

VICINITY MAP  
SCALE 1"=2000'

# CRYSTAL VALLEY RANCH FILING NO. 11 PLAT

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.  
25.070 ACRES CONTAINING 140 RESIDENTIAL LOTS AND 11 TRACTS

### LEGAL DESCRIPTION

AN IRREGULAR PARCEL OF LAND LYING IN THE WEST HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE N02°12'07"E, 1,990.71 FEET TO THE NORTH CORNER OF CRYSTAL VALLEY RANCH FILING NO. 1, AS RECORDED AT RECEPTION NO. 2002087570, ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CRYSTAL VALLEY PARKWAY AS RECORDED AT RECEPTION NO. 2002037509 OF THE DOUGLAS COUNTY RECORDS; THENCE ALONG SAID RIGHT-OF-WAY LINE N50°29'59"E, 1,029.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES:

1. N50°29'59"E, 19.71 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 934.00 FEET AND A CENTRAL ANGLE OF 24°56'54", 406.69 FEET;
3. S57°14'05"E, 41.38 FEET;
4. S10°50'15"E, 45.04 FEET;
5. THENCE N79°07'34"E, 60.00 FEET;
6. N10°50'15"W, 45.04 FEET;
7. N35°31'34"E, 41.40 FEET TO A POINT ON A CURVE;
8. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 934.00 FEET AND A CENTRAL ANGLE OF 33°03'27" (THE CHORD OF WHICH BEARS S80°39'40"E, 531.44 FEET), 538.88 FEET TO A POINT OF TANGENT;
9. ALONG SAID TANGENT S64°07'56"E, 278.06 FEET TO A POINT OF CURVE;
10. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,066.00 FEET AND A CENTRAL ANGLE OF 17°03'55", 317.51 FEET;
11. S41°08'44"E, 45.38 FEET;
12. S86°02'44"E, 5.01 FEET;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF LOOP ROAD AS RECORDED AT RECEPTION NO. 2002097027 OF THE DOUGLAS COUNTY RECORDS THE FOLLOWING THREE (3) COURSES:

1. S00°17'14"E, 139.06 FEET TO A POINT OF CURVE;
  2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 945.00 FEET AND A CENTRAL ANGLE OF 07°30'51", 123.93 FEET TO A POINT OF TANGENT;
  3. ALONG SAID TANGENT S07°13'36"W, 443.59 FEET;
- THENCE N82°46'24"W, 115.00 FEET; THENCE N86°22'49"W, 47.64 FEET; THENCE S82°56'25"W, 47.25 FEET; THENCE S71°21'20"W, 48.51 FEET; THENCE S88°23'52"W, 55.65 FEET; THENCE S76°55'54"W, 63.43 FEET; THENCE S85°27'57"W, 63.43 FEET; THENCE N86°00'01"W, 63.43 FEET; THENCE N77°27'58"W, 63.43 FEET; THENCE N68°55'56"W, 63.43 FEET; THENCE N60°23'53"W, 63.43 FEET; THENCE N51°51'51"W, 63.43 FEET; THENCE N43°19'48"W, 63.43 FEET; THENCE N34°47'46"W, 35.14 FEET; THENCE N31°46'41"W, 63.10 FEET; THENCE N45°08'56"W, 82.30 FEET; THENCE N49°36'38"W, 873.62 FEET TO THE POINT OF BEGINNING, CONTAINING 1,092,041 SQUARE FEET OR 25.070 ACRES, MORE OR LESS.

### GENERAL NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR S00°54'16"E. BOTH ENDS OF SAID LINE ARE MONUMENTED AS SHOWN HEREON.
3. PROJECT BENCHMARK: FOUND 3 1/2" ALUMINUM CAP, DOUGLAS COUNTY GIS 025011. THE CAP IS LOCATED AT THE NORTHWEST CORNER OF A TYPE 'R' INLET ALONG EMERALD DRIVE, APPROXIMATELY 1/4 MILE SOUTH OF PLUM CREEK PARKWAY. NAVD 88, ELEVATION = 6374.18 FEET (1942.85 METERS)
4. FLOODPLAIN: THE PROPERTY IS IN ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAPS NUMBER 08035C0303G AND 08035C0304G, BOTH REVISED MARCH 16, 2016. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

5. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS 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 THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
6. THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.

7. LANDSCAPE MAINTENANCE IN RIGHTS-OF-WAY AND MEDIAN TO BE RESPONSIBILITY OF CVR MASTER ASSOCIATION.
8. ALL UTILITIES, DRAINAGE, ACCESS EASEMENTS SHOWN ON THE PLAT SHALL BE DEDICATED TO THE TOWN OF CASTLE ROCK.
9. UNLESS OTHERWISE NOTED, A 10-FOOT DRY UTILITY EASEMENT SHALL BE LOCATED ALONG ALL PUBLIC RIGHTS-OF-WAY.
10. A NON-EXCLUSIVE SIGHT DISTANCE EASEMENT IS GRANTED HERewith OVER AND ACROSS TRACTS E, F AND G AND LOTS 79, 88, 93, 96, 102 AND 105, AS SHOWN.
11. SIGHT DISTANCE EASEMENTS: NO SOLID OBJECTS EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS, SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT AS SHOWN ON THIS PLAT.
12. TRACTS A, B, C, D, E, F AND G TO BE DEDICATED TO CVR MASTER ASSOCIATION BY SEPARATE DOCUMENT FOR OWNERSHIP AND MAINTENANCE.
13. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-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, 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 THE CROSSINGS ARE 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.

### CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CRYSTAL VALLEY RANCH FILING NO. 11. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, SIGHT DISTANCE EASEMENTS AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON, DRAINAGE AND UTILITY EASEMENTS, PUBLIC ACCESS TO INCLUDE EASEMENTS OVER TRAILS, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS.

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

### OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF THE PROPERTY DESCRIBED HEREON IN THE TOWN OF CASTLE ROCK.

MAPLE GROVE LAND LIMITED PARTNERSHIP, A MINNESOTA LIMITED PARTNERSHIP.  
BY JAMES L. OSTENSON, PRESIDENT

SUBSCRIBED AND SWORN BEFORE ME THIS 20 DAY OF February, 2018 BY JAMES L. OSTENSON AS PRESIDENT OF JAMES'S DEVELOPMENT COMPANY, GENERAL PARTNER OF MAPLE GROVE LAND LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 6-1-2018  
Nancy Schield  
NOTARY PUBLIC

### OWNERSHIP CERTIFICATION (CONT.)

WAYNE E. BROWN FAMILY, L.L.C., A MINNESOTA LIMITED LIABILITY COMPANY  
BY: Gregory V. Brown, Chief Manager

SUBSCRIBED AND SWORN BEFORE ME THIS 21 DAY OF February, 2018 BY GREGORY V. BROWN AS CHIEF MANAGER OF WAYNE E. BROWN FAMILY, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 6-1-2018  
Nancy Schield  
NOTARY PUBLIC

PUTNAM CVR, A MINNESOTA LIMITED LIABILITY COMPANY  
BY: Richard A. Putnam, Manager

SUBSCRIBED AND SWORN BEFORE ME THIS 20 DAY OF February, 2018 BY RICHARD A. PUTNAM AS MANAGER OF PUTNAM CVR, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 6-1-2018  
Nancy Schield  
NOTARY PUBLIC

### LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF CERTAIN LANDS KNOWN HEREIN AS CRYSTAL VALLEY RANCH FILING NO. 11, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

THE UNDERSIGNED BENEFICIARY OF THE LIENS CREATED BY INSTRUMENTS RECORDED ON DECEMBER 24, 2015 AT RECEPTION NO. 2015091483 AND AUGUST 29, 2016 AT RECEPTION NUMBERS 2016058724 AND 2016058884, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

NORTHSTAR BANK OF COLORADO  
BY: Ted Reschert

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 DAY OF February, 2018. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES Aug 17 2019

Jade McTaggart  
NOTARY PUBLIC

### TITLE CERTIFICATE

I, Jade McTaggart, BEING AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE, 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDER SUBORDINATION CERTIFICATE. And in file # 20511003.

SIGNED THIS 23rd DAY OF February, 2018.

Stephen H. Harding  
AUTHORIZED REPRESENTATIVE  
LAND TITLE GUARANTEE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF February, 2018.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 7/10/2021  
Jordan Peterson  
NOTARY PUBLIC

### WATER RIGHTS DEDICATION AGREEMENT

THE PROVISIONS OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CRYSTAL VALLEY RANCH SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED FEBRUARY 24, 2012 AT RECEPTION NO. 2012013156 AND ACCORDINGLY 144.33 SFE ARE DEBITED FROM THE WATER BANK.

### STATEMENT OF THE DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS 13 DAY OF March, 2018.

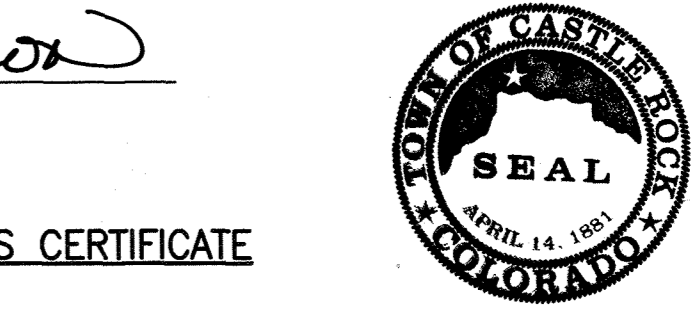
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 6-1-2018  
Nancy Schield  
NOTARY PUBLIC

### 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 OF CASTLE ROCK.

Gregory Brown  
TOWN MANAGER

ATTEST:  
Lisa Anderson  
TOWN CLERK



### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF DOUGLAS ) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 9th DAY OF April, 2018 A.D., AT 11:37 A.M./P.M., AND WAS RECORDED

AT RECEPTION NUMBER 2018020571

Taliqua Brown DePaola  
DOUGLAS COUNTY CLERK AND RECORDER



### CIVIL ENGINEER'S STATEMENT

I, JAMES J. MILL, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS CRYSTAL VALLEY RANCH FILING NO. 11 PLAT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

James J. Mill  
JAMES J. MILL, PROFESSIONAL ENGINEER  
COLORADO P.E. NO. 29265  
FOR AND ON BEHALF OF LEGACY ENGINEERING, INC.

### SURVEYOR'S CERTIFICATE

I, STEPHEN H. HARDING, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND THE LEGAL DESCRIPTION REPRESENTED BY THE CRYSTAL VALLEY RANCH FILING NO. 11 PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS CRYSTAL VALLEY RANCH FILING NO. 11 PLAT ACCURATELY REPRESENTS THAT SURVEY.

I ATTEST THE ABOVE ON THIS 21st DAY OF February, 2018.

Stephen H. Harding  
STEPHEN H. HARDING, PLS #29265  
FOR AND ON BEHALF OF  
EMK CONSULTANTS, INC.



BENCHMARK  
DOUGLAS COUNTY G.I.S. CONTROL MONUMENT STAMPED "1.074010" LOCATED ON THE WEST SIDE OF NEWLIN GULCH ROAD APPROXIMATELY 1450 FEET SOUTH OF THE INTERSECTION WITH SOUTH CHAMBERS ROAD.  
ELEVATION = 6028.50

SHEET INDEX	
1	COVER SHEET
2	OVERALL BOUNDARY
3-4	PLAT SHEET

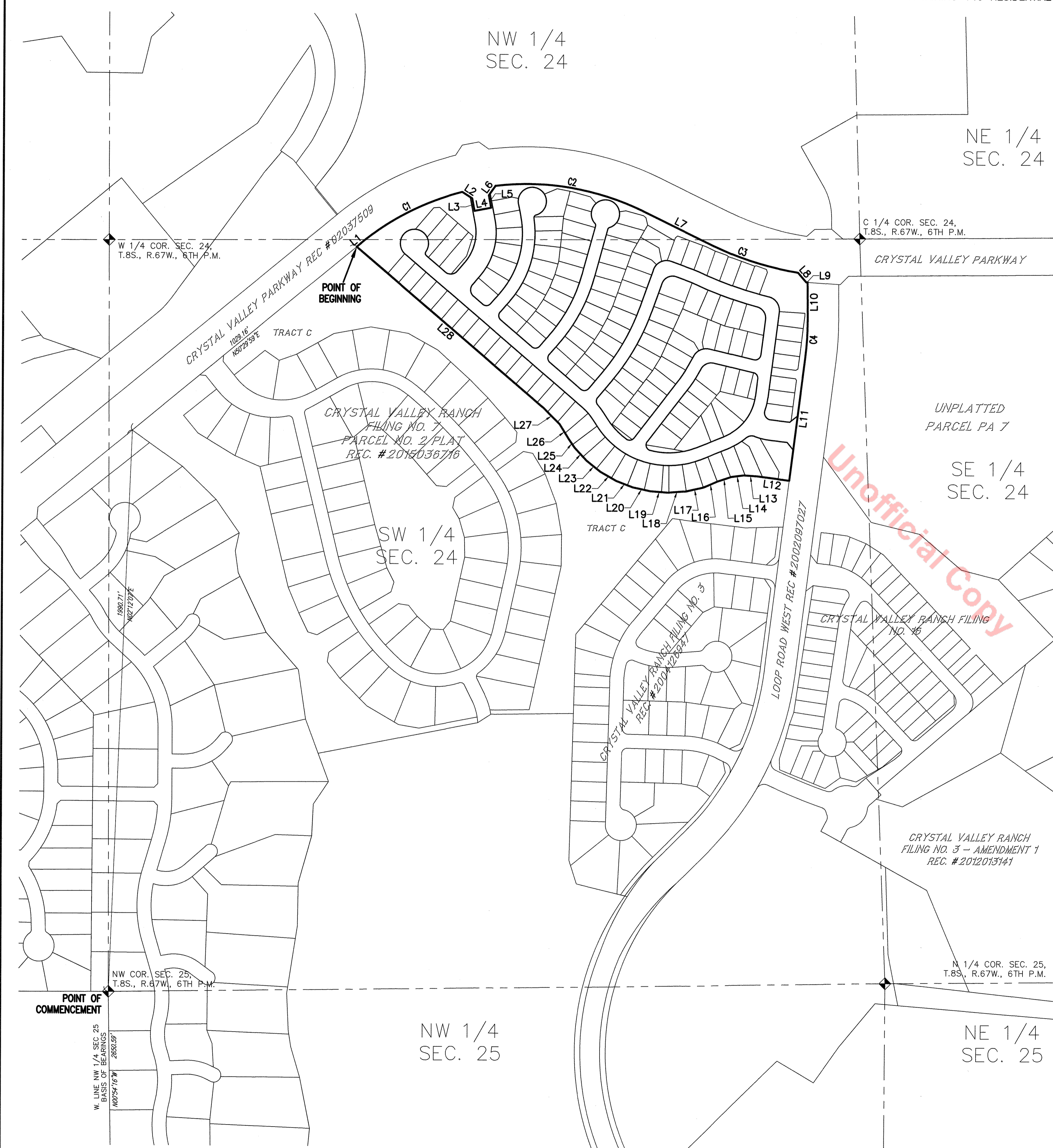
### CRYSTAL VALLEY RANCH FILING NO. 11 PLAT

DATE PREPARED: MAY, 2017  
PROJECT NO. PL17-0015  
APPLICANT/DEVELOPER  
CRYSTAL VALLEY RANCH DEVELOPMENT CO. LLC  
CASTLE ROCK, CO 80104  
CONTACT: GREGORY BROWN  
(303) 814-6862

PREPARED BY  
EMK CONSULTANTS, INC.  
LAND DEVELOPMENT  
ENGINEERING & SURVEYING  
7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
(303)894-1520 www.EMK.com

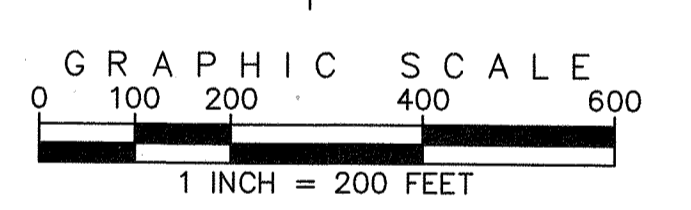
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A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO. 25.070 ACRES CONTAINING 140 RESIDENTIAL LOTS AND 11 TRACTS



**CVR DEDICATION SUMMARY TABLE**

LAND	AREA(Ac)	OWNERSHIP/MAINTENANCE	DESCRIPTION	ZONING	USAGE TYPE
TRACT "A"	1.2200	CRYSTAL VALLEY RANCH MASTER HOA	OPEN SPACE/DRAINAGE/UTILITY	OSP	OPEN SPACE/UTILITY/DRAINAGE EASEMENT
TRACT "B"	0.8726	CRYSTAL VALLEY RANCH MASTER HOA	OPEN SPACE/DRAINAGE	OSP	LANDSCAPE BUFFER/DRAINAGE EASEMENT
TRACT "C"	0.2147	CRYSTAL VALLEY RANCH MASTER HOA	OPEN SPACE	OSP	LANDSCAPE BUFFER
TRACT "D"	0.0508	CRYSTAL VALLEY RANCH MASTER HOA	DRAINAGE	OSP	LANDSCAPE BUFFER/DRAINAGE EASEMENT
TRACT "E"	0.0182	CRYSTAL VALLEY RANCH MASTER HOA	LANDSCAPE/UTILITY	OSP	SIGHT DISTANCE/UTILITY EASEMENT
TRACT "F"	0.0424	CRYSTAL VALLEY RANCH MASTER HOA	LANDSCAPE	OSP	SIGHT DISTANCE EASEMENT
TRACT "G"	0.0470	CRYSTAL VALLEY RANCH MASTER HOA	LANDSCAPE/UTILITY	OSP	SIGHT DISTANCE/UTILITY EASEMENT
R-O-W	5.8562	TOWN OF CASTLE ROCK	PUBLIC RIGHT-OF-WAYS	R-O-W	RIGHT-OF-WAY
LOTS (140)	16.7481	PRIVATE	SINGLE FAMILY HOME	RESIDENTIAL	SINGLE FAMILY HOME
<b>TOTAL</b>	<b>25.0700</b>				



**BOUNDARY LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	19.71'	N50°29'59"E
L2	41.38'	S57°14'05"E
L3	45.04'	S10°50'15"E
L4	60.00'	N79°07'34"E
L5	45.04'	N10°50'15"W
L6	41.40'	N35°31'34"E
L7	278.06'	S64°07'56"E
L8	45.38'	S41°08'44"E
L9	5.01'	S86°02'44"E
L10	139.06'	S0°17'14"E
L11	443.59'	S7°13'36"W
L12	115.00'	N82°46'24"W
L13	47.64'	N86°22'49"W
L14	47.25'	S82°56'25"W

**BOUNDARY LINE TABLE**

LINE #	LENGTH	DIRECTION
L15	48.51'	S71°21'20"W
L16	55.65'	S86°23'52"W
L17	63.43'	S76°55'54"W
L18	63.43'	S85°27'57"W
L19	63.43'	N86°00'01"W
L20	63.43'	N77°27'58"W
L21	63.43'	N68°55'56"W
L22	63.43'	N60°23'53"W
L23	63.43'	N51°51'51"W
L24	63.43'	N43°19'48"W
L25	35.14'	N34°47'46"W
L26	63.10'	N31°46'41"W
L27	82.30'	N45°08'56"W
L28	873.62'	N49°36'38"W

**BOUNDARY CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	LENGTH
C1	406.69'	934.00'	24°56'54"	N62°58'26"E	403.49'
C2	538.86'	934.00'	33°03'27"	S80°39'40"E	531.44'
C3	317.51'	1066.00'	17°03'55"	S72°39'54"E	316.33'
C4	123.93'	945.00'	7°30'51"	S3°28'11"W	123.84'

- SURVEY MONUMENTS LEGEND**
- ◆ PUBLIC LAND SURVEY MONUMENT AS NOTED
  - SET 18" LONG #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 29040"

**BENCHMARK**  
DOUGLAS COUNTY G.L.S. CONTROL MONUMENT STAMPED "1.074010" LOCATED ON THE WEST SIDE OF NEWLIN GULCH ROAD APPROXIMATELY 1450 FEET SOUTH OF THE INTERSECTION WITH SOUTH CHAMBERS ROAD. ELEVATION= 6028.50

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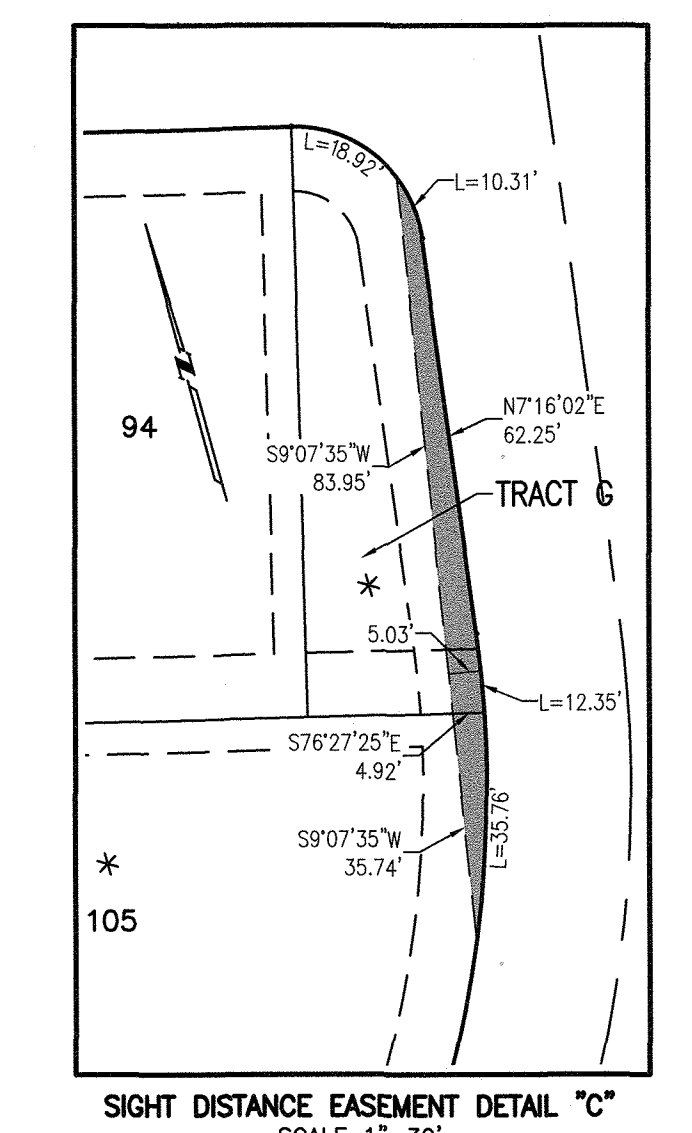
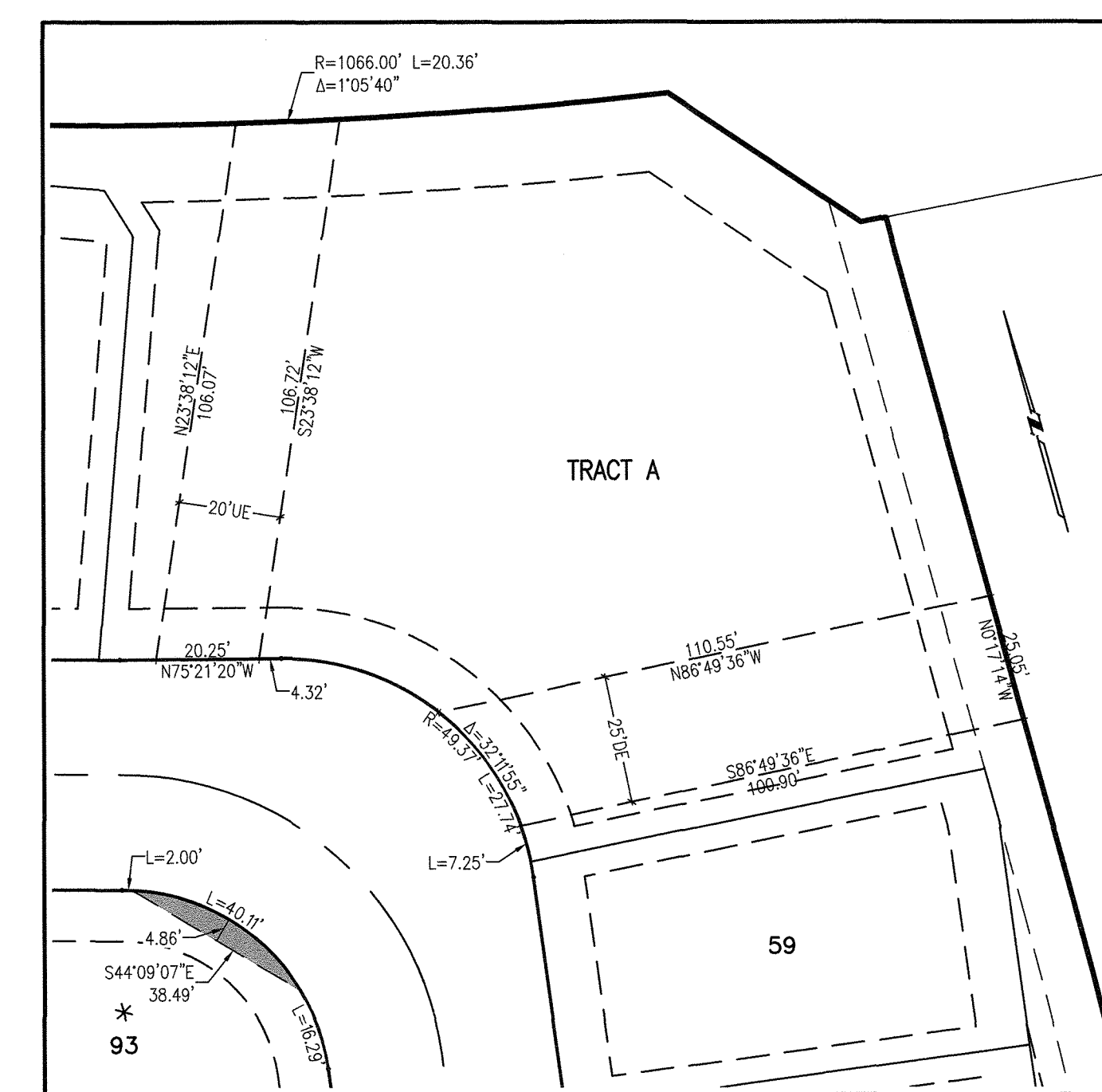
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7006 SOUTH ALTON WAY BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
(303) 694-1520 www.EMKC.com  
JOB NO. 12769.xx



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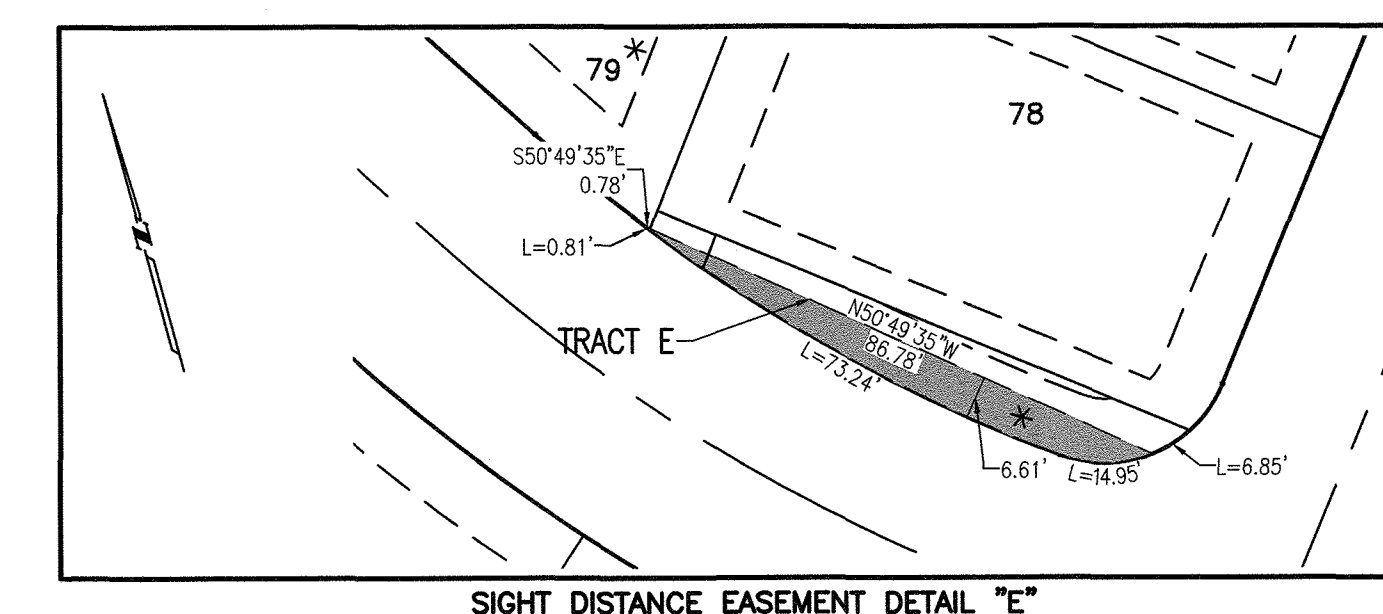
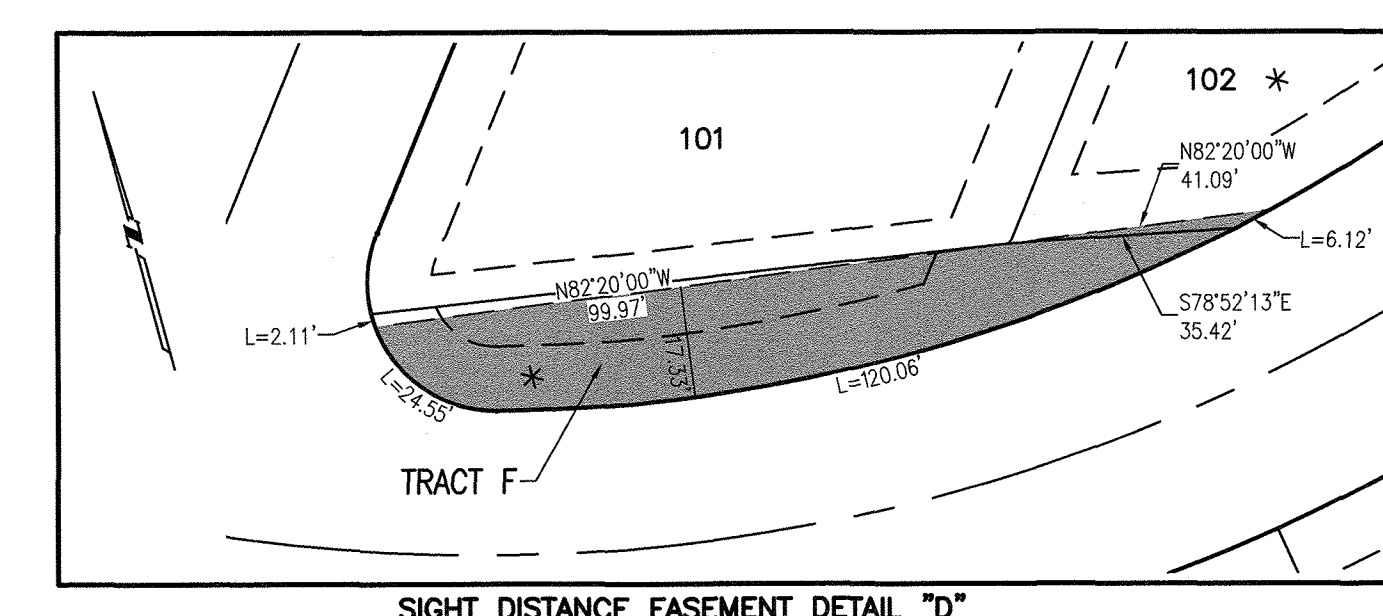
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NOTE: ALL CORNER RADII AT STREET INTERSECTIONS ARE 20' UNLESS OTHERWISE NOTED.

- SURVEY MONUMENTS LEGEND**
- ◆ PUBLIC LAND SURVEY MONUMENT AS NOTED
  - SET 18" LONG #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 29040"

- LEGEND**
- UE UTILITY EASEMENT
  - DE DRAINAGE EASEMENT
  - BOUNDARY LINE
  - PROPERTY LINE
  - RIGHT-OF-WAY LINE
  - RIGHT-OF-WAY CENTER LINE
  - - - PROPOSED EASEMENT
  - AREA COVERED BY SIGHT DISTANCE EASEMENT
  - \* LOT / TRACT ENCOMBERED WITH A NON-STANDARD EASEMENT
  - NR NON-RADIAL BEARING



**BENCHMARK**  
DOUGLAS COUNTY G.I.S. CONTROL MONUMENT STAMPED "1.074010" LOCATED ON THE WEST SIDE OF NEWLIN GULCH ROAD APPROXIMATELY 1450 FEET SOUTH OF THE INTERSECTION WITH SOUTH CHAMBERS ROAD. ELEVATION= 8028.50

**SHEET INDEX**

1	COVER SHEET
2	OVERALL BOUNDARY
3-4	PLAT SHEET

**CRYSTAL VALLEY RANCH FILING NO. 11 PLAT**  
DATE PREPARED: MAY, 2017  
**PROJECT NO. PL17-0015**  
APPLICANT/DEVELOPER  
CRYSTAL VALLEY RANCH DEVELOPMENT CO. LLC  
CASTLE ROCK, CO 80104  
CONTACT: GREGORY BROWN  
(303) 814-6862

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