

LEGAL DESCRIPTION:

A PORTION OF THE SOUTH ONE-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 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST 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.

COMMENCING AT THE SOUTHWESTERLY CORNER OF CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1), SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF DITMARS LANE AS PLATTED WITH SAID CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1) AND ALSO BEING ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 25, S89°14'28"W A DISTANCE OF 513.75 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID SOUTH LINE, S89°14'28"W A DISTANCE OF 556.55 FEET, TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 25;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 25, S89°14'58"W A DISTANCE OF 1245.13 FEET;

THENCE N00°45'02"W A DISTANCE OF 745.93 FEET;

THENCE N39°48'00"E A DISTANCE OF 721.16 FEET;

THENCE N02°58'56"E A DISTANCE OF 119.14 FEET;

THENCE N51°13'46"E A DISTANCE OF 74.49 FEET;

THENCE N63°39'14"E A DISTANCE OF 53.59 FEET;

THENCE N47°42'51"E A DISTANCE OF 188.04 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOOP ROAD AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2002097027;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N36°28'00"E, HAVING A RADIUS OF 1135.00 FEET, A CENTRAL ANGLE OF 30°36'26" AND AN ARC LENGTH OF 606.31 FEET, TO A POINT OF TANGENT;

THENCE S84°10'26"E A DISTANCE OF 110.02 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 08°43'20" AND AN ARC LENGTH OF 81.44 FEET, TO A POINT OF NON-TANGENT;

THENCE S49°07'03"E A DISTANCE OF 32.64 FEET;

THENCE S04°21'10"E A DISTANCE OF 27.47 FEET, TO A POINT OF TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 464.00 FEET, A CENTRAL ANGLE OF 05°30'10" AND AN ARC LENGTH OF 44.56 FEET, TO A POINT OF TANGENT;

THENCE S01°09'00"W A DISTANCE OF 27.55 FEET, TO A POINT OF TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 31.42 FEET, TO A POINT OF TANGENT;

THENCE N88°51'00"W A DISTANCE OF 77.35 FEET;

THENCE S01°09'00"W A DISTANCE OF 155.00 FEET;

THENCE S07°52'43"E A DISTANCE OF 111.38 FEET;

THENCE S01°09'00"W A DISTANCE OF 45.00 FEET;

THENCE S88°51'00"E A DISTANCE OF 15.45 FEET;

THENCE S09°52'17"E A DISTANCE OF 234.32 FEET;

THENCE S01°09'00"W A DISTANCE OF 45.00 FEET;

THENCE S88°51'00"E A DISTANCE OF 3.48 FEET, TO A POINT OF TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 222.50 FEET, A CENTRAL ANGLE OF 11°01'17" AND AN ARC LENGTH OF 42.80 FEET, TO A POINT OF TANGENT;

THENCE N80°07'43"E A DISTANCE OF 47.65 FEET, TO A POINT OF TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 31.42 FEET, TO A POINT OF TANGENT;

THENCE S09°52'17"E A DISTANCE OF 4.51 FEET, TO A POINT OF TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 277.50 FEET, A CENTRAL ANGLE OF 09°06'46" AND AN ARC LENGTH OF 44.14 FEET, TO A POINT OF TANGENT;

THENCE S00°45'32"E A DISTANCE OF 204.88 FEET, TO A POINT OF TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 227.50 FEET, A CENTRAL ANGLE OF 01°03'05" AND AN ARC LENGTH OF 4.17 FEET, TO A POINT OF NON-TANGENT;

THENCE S89°42'27"E A DISTANCE OF 174.30 FEET;

THENCE S08°27'35"W A DISTANCE OF 94.60 FEET;

THENCE S22°57'39"W A DISTANCE OF 102.40 FEET;

THENCE S11°03'11"E A DISTANCE OF 82.26 FEET;

THENCE S29°36'08"E A DISTANCE OF 57.25 FEET;

THENCE S49°05'09"E A DISTANCE OF 85.60 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,037,454 SQUARE FEET OR 46.7735 ACRES.

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 RIGHTS-OF-WAY, LOTS, BLOCKS, TRACTS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CRYSTAL VALLEY RANCH FILING NO. 12A.

THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK, FOR PURPOSES OF OWNERSHIP AND MAINTENANCE, ALL THE RIGHTS-OF-WAY AND ALL THE UTILITY, DRAINAGE, SIGNAGE, PUBLIC ACCESS AND SIGHT DISTANCE 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 24th DAY OF March, 2016

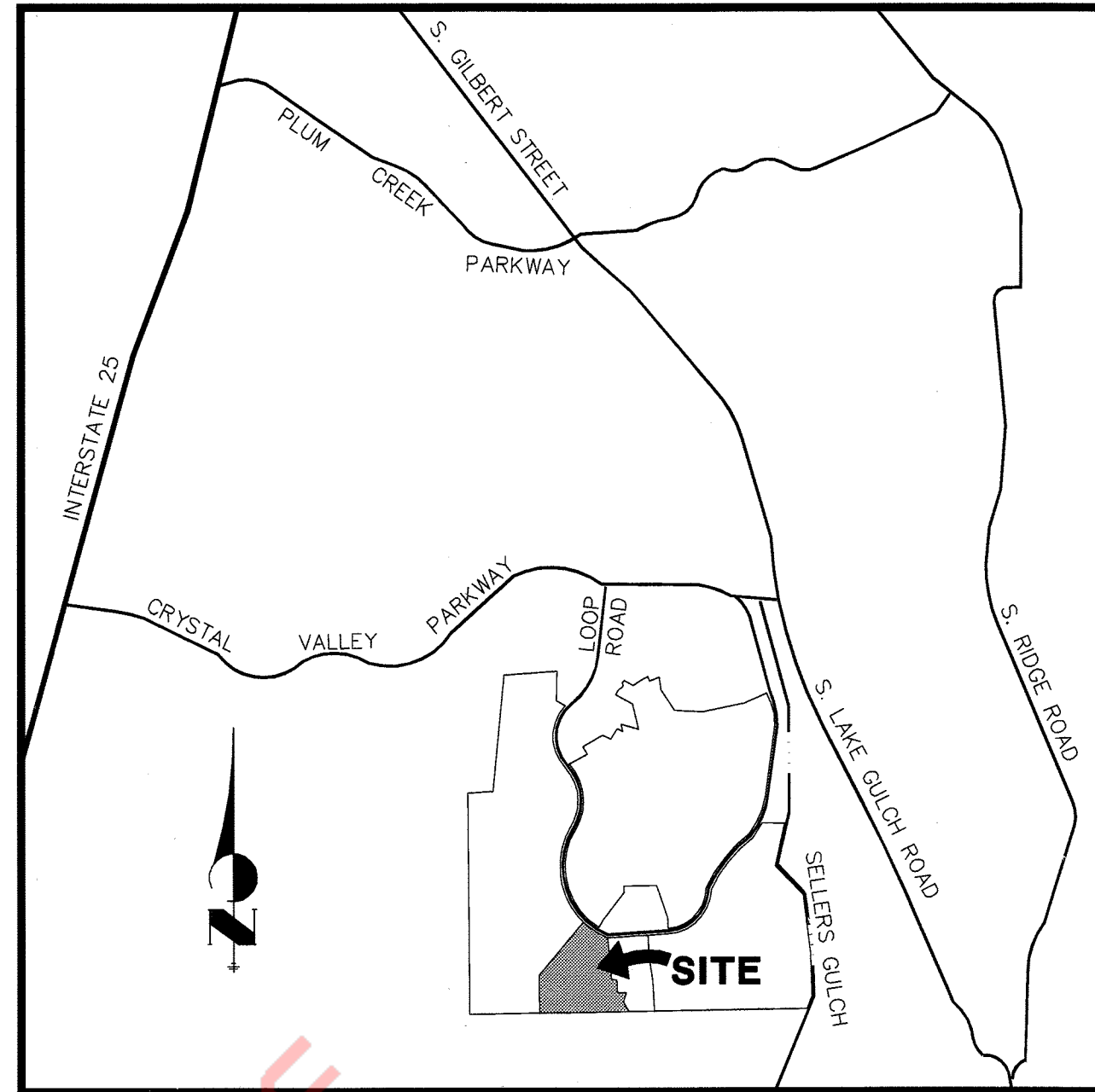
BY JON SHUMAKER AS [Signature] OF CRYSTAL VALLEY RECOVERY ACQUISITION, LLC

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES [Signature]

NOTARY PUBLIC

CRYSTAL VALLEY RANCH FILING NO. 12A PLAT

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



VICINITY MAP

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

SHEET INDEX

- 1. COVER PAGE 2.-5. PLAT

GENERAL NOTES:

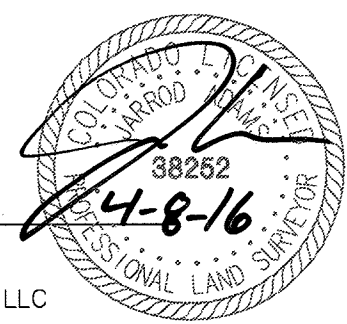
- 1. PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR. 2. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF DOUGLAS COUNTY, COLORADO. 3. 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." 4. 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. 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY. 6. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS. 7. 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. 8. SLOPE EASEMENT TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. 9. LANDSCAPE MAINTENANCE IN RIGHT-OF-WAY AND MEDIAN WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. 10. PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE 50' EMERGENCY ACCESS EASEMENT CREATED BY THE EASEMENT AGREEMENT RECORDED OCTOBER 3, 2008 AT RECEPTION NO. 2008067431 AND DEPICTED HEREON. 11. 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 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

SITE SUMMARY TABLE

Table with 3 columns: Description, Count, Areas. Rows include Right-of-Way (1 parcel, 7.44 acres), Building Lots (162 lots, 29.54 acres), Open Space/Mailbox (13 tracts, 9.79 acres), and Total (46.77 acres).

TRACT USE TABLE

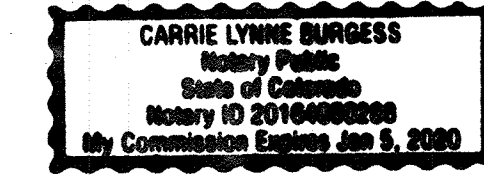
Table with 4 columns: Tract, Square Feet/Acres, Ownership, Usage. Lists tracts C through O with their respective areas and uses like Private Open Space and Mailbox Kiosk.

TITLE CERTIFICATION:

I, Beverly 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, MORTGAGES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP, LIENHOLDER SUBORDINATION CERTIFICATE AND DEDICATION.

SIGNED THIS 9th DAY OF May, 2016

AUTHORIZED REPRESENTATIVE Beverly Carlson FIRST AMERICAN TITLE INSURANCE COMPANY



NOTARY PUBLIC:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF May, 2016 BY Beverly Carlson AS AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES Jan 4 2020

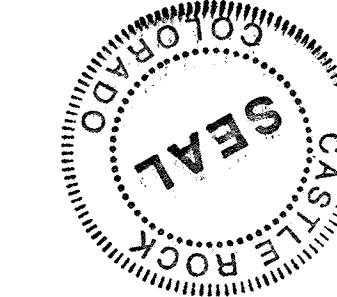
Carrie L Burgess NOTARY PUBLIC

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.

[Signature] TOWN MANAGER

ATTEST: [Signature]



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 9th DAY OF May, 2016

[Signature] DIRECTOR OF DEVELOPMENT SERVICES

WATER RIGHTS DEDICATION AGREEMENT

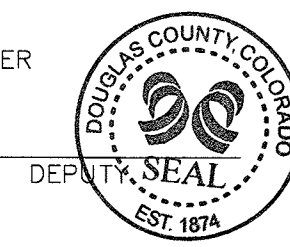
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CRYSTAL VALLEY RANCH SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED FEBRUARY 24, 2012 AT RECEPTION NO. 2012013156 AND ACCORDINGLY 168.66 AFS ARE DEBITED FROM THE WATER BANK.

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 3:40 P.M. ON THE 9th DAY OF June, 2016 AT RECEPTION NO. 2016036852

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature] DEPUTY CLERK



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 PLANNER: NORRIS DESIGN, 1101 BANNOCK STREET, DENVER, CO 80204, CONTACT: MITCH BLACK. LAND SURVEYOR: JR ENGINEERING, 7200 S. ALTON WAY, SUITE C400, CENTENNIAL, CO 80112, CONTACT: JARROD ADAMS.

CRYSTAL VALLEY RANCH FILING NO. 12A PLAT JOB NO. 15635.20 FEBRUARY 29, 2016 SHEET 1 OF 5

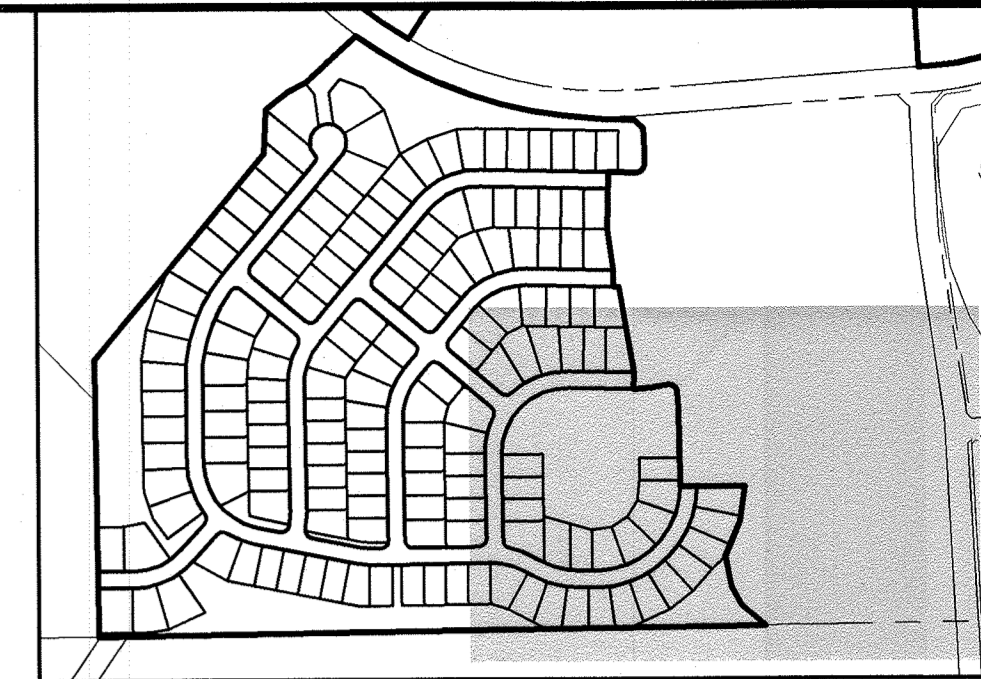


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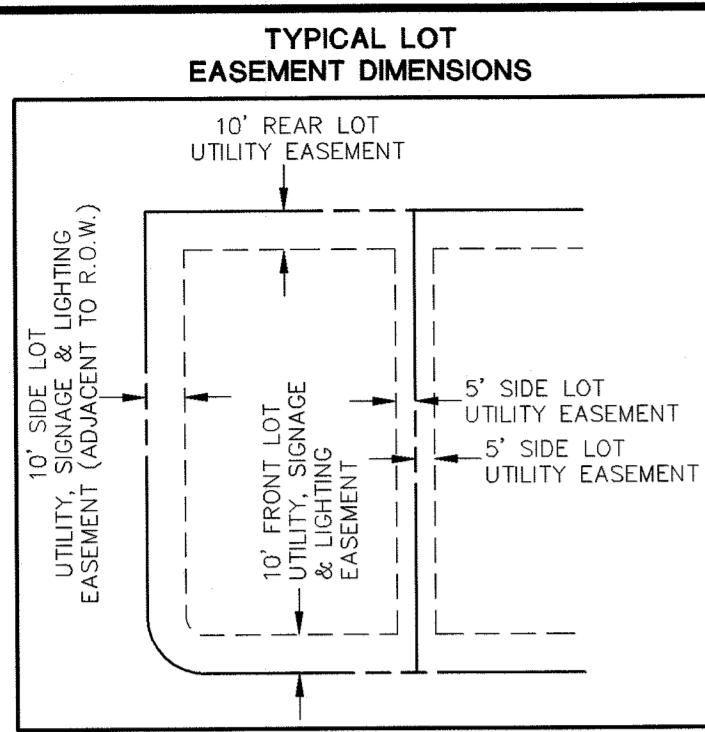
PROJECT NO. PL14-0013

CRYSTAL VALLEY RANCH FILING NO. 12A PLAT

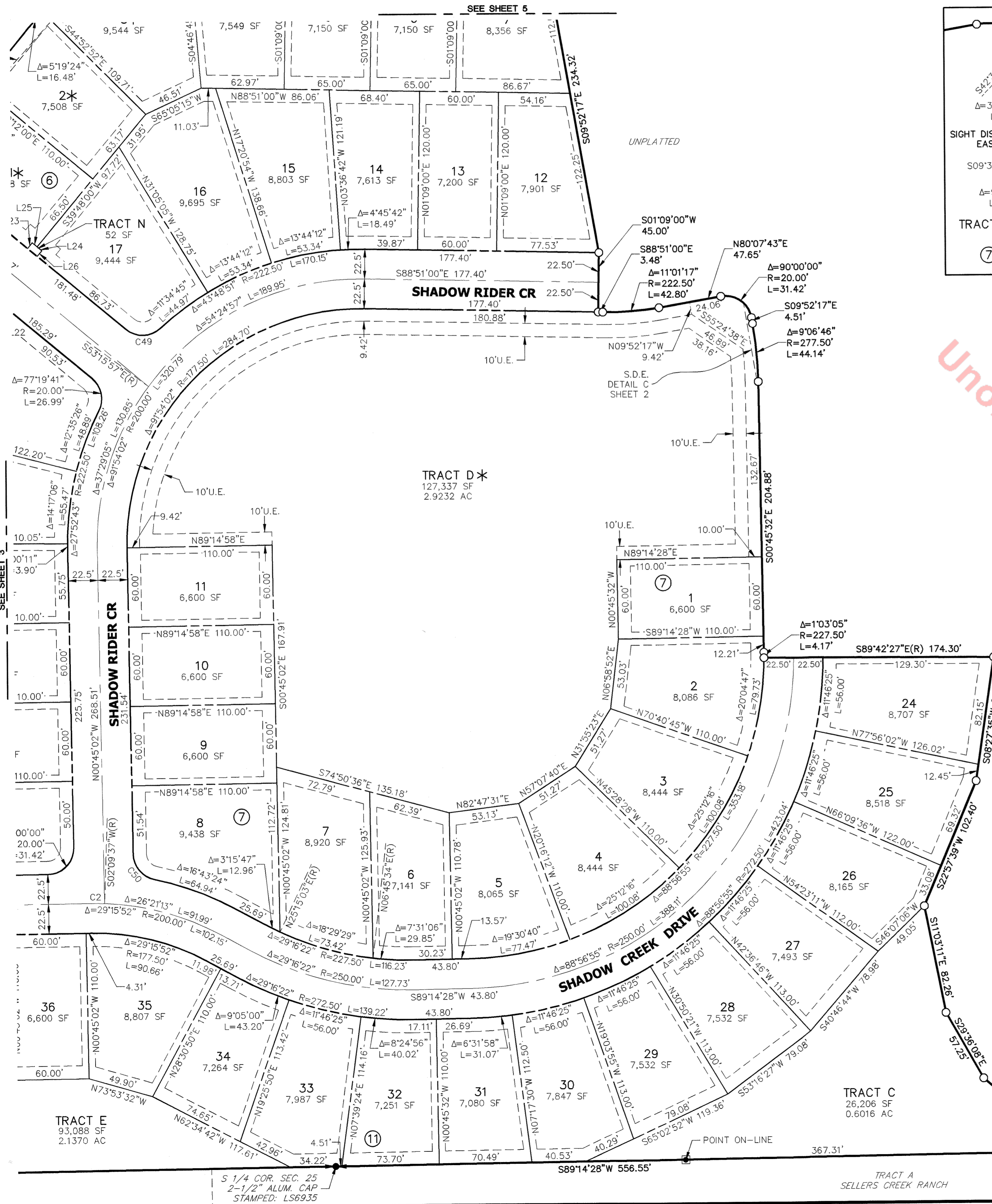
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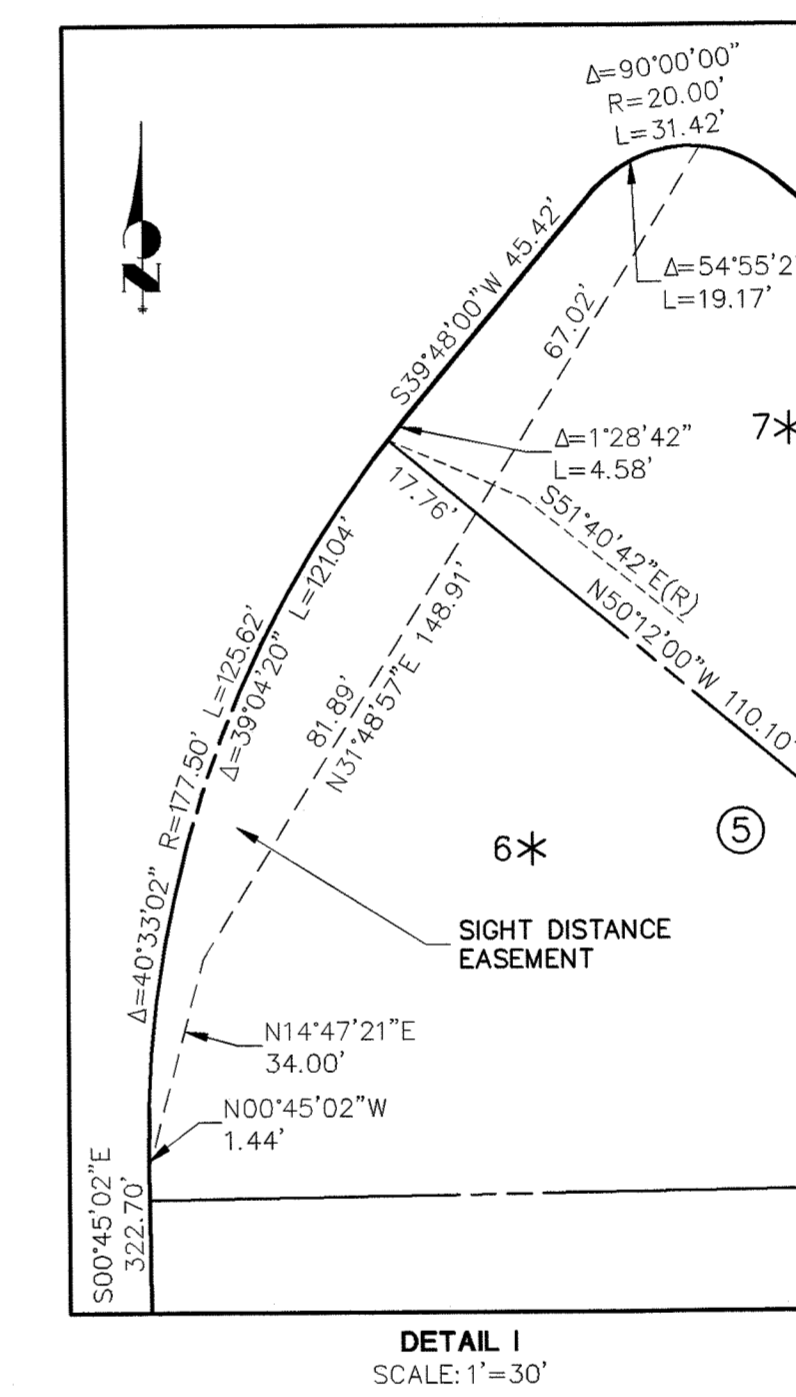
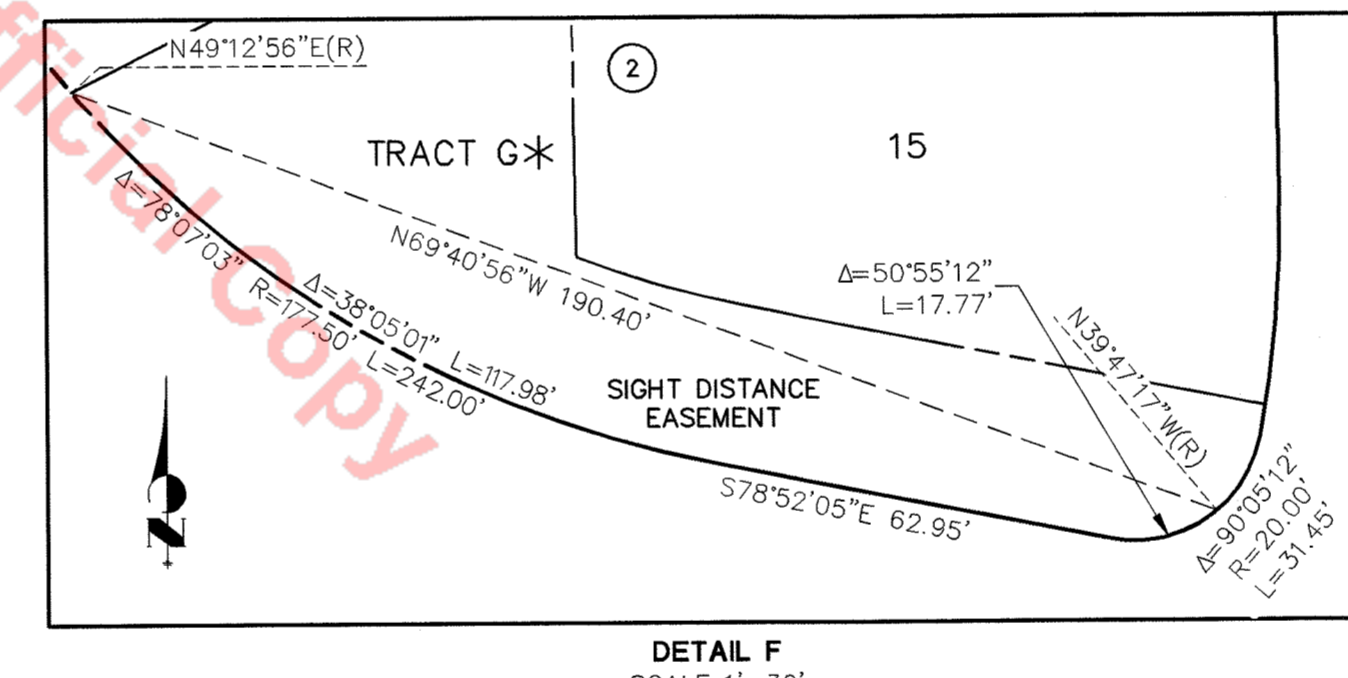
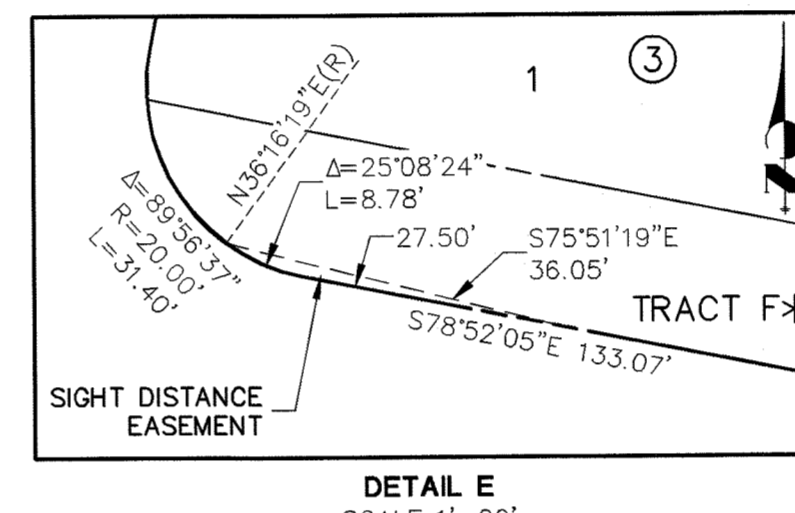
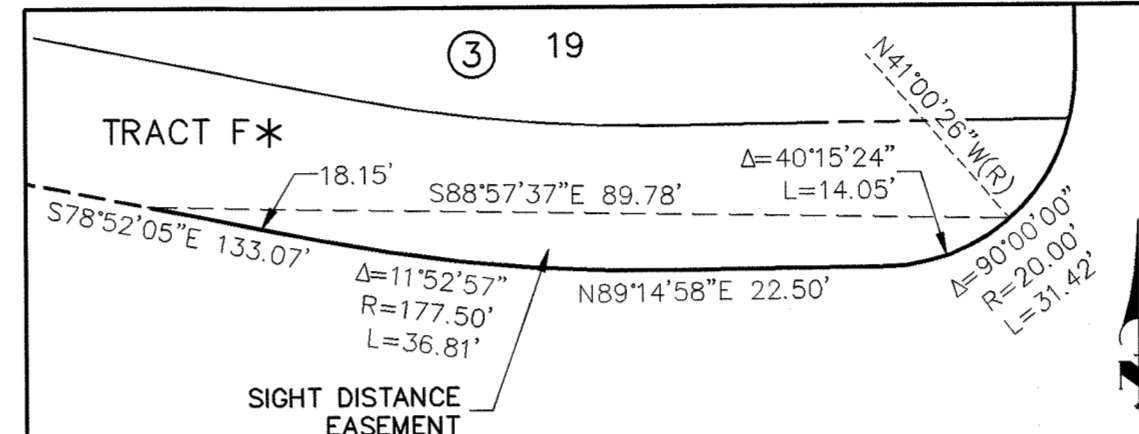
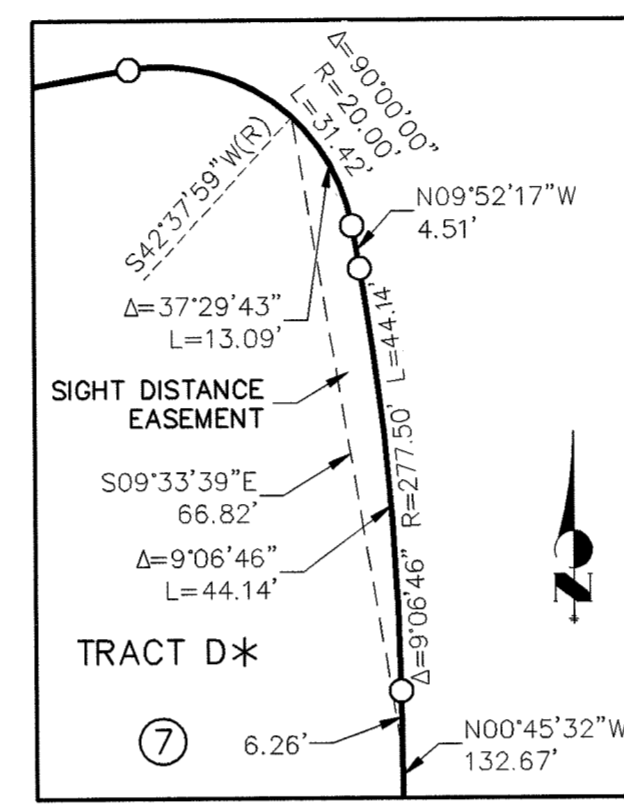
KEY MAP
NOT TO SCALE



- 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 12405"
 - RECOVERED REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "LS 32820"
 - * LOT AFFECTED BY SIGHT DISTANCE EASEMENT, SEE SHEET 1, GENERAL NOTE NO. 7
 - RB RADIAL BEARING (SEE TABLE)



Unofficial Copy



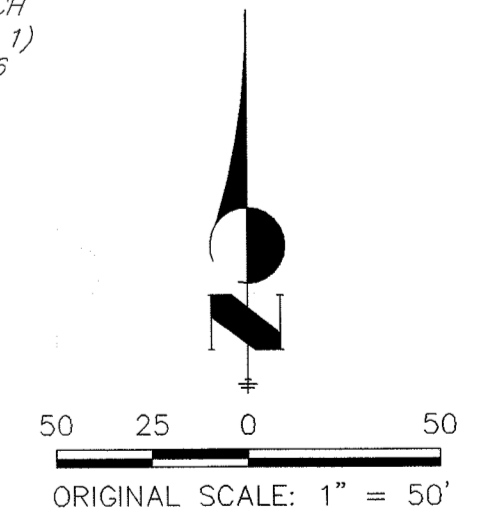
LINE TABLE

LINE	BEARING	DISTANCE
L23	S39°48'00"W	5.50'
L24	N50°12'00"W	4.75'
L25	N50°12'00"W	4.75'
L26	N39°48'00"E	5.50'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C2	2°54'39"	200.00'	10.16'
C49	82°27'51"	20.00'	28.79'
C50	77°27'32"	20.00'	27.04'

CRYSTAL VALLEY RANCH
FILING NO. 5A (PHASE 1)
REC NO. 2006046476



CRYSTAL VALLEY RANCH
FILING NO. 12A PLAT
JOB NO. 15635.20
FEBRUARY 29, 2016
SHEET 2 OF 5

PROJECT NO. PL14-0013



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POINT OF COMMENCEMENT
SOUTHWESTERLY CORNER OF
CRYSTAL VALLEY RANCH
FILING NO. 5A (PHASE 1)

SE COR. SEC. 25
2-1/2" ALUM. CAP
STAMPED: LS 6935

S89°14'28"W 2656.82'
SOUTH LINE OF THE SE 1/4
SEC. 25, T.8S, R.67W, 6TH P.M.
BASIS OF BEARINGS

TRACT A
SELLERS CREEK RANCH

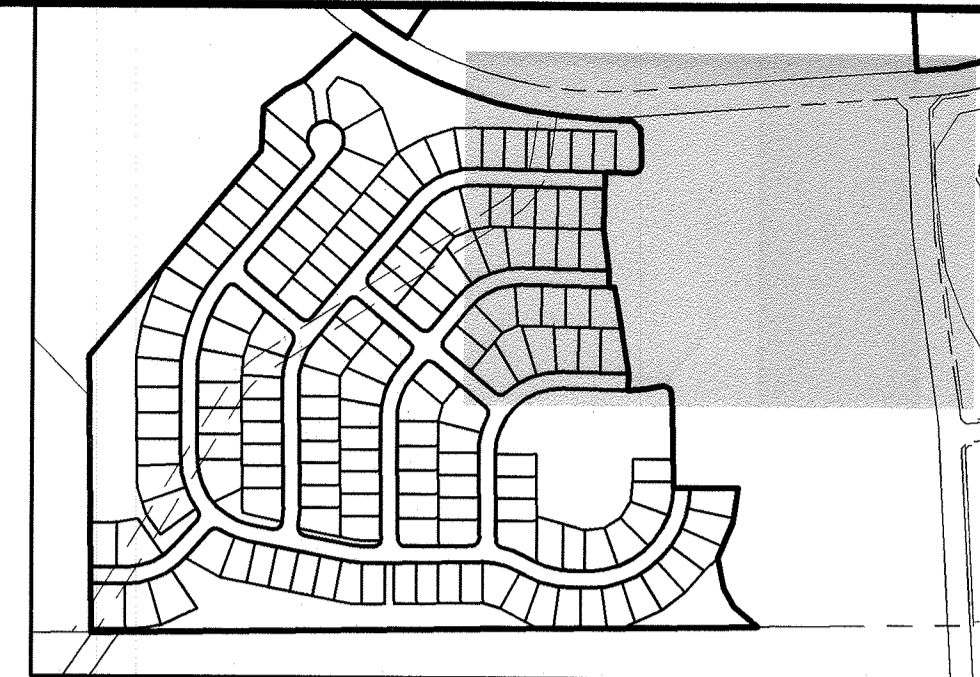
TRACT C
26,206 SF
0.6016 AC

TRACT E
93,088 SF
2,1370 AC

S 1/4 COR. SEC. 25
2-1/2" ALUM. CAP
STAMPED: LS6935

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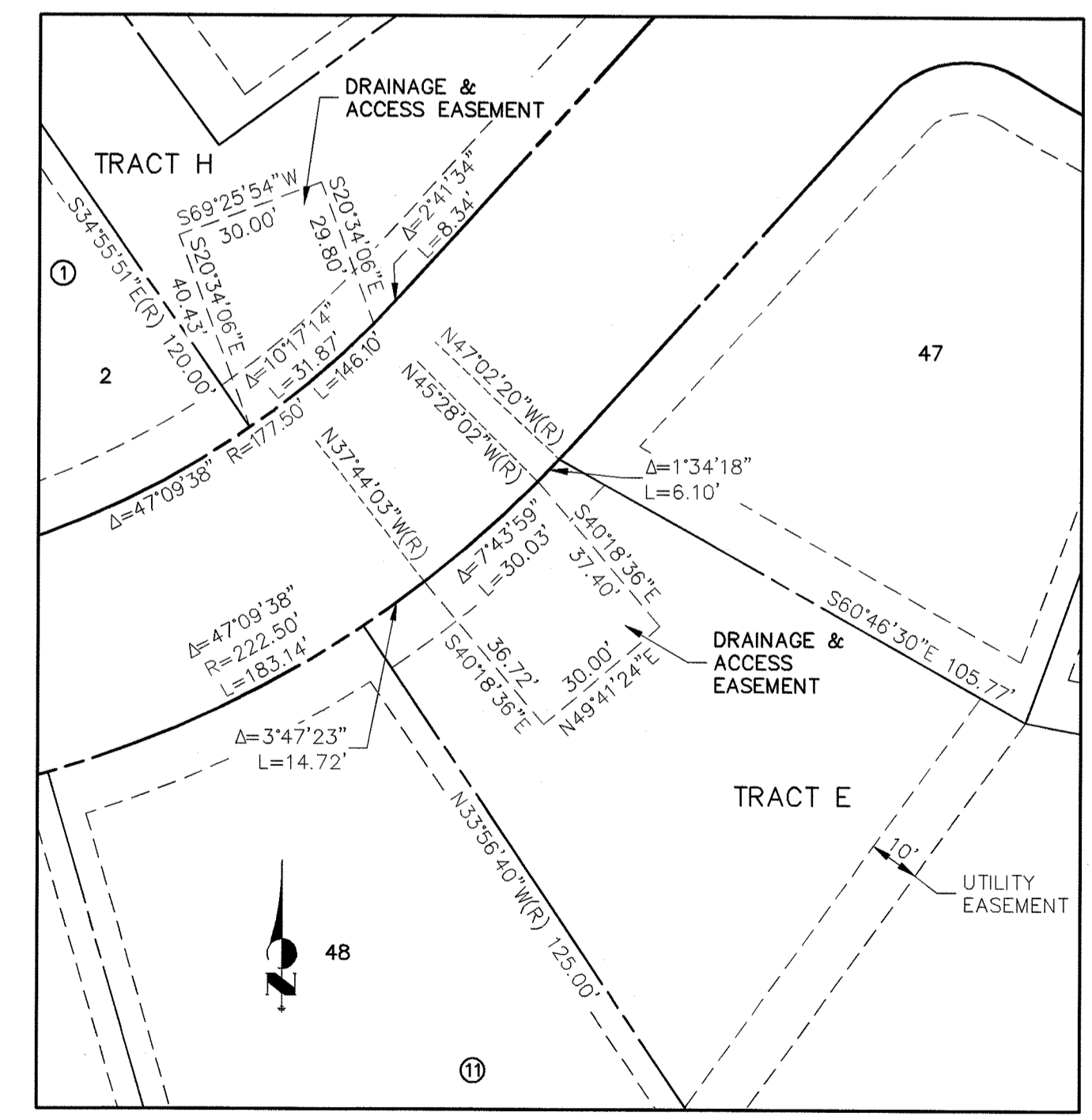
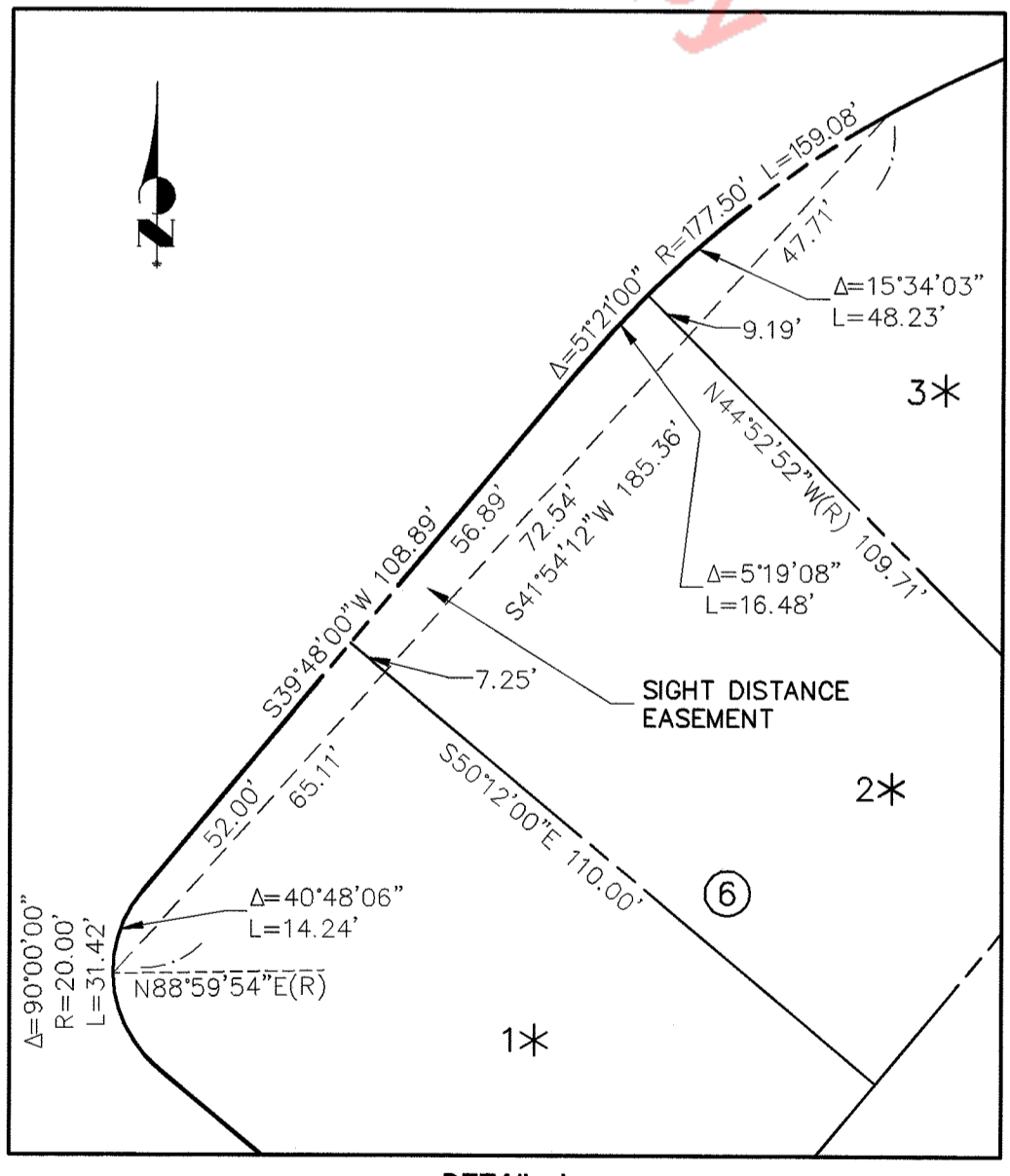
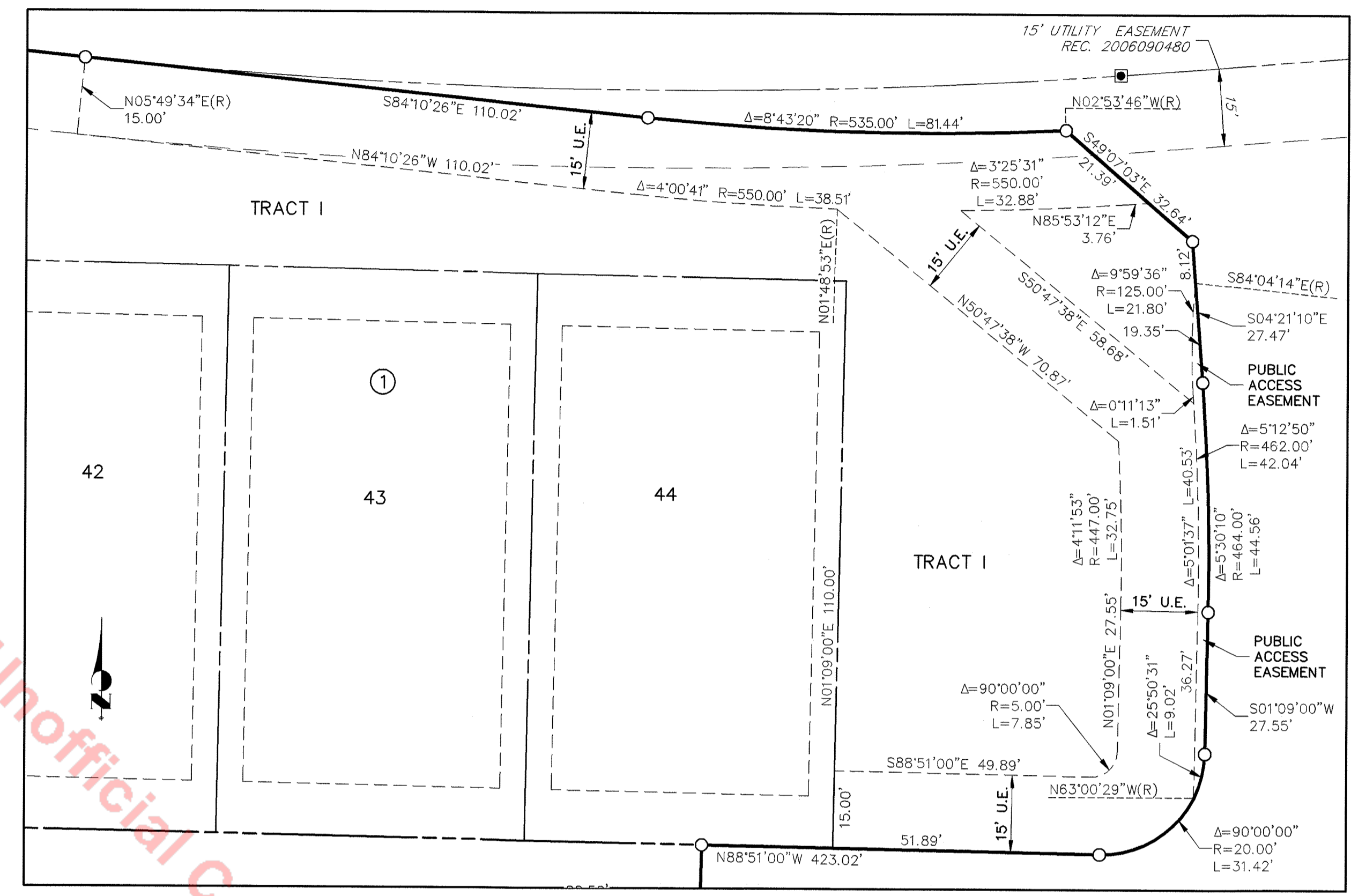
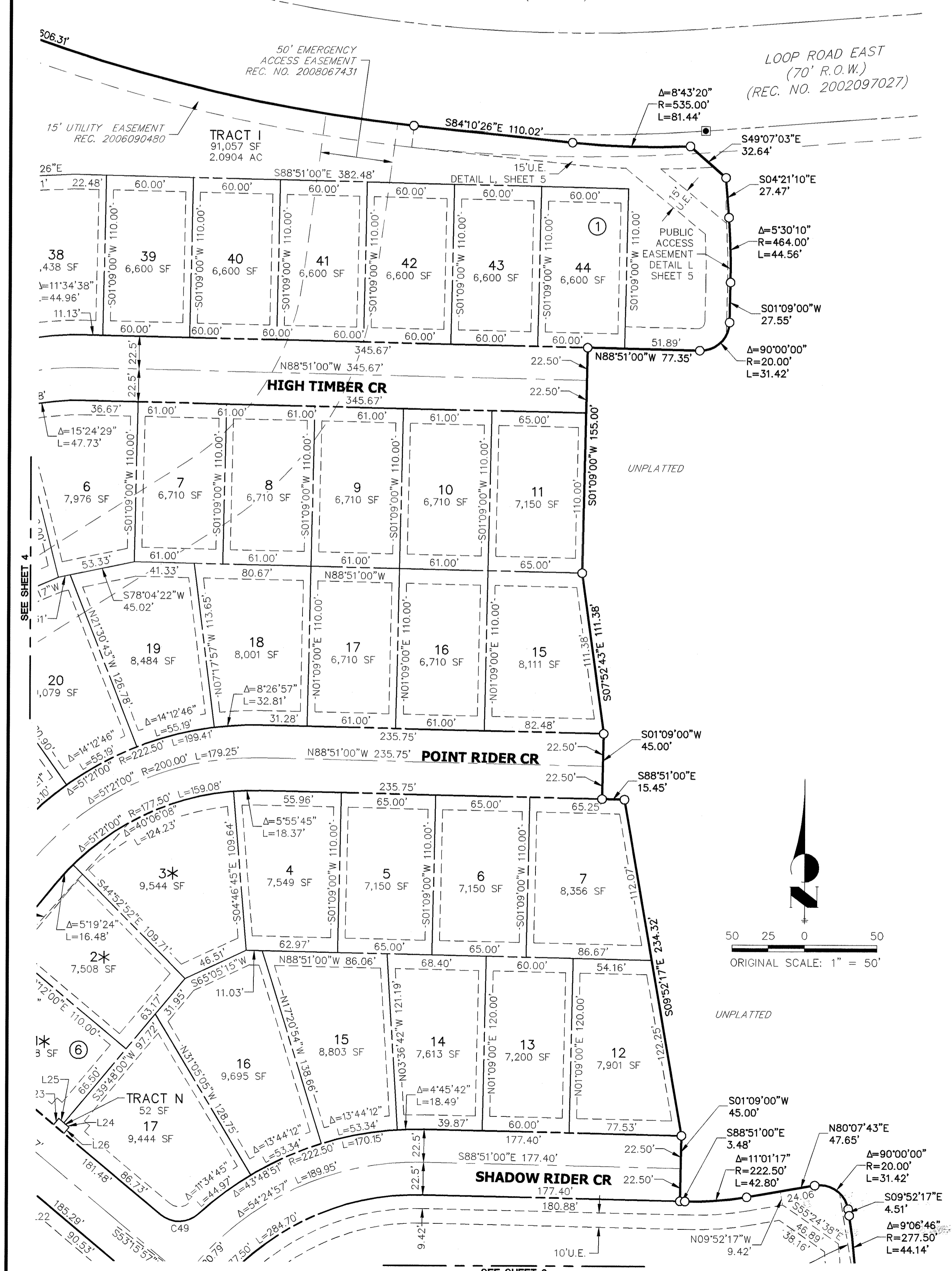
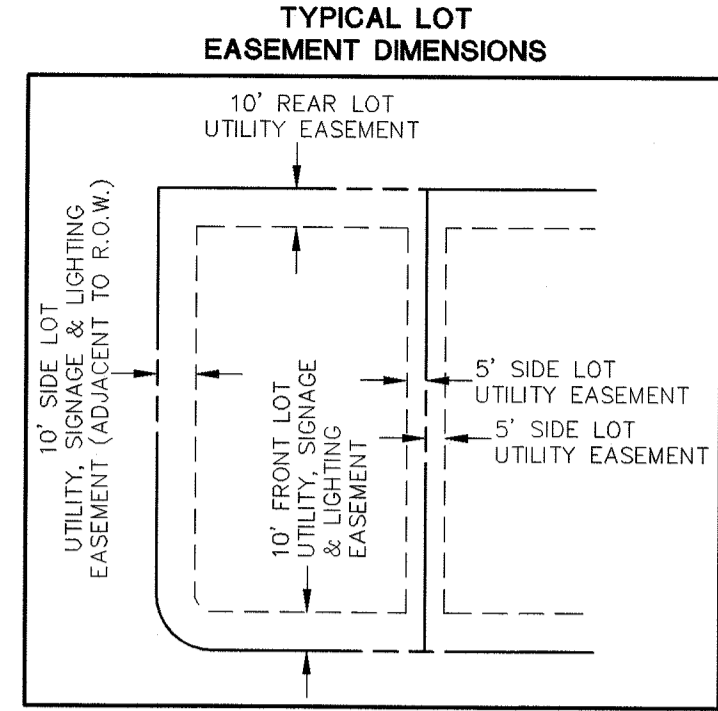
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LEGEND

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- U.E. UTILITY EASEMENT
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CRYSTAL VALLEY RANCH
FILING NO. 12A PLAT
JOB NO. 15635.20
FEBRUARY 29, 2016
SHEET 5 OF 5



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