

CASTLE OAKS ESTATES FILING NO. 5 PLAT

A REPLAT OF TRACTS A AND B, CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 2 PLAT BEING A PORTION OF THE EAST HALF OF SECTION 6 AND THE NORTHEAST QUARTER 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

TRACTS A AND B, CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 2, COUNTY OF DOUGLAS, STATE OF COLORADO
 CONTAINING 65.563 ACRES OR 2,855,921 SQUARE FEET, MORE OR LESS.

PURPOSE

THE PURPOSE OF THIS AMENDED PLAT IS TO RECONFIGURE TRACTS A & B, CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 2 PLAT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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 143 LOTS, 7 BLOCKS, 5 TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF CASTLE OAKS ESTATES FILING NO. 5 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, SITE DISTANCE EASEMENTS AND UTILITY EASEMENTS AS IDENTIFIED HEREON.

THE UNDERSIGNED ALSO DEDICATE TRACTS A, B, C AND D TO THE CASTLE OAKS ESTATES MASTER ASSOCIATION (HOA).

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES 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 THE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

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

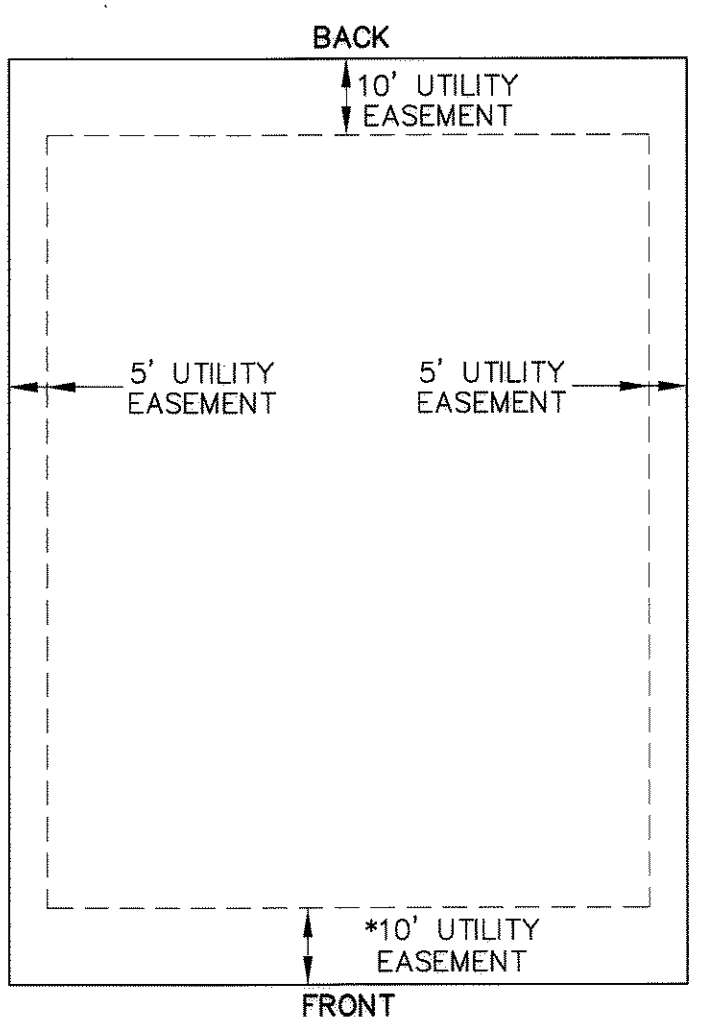
SIGNED THIS 14th DAY OF APR, 2015
 COUNTY OF MARIKOPA
 STATE OF ARIZONA

NOTARY CERTIFICATE
 STATE OF Colorado
 COUNTY OF MARIKOPA
 SUBSCRIBED AND SWORN BEFORE ME THIS 1st DAY OF April, 2015 BY
Michael Forsum
 WITNESS MY HAND AND OFFICIAL SEAL
Toni Serra
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 01-27-2017

TITLE CERTIFICATION

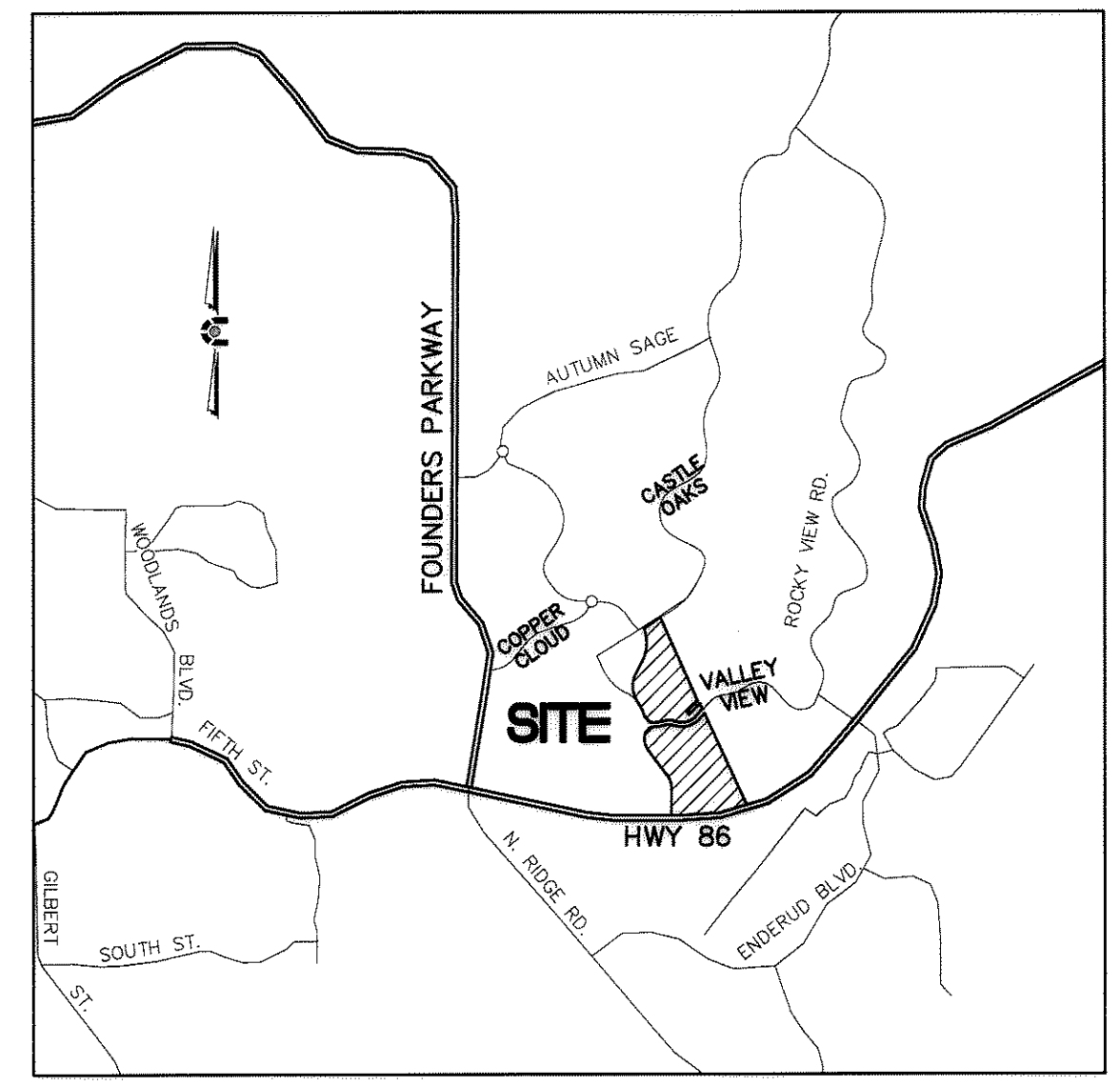
I, Bobby L. Espinosa, AN AUTHORIZED REPRESENTATIVE OF First American Title, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP & DEDICATION. SIGNED THIS DAY OF March 30, 2015 BY
Bobby L. Espinosa, T.H. Operation Supervisor
 AUTHORIZED REPRESENTATIVE FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF DOUGLAS)
 SUBSCRIBED AND SWORN BEFORE ME THIS 30th DAY OF March, 2015 BY
Bobby L. Espinosa
 WITNESS MY HAND AND OFFICIAL SEAL
Laura A. Martin
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 7-12-16

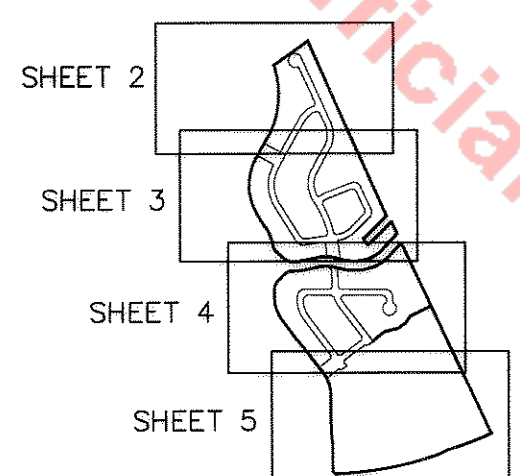


TYPICAL LOT DETAIL
 N.T.S.

*ADDITIONAL USAGES FOR THE FRONT 10' UTILITY EASEMENT INCLUDES FIRE HYDRANTS, STREET LIGHTS AND STREET SIGNS.



VICINITY MAP
 1 inch = 2000 ft



SHEET INDEX

SHEET 1	COVER
SHEET 2	PLAT
SHEET 3	PLAT
SHEET 4	PLAT
SHEET 5	PLAT

TRACT SUMMARY

TRACT	AREA (SF)	AREA (AC)	LAND USE*	OWNERSHIP	MAINTENANCE
TRACT A	215,016	4.936	OSP/DR/UT	HOA	HOA
TRACT B	22,615	0.519	OSP/DR/UT	HOA	HOA
TRACT C	30,037	0.690	OSP/DR/UT	HOA	HOA
TRACT D	105,326	2.418	OSP/DR/UT	HOA	HOA
TRACT E	1,064,026	24.427	OSP/DR/UT	OWNER	OWNER

LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOTS	1,043,154	23.948
*TRACTS (5)	1,437,020	32.989
ROW	320,004	7.346
TOTAL	2,800,178	64.283

*LAND USE DEFINITIONS:
 OSP OPEN SPACE
 DR DRAINAGE
 UT UTILITY
 PA PUBLIC ACCESS

GENERAL NOTES

- BEARINGS ARE BASED ON THE NORTH LINE OF TRACT A, CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 2 PLAT, BEARING N 54°26'23" E, AS SHOWN THEREON, WITH ALL BEARINGS HEREIN RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES 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.
- THE LIMITS OF THE 100-YEAR FLOODPLAIN ARE GRAPHICALLY SCALED AND SHOWN HEREON, PER FEMA FIRM MAP PANEL NO. 08035C0189F SEPTEMBER 30, 2005.
- UNLESS OTHERWISE NOTED, ALL LOTS WILL HAVE A 10-FOOT WIDE UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE A 5-FOOT WIDE UTILITY EASEMENT ALONG THE SIDE LOT LINES. THESE 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 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.
- 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 EASEMENTS.
- THERE ARE 143 LOTS AND 5 TRACTS, PRIVATE ROADWAYS AND EASEMENTS FOR DRAINAGE AND UTILITIES IN THIS PLAT.
- FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENTS NO. 5509-2226073, PREPARED MARCH 19, 2014 AT 5:00 PM AND COMMITMENT NO. 5509-2226063, 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.
- OPEN SPACE (OSP) TRACTS ARE FOR THE PURPOSE OF PUBLIC ACCESS, UTILITIES AND DRAINAGE AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
- LANDSCAPE MAINTENANCE WITHIN THE RIGHT-OF-WAY AND MEDIANS WILL BE THE RESPONSIBILITY OF THE HOA.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE UTILITY AND DRAINAGE EASEMENTS CREATED BY THE PLAT FOR CASTLE OAKS ESTATES FILING NO. 4 AMENDMENT NO. 2 AND DEPICTED HEREON.

STATEMENT OF WATER RIGHTS DEDICATION

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 147 SFE IS DEDUCTED FROM THE WATER BANK.

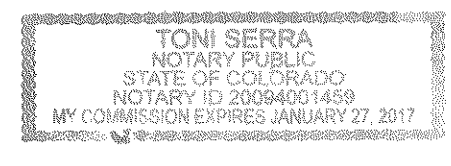
CERTIFICATE OF ACCEPTANCE

THE DEDICATION OF TRACTS A, B, C AND D ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CASTLE OAKS ESTATES MASTER ASSOCIATION

CASTLE OAKS ESTATES MASTER ASSOCIATION
 BY: Michael Forsum
 PRESIDENT

STATE OF ARIZONA Colorado
 COUNTY OF MARIKOPA Arapahoe
 ACKNOWLEDGED BEFORE ME THIS 1st DAY OF April, 2015 BY Michael Forsum AS President

WITNESS MY HAND AND OFFICIAL SEAL
Toni Serra
 NOTARY PUBLIC



MY COMMISSION EXPIRES: 01-27-2017

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS 14th DAY OF April, 2015

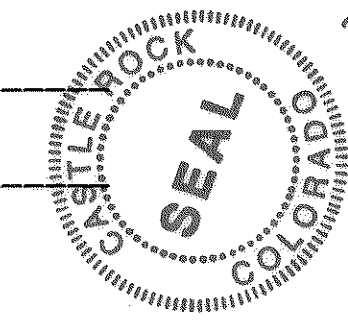
Thomas M. Girard
 DIRECTOR OF DEVELOPMENT SERVICES

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST:
Thomas M. Girard
 TOWN CLERK
4-8-15
 DATE

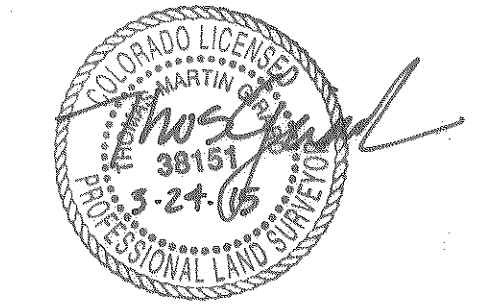
Thomas M. Girard
 TOWN MANAGER
April 8, 2015
 DATE



SURVEYOR'S CERTIFICATE

I, THOMAS M. GIRARD, 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 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 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 PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:43 P.M., ON THE 14th DAY OF April, 2015
 AT RECEPTION NO. 2015023816

DOUGLAS COUNTY CLERK AND RECORDER
 BY: Janice D. Smith
 DEPUTY



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

CIVIL ENGINEERING
 SURVEYING
 NATURAL RESOURCES
 LAND SURVEYING
 LAND ACQUISITION
 1800 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120

CORE CONSULTANTS

NO.	DESCRIPTION	DATE	BY

CASTLE OAKS ESTATES
 FILING NO. 5 PLAT
 TOWN OF CASTLE ROCK
 DOUGLAS COUNTY, COLORADO

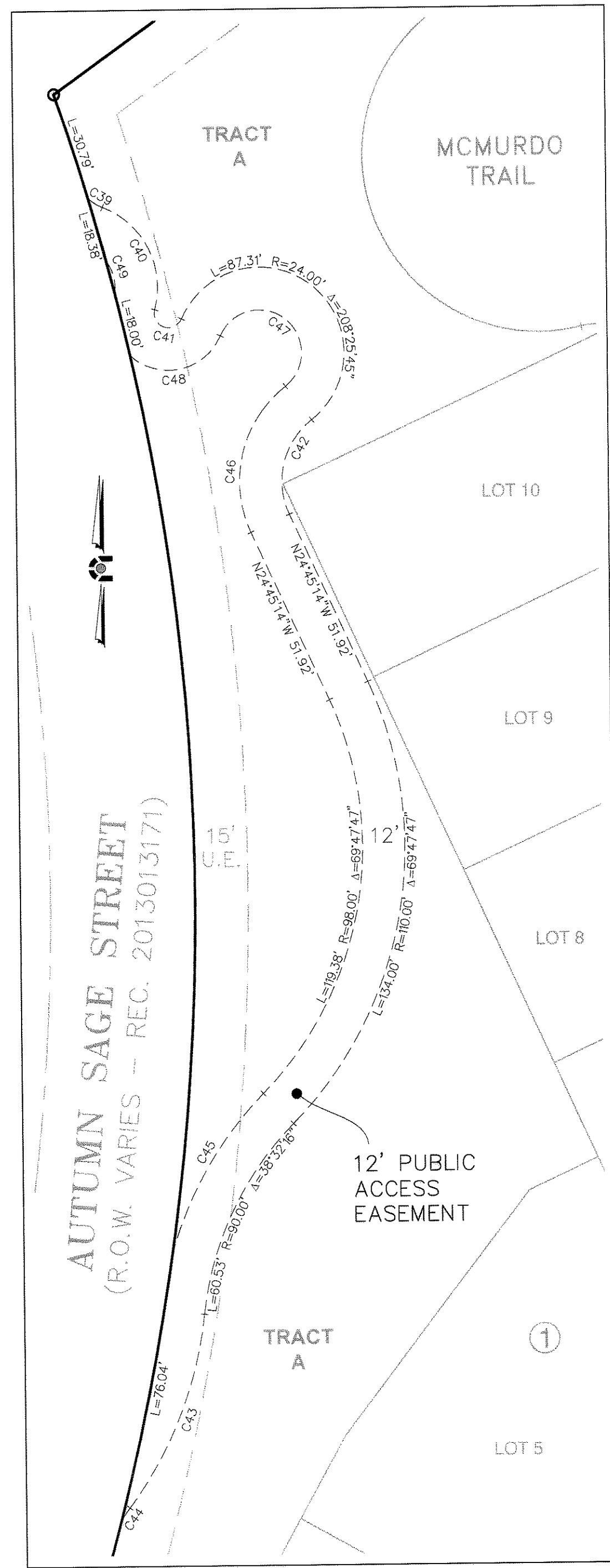
INITIAL PLAN
 RELEASE: 05/30/14
 DESIGNED BY: PJD
 DRAWN BY: TMC
 CHECKED BY: PJD

JOB NO.
 14-001

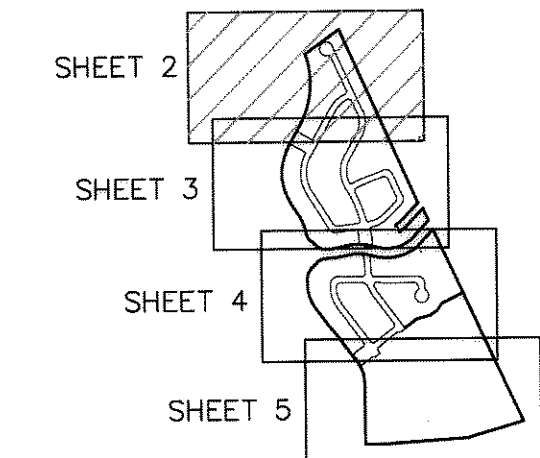
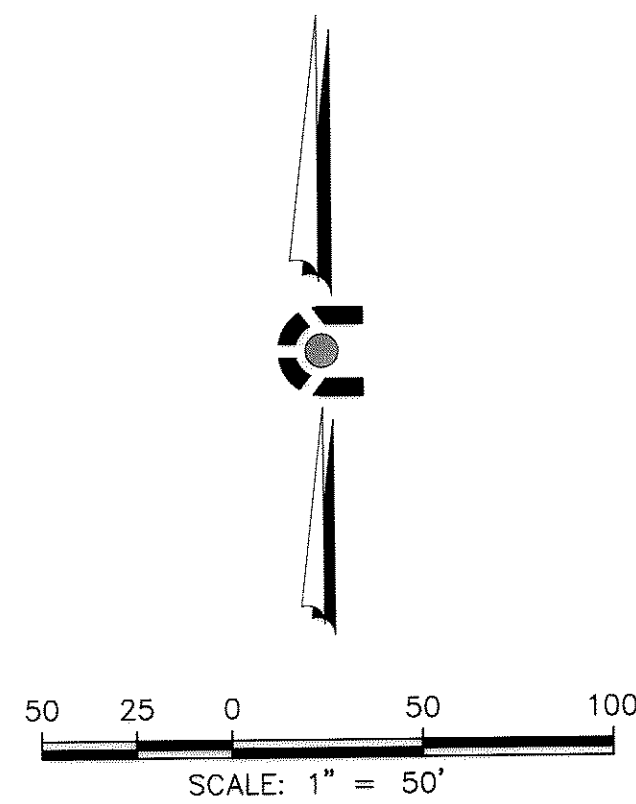
SHEET
 1 OF 5

CASTLE OAKS ESTATES FILING NO. 5 PLAT

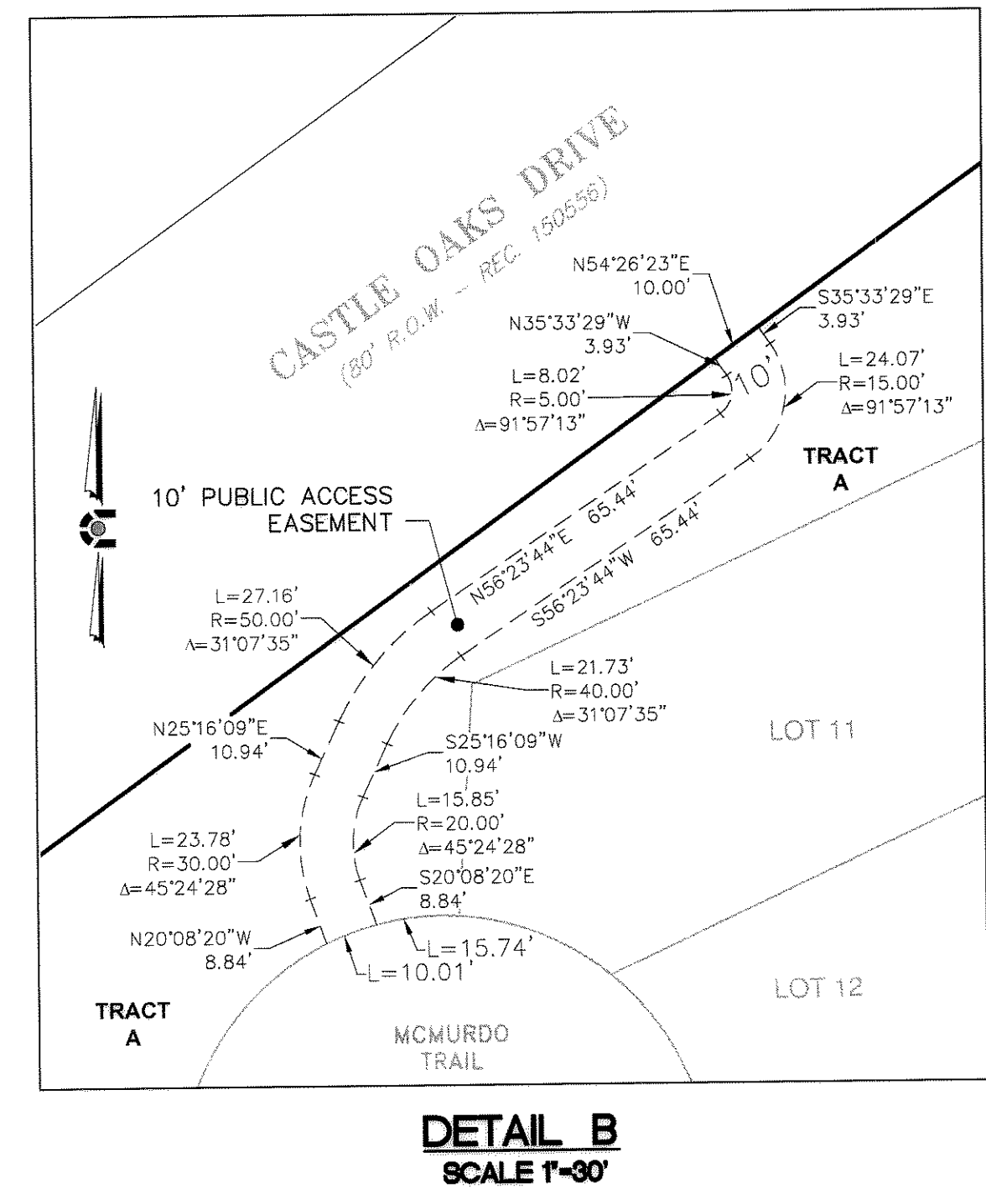
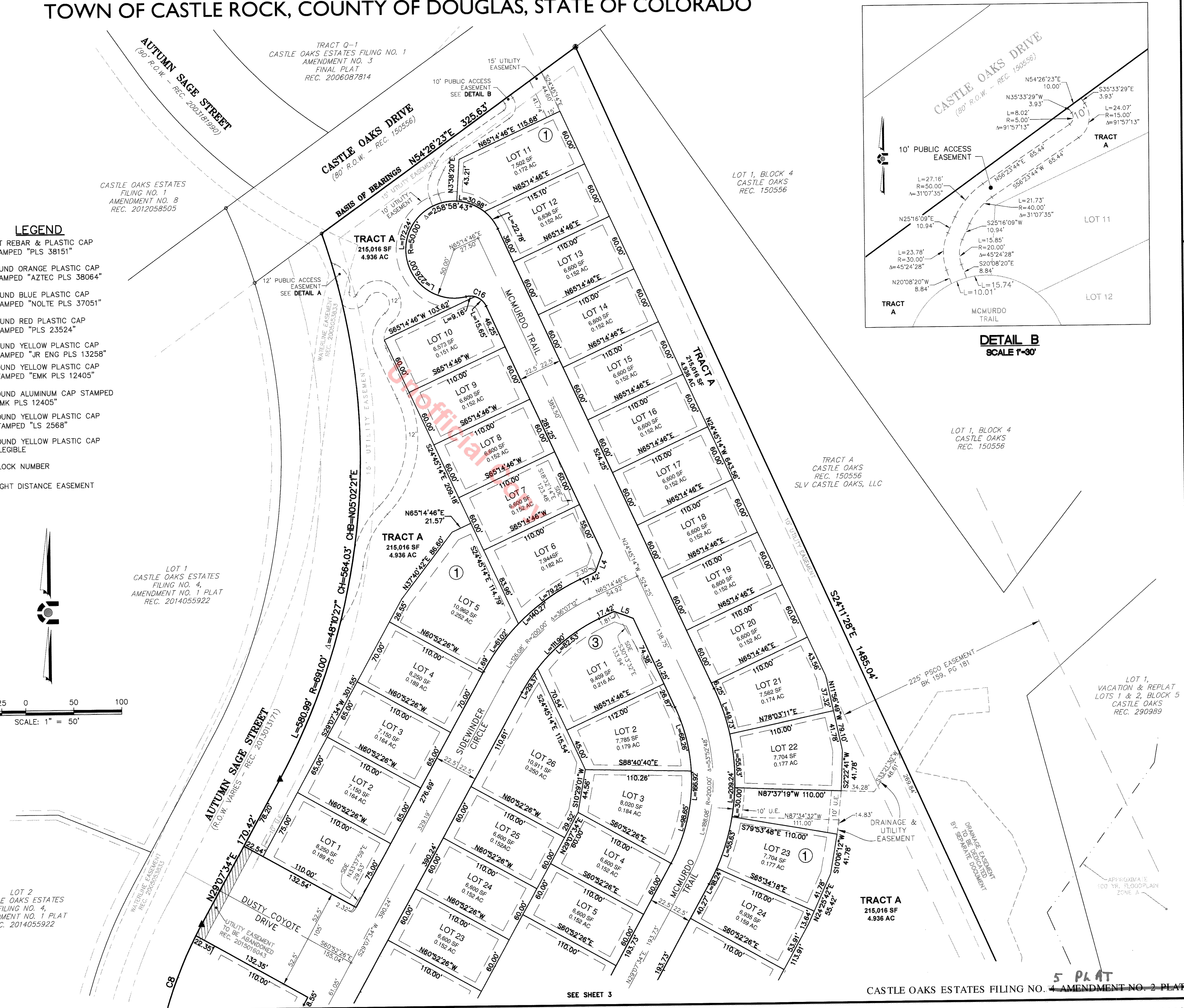
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- LEGEND**
- ▲ SET REBAR & PLASTIC CAP STAMPED "PLS 38151"
 - FOUND ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
 - FOUND BLUE PLASTIC CAP STAMPED "NOLTE PLS 37051"
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 - FOUND YELLOW PLASTIC CAP STAMPED "EMK PLS 12405"
 - ⊗ FOUND ALUMINUM CAP STAMPED "EMK PLS 12405"
 - FOUND YELLOW PLASTIC CAP STAMPED "LS 2568"
 - FOUND YELLOW PLASTIC CAP ILLEGIBLE
 - ① BLOCK NUMBER
 - "SDE" SIGHT DISTANCE EASEMENT



LOT 2
CASTLE OAKS ESTATES
FILING NO. 4,
AMENDMENT NO. 1 PLAT
REC. 2014055922



LOT 1, BLOCK 4
CASTLE OAKS
REC. 150556

TRACT A
CASTLE OAKS
REC. 150556
SLV CASTLE OAKS, LLC

LOT 1,
VACATION & REPLAT
LOTS 1 & 2, BLOCK 5
CASTLE OAKS
REC. 290989

TRACT A
215,016 SF
4.936 AC

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

NO.	DESCRIPTION	DATE	BY

CASTLE OAKS ESTATES
FILING NO. 5 PLAT
TOWN OF CASTLE ROCK
DOUGLAS COUNTY, COLORADO

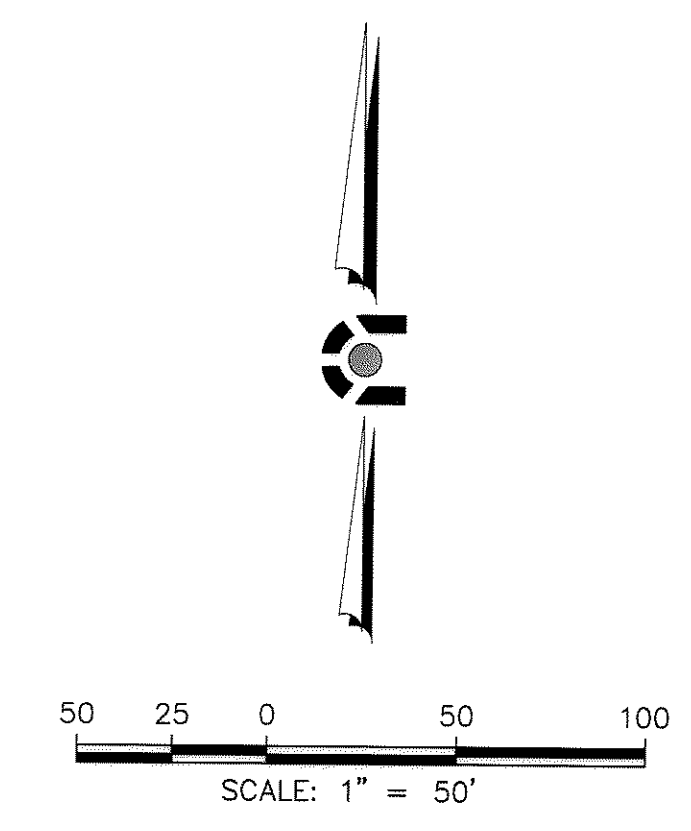
INITIAL PLAN
RELEASE: 05/30/14
DESIGNED BY: PJD
DRAWN BY: TMG
CHECKED BY: PJD

JOB NO.
14-001
SHEET
2 OF 5

CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 SURVEYING
 LAND SURVEYING
 LICENSE NO. 1444
 3007 W. 144th
 Littleton, CO 80120

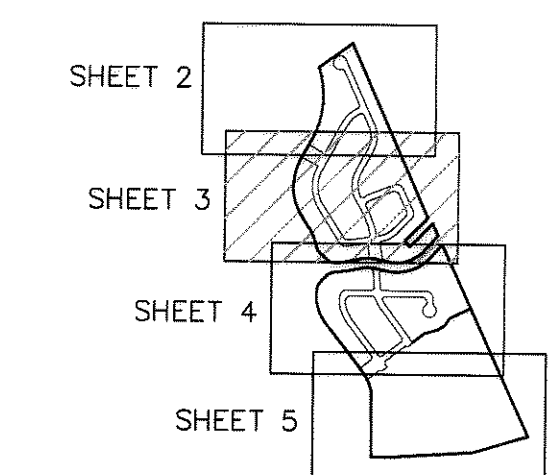
CASTLE OAKS ESTATES FILING NO. 5 PLAT

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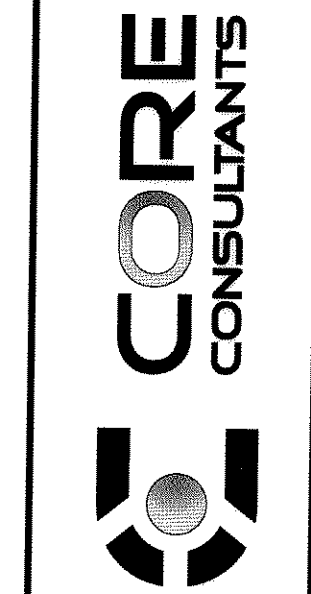


LEGEND

- ▲ SET REBAR & PLASTIC CAP STAMPED "PLS 38151"
 - FOUND ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
 - FOUND BLUE PLASTIC CAP STAMPED "NOLTE PLS 37051"
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- "SDE" SIGHT DISTANCE EASEMENT



CIVIL ENGINEERING
 ENVIRONMENTAL CONSULTING
 SURVEYING
 LAND SURVEYING
 202.702.4444
 1850 W. Johnson Blvd., Ste. 109
 DENVER, CO 80202



NO.	DESCRIPTION	DATE	BY

CASTLE OAKS ESTATES
FILING NO. 5 PLAT
TOWN OF CASTLE ROCK
DOUGLAS COUNTY, COLORADO

INITIAL PLAN
 RELEASE: 05/30/14
 DESIGNED BY: EJD
 DRAWN BY: TMC
 CHECKED BY: EJD

JOB NO.
 14-001
 SHEET
 3 OF 5

CASTLE OAKS ESTATES FILING NO. 5 PLAT

A REPLAT OF TRACTS A AND B, CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 2 PLAT

BEING A PORTION OF THE EAST HALF OF SECTION 6 AND THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

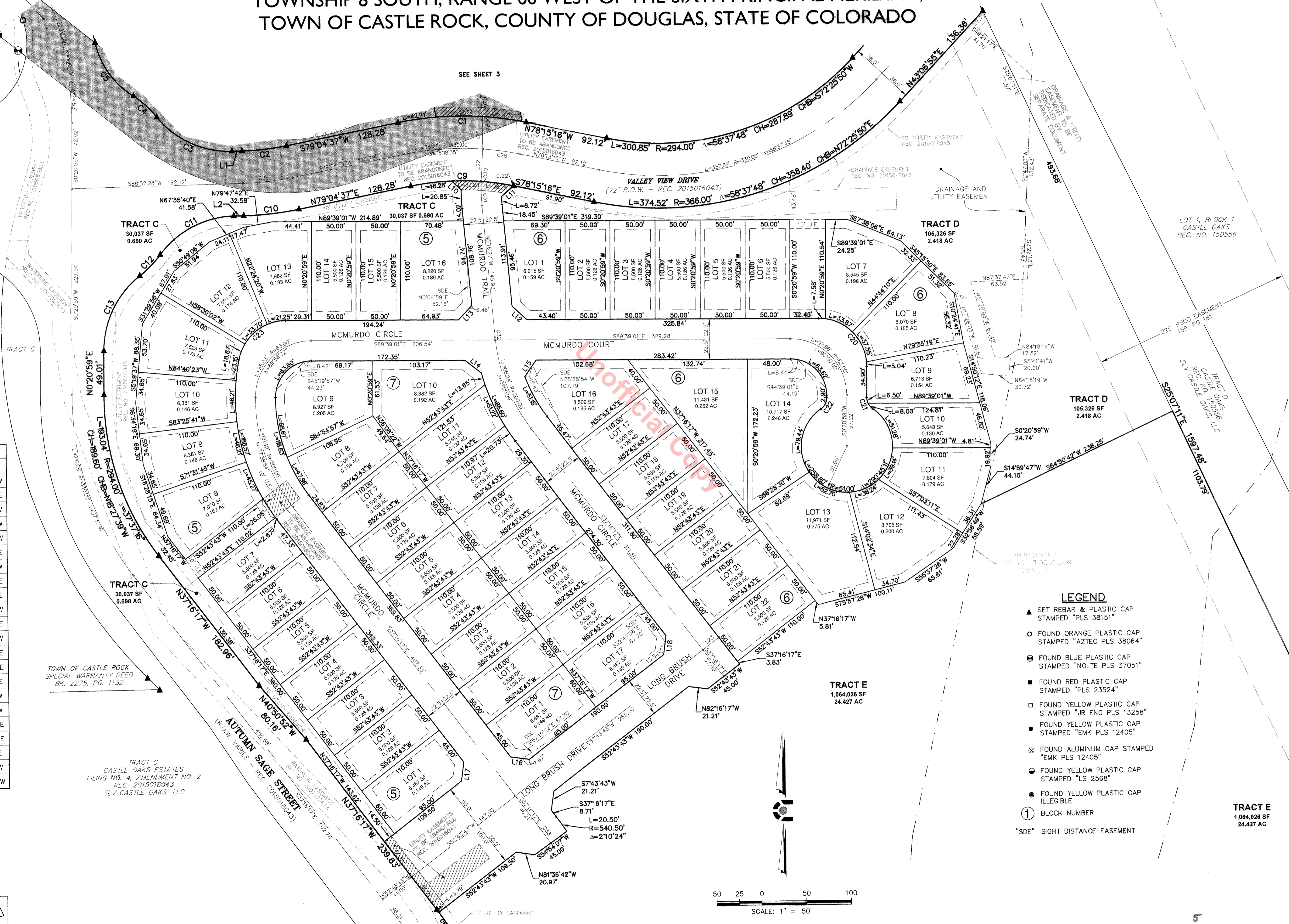
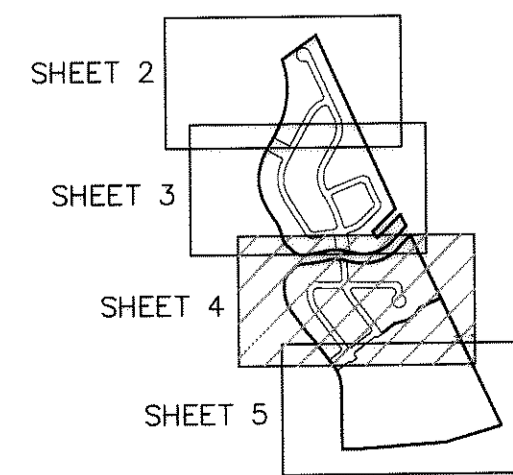
VALLEY VIEW DRIVE
TO BE VACATED BY
SEPARATE DOCUMENT

TOWN OF CASTLE ROCK
SPECIAL WARRANTY DEED
BK. 2275, PG. 1132

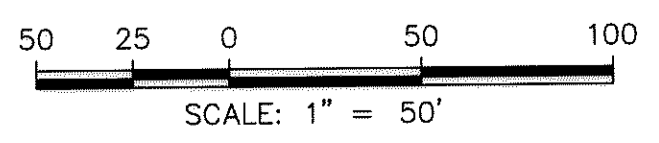
TOWN OF CASTLE ROCK
SPECIAL WARRANTY DEED
BK. 2275, PG. 1132

TRACT C
CASTLE OAKS ESTATES
FILING NO. 4, AMENDMENT NO. 2
REC. 2015018043
SLV CASTLE OAKS, LLC

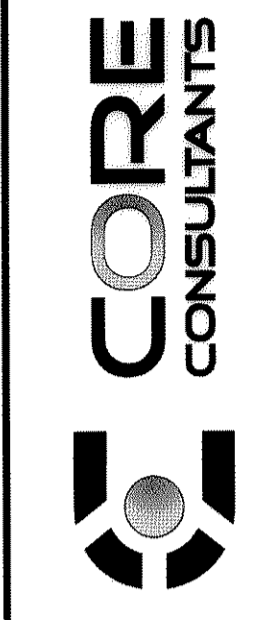
LINE #	LENGTH	DIRECTION
L1	11.19	S88° 52' 28"W
L2	11.19	N88° 52' 28"E
L4	21.21	S20° 14' 46"W
L5	21.21	N69° 45' 14"W
L6	21.00	N76° 50' 06"W
L7	21.45	N13° 55' 22"E
L8	22.31	N55° 18' 21"W
L9	20.20	N34° 28' 54"E
L10	14.32	S47° 22' 48"E
L11	18.31	S50° 31' 35"W
L12	22.34	S47° 27' 44"E
L13	21.61	S43° 41' 17"W
L14	23.37	S52° 09' 37"E
L15	22.40	N35° 08' 20"E
L16	21.21	S82° 16' 17"E
L17	21.21	S7° 43' 43"W
L18	21.21	S7° 43' 43"W
L19	23.27	S32° 25' 26"E
L20	45.39	N57° 34' 34"E
L21	32.44	S0° 09' 16"E
L22	35.49	S2° 50' 44"W
L23	22.50	S52° 43' 43"W



- LEGEND**
- ▲ SET REBAR & PLASTIC CAP STAMPED "PLS 38151"
 - FOUND ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
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- "SDE" SIGHT DISTANCE EASEMENT



CONTRACT NO. 150556
DATE: 05/30/14
DESIGNED BY: PJD
DRAWN BY: TMG
CHECKED BY: PJD



NO.	DESCRIPTION	DATE	BY

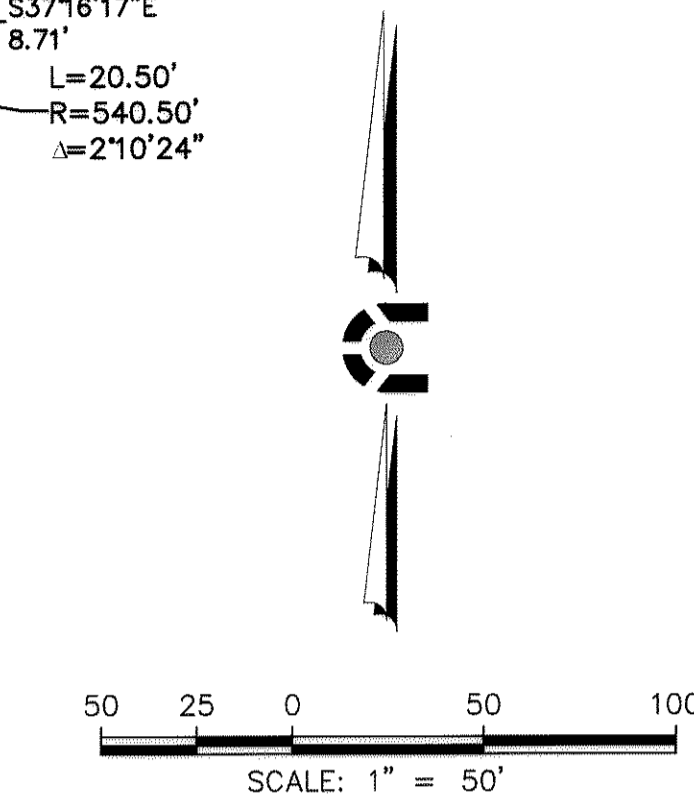
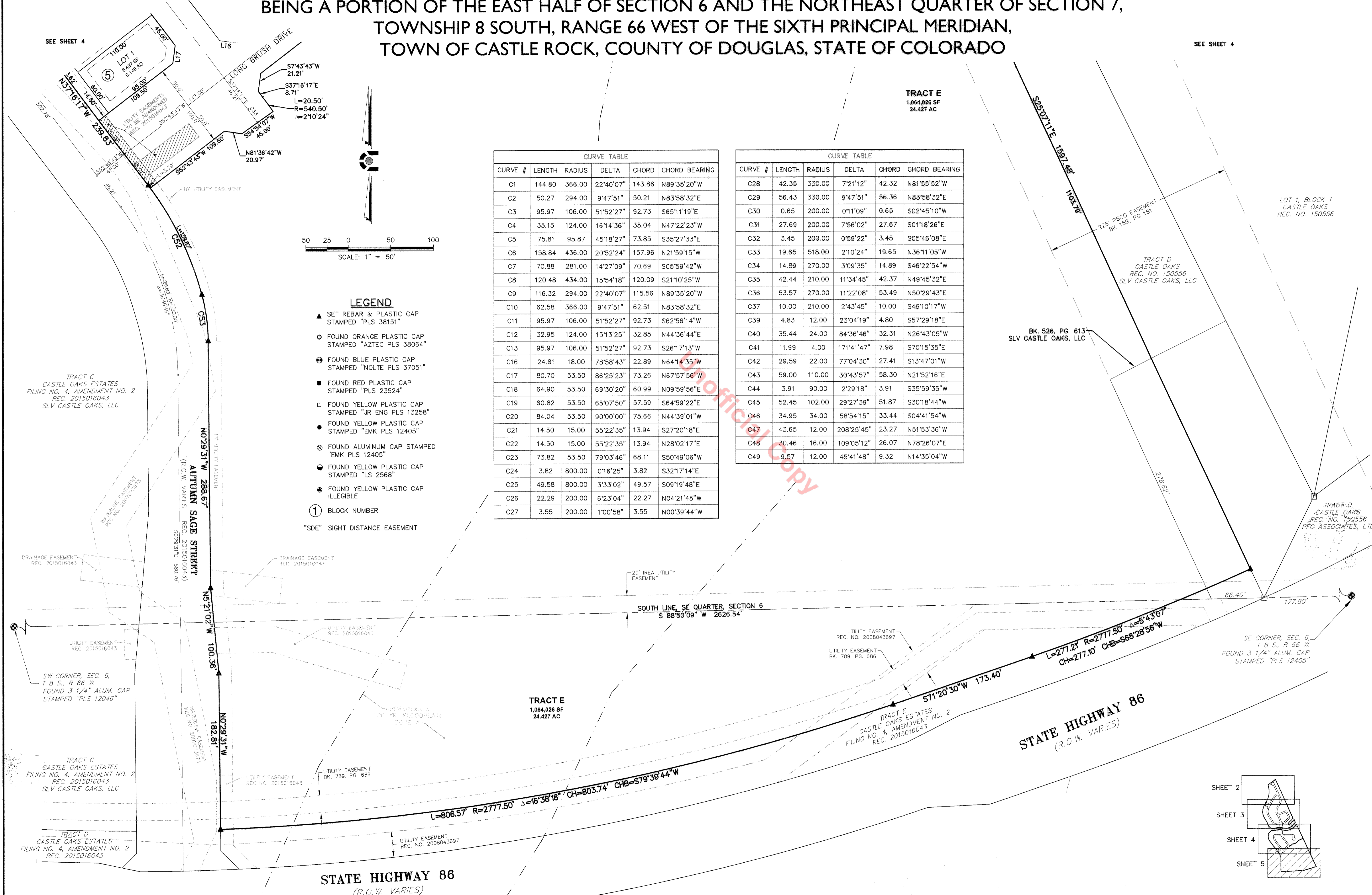
CASTLE OAKS ESTATES
FILING NO. 5 PLAT
TOWN OF CASTLE ROCK
DOUGLAS COUNTY, COLORADO

INITIAL PLAN
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JOB NO.
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SHEET
4 OF 5

CASTLE OAKS ESTATES FILING NO. 5 PLAT

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 - ① BLOCK NUMBER
 - "SDE" SIGHT DISTANCE EASEMENT

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	144.80	366.00	22°40'07"	143.86	N89°35'20"W
C2	50.27	294.00	9°47'51"	50.21	N83°58'32"E
C3	95.97	106.00	51°52'27"	92.73	S65°11'19"E
C4	35.15	124.00	16°14'36"	35.04	N47°22'23"W
C5	75.81	95.87	45°18'27"	73.85	S35°27'33"E
C6	158.84	436.00	20°52'24"	157.96	N21°59'15"W
C7	70.88	281.00	14°27'09"	70.69	S05°59'42"W
C8	120.48	434.00	15°54'18"	120.09	S21°10'25"W
C9	116.32	294.00	22°40'07"	115.56	N89°35'20"W
C10	62.58	366.00	9°47'51"	62.51	N83°58'32"E
C11	95.97	106.00	51°52'27"	92.73	S62°56'14"W
C12	32.95	124.00	15°13'25"	32.85	N44°36'44"E
C13	95.97	106.00	51°52'27"	92.73	S26°17'13"W
C16	24.81	18.00	78°58'43"	22.89	N64°14'35"W
C17	80.70	53.50	86°25'23"	73.26	N67°57'56"W
C18	64.90	53.50	69°30'20"	60.99	N09°59'56"E
C19	60.82	53.50	65°07'50"	57.59	S64°59'22"E
C20	84.04	53.50	90°00'00"	75.66	N44°39'01"W
C21	14.50	15.00	55°22'35"	13.94	S27°20'18"E
C22	14.50	15.00	55°22'35"	13.94	N28°02'17"E
C23	73.82	53.50	78°03'46"	68.11	S50°49'06"W
C24	3.82	800.00	0°16'25"	3.82	S32°17'14"E
C25	49.58	800.00	3°33'02"	49.57	S09°19'48"E
C26	22.29	200.00	6°23'04"	22.27	N04°21'45"W
C27	3.55	200.00	1°00'58"	3.55	N00°39'44"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C28	42.35	330.00	7°21'12"	42.32	N81°55'52"W
C29	56.43	330.00	9°47'51"	56.36	N83°58'32"E
C30	0.65	200.00	0°11'09"	0.65	S02°45'10"W
C31	27.69	200.00	7°56'02"	27.67	S01°18'26"E
C32	3.45	200.00	0°59'22"	3.45	S05°46'08"E
C33	19.65	518.00	2°10'24"	19.65	N36°11'05"W
C34	14.89	270.00	3°09'35"	14.89	S46°22'54"W
C35	42.44	210.00	11°34'45"	42.37	N49°45'32"E
C36	53.57	270.00	11°22'08"	53.49	N50°29'43"E
C37	10.00	210.00	2°43'45"	10.00	S46°10'17"W
C39	4.83	12.00	23°04'19"	4.80	S57°29'18"E
C40	35.44	24.00	84°36'46"	32.31	N26°43'05"W
C41	11.99	4.00	17°14'47"	7.98	S70°15'35"E
C42	29.59	22.00	77°04'30"	27.41	S13°47'01"W
C43	59.00	110.00	30°43'57"	58.30	N21°52'16"E
C44	3.91	90.00	2°29'18"	3.91	S35°59'35"W
C45	52.45	102.00	29°27'39"	51.87	S30°18'44"W
C46	34.95	34.00	58°54'15"	33.44	S04°41'54"W
C47	43.65	12.00	208°25'45"	23.27	N51°53'36"W
C48	30.46	16.00	109°05'12"	26.07	N78°26'07"E
C49	9.57	12.00	45°41'48"	9.32	N14°35'04"W

CORE CONSULTANTS

CIVIL ENGINEERING
SURVEYING
LAND SURVEYING
2550 W. 144th Ave., Ste. 109
LITTLETON, CO 80120

NO.	DESCRIPTION	DATE	BY

CASTLE OAKS ESTATES
FILING NO. 5 PLAT
TOWN OF CASTLE ROCK
DOUGLAS COUNTY, COLORADO

INITIAL PLAN
RELEASE: 05/30/14
DESIGNED BY: PJD
DRAWN BY: TMG
CHECKED BY: PJD

JOB NO.
14-001

SHEET
5 OF 5