

COVENANT AT CASTLE ROCK PLAT

TWO PARCELS OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

TWO PARCELS OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1A: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, AND CONSIDERING THE WESTERLY LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER OF SECTION 10 TO BEAR SOUTH 01 DEGREES 05 MINUTES 34 SECONDS EAST, WITH ALL BEARINGS MADE AS A REFERENCE HEREON; THENCE SOUTH 06 DEGREES 23 MINUTES 18 SECONDS EAST 574.52 FEET TO THE **TRUE POINT OF BEGINNING**, SAID POINT BEING THE MOST WESTERLY CORNER OF CASTLE HIGHLANDS FILING NO. 2 AS RECORDED UNDER RECEPTION NO. 01019899 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AND LYING ON THE HISTORIC SOUTHERLY RIGHT-OF-WAY OF WOLFENBERGER ROAD; THENCE DEPARTING SAID HISTORIC SOUTHERLY RIGHT-OF-WAY AND ALONG THE WESTERLY BOUNDARY OF SAID CASTLE HIGHLANDS FILING NO. 2 THE FOLLOWING TWO (2) COURSES:
1. SOUTH 62 DEGREES 58 MINUTES 35 SECONDS EAST 350.24 FEET;
2. SOUTH 23 DEGREES 57 MINUTES 35 SECONDS EAST 608.07 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER OF SECTION 10; THENCE DEPARTING SAID WESTERLY BOUNDARY AND ALONG SAID NORTH LINE, SOUTH 89 DEGREES 44 MINUTES 13 SECONDS WEST 274.96 FEET TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN BOOK 129 AT PAGE 224 OF SAID DOUGLAS COUNTY RECORDS; THENCE DEPARTING SAID NORTH LINE AND ALONG THE EASTERLY BOUNDARY OF SAID PARCEL THE FOLLOWING TWO COURSES:
1. NORTH 24 DEGREES 05 MINUTES 27 SECONDS WEST 420.10 FEET;
2. NORTH 83 DEGREES 04 MINUTES 27 SECONDS WEST 279.98 FEET TO SAID HISTORIC SOUTHERLY RIGHT-OF-WAY OF WOLFENBERGER ROAD; THENCE DEPARTING SAID EASTERLY BOUNDARY AND ALONG SAID HISTORIC SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:
1. NORTH 33 DEGREES 47 MINUTES 11 SECONDS EAST 103.31 FEET;
2. NORTH 33 DEGREES 35 MINUTES 51 SECONDS EAST 144.17 FEET TO THE **TRUE POINT OF BEGINNING**, EXCEPTING THEREFROM ANY PORTION THAT MAY LIE WITHIN WOLFENBERGER ROAD.

PARCEL 2A: COMMENCING AT SAID NORTHWEST CORNER OF SECTION 10, AND CONSIDERING SAID WESTERLY LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER OF SECTION 10 TO BEAR SOUTH 01 DEGREES 05 MINUTES 34 SECONDS EAST, WITH ALL BEARINGS MADE AS A REFERENCE HEREON; THENCE SOUTH 17 DEGREES 57 MINUTES 31 SECONDS WEST 1353.49 FEET TO THE **TRUE POINT OF BEGINNING**, SAID POINT BEING THE MOST WESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 286, PAGES 679-682 OF SAID DOUGLAS COUNTY RECORDS AND LYING ON SAID HISTORIC SOUTHERLY RIGHT-OF-WAY OF WOLFENBERGER ROAD; THENCE ALONG SAID HISTORIC SOUTHERLY RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES:
1. NORTH 40 DEGREES 41 MINUTES 26 SECONDS EAST 45.02 FEET;
2. NORTH 36 DEGREES 49 MINUTES 43 SECONDS EAST 342.88 FEET;
3. NORTH 37 DEGREES 48 MINUTES 17 SECONDS EAST 60.64 FEET;
4. NORTH 34 DEGREES 21 MINUTES 14 SECONDS EAST 42.46 FEET;
5. NORTH 25 DEGREES 05 MINUTES 24 SECONDS EAST 53.85 FEET;
6. NORTH 17 DEGREES 36 MINUTES 33 SECONDS EAST 66.56 FEET;
7. NORTH 33 DEGREES 47 MINUTES 11 SECONDS EAST 7.78 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN BOOK 129, PAGE 224; THENCE DEPARTING SAID HISTORIC SOUTHERLY RIGHT-OF-WAY AND ALONG THE EASTERLY BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:
1. SOUTH 63 DEGREES 04 MINUTES 27 SECONDS EAST 279.98 FEET;
2. SOUTH 24 DEGREES 05 MINUTES 27 SECONDS EAST 420.10 FEET TO SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 10; THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 44 MINUTES 13 SECONDS WEST 673.78 FEET TO THE WESTERLY BOUNDARY OF TRACT A, CASTLE HIGHLANDS FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 981293 OF SAID DOUGLAS COUNTY RECORDS; THENCE ALONG SAID WESTERLY BOUNDARY, THE BOUNDARY OF SAID TRACT A AND EASTERLY BOUNDARY OF SAID CASTLE HIGHLANDS FILING NO. 1 THE FOLLOWING THREE (3) COURSES:
1. SOUTH 23 DEGREES 35 MINUTES 57 SECONDS WEST 21.64 FEET;
2. NORTH 89 DEGREES 28 MINUTES 34 SECONDS EAST 1567.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE SOUTHWESTERLY HAVING A RADIUS OF 750.00 FEET AND A RADIAL BEARING OF SOUTH 67 DEGREES 26 MINUTES 09 SECONDS WEST;
3. NORTHERLY ALONG SAID CURVE 13.72 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 02 MINUTES 54 SECONDS TO SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 10; THENCE ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 10, NORTH 89 DEGREES 44 MINUTES 13 SECONDS EAST 61.48 FEET TO THE EASTERLY LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 10; THENCE ALONG THE EASTERLY LINE OF SAID SOUTH HALF, SOUTH 00 DEGREES 36 MINUTES 47 SECONDS EAST 536.44 FEET; THENCE DEPARTING SAID EASTERLY LINE, SOUTH 89 DEGREES 44 MINUTES 47 SECONDS WEST 2607.40 FEET TO THE WESTERLY LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 10; THENCE NORTH 40 DEGREES 01 MINUTES 12 SECONDS WEST 701.87 FEET TO THE **TRUE POINT OF BEGINNING**, EXCEPTING THEREFROM THAT PORTION DEEDED TO THE TOWN OF CASTLE ROCK IN DEED RECORDED MAY 20, 2009 UNDER RECEPTION NO. 2009038240 AND ANY PORTION THAT MAY LIE WITHIN WOLFENBERGER ROAD.
THE ABOVE PARCELS TOGETHER CONTAIN 42.521 ACRES, MORE OR LESS.

BASES OF BEARINGS STATEMENT: CONSIDERING THE WESTERLY LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 10, T.8 S., R.67 W. OF THE 6TH PRINCIPAL MERIDIAN TO BEAR SOUTH 01 DEGREES 05 MINUTES 34 SECONDS EAST, THIS LINE IS MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 10, BY A 3-1/4" ALUMINUM CAP, MARKED: 1995 PLS 25629 AND AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 10, BY A 3-1/4" ALUMINUM CAP, MARKED: 1984 PLS 12046.

OWNER: NATIONAL COVENANT PROPERTIES LAND COMPANY, AN ILLINOIS LIMITED LIABILITY COMPANY, 8303 W. HIGGINS ROAD, CHICAGO, ILLINOIS 60631
PLANNER/LANDSCAPE ARCHITECT: HENRY DESIGN GROUP, INC., KAREN HENRY, 1501 WAZEE STREET, SUITE 1-C, DENVER, CO 80202
LAND SURVEYOR: TST INC. OF DENVER, MICHAEL CREGGER, P.L.S., 9222 TEDDY LANE, LONG TREE, CO 80124
MORTGAGEE/LIENHOLDER: NATIONAL COVENANT PROPERTIES, AN ILLINOIS NOT FOR PROFIT CORPORATION, 8303 W. HIGGINS ROAD, CHICAGO, ILLINOIS 60631
APPLICANT: JOBERG INTERNATIONAL, LLC, A COLORADO LIMITED LIABILITY COMPANY, 333 SOUTH MONROE STREET, #404, DENVER, CO 80222

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE 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 **COVENANT AT CASTLE ROCK**. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, ALL UTILITY, SIGHT LINE, AND SIGNAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON AND TRACTS B, AND D FOR THE PURPOSE OF PUBLIC OPEN SPACE, UTILITIES AND DRAINAGE. TRACT A WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK BY SEPARATE INSTRUMENT FOR PUBLIC OPEN SPACE. TRACTS B AND D WILL BE DEDICATED TO THE TOWN BY SEPARATE INSTRUMENT FOR PUBLIC OPEN SPACE, UTILITIES, AND DRAINAGE. TRACT E WILL BE DEDICATED TO THE TOWN BY SEPARATE INSTRUMENT FOR STREET RIGHT-OF-WAY. TRACTS C AND F WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE INSTRUMENT FOR THE PURPOSE OF PRIVATE OPEN SPACE, UTILITIES AND DRAINAGE.

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.

OWNER: NATIONAL COVENANT PROPERTIES LAND COMPANY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

BY: [Signature]
TITLE: PRESIDENT

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF December 2014

BY: STEPHEN R. DAWSON AS PRESIDENT OF NATIONAL COVENANT PROPERTIES LAND COMPANY, LLC

WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 02-07-2016

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 JULY 20, 2004 AT RECEPTION NO. 2004075570, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

MORTGAGEE: NATIONAL COVENANT PROPERTIES, AN ILLINOIS NOT FOR PROFIT CORPORATION
BY: [Signature]
TITLE: PRESIDENT
SIGNED THIS 8th DAY OF December 2014

NOTARY BLOCK
SUBSCRIBED AND SWORN BEFORE ME THIS 8th DAY OF December 2014 BY STEPHEN R. DAWSON AS PRESIDENT OF NATIONAL COVENANT PROPERTIES, AN ILLINOIS NOT FOR PROFIT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 02-07-2016

WATER RIGHTS DEDICATION AGREEMENT
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE COVENANT AT CASTLE ROCK ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED ON SEPTEMBER 4, 2014, AT RECEPTION NO. 2014050331 AND ACCORDINGLY 60.36 SEC ARE DEBITED FROM THE WATER BANK.

TITLE CERTIFICATION

I, David W. Knapp, 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 LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

David W. Knapp
AUTHORIZED REPRESENTATIVE
V.P. of Land Title Guarantee Company
TITLE COMPANY

SIGNED THIS 10th DAY OF December 2014

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF December 2014

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

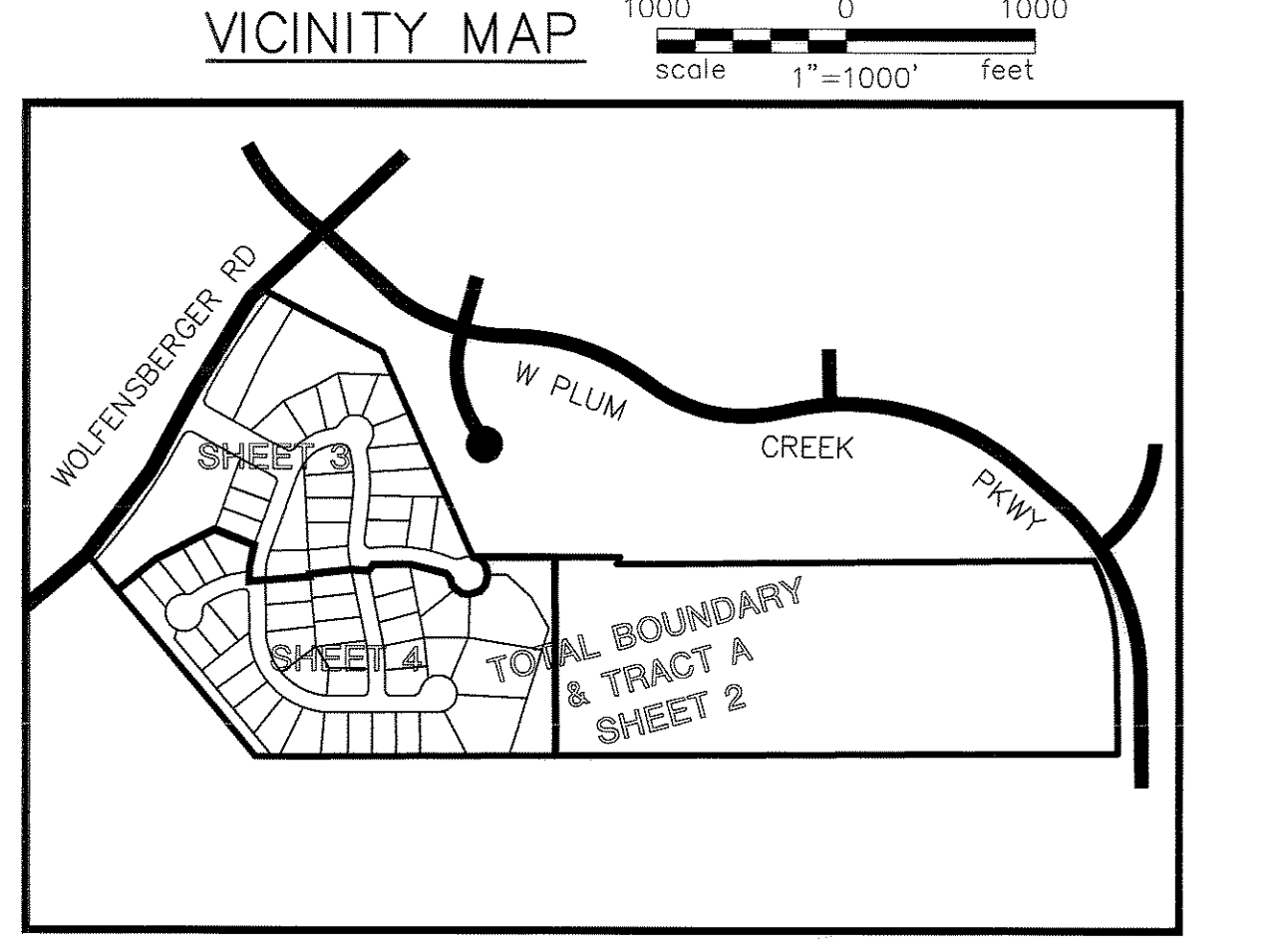
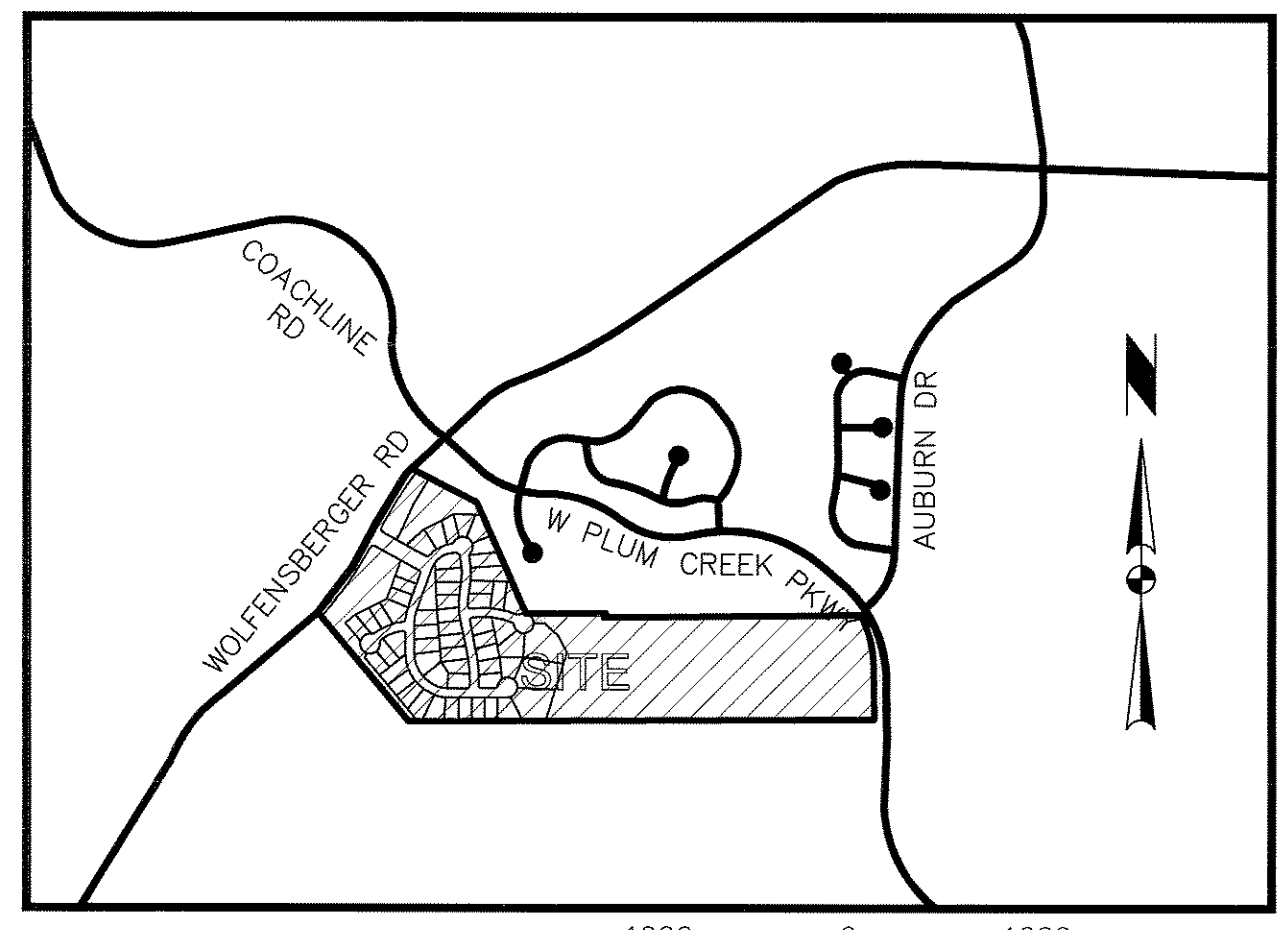
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-17-14

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 WERE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

[Signature]
TOWN MANAGER
ATTEST: [Signature]
TOWN CLERK

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL
THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 10 DAY OF December 2014
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

- NOTES:**
- INFORMATION REGARDING EXISTING EASEMENTS AND RIGHTS-OF-WAY WAS OBTAINED FROM TITLE COMMITMENT ORDER NO. 70414620, DATED JULY 8, 2014 PREPARED BY LAND TITLE GUARANTEE COMPANY AND DOES NOT REPRESENT A TITLE SEARCH BY TST INC. OF DENVER, CONSULTING ENGINEERS.
 - DRAINAGE EASEMENTS: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
 - NO SOLID OBJECTS (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS 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.
 - LANDSCAPE MAINTENANCE WITHIN THE R.O.W. AND MEDIANS WILL BE THE RESPONSIBILITY OF THE HOA.
 - ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 08035C0169F, DATED SEPTEMBER 30, 2005, NO PORTION OF THE SITE LIES WITHIN A FEMA DESIGNATED 100-YR FLOODPLAIN.
 - UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 15-FOOT UTILITY EASEMENT ALONG THE FRONT LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY, FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE, AND 10-FOOT UTILITY EASEMENTS ALONG EACH REAR LOT LINE. 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 UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY 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 YARD EASEMENT.
 - TRACT C IS DEDICATED AS A DRAINAGE EASEMENT.



SURVEYOR'S CERTIFICATE
I, MICHAEL C. CREGGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS THAT SURVEY.
Michael C. Cregger 12/5/2014
MICHAEL C. CREGGER DATE
COLORADO PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 22564
FOR AND ON BEHALF OF TST INC. OF DENVER

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 PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:07pm ON

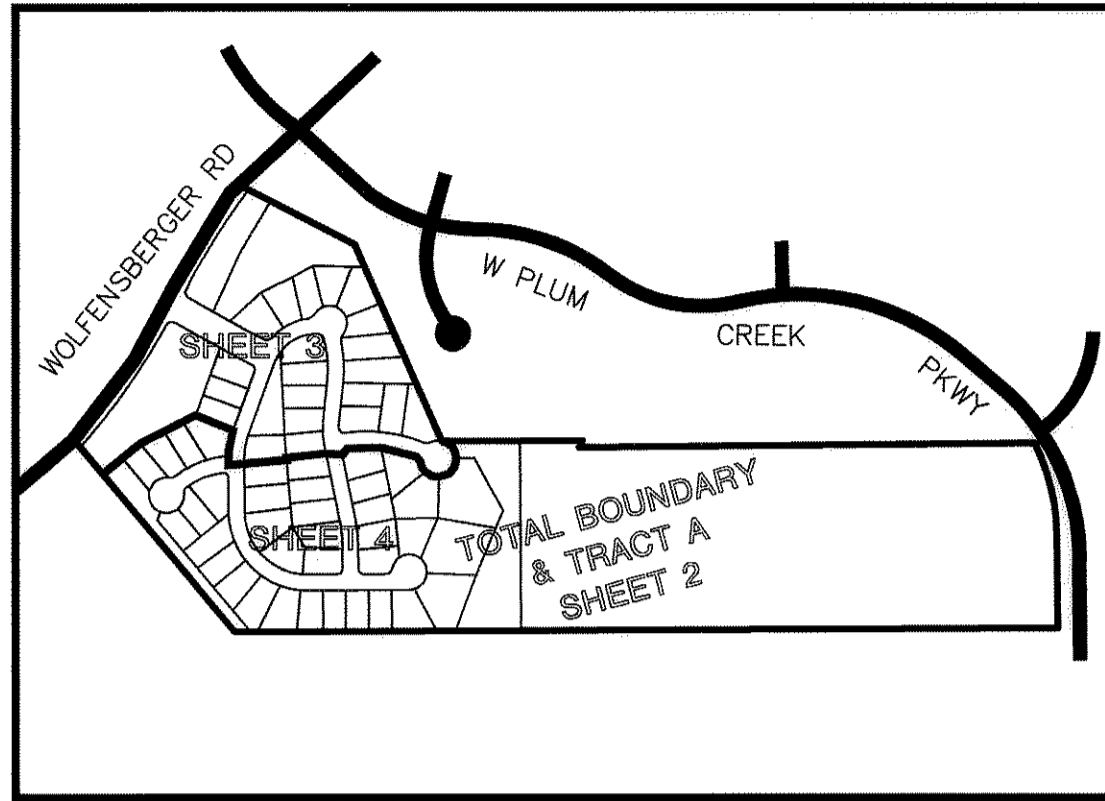
THE 17th DAY OF December 2014 AT
RECEPTION NO. 2014073781

DOUGLAS COUNTY CLERK AND RECORDER
BY: [Signature]
DEPUTY



COVENANT AT CASTLE ROCK PLAT

TWO PARCELS OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SHEET INDEX

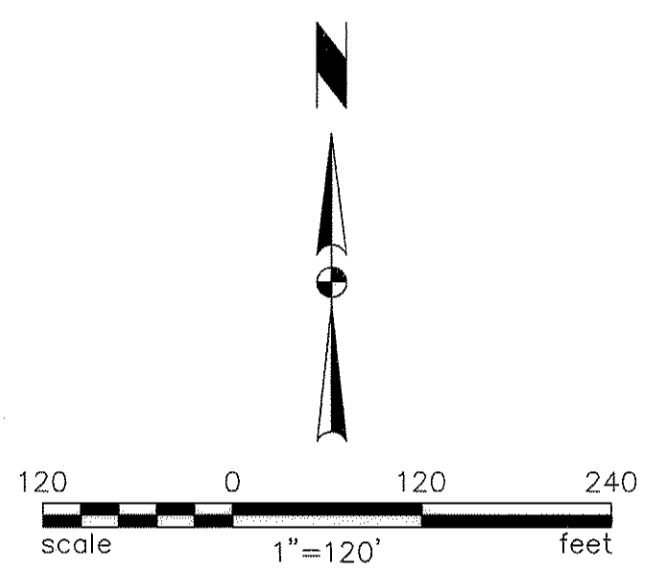
TRACT SUMMARY TABLE

TRACT	AREA (SQ.FT.)	AREA (AC.)	PURPOSE	OWNERSHIP	MAINTENANCE
A	909,275	20.874	PUBLIC OPEN SPACE	TOWN	TOWN
B	99,771	2.290	PUBLIC OPEN SPACE, UTILITIES & DRAINAGE	TOWN	TOWN
C	58,410	1.341	PRIVATE OPEN SPACE, UTILITIES & DRAINAGE	HOA	HOA
D	29,447	0.676	PUBLIC OPEN SPACE, UTILITIES & DRAINAGE	TOWN	TOWN
E	2,691	0.062	PUBLIC STREET R.O.W.	TOWN	TOWN
F	12,806	0.294	PRIVATE OPEN SPACE, UTILITIES & DRAINAGE	HOA	HOA
TOTALS	1,112,400 SQ. FT.	25.537 ACRES			

LAND AREA SUMMARY

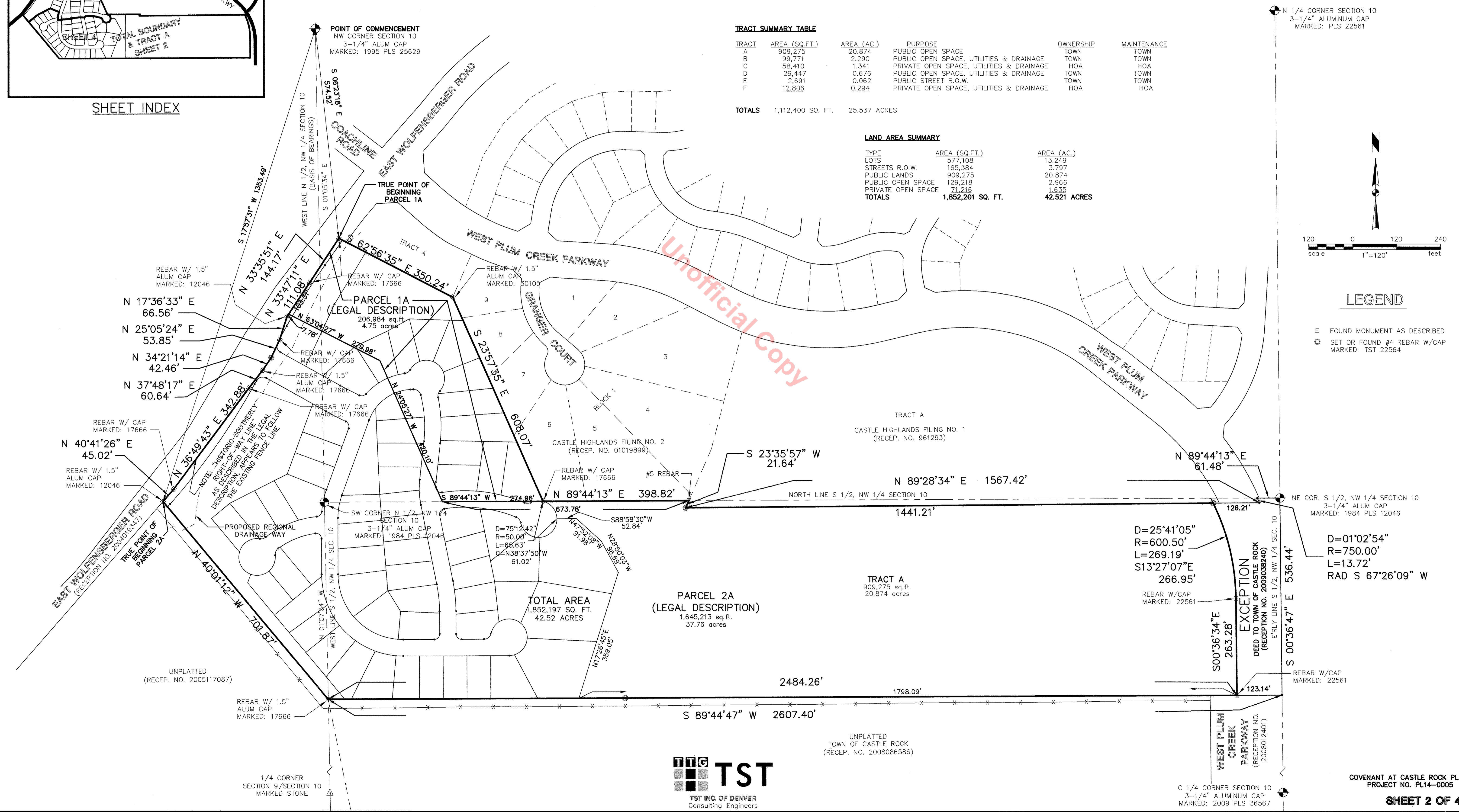
TYPE	AREA (SQ.FT.)	AREA (AC.)
LOTS	577,108	13.249
STREETS R.O.W.	165,384	3.797
PUBLIC LANDS	909,275	20.874
PUBLIC OPEN SPACE	129,218	2.966
PRIVATE OPEN SPACE	71,216	1.635
TOTALS	1,852,201 SQ. FT.	42.521 ACRES

N 1/4 CORNER SECTION 10
3-1/4" ALUMINUM CAP
MARKED: PLS 22561



LEGEND

- FOUND MONUMENT AS DESCRIBED
- SET OR FOUND #4 REBAR W/CAP MARKED: TST 22564

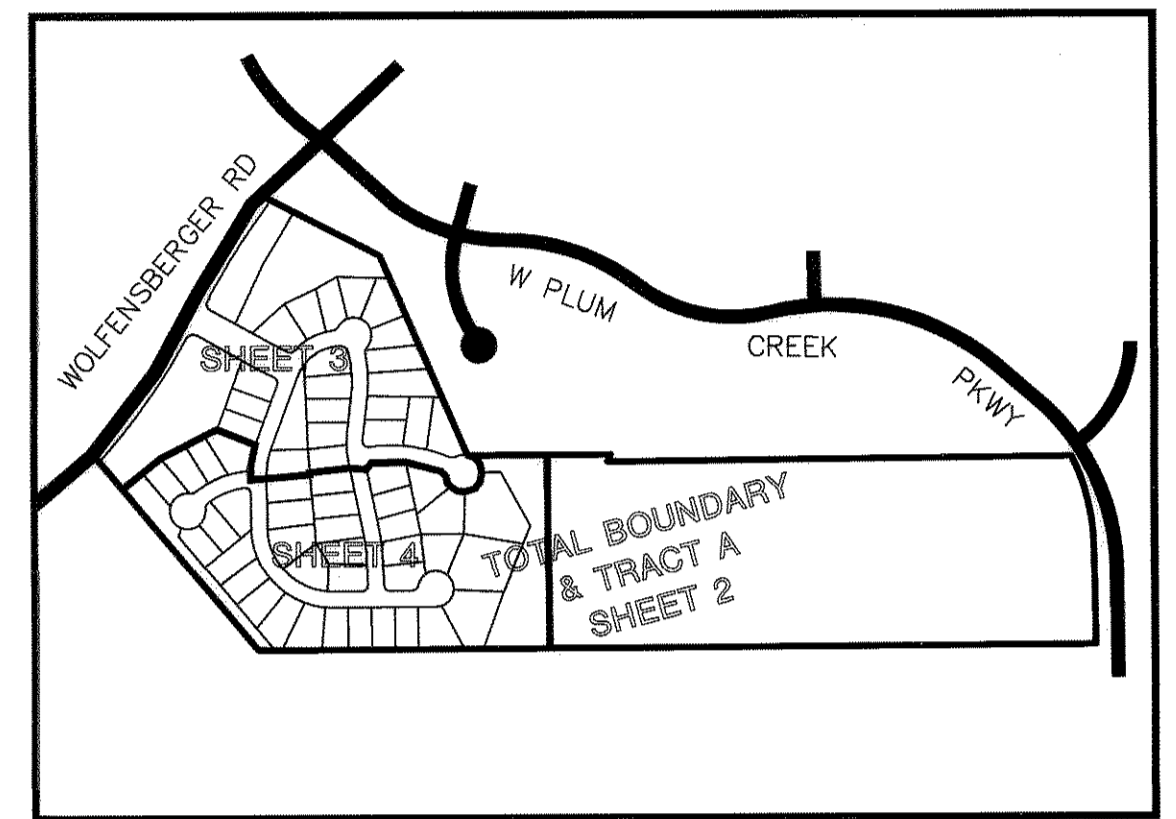


C 1/4 CORNER SECTION 10
3-1/4" ALUMINUM CAP
MARKED: 2009 PLS 36567

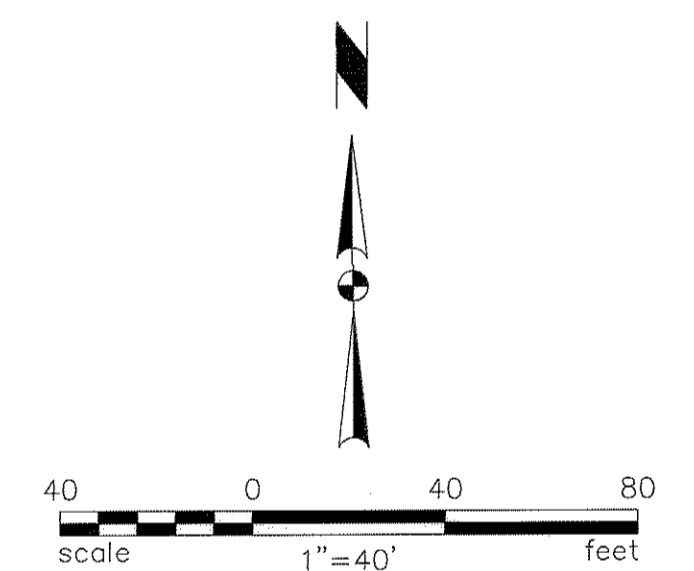
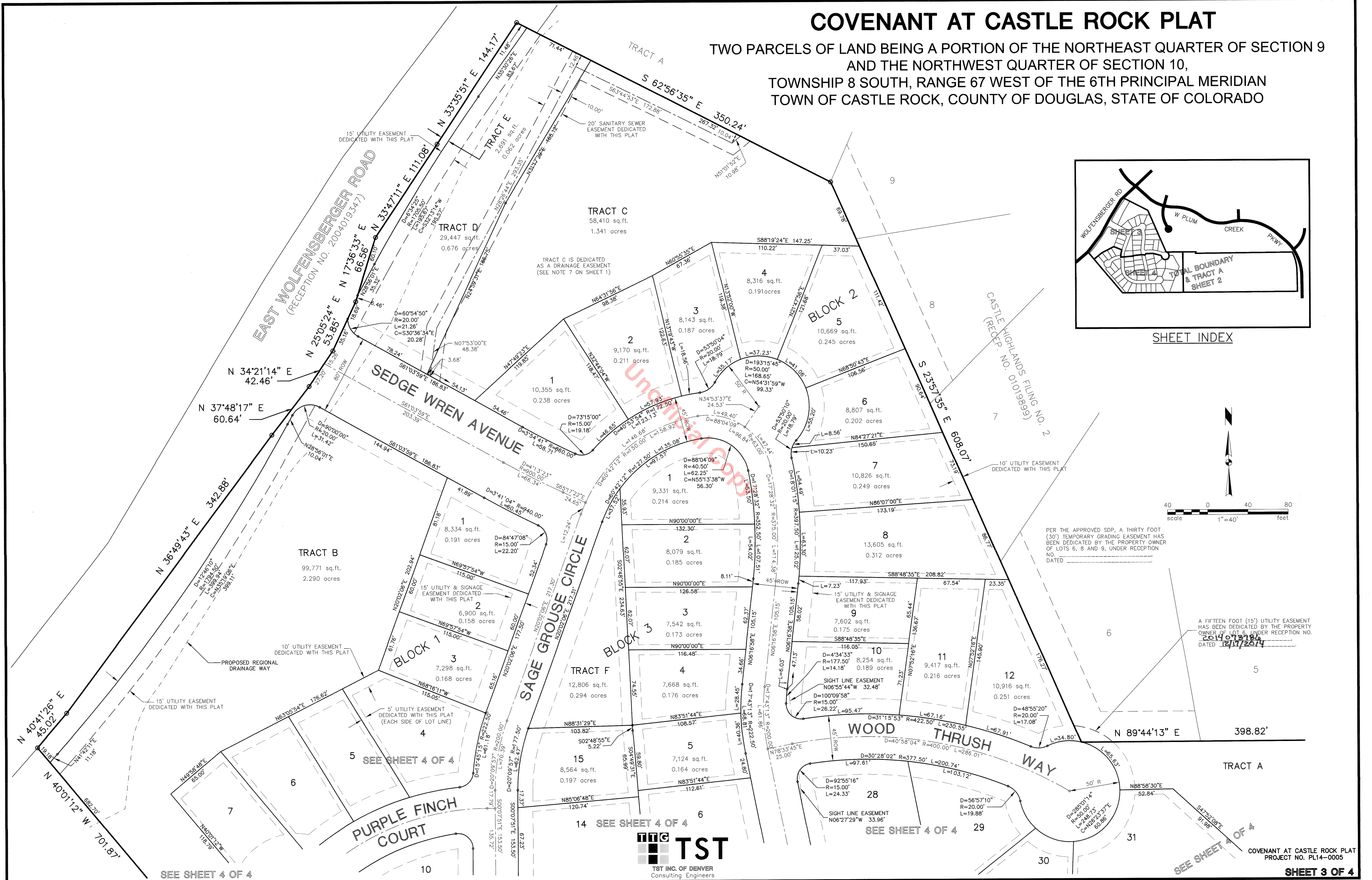
COVENANT AT CASTLE ROCK PLAT
PROJECT NO. PL14-0005

COVENANT AT CASTLE ROCK PLAT

TWO PARCELS OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SHEET INDEX



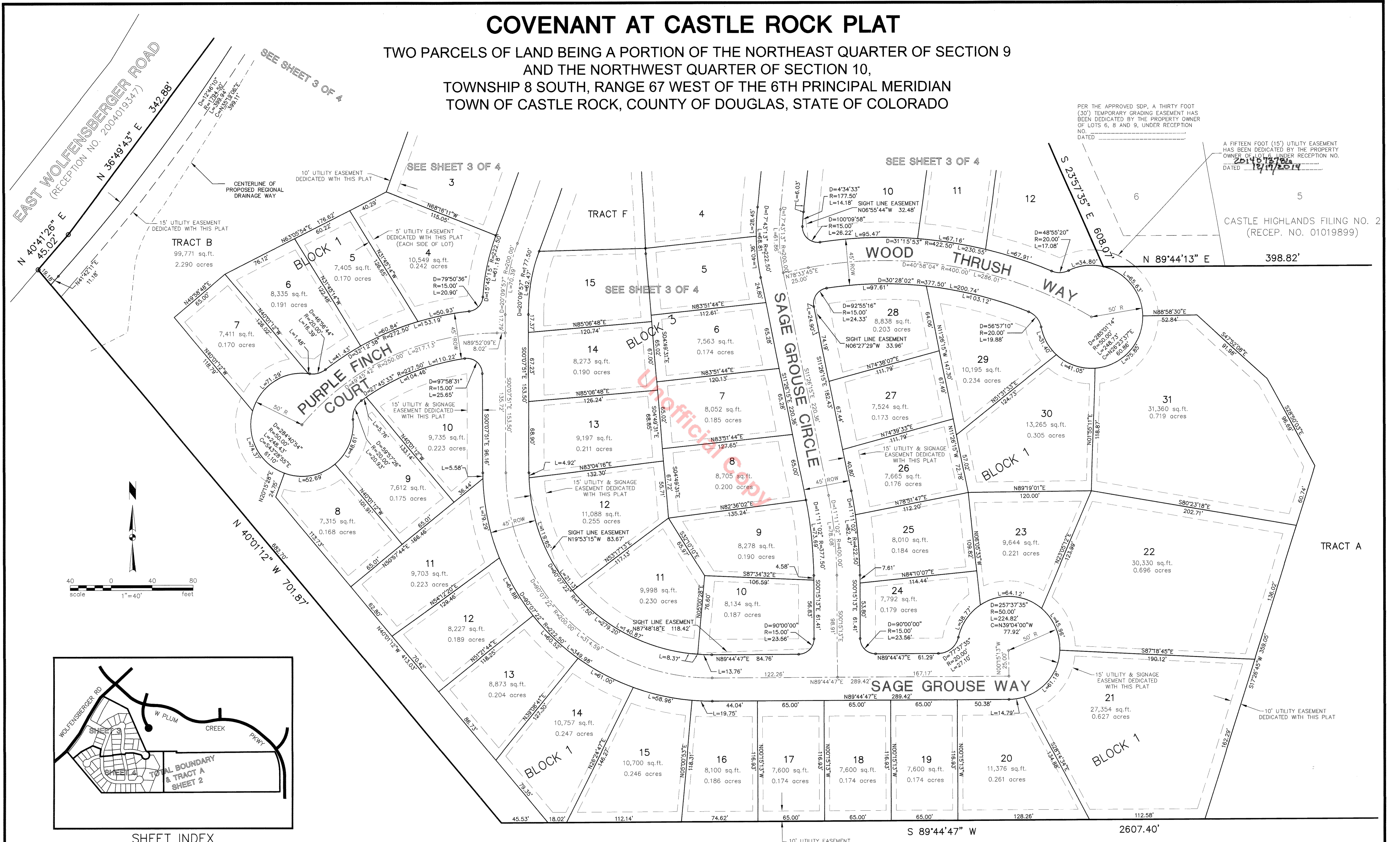
PER THE APPROVED SDP, A THIRTY FOOT (30') TEMPORARY GRADING EASEMENT HAS BEEN DEDICATED BY THE PROPERTY OWNER OF LOTS 6, 8 AND 9, UNDER RECEPTION NO. DATED _____

A FIFTEEN FOOT (15') UTILITY EASEMENT HAS BEEN DEDICATED BY THE PROPERTY OWNER OF LOT 6, UNDER RECEPTION NO. 2014073781 DATED 12/17/2014



COVENANT AT CASTLE ROCK PLAT

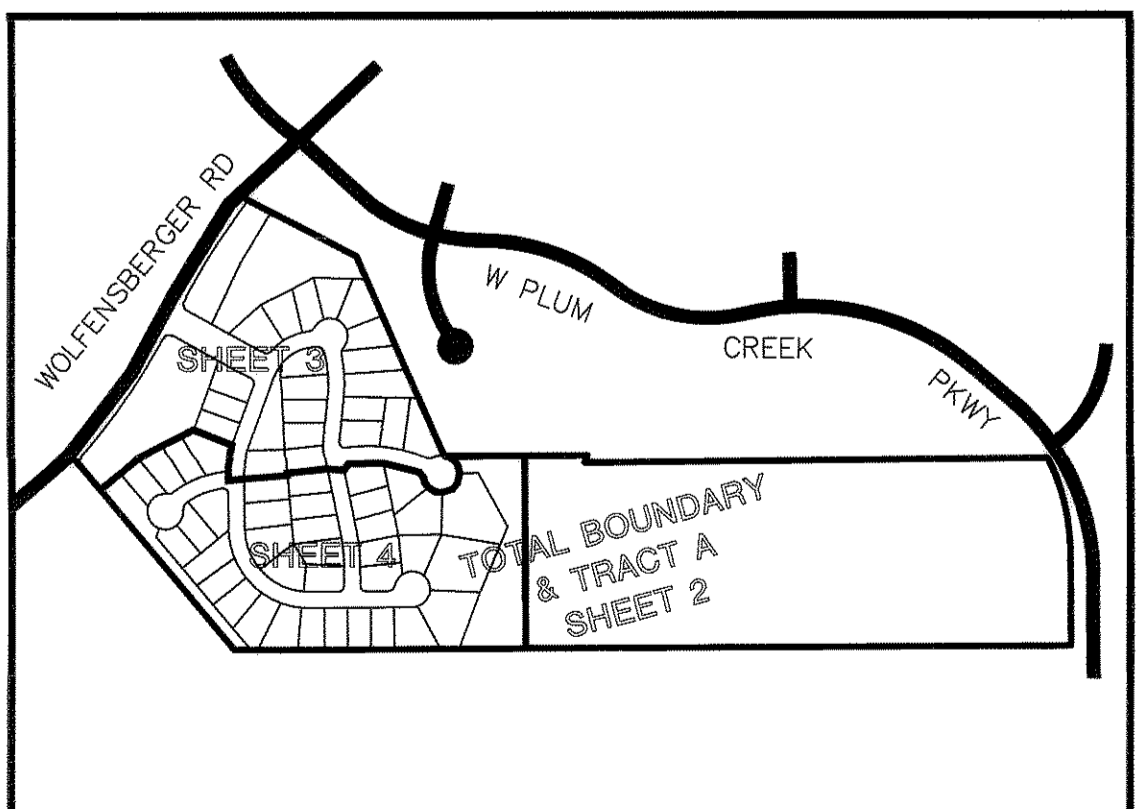
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PER THE APPROVED SDP, A THIRTY FOOT (30') TEMPORARY GRADING EASEMENT HAS BEEN DEDICATED BY THE PROPERTY OWNER OF LOTS 6, 8 AND 9, UNDER RECEPTION NO. _____ DATED _____

A FIFTEEN FOOT (15') UTILITY EASEMENT HAS BEEN DEDICATED BY THE PROPERTY OWNER OF LOT 6, UNDER RECEPTION NO. 2014073781 DATED 12/17/2014

CASTLE HIGHLANDS FILING NO. 2 (RECEP. NO. 01019899)



SHEET INDEX

