

PLAT IDENTIFICATION SHEET



2003181990 27 PGS

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$271.00
27 PGS
2003181990
12/29/2003 04:34 PM

GRANTOR:

(owner/signer)

Castle Oaks Estates, LLC

GRANTEE:

(subdivision name or name of plat)

Castle Oaks Estates Filing No. 1 Final Plat
a subdivision of Castle Oaks Preliminary PD Site Plan
Amendment No. 1

LEGAL:

(section-township-range)

31-7-66

6-8-66

FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1

A SUBDIVISION OF CASTLE OAKS PRELIMINARY PD SITE PLAN AMENDMENT NO. 1, A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G, AND TRACT E OF CASTLE OAKS SUBDIVISION 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

LEGAL DESCRIPTION:

A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G AND TRACT E, OF CASTLE OAKS SUBDIVISION, BEING A PORTION OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST, AND A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID 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 - P.L.S. #12046, BEING ASSUMED TO BEAR N0012'27"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 31; THENCE N89'15'27"E, A DISTANCE OF 55.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF FOUNDERS PARKWAY BEING THE POINT OF BEGINNING;

THENCE ALONG THE FOLLOWING FOUR (4) COURSES;

1. N89'16'26"E, A DISTANCE OF 124.94 FEET;
2. N89'19'10"E, A DISTANCE OF 1220.82 FEET;
3. N89'17'55"E, A DISTANCE OF 2302.20 FEET;
4. N89'29'52"E, A DISTANCE OF 350.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF CASTLE OAKS DRIVE AS RECORDED AT RECEPTION NO. 205749 OF THE RECORDS OF DOUGLAS COUNTY, COLORADO;

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID CASTLE OAKS DRIVE THE FOLLOWING FOURTEEN (14) COURSES;

1. S27'03'11"W, A DISTANCE OF 17.50 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 39'49'52", A RADIUS OF 440.00 FEET, A DISTANCE OF 305.89 FEET;
3. S12'46'42"E, A DISTANCE OF 181.83 FEET;
4. S12'49'52"E, A DISTANCE OF 60.11 FEET;
5. S12'41'38"E, A DISTANCE OF 471.76 FEET TO A POINT OF NON-TANGENT CURVE;
6. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S77'10'00"W, HAVING A DELTA OF 30'29'17", A RADIUS OF 360.00 FEET, A DISTANCE OF 191.56 FEET;
7. S17'42'42"W, A DISTANCE OF 394.67 FEET;
8. S17'58'49"W, A DISTANCE OF 117.60 FEET TO A POINT OF NON-TANGENT CURVE;
9. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S72'20'01"E, HAVING A DELTA OF 27'39'00", A RADIUS OF 1040.00 FEET, A DISTANCE OF 501.89 FEET;
10. S09'40'59"E, A DISTANCE OF 90.94 FEET TO A POINT OF NON-TANGENT CURVE;
11. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S80'04'11"W, HAVING A DELTA OF 74'04'31", A RADIUS OF 360.00 FEET, A DISTANCE OF 465.43 FEET;
12. S64'12'26"W, A DISTANCE OF 217.19 FEET TO A POINT OF NON-TANGENT CURVE;
13. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S25'50'36"E, HAVING A DELTA OF 39'51'27", A RADIUS OF 440.00 FEET, A DISTANCE OF 306.08 FEET;
14. S24'01'52"W, A DISTANCE OF 39.48 FEET;

THENCE THE FOLLOWING FOUR (4) COURSES;

1. N78'19'44"W, A DISTANCE OF 610.53 FEET;
2. S20'00'34"E, A DISTANCE OF 705.32 FEET;
3. S24'45'13"E, A DISTANCE OF 245.89 FEET;
4. N65'43'08"E, A DISTANCE OF 185.00 FEET TO A POINT OF NON-TANGENT CURVE ON THE WESTERLY RIGHT OF WAY LINE OF SAID CASTLE OAKS DRIVE;

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID CASTLE OAKS DRIVE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N45'54'35"E, HAVING A RADIUS OF 440.00 FEET, A DELTA OF 11'42'51", A DISTANCE OF 89.96 FEET;

THENCE THE FOLLOWING FOUR (4) COURSES;

1. S48'12'36"W, A DISTANCE OF 204.88 FEET;
2. S13'44'46"E, A DISTANCE OF 154.47 FEET;
3. S24'44'19"E, A DISTANCE OF 272.26 FEET;
4. S24'45'06"E, A DISTANCE OF 473.39 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID CASTLE OAKS DRIVE;

THENCE ALONG THE NORTHERLY LINE OF SAID CASTLE OAKS DRIVE THE FOLLOWING TEN (10) COURSES;

1. S54'24'46"W, A DISTANCE OF 153.36 FEET;
2. S54'11'46"W, A DISTANCE OF 29.47 FEET;
3. S54'26'16"W, A DISTANCE OF 1454.90 FEET;
4. S54'23'16"W, A DISTANCE OF 213.10 FEET TO A POINT OF NON-TANGENT CURVE;
5. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N35'34'29"W, HAVING A DELTA OF 35'52'47", A RADIUS OF 457.18 FEET, A DISTANCE OF 286.30 FEET;
6. N89'39'24"W, A DISTANCE OF 508.71 FEET TO A POINT OF NON-TANGENT CURVE;
7. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S00'19'31"W, HAVING A DELTA OF 31'52'41", A RADIUS OF 440.00 FEET, A DISTANCE OF 244.81 FEET;
8. S58'19'31"W, A DISTANCE OF 175.58 FEET TO A POINT OF CURVE;
9. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 54'49'34", A RADIUS OF 360.00 FEET, A DISTANCE OF 344.48 FEET;
10. N66'50'57"W, A DISTANCE OF 24.35 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF FOUNDERS PARKWAY;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF FOUNDERS PARKWAY THE FOLLOWING SIX (6) COURSES;

1. N10'23'45"E, A DISTANCE OF 134.93 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 45'41'14", A RADIUS OF 1132.10 FEET, A DISTANCE OF 902.75 FEET;
3. N35'17'28"W, A DISTANCE OF 402.22 FEET TO A POINT OF CURVE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 34'04'46", A RADIUS OF 745.00 FEET, A DISTANCE OF 443.12 FEET;
5. N01'12'43"W, A DISTANCE OF 1586.47 FEET;
6. N00'12'28"W, A DISTANCE OF 2634.56 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 19,543,365 SQUARE FEET OR 448.654 ACRES MORE OR LESS.

EXCEPT:

THAT PARCEL KNOWN AS CASTLE OAKS NO. 9 WELL FIELD AS RECORDED IN BOOK 839 AT PAGE 48 OF THE RECORDS OF DOUGLAS COUNTY, COLORADO, CONTAINING A CALCULATED AREA OF 45,000 SQUARE FEET OR 1.033 ACRES MORE OR LESS.

WITH A RESULTING AREA OF 19,498,365 SQUARE FEET OR 447.621 ACRES MORE OR LESS.

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 A SUBDIVISION OF CASTLE OAKS PRELIMINARY PD SITE PLAN AMENDMENT NO. 1. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON AND TRACTS V, X AND Y.

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 15th DAY OF October, 2003.

THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS CASTLE OAKS FILING NO. 1, A SUBDIVISION OF CASTLE OAKS PRELIMINARY PD SITE PLAN AMENDMENT NO. 1 IN THE TOWN OF CASTLE ROCK.

CASTLE OAKS ESTATES, LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY: SCHUCK CASTLE OAKS ESTATES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.
ITS: MANAGER

BY: SCHUCK COLORADO LTD., A COLORADO CORPORATION
ITS: GENERAL PARTNER

BY: *John E. Baxter*
ITS: *President*

COUNTY OF DOUGLAS
STATE OF COLORADO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF October 2003, BY *John E. Baxter* AS *President* FOR SCHUCK COLORADO LTD., A COLORADO CORPORATION, AS GENERAL PARTNER FOR SCHUCK CASTLE OAKS ESTATES LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP AS MANAGER FOR CASTLE OAKS ESTATES, LLC., A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY OFFICIAL HAND AND SEAL
MY COMMISSION EXPIRES: 8/21/04

Michele M. Daniels
NOTARY PUBLIC

TOWN OF CASTLE ROCK

Michelle S. Bennett
MAYOR
SIGNED THIS 15th DAY OF November 2003.

COUNTY OF DOUGLAS
STATE OF COLORADO

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF November 2003, BY *Michelle S. Bennett* AS MAYOR OF THE TOWN OF CASTLE ROCK AND ATTESTED TO BY *Janet Turbett* AS TOWN CLERK.

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 9-21-07

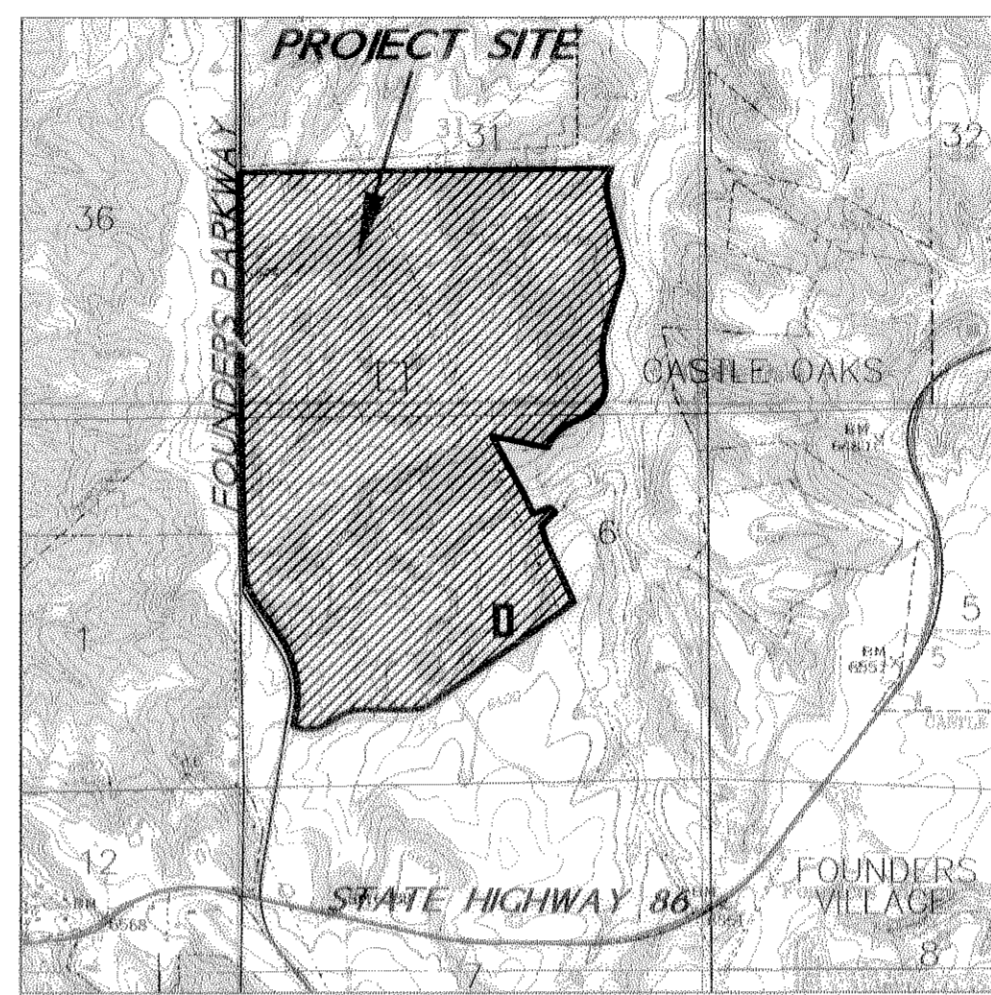
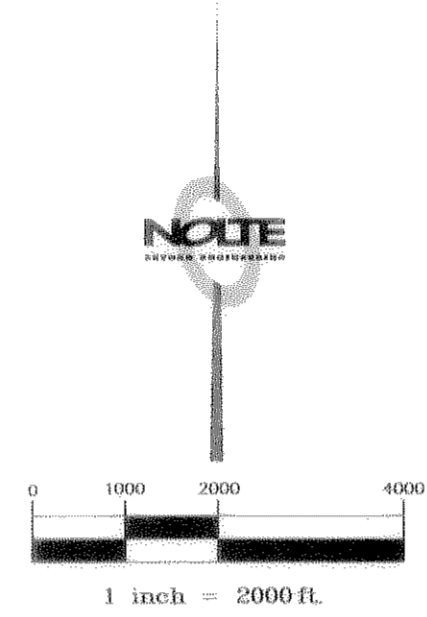
Janet Turbett
NOTARY PUBLIC

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.

TRACTS

TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, DD, EE, FF, GG, HH, II, JJ, KK, NN, AND OO 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. TRACTS K, O, R, BB, PP, QQ, RR, AND WW ARE FOR FUTURE DEVELOPMENT. TRACTS J, SS, TT, UU AND VV ARE FOR FUTURE R.O.W. AND SHALL ALL BE OWNED AND MAINTAINED BY THE OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS OF CASTLE OAKS ESTATES FILING NO. 1 A SUBDIVISION OF CASTLE OAKS PRELIMINARY PD SITE PLAN AMENDMENT NO. 1. TRACTS WX AND Y ARE FOR OPEN SPACE, TRAILS, UTILITIES AND DRAINAGE AND ARE TO BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK. TRACTS Q AND V ARE FOR OPEN SPACE, TRAILS, UTILITIES AND DRAINAGE AND ARE TO BE OWNED BY THE TOWN OF CASTLE ROCK AND MAINTAINED BY THE OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS OF CASTLE OAKS ESTATES FILING NO. 1 A SUBDIVISION OF CASTLE OAKS PRELIMINARY PD SITE PLAN AMENDMENT NO. 1. TRACT T IS FOR TOWN OF CASTLE ROCK DEDICATION AND MAINTENANCE. TRACT P IS FOR WELL SITE NO. 8 AND IS OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK. TRACTS Q, T AND W TO BE DEDICATED BY SEPARATE INSTRUMENT.



VICINITY MAP

LIEN HOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND THE LIEN HOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE CASTLE OAKS ESTATES FILING NO. 1 A SUBDIVISION OF CASTLE OAKS PRELIMINARY PD SITE PLAN AMENDMENT NO. 1 IN THE TOWN OF CASTLE ROCK.

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

John E. Baxter
BANK MIDWEST N.A. (NOTARIZED SIGNATURE)
SIGNED THIS 14 DAY OF October 2003.
THE FOREGOING LIEN HOLDER SUBORDINATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF October 2003, BY *John E. Baxter* AS REPRESENTATIVE OF BANK MIDWEST N.A.

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 6-27-06



Ruth Coigs
NOTARY PUBLIC

LIEN HOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND THE LIEN HOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE CASTLE OAKS ESTATES FILING NO. 1 A SUBDIVISION OF CASTLE OAKS PRELIMINARY PD SITE PLAN AMENDMENT NO. 1 IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON DECEMBER 17, 2002 UNDER RECEPTION NO. 2002137985 DOUGLAS COUNTY, COLORADO SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

Steve Wilson
STEVE WILSON - VICE PRESIDENT, COMMUNITY PLANNING
MELODY HOMES INC. A DELAWARE CORPORATION

SIGNED THIS 16th DAY OF October 2003.

THE FOREGOING LIEN HOLDER SUBORDINATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF October 2003, BY *Steve Wilson* AS REPRESENTATIVE OF MELODY HOMES INC.

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 12-01-04

Charlotte Wilson
NOTARY PUBLIC

WATER RIGHTS DEDICATION AGREEMENT

THE PROMISION 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 433 SFE ARE DEBITED FROM THE WATER BANK.

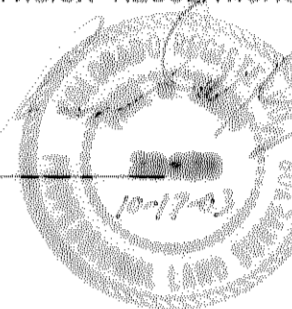
BASIS OF BEARING

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 - P.L.S. #12046, BEING ASSUMED TO BEAR N0012'27"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

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 05/08/2003, 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 REGISTRATION NO. 29430



DATE: 10-17-03

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 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

I, *Eric Stearns* 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 17th DAY OF October, 2003.

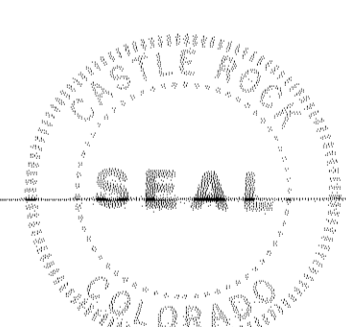
Eric Stearns
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company
TITLE INSURANCE COMPANY

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.

ATTEST: TOWN OF CASTLE ROCK

Janet Turbett
TOWN CLERK
Michelle S. Bennett
TOWN MANAGER



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 15th DAY OF November, 2003.

Patricia A. Sellman
DIRECTOR OF DEVELOPMENT SERVICES

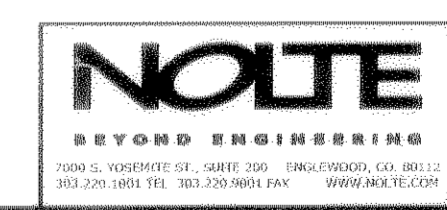
DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:14 PM ON THE 29th DAY OF December, 2003, AT RECEPTION NO. 2003181940

DOUGLAS COUNTY CLERK AND RECORDER

BY: *Christine Davis*
DEPUTY



DATE: 05-29-03
SCALE: 1" = N/A
SHEET 1 OF 27

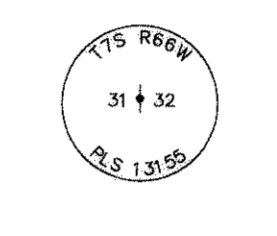
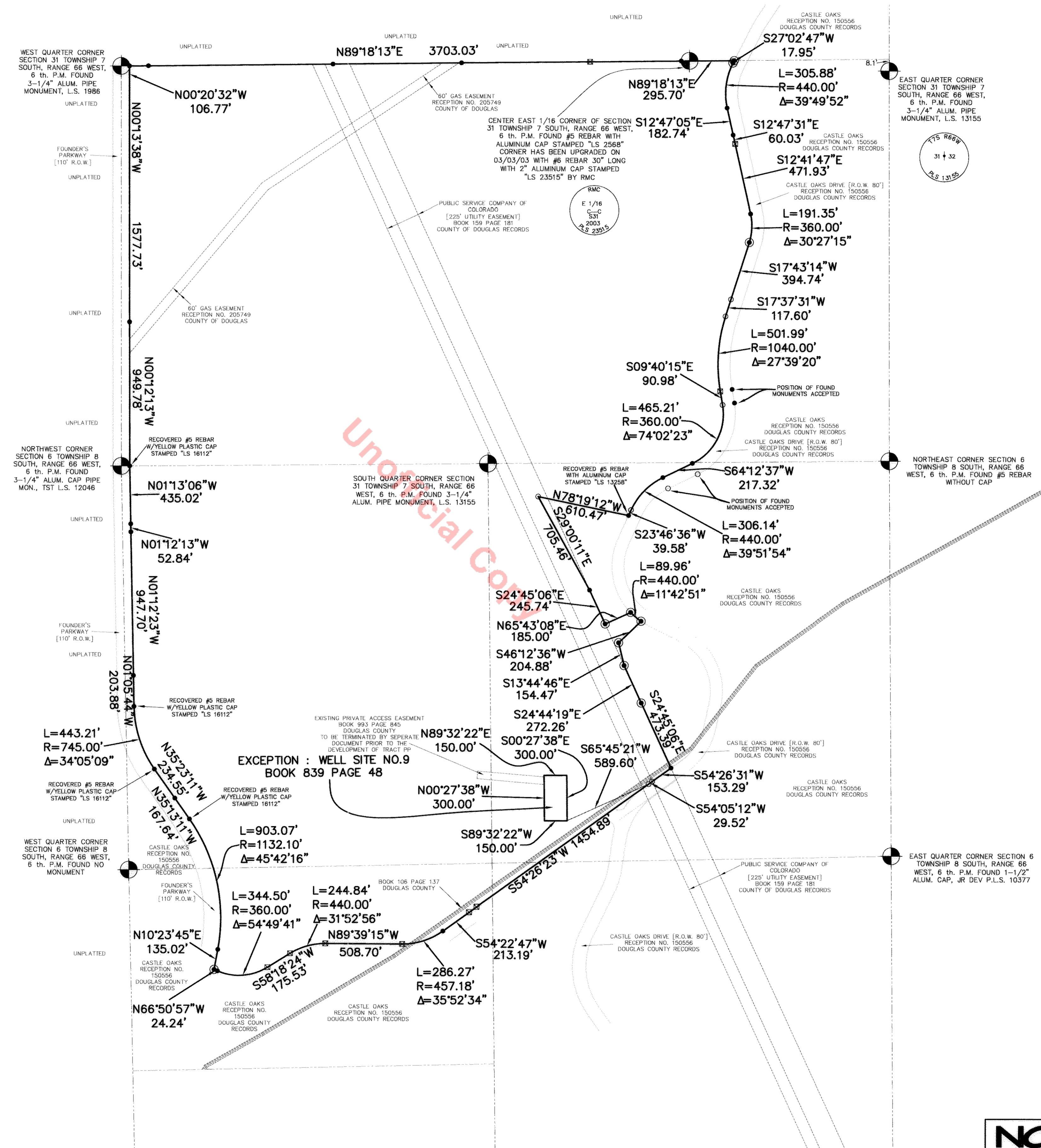
DATE: 10/09/03 TIME: 15:15 DATE: 10/09/03 TIME: 15:15 DATE: 10/09/03 TIME: 15:15
SERIES: Vfr-map, from: EDMA
SERIES: Vfr-map, from: EDMA
SERIES: Vfr-map, from: EDMA

FINAL PLAT
CASTLE OAKS ESTATES FILING NO. 1

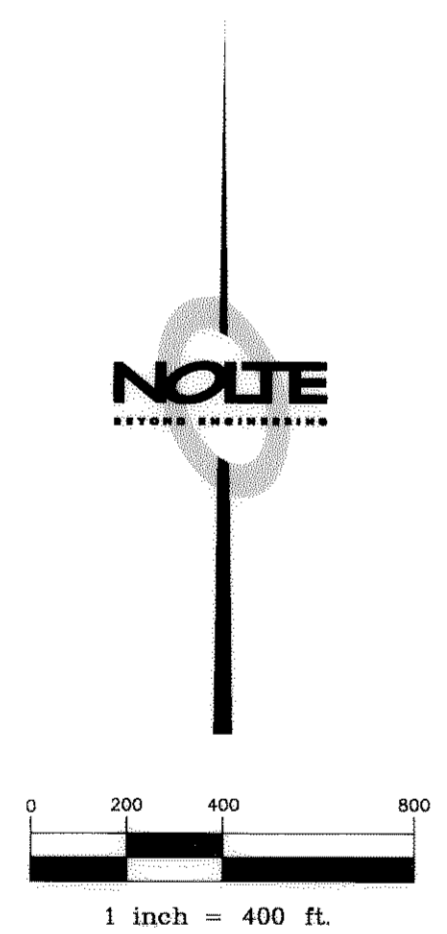
FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1

A SUBDIVISION OF CASTLE OAKS PRELIMINARY PD SITE PLAN AMENDMENT NO. 1, A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G, AND TRACT E OF CASTLE OAKS SUBDIVISION 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: 12/21/03 TIME: 2:14 P.M. DRAWING NAME: FP_SIT_03.DWG
 SHEET NO.: 3 OF 3
 DRAWN BY: J. D. BROWN
 CHECKED BY: J. D. BROWN



- 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



**EXCEPTION: WELL SITE NO. 9
BOOK 839 PAGE 48**

BOUNDARY ANALYSIS

NOLTE BEYOND ENGINEERING 2000 S. YORKSTOWN ST., SUITE 200, ENGLEWOOD, CO. 80112 303.733.1201 FAX: 303.733.9001 FAX: WWW.NOLTE.COM	DATE: 05-29-03
	SCALE: 1" = 400'
	SHEET 3 OF 27

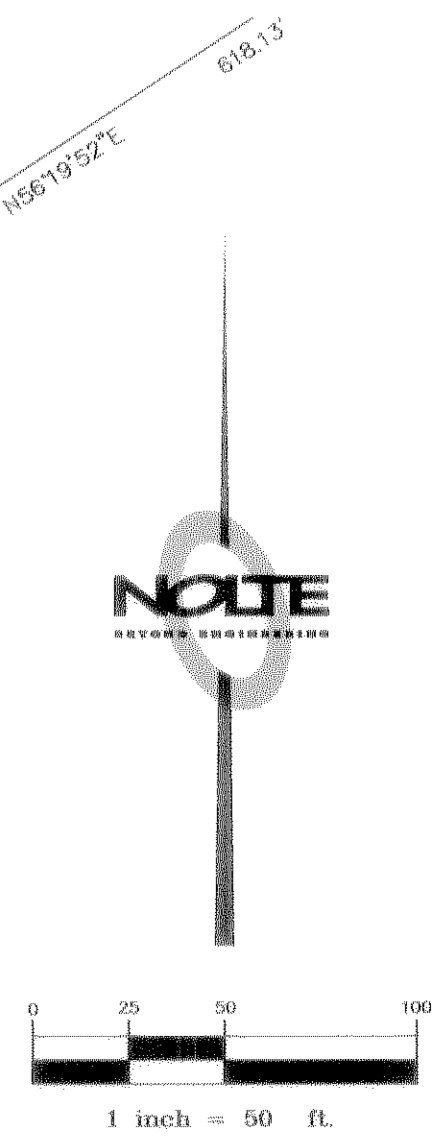
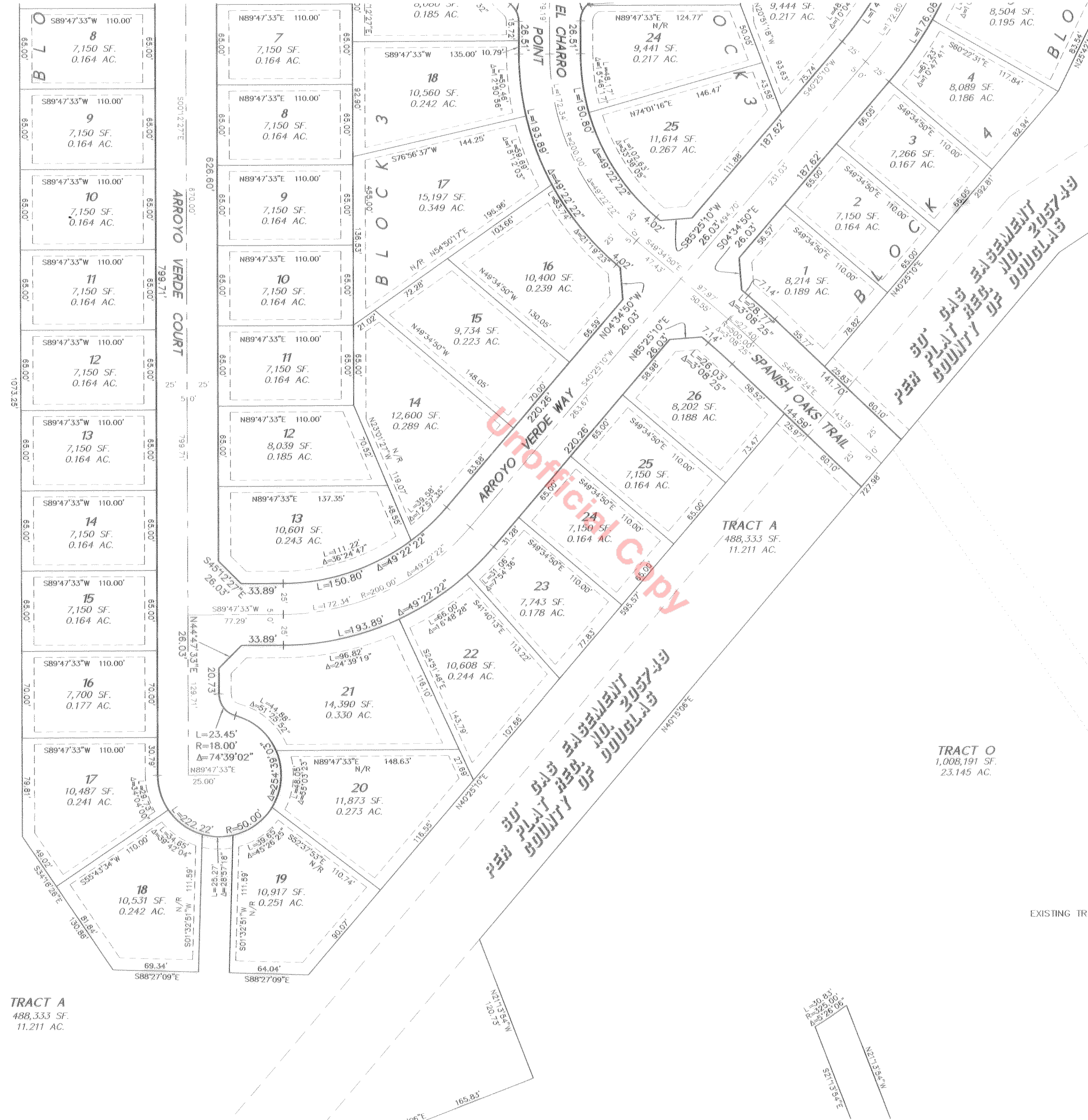
XREFS: EDWA, TPANNO

FINAL PLAT
CASTLE OAKS FILING NO. 1

FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1

A SUBDIVISION OF CASTLE OAKS PRELIMINARY PD SITE PLAN AMENDMENT NO. 1, A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G, AND TRACT E OF CASTLE OAKS SUBDIVISION SITUATED IN SECTION 31, TOWNSHIP 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 4



- 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 8

SEE SHEET 10

DATE: 10/18/23 TIME: 3:24 P.M. DRAWING NAME: FP_SIT_07.DWG
SERVER: D:\S\B\ENGINEERING\PLATTING\CASTLE_OAKS_ESTATES_FILING_NO_1.DWG
PATH: N:\DOCS\CASTLE_OAKS_ESTATES_FILING_NO_1\CASTLE_OAKS_ESTATES_FILING_NO_1.DWG

CREATED: 10/18/23 10:00 AM
DRAWN: J. H. W. 10/18/23
CHECKED: J. H. W. 10/18/23
DATE PLOTTED: 10/18/23 10:00 AM

UNPLATTED

FOUNDER'S PARKWAY (R.O.W.)

NOLTE
BEYOND ENGINEERING
2800 S. WOODRIDGE ST., SUITE 200, ENGLEWOOD, CO. 80110
303.786.1000 FAX: 303.786.1001 WWW.NOLTE.COM

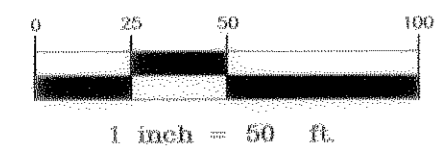
DATE:	05-29-03
SCALE:	1" = 50'
SHEET	7 OF 27

FINAL PLAT
CASTLE OAKS ESTATES FILING NO. 1

FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1

A SUBDIVISION OF CASTLE OAKS PRELIMINARY PD SITE PLAN AMENDMENT NO. 1, A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G, AND TRACT E OF CASTLE OAKS SUBDIVISION
SITUATED IN SECTION 31, TOWNSHIP 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: 10/18/2011 TIME: 3:24 P.M. DRAWING NAME: FP_SPT_08.DWG
SERVER: D:\S\B\ENGINEERING\PROJECTS\CASTLE OAKS\CASTLE OAKS ESTATES FILING NO. 1
FILE: 10110818001.DWG USER: JACOB W. WILSON



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 7

SEE SHEET 9

TRACT O
1,008,191 SF.
23.145 AC.

TRACT N
570,162 SF.
13.089 AC.

TRACT K
1,110,732 SF.
25.499 AC.

TRACT M
45,040 SF.
1.034 AC.

TRACT J
255,799 SF.
5.872 AC.

TRACT Q
3,158,483 SF.
72.509 AC.

TRACT Q
3,158,483 SF.
72.509 AC.

TRACT Q
3,158,483 SF.
72.509 AC.

TRACT WW
889,750 SF.
20.426 AC.

26
9,151 SF.
0.210 AC.

27
8,383 SF.

SEE SHEET 11

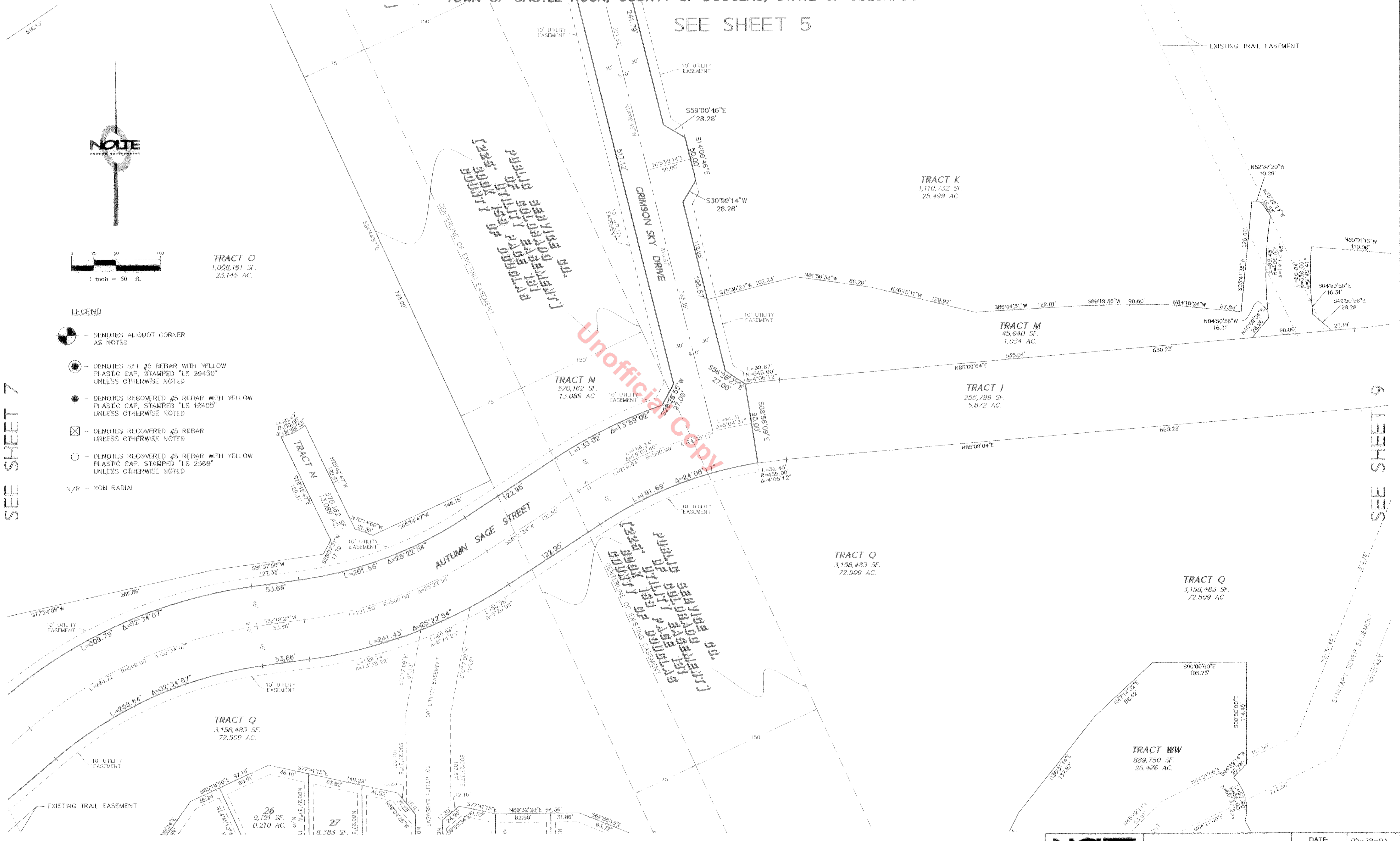


DATE:	05-29-03
SCALE:	1" = 50'
SHEET 8 OF 27	

Unofficial Copy

PUBLIC UTILITY EASEMENT
FOR 15' OF PUBLIC UTILITY EASEMENT

PUBLIC UTILITY EASEMENT
FOR 15' OF PUBLIC UTILITY EASEMENT



FINAL PLAT
CASTLE OAKS ESTATES FILING NO. 1

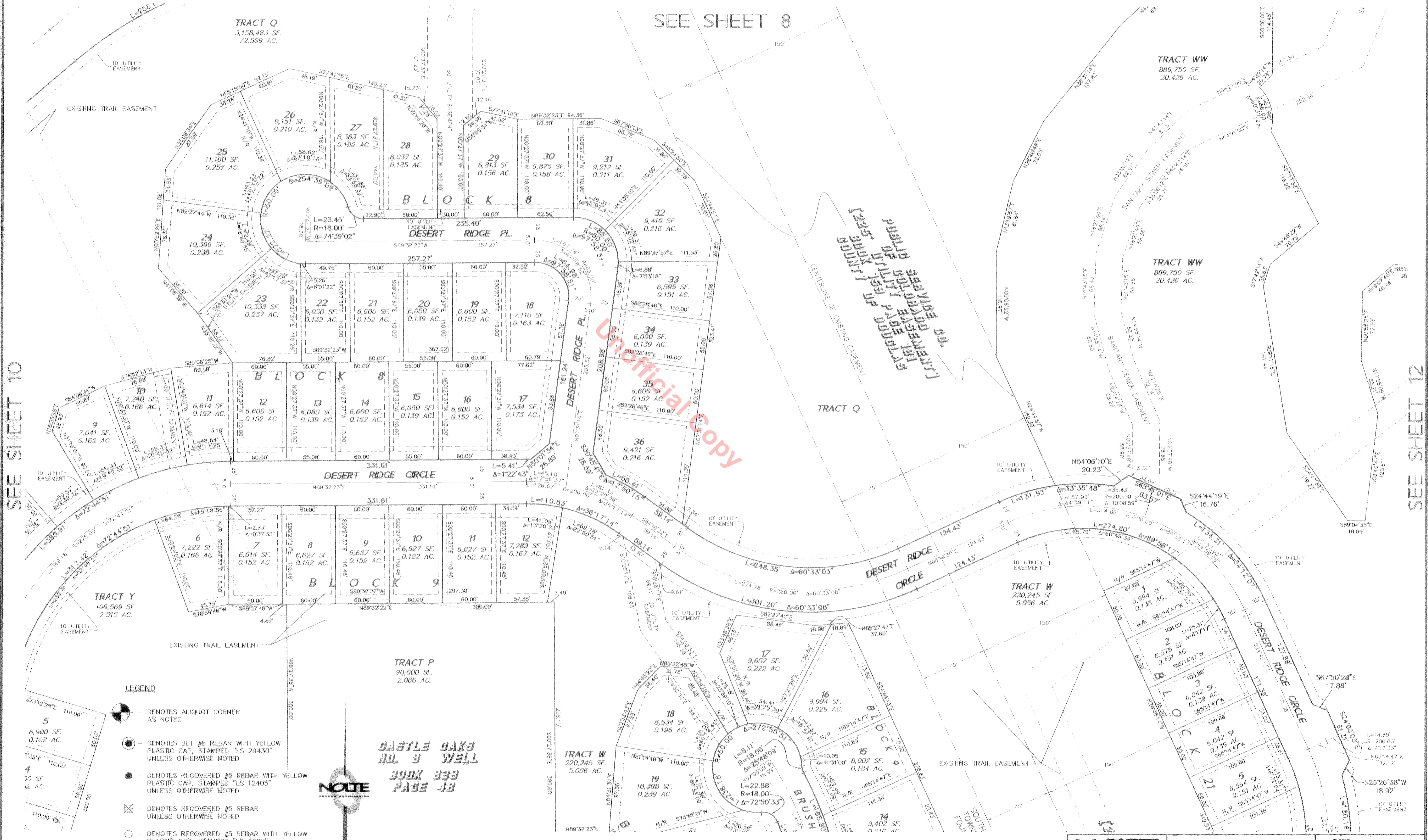
FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1

A SUBDIVISION OF CASTLE OAKS PRELIMINARY PD SITE PLAN AMENDMENT NO. 1, A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G, AND TRACT E OF CASTLE OAKS SUBDIVISION
SITUATED IN SECTION 31, TOWNSHIP 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

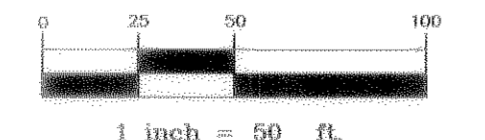
SEE SHEET 8

SEE SHEET 10

SEE SHEET 12



- 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 14

NOLTE
BEYOND ENGINEERING
1001 S. VANDERBILT ST., SUITE 300, DENVER, CO 80210
303.733.1800 FAX 303.733.0044 WWW.NOLTE.CO

DATE:	05-29-03
SCALE:	1" = 50'
SHEET 11 OF 27	

DATE: 10/07/03 TIME: 8:24 a.m. DRAWING NAME: CASTLE OAKS PRELIMINARY PD SITE PLAN AMENDMENT NO. 1
DRAWN BY: J. D. S. CHECKED BY: J. D. S. DATE: 10/07/03
PROJECT: CASTLE OAKS PRELIMINARY PD SITE PLAN AMENDMENT NO. 1
SCALE: AS SHOWN
SHEET: 11 OF 27

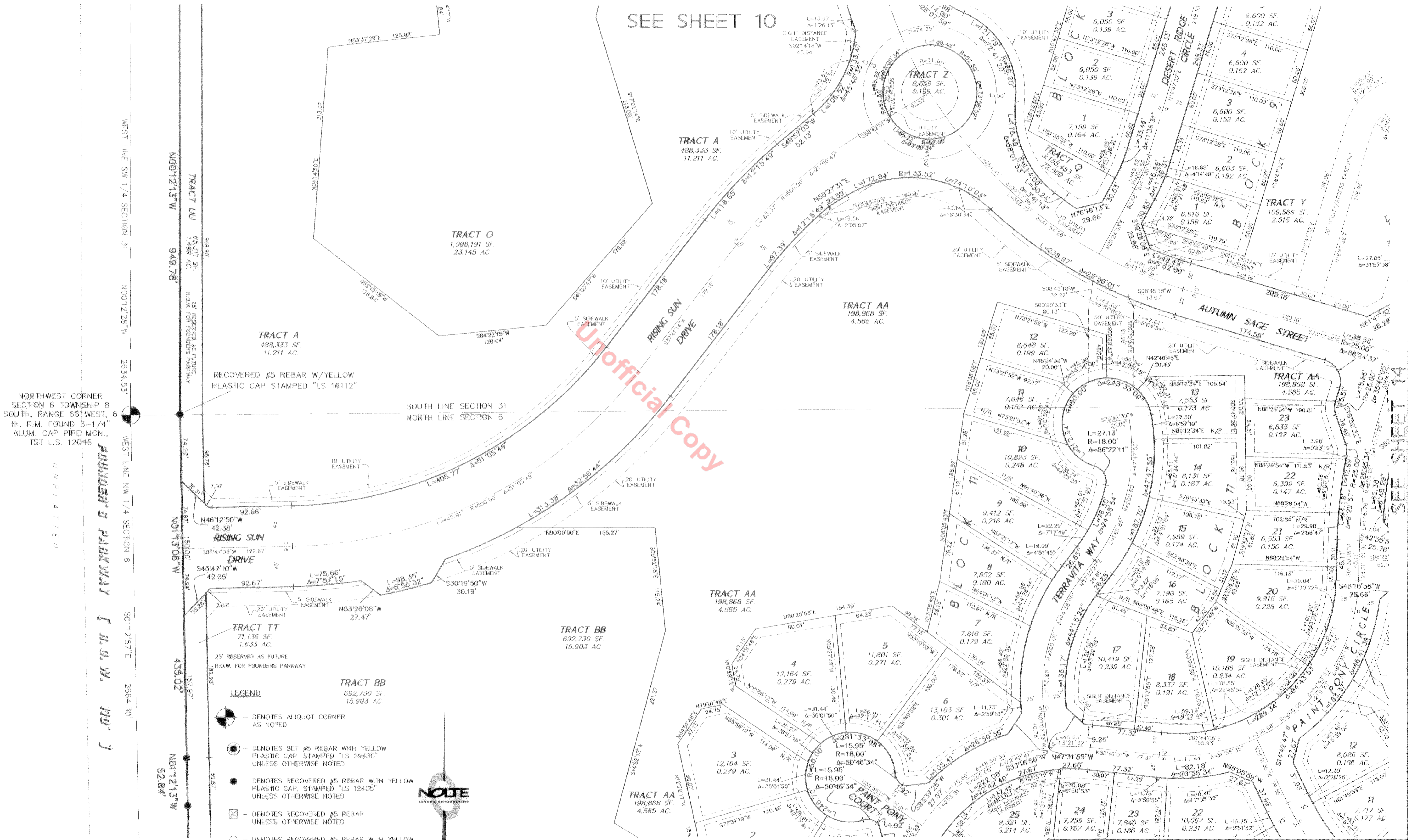
FINAL PLAT
CASTLE OAKS ESTATES FILING NO. 1

FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1

A SUBDIVISION OF CASTLE OAKS PRELIMINARY PD SITE PLAN AMENDMENT NO. 1, A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G, AND TRACT E OF CASTLE OAKS SUBDIVISION
SITUATED IN SECTION 31, TOWNSHIP 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

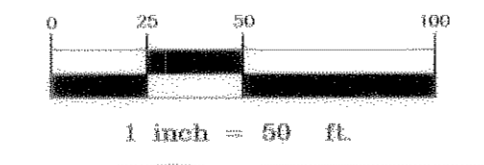
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PLOT: 16

REFERENCES: FP-COP-1, GERRITA, GERRITA, GERRITA, EDVA, FRANKO



NORTHWEST CORNER SECTION 6 TOWNSHIP 8 SOUTH, RANGE 66 WEST, th. P.M. FOUND 3-1/4" ALUM. CAP PIPE MON., TST L.S. 12046

- 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



SEE SHEET 16

NOLTE
BEYOND ENGINEERING
200 S. HOPKINS ST., SUITE 200, DENVER, CO 80202
303.555.1111 FAX: 303.555.1112 WWW.NOLTE.COM

DATE:	05-29-03
SCALE:	1" = 50'
SHEET 13 OF 27	

SEE SHEET 14

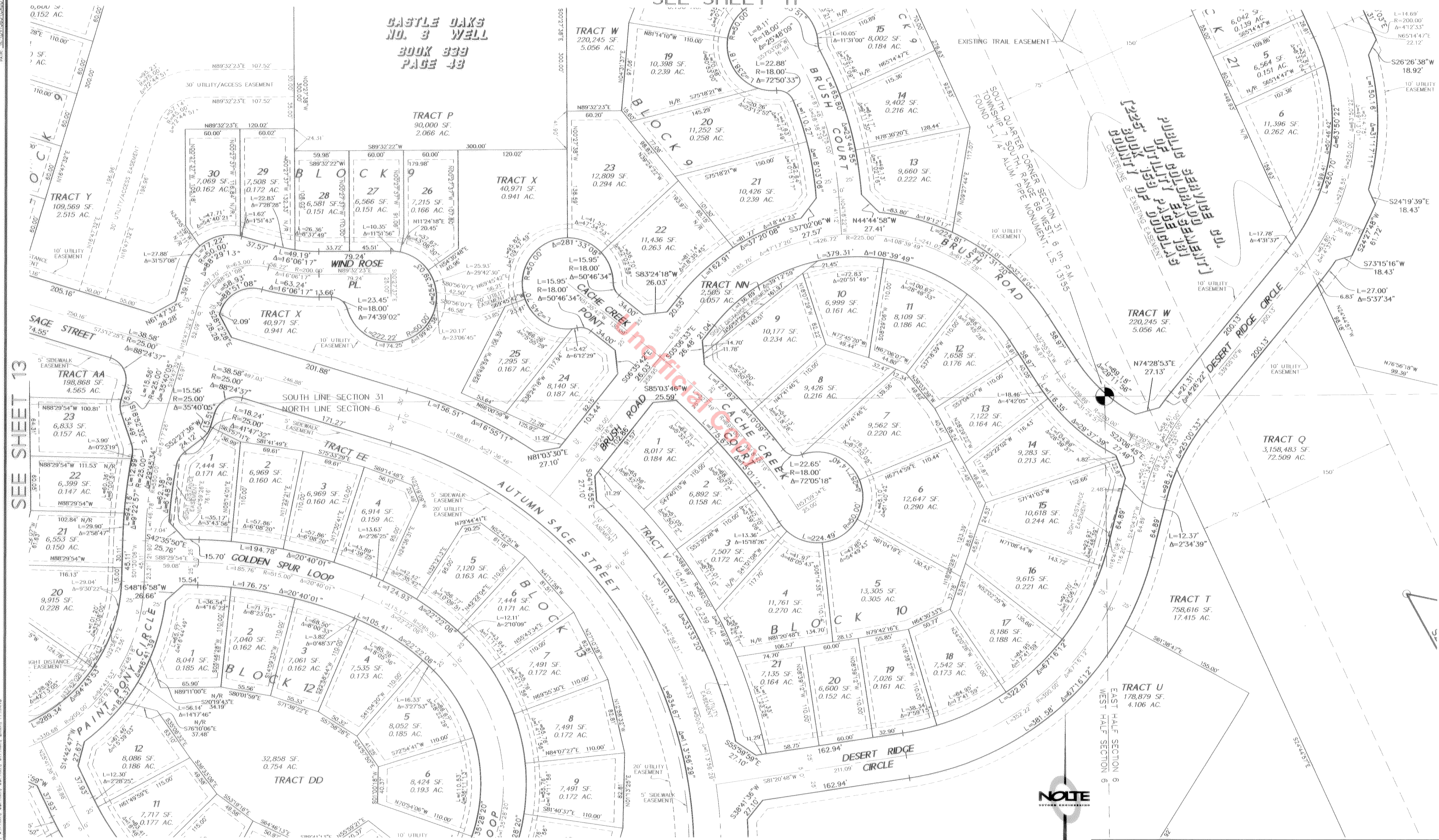
FINAL PLAT
CASTLE OAKS ESTATES FILING NO. 1

FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1

A SUBDIVISION OF CASTLE OAKS PRELIMINARY PD SITE PLAN AMENDMENT NO. 1, A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G, AND TRACT E OF CASTLE OAKS SUBDIVISION
SITUATED IN SECTION 31, TOWNSHIP 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 11

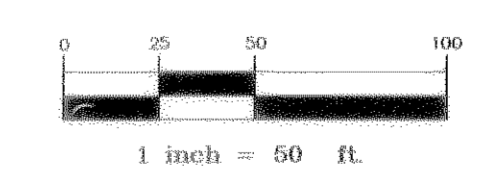
**CASTLE OAKS
NO. 3 WELL
BOOK 339
PAGE 43**



SEE SHEET 13

SEE SHEET 15

SEE SHEET 17



NOLTE
BEYOND ENGINEERING

DATE	05-29-03
SCALE	1" = 50'
SHEET	14 OF 27

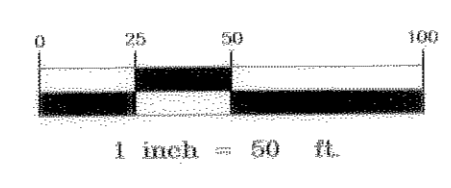
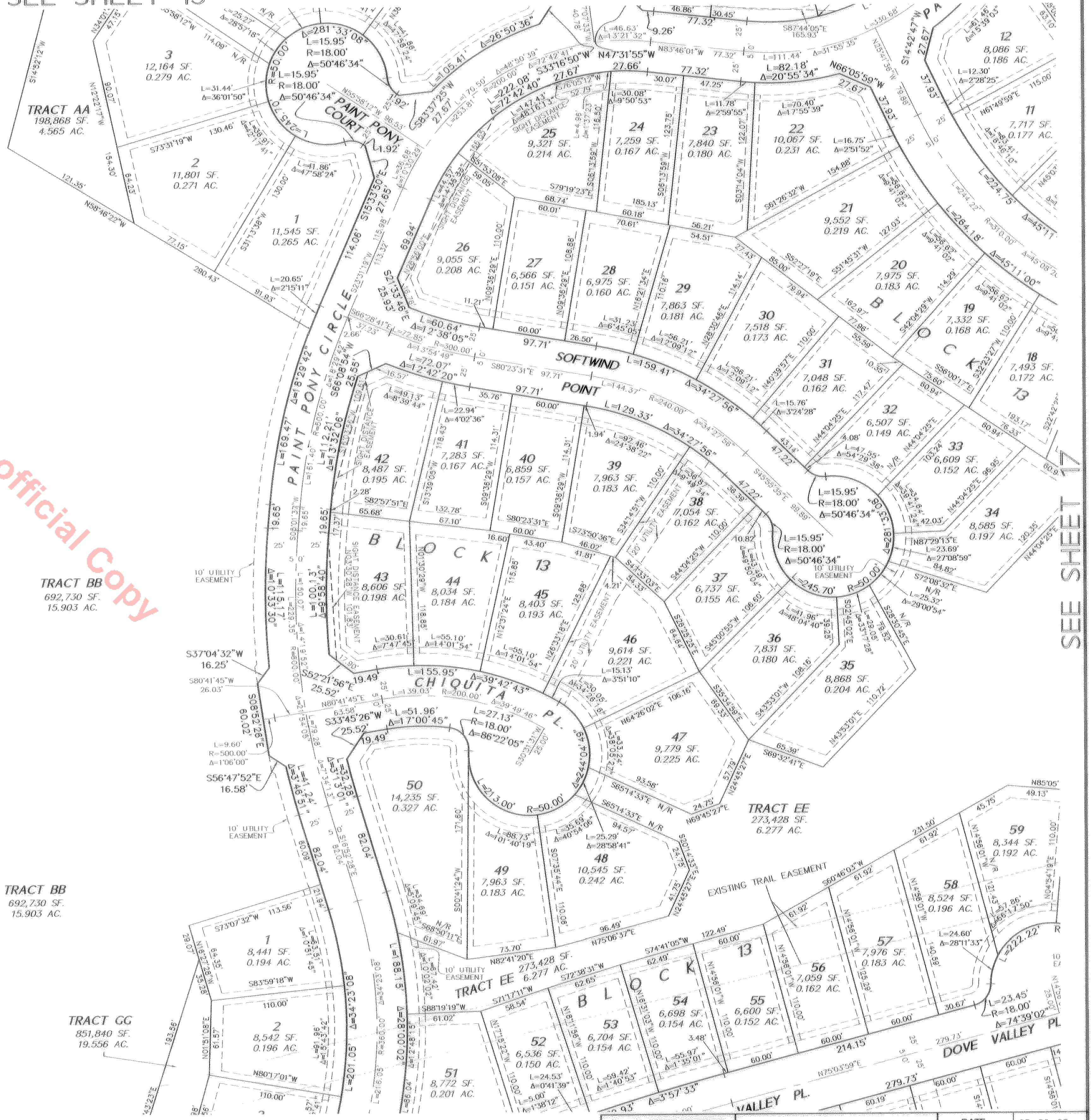
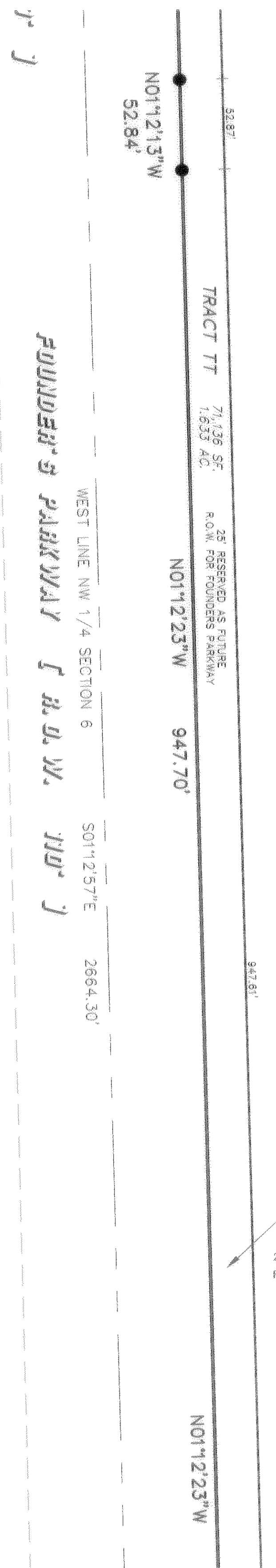
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FINAL PLAT
CASTLE OAKS ESTATES FILING NO. 1

FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1

A SUBDIVISION OF CASTLE OAKS PRELIMINARY PD SITE PLAN AMENDMENT NO. 1, A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G, AND TRACT E OF CASTLE OAKS SUBDIVISION
SITUATED IN SECTION 31, TOWNSHIP 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 13



- 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

Unofficial Copy

SEE SHEET 19

SEE SHEET 17



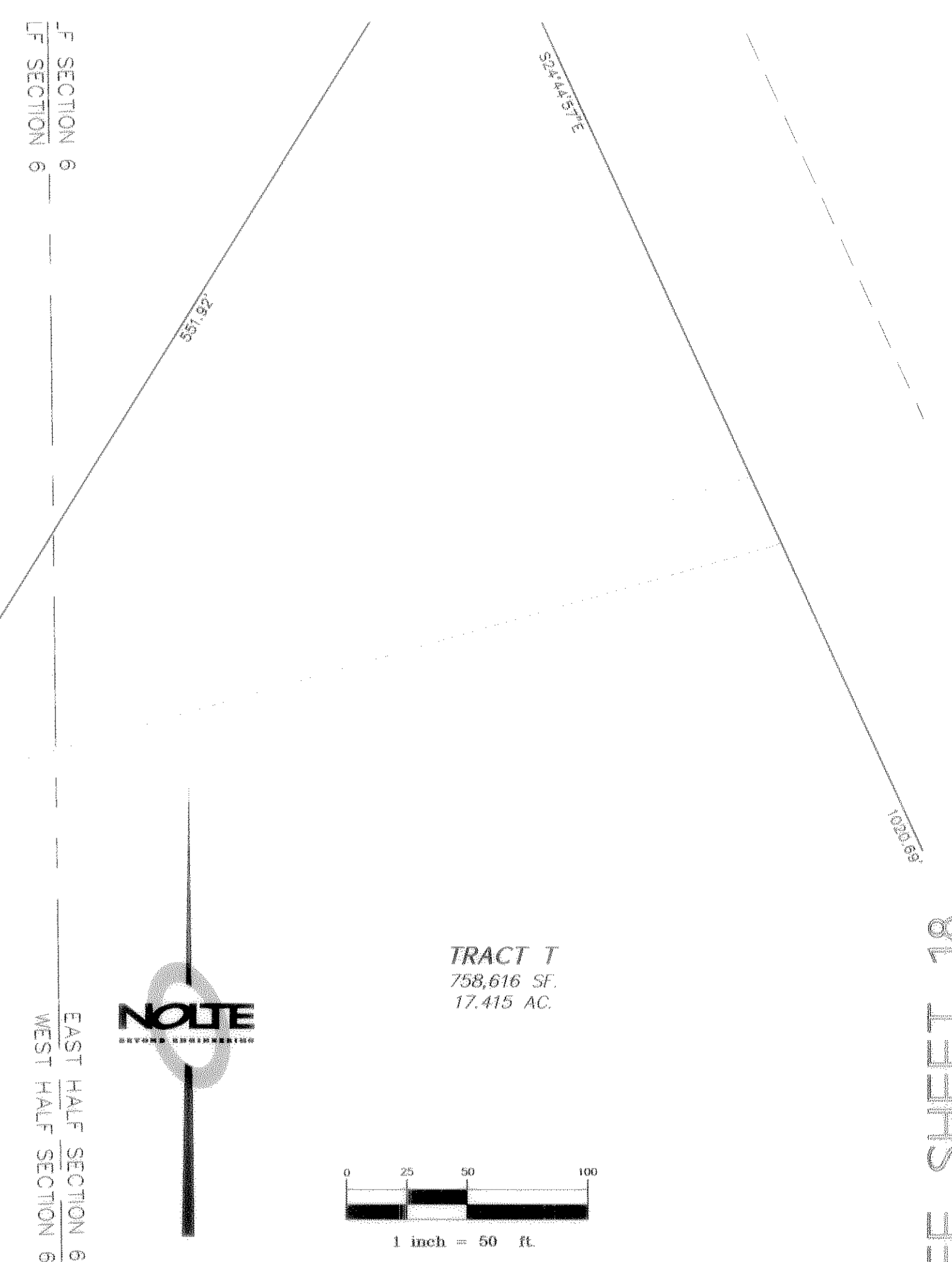
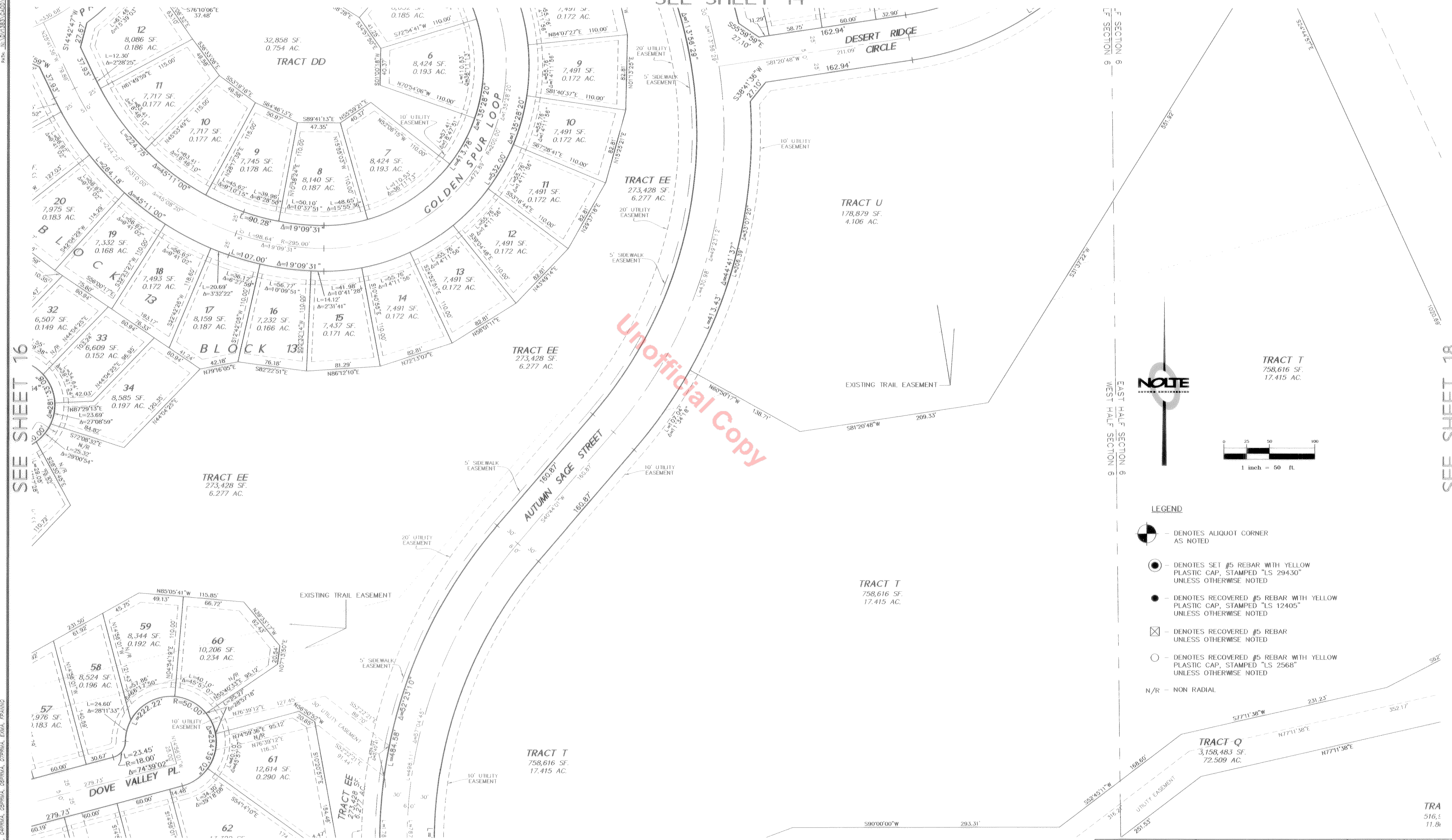
DATE:	05-29-03
SCALE:	1" = 50'
SHEET 16 OF 27	

DATE: 05/29/03 TIME: 3:27 PM DRAWING NAME: CASTLE OAKS ESTATES FILING NO. 1 SHEET 16 OF 27
REVISION: 01/20/03 SERVICE: PRELIMINARY PLAT
XREFS: PP-COF-1, CARRIMA, DEPRIMA, OTRIMA, ENMA, FRANNIO

FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1

A SUBDIVISION OF CASTLE OAKS PRELIMINARY PD SITE PLAN AMENDMENT NO. 1, A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G, AND TRACT E OF CASTLE OAKS SUBDIVISION
SITUATED IN SECTION 31, TOWNSHIP 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 14



- 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

DATE: 07/18/22 TIME: 3:27 P.M. DRAWING NAME: FP_SHEET_17.DWG
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PARA: J:\DOUGLAS\CASTLE OAKS\ESTATES FILING NO. 1\PROJ_USER...

SHEETS: FP-COP-1, COPRIWA, COPRIWA, COPRIWA, EDA, FPLANN

SEE SHEET 16

SEE SHEET 18

SEE SHEET 20



DATE:	05-29-03
SCALE:	1" = 50'
SHEET 17 OF 27	

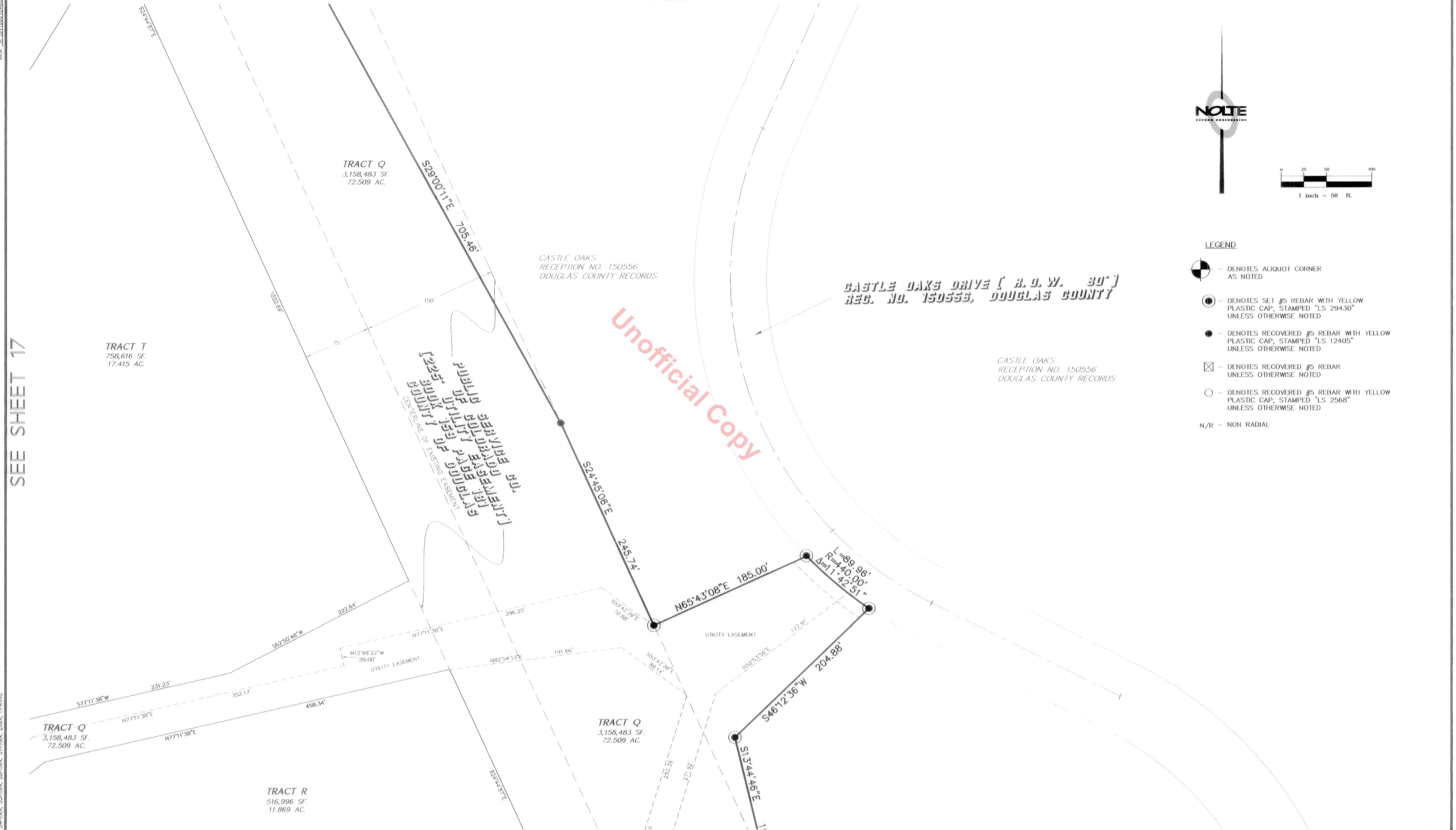
FINAL PLAT
CASTLE OAKS ESTATES FILING NO. 1

FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1

A SUBDIVISION OF CASTLE OAKS PRELIMINARY PD SITE PLAN AMENDMENT NO. 1, A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G, AND TRACT E OF CASTLE OAKS SUBDIVISION
SITUATED IN SECTION 31, TOWNSHIP 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 15

DATE: 10/18/03 TIME: 3:28 P.M. DRAWING NAME: FP_SHT_17.DWG
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SEE SHEET 17



Unofficial Copy



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 WITH YELLOW PLASTIC CAP, STAMPED "LS 2568" UNLESS OTHERWISE NOTED
- DENOTES RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 2568" UNLESS OTHERWISE NOTED
- N/R - NON RADIAL

SEE SHEET 21

 <small>NOLTE BEYOND ENGINEERING 1005 S. WYOMING ST., SUITE 200, ENGLEWOOD, CO 80122 970.784.0001 FAX 970.784.0002 WWW.NOLTE.COM</small>	DATE: 05-29-03	
	SCALE: 1" = 50'	
	SHEET 18 OF 27	

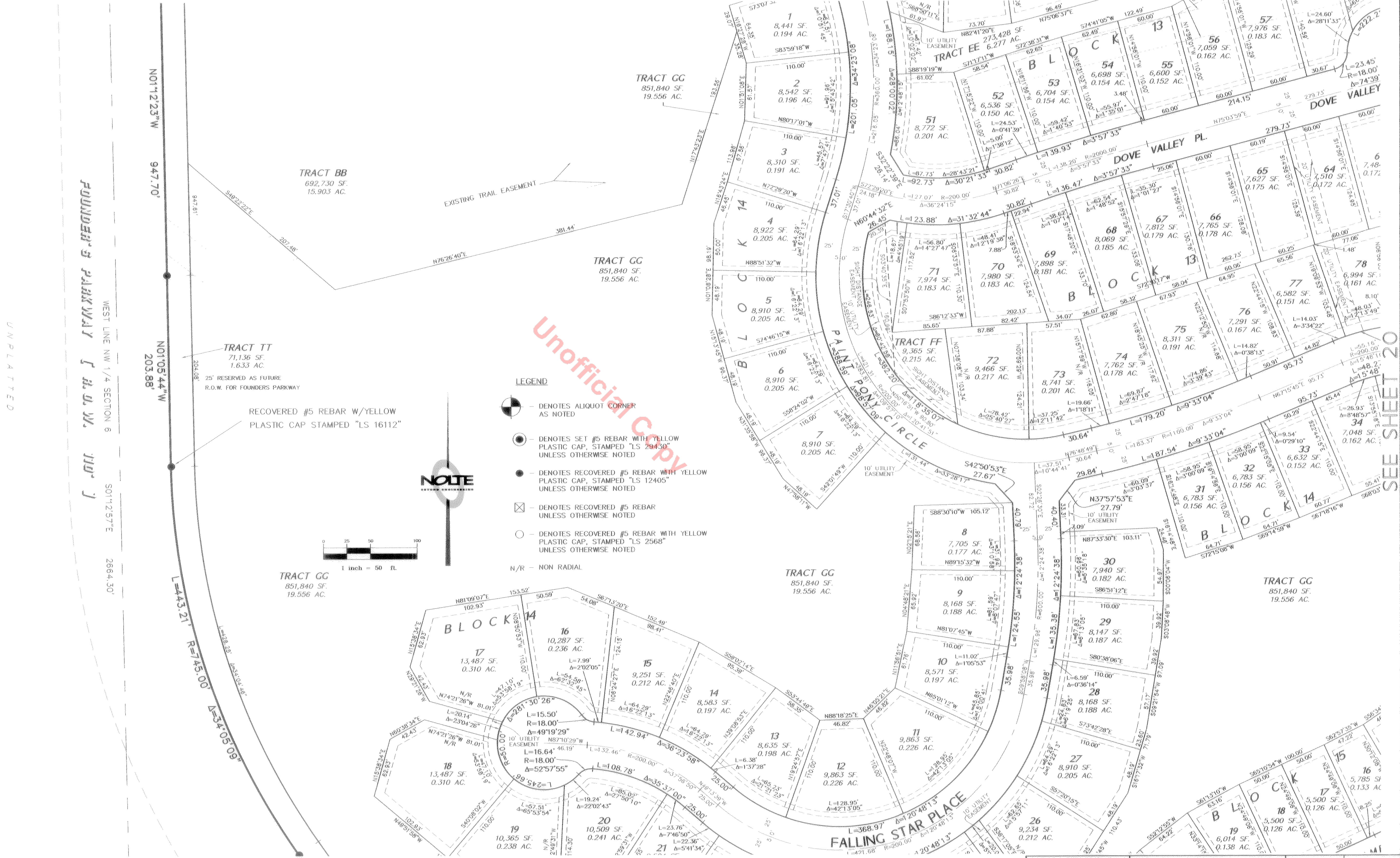
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FINAL PLAT
CASTLE OAKS ESTATES FILING NO. 1

FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1

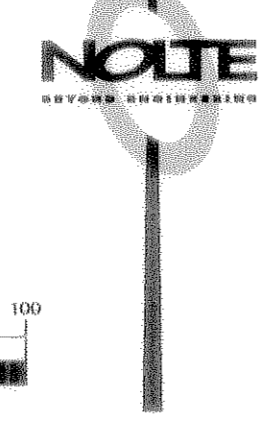
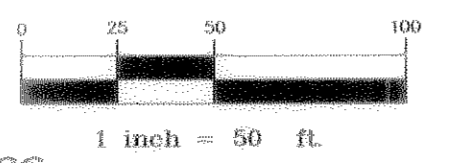
A SUBDIVISION OF CASTLE OAKS PRELIMINARY PD SITE PLAN AMENDMENT NO. 1, A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G, AND TRACT E OF CASTLE OAKS SUBDIVISION
SITUATED IN SECTION 31, TOWNSHIP SOUTH, RANGE 66 WEST AND ALSO IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SEE SHEET 16

DATE: 10/18/2011 TIME: 3:28 AM DRAWING NAME: FP_SHT_19.DWG
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PATH: \\P:\DRAWINGS\SUBDIVISIONS\CASTLE OAKS\CASTLE OAKS.FIN



Unofficial Copy

- LEGEND**
- DENOTES ALIQUOT CORNER AS NOTED
 - DENOTES SET #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "LS 20430 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



FOUNDERS PARKWAY (R.O.W.)

UNPLATTED

SEE SHEET 20

SEE SHEET 22



DATE:	05-29-03
SCALE:	1" = 50'
SHEET 19 OF 27	

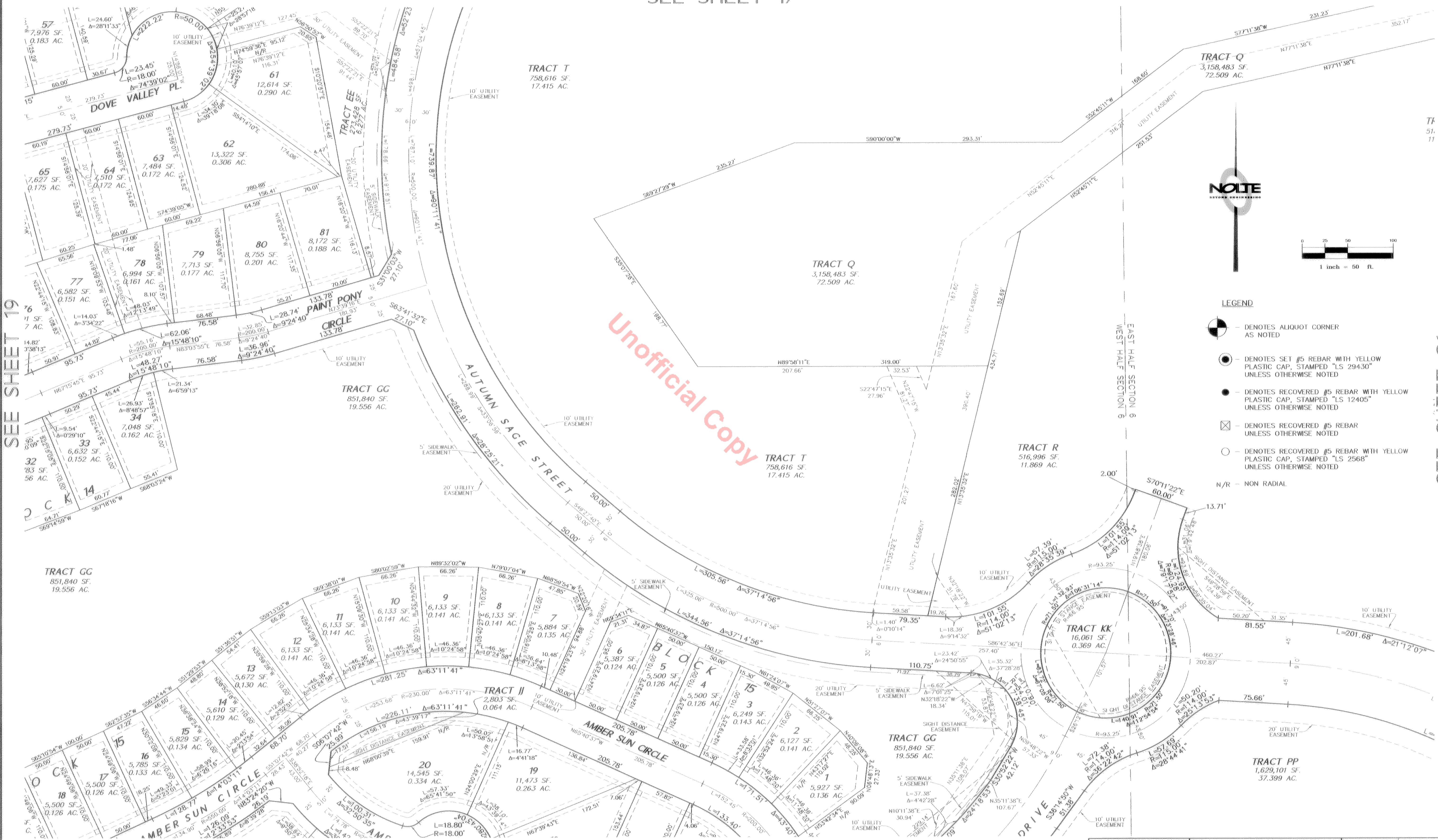
ADDRESS: FP-CO-1, DARRIN, GERRIE, OPRIIA, EMMA, FRANKO

FINAL PLAT
CASTLE OAKS ESTATES FILING NO. 1

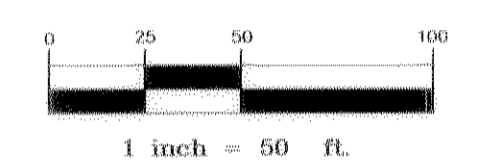
FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1

A SUBDIVISION OF CASTLE OAKS PRELIMINARY PD SITE PLAN AMENDMENT NO. 1, A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G, AND TRACT E OF CASTLE OAKS SUBDIVISION SITUATED IN SECTION 31, TOWNSHIP 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 17

DATE: 10/16/03 TIME: 3:38 P.M. DRAWING NAME: FP_SHT_20.DWG
DISC: SERVICE PLATTING NEW
SERIES: NAD1983 UTM ZONE 13N UTM PROJ. UTM
CREATED: 10/16/03 3:38 P.M.
REVISED: 10/16/03 3:38 P.M.
DRAWN BY: JMM
CHECKED BY: JMM
DATE: 10/16/03 TIME: 3:38 P.M. DRAWING NAME: FP_SHT_20.DWG
DISC: SERVICE PLATTING NEW
SERIES: NAD1983 UTM ZONE 13N UTM PROJ. UTM
CREATED: 10/16/03 3:38 P.M.
REVISED: 10/16/03 3:38 P.M.
DRAWN BY: JMM
CHECKED BY: JMM



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
- N/R - NON RADIAL

SEE SHEET 19

SEE SHEET 21

SEE SHEET 23

NOLTE
BEYOND ENGINEERING
300 S. WASHINGTON ST., SUITE 200, FORT COLLINS, CO 80502
970.226.1111 FAX: 970.226.1112 WWW.NOLTE.COM

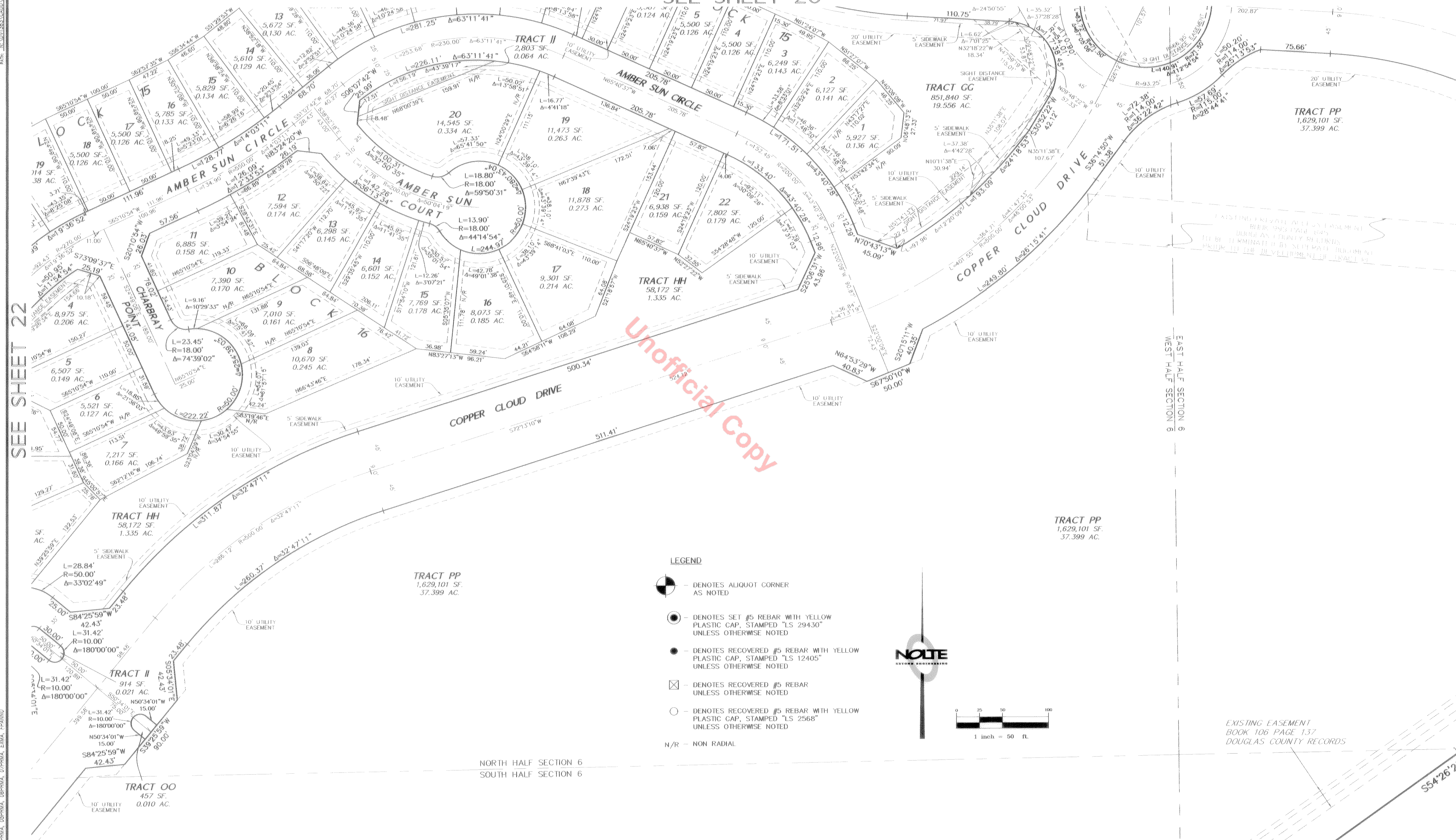
DATE:	05-29-03
SCALE:	1" = 50'
SHEET:	20 OF 27

FINAL PLAT
CASTLE OAKS ESTATES FILING NO. 1

FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1

A SUBDIVISION OF CASTLE OAKS PRELIMINARY PD SITE PLAN AMENDMENT NO. 1, A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G, AND TRACT E OF CASTLE OAKS SUBDIVISION
SITUATED IN SECTION 31, TOWNSHIP 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 20

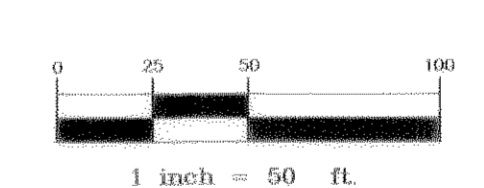


Unofficial Copy

SEE SHEET 22

SEE SHEET 24

- 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



EXISTING EASEMENT
BOOK 106 PAGE 137
DOUGLAS COUNTY RECORDS

NORTH HALF SECTION 6
SOUTH HALF SECTION 6

SEE SHEET 26

NOLTE
BEYOND ENGINEERING
1000 S. WYOMING ST., SUITE 200, ENGLEWOOD, CO 80151
303.706.0000 FAX 303.706.0001 WWW.NOLTE.COM

DATE:	05-29-03
SCALE:	1" = 50'
SHEET 23 OF 27	

DATE: 10/16/03 TIME: 3:30 P.M. DRAWING NAME: FP_SHT_23.DWG
SERVER: C:\SERVERS\GIS\PROJECTS\CASTLE_OAKS\DRAWING\FP_SHT_23.DWG
PLOT: J:\WORKSPACE\GIS\PROJECTS\CASTLE_OAKS\DRAWING\FP_SHT_23.DWG

FINAL PLAT
CASTLE OAKS ESTATES FILING NO. 1

