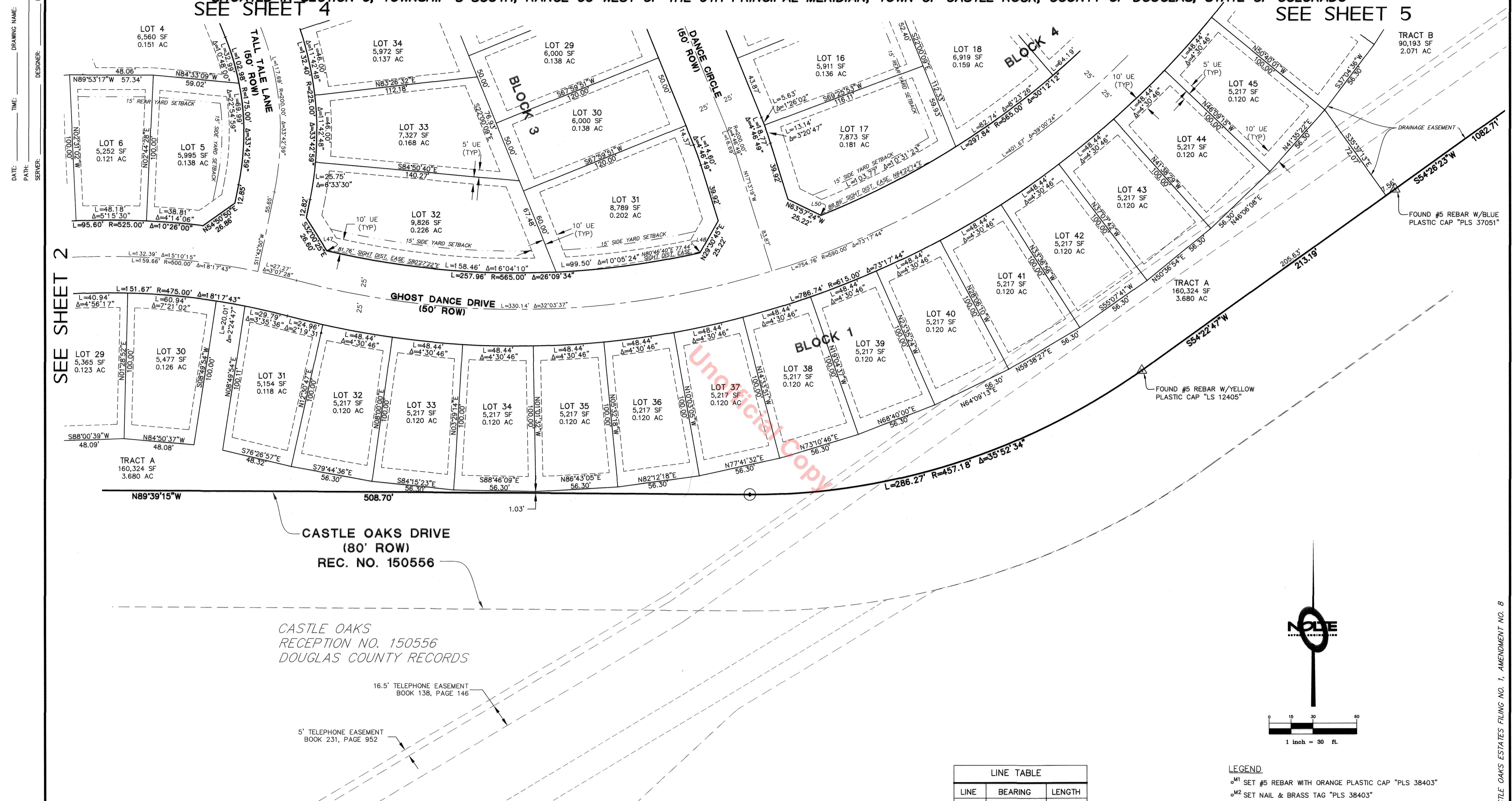
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SEE SHEET 4

SEE SHEET 5



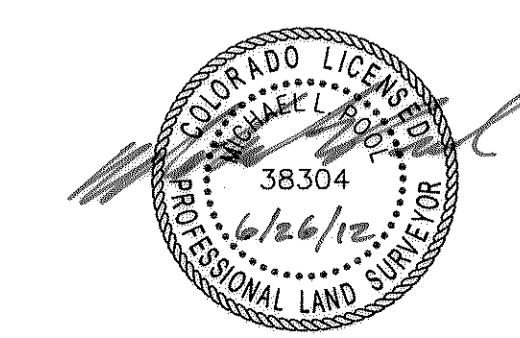
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DESIGNER: _____ PROJ. MGR: _____

SEE SHEET 2

Unofficial Copy

LINE TABLE		
LINE	BEARING	LENGTH
L47	S32°00'25"E	0.63
L48	N29°30'45"E	0.54
L50	N63°57'24"W	0.94

- LEGEND**
- M1 SET #5 REBAR WITH ORANGE PLASTIC CAP "PLS 38403"
 - M2 SET NAIL & BRASS TAG "PLS 38403"
 - FOUND #5 REBAR WITH ORANGE PLASTIC CAP "PLS 37051"
 - FOUND #5 REBAR
 - FOUND NAIL AND TAG "PLS 29430"
 - △ FOUND MONUMENT AS NOTED
 - UE (TYP) UTILITY EASEMENT (TYPICAL)



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DATE: _____
PATH: _____
SERVER: _____
DESIGNER: _____
PROJ. MGR: _____

LINE TABLE

LINE	BEARING	LENGTH
L9	N42°39'33"E	46.64
L10	N41°19'03"E	3.74
L11	N44°20'10"E	27.60
L12	N52°05'39"E	58.62
L13	N49°40'15"E	40.04
L14	N56°09'26"E	44.40
L15	N64°55'40"E	65.35
L39	S50°34'01"E	21.72
L40	N50°34'01"E	45.59
L51	N52°05'39"E	18.25
L52	N22°59'51"E	39.29
L53	S67°00'09"E	39.29

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	12.38	18.50	38°20'34"
C2	24.71	83.50	16°57'12"
C3	9.98	4.50	127°07'32"
C4	10.17	18.50	31°29'06"
C8	9.20	38.00	13°52'02"
C9	9.20	38.00	13°52'02"

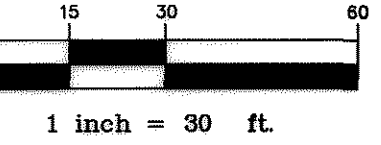
TRACT HH
E OAKS ESTATES FILING NO. 1
REC. NO. 2003181990

TRACT D
51,414 SF
1.180 AC

TRACT OO
REC. NO. 2003181990

TRACT A
160,324 SF
3.680 AC

TRACT E
1,238 SF
0.028 AC



LEGEND

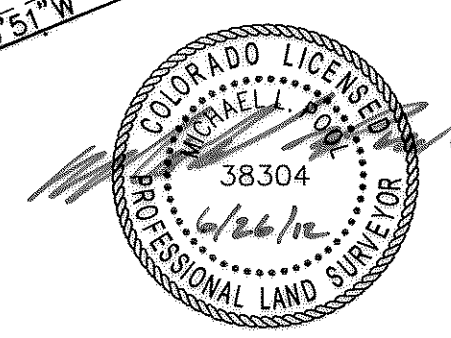
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SEE SHEET 2

SEE SHEET 6

SEE SHEET 5

SEE SHEET 3



NIV5
NOLTE VERTICAL FIVE
8000 SOUTH CHERRY STREET, SUITE 200, CENTRAL, CO. 80112
303.229.5493 TEL. 303.229.5051 FAX

PROJECT NO. FP 12-0001

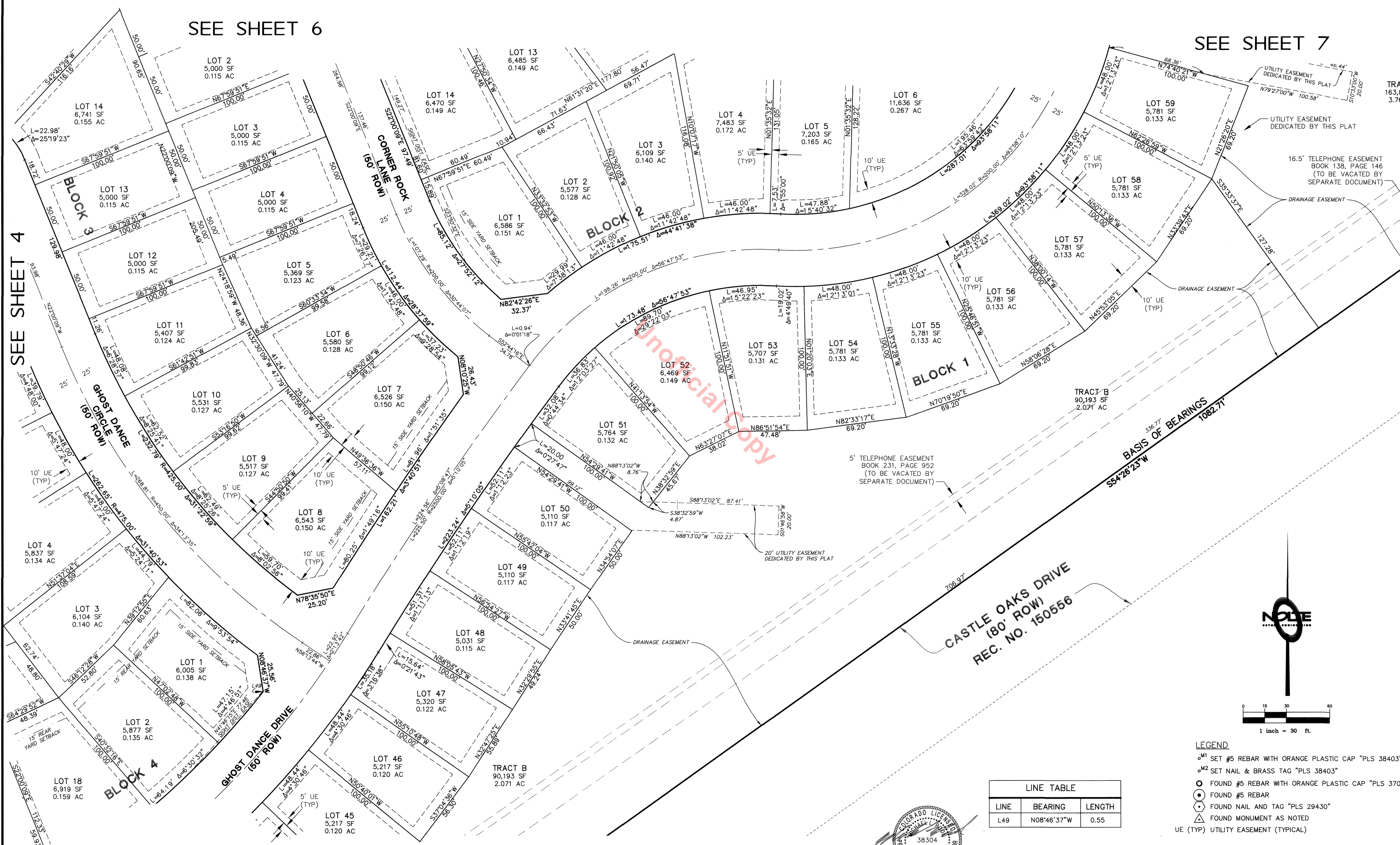
DATE: 02/29/2012
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SHEET 4 OF 7

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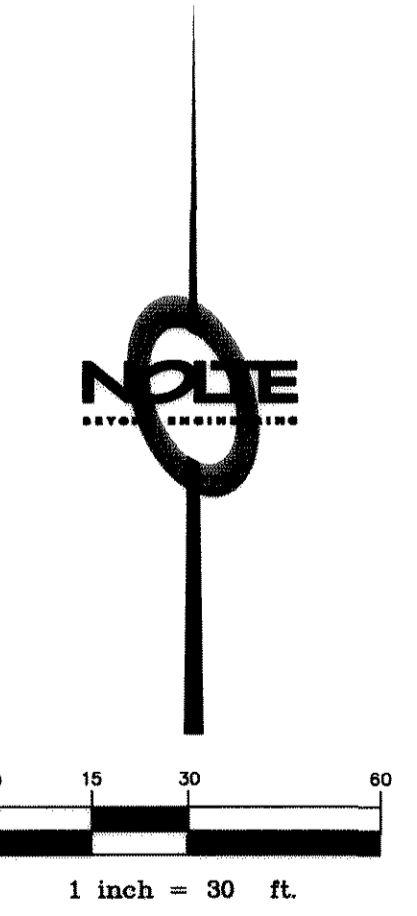


SEE SHEET 6

SEE SHEET 7

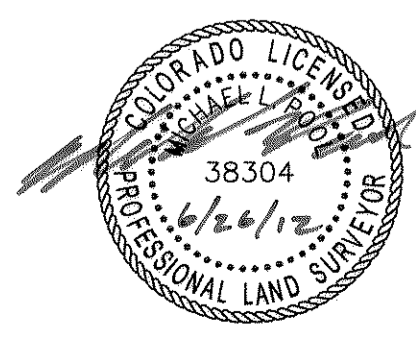
SEE SHEET 4

SEE SHEET 3



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 - UE (TYP) UTILITY EASEMENT (TYPICAL)

LINE TABLE		
LINE	BEARING	LENGTH
L49	N08°46'37"W	0.55



NIV5
NOTE VERTICAL FIVE
2000 SOUTH CHESTER STREET, SUITE 200, CENTENNIAL, CO. 80112
303.326.6400 TEL. 303.326.9051 FAX WWW.NIV5.COM

PROJECT NO. FP 12-0001

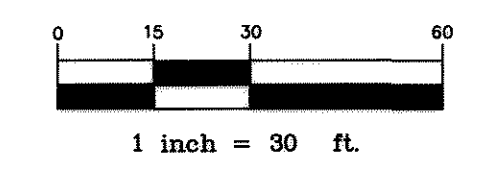
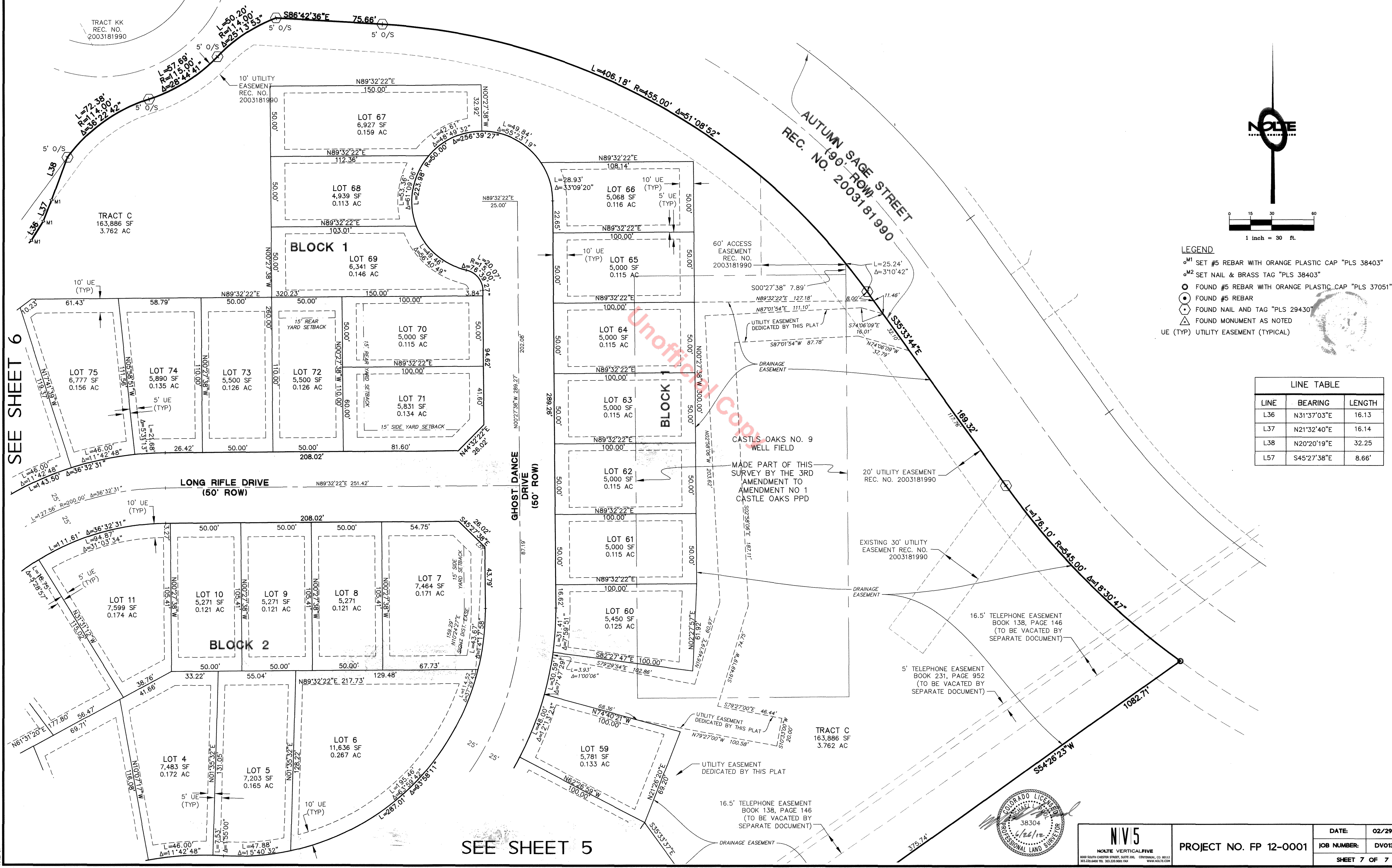
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SHEET 5 OF 7

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A RE-SUBDIVISION OF TRACT PP OF CASTLE OAKS ESTATES FILING NO. 1 AND THE CASTLE OAKS NO. 9 WELL FIELD,
SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



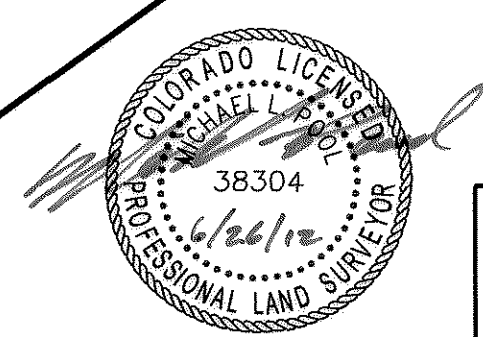
LEGEND

- ◊ M1 SET #5 REBAR WITH ORANGE PLASTIC CAP "PLS 38403"
- ◊ M2 SET NAIL & BRASS TAG "PLS 38403"
- FOUND #5 REBAR WITH ORANGE PLASTIC CAP "PLS 37051"
- FOUND #5 REBAR
- ⊙ FOUND NAIL AND TAG "PLS 29430"
- △ FOUND MONUMENT AS NOTED
- UE (TYP) UTILITY EASEMENT (TYPICAL)

LINE TABLE		
LINE	BEARING	LENGTH
L36	N31°37'03"E	16.13
L37	N21°32'40"E	16.14
L38	N20°20'19"E	32.25
L57	S45°27'38"E	8.66"

SEE SHEET 6

SEE SHEET 5



NV5
NOTATE VERTICAL FIVE
6600 SOUTH CENTRAL DRIVE, SUITE 200, CENTENNIAL, CO. 80112
303.226.6400 TEL. 303.226.9000 FAX

PROJECT NO. FP 12-0001

DATE: 02/29/2012
JOB NUMBER: DVO138344
SHEET 7 OF 7

FINAL PLAT - CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 8