

CRYSTAL VALLEY RANCH FILING NO. 12A PLAT, AMENDMENT NO. 1

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 25,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE STATEMENT:

TO RECONFIGURE LOTS AND TRACTS OF AN EXISTING PLAT.

LEGAL DESCRIPTION:

LOTS 1 THROUGH 27, BLOCK 1
LOTS 1 THROUGH 7, BLOCK 2
LOTS 48 THROUGH 50, BLOCK 11
TRACT E AND TRACT H
CRYSTAL VALLEY RANCH FILING NO. 12A PLAT, RECORDED UNDER RECEPTION NO. 2016036852 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL OF 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 LOTS, BLOCKS, TRACTS, AND EASEMENTS AS SHOWN ON THIS AMENDED PLAT, UNDER THE NAME AND STYLE OF CRYSTAL VALLEY RANCH FILING NO. 12A AMENDMENT NO. 1.

THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK, FOR PURPOSES OF OWNERSHIP AND MAINTENANCE, ALL EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATES 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 CERTIFICATIONS:

CRYSTAL VALLEY RECOVERY ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: JON SHUMAKER, [Signature]
AUTHORIZED SIGNATORY

NOTARY PUBLIC:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF August, 2018

BY JON SHUMAKER AS AUTHORIZED SIGNATORY OF CRYSTAL VALLEY RECOVERY ACQUISITION, LLC

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES March 29, 2019

[Signature]
Notary Public State of New York
Terri L. Mullan
No. 01MU6022419
Appointment Expires March 29, 2019



VICINITY MAP

3000 1500 0 3000
ORIGINAL SCALE: 1" = 3000'

SHEET INDEX

- 1. COVER PAGE
- 2. PLAT

GENERAL NOTES:

- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF DOUGLAS COUNTY, COLORADO.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, 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 LINES AND SIGHT DISTANCE EASEMENTS.
- BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID LINE BEING MONUMENTED AT BOTH ENDS BY 2-1/2" ALLOY CAPS STAMPED PLS 6935, WITH THE LINE CONSIDERED TO BEAR S89°14'28" W.
- RIGHTS 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 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.

FLOODPLAIN:

ACCORDING TO THE PRELIMINARY FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 08035C0303G AND 08035C0304G, DATED JULY 11, 2014, THE PROJECT SITE DOES NOT LIE WITHIN A FEMA DESIGNATED 100-YEAR FLOODPLAIN.

SURVEYOR'S STATEMENT

I, JARROD ADAMS, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AMENDED PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON OCTOBER 28, 2014, 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 AMENDED 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.

JARROD ADAMS
COLORADO P.L.S. NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC
[Signature]
8-6-18

SITE SUMMARY TABLE

	COUNT	AREAS
BUILDING LOTS	42 LOTS	8.18 ACRES
OPEN SPACE	2 TRACTS	3.92 ACRES
TOTAL		12.10 ACRES

TRACT USE TABLE

	SQUARE FEET/ACRES	OWNERSHIP	MAINTENANCE	USAGE
TRACT E-1	92,632 SF / 2.1265 AC	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME ASSOC	PRIVATE OPEN SPACE
TRACT H-1	78,257 SF / 1.7965 AC	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME ASSOC	PRIVATE OPEN SPACE
TOTAL	170,889 SF / 3.9230 AC			

TITLE CERTIFICATION:

I, Beverly M. Carlson BEING AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE 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, LIENHOLDER SUBORDINATION CERTIFICATE AND DEDICATION.

SIGNED THIS 20th DAY OF August, 2018.

AUTHORIZED REPRESENTATIVE
[Signature]
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY PUBLIC:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF August, 2018 BY

Beverly M. Carlson AS AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 2/17/20

[Signature]
WENDY J CRAVEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 23044809551
MY COMMISSION EXPIRES FEBRUARY 17, 2020

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL 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.

[Signature]
TOWN MANAGER

ATTEST:
[Signature]
TOWN CLERK



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 29th DAY OF August, 2018.

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION 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 5 SFE ARE DEBITED FROM THE WATER BANK.

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 10:57 A.M. ON THE 30th DAY OF August, 2018 AT RECEPTION NO. 2018052962

DOUGLAS COUNTY CLERK AND RECORDER
[Signature]
DOUGLAS COUNTY, COLORADO
EST. 1876

CONTACTS

OWNER/DEVELOPER
CRYSTAL VALLEY RECOVERY ACQUISITION, LLC
7200 S. ALTON WAY, SUITE C400
CENTENNIAL, CO 80112
CONTACT: JERRY RICHMOND

ENGINEER/PLAN PREPARER
JR ENGINEERING
7200 S. ALTON WAY, SUITE C400
CENTENNIAL, CO 80112
CONTACT: KURTIS WILLIAMS

LAND SURVEYOR
JR ENGINEERING
7200 S. ALTON WAY, SUITE C400
CENTENNIAL, CO 80112
CONTACT: JARROD ADAMS

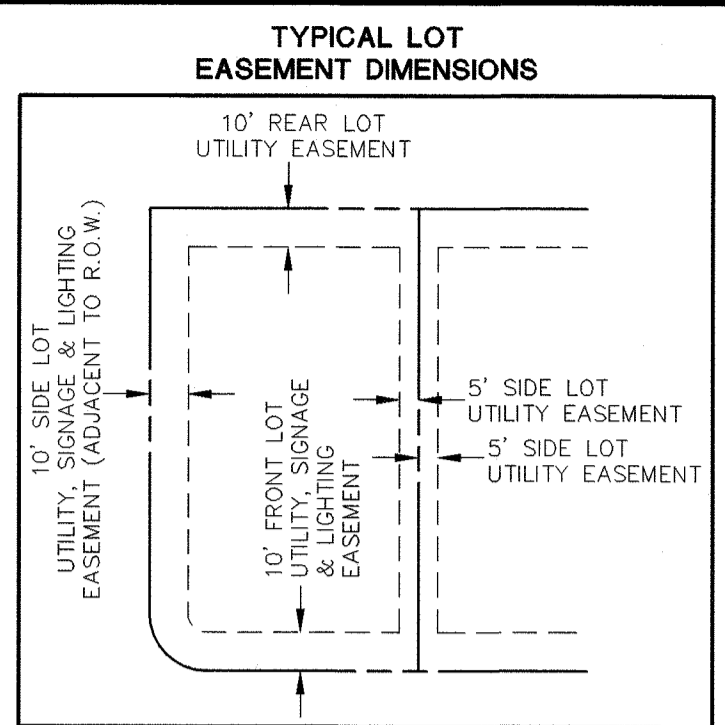
LAND PLANNER
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
CONTACT: MITCH BLACK

COVER PAGE
CRYSTAL VALLEY RANCH
FILING NO. 12A PLAT,
AMENDMENT NO. 1
JOB NO. 15635.20
AUGUST 2, 2018
SHEET 1 OF 2

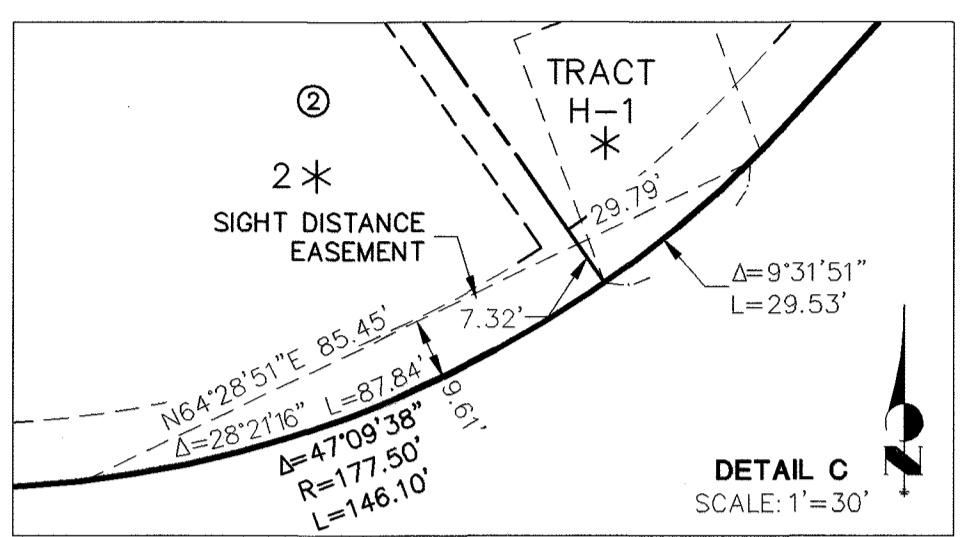


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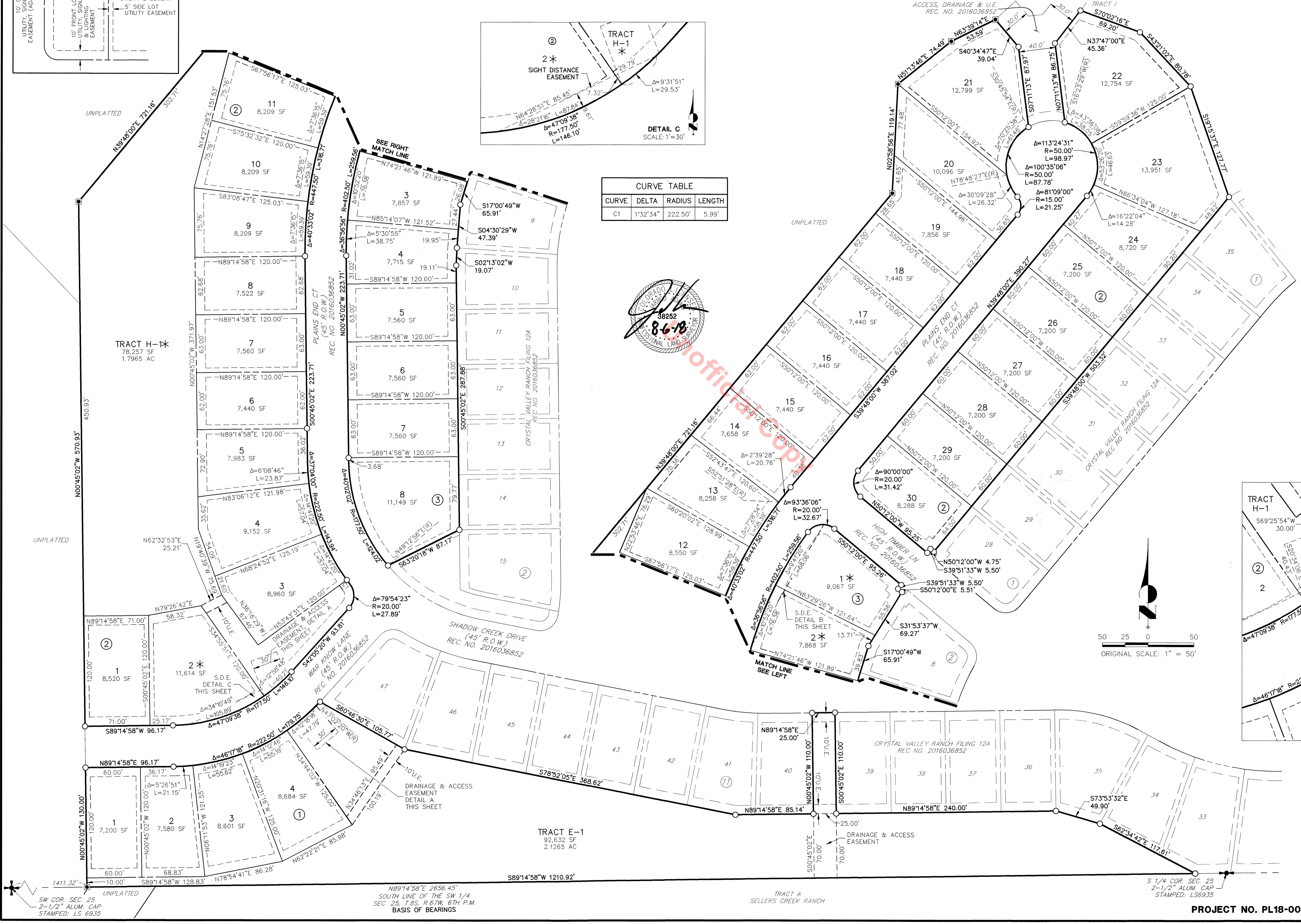
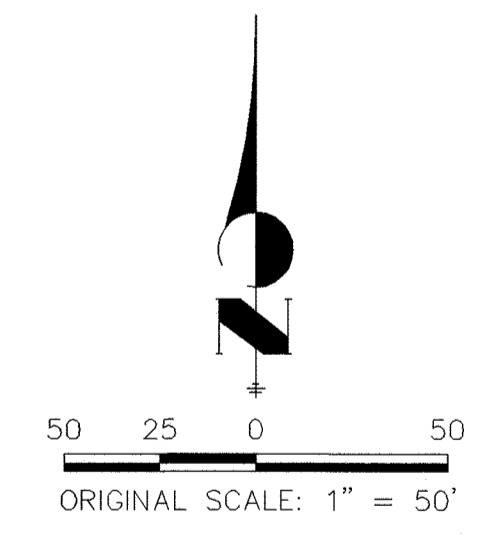
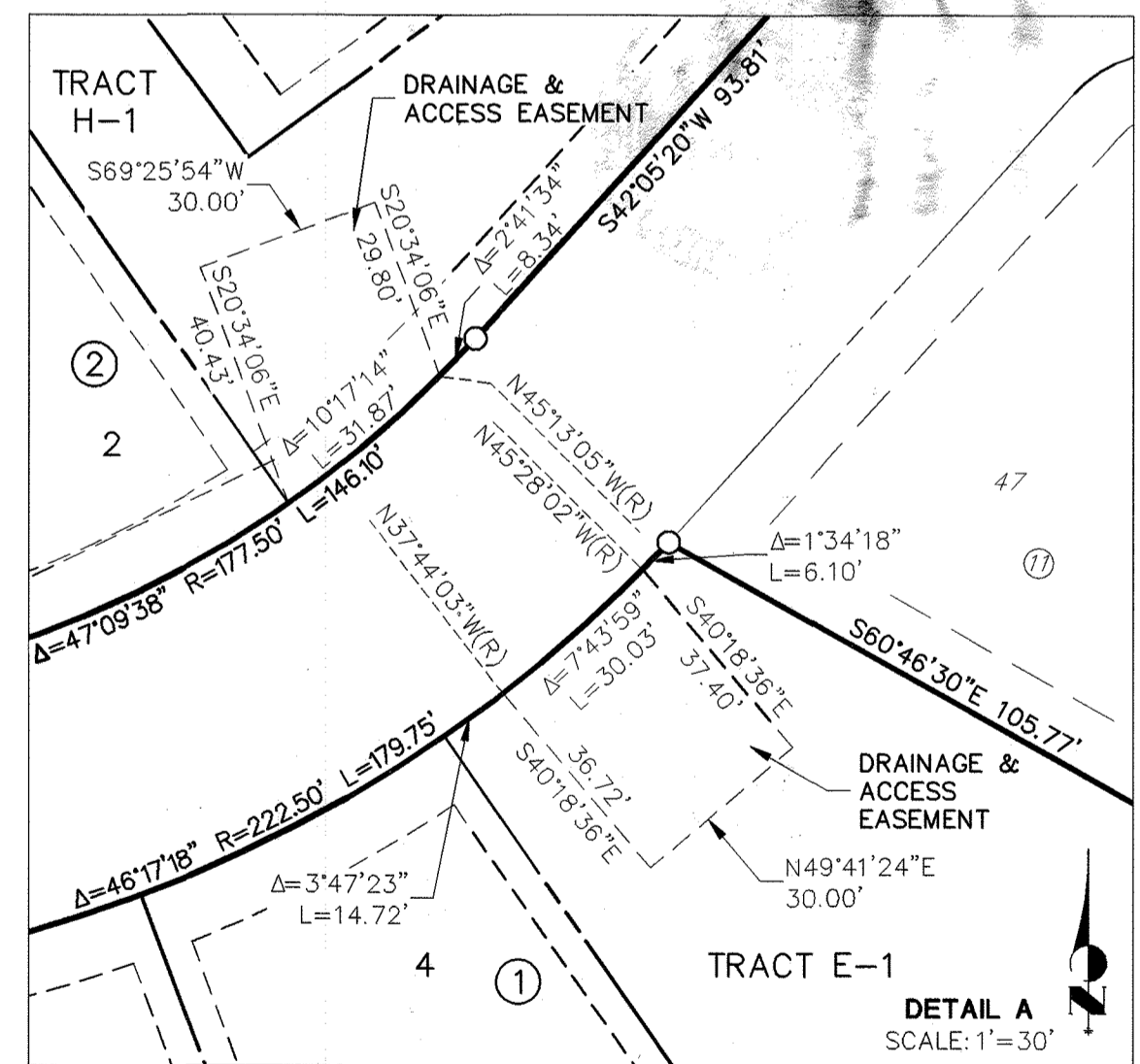
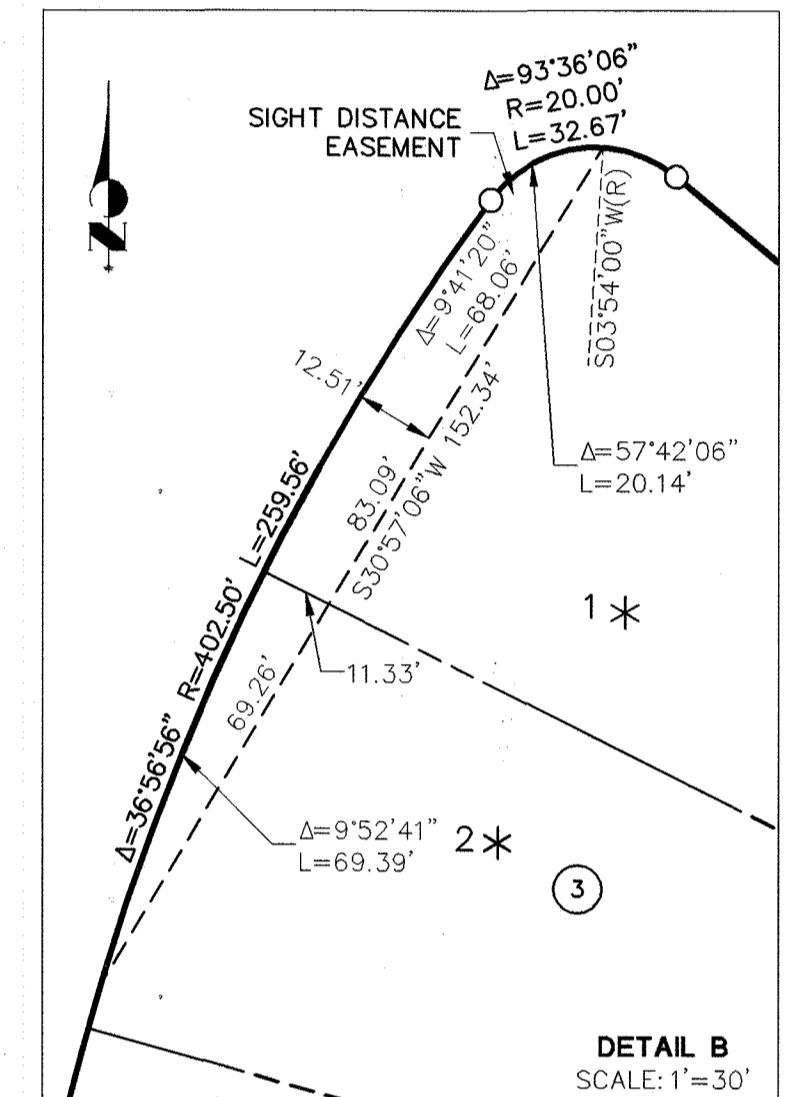
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TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- LEGEND**
- ① BLOCK NUMBER
 - SF SQUARE FEET
 - AC ACRES
 - U.E. UTILITY EASEMENT
 - S.D.E. SIGHT DISTANCE EASEMENT
 - SET AN 18" LONG NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "JR ENG PLS 38252"
 - RECOVERED REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
 - * LOT AFFECTED BY SIGHT DISTANCE EASEMENT, SEE SHEET 1, GENERAL NOTE NO. 7
 - (R) RADIAL BEARING



CURVE	DELTA	RADIUS	LENGTH
C1	1°32'34"	222.50'	5.99'



PLAT
CRYSTAL VALLEY RANCH
FILING NO. 12A PLAT,
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AUGUST 2, 2018
SHEET 2 OF 2



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-3688 • www.jrengineering.com

PROJECT NO. PL18-0010