

CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 2 PLAT

A REPLAT OF TRACT A, CASTLE OAKS ESTATES FILING NO. 4, A PORTION OF OUTLOT A, AND A PARTIAL VACATION OF VALLEY VIEW DRIVE, CASTLE OAKS LYING WITHIN SECTION 6 AND PART OF THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF OUTLOT A, BLOCK 1, CASTLE OAKS, TOGETHER WITH PORTIONS OF THE VALLEY VIEW RIGHT-OF-WAY (TO BE VACATED BY SEPARATE DOCUMENT), CASTLE OAKS, AS RECORDED AT RECEPTION NO. 150556 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, TOGETHER WITH ALL OF TRACT A, CASTLE OAKS ESTATES FILING NO. 4 FINAL PLAT AS RECORDED AT RECEPTION NO. 2013013171 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, AND A PORTION OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2010034832 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE EAST HALF AND THE SOUTHWEST QUARTER OF SECTION 6, AND THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF TRACT A, CASTLE OAKS ESTATES FILING NO. 4 FINAL PLAT, BEARING N 54°26'23" E, AS SHOWN THEREON WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT A, CASTLE OAKS ESTATES FILING NO. 4 FINAL PLAT, REC. NO. 2013013171, ALSO BEING A POINT ON THE SOUTH LINE OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, AS SHOWN ON SAID PLAT OF CASTLE OAKS, REC. NO. 150556;

THENCE N 54°26'23" E, ALONG THE NORTH LINE OF SAID TRACT A, ALSO BEING THE SOUTH LINE OF SAID CASTLE OAKS DRIVE, A DISTANCE OF 325.63 FEET TO THE NORTHEAST CORNER OF SAID TRACT A, ALSO BEING THE NORTHWEST CORNER OF TRACT A, SAID CASTLE OAKS;

THENCE S 24°11'28" E, ALONG THE EAST LINE OF TRACT A, SAID CASTLE OAKS ESTATES FILING NO. 4, A DISTANCE OF 1485.04' TO THE SOUTHEAST CORNER OF SAID TRACT A, ALSO BEING THE SOUTHWEST CORNER OF TRACT A, SAID CASTLE OAKS, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY OF VALLEY VIEW DRIVE, SAID CASTLE OAKS, AND ALSO BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 3°09'35" AND AN ARC LENGTH OF 14.89 FEET, THE CHORD OF WHICH BEARS S 48°22'54" W, A DISTANCE OF 14.89 FEET;

2. S 44°44'58" W, A DISTANCE OF 192.65 FEET TO A POINT OF CURVATURE;

3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 11°34'45" AND AN ARC LENGTH OF 42.44 FEET;

THENCE S 34°27'05" E, A DISTANCE OF 58.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF VALLEY VIEW DRIVE, SAID CASTLE OAKS, AND ALSO BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 270 FEET, A CENTRAL ANGLE OF 11°22'08" AND AN ARC LENGTH OF 53.57 FEET, THE CHORD OF WHICH BEARS N 50°29'43" E, A DISTANCE OF 53.49 FEET;

2. N 44°48'39" E, A DISTANCE OF 193.00 FEET TO A POINT OF CURVATURE;

3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 2°43'45" AND AN ARC LENGTH OF 10.00 FEET TO THE NORTHEAST CORNER OF OUTLOT A, ALSO BEING THE NORTHWEST CORNER OF TRACT D, AND ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VALLEY VIEW DRIVE, ALL OF SAID CASTLE OAKS;

THENCE S 25°07'11" E, ALONG THE EAST LINE OF SAID OUTLOT A, A DISTANCE OF 1814.15 FEET TO THE SOUTHEAST CORNER OF OUTLOT A, ALSO BEING THE SOUTHWEST CORNER OF TRACT D, ALSO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6 SAID CASTLE OAKS, ALSO BEING A POINT ON THE NORTH LINE OF THE STATE HIGHWAY NO. 86 RIGHT-OF-WAY, AS SHOWN ON THE PLANS FOR STATE PROJECT NO. SP 47-86-503 ALSO BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE NORTH LINE OF SAID STATE HIGHWAY NO. 86 RIGHT-OF-WAY, THE FOLLOWING ELEVEN (11) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,815.00 FEET, A CENTRAL ANGLE OF 5°43'42" AND AN ARC LENGTH OF 281.44 FEET, THE CHORD OF WHICH BEARS S 88°28'39" W, A DISTANCE OF 281.32 FEET;

2. S 71°20'30" W, A DISTANCE OF 102.90 FEET;

3. S 63°16'08" W, A DISTANCE OF 71.20 FEET TO A POINT OF CURVATURE;

4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,825.00 FEET, A CENTRAL ANGLE OF 18°35'22" AND AN ARC LENGTH OF 916.56 FEET;

5. N 78°04'40" W, A DISTANCE OF 50.20 FEET TO A POINT OF CURVATURE;

6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,815.00 FEET, A CENTRAL ANGLE OF 1°00'34" AND AN ARC LENGTH OF 49.60 FEET;

7. N 88°03'30" W, A DISTANCE OF 299.50 FEET;

8. S 80°37'30" W, A DISTANCE OF 50.96 FEET;

9. N 88°03'30" W, A DISTANCE OF 427.73 FEET TO A POINT OF CURVATURE;

10. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5,690.00 FEET, A CENTRAL ANGLE OF 9°40'56" AND AN ARC LENGTH OF 961.54 FEET;

11. N 78°22'34" W, A DISTANCE OF 621.63 FEET TO THE SOUTHEAST CORNER OF TRACT B, FOUNDERS MARKETPLACE FILING NO. 1, AS RECORDED AT RECEPTION NO. 2004081805 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE N 00°54'19" W, ALONG THE EAST LINE OF SAID FOUNDERS MARKETPLACE FILING NO. 1, AND ALONG THE EAST LINE OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 6, A DISTANCE OF 1,302.69 FEET TO A POINT ON THE NORTH LINE OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 6;

THENCE N 89°14'01" E, ALONG SAID NORTH LINE, A DISTANCE OF 459.43 FEET TO THE WEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2002021019 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE SOUTH AND EAST LINES OF SAID PARCEL OF LAND THE FOLLOWING SEVEN (7) COURSES:

1. S 49°17'30" E, A DISTANCE OF 307.74 FEET;

2. S 67°47'02" E, A DISTANCE OF 295.50 FEET;

3. S 52°24'49" E, A DISTANCE OF 307.54 FEET;

4. S 37°59'27" E, A DISTANCE OF 45.94 FEET;

5. N 89°14'21" E, A DISTANCE OF 922.36 FEET;

6. N 45°02'00" W, A DISTANCE OF 19.02 FEET TO A POINT OF CURVATURE;

7. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 51°14'48" AN ARC LENGTH OF 491.93 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 124.00 FEET, A CENTRAL ANGLE OF 28°29'54" AN ARC LENGTH OF 61.68 FEET, THE CHORD OF WHICH BEARS N 37°01'31" W, A DISTANCE OF 61.04 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 106.00 FEET, A CENTRAL ANGLE OF 51°52'27" AN ARC LENGTH OF 95.97 FEET;

THENCE N 74°39'01" W, A DISTANCE OF 24.76 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 366.00 FEET, A CENTRAL ANGLE OF 20°00'02" AN ARC LENGTH 127.76;

THENCE N 54°38'59" W, A DISTANCE OF 79.39 FEET;

THENCE N 35°21'01" E, A DISTANCE OF 61.78 FEET TO A POINT ON THE SOUTH LINE OF LOT 2, SAID CASTLE OAKS ESTATES FILING NO. 4;

THENCE N 89°30'30" E, ALONG SAID SOUTH LINE OF LOT 2, A DISTANCE OF 17.45 FEET;

THENCE S 64°38'59" E, A DISTANCE OF 65.24 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 294.00 FEET, A CENTRAL ANGLE OF 20°00'02" AN ARC LENGTH OF 102.63 FEET;

THENCE S 74°39'01" E, A DISTANCE OF 32.66 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 81°01'49" AND AN ARC LENGTH OF 120.21 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2002021019 ALSO BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 15°54'35" AN ARC LENGTH OF 27.77 FEET, THE CHORD OF WHICH BEARS N 04°57'20" W, A DISTANCE OF 27.68 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VALLEY VIEW DRIVE, SAID CASTLE OAKS;

THENCE N 51°43'12" W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 28.63 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, CASTLE OAKS ESTATES FILING NO. 4;

THENCE ALONG THE EAST LINE OF SAID LOT 2, THE FOLLOWING THREE (3) COURSES:

1. N 38°27'25" E, A DISTANCE OF 30.00 FEET;

2. S 51°32'35" E, A DISTANCE OF 12.29 FEET TO A POINT OF NON-TANGENT CURVATURE

3. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 364.00 FEET, A CENTRAL ANGLE OF 9°19'42" AN ARC LENGTH OF 59.28 FEET, THE CHORD OF WHICH BEARS N 22°50'59" W, A DISTANCE OF 59.20 FEET TO A POINT ON THE SOUTH LINE OF SAID CASTLE OAKS ESTATES FILING NO.4. ALSO BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE SOUTH LINE OF SAID CASTLE OAKS ESTATES FILING NO. 4, THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 6°15'51" AND AN ARC LENGTH OF 29.52 FEET, THE CHORD OF WHICH BEARS S 54°36'34" E, A DISTANCE OF 29.51 FEET;

2. S 51°32'35" E, A DISTANCE OF 102.53 FEET TO A POINT ON THE WEST LINE OF TRACT A, SAID CASTLE OAKS ESTATES FILING NO. 4, TO A POINT OF NON-TANGENT CURVATURE;

THENCE NORTH ALONG THE WEST LINE OF TRACT A, CASTLE OAKS ESTATES FILING NO. 4 THE FOLLOWING EIGHT (8) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 436.00 FEET, A CENTRAL ANGLE OF 20°52'24" AND AN ARC LENGTH OF 158.84 FEET, THE CHORD OF WHICH BEARS N 21°59'15" W, A DISTANCE OF 157.96 FEET;

2. N 32°25'27" W, A DISTANCE OF 110.52 FEET TO A POINT OF CURVATURE;

3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 439.00 FEET, A CENTRAL ANGLE OF 31°11'35" AND AN ARC LENGTH OF 239.00 FEET TO A POINT OF COMPOUND CURVATURE;

4. ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 281.00 FEET, A CENTRAL ANGLE OF 14°27'09" AND AN ARC LENGTH OF 70.88 FEET;

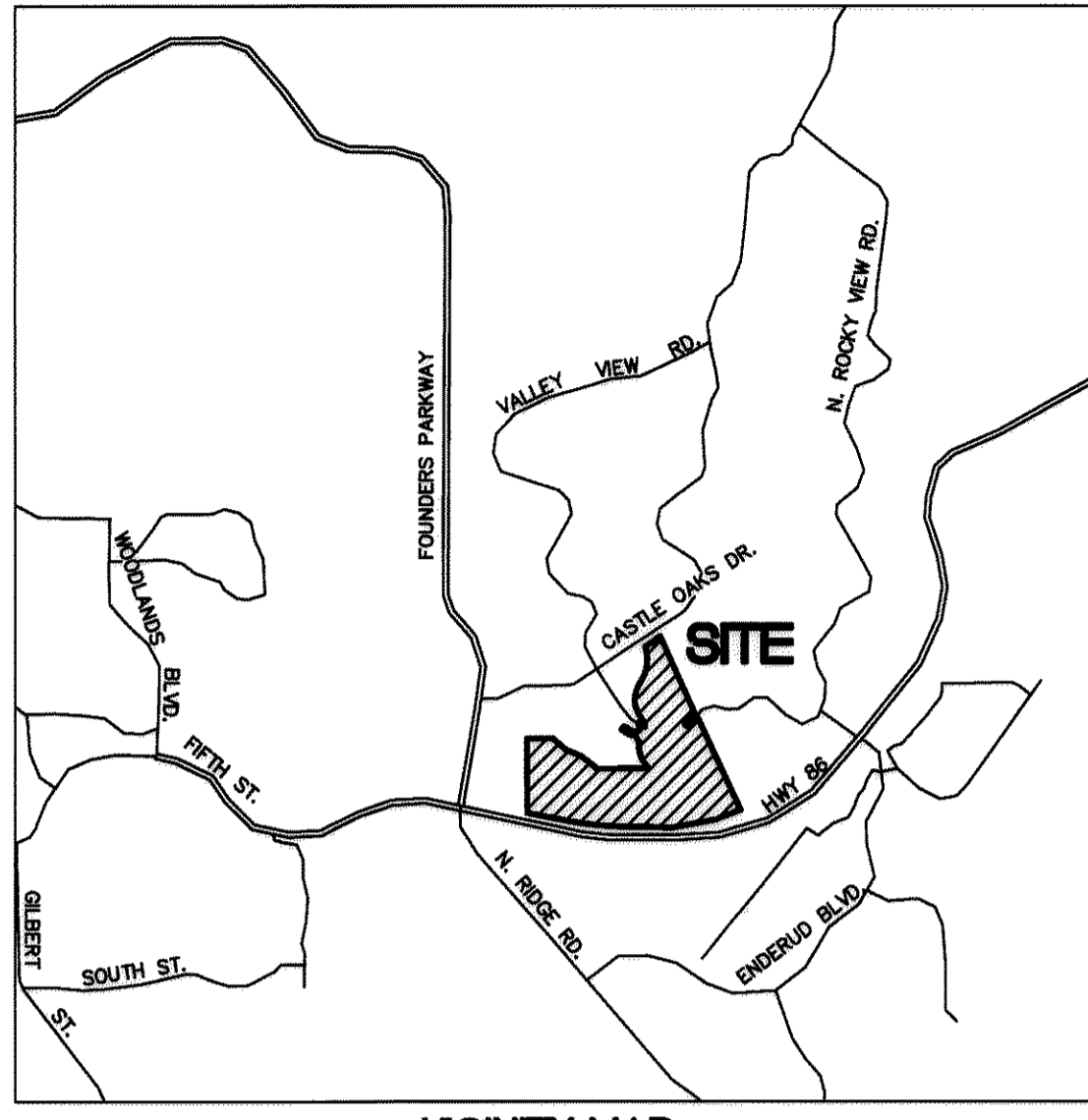
5. N 13°13'16" E, A DISTANCE OF 39.43 FEET TO A POINT OF CURVATURE;

6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 434.00 FEET, A CENTRAL ANGLE OF 15°54'18" AND AN ARC LENGTH OF 120.48 FEET;

7. N 29°07'34" E, A DISTANCE OF 170.42 TO A POINT OF CURVATURE;

8. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 691.00 FEET, A CENTRAL ANGLE OF 48°10'16" AND AN ARC LENGTH OF 580.99 FEET TO THE POINT OF BEGINNING;

CONTAINING 5,891,331 SQUARE FEET, OR 135.246 ACRES, MORE OR LESS



VICINITY MAP 1" = 2000'

TRACT SUMMARY

Table with columns: TRACT, AREA (SF), AREA (AC), LAND USE, OWNERSHIP, MAINTENANCE. Lists Tracts A through E with their respective areas and uses.

LAND AREA SUMMARY

Table with columns: TYPE, AREA (SF), AREA (AC). Summarizes total area for tracts and rows.

OWNERS

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON.

SLV CASTLE OAKS, LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: MICHAEL FORSUM AS: WEST REGION PRESIDENT

SIGNED THIS 4th DAY OF February, 2015

NOTARY CERTIFICATE

STATE OF ARIZONA }
COUNTY OF MARICOPA }

SUBSCRIBED AND SWORN BEFORE ME THIS 4th DAY OF February, 2015 BY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC



MY COMMISSION EXPIRES 4/15/2016

OWNERS

TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION

BY: Mayor ATTEST: Town Clerk

SIGNED THIS 12th DAY OF March, 2015.

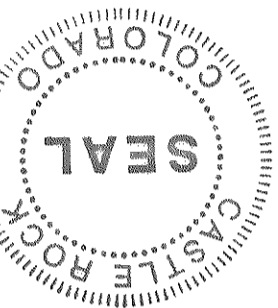
NOTARY CERTIFICATE

STATE OF Colorado }
COUNTY OF Douglas }

SUBSCRIBED AND SWORN BEFORE ME THIS 12th DAY OF March, 2015 BY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC



MY COMMISSION EXPIRES 9-21-2015

TITLE CERTIFICATION

I, Patrick R. Embleton, an authorized representative of FIRST AMERICAN TITLE, 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 & dedication, signed this day of February 22, 2015.

ASSOCIATE UNDERWRITER AUTHORIZED REPRESENTATIVE

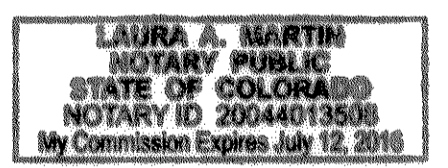
NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS }

SUBSCRIBED AND SWORN BEFORE ME THIS 20th DAY OF FEBRUARY, 2015 BY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

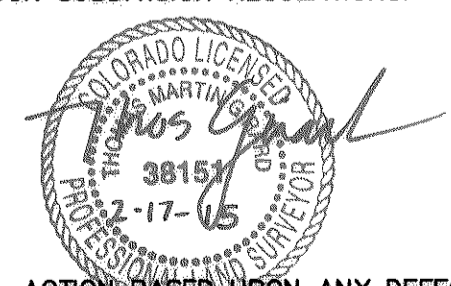


MY COMMISSION EXPIRES 7-12-16

SURVEYOR'S CERTIFICATE

I, THOMAS M. GIRARD, A DULY REGISTERED 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 IN FEBRUARY, 2014 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL THE MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT THIS 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.

THOMAS M. GIRARD PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 38151 FOR AND ON BEHALF OF CORE CONSULTANTS, INC.



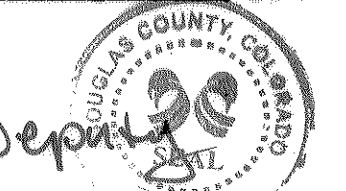
NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BE TAKEN BASED UPON ANY DEFECT IN THIS SURVEY MORE THAN TEN (10) YEARS AFTER THE DATE OF THE SURVEY CERTIFICATION SHOWN HEREON.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:33 P.M. ON THE 16th DAY OF March, 2015 AT RECEPTION NO. 2015016043

DOUGLAS COUNTY CLERK AND RECORDER

BY: Deputy



CASTLE OAKS ESTATES FILING NO. 4 AMENDMENT NO. 2 PLAT

PROJECT# PL14-0002

DEVELOPMENT CONSULTING LAND SURVEYING AND TITLE SERVICES

CORE CONSULTANTS

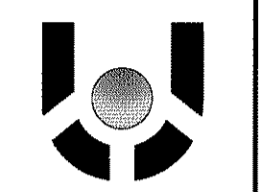


Table with columns: NO, DESCRIPTION, DATE, BY, COMMENTS. Contains revision information.

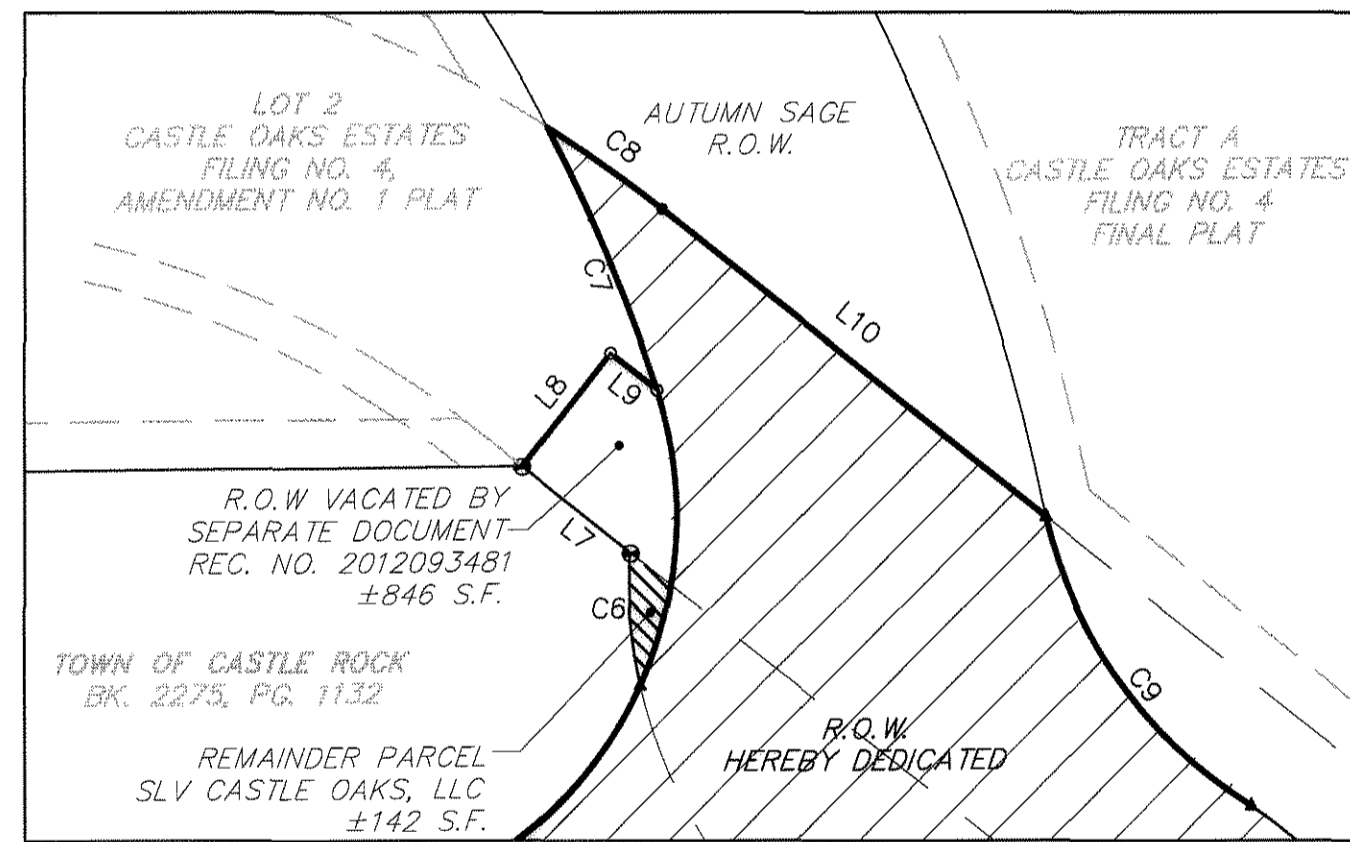
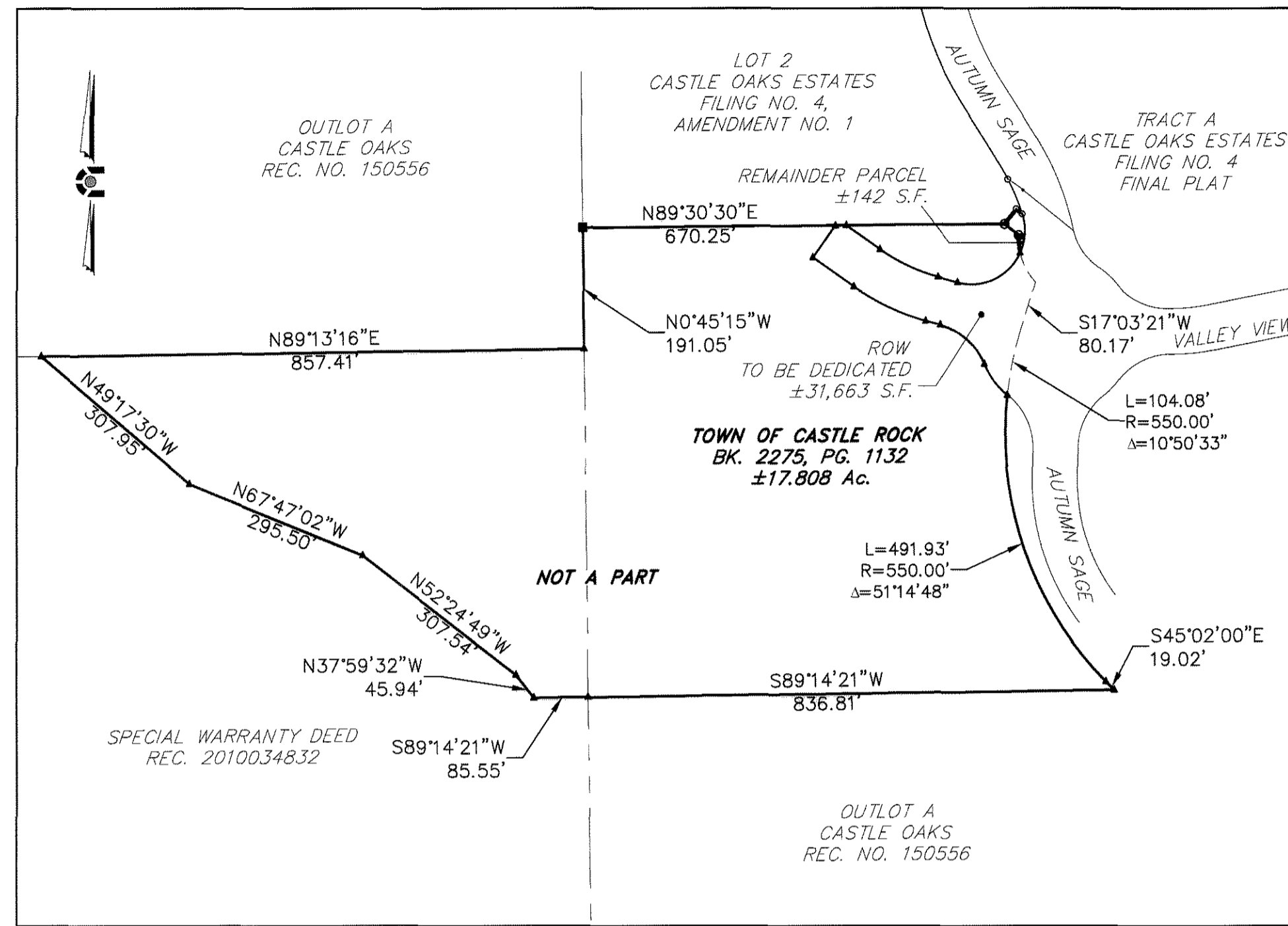
CASTLE OAKS ESTATES FILING NO. 4 AMENDMENT NO. 2 PLAT

INITIAL PLAN RELEASE: 10/17/14 DESIGNED BY: PJD DRAWN BY: TMG CHECKED BY: PJD

JOB NO. 14-001 SHEET 1 OF 4

# CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 2 PLAT

## A REPLAT OF TRACT A, CASTLE OAKS ESTATES FILING NO. 4, A PORTION OF OUTLOT A, AND A PARTIAL VACATION OF VALLEY VIEW DRIVE, CASTLE OAKS LYING WITHIN SECTION 6 AND PART OF THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

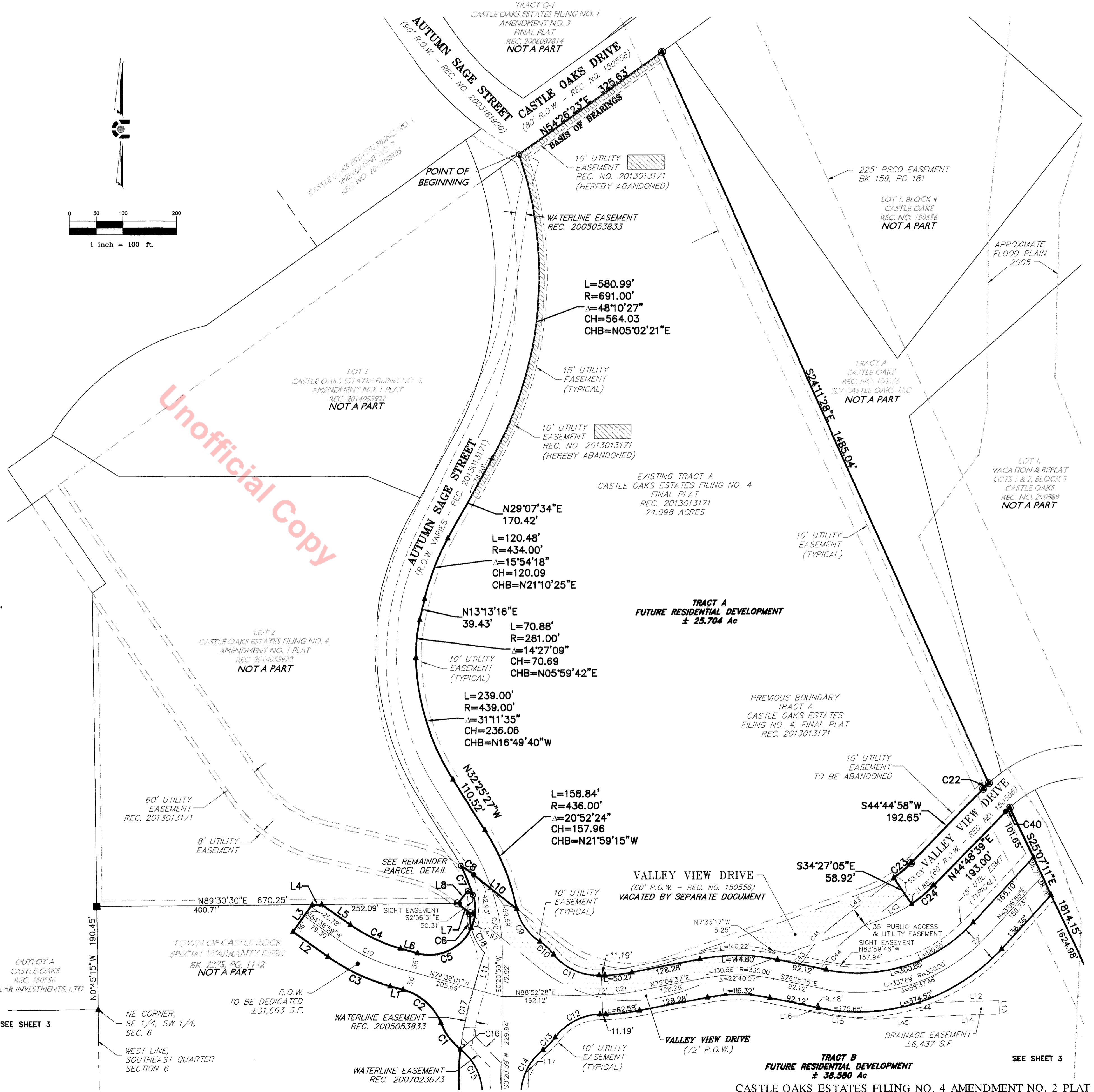


### LEGEND

- ▲ SET REBAR & PLASTIC CAP STAMPED "PLS 38151"
- FOUND ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- ⊕ FOUND BLUE PLASTIC CAP STAMPED "NOLTE PLS 37051"
- FOUND RED PLASTIC CAP STAMPED "PLS 23524"
- ⊠ FOUND YELLOW PLASTIC CAP STAMPED "JR ENG PLS 13258"
- FOUND YELLOW PLASTIC CAP STAMPED "EMK PLS 12405"
- ⦿ FOUND YELLOW PLASTIC CAP ILLEGIBLE

### GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF TRACT A, CASTLE OAKS ESTATES FILING NO. 4 FINAL PLAT, RECORDED AT RECEPTION NO. 2013013171 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK & RECORDER, BEARING N 54°26'23" E AS SHOWN ON SAID PLAT, FROM AN ORANGE PLASTIC CAP STAMPED "PLS 38064" AT THE WEST END TO A YELLOW PLASTIC CAP, ILLEGIBLE, AT THE EAST END, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- 2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS A PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT, OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- 3) THE LIMITS OF THE 100-YEAR FLOODPLAIN ARE GRAPHICALLY SCALED AND SHOWN HEREON, PER FEMA FIRM MAP PANEL NO. 08035C0189F SEPTEMBER 30, 2005.
- 4) UNLESS OTHERWISE NOTED, ALL PUBLIC RIGHTS-OF-WAY SHALL HAVE A 10 FOOT WIDE UTILITY EASEMENTS. THESE EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, BUT NOT LIMITED TO STREET LIGHTS, 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 DRAINAGE AND UTILITY EASEMENTS PROVIDED THE CROSSING IS 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.
- 5) NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES.
- 6) THERE ARE 3 DEVELOPMENT TRACTS AND NEW RIGHT OF WAY FOR VALLEY VIEW DRIVE AND AUTUMN SAGE DRIVE IN THIS AMENDMENT.
- 7) FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENTS NO. 5509-2228073, PREPARED MARCH 19, 2014 AT 5:00 PM AND COMMITMENT NO. 5509-2228063, PREPARED MARCH 14, 2014 AT 5:00 PM WERE RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY CORE CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS OF PUBLIC RECORD.
- 8) PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK VACATES, BY SEPARATE DOCUMENT, A PORTION OF VALLEY VIEW DRIVE CREATED BY THE PLAT FOR CASTLE OAKS, RECORDED AT RECEPTION NO. 150556 OF THE DOUGLAS COUNTY, COLORADO RECORDS AND DEPICTED HEREON. IT IS THE UNEQUIVOCAL INTENT OF THE TOWN COUNCIL TO VACATE THIS RIGHT-OF-WAY.
- 9) PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE UTILITY EASEMENT CREATED BY THE PLAT FOR CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 1 AND DEPICTED HEREON.



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CIVIL ENGINEERING  
 DEVELOPMENT CONSULTING  
 LAND SURVEYING  
 202.709.4444  
 1000 W. 10th St., Ste. 109  
 URBAN, CO 80130

CORE  
CONSULTANTS

NO.	DESCRIPTION	DATE	BY
1.	TOWN OF CASTLE ROCK COMMENTS	02/02/15	JCA

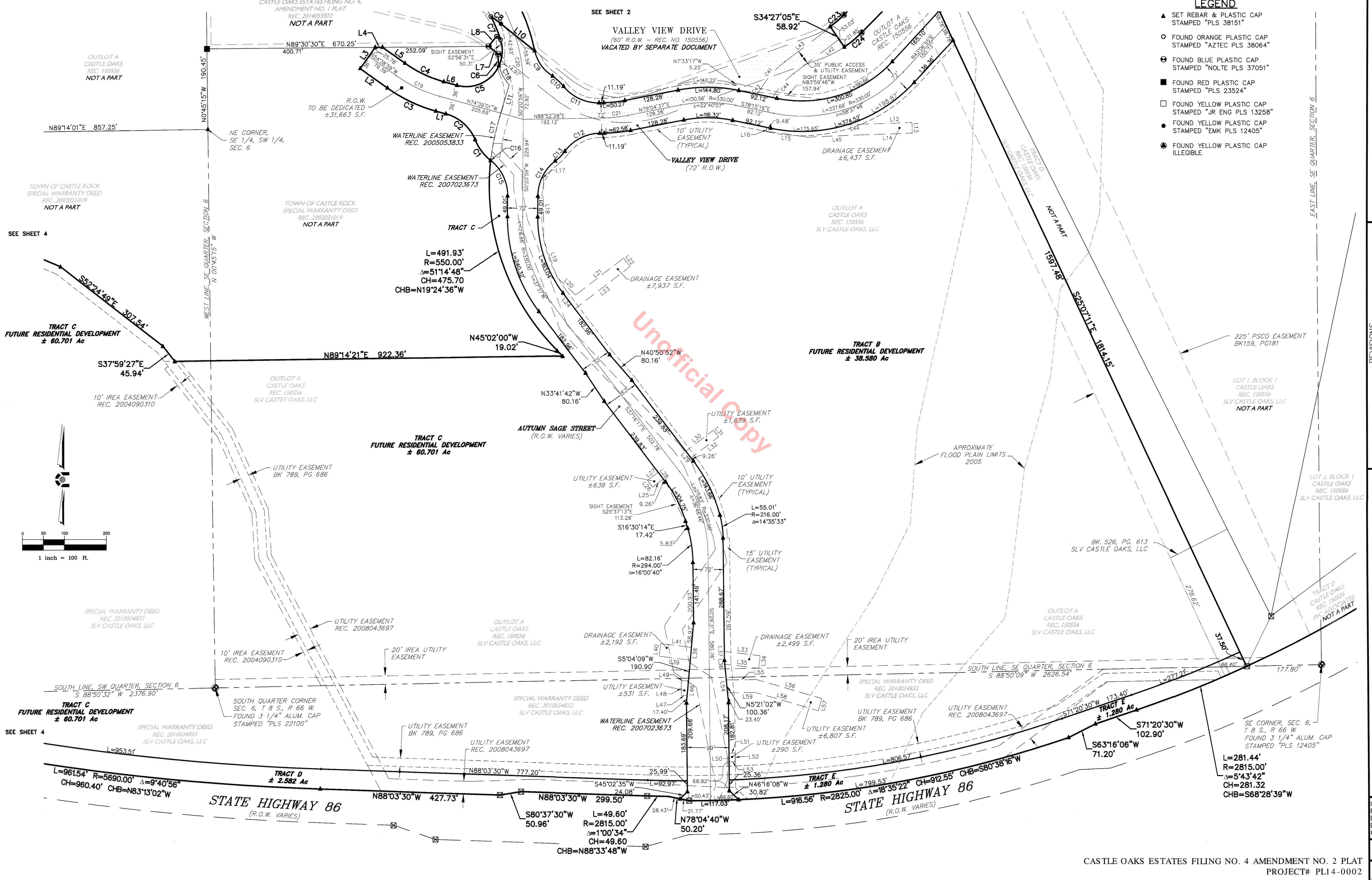
CASTLE OAKS ESTATES FILING NO. 4  
AMENDMENT NO. 2  
PLAT

INITIAL PLAN  
 RELEASE: 10/17/14  
 DESIGNED BY: PJD  
 DRAWN BY: TMG  
 CHECKED BY: PJD

JOB NO.  
 14-001  
 SHEET  
 2 OF 4

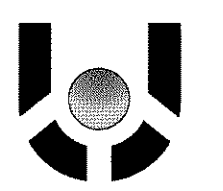
# CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 2 PLAT

## A REPLAT OF TRACT A, CASTLE OAKS ESTATES FILING NO. 4, A PORTION OF OUTLOT A, AND A PARTIAL VACATION OF VALLEY VIEW DRIVE, CASTLE OAKS LYING WITHIN SECTION 6 AND PART OF THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



CIVIL ENGINEERING  
 DEVELOPMENT CONSULTING  
 LAND SURVEYING  
 363702444  
 110000, CO 80700

**CORE**  
 CONSULTANTS



NO.	DESCRIPTION	DATE	BY
1.	TOWN OF CASTLE ROCK COMMENTS	02/02/15	JCA

CASTLE OAKS ESTATES FILING NO. 4  
 AMENDMENT NO. 2  
 PLAT

INITIAL PLAN  
 RELEASE: 10/17/14  
 DESIGNED BY: PJD  
 DRAWN BY: TMG  
 CHECKED BY: PJD

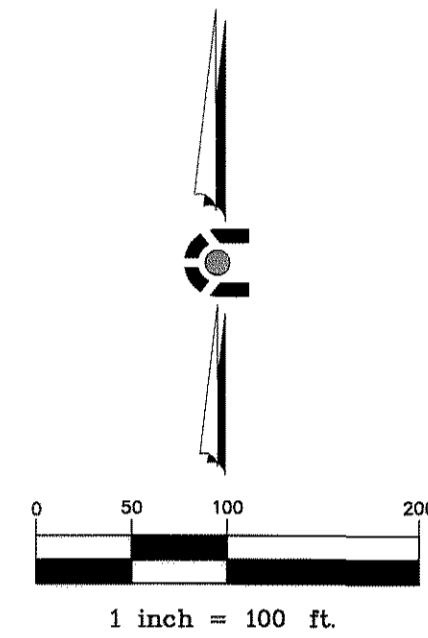
JOB NO.  
 14-001  
 SHEET  
 3 OF 4

# CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 2 PLAT

## A REPLAT OF TRACT A, CASTLE OAKS ESTATES FILING NO. 4, A PORTION OF OUTLOT A, AND A PARTIAL VACATION OF VALLEY VIEW DRIVE, CASTLE OAKS LYING WITHIN SECTION 6 AND PART OF THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

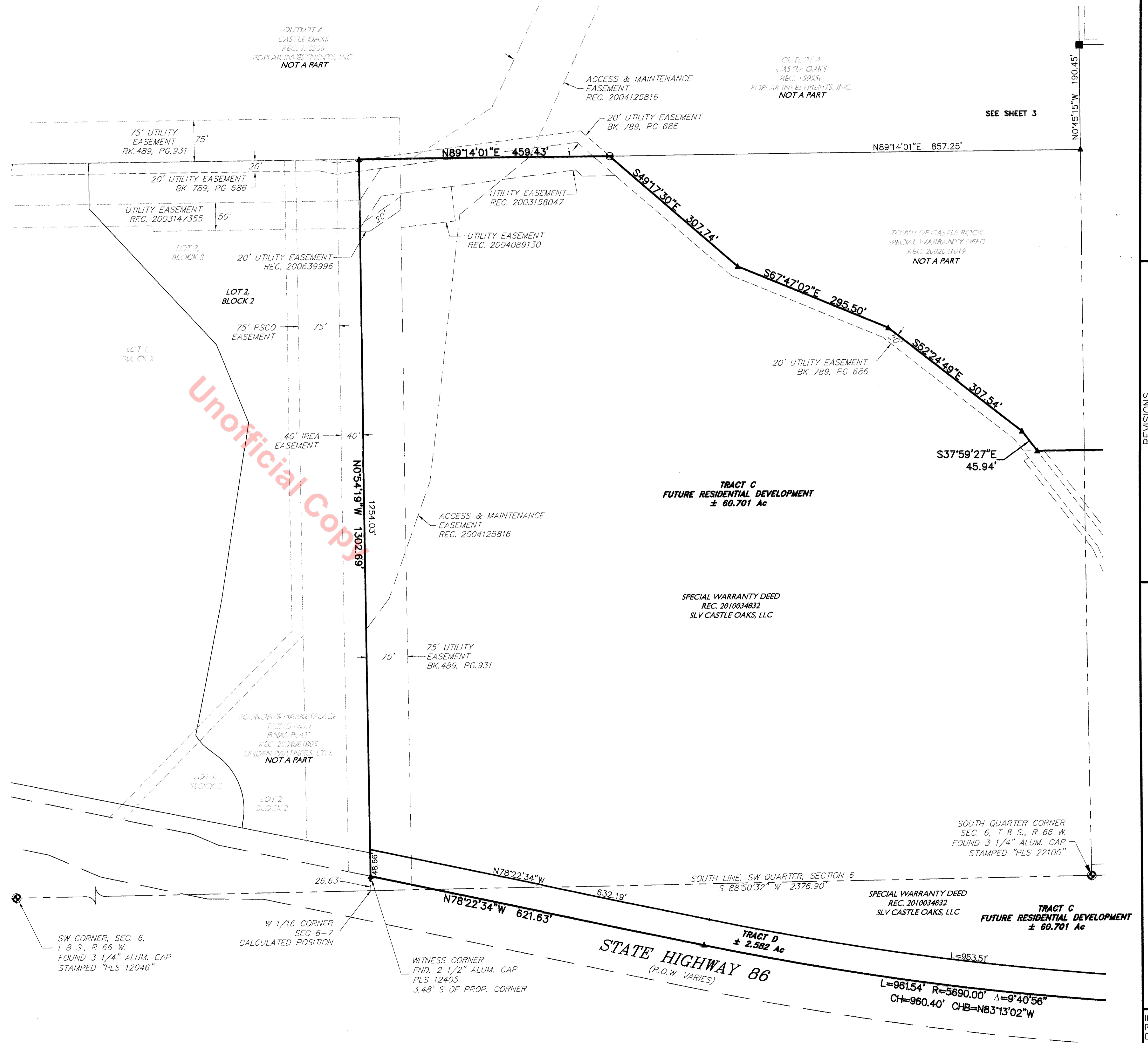
LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	24.76	N74° 39' 01"W	L31	20.00	S37° 16' 17"E
L2	79.39	N54° 38' 59"W	L32	81.97	N52° 43' 43"E
L3	61.78	N35° 21' 01"E	L33	85.39	S82° 59' 14"E
L4	17.45	N89° 30' 30"E	L34	30.00	N7° 00' 42"E
L5	65.24	S54° 38' 59"E	L35	80.64	S82° 59' 14"E
L6	32.66	S74° 39' 01"E	L36	9.32	S5° 21' 02"E
L7	28.63	S51° 43' 12"E	L37	21.07	S0° 29' 31"E
L8	30.00	N38° 27' 25"E	L38	30.02	S5° 04' 09"W
L9	12.29	S51° 32' 35"E	L39	73.58	S82° 59' 14"E
L10	102.53	S51° 32' 35"E	L40	30.00	N7° 00' 42"E
L11	80.17	S17° 03' 21"W	L41	72.56	S82° 59' 14"E
L12	119.02	N88° 06' 40"E	L42	134.42	N53° 01' 01"E
L13	25.00	N1° 53' 20"W	L43	135.97	N53° 01' 01"E
L14	118.91	N88° 06' 40"E	L44	37.90	N87° 37' 35"E
L15	98.17	S81° 39' 17"E	L45	131.85	N87° 37' 35"E
L16	8.93	S8° 20' 43"W	L46	35.17	N5° 04' 09"E
L17	4.15	N89° 45' 57"E	L47	13.53	N89° 30' 29"E
L18	146.40	S0° 14' 03"E	L48	35.00	S0° 17' 37"E
L19	93.11	S19° 46' 18"E	L49	16.82	N89° 30' 29"E
L20	60.76	S46° 51' 12"E	L50	20.00	S0° 29' 31"E
L21	143.03	N52° 43' 43"E	L51	14.44	N89° 30' 29"E
L22	25.00	N37° 16' 17"W	L52	20.00	S0° 49' 29"E
L23	164.28	S52° 43' 43"W	L53	14.56	N89° 30' 29"E
L24	46.58	S37° 16' 17"E	L54	30.11	N5° 21' 02"W
L25	31.88	N52° 43' 43"E	L55	72.47	S89° 30' 29"W
L26	20.00	S37° 16' 17"E	L56	160.11	N73° 51' 04"W
L27	31.88	N52° 43' 43"E	L57	30.00	N16° 08' 56"E
L28	20.00	N37° 16' 17"W	L58	155.72	N73° 51' 04"W
L29	20.00	S37° 16' 17"E	L59	65.53	S89° 30' 29"W
L30	81.97	N52° 43' 43"E			

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	61.68	124.00	28°29'54"	61.04	S37°01'31"E
C2	95.97	106.00	51°52'27"	92.73	N48°42'47"W
C3	127.76	366.00	20°00'02"	127.11	S64°39'00"E
C4	102.63	294.00	20°00'02"	102.11	S64°39'00"E
C5	120.21	85.00	81°01'49"	110.44	N64°50'05"E
C6	27.77	100.00	15°54'35"	27.68	S04°57'20"E
C7	59.26	364.00	9°19'42"	59.20	N22°50'59"W
C8	29.52	270.00	6°15'51"	29.51	N54°36'34"W
C9	75.81	95.87	45°18'27"	73.85	S35°27'33"E
C10	35.15	124.00	16°14'36"	35.04	N47°22'23"W
C11	95.97	106.00	51°52'27"	92.73	S65°11'19"E
C12	95.97	106.00	51°52'27"	92.73	S62°56'14"W
C13	32.95	124.00	15°13'25"	32.85	N44°36'44"E
C14	95.97	106.00	51°52'27"	92.73	S26°17'13"W
C15	95.97	106.00	51°52'27"	92.73	N25°35'14"W
C16	0.54	124.00	0°15'00"	0.54	S51°23'58"E
C17	104.08	550.00	10°50'33"	103.93	S11°38'04"W
C18	52.42	100.00	30°02'02"	51.82	S27°55'38"E
C19	115.19	330.00	20°00'02"	114.61	S64°39'00"E
C20	128.56	400.00	18°24'53"	128.01	N08°51'27"W
C21	56.43	330.00	9°47'51"	56.36	N83°58'32"E
C22	14.89	270.00	3°09'35"	14.89	S46°22'54"W
C23	42.44	210.00	11°34'45"	42.37	S49°45'32"W
C24	53.57	270.00	11°22'08"	53.49	N50°29'43"E
C40	10.00	210.00	2°43'45"	10.00	N46°10'17"E
C41	86.45	218.00	22°43'15"	85.88	S41°39'24"W
C43	16.69	40.00	23°54'12"	16.57	N42°14'53"E
C44	75.87	183.00	23°45'16"	75.33	S41°08'23"W



### LEGEND

- ▲ SET REBAR & PLASTIC CAP STAMPED "PLS 38151"
- FOUND ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- ⊕ FOUND BLUE PLASTIC CAP STAMPED "NOLTE PLS 37051"
- FOUND RED PLASTIC CAP STAMPED "PLS 23524"
- FOUND YELLOW PLASTIC CAP STAMPED "JR ENG PLS 13258"
- FOUND YELLOW PLASTIC CAP STAMPED "EMK PLS 12405"
- ⊙ FOUND YELLOW PLASTIC CAP ILLEGIBLE



SEE SHEET 3

CASTLE OAKS ESTATES FILING NO. 4 AMENDMENT NO. 2 PLAT  
PROJECT# PL14-0002

CIVIL ENGINEERING  
DEVELOPMENT CONSULTING  
LAND SURVEYING  
3020 W. 144th Ave., Ste. 109  
Littleton, CO 80120

REVISIONS	
NO.	DESCRIPTION
1.	TOWN OF CASTLE ROCK COMMENTS

CASTLE OAKS ESTATES FILING NO. 4  
AMENDMENT NO. 2  
PLAT

INITIAL PLAN  
RELEASE: 10/17/14  
DESIGNED BY: PJD  
DRAWN BY: TMG  
CHECKED BY: PJD

JOB NO.  
14-001  
SHEET  
4 OF 4