

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

A REPLAT OF LOT 2, CASTLE OAKS ESTATES, FILING NO. 4, AMD. NO. 1, A PORTION OF OUTLOT A, A VACATED PORTION OF VALLEY VIEW ROAD, A PORTION OF PART OF OUTLOT A RECEPTION NUMBER 0150556 AND A REMAINDER PARCEL OF CASTLE OAKS ESTATES FILING NO. 4, AMD. NO. 2 BEING A PORTION OF BOTH THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
11.44 ACRES, 2 LOTS  
COVER SHEET  
SHEET 1 OF 2

### PURPOSE:

THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 2, CASTLE OAKS ESTATES, FILING NO.4, AMENDMENT NO. 1, A PORTION OF VALLEY VIEW ROAD VACATED UNDER RECEPTION NUMBER 2012093481, A PORTION OF PART OF OUTLOT A RECEPTION NUMBER 0150556, A PORTION OF OUTLOT A RECEPTION NUMBER 2016034028 AS WELL AS THE REMAINDER PARCEL, CASTLE OAKS ESTATES, FILING NO.4 AMENDMENT NO.2 AS SHOWN HEREON.

### LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 6 AND SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6, MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "TST LS 12046", WHENCE THE WEST QUARTER CORNER OF SAID SECTION 6, MONUMENTED BY A 5.00 FOOT WITNESS CORNER BEING A 3.25" ALUMINUM CAP STAMPED "LPI PLS 23521" BEARS N 01°18'43" W A DISTANCE OF 2,647.44 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE NORTH 56°28'09" EAST A DISTANCE OF 2,821.43 FEET, TO A POINT ALONG THE COMMON LINE BETWEEN LOT 2 OF THE CASTLE OAKS ESTATES FILING NO. 4 AMENDMENT NO. 1 RECORDED SEPTEMBER 29, 2014 UNDER RECEPTION NO. 2014055922 AND THE PARCEL OUTLOT A RECORDED MAY 17, 1972 AT RECEPTION NO. 1972150556, MORE COMMONLY KNOWN AS THE SCHOOL SITE AND AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE SAID COMMON LINE BETWEEN LOT 2 AND THE SCHOOL SITE THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°16'28" WEST A DISTANCE OF 88.79 FEET;
2. NORTH 89°15'10" EAST A DISTANCE OF 3.93 FEET;
3. NORTH 00°44'50" WEST A DISTANCE OF 492.47 FEET;

THENCE DEPARTING THE SAID COMMON LINE BETWEEN LOT 2 AND THE SCHOOL SITE AND CONTINUING ALONG THE WEST LINE OF LOT 2 NORTH 55°28'51" EAST A DISTANCE OF 30.00 FEET;

THENCE NORTH 34°31'09" WEST A DISTANCE OF 199.30 FEET;

THENCE SOUTH 54°26'23" WEST A DISTANCE OF 30.00 FEET;

THENCE NORTH 34°31'09" WEST A DISTANCE OF 80.01 FEET TO THE SOUTH LINE OF TRACT B CASTLE OAKS ESTATES RECORDED SEPTEMBER 29, 2014 UNDER RECEPTION NUMBER 2014055922;

THENCE CONTINUING NORTHEASTERLY ALONG THE SAID SOUTH LINE OF TRACT B NORTH 54°26'23" EAST A DISTANCE OF 104.97 FEET TO THE COMMON POINT OF SAID TRACT B AND PART OF LOT 1 AND MOST OF LOT 1 OF SAID CASTLE OAKS ESTATES;

THENCE DEPARTING THE SAID SOUTH LINE OF TRACT B AND CONTINUING ALONG THE SOUTH LINE OF THE SAID MOST LOT 1 OF CASTLE OAKS ESTATES THE FOLLOWING THREE COURSES:

1. SOUTH 58°14'11" EAST A DISTANCE OF 144.69 FEET;
2. SOUTH 89°59'25" EAST A DISTANCE OF 461.78 FEET;
3. SOUTH 67°55'34" EAST A DISTANCE OF 103.89 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF AUTUMN SAGE STREET AS RECORDED FEBRUARY 14, 2013 UNDER RECEPTION NUMBER 2013013171;

THENCE DEPARTING THE SAID SOUTH LINE OF MOST LOT 1 AND CONTINUING ALONG THE SAID WEST RIGHT-OF-WAY LINE OF AUTUMN SAGE STREET AS RECORDED UNDER RECEPTION NUMBER 2013013171 THE FOLLOWING EIGHT (8) COURSES:

1. THENCE SOUTH 29°07'34" WEST A DISTANCE OF 40.34 FEET TO A POINT OF CURVATURE;
2. THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE 15°44'05", A RADIUS OF 516.00 FEET, AN ARC LENGTH OF 141.70 FEET, THE CHORD OF WHICH BEARS SOUTH 21°15'33" WEST A DISTANCE OF 141.26 FEET TO A POINT OF CURVATURE;
3. THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE 12°56'10", A RADIUS OF 319.00 FEET, AN ARC LENGTH OF 72.02 FEET, THE CHORD OF WHICH BEARS SOUTH 06°52'25" WEST A DISTANCE OF 71.87 FEET;
4. THENCE SOUTH 00°27'20" WEST A DISTANCE OF 44.10 FEET TO A POINT OF CURVATURE;
5. THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE 32°52'43", A RADIUS OF 511.02 FEET, AN ARC LENGTH OF 293.24 FEET, THE CHORD OF WHICH BEARS SOUTH 15°59'05" EAST A DISTANCE OF 289.24 FEET;
6. THENCE SOUTH 32°25'26" EAST A DISTANCE OF 110.52 FEET TO A POINT OF CURVATURE;
7. THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE 14°12'20", A RADIUS OF 364.00 FEET, AN ARC LENGTH OF 90.25 FEET, THE CHORD OF WHICH BEARS SOUTH 25°19'16" EAST A DISTANCE OF 90.02 FEET TO A POINT OF NON TANGENCY;
8. THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE 123°15'45", A RADIUS OF 85.00 FEET, AN ARC LENGTH OF 182.86 FEET, THE CHORD OF WHICH BEARS SOUTH 43°41'24" WEST A DISTANCE OF 149.58 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF VALLEY VIEW DRIVE AS SHOWN ON THE PLAT OF CASTLE OAKS FILING NO. 4 AMENDMENT NO. 2 RECORDED MARCH 16, 2015 UNDER RECEPTION NUMBER 2015016043;

THENCE CONTINUING ALONG THE SAID NORTH RIGHT-OF-WAY OF VALLEY VIEW DRIVE THE FOLLOWING FOUR (4) COURSES:

1. THENCE NORTH 74°39'01" WEST A DISTANCE OF 32.13 FEET TO A POINT OF CURVATURE;
2. THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20°06'20", A RADIUS OF 294.00 FEET, AN ARC LENGTH OF 103.17 FEET, THE CHORD OF WHICH BEARS NORTH 64°42'09" WEST A DISTANCE OF 102.64 FEET;
3. THENCE NORTH 54°38'59" WEST A DISTANCE OF 65.24 FEET;
4. THENCE SOUTH 89°30'30" WEST 17.51 FEET TO THE COMMON POINT OF THE RIGHT-OF-WAY OF VALLEY VIEW DRIVE AND THE PART OF OUTLOT A CASTLE OAKS RECORDED MAY 17, 1972 UNDER RECEPTION NUMBER 0150556;

THENCE DEPARTING THE SAID RIGHT-OF-WAY OF VALLEY VIEW DRIVE AND ALONG THE SAID RIGHT-OF-WAY OF VALLEY VIEW DRIVE SOUTH 35°21'01" WEST A DISTANCE OF 61.78 FEET TO THE INTERSECTION WITH THE NORTH LINE OF PART OF OUTLOT A RECORDED MAY 17, 1972 UNDER RECEPTION NUMBER 0150556;

THENCE DEPARTING THE SAID RIGHT-OF-WAY OF VALLEY VIEW DRIVE AND CONTINUING ALONG THE SAID NORTH LINE OF PART OF OUTLOT A THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 54°38'59" WEST A DISTANCE OF 39.51 FEET TO A POINT OF CURVATURE;
2. THENCE NORTHWESTERLY ALONG SAID CURVE TO LEFT HAVING A CENTRAL ANGLE 10°17'41", A RADIUS OF 294.00 FEET, AN ARC LENGTH OF 62.83 FEET, THE CHORD OF WHICH BEARS NORTH 59°46'03" WEST A DISTANCE OF 52.75 FEET TO A POINT ALONG THE COMMON LINE BETWEEN LOT 2 OF THE CASTLE OAKS ESTATES FILING NO. 4 AMENDMENT NO. 1 RECORDED SEPTEMBER 29, 2014 UNDER RECEPTION NO. 2014055922 AND THE PARCEL OUTLOT A RECORDED MAY 17, 1972 AT RECEPTION NO. 1972150556, MORE COMMONLY KNOWN AS THE SCHOOL SITE;
3. THENCE SOUTH 89°30'31" WEST A DISTANCE OF 291.76 FEET TO THE POINT OF BEGINNING;

### DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF CASTLE OAKS ESTATES FILING NO.4 AMENDMENT NO.4

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, 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.

### TOWN OF CASTLE ROCK OWNERSHIP BLOCK:

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

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: Dee Jay  
MAYOR



ATTEST:  
Shannon Eklund  
TOWN CLERK for Lisa Anderson

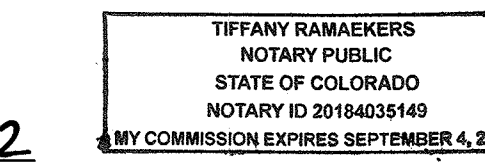
SIGNED THIS 9th DAY OF June, 2022

### NOTARY BLOCK

SUBSCRIBED AND SWORN TO ME THIS 9th DAY OF June, 2022 BY  
Jason Gray  
AS MAYOR AND BY Shannon Eklund, AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL:

Tiffany Ramaekers  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 9/4/2022

### GENERAL NOTES:

1. BASIS OF BEARING: BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST, 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 6 BY A FOUND 3.25" ALUMINUM CAP STAMPED "TST LS 12046" AND AT THE WEST QUARTER CORNER OF SAID SECTION 6 BY A FOUND 3.25" ALUMINUM CAP STAMPED "S FT. WC LPI PLS 23521", SAID LINE BEARS NORTH 01°18'43" WEST.
2. FLOODPLAIN STATEMENT: THIS SITE, CALIBER AT TERRAIN, ACCORDING TO FIRM MAP 08035C0189G REVISED MARCH 16, 2016, THE SITE LIES WITHIN ZONE X: OUTSIDE OF THE 100 YEAR FLOOD PLAIN.
3. 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 PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
4. LAND TITLE GUARANTEE COMPANY. COMMITMENT NO. ABD70675006, DATED JULY 13, 2020 WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
5. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A TEN-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
7. ALL EMERGENCY ACCESS SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
8. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
9. ALL LINEAR UNITS SHOWN ARE U.S. SURVEY FEET.
10. PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE EASEMENT AGREEMENT RECORDED AT 2014055922 AND THE PLAT FOR THE 10' UTILITY EASEMENT AND 20' WATER LINE EASEMENT, AS DEPICTED HEREON.

### LAND SUMMARY TABLE

LOT AND BLOCK	SQ.FT.	ACREAGE	USE	OWNER	MAINTENANCE
LOT 2A, BLOCK 1	461,383	10.59	PARK AND RECREATION	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
ALOHA STREET	29,590	0.68	PUBLIC RIGHT-OF-WAY	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
TRACT A	7,326	0.17	MUNICIPAL	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
TOTAL	498,299	11.44			

ENGINEER / SURVEYOR  
BOWMAN CONSULTING  
1526 Cole Blvd., Suite 100  
Lakewood, CO 80401  
Phone: (303) 801-2900  
www.bowmanconsulting.com

OWNER  
TOWN OF CASTLE ROCK,  
COLORADO

### STATEMENT OF TOWN APPROVAL AND ACCEPTANCE:

ON BEHALF 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 OF CASTLE ROCK.

Shannon Eklund  
TOWN MANAGER

ATTEST:

Shannon Eklund  
TOWN CLERK for Lisa Anderson



### TITLE CERTIFICATION:

I, David Knapp AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE 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 LIENHOLDER SUBORDINATION CERTIFICATE.

David Knapp  
AUTHORIZED REPRESENTATIVE  
Vice President  
Land Title Guarantee Company  
TITLE COMPANY

SIGNED THIS 31st DAY OF May, 2022

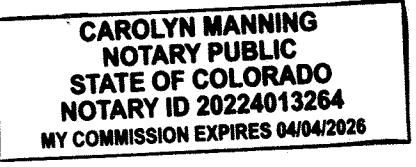
### NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS 31st DAY OF May, 2022

BY David Knapp AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Carolyn Manning



MY COMMISSION EXPIRES 4/4/2026

### 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 31 DAY OF May, 2022.

Carolyn Manning  
DIRECTOR OF DEVELOPMENT SERVICES

### SURVEY CERTIFICATE:

I, THOMAS E. HAGENSEE, 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 SURVEYS MADE IN MAY, 2019 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 AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION.

I ATTEST THE ABOVE ON THIS 25th DAY OF May, 2022

Thomas E. Hagensee  
THOMAS E. HAGENSEE, PLS 38456  
FOR AND ON BEHALF OF  
BOWMAN  
1526 COLE BLVD, SUITE 100  
LAKEWOOD, COLORADO 80401

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.

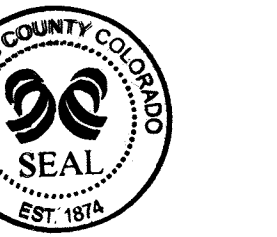
### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:21 PM ON THE 16th DAY OF June, 2022 AT RECEPTION NO. 2022042855

DOUGLAS COUNTY CLERK AND RECORDER

BY: Wade Nubb

DEPUTY



CASTLE OAKS ESTATES FILING 4 AMENDMENT 4  
PROJECT NO. PL20-0012

**Bowman**  
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www.bowmanconsulting.com

REVISION	DATE	DESCRIPTION
1	07-30-20	
2	01-25-22	ADDRESS TOWN COMMENTS
3	03-03-22	ADDRESS TOWN COMMENTS
4	05-24-22	ADDRESS TOWN COMMENTS
5		

CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 4  
A PART OF SW AND SE QUARTER OF SECTION 6, T8S, R66W OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS STATE OF COLORADO

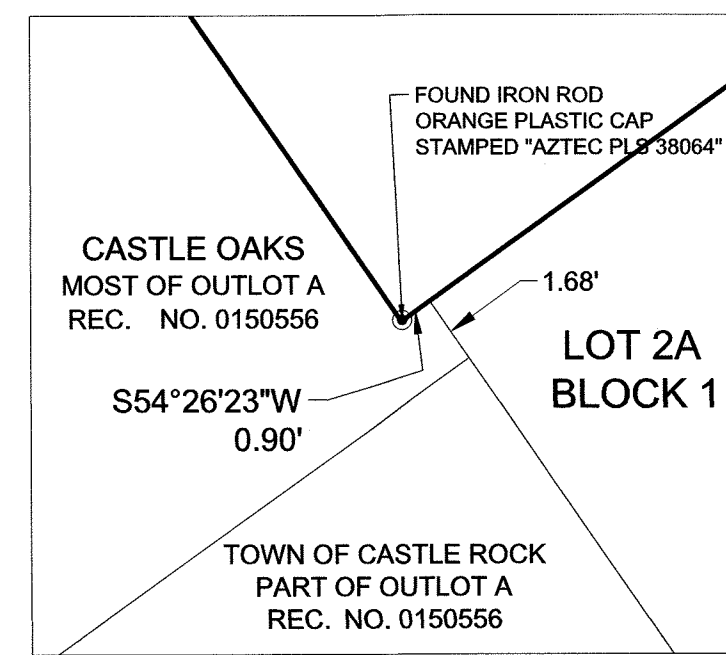
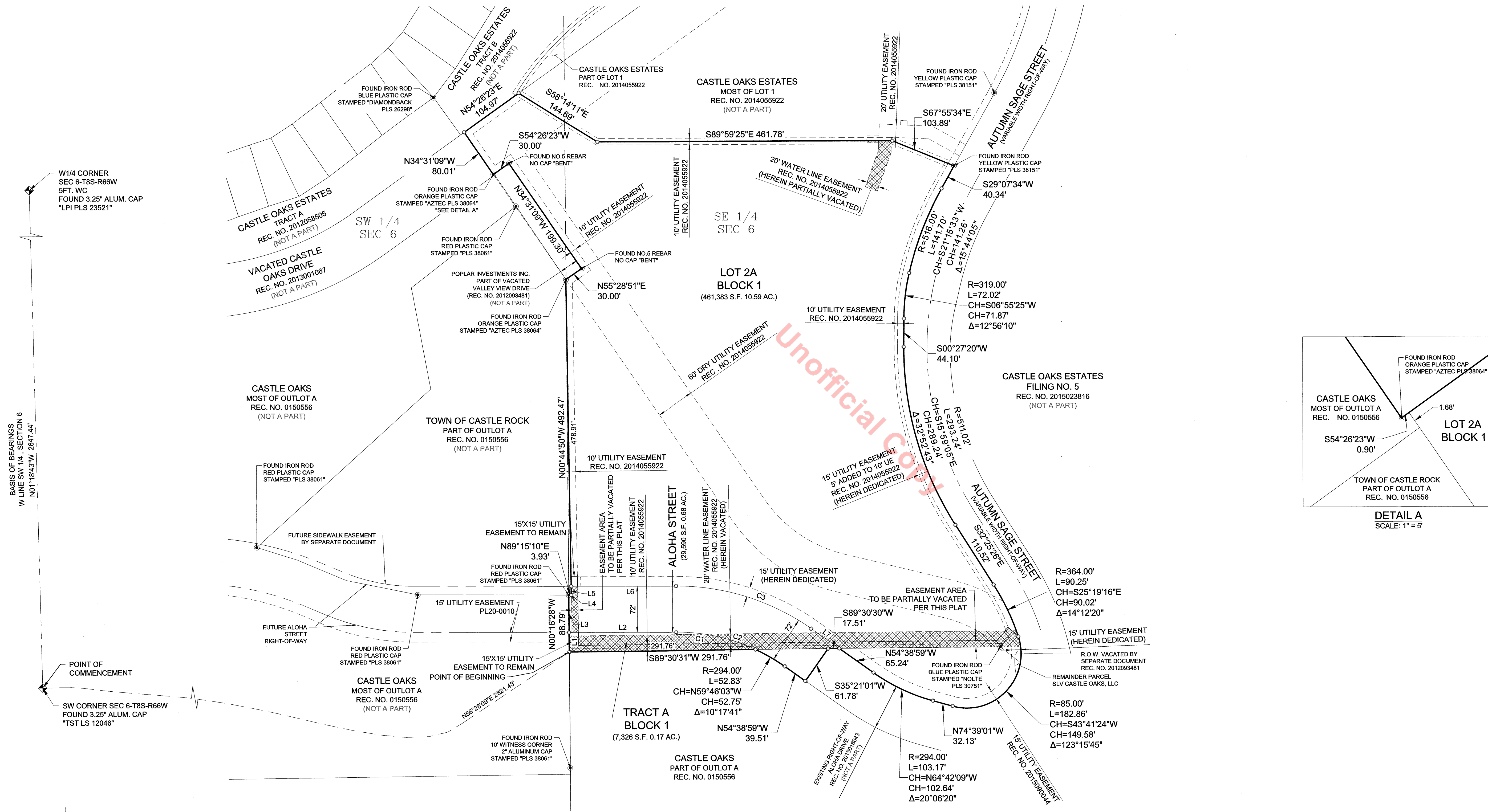
DESIGN XXX  
DRAWN DM  
CHKD TH  
SCALE H: 1"=200'  
V: 1"=100'

JOB No. 020399-01-002  
DATE: 05/24/2022  
SHEET 1 OF 2

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

A REPLAT OF LOT 2, CASTLE OAKS ESTATES, FILING NO. 4, AMD. NO. 1, A VACATED PORTION OF VALLEY VIEW ROAD, A PORTION OF PART OF OUTLOT A RECEPTION NUMBER 0150556 AND A REMAINDER PARCEL OF CASTLE OAKS ESTATES FILING NO. 4, AMD. NO. 2 BEING A PORTION OF BOTH THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

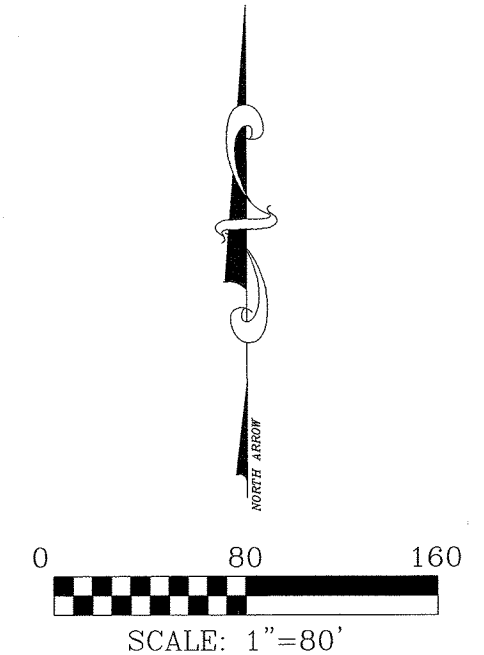
11.44 ACRES, 2 LOTS  
PROPOSED LAYOUT AND EXISTING EASEMENTS  
SHEET 2 OF 2



W1/4 CORNER  
SEC 6-T8S-R66W  
5FT. WC  
FOUND 3.25" ALUM. CAP  
"LPI PLS 23521"

BASIS OF BEARINGS  
W LINE SW 1/4, SECTION 6  
N01°16'43"W 2647.44'

POINT OF COMMENCEMENT  
SW CORNER SEC 6-T8S-R66W  
FOUND 3.25" ALUM. CAP  
"TST LS 12046"



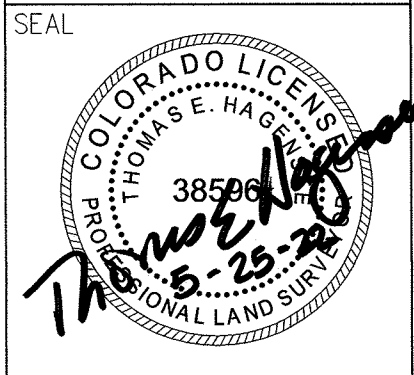
LINE DATA			LINE DATA		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N00°16'28"W	30.41'	L5	N00°44'50"W	13.56'
L2	N89°54'14"W	167.86'	L6	S89°54'14"E	164.51'
L3	N00°16'28"W	58.38'	L7	S54°38'59"E	53.68'
L4	N89°15'10"E	3.93'			

CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	128.08'	294.00'	024°57'37"	N77°26'41"W	127.07'
C2	180.89'	294.00'	035°15'11"	N72°16'59"W	178.05'
C3	225.23'	366.00'	035°15'34"	S72°17'19"E	221.70'

- LEGEND**
- ⊕ FOUND ALIQUOT MONUMENT AS DESCRIBED
  - FOUND PROPERTY MONUMENT AS DESCRIBED
  - SET NO. 5 REBAR WITH RED PLASTIC CAP STAMPED "LS 38596"
  - SECTION LINE
  - - - RIGHT-OF-WAY LINE
  - — — PROPERTY LINE
  - — — LOT LINE
  - - - EASEMENT LINE (AS NOTED)
  - ▨ VACATED EASEMENT AREA

REVISION	DATE	DESCRIPTION
1	07-30-20	ADDRESS TOWN COMMENTS
2	01-25-22	ADDRESS TOWN COMMENTS
3	03-03-22	ADDRESS TOWN COMMENTS
4	05-24-22	ADDRESS TOWN COMMENTS

CASTLE OAKS ESTATES FILING NO. 4,  
AMENDMENT NO. 4  
A PART OF SW AND SE QUARTER OF SECTION 6,  
T8S, R66W OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS  
STATE OF COLORADO



DESIGN	DRAWN	CHKD
XXX	DM	TH
SCALE: H: 1" = 80' V: -----		
JOB No. 020399-01-002		
DATE: 05/24/2022		
SHEET		
2 OF 2		

CASTLE OAKS ESTATES FILING 4 AMENDMENT 4  
PROJECT NO. PL20-0012

**Bowman**  
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