

CASTLE OAKS ESTATES FILING NO. 6 PLAT

A REPLAT OF LOT 1, BLOCK 1, PORTIONS OF TRACTS A AND D AND A PORTION OF VALLEY VIEW DRIVE IN THE CASTLE OAKS SUBDIVISION LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 5 AND PART OF THE EAST HALF OF 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 PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 5, AND IN THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., ALSO BEING LOT 1, BLOCK 1 AND PORTIONS OF TRACTS A AND D AND VALLEY VIEW DRIVE, CASTLE OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 150556 OF THE DOUGLAS COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF TRACT A, CASTLE OAKS ESTATES FILING NO. 4 FINAL PLAT, BEARING S 24°11'28" E, FROM A #5 REBAR WITH YELLOW PLASTIC CAP, ILLEGIBLE, AT THE NORTH CORNER, TO A #5 REBAR WITH YELLOW PLASTIC CAP, ILLEGIBLE, AT THE SOUTH CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE NORTHEAST CORNER OF TRACT A, CASTLE OAKS ESTATES FILING NO. 4, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2013013171, SAID DOUGLAS COUNTY RECORDS, ALSO BEING THE NORTHWEST CORNER OF TRACT A, RECEPTION NO. 150556 AND A POINT ON THE SOUTH LINE OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, RECEPTION NO. 150556;

THENCE ALONG THE LINES OF THAT PARCEL OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2010034832, SAID DOUGLAS COUNTY RECORDS, AND ALONG THE WEST AND SOUTH LINES OF LOT 1, BLOCK 4, CASTLE OAKS, RECEPTION NO. 150556 AND ALONG THE NORTH AND WEST LINES OF LOT 1, VACATION AND REPLAT LOTS 1 & 2, BLOCK 5 CASTLE OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 200290989, SAID DOUGLAS COUNTY RECORDS, THE FOLLOWING SIX (6) COURSES:

- 1. N 54°26'23" E, ALONG SAID SOUTH LINE OF CASTLE OAKS RIGHT-OF-WAY, A DISTANCE OF 31.59 FEET TO A POINT ON THE WEST LINE OF SAID SPECIAL WARRANTY DEED, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 4, RECEPTION NO. 150556;
2. S 35°12'52" E, A DISTANCE OF 717.02 FEET;
3. N 38°17'11" E, A DISTANCE OF 564.30 FEET;
4. S 41°31'19" E, A DISTANCE OF 199.84 FEET;
5. S 48°59'29" W, A DISTANCE OF 609.13 FEET;
6. S 14°26'56" E, A DISTANCE OF 683.09 FEET TO A POINT ON THE NORTH LINE OF THE VALLEY VIEW DRIVE RIGHT-OF-WAY, RECEPTION NO. 150556, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1, RECEPTION NO. 200290989;

THENCE S 35°38'47" E, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF THE VALLEY VIEW DRIVE RIGHT-OF-WAY, RECEPTION NO. 150556;

- THENCE ALONG SAID SOUTH LINE, THE FOLLOWING SIX (6) COURSES:
1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 35°12'17" AND AN ARC LENGTH OF 129.03 FEET, THE CHORD OF WHICH BEARS N 71°57'21" E, A DISTANCE OF 127.01 FEET TO A POINT OF TANGENCY;
2. N 89°33'30" E, A DISTANCE OF 143.00 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 32°10'34" AND AN ARC LENGTH OF 151.63 FEET TO A POINT OF TANGENCY;
4. N 57°22'56" E, A DISTANCE OF 188.31 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 79°18'59" AND AN ARC LENGTH OF 290.71 FEET TO A POINT OF TANGENCY;
6. S 43°18'07" E, A DISTANCE OF 401.73 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, RECEPTION NO. 150556;

THENCE S 12°00'39" W, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 1430.24 FEET TO THE SOUTH CORNER OF SAID LOT 1, BLOCK 1, ALSO BEING A POINT ON THE NORTH LINE OF THE STATE HIGHWAY 86 RIGHT-OF-WAY;

THENCE S 26°26'12" W, A DISTANCE OF 132.56 FEET TO THE SOUTH CORNER OF SAID TRACT D, RECEPTION NO. 150556;

- THENCE N 25°07'11" W, ALONG THE WEST LINE OF SAID TRACT D, A DISTANCE OF 1814.15 FEET TO A POINT ON THE SOUTH LINE OF THE VALLEY VIEW DRIVE RIGHT-OF-WAY, RECEPTION NO. 150556;
THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES:
1. ALONG AN ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 02°43'45" AND AN ARC LENGTH OF 10.00 FEET, THE CHORD OF WHICH BEARS S 46°10'17" W, A DISTANCE OF 10.00 FEET TO A POINT OF TANGENCY;
2. S 44°48'39" W, A DISTANCE OF 193.00 FEET TO A POINT OF CURVATURE;
3. ALONG AN ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 11°22'08" AND AN ARC LENGTH OF 53.57 FEET;

THENCE N 34°27'05" W, A DISTANCE OF 58.92 FEET TO A POINT ON THE NORTH LINE OF THE VALLEY VIEW DRIVE RIGHT-OF-WAY, CASTLE OAKS ESTATES FILING NO. 4 FINAL PLAT, RECEPTION NO. 2013013171;

- THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES:
1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 11°34'45" AND AN ARC LENGTH OF 42.44 FEET, THE CHORD OF WHICH BEARS N 49°45'32" E, A DISTANCE OF 42.37 FEET;
2. N 44°44'58" E, A DISTANCE OF 192.65 FEET TO A POINT OF NON-TANGENT CURVATURE;
3. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 03°09'35" AND AN ARC LENGTH OF 14.89 FEET, THE CHORD OF WHICH BEARS N 46°22'54" E, A DISTANCE OF 14.89 FEET TO A POINT ON THE EAST LINE OF TRACT A, RECEPTION NO. 2013013171;

THENCE N 24°11'28" W, ALONG SAID EAST LINE OF TRACT A, RECEPTION NO. 2013013171, AND ALONG THE WEST LINE OF THAT SPECIAL WARRANTY DEED, RECEPTION NO. 2010034832, A DISTANCE OF 1485.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1,328,456 SQ. FT. OR 30.497 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED, BEING ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO 5 TRACTS, A PORTION OF A STREET AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF CASTLE OAKS ESTATES FILING NO. 6.

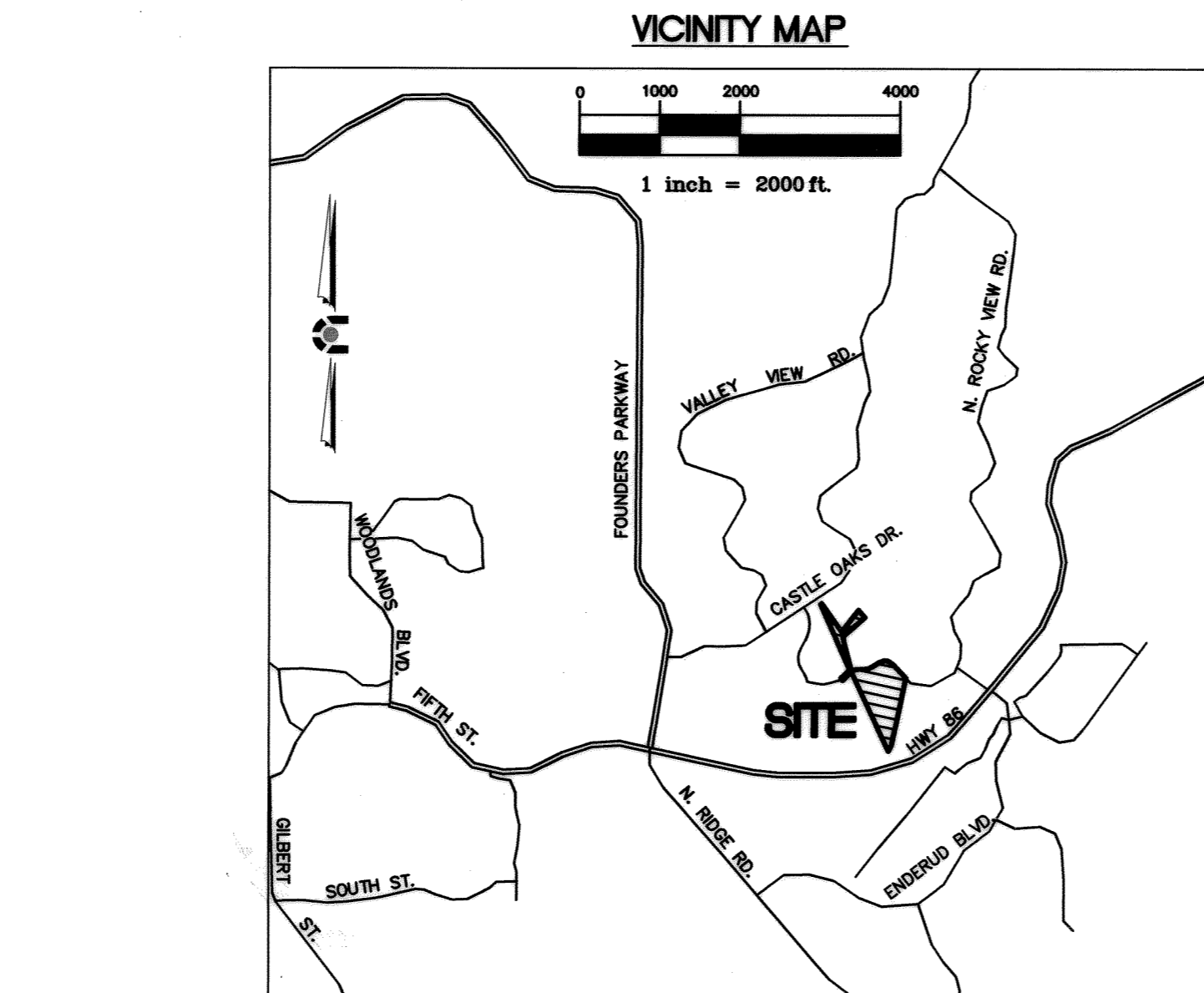
THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, DRAINAGE EASEMENTS, PUBLIC ACCESS EASEMENTS, SITE DISTANCE EASEMENTS AND SIGNAGE AND UTILITY EASEMENTS AS IDENTIFIED HEREON.

THE UNDERSIGNED ALSO DEDICATES TRACTS A, B & D TO THE CASTLE OAKS ESTATES MASTER ASSOCIATION (HOA) AND TRACT C TO THE TOWN OF CASTLE ROCK.

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.

PURPOSE

THE PURPOSE OF THIS AMENDED PLAT IS TO SUBDIVIDE A PORTION OF TRACT A, CASTLE OAKS, A PORTION OF TRACT D, CASTLE OAKS AND LOT 1, BLOCK 1, CASTLE OAKS INTO 5 TRACTS AND TO VACATE A PORTION OF VALLEY VIEW DRIVE.



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 NOVEMBER 6, 2015.

NOTARY CERTIFICATE

STATE OF COLORADO )
COUNTY OF DOUGLAS )SS
SUBSCRIBED AND SWORN BEFORE ME THIS 6th DAY OF NOVEMBER, 2015 BY PATRICK R. EMBLETON
WITNESS MY HAND AND OFFICIAL SEAL
SUE CAMPBELL, NOTARY PUBLIC, STATE OF COLORADO, MY COMMISSION EXPIRES JANUARY 20, 2017

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 CRAIG CAMPBELL, WEST REGION VICE PRESIDENT

SIGNED THIS 23 DAY OF OCTOBER, 2015 COUNTY OF DOUGLAS STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO )
COUNTY OF DOUGLAS )SS
SUBSCRIBED AND SWORN BEFORE ME THIS 23 DAY OF OCTOBER, 2015 BY CRAIG CAMPBELL AS WEST REGION PRESIDENT OF SLV CASTLE OAKS, LLC.
WITNESS MY HAND AND OFFICIAL SEAL
KAREN CARELLI, NOTARY PUBLIC, STATE OF COLORADO, MY COMMISSION EXPIRES NOVEMBER 13, 2016

LAND USE DEFINITIONS:

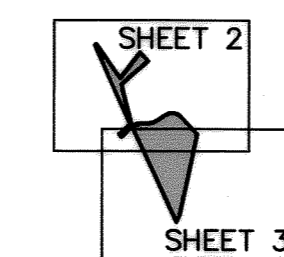
OSP OPEN SPACE
DR DRAINAGE
UT UTILITY
TOWN TOWN OF CASTLE ROCK
HOA CASTLE OAKS ESTATES MASTER ASSOCIATION

LAND AREA SUMMARY

Table with columns: TYPE, AREA (SF), AREA (AC). Rows include Tracts (5), Row (Dedicated), Row (Vacated), and Total.

SHEET INDEX

SHEET 1 COVER
SHEET 2 PLAT
SHEET 3 PLAT



ENGINEER AND SURVEYOR

CORE CONSULTANTS, INC.
1950 W. LITTLETON BLVD., SUITE 109
LITTLETON, CO 80120

OWNER AND DEVELOPER

SLV CASTLE OAKS, LLC
385 INVERNESS PARKWAY, SUITE 310
ENGLEWOOD, CO 80112

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED AUGUST 20, 2015 AT RECEPTION NO. 2015059653, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

SIGNED THIS 28th DAY OF October, 2015 BY BANK OF THE OZARKS

NOTARY CERTIFICATE

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF October, 2015 BY Juan F. Gonzalez, AS SVP OF BANK OF THE OZARKS.
WITNESS MY HAND AND OFFICIAL SEAL
BEVERLY ANN HOUSTON, NOTARY PUBLIC, STATE OF COLORADO, MY COMMISSION EXPIRES 9-03-2019

TOWN OF CASTLE ROCK OWNERSHIP

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

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION BY Paul Donahue, MAYOR

ATTEST: Sally Misare, TOWN CLERK
SIGNED THIS 4th DAY OF December, 2015

NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS 4th DAY OF December, 2015 BY Paul Donahue MAYOR AND BY Sally Misare, AS TOWN CLERK.
WITNESS MY HAND AND OFFICIAL SEAL
JENNIFER L. KING, NOTARY PUBLIC, STATE OF COLORADO, MY COMMISSION EXPIRES: 9-21-2019

TRACT SUMMARY

Table with columns: TRACT, AREA (SF), AREA (AC), LAND USE\*, OWNERSHIP, MAINTENANCE. Rows include Tract A, B, C, D, and E.

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.

CERTIFICATE OF ACCEPTANCE

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

CASTLE OAKS ESTATES MASTER ASSOCIATION BY: CRAIG CAMPBELL, PRESIDENT

STATE OF COLORADO COUNTY OF DOUGLAS

ACKNOWLEDGED BEFORE ME THIS 23 DAY OF October, 2015

BY CRAIG CAMPBELL AS PRESIDENT OF CASTLE OAKS ESTATES MASTER ASSOCIATION

WITNESS MY HAND AND OFFICIAL SEAL
KAREN CARELLI, NOTARY PUBLIC, STATE OF COLORADO, MY COMMISSION EXPIRES NOVEMBER 13, 2016

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 4 DAY OF December, 2015 BY [Signature]

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: Sally Misare, TOWN CLERK; [Signature], TOWN MANAGER
DATE: 12-4-15 DATE: December 4, 2015

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.

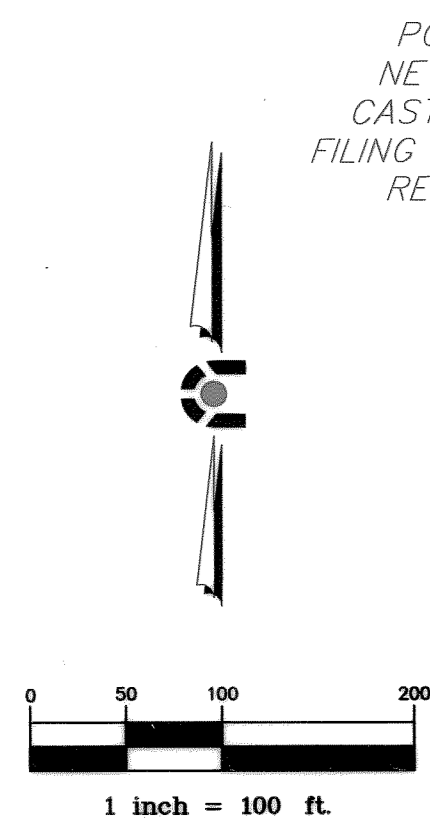
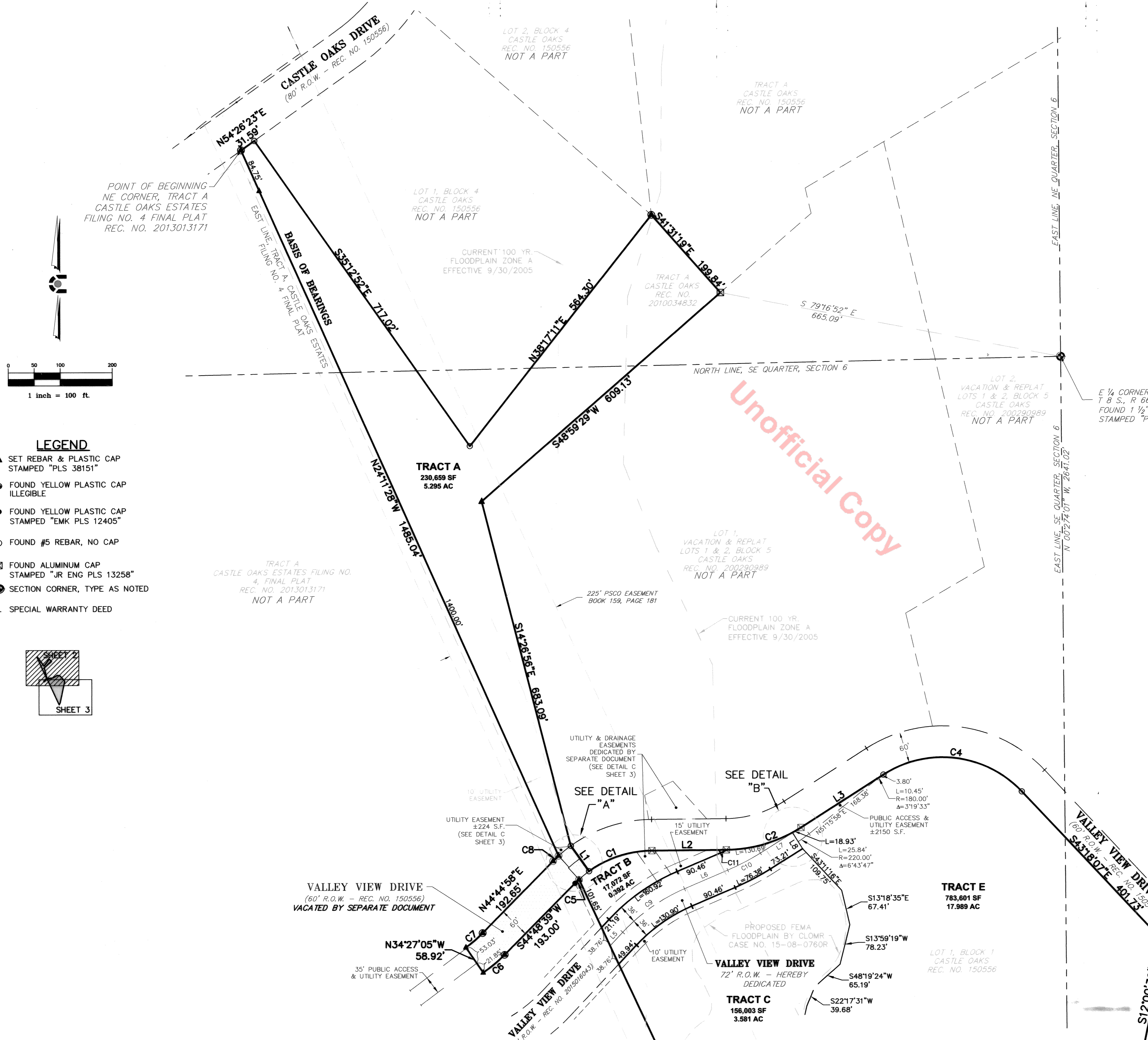
NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BE TAKEN BASED UPON ANY DEFECT IN THIS SURVEY MORE THAN TEN (10) YEARS AFTER THE DATE OF THE SURVEY CERTIFICATION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

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

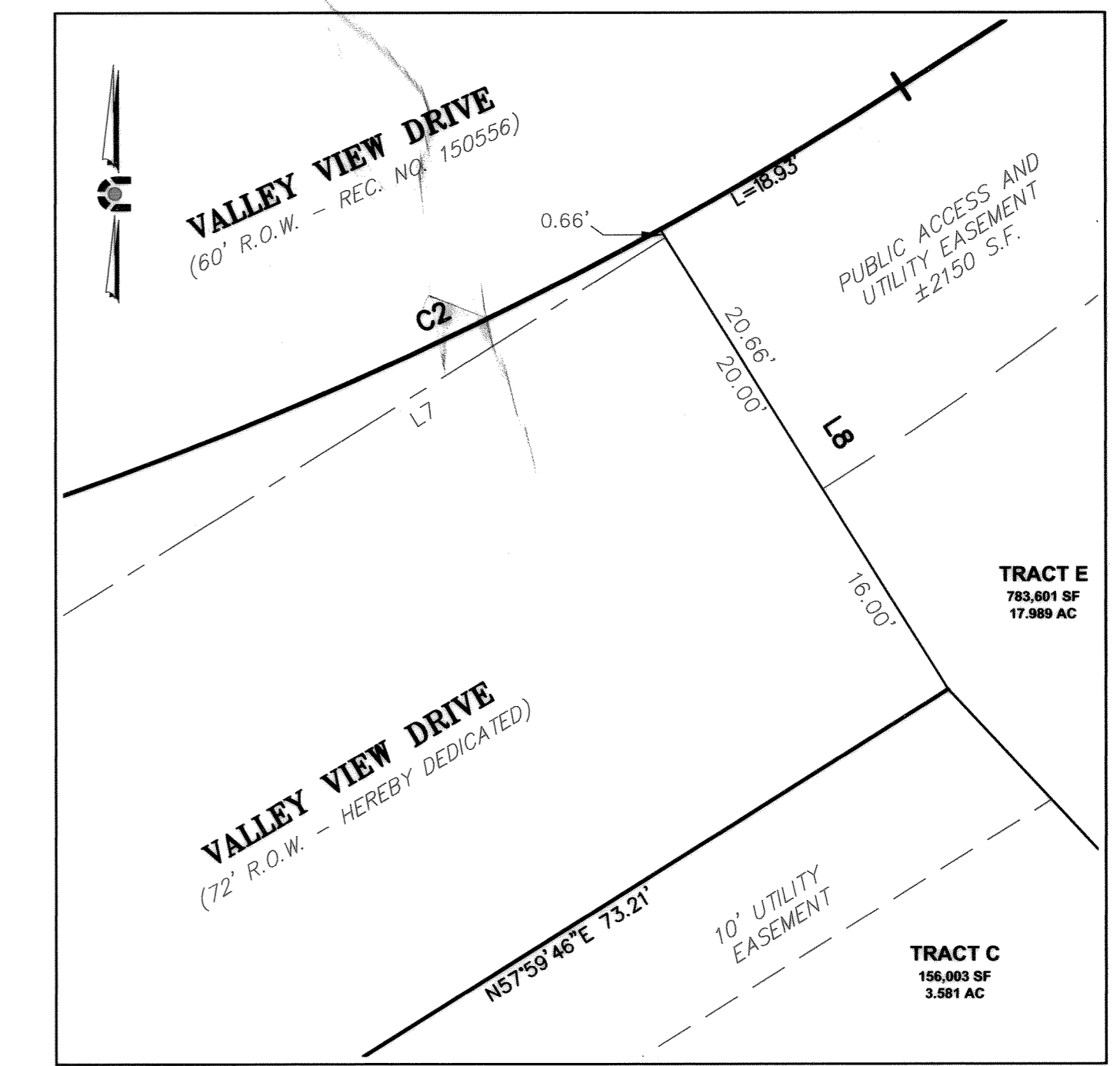
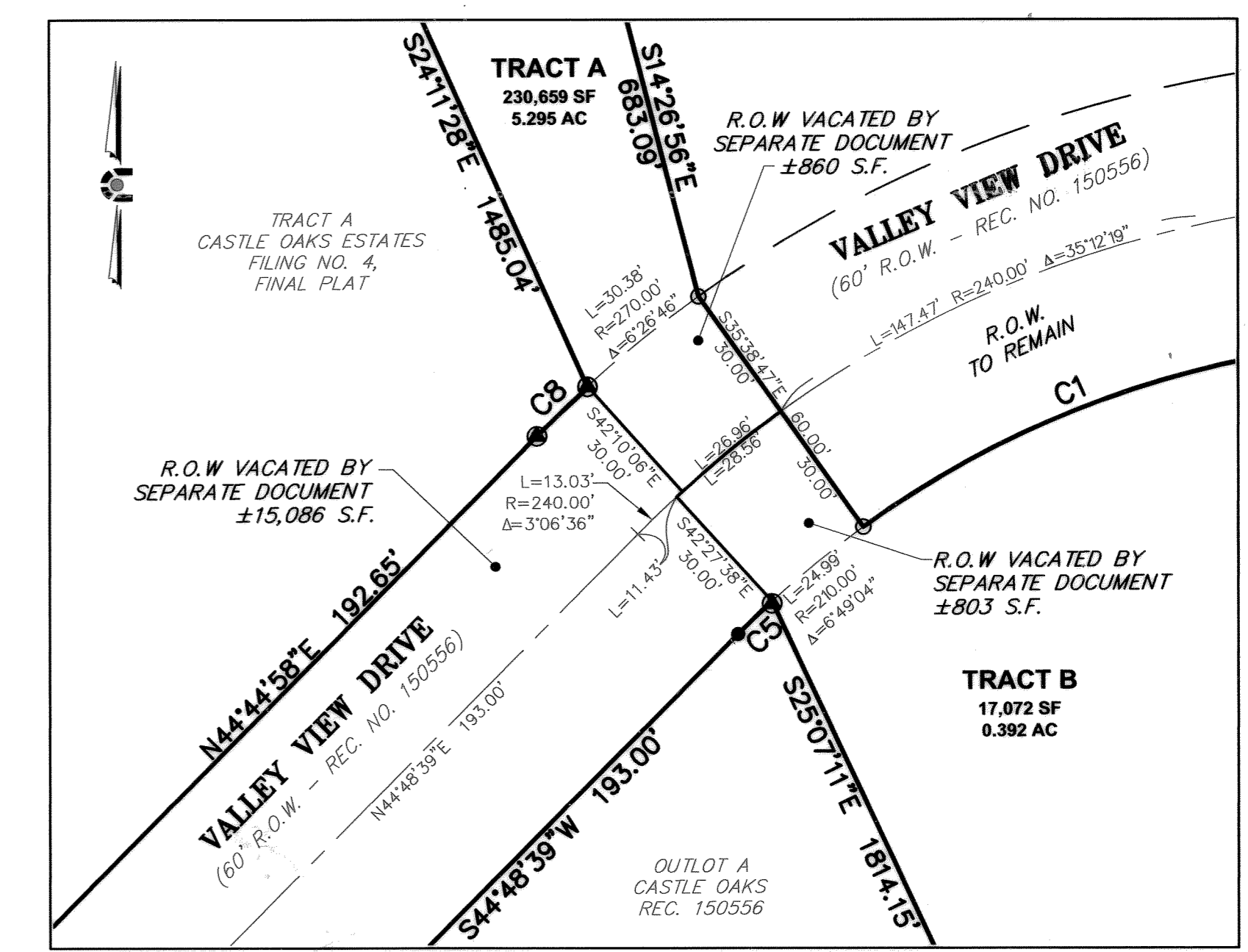
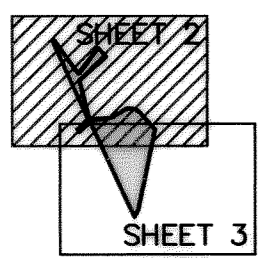
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:13 P.M., ON THE 7th DAY OF December, 2015 AT RECEPTION NO. 2015087155.
DOUGLAS COUNTY CLERK AND RECORDER BY: Sandra C. Neary, DEPUTY

Vertical sidebar containing CORE CONSULTANTS logo, REVISIONS table, and CASTLE OAKS ESTATES FILING NO. 6 PLAT text.

**CASTLE OAKS ESTATES FILING NO. 6 PLAT**  
**A REPLAT OF LOT 1, BLOCK 1, PORTIONS OF TRACTS A AND D AND A PORTION OF VALLEY VIEW DRIVE IN THE CASTLE OAKS SUBDIVISION**  
**LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 5 AND PART OF THE EAST HALF OF SECTION 6,**  
**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 YELLOW PLASTIC CAP ILLEGIBLE
  - FOUND YELLOW PLASTIC CAP STAMPED "EMK PLS 12405"
  - FOUND #5 REBAR, NO CAP
  - ⊠ FOUND ALUMINUM CAP STAMPED "JR ENG PLS 13258"
  - ⊙ SECTION CORNER, TYPE AS NOTED
- S.W.D. SPECIAL WARRANTY DEED



Unofficial Copy



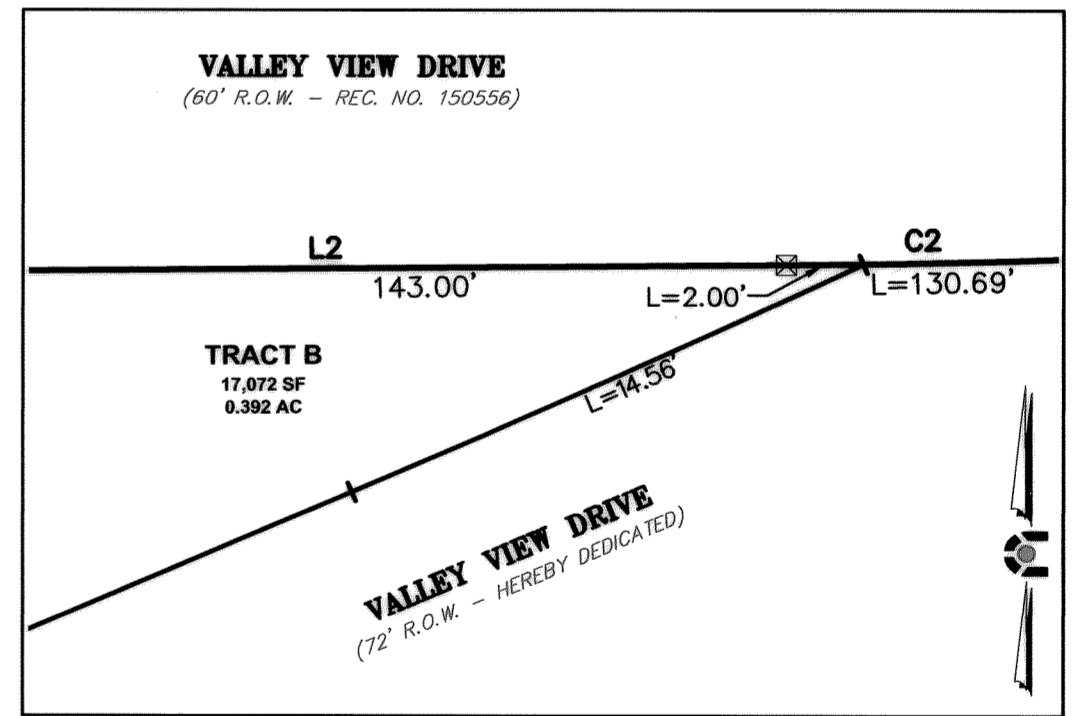
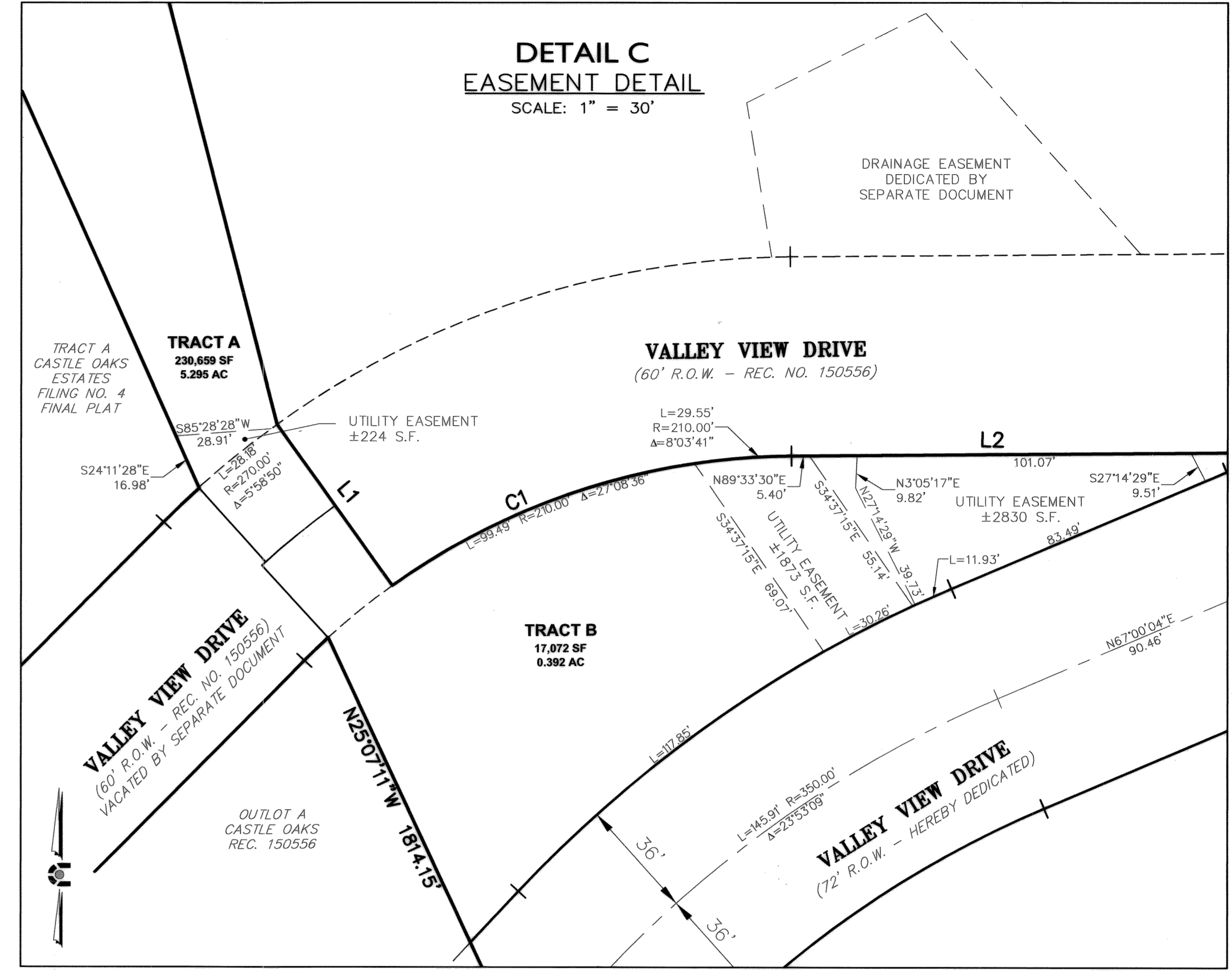
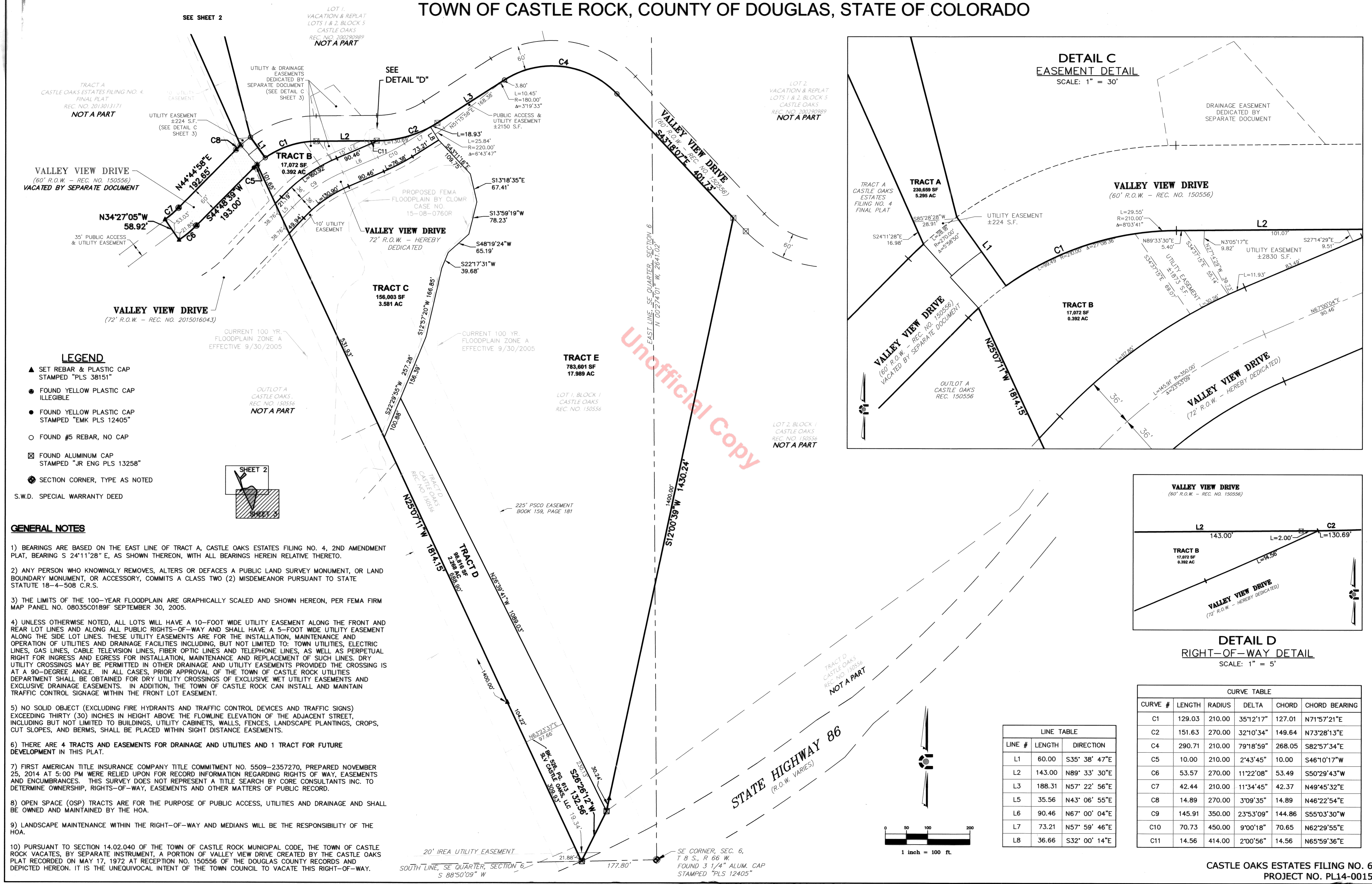
NO.	DESCRIPTION	DATE	BY
1.	TOWN OF CASTLE ROCK COMMENTS	01/26/15	JCA
2.	TOWN OF CASTLE ROCK COMMENTS	03/04/15	TMG

**CASTLE OAKS ESTATES FILING NO. 6 PLAT**

INITIAL PLAN RELEASE: 12/17/14  
 DESIGNED BY: JCA  
 DRAWN BY: JCA  
 CHECKED BY: TMG  
 JOB NO. 14-001  
 SHEET 2 OF 3

# CASTLE OAKS ESTATES FILING NO. 6 PLAT

## A REPLAT OF LOT 1, BLOCK 1, PORTIONS OF TRACTS A AND D AND A PORTION OF VALLEY VIEW DRIVE IN THE CASTLE OAKS SUBDIVISION LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 5 AND PART OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	60.00	S35° 38' 47"E
L2	143.00	N89° 33' 30"E
L3	188.31	N57° 22' 56"E
L4	35.56	N43° 06' 55"E
L5	90.46	N67° 00' 04"E
L6	73.21	N57° 59' 46"E
L7	36.66	S32° 00' 14"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	129.03	210.00	35°12'17"	127.01	N71°57'21"E
C2	151.63	270.00	32°10'34"	149.64	N73°28'13"E
C4	290.71	210.00	79°18'59"	268.05	S82°57'34"E
C5	10.00	210.00	2°43'45"	10.00	S46°10'17"W
C6	53.57	270.00	11°22'08"	53.49	S50°29'43"W
C7	42.44	210.00	11°34'45"	42.37	N49°45'32"E
C8	14.89	270.00	3°09'35"	14.89	N46°22'54"E
C9	145.91	350.00	23°53'09"	144.86	S55°03'30"W
C10	70.73	450.00	9°00'18"	70.65	N62°29'55"E
C11	14.56	414.00	2°00'56"	14.56	N65°59'36"E

TRACT A  
CASTLE OAKS ESTATES FILING NO. 4  
FINAL PLAT  
REC. NO. 2013013171  
NOT A PART

LOT 1  
VACATION & REPLAT  
LOTS 1 & 2, BLOCK 5  
CASTLE OAKS  
REC. NO. 200290989  
NOT A PART

LOT 2  
VACATION & REPLAT  
LOTS 1 & 2, BLOCK 5  
CASTLE OAKS  
REC. NO. 200290989  
NOT A PART

VALLEY VIEW DRIVE  
(60' R.O.W. - REC. NO. 150556)  
VACATED BY SEPARATE DOCUMENT

TRACT B  
17,072 SF  
0.392 AC

TRACT A  
230,659 SF  
5.295 AC

VALLEY VIEW DRIVE  
(60' R.O.W. - REC. NO. 150556)

TRACT B  
17,072 SF  
0.392 AC

VALLEY VIEW DRIVE  
(72' R.O.W. - REC. NO. 2015016043)

TRACT C  
156,003 SF  
3.581 AC

TRACT E  
783,601 SF  
17.989 AC

- LEGEND**
- ▲ SET REBAR & PLASTIC CAP STAMPED "PLS 38151"
  - FOUND YELLOW PLASTIC CAP ILLEGIBLE
  - FOUND YELLOW PLASTIC CAP STAMPED "EMK PLS 12405"
  - FOUND #5 REBAR, NO CAP
  - ☒ FOUND ALUMINUM CAP STAMPED "JR ENG PLS 13258"
  - ⊙ SECTION CORNER, TYPE AS NOTED
- S.W.D. SPECIAL WARRANTY DEED

- GENERAL NOTES**
- BEARINGS ARE BASED ON THE EAST LINE OF TRACT A, CASTLE OAKS ESTATES FILING NO. 4, 2ND AMENDMENT PLAT, BEARING S 24°11'28" 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 UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO: TOWN UTILITIES, 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 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. IN ADDITION, THE TOWN OF CASTLE ROCK CAN INSTALL AND MAINTAIN TRAFFIC CONTROL SIGNAGE WITHIN THE FRONT LOT EASEMENT.
  - 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 4 TRACTS AND EASEMENTS FOR DRAINAGE AND UTILITIES AND 1 TRACT FOR FUTURE DEVELOPMENT IN THIS PLAT.
  - FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 5509-2357270, PREPARED NOVEMBER 25, 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 VACATES, BY SEPARATE INSTRUMENT, A PORTION OF VALLEY VIEW DRIVE CREATED BY THE CASTLE OAKS PLAT RECORDED ON MAY 17, 1972 AT RECEPTION NO. 150556 OF THE DOUGLAS COUNTY RECORDS AND DEPICTED HEREON. IT IS THE UNEQUIVOCAL INTENT OF THE TOWN COUNCIL TO VACATE THIS RIGHT-OF-WAY.

**CORE CONSULTANTS**

CASTLE OAKS ESTATES FILING NO. 6 PLAT

NO.	DESCRIPTION	DATE	BY
1.	TOWN OF CASTLE ROCK COMMENTS	07/26/15	JCA
2.	TOWN OF CASTLE ROCK COMMENTS	03/04/15	TMG

INITIAL PLAN RELEASE: 12/17/14  
DESIGNED BY: JCA  
CHECKED BY: TMG

JOB NO. 14-001  
SHEET 3 OF 3

CASTLE OAKS ESTATES FILING NO. 6  
PROJECT NO. PL14-0015