

# CASTLE OAKS ESTATES FILING NO. 1, 9TH AMENDMENT PLAT

A REPLAT OF TRACTS I AND L OF CASTLE OAKS ESTATES FILING NO. 1, LOTS 1-6, BLOCK 6, LOTS 1-25, BLOCK 7, LOTS 1-6, BLOCK 8, LOTS 1-15, BLOCK 9, LOTS 1-14, BLOCK 10, TRACTS D, E, F, SPANISH OAKS COURT, SPANISH OAKS WAY, A PORTION OF SPANISH OAKS TRAIL, WOODSAGE LANE AND DEL PICO PLACE OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, LOCATED WITHIN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 5

### CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) 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 THE CASTLE OAKS ESTATES FILING NO. 1, 9TH AMENDMENT PLAT.

THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, DRAINAGE EASEMENTS, PUBLIC ACCESS EASEMENTS, SIGHT DISTANCE EASEMENTS, SIDEWALK EASEMENTS, WATERLINE EASEMENTS AND UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

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 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.

### PROPERTY 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 655.00 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 SOUTHWESTLY 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 6.966 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

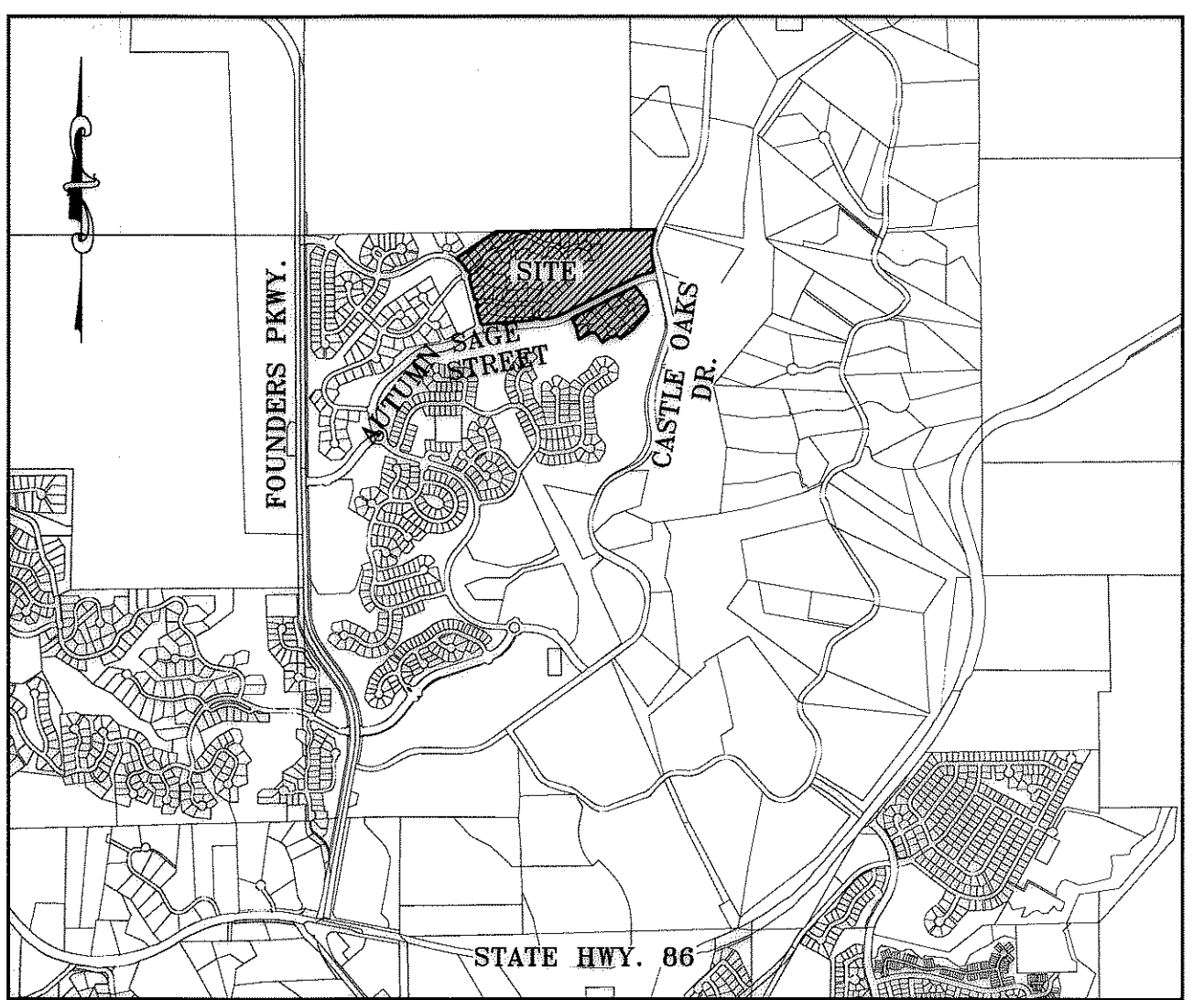
SLV CASTLE OAKS LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: [Signature] AS: Authorized Signatory

### NOTARY CERTIFICATE

STATE OF Arizona )  
COUNTY OF Maricopa )  
SUBSCRIBED AND SWORN BEFORE ME THIS 31<sup>st</sup> DAY OF July, 2013 BY Michael Forsum  
AS Authorized Signatory OF SLV CASTLE OAKS LLC, A DELAWARE LIMITED LIABILITY COMPANY.  
WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES 4/15/2016  
NOTARY PUBLIC [Signature]



VICINITY MAP  
Scale: 1" = 2000'  
1 inch = 2000 ft.

### OWNERS

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION  
BY: [Signature] MAYOR  
ATTEST: [Signature] TOWN CLERK  
SIGNED THIS 8<sup>th</sup> DAY OF October, 2013

### NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8<sup>th</sup> DAY OF October, 2013  
BY Paul Donahue AS MAYOR AND BY Sally Misore AS TOWN CLERK.  
WITNESS MY HAND AND OFFICIAL SEAL.  
NOTARY PUBLIC [Signature]  
MY COMMISSION EXPIRES: 9-21-2015

### OWNERS

CASTLE OAKS ESTATES MASTER ASSOCIATION  
BY: [Signature] AS: Authorized Signatory

### NOTARY CERTIFICATE

STATE OF Arizona )  
COUNTY OF Maricopa )  
SUBSCRIBED AND SWORN BEFORE ME THIS 31<sup>st</sup> DAY OF July, 2013 BY Michael Forsum  
AS Authorized Signatory OF CASTLE OAKS ESTATES MASTER ASSOCIATION.  
WITNESS MY HAND AND OFFICIAL SEAL.

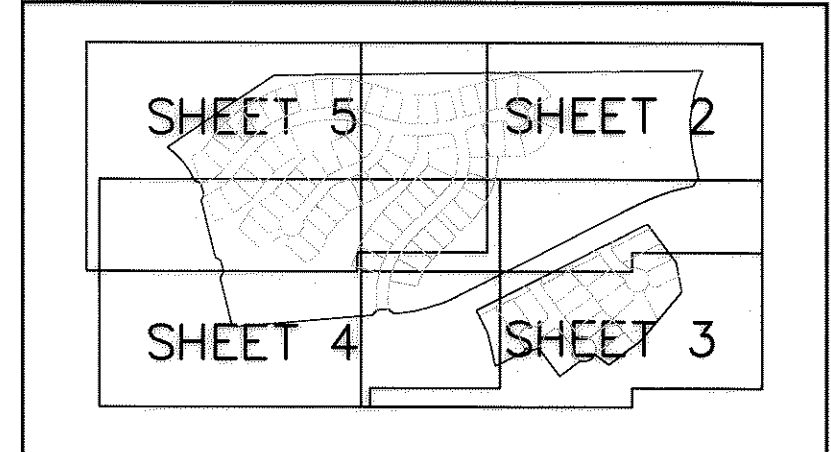


MY COMMISSION EXPIRES 4/15/2016  
NOTARY PUBLIC [Signature]

### PURPOSE

THE PURPOSE OF THIS AMENDED PLAT IS TO ADJUST LOT, TRACT AND R.O.W. LINES.

TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
TRACT A	86,559	1.987	OPEN SPACE/DRAINAGE/UTILITIES/TRAILS	OWNER/HOA	OWNER/HOA
TRACT B	303,240	6.961	OPEN SPACE/DRAINAGE/UTILITIES/TRAILS	OWNER/HOA	OWNER/HOA
TRACT C	579,559	13.305	OPEN SPACE/DRAINAGE/UTILITIES/TRAILS	OWNER/HOA	OWNER/HOA
TRACT D	5,882	0.135	OPEN SPACE/DRAINAGE/UTILITIES/TRAILS	OWNER/HOA	OWNER/HOA
TRACT E	7,092	0.163	OPEN SPACE/DRAINAGE/UTILITIES/TRAILS	OWNER/HOA	OWNER/HOA
TRACT F	3,922	0.090	OPEN SPACE/DRAINAGE/UTILITIES/TRAILS	OWNER/HOA	OWNER/HOA
TOTALS	986,254	22.641			



SHEET INDEX  
SHEET 1 - COVER SHEET  
SHEETS 2-4 - PLAT MAP

Sheet Index  
Not To Scale

### OWNER/DEVELOPERS

STARWOOD LAND VENTURES, LLC  
4900 NORTH SCOTTSDALE ROAD, SUITE 1400  
SCOTTSDALE, AZ 85251  
480-305-7200

### SURVEYOR:

AZTEC CONSULTANTS, INC.  
8000 SOUTH LINCOLN STREET, SUITE 201  
LITTLETON, CO 80122  
(303) 713-1898

### GENERAL NOTES:

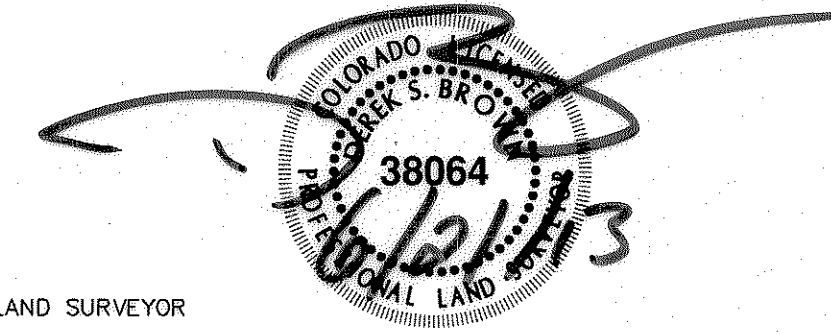
- 1) OVERHANGS MAY ENCRoACH INTO THE 5' UTILITY EASEMENT LOCATED ON THE SIDE LOT LINE A MAXIMUM OF TWO (2) FEET. ITEMS INCLUDED BUT NOT LIMITED TO ARE: EAVES, BAY WINDOWS, FIREPLACE CHIMNEYS, ETC.
- 2) ALL OWNERS OF LOTS CREATED BY THIS PLAT MAY USE ALL TRAILS WITHIN OPEN SPACE TRACTS CREATED BY THIS PLAT, SUBJECT TO APPLICABLE TOWN RULES AND REGULATIONS.
- 3) TRACTS CREATED BY THIS PLAT, NAMELY: TRACTS A, B, C, D, E, AND F 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.
- 4) FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 5509-2040713 WITH AN EFFECTIVE DATE OF FEBRUARY 11, 2012 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- 5) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- 6) THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR SOUTH 89°23'25" WEST AND IS MONUMENTED AS SHOWN HEREON.
- 7) THERE ARE 82 LOTS AND 6 TRACTS IN THIS PLAT AMENDMENT.
- 8) NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOW LINE 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) THE TOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COST SHALL INCLUDE ALL ACTUAL COST FOR LABOR, EQUIPMENT AND MATERIALS AT A 15% FEE.
- 10) LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB. GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IRRIGATION.
- 11) THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 08035C0189F, PANEL NO. 189, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005.
- 12) 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.
- 13) PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE STREETS CREATED BY THE FINAL PLAT FOR CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2 DEPICTED HEREON.
- 14) UTILITY EASEMENTS ARE DEDICATED TO THE TOWN OF CASTLE ROCK FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. 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 GRANTEE, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEE, 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.
- 15) PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- 16) PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE SANITARY SEWER EASEMENT CREATED BY EASEMENT AGREEMENT RECORDED JULY 28, 2006 UNDER RECEPTION NO. 2006064368 AS DEPICTED HEREON.

### LAND AREA SUMMARY TABLE

TYPE	AREA (SF)	AREA (AC)
LOTS (82)	840,691	19.300
TRACTS (6)	986,254	22.641
R.O.W.	207,387	4.761
TOTAL AREA	2,034,332	46.702

### SURVEYORS CERTIFICATE

I, DEREK S. BROWN, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AMENDED PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JUNE 4, 2013 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 AMENDED 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.



DEREK S. BROWN, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. No. 38064  
FOR AND BEHALF OF AZTEC CONSULTANTS, INC.

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.

### TITLE CERTIFICATE

I, PATRICK EMBLETON AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE 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 LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATION OF OWNERSHIP AND DEDICATION.

SIGNED THIS 12<sup>th</sup> DAY OF SEPTEMBER, 2013.

[Signature]  
AUTHORIZED REPRESENTATIVE

FIRST AMERICAN TITLE INSURANCE COMPANY

### NOTARY CERTIFICATE

STATE OF COLORADO )  
COUNTY OF )

SUBSCRIBED AND SWORN BEFORE ME THIS 13 DAY OF Sept, 2013 BY Patrick Embleton  
AS Authorized Representative OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES Jan 12, 2014  
NOTARY PUBLIC [Signature]

### WATER RIGHTS DEDICATION STATEMENT

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 24 SFE ARE DEBITED FROM THE WATER BANK.

### STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

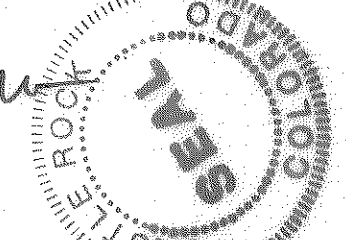
THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 9<sup>th</sup> DAY OF October, 2013.

[Signature]  
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 AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: [Signature]  
TOWN CLERK



[Signature]  
TOWN MANAGER

10-8-13  
DATE

10/8/13  
DATE

### DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:45 PM ON THE 10<sup>th</sup> DAY OF October, 2013. AT RECEPTION NO. 2012082860.

DOUGLAS COUNTY CLERK AND RECORDER  
BY: [Signature]  
DEPUTY



CASTLE OAKS ESTATES FILING NO. 1, 9TH AMENDMENT PLAT

PROJECT NO.: PL13-0003

**AZTEC**  
CONSULTANTS, INC.  
8000 S. Lincoln St., Suite 201  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 76012-03

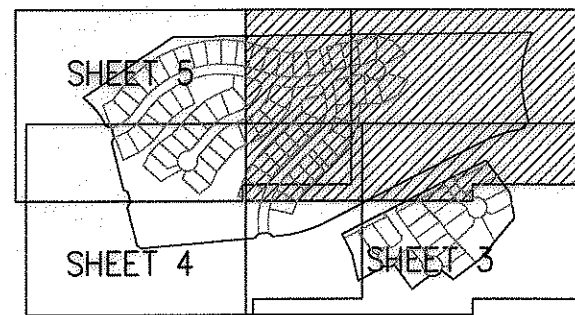
**DEVELOPER**  
STARWOOD LAND  
VENTURES, LLC  
4900 NORTH SCOTTSDALE ROAD, SUITE 1400  
SCOTTSDALE, AZ 85251  
480-305-7200

DATE OF PREPARATION:	6-21-2013
SCALE:	N/A
SHEET 1 OF 5	

# CASTLE OAKS ESTATES FILING NO. 1, 9TH AMENDMENT PLAT

A REPLAT OF TRACTS I AND L OF CASTLE OAKS ESTATES FILING NO. 1, LOTS 1-6, BLOCK 6, LOTS 1-25, BLOCK 7, LOTS 1-6, BLOCK 8, LOTS 1-15, BLOCK 9, LOTS 1-14, BLOCK 10, TRACTS D, E, F, SPANISH OAKS COURT, SPANISH OAKS WAY, A PORTION OF SPANISH OAKS TRAIL, WOODSAGE LANE AND DEL PICO PLACE OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, LOCATED WITHIN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 5



SHEET INDEX

SW 1/4 NE1/4 SEC. 31,  
T.7S., R.66W., 6TH P.M.

UNPLATTED

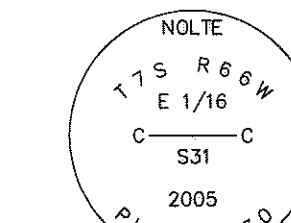
EXISTING PLATTED BOUNDARY LINE  
WAS ACCEPTED BASED ON  
BOUNDARY LINE AGREEMENT  
RECORDED FEBRUARY 26, 2007  
UNDER REC. NO. 200701673

LINE #	DIRECTION	LENGTH
L3	S86°29'30"E	46.06'
L6	N00°41'47"W	8.34'
L7	N26°45'12"W	19.56'
L9	N181°4'48"E	28.28'

LINE #	DIRECTION	LENGTH
L11	S71°45'12"E	28.28'
L21	N76°21'09"E	37.19'
L22	N76°21'09"E	37.19'
L27	N45°46'04"E	30.00'

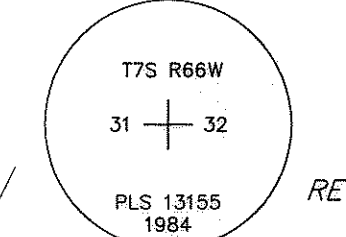
CURVE	DELTA	RADIUS	LENGTH
C2	17°09'21"	200.00'	59.89'
C4	87°35'00"	25.00'	38.22'
C8	85°30'09"	25.00'	37.31'
C9	88°48'56"	25.00'	38.75'
C10	90°00'00"	25.00'	39.27'

CURVE	DELTA	RADIUS	LENGTH
C11	53°45'28"	15.00'	14.07'
C12	284°00'45"	50.00'	247.85'
C13	50°50'19"	15.00'	13.31'
C18	30°02'32"	215.00'	112.73'
C19	52°01'12"	15.00'	13.62'



CASTLE OAKS  
REC. NO. 150556

SE 1/4 NE1/4 SEC. 31,  
T.7S., R.66W., 6TH P.M.



POINT OF COMMENCEMENT  
E 1/4 COR., SEC. 31,  
T.7S., R.66W., 6TH P.M.  
RECOVERED 3 1/4" ALUMINUM  
PIPE MONUMENT  
STAMPED AS SHOWN.

POINT OF BEGINNING

RECOVERED 2 1/2" ALUMINUM CAP  
STAMPED AS SHOWN.  
POSITION WAS NOT ACCEPTED FOR  
CE 1/16 CORNER.

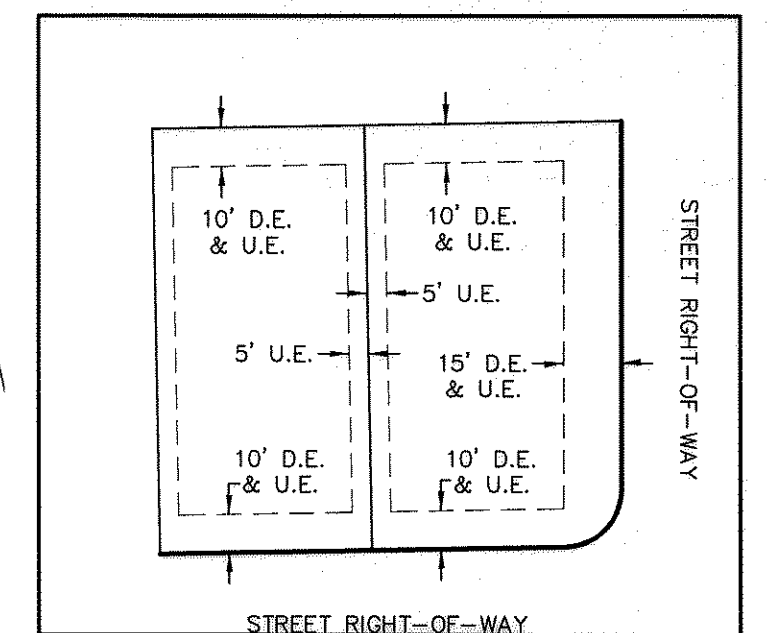
EXISTING PLATTED BOUNDARY LINE  
WAS ACCEPTED BASED ON  
BOUNDARY LINE AGREEMENT  
RECORDED FEBRUARY 26, 2007  
UNDER REC. NO. 200701673

NORTH LINE OF THE NE 1/4 SE1/4 OF SEC. 31  
S89°23'25"W 1323.33'  
(BASIS OF BEARINGS)

### MONUMENT LEGEND

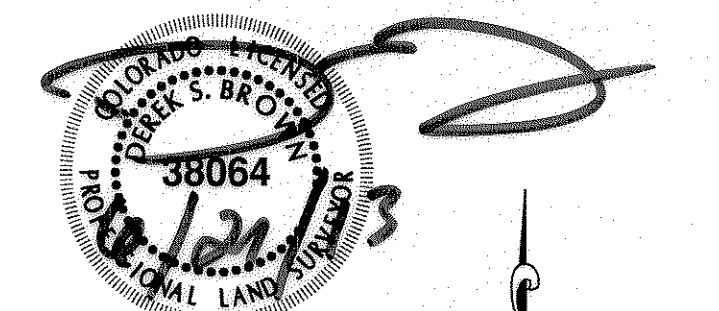
- RECOVERED NO. 5 REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED "NOLTE PLS 29430"
- RECOVERED BRASS TAG STAMPED "NOLTE LS 29430"
- RECOVERED NO. 5 REBAR WITH 1 1/4" BLUE PLASTIC CAP STAMPED "NOLTE PLS 37051"
- RECOVERED NO. 5 REBAR WITH NO CAP
- SET NO. 5 REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- (NR) NON-RADIAL

### TYPICAL LOT EASEMENT DETAIL:

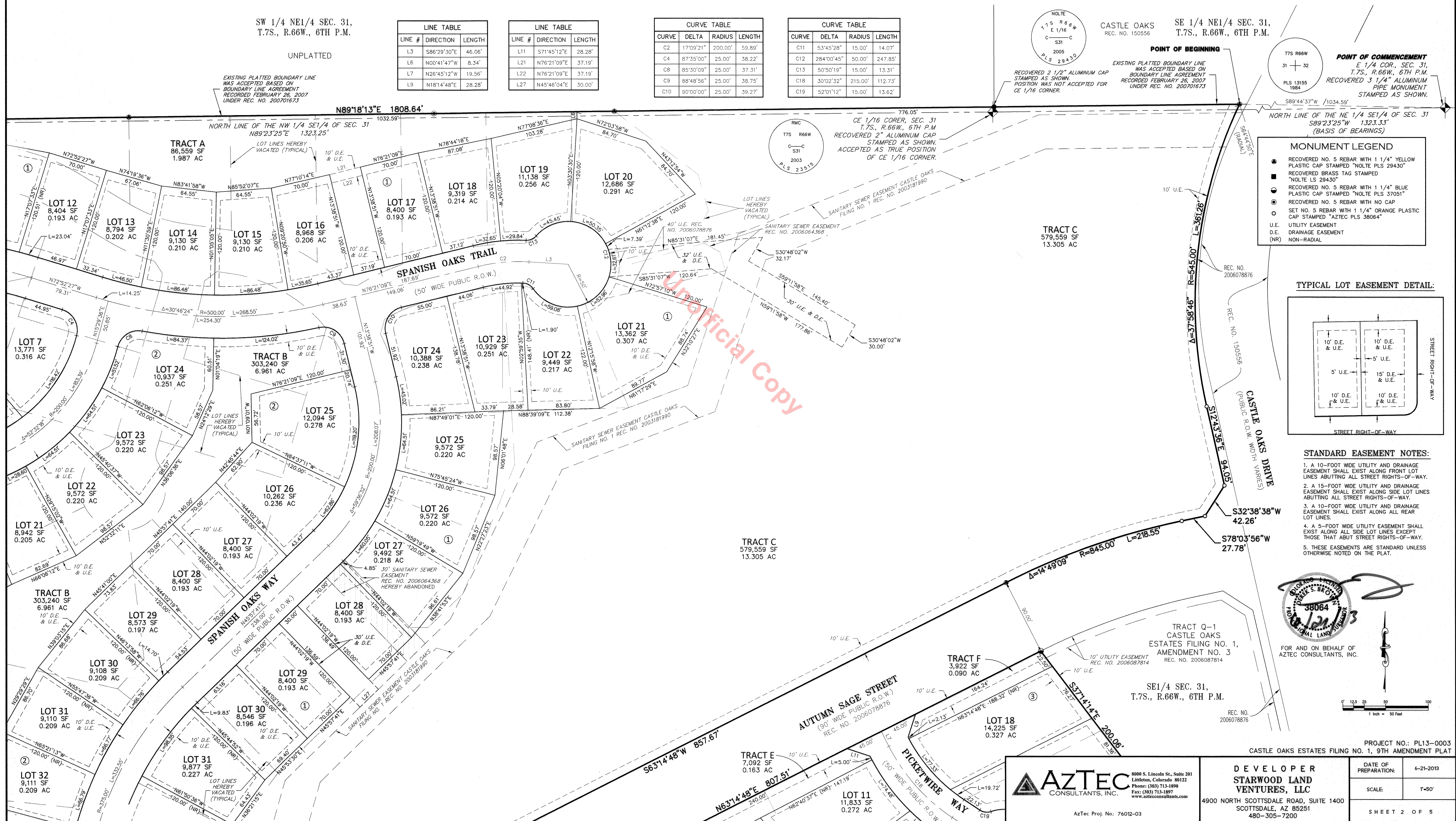
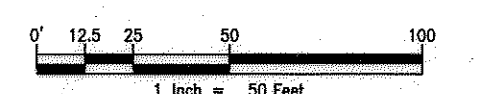


### STANDARD EASEMENT NOTES:

1. A 10-FOOT WIDE UTILITY AND DRAINAGE EASEMENT SHALL EXIST ALONG FRONT LOT LINES ABUTTING ALL STREET RIGHTS-OF-WAY.
2. A 15-FOOT WIDE UTILITY AND DRAINAGE EASEMENT SHALL EXIST ALONG SIDE LOT LINES ABUTTING ALL STREET RIGHTS-OF-WAY.
3. A 10-FOOT WIDE UTILITY AND DRAINAGE EASEMENT SHALL EXIST ALONG ALL REAR LOT LINES.
4. A 5-FOOT WIDE UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE LOT LINES EXCEPT THOSE THAT ABUT STREET RIGHTS-OF-WAY.
5. THESE EASEMENTS ARE STANDARD UNLESS OTHERWISE NOTED ON THE PLAT.



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.



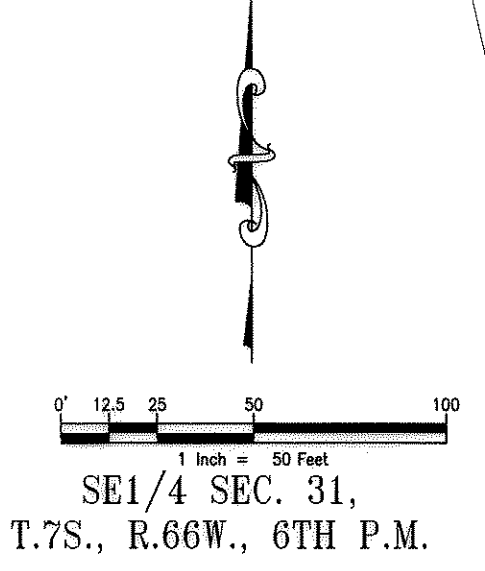
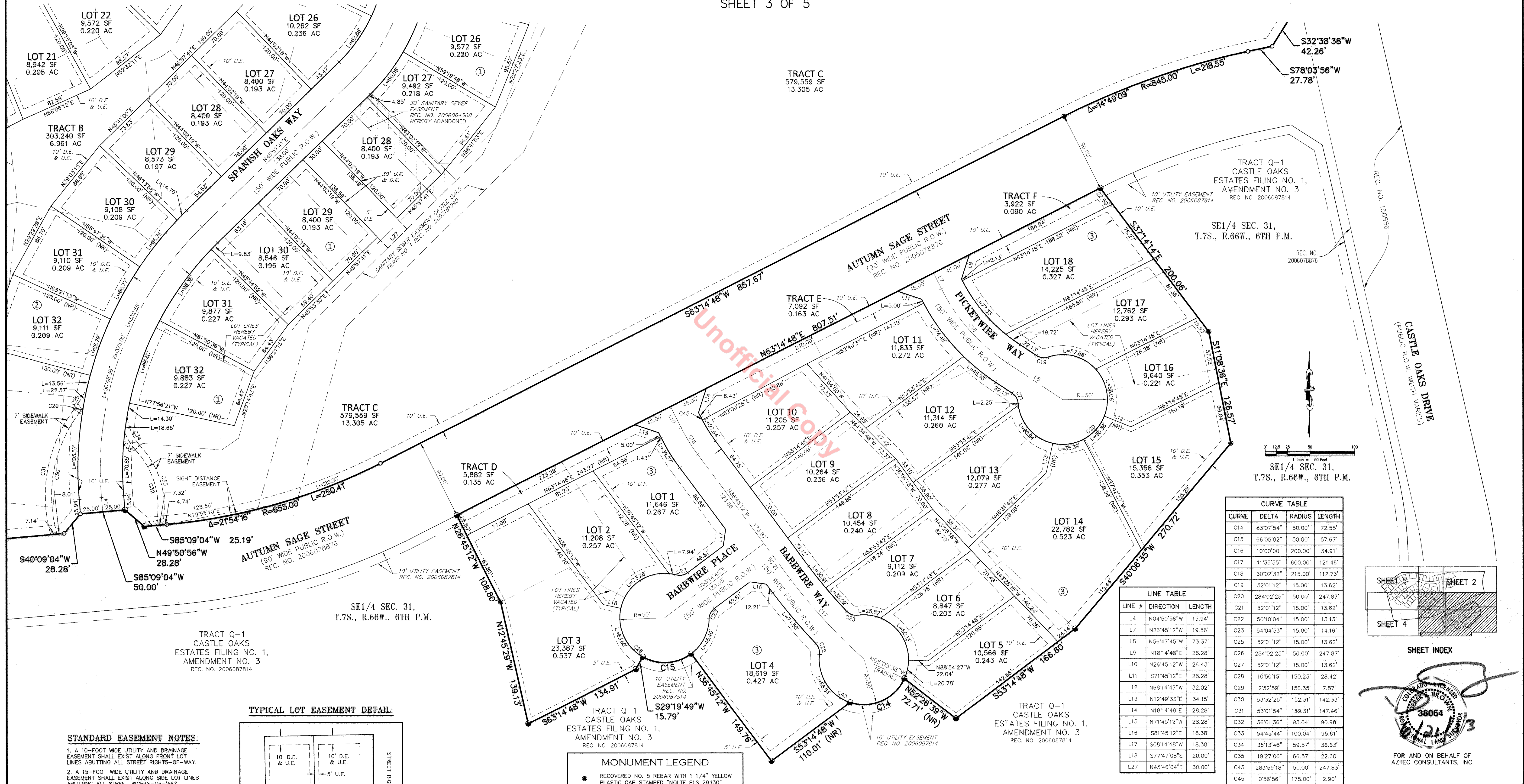
**AZTEC**  
CONSULTANTS, INC.  
8000 S. Lincoln St., Suite 201  
Littleton, Colorado 80123  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 76012-03

**DEVELOPER**  
STARWOOD LAND  
VENTURES, LLC  
4900 NORTH SCOTTSDALE ROAD, SUITE 1400  
SCOTTSDALE, AZ 85251  
480-305-7200

PROJECT NO.:	PL13-0003
DATE OF PREPARATION:	6-21-2013
SCALE:	T=50'
SHEET	2 OF 5

# CASTLE OAKS ESTATES FILING NO. 1, 9TH AMENDMENT PLAT

A REPLAT OF TRACTS I AND L OF CASTLE OAKS ESTATES FILING NO. 1, LOTS 1-6, BLOCK 6, LOTS 1-25, BLOCK 7, LOTS 1-6, BLOCK 8, LOTS 1-15, BLOCK 9, LOTS 1-14, BLOCK 10, TRACTS D, E, F, SPANISH OAKS COURT, SPANISH OAKS WAY, A PORTION OF SPANISH OAKS TRAIL, WOODSAGE LANE AND DEL PICO PLACE OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, LOCATED WITHIN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 3 OF 5

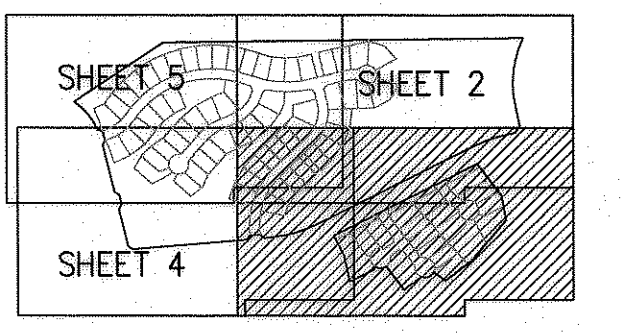


**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C14	83°07'54"	50.00'	72.55'
C15	66°05'02"	50.00'	57.67'
C16	10°00'00"	200.00'	34.91'
C17	11°35'55"	600.00'	121.46'
C18	30°02'32"	215.00'	112.73'
C19	52°01'12"	15.00'	13.62'
C20	284°02'25"	50.00'	247.87'
C21	52°01'12"	15.00'	13.62'
C22	50°10'04"	15.00'	13.13'
C23	54°04'53"	15.00'	14.16'
C25	52°01'12"	15.00'	13.62'
C26	284°02'25"	50.00'	247.87'
C27	52°01'12"	15.00'	13.62'
C28	10°50'15"	150.23'	28.42'
C29	2°52'59"	156.35'	7.87'
C30	53°32'25"	152.31'	142.33'
C31	53°01'54"	159.31'	147.46'
C32	56°01'36"	93.04'	90.98'
C33	54°45'44"	100.04'	95.61'
C34	35°13'48"	159.57'	36.63'
C35	19°27'06"	66.57'	22.60'
C43	283°59'18"	50.00'	247.83'
C45	0°56'56"	175.00'	2.90'

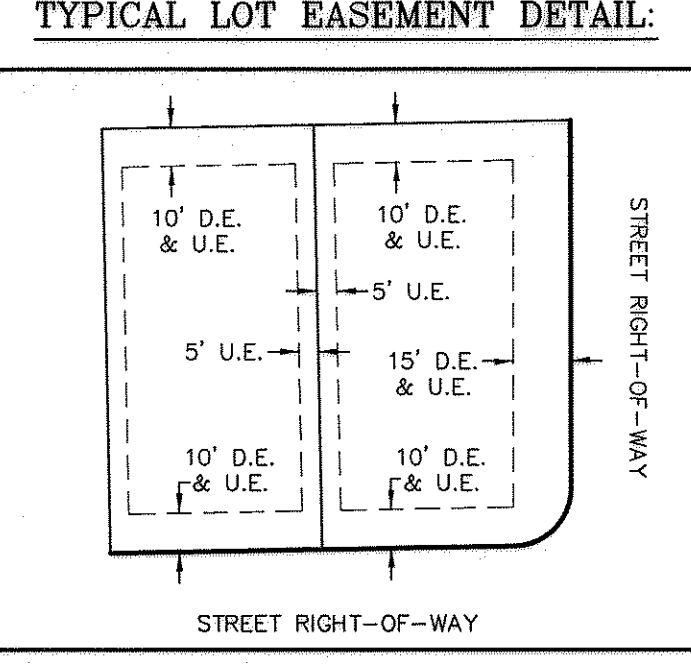
**LINE TABLE**

LINE #	DIRECTION	LENGTH
L4	N04°50'56"W	15.94'
L7	N26°45'12"W	19.56'
L8	N56°47'45"W	73.37'
L9	N18°14'48"E	28.28'
L10	N26°45'12"W	26.43'
L11	S71°45'12"E	28.28'
L12	N68°14'47"W	32.02'
L13	N12°49'33"E	34.15'
L14	N18°14'48"E	28.28'
L15	N71°45'12"W	28.28'
L16	S81°45'44"W	18.38'
L17	S08°14'48"W	18.38'
L18	S77°47'08"E	20.00'
L27	N45°46'04"E	30.00'



**SHEET INDEX**

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.



**STANDARD EASEMENT NOTES:**

- A 10-foot wide utility and drainage easement shall exist along front lot lines abutting all street rights-of-way.
- A 15-foot wide utility and drainage easement shall exist along side lot lines abutting all street rights-of-way.
- A 10-foot wide utility and drainage easement shall exist along all rear lot lines.
- A 5-foot wide utility easement shall exist along all side lot lines except those that abut street rights-of-way.
- These easements are standard unless otherwise noted on the plat.

**MONUMENT LEGEND**

- Recovered No. 5 rebar with 1 1/4" yellow plastic cap stamped "NOLTE PLS 29430"
- Recovered brass tag stamped "NOLTE LS 29430"
- Recovered No. 5 rebar with 1 1/4" blue plastic cap stamped "NOLTE PLS 37051"
- Recovered No. 5 rebar with no cap
- Set No. 5 rebar with 1 1/4" orange plastic cap stamped "AZTEC PLS 38064"
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- (NR) NON-RADIAL

**AZTEC CONSULTANTS, INC.**  
8000 S. Lincoln St., Suite 201  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

**DEVELOPER**  
STARWOOD LAND VENTURES, LLC  
4900 NORTH SCOTTSDALE ROAD, SUITE 1400  
SCOTTSDALE, AZ 85251  
480-305-7200

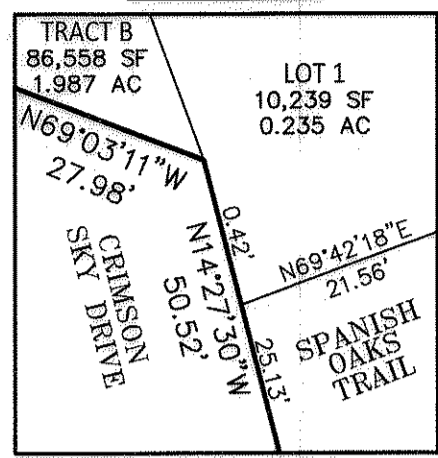
PROJECT NO.: PL13-0003  
CASTLE OAKS ESTATES FILING NO. 1, 9TH AMENDMENT PLAT

DATE OF PREPARATION:	6-21-2013
SCALE:	T=50'
SHEET 3 OF 5	

# CASTLE OAKS ESTATES FILING NO. 1, 9TH AMENDMENT PLAT

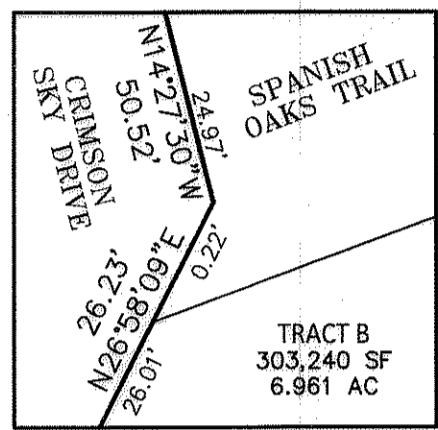
A REPLAT OF TRACTS I AND L OF CASTLE OAKS ESTATES FILING NO. 1, LOTS 1-6, BLOCK 6, LOTS 1-25, BLOCK 7, LOTS 1-6, BLOCK 8, LOTS 1-15, BLOCK 9, LOTS 1-14, BLOCK 10, TRACTS D, E, F, SPANISH OAKS COURT, SPANISH OAKS WAY, A PORTION OF SPANISH OAKS TRAIL, WOODSAGE LANE AND DEL PICO PLACE OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, LOCATED WITHIN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 4 OF 5

DETAIL A:

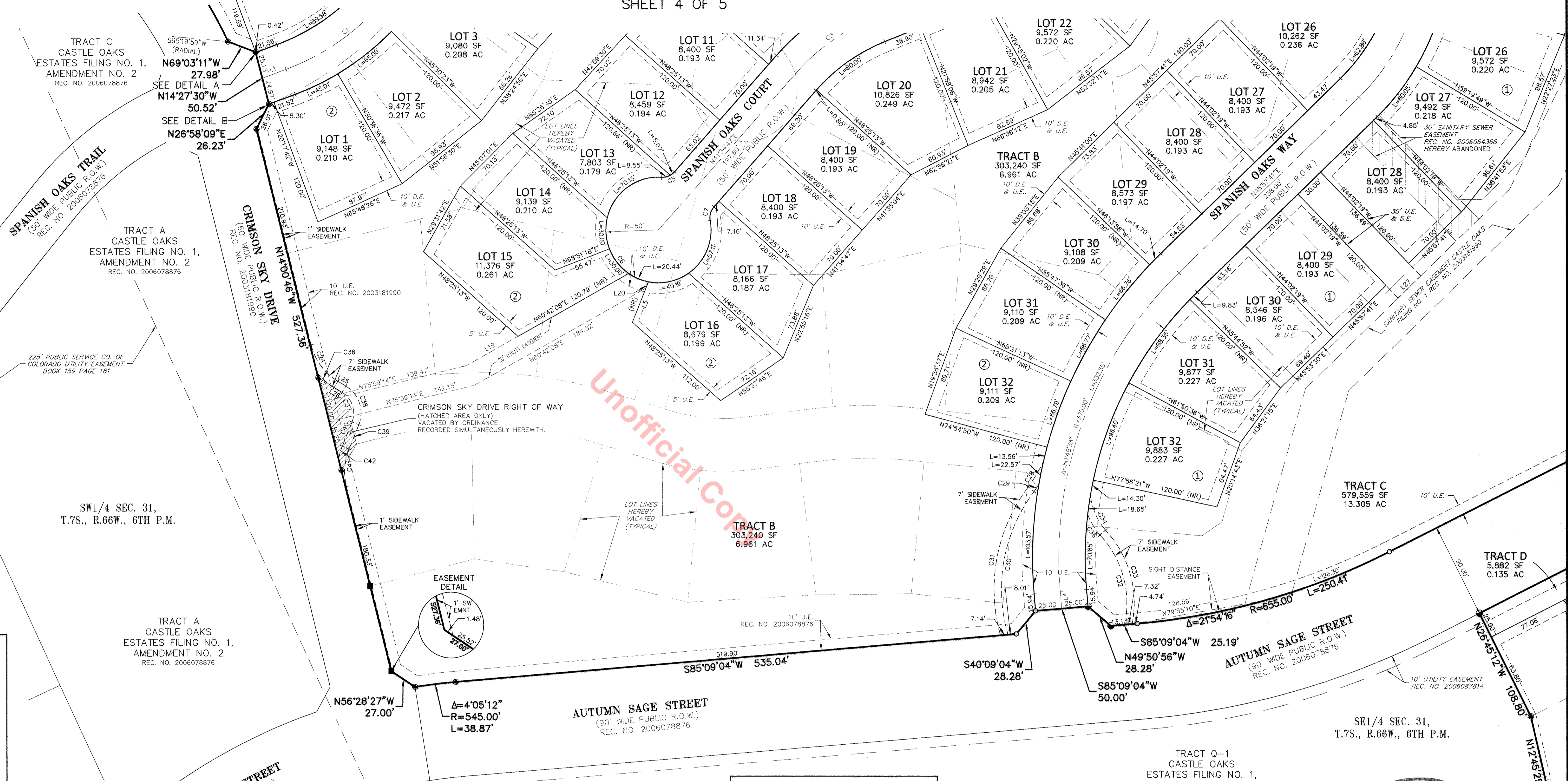


SCALE: N.T.S.

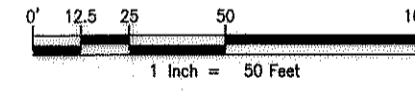
DETAIL B:



SCALE: N.T.S.



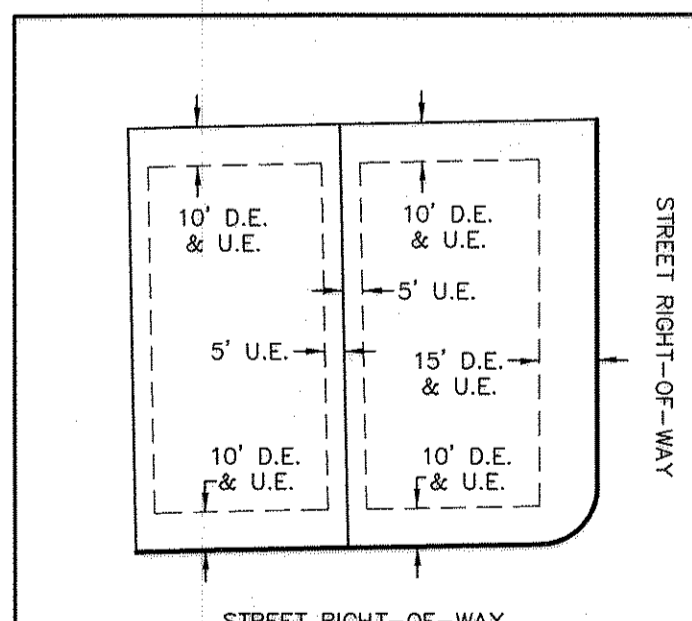
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SW1/4 SEC. 31, T.7S., R.66W., 6TH P.M.

SE1/4 SEC. 31, T.7S., R.66W., 6TH P.M.

TYPICAL LOT EASEMENT DETAIL:



TRACT A CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2  
REC. NO. 2006078876

TRACT B 303,240 SF 6.961 AC  
REC. NO. 2006078876

TRACT C 579,559 SF 13.305 AC

TRACT D 5,882 SF 0.135 AC

TRACT Q-1 CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 3  
REC. NO. 2006087814

TRACT Q-1 CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 3  
REC. NO. 2006087814

**STANDARD EASEMENT NOTES:**

1. A 10-FOOT WIDE UTILITY AND DRAINAGE EASEMENT SHALL EXIST ALONG FRONT LOT LINES ABUTTING ALL STREET RIGHTS-OF-WAY.
2. A 15-FOOT WIDE UTILITY AND DRAINAGE EASEMENT SHALL EXIST ALONG SIDE LOT LINES ABUTTING ALL STREET RIGHTS-OF-WAY.
3. A 10-FOOT WIDE UTILITY AND DRAINAGE EASEMENT SHALL EXIST ALONG ALL REAR LOT LINES.
4. A 5-FOOT WIDE UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE LOT LINES EXCEPT THOSE THAT ABUT STREET RIGHTS-OF-WAY.
5. THESE EASEMENTS ARE STANDARD UNLESS OTHERWISE NOTED ON THE PLAT.

LINE #	DIRECTION	LENGTH
L1	N69°03'11"W	24.12'
L4	N04°50'56"W	15.94'
L5	N21°58'33"E	40.90'
L19	N60°42'08"E	56.35'
L20	S32°37'09"W	8.48'
L25	S58°46'45"E	8.82'
L26	S58°46'45"E	8.82'
L27	N45°46'04"E	30.00'

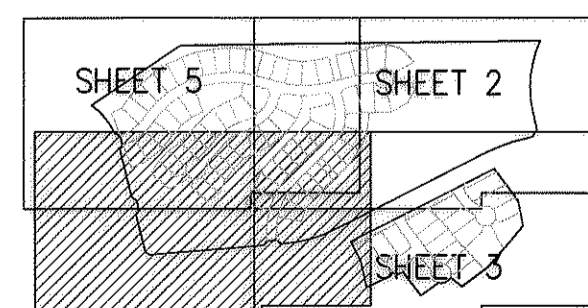
CURVE	DELTA	RADIUS	LENGTH
C1	34°32'41"	225.00'	135.66'
C3	26°27'07"	200.00'	92.33'
C5	52°01'12"	15.00'	13.62'
C6	284°02'25"	50.00'	247.87'
C7	52°01'12"	15.00'	13.62'
C4	44°45'59"	56.50'	44.14'
C28	10°50'15"	150.23'	28.42'

CURVE	DELTA	RADIUS	LENGTH
C29	2°52'59"	156.35'	7.87'
C30	53°32'25"	152.31'	142.33'
C31	53°01'54"	159.31'	147.46'
C32	56°01'36"	93.04'	90.98'
C33	54°45'44"	100.04'	95.61'
C34	35°13'48"	59.57'	36.63'
C35	19°27'06"	66.57'	22.60'

CURVE	DELTA	RADIUS	LENGTH
C36	19°39'32"	63.50'	21.79'
C37	80°20'15"	23.00'	32.25'
C38	80°20'15"	30.00'	42.06'
C39	0°55'10"	1549.52'	24.87'
C40	0°55'10"	1542.52'	24.75'
C41	36°29'25"	56.50'	35.98'
C42	11°22'58"	63.50'	12.62'

**MONUMENT LEGEND**

- RECOVERED NO. 5 REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED "NOLTE PLS 29430"
- RECOVERED BRASS TAG STAMPED "NOLTE LS 29430"
- RECOVERED NO. 5 REBAR WITH 1 1/4" BLUE PLASTIC CAP STAMPED "NOLTE PLS 37051"
- RECOVERED NO. 5 REBAR WITH NO CAP
- SET NO. 5 REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- (NR) NON-RADIAL



SHEET INDEX



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

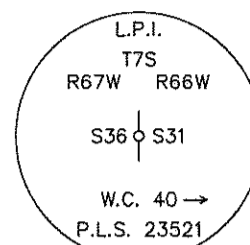
**AZTEC CONSULTANTS, INC.**  
8000 S. Lincoln St., Suite 201  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

**DEVELOPER**  
STARWOOD LAND VENTURES, LLC  
4900 NORTH SCOTTSDALE ROAD, SUITE 1400  
SCOTTSDALE, AZ 85251  
480-305-7200

PROJECT NO.:	PL13-0003
DATE OF PREPARATION:	6-21-2013
SCALE:	T=50'
SHEET 4 OF 5	

# CASTLE OAKS ESTATES FILING NO. 1, 9TH AMENDMENT PLAT

A REPLAT OF TRACTS I AND L OF CASTLE OAKS ESTATES FILING NO. 1, LOTS 1-6, BLOCK 6, LOTS 1-25, BLOCK 7, LOTS 1-6, BLOCK 8, LOTS 1-15, BLOCK 9, LOTS 1-14, BLOCK 10, TRACTS D, E, F, SPANISH OAKS COURT, SPANISH OAKS WAY, A PORTION OF SPANISH OAKS TRAIL, WOODSAGE LANE AND DEL PICO PLACE OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, LOCATED WITHIN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 5 OF 5



RECOVERED 40' WITNESS CORNER 3 1/4" ALUMINUM CAP STAMPED AS SHOWN.

W 1/4 CORNER SECTION 31, T.7S., R.66W., 6TH P.M. NO MONUMENT RECOVERED

### MONUMENT LEGEND

- RECOVERED NO. 5 REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED "NOLTE PLS 29430"
- RECOVERED BRASS TAG STAMPED "NOLTE LS 29430"
- RECOVERED NO. 5 REBAR WITH 1 1/4" BLUE PLASTIC CAP STAMPED "NOLTE PLS 37051"
- RECOVERED NO. 5 REBAR WITH NO CAP
- SET NO. 5 REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT (NR)
- NR NON-RADIAL

CURVE	DELTA	RADIUS	LENGTH
C1	34°32'41"	225.00'	135.66'
C3	26°27'07"	200.00'	92.33'
C4	87°35'00"	25.00'	38.22'
C5	52°01'12"	15.00'	13.62'
C6	284°02'25"	50.00'	247.87'
C7	52°01'12"	15.00'	13.62'
C8	85°30'09"	25.00'	37.31'

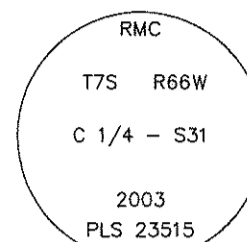
CURVE	DELTA	RADIUS	LENGTH
C9	88°48'56"	25.00'	38.75'
C10	90°00'00"	25.00'	39.27'
C24	44°45'59"	56.50'	44.14'
C36	19°39'32"	63.50'	21.79'
C37	80°20'15"	23.00'	32.25'
C38	80°20'15"	30.00'	42.06'
C39	0°55'10"	1549.52'	24.87'

CURVE	DELTA	RADIUS	LENGTH
C40	0°55'10"	1542.52'	24.75'
C44	0°59'13"	475.00'	8.18'

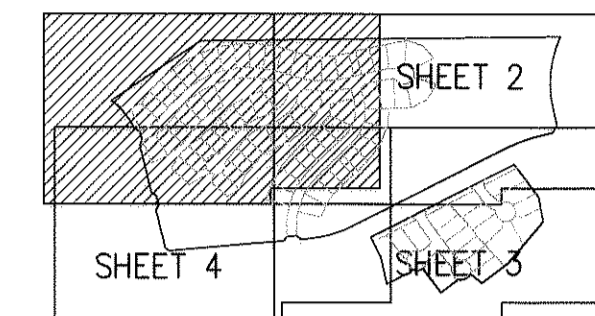
UNPLATTED  
NW1/4 SEC. 31,  
T.7S., R.66W., 6TH P.M.

LINE #	DIRECTION	LENGTH
L1	N69°42'18"E	24.12'
L2	N35°09'37"E	17.93'
L5	N21°58'33"E	40.90'
L19	N60°42'08"E	56.35'
L20	S32°37'09"W	8.48'
L21	N76°21'09"E	37.19'
L22	N76°21'09"E	37.19'

LINE #	DIRECTION	LENGTH
L25	S58°46'45"E	8.82'
L26	S58°46'45"E	8.82'
L27	N45°46'04"E	30.00'

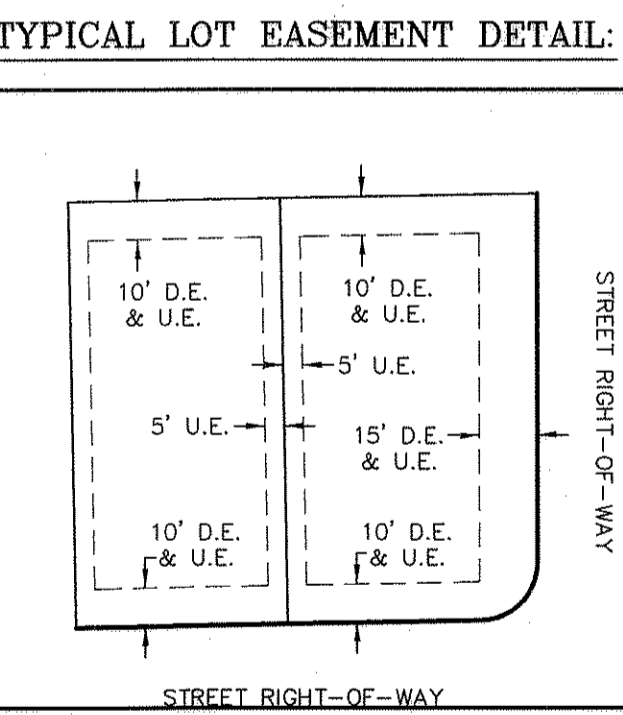
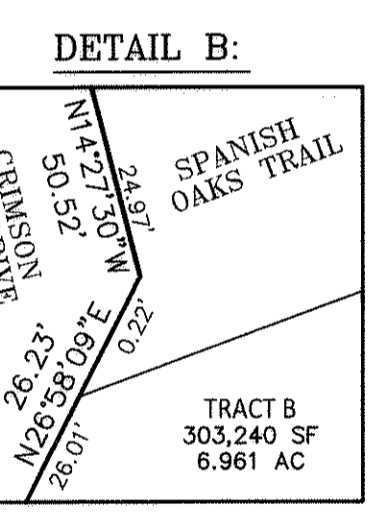
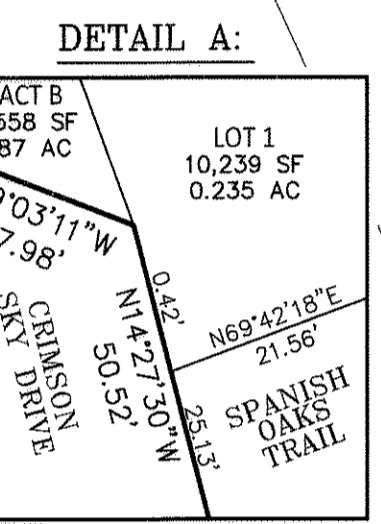
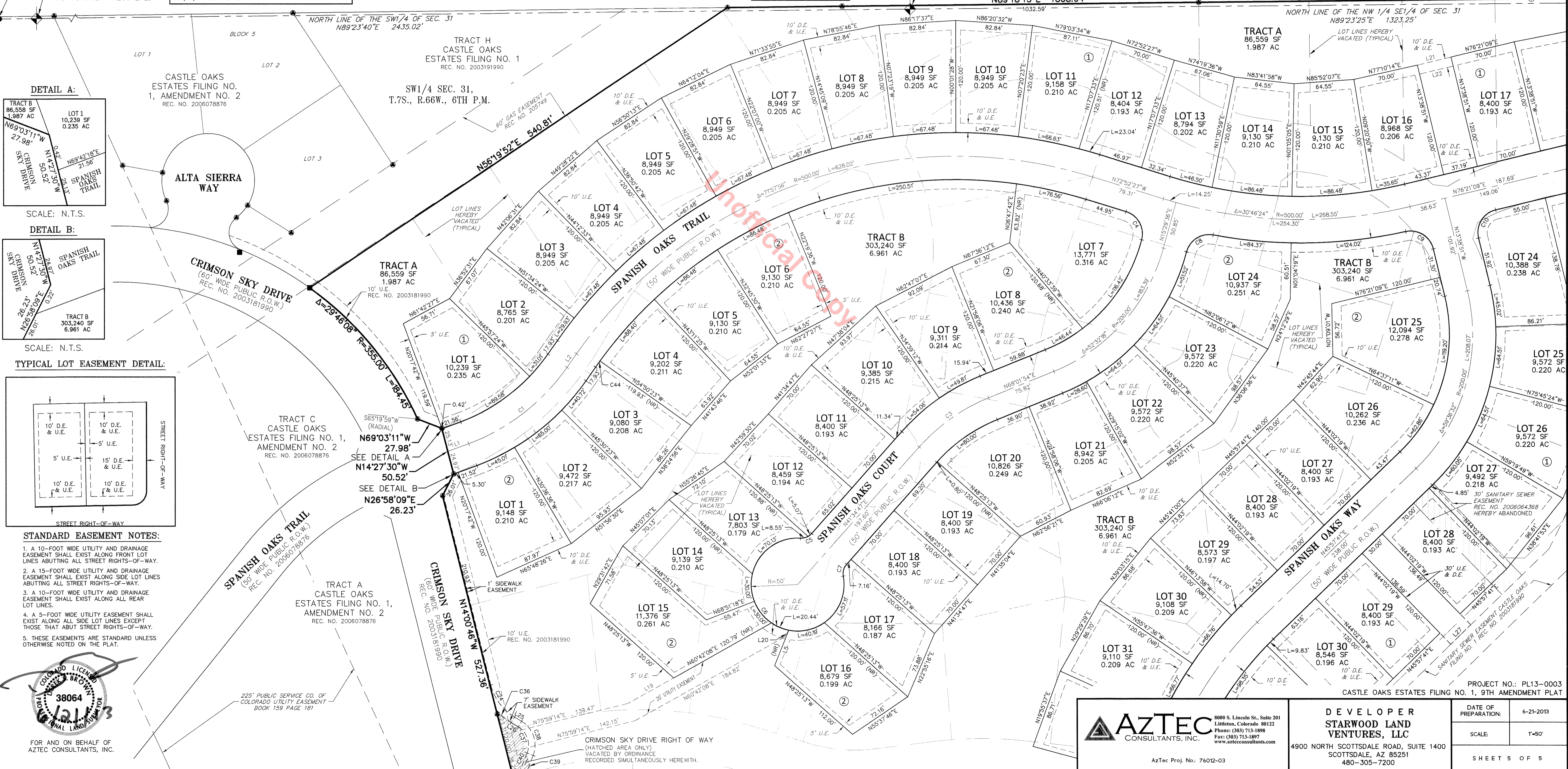
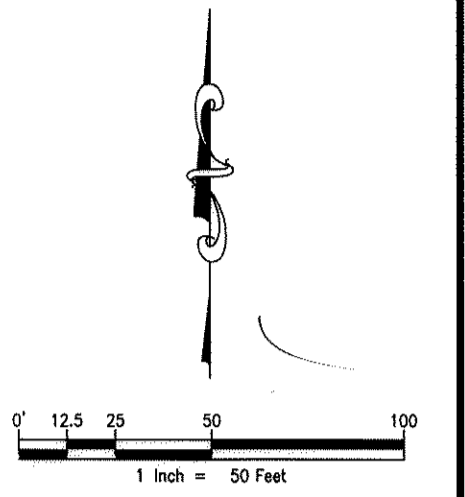


C 1/4 CORNER, SEC. 31, T.7S., R.66W., 6TH P.M. RECOVERED 2" ALUMINUM CAP STAMPED AS SHOWN.

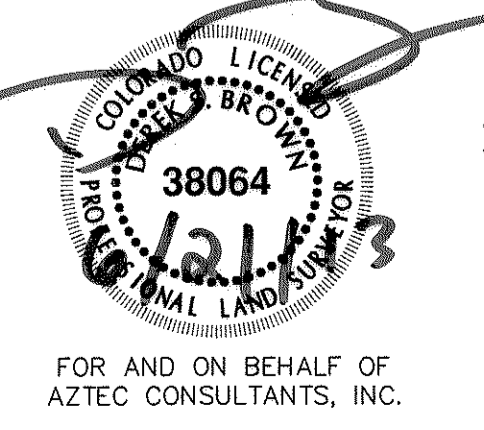


SW 1/4 NE1/4 SEC. 31, T.7S., R.66W., 6TH P.M.

UNPLATTED



- STANDARD EASEMENT NOTES:**
- A 10-FOOT WIDE UTILITY AND DRAINAGE EASEMENT SHALL EXIST ALONG FRONT LOT LINES ABUTTING ALL STREET RIGHTS-OF-WAY.
  - A 15-FOOT WIDE UTILITY AND DRAINAGE EASEMENT SHALL EXIST ALONG SIDE LOT LINES ABUTTING ALL STREET RIGHTS-OF-WAY.
  - A 10-FOOT WIDE UTILITY AND DRAINAGE EASEMENT SHALL EXIST ALONG ALL REAR LOT LINES.
  - A 5-FOOT WIDE UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE LOT LINES EXCEPT THOSE THAT ABUT STREET RIGHTS-OF-WAY.
  - THESE EASEMENTS ARE STANDARD UNLESS OTHERWISE NOTED ON THE PLAT.



225' PUBLIC SERVICE CO. OF COLORADO UTILITY EASEMENT BOOK 159 PAGE 181

CRIMSON SKY DRIVE RIGHT OF WAY (HATCHED AREA ONLY) VACATED BY ORDINANCE RECORDED SIMULTANEOUSLY HERewith.

**AZTEC**  
CONSULTANTS, INC.  
8000 S. Lincoln St., Suite 201  
Littleton, Colorado 80121  
Phone: (303) 713-1899  
Fax: (303) 713-1897  
www.aztecconsultants.com

Aztec Proj. No.: 76012-03

**DEVELOPER**  
STARWOOD LAND VENTURES, LLC  
4900 NORTH SCOTTSDALE ROAD, SUITE 1400  
SCOTTSDALE, AZ 85251  
480-305-7200

PROJECT NO.:	PL13-0003
DATE OF PREPARATION:	6-21-2013
SCALE:	T=50'
SHEET	5 OF 5