

# CRYSTAL VALLEY RANCH FILING NO.13

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

### LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST 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:  
BEGINNING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 25;  
THENCE ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 25, N00°54'16"W, A DISTANCE OF 1375.82 FEET TO THE SOUTHERLY LINE OF CRYSTAL VALLEY RANCH - FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 2002087570 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER,  
THENCE ON THE SOUTHERLY LINE OF SAID CRYSTAL VALLEY RANCH - FILING NO. 1, N89°05'44"E, A DISTANCE OF 663.34 FEET TO THE SOUTHEAST CORNER OF LOT 38, BLOCK 9, SAID CRYSTAL VALLEY RANCH - FILING NO. 1;  
THENCE DEPARTING THE SOUTHERLY LINE OF SAID CRYSTAL VALLEY RANCH - FILING NO. 1, S22°23'27"E, A DISTANCE OF 29.17 FEET TO A POINT OF NON-TANGENT CURVE ON THE SOUTHERLY LINE OF THAT ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 2002097028 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;  
THENCE ON SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES:  
1) ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N11°35'23"W, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 4°24'07" AND AN ARC LENGTH OF 12.68 FEET, TO A POINT OF TANGENT;  
2) N74°00'30"E, A DISTANCE OF 56.36 FEET, TO A POINT OF CURVE;  
3) ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 15°05'14" AND AN ARC LENGTH OF 35.55 FEET, TO A POINT OF TANGENT ON THE SOUTHERLY LINE OF AN ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 2002097028;  
THENCE ON SAID SOUTHERLY LINE, N89°05'44"E, A DISTANCE OF 737.66 FEET;  
THENCE DEPARTING THE SOUTHERLY LINE OF SAID ACCESS AND UTILITY EASEMENT, THE FOLLOWING FIVE (5) COURSES:  
1) S00°54'16"E, A DISTANCE OF 15.00 FEET;  
2) N89°05'44"E, A DISTANCE OF 366.84 FEET, TO A POINT OF CURVE;  
3) ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 543.00 FEET, A CENTRAL ANGLE OF 9°34'35" AND AN ARC LENGTH OF 90.76 FEET, TO A POINT OF TANGENT;  
4) N79°31'09"E, A DISTANCE OF 8.36 FEET, TO A POINT OF CURVE;  
5) ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 88°28'06" AND AN ARC LENGTH OF 54.04 FEET TO A POINT OF NON-TANGENT CURVE ON THE WESTERLY RIGHT-OF-WAY LINE OF LOOP ROAD AS DEDICATED TO THE TOWN OF CASTLE ROCK BY SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2002097027 AND 2008062016;  
THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING 4 (FOUR) COURSES:  
1) ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S79°49'57"W, HAVING A RADIUS OF 966.00 FEET, A CENTRAL ANGLE OF 10°37'23" AND AN ARC LENGTH OF 179.10 FEET, TO A POINT OF NON-TANGENT CURVE;  
2) ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N87°07'01"W, HAVING A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 14°32'04" AND AN ARC LENGTH OF 244.80 FEET, TO A POINT OF TANGENT;  
3) S17°25'03"W, A DISTANCE OF 748.07 FEET TO A POINT OF CURVE;  
4) ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1135.00 FEET, A CENTRAL ANGLE OF 70°59'03" AND AN ARC LENGTH OF 1406.16 FEET, TO A POINT OF NON-TANGENT;  
THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING NINE (9) COURSES:  
1) S47°42'51"W, A DISTANCE OF 188.04 FEET;  
2) S63°39'14"W, A DISTANCE OF 53.59 FEET;  
3) S51°13'46"W, A DISTANCE OF 74.49 FEET;  
4) S02°58'56"W, A DISTANCE OF 119.14 FEET;  
5) S39°48'00"W, A DISTANCE OF 721.16 FEET;  
6) S00°45'02"E, A DISTANCE OF 111.24 FEET;  
7) N43°57'09"W, A DISTANCE OF 1450.95 FEET;  
8) N18°48'59"W, A DISTANCE OF 377.97 FEET;  
9) N89°42'15"W, A DISTANCE OF 305.33 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 25;  
THENCE ON SAID WEST LINE OF SAID SOUTHWEST ONE-QUARTER N00°52'28"W, A DISTANCE OF 593.84 FEET TO THE POINT OF BEGINNING,  
CONTAINING A CALCULATED AREA OF 5,061,354 SQUARE FEET OR 116.193 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 STREETS, LOTS, BLOCKS, TRACTS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CRYSTAL VALLEY RANCH FILING NO. 13.  
THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK, FOR PURPOSES OF OWNERSHIP AND MAINTENANCE, ALL STREETS AND EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY DEDICATES NON-EXCLUSIVE 10-FOOT UTILITY EASEMENTS LOCATED ALONG THE REAR LOT AND FRONT LOT ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, 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.  
THE UNDERSIGNED HEREBY DEDICATES NON-EXCLUSIVE 5-FOOT UTILITY EASEMENTS ALONG SIDE LOT LINES AS SHOWN ARE HEREBY GRANTED FOR THE PURPOSE OF INSTALLING, MAINTAINING, AND REPLACING DRY UTILITIES DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, 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.

### OWNERSHIP CERTIFICATION:

CRYSTAL VALLEY RECOVERY ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: Jerry B. Richmond AUTHORIZED SIGNATORY

### NOTARY PUBLIC:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25<sup>th</sup> DAY OF June, 2020  
BY: Jerry B. Richmond AUTHORIZED SIGNATORY  
CARRIE LYNE KONCAL  
NOTARY PUBLIC STATE OF COLORADO  
NOTARY ID 2016400288  
MY COMMISSION EXPIRES JAN 5, 2024  
WITNESS MY HAND AND SEAL  
Carrie L. Koncal  
NOTARY PUBLIC  
MY COMMISSION EXPIRES Jan 5, 2024

### SITE SUMMARY TABLE

	COUNT	AREA (AC)
RIGHT-OF-WAY	2 PARCELS	10.7567
BUILDING LOTS	170 LOTS	54.1197
OPEN SPACE/MAILBOX	6 TRACTS	51.3163
TOTAL		116.1927

### TRACT USE TABLE

	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE	USAGE
TRACT A	262,136	6.0178	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE
TRACT B	336,944	7.7352	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE
TRACT C	8,690	0.1995	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE
TRACT D	1,623,137	37.2621	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE/ MAILBOX KIOSK/ DRAINAGE EASEMENT
TRACT E	3,893	0.0894	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE/ DRAINAGE EASEMENT
TRACT F	539	0.0124	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE/ EMERGENCY VEHICLE ACCESS EASEMENT
TOTAL	2,235,339	51.3163			

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### TOWN OF CASTLE ROCK OWNERSHIP BLOCK:

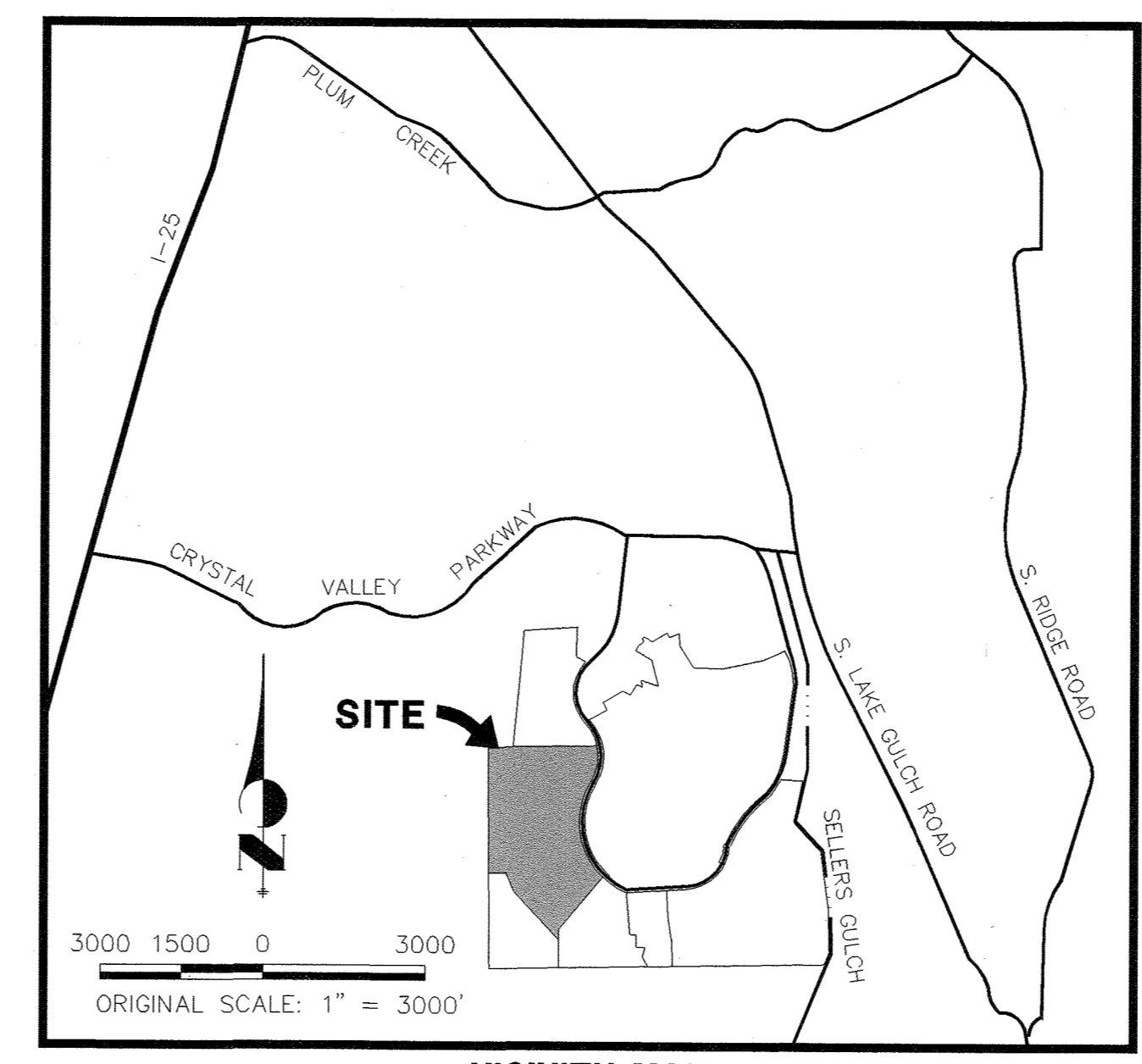
TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION  
BY: Jerry B. Richmond MAYOR  
ATTEST: Lisa Anderson TOWN CLERK  
SIGNED THIS 3<sup>rd</sup> DAY OF November, 2020

NOTARY PUBLIC:  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 3<sup>rd</sup> DAY OF NOVEMBER, 2020

BY: JASON GRAY AS MAYOR AND BY  
LISA ANDERSON AS TOWN CLERK.

WITNESS MY HAND AND SEAL  
Shannon Sklund  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 9/30/2024

SHANNON SKLUND  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 2004403388  
MY COMMISSION EXPIRES SEPTEMBER 30, 2024



### SHEET INDEX

- 1. COVER PAGE
- 2. NOTES AND OVERALL MAP
- 3.-9. PLAT
- 10. DETAILS

### 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 23<sup>rd</sup> DAY OF June, 2020  
AUTHORIZED REPRESENTATIVE  
Beverly M. Carlson  
FIRST AMERICAN TITLE INSURANCE COMPANY

### NOTARY PUBLIC:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 DAY OF June, 2020 BY  
Beverly M. Carlson AS AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY.  
WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 2/11/2024

Wendy J Craven  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID# 2004402551  
MY COMMISSION EXPIRES February 17, 2024

### 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.  
David L. Carlin  
TOWN MANAGER

### ATTEST:

Lisa Anderson  
TOWN CLERK

### STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 7<sup>th</sup> DAY OF October, 2020  
Jarrod Adams  
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 175.33 SFE ARE DEBITED FROM THE WATER BANK.

### SURVEYOR'S STATEMENT

I, JARROD ADAMS, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DECEMBER 2, 2016, 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 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

### 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 10:13 A.M. ON THE 5<sup>th</sup> DAY OF November, 2020 AT RECEPTION NO. 2020108023

DOUGLAS COUNTY CLERK AND RECORDER  
BY: Mary Danilow DEPUTY

### 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 SHEET  
CRYSTAL VALLEY RANCH FILING NO.13  
JOB NO. 15635.30  
JUNE 25, 2020  
SHEET 1 OF 10  
PROJECT NO. PL18-0007



# CRYSTAL VALLEY RANCH FILING NO. 13

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

**GENERAL NOTES:**

1. PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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. 39-51-106, "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 ASSIGNED 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) THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS, FENCES, LANDSCAPE PLANTINGS, CHIMNEYS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
8. LANDSCAPE MAINTENANCE IN RIGHT-OF-WAY AND MEDIAN WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
9. 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. 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 UTILITY CROSSINGS OF EXCLUSIVE DRAINAGE EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
10. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. NCS-675422-CO, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED APRIL 12, 2018, AT 5:00 P.M.
11. BASIS OF BEARING: THE WEST LINE OF THE NORTHWEST ONE QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID LINE BEING MONUMENTED BY 2" ALUMINUM CAP STAMPED "LS 12405" AT THE SOUTH END AND A 3.5" ALUMINUM CAP STAMPED "ARCHER LS 6935" AT THE NORTH END, WITH THE LINE BEING ASSUMED TO BEAR N00°54'16"W.
12. ARMY CORP OF ENGINEERS REQUIRES A DEED RESTRICTION FOR THE WETLAND AREAS TO ENSURE THESE AREAS MAY NOT BE USED FOR ANY PURPOSE OTHER THAN AS DRAINAGE AND WETLAND AREAS.
13. A DRAINAGE EASEMENT IS HEREBY DEDICATED OVER ALL OF TRACT D AND TRACT E.

**FLOODPLAIN:**

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 08035C0304G, REVISED DATE OF MARCH 16, 2016 AND MAP NUMBER 08035C0303G, REVISED DATE OF MARCH 16, 2016, THE SITE DOES NOT LIE WITHIN A FEMA DESIGNATED 100 YEAR FLOODPLAIN. THE SITE LIES WITHIN "ZONE X UNSHADED".

**ABANDONMENT:**  
PURSUANT TO SECTION 14.01, 14.02 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY VACATES A PORTION OF WOODWAY STREET UNDER THE CRISTAL VALLEY RANCH FILING NO. 13 AS SHOWN AT REC. NO. 2002087570, AS SHOWN HEREON. IT IS THE UNDISPUTED JOINT INTENTION OF THE TOWN OF CASTLE ROCK TO VACATE THIS PORTION OF WOODWAY STREET.

Block No.	Lot No.	Square Feet	ACRES
1	1	12,642	0.2902
1	2	17,486	0.4014
1	3	19,409	0.4456
1	4	17,551	0.4029
1	5	18,287	0.4198
1	6	14,836	0.3406
1	7	11,507	0.2642
1	8	13,398	0.3076
1	9	13,621	0.3127
1	10	12,617	0.2886
1	11	14,237	0.3268
1	12	13,053	0.2997
1	13	13,802	0.3168
1	14	11,093	0.2547
1	15	13,304	0.3054
1	16	19,029	0.4369
1	17	13,351	0.3065

Block No.	Lot No.	Square Feet	ACRES
1	18	11,050	0.2537
1	19	11,050	0.2537
1	20	12,235	0.2809
1	21	11,050	0.2537
1	22	14,206	0.3261
2	1	8,586	0.1971
2	2	10,335	0.2373
2	3	10,427	0.2394
2	4	8,696	0.1996
2	5	8,400	0.1928
2	6	9,271	0.2128
2	7	10,031	0.2303
2	8	10,909	0.2504
2	9	10,292	0.2326
2	10	12,745	0.2926
2	11	13,982	0.3210
2	12	12,279	0.2819

Block No.	Lot No.	Square Feet	ACRES
2	13	13,820	0.3173
2	14	8,400	0.1928
2	15	13,489	0.3097
2	16	12,104	0.2779
2	17	8,700	0.1997
2	18	8,605	0.1927
2	19	10,918	0.2437
2	20	10,674	0.2450
2	21	9,977	0.2290
2	22	9,977	0.2290
2	23	9,977	0.2290
2	24	9,977	0.2290
2	25	9,918	0.2277
2	26	9,117	0.2093
2	27	8,612	0.1977
3	1	10,948	0.2513
3	2	11,050	0.2537

Block No.	Lot No.	Square Feet	ACRES
3	3	11,050	0.2537
3	4	12,703	0.2916
3	5	13,954	0.3204
3	6	14,710	0.3377
3	7	18,159	0.4169
3	8	20,904	0.4800
3	9	15,909	0.3651
3	10	11,570	0.2656
3	11	13,250	0.3042
3	12	11,050	0.2537
3	13	11,050	0.2537
3	14	13,437	0.3085
3	15	13,996	0.3213
3	16	15,728	0.3611
3	17	15,900	0.3650
3	18	11,433	0.2625
3	19	11,050	0.2537

Block No.	Lot No.	Square Feet	ACRES
3	20	11,050	0.2537
3	21	11,050	0.2537
3	22	12,361	0.2838
3	23	11,634	0.2671
3	24	12,720	0.2920
3	25	14,315	0.3286
3	26	17,141	0.3935
3	27	17,140	0.3935
3	28	13,868	0.3184
3	29	12,219	0.2805
3	30	11,050	0.2537
3	31	12,223	0.2806
3	32	11,050	0.2537
3	33	11,050	0.2537
3	34	12,239	0.2810
3	35	12,336	0.2832
3	36	11,135	0.2556

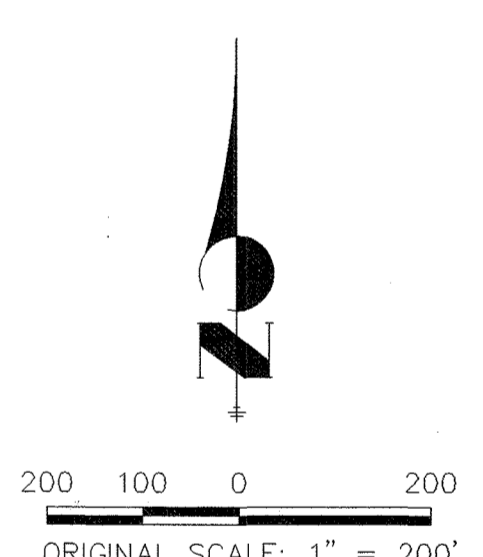
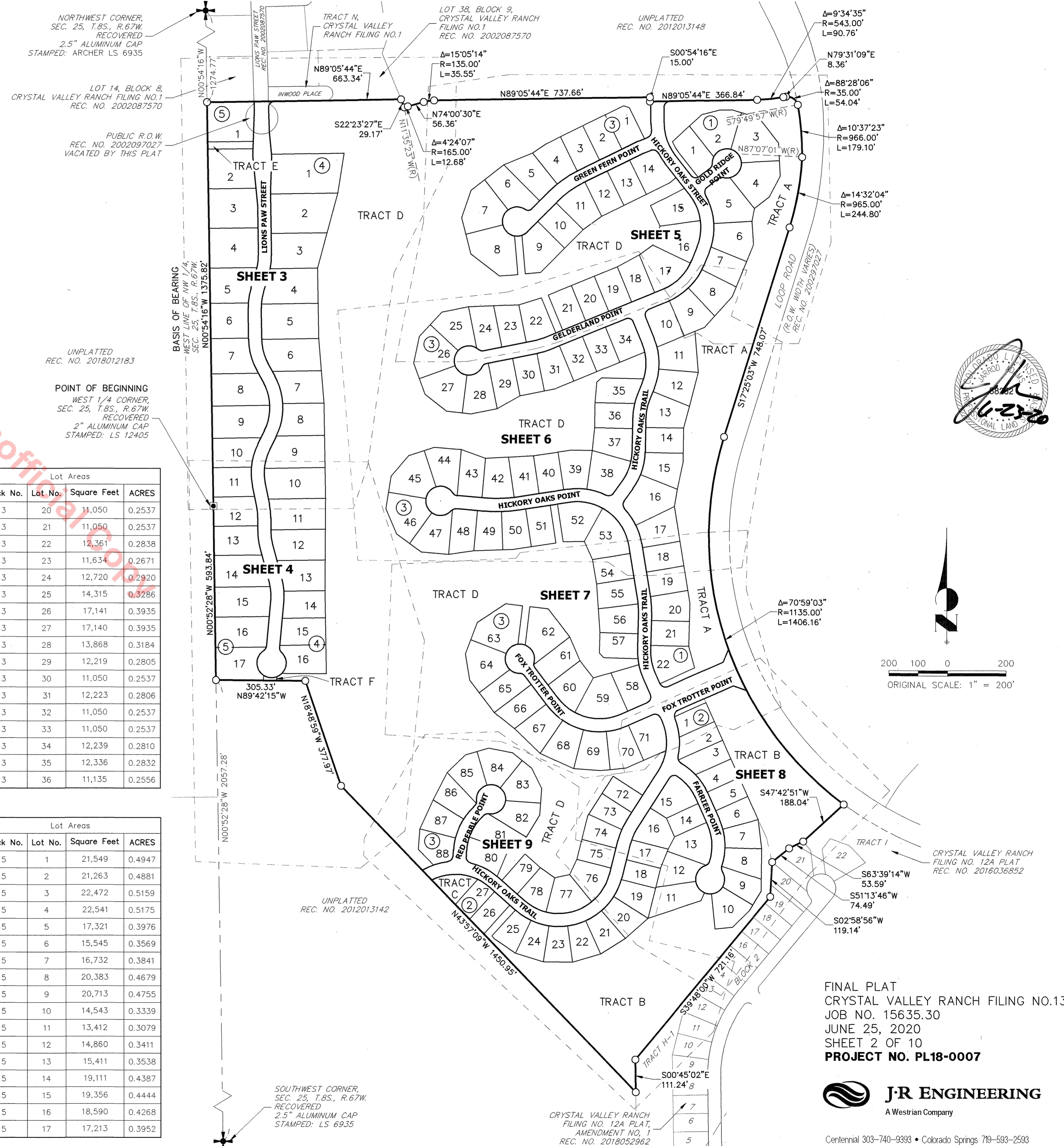
Block No.	Lot No.	Square Feet	ACRES
3	37	12,783	0.2935
3	38	15,409	0.3538
3	39	12,895	0.2960
3	40	11,050	0.2537
3	41	11,058	0.2630
3	42	13,098	0.3007
3	43	12,431	0.2854
3	44	13,914	0.3194
3	45	17,140	0.3935
3	46	17,140	0.3935
3	47	14,300	0.3283
3	48	12,537	0.2878
3	49	12,059	0.2768
3	50	11,749	0.2697
3	51	11,050	0.2537
3	52	15,389	0.3533
3	53	17,257	0.3962

Block No.	Lot No.	Square Feet	ACRES
3	54	11,050	0.2537
3	55	11,056	0.2660
3	56	12,292	0.2822
3	57	10,959	0.2516
3	58	12,757	0.2929
3	59	17,787	0.4083
3	60	14,159	0.3251
3	61	12,512	0.2872
3	62	17,201	0.3949
3	63	19,373	0.4447
3	64	16,822	0.3862
3	65	12,838	0.2947
3	66	12,529	0.2876
3	67	13,281	0.3049
3	68	13,455	0.3089
3	69	13,353	0.3066
3	70	13,075	0.3002

Block No.	Lot No.	Square Feet	ACRES
3	71	13,481	0.3095
3	72	8,400	0.1928
3	73	9,162	0.2103
3	74	9,384	0.2154
3	75	8,400	0.1928
3	76	11,851	0.2721
3	77	13,431	0.3083
3	78	10,890	0.2500
3	79	8,400	0.1928
3	80	10,989	0.2523
3	81	13,001	0.2985
3	82	12,444	0.2857
3	83	13,193	0.3029
3	84	13,024	0.2990
3	85	12,236	0.2809
3	86	11,416	0.2621
3	87	10,828	0.2486

Block No.	Lot No.	Square Feet	ACRES
4	88	10,916	0.2506
4	1	32,234	0.7400
4	2	28,423	0.6525
4	3	20,935	0.4806
4	4	21,515	0.4939
4	5	23,338	0.5358
4	6	20,497	0.4705
4	7	16,361	0.3756
4	8	16,214	0.3722
4	9	20,884	0.4794
4	10	21,368	0.4905
4	11	19,755	0.4535
4	12	18,686	0.4290
4	13	15,859	0.3641
4	14	13,158	0.3021
4	15	14,034	0.3222
4	16	14,090	0.3235

Block No.	Lot No.	Square Feet	ACRES
5	1	21,549	0.4947
5	2	21,263	0.4881
5	3	22,472	0.5159
5	4	22,541	0.5175
5	5	17,321	0.3976
5	6	15,545	0.3569
5	7	16,732	0.3841
5	8	20,383	0.4679
5	9	20,713	0.4755
5	10	14,543	0.3339
5	11	13,412	0.3079
5	12	14,860	0.3411
5	13	15,411	0.3538
5	14	19,111	0.4387
5	15	19,356	0.4444
5	16	18,590	0.4268
5	17	17,213	0.3952



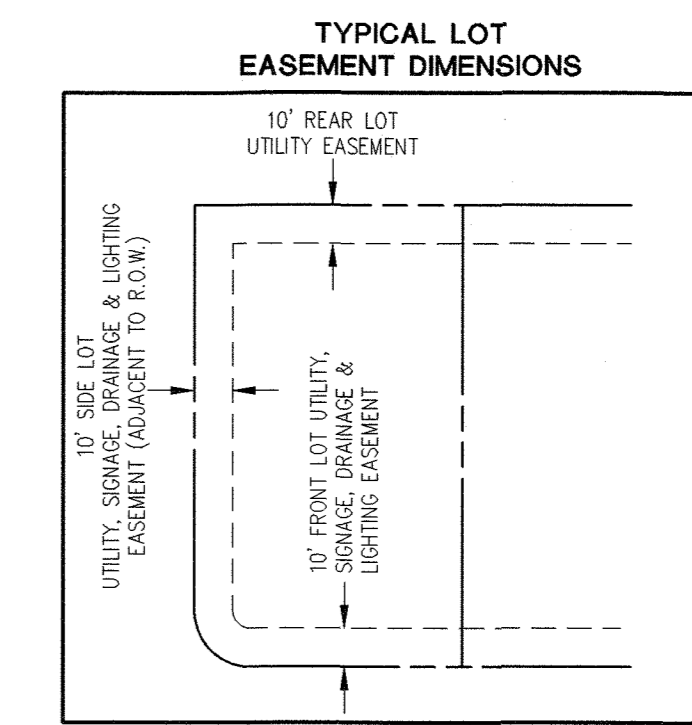
FINAL PLAT  
CRYSTAL VALLEY RANCH FILING NO.13  
JOB NO. 15635.30  
JUNE 25, 2020  
SHEET 2 OF 10  
PROJECT NO. PL18-0007



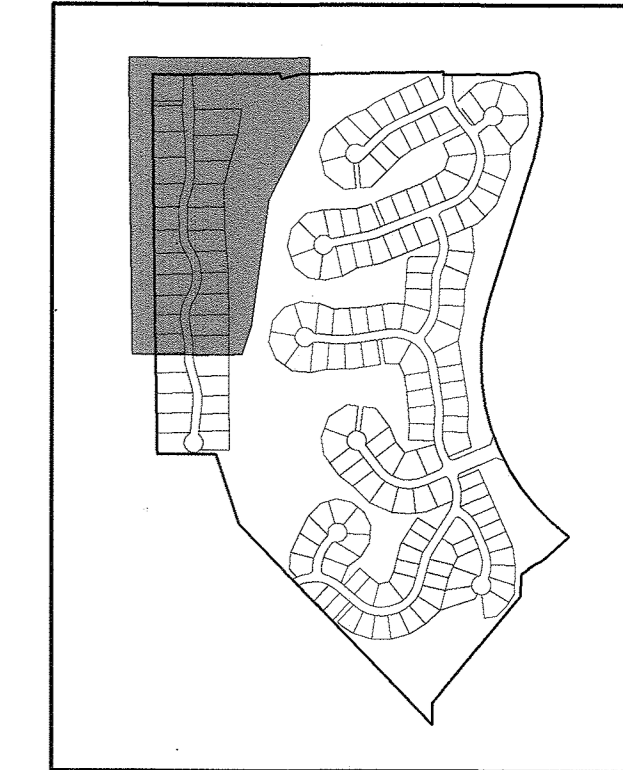
# CRYSTAL VALLEY RANCH FILING NO.13

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

SEE SHEET 5



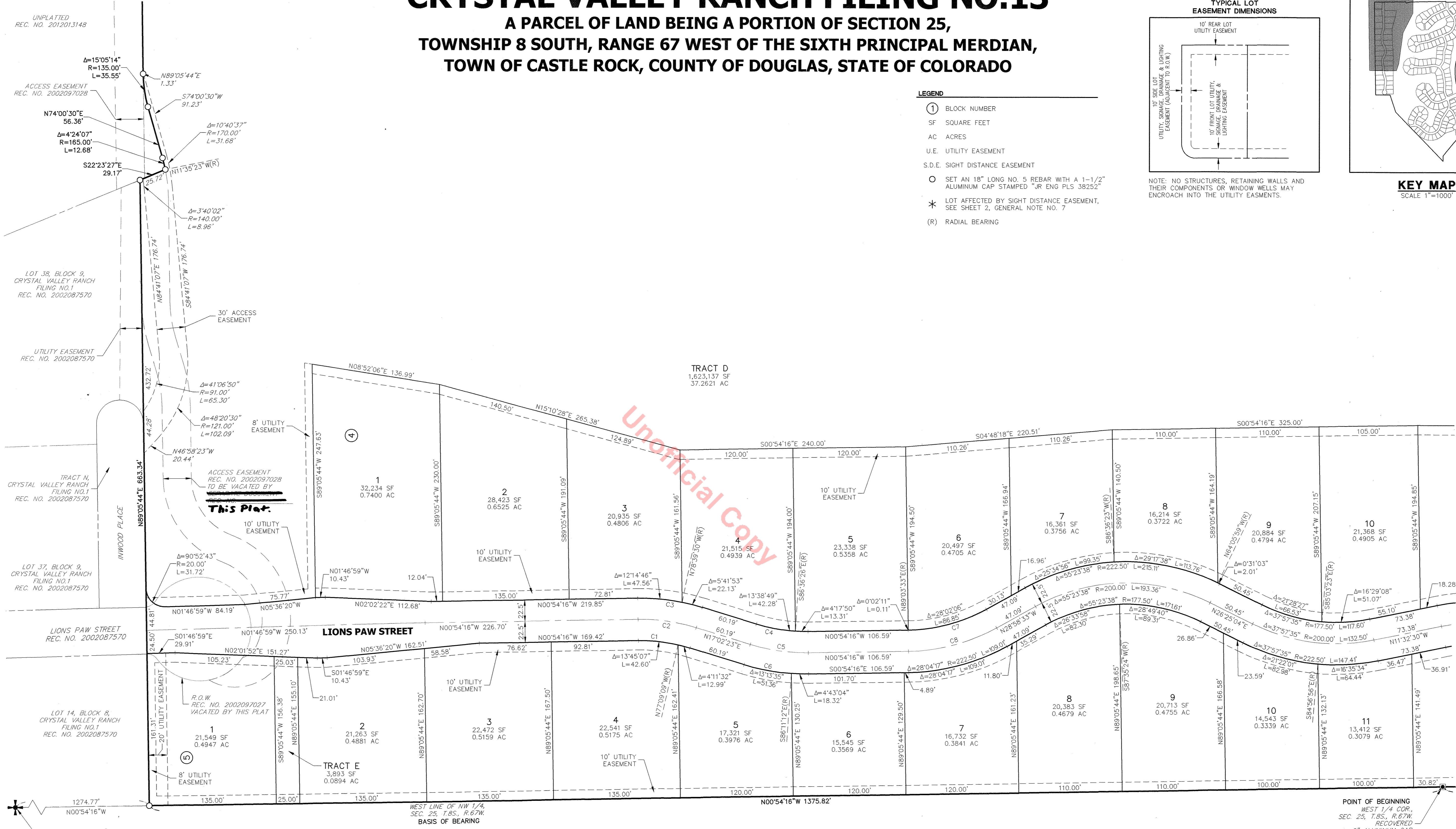
NOTE: NO STRUCTURES, RETAINING WALLS AND THEIR COMPONENTS OR WINDOW WELLS MAY ENROACH INTO THE UTILITY EASEMENTS.



KEY MAP  
SCALE 1"=1000'

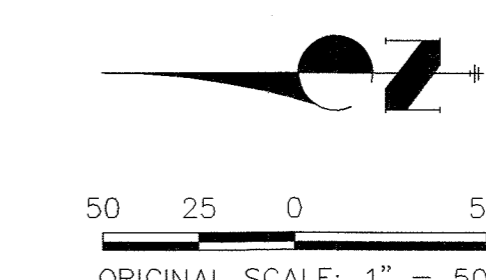
**LEGEND**

- 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"
- \* LOT AFFECTED BY SIGHT DISTANCE EASEMENT, SEE SHEET 2, GENERAL NOTE NO. 7
- (R) RADIAL BEARING



Unofficial Copy

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	17°56'39"	177.50'	55.59'
C2	17°56'39"	200.00'	62.64'
C3	17°56'39"	222.50'	69.68'
C4	17°56'39"	177.50'	55.59'
C5	17°56'39"	200.00'	62.64'
C6	17°56'39"	222.50'	69.68'
C7	28°04'17"	177.50'	86.96'
C8	28°04'17"	200.00'	97.99'



FINAL PLAT  
CRYSTAL VALLEY RANCH FILING NO.13  
JOB NO. 15635.30  
JUNE 25, 2020  
SHEET 3 OF 10  
PROJECT NO. PL18-0007



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UNPLATTED  
REC. NO. 2012013148

LOT 38, BLOCK 9,  
CRYSTAL VALLEY RANCH  
FILING NO.1  
REC. NO. 2002087570

UTILITY EASEMENT  
REC. NO. 2002087570

TRACT N,  
CRYSTAL VALLEY RANCH  
FILING NO.1  
REC. NO. 2002087570

LOT 37, BLOCK 9,  
CRYSTAL VALLEY RANCH  
FILING NO.1  
REC. NO. 2002087570

LIONS PAW STREET  
REC. NO. 2002087570

LOT 14, BLOCK 8,  
CRYSTAL VALLEY RANCH  
FILING NO.1  
REC. NO. 2002087570

NORTHWEST COR.,  
SEC. 25, T.8S., R.67W.  
RECOVERED  
2" ALUMINUM CAP  
STAMPED: ARCHER LS 6935

WEST LINE OF NW 1/4,  
SEC. 25, T.8S., R.67W.  
BASIS OF BEARING

UNPLATTED  
REC. NO. 2018012183

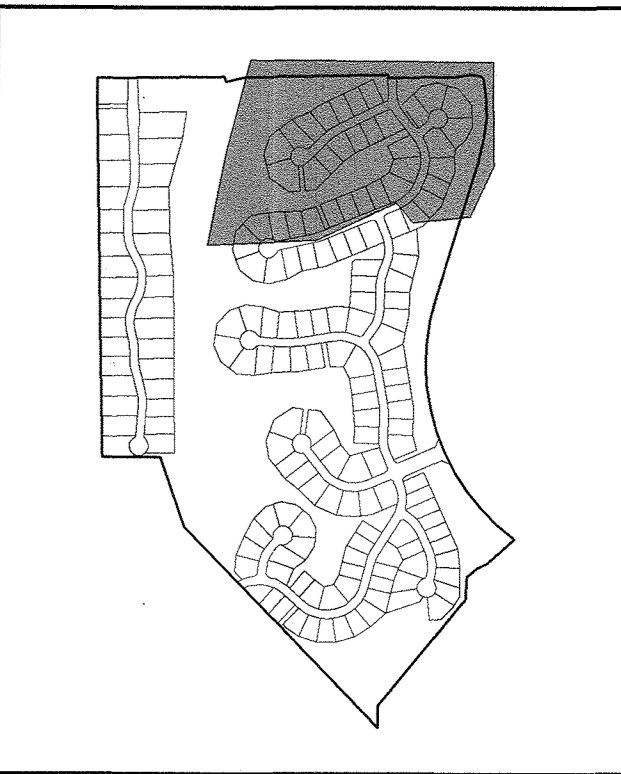
POINT OF BEGINNING  
WEST 1/4 COR.,  
SEC. 25, T.8S., R.67W.  
RECOVERED  
2" ALUMINUM CAP  
STAMPED: LS 12405



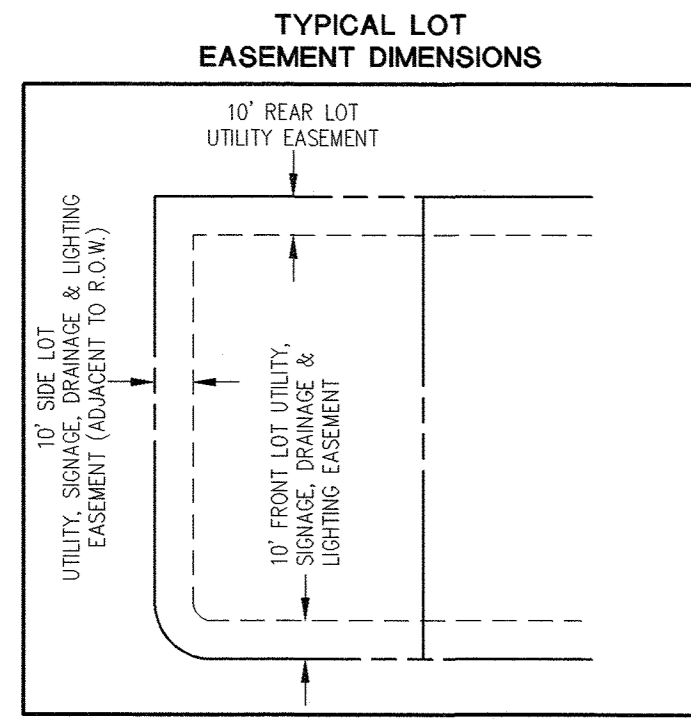
- LEGEND**
- ① BLOCK NUMBER
  - SF SQUARE FEET
  - AC ACRES
  - U.E. UTILITY EASEMENT
  - S.D.E. SIGHT DISTANCE EASEMENT
  - SET AN 18" LONG NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "JR ENG PLS 38252"
  - \* LOT AFFECTED BY SIGHT DISTANCE EASEMENT, SEE SHEET 2, GENERAL NOTE NO. 7
  - (R) RADIAL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

# CRYSTAL VALLEY RANCH FILING NO.13

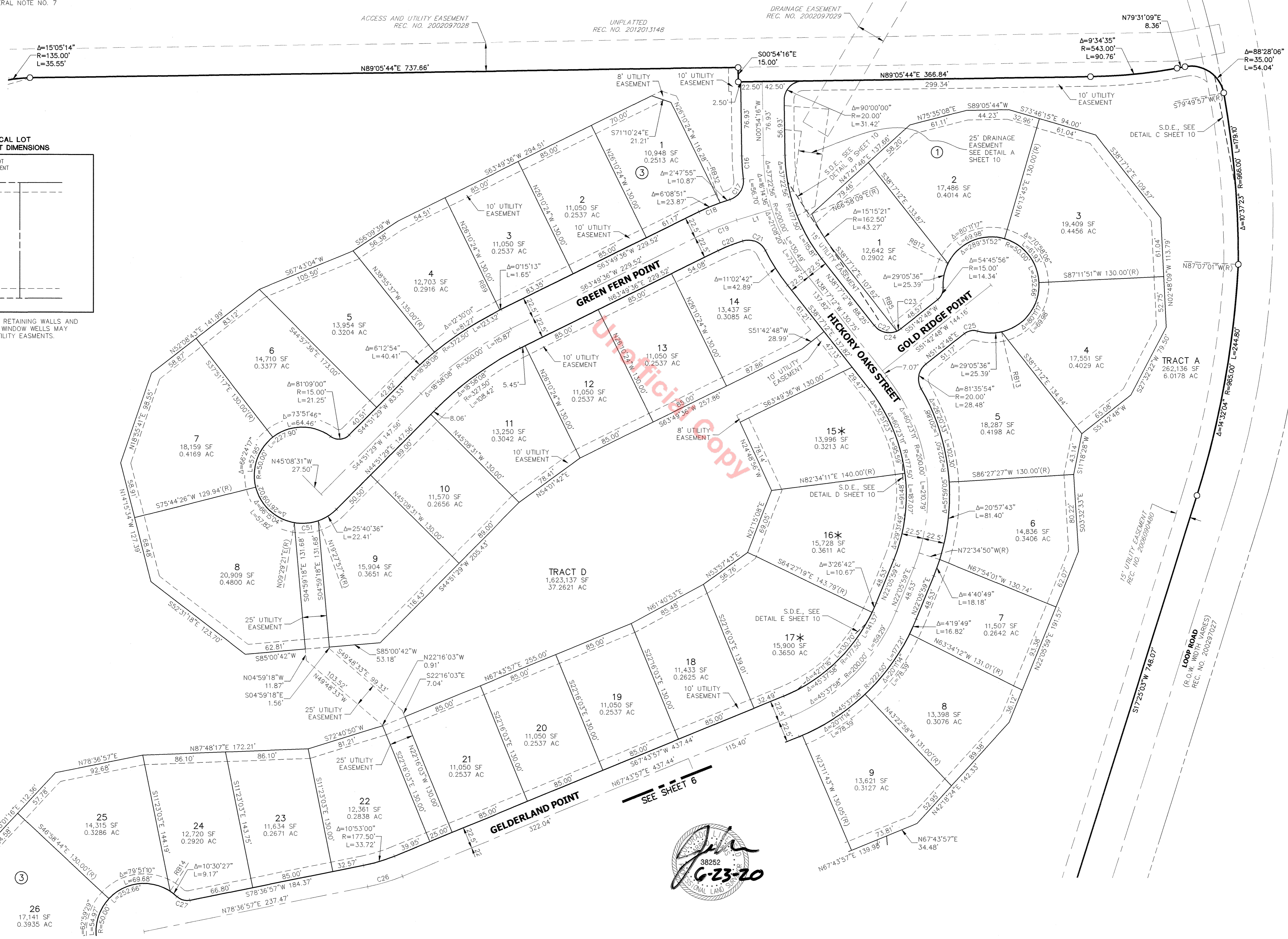
**A PARCEL OF LAND BEING A PORTION OF SECTION 25,  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO**



**KEY MAP**  
SCALE 1"=1000'



NOTE: NO STRUCTURES, RETAINING WALLS AND THEIR COMPONENTS OR WINDOW WELLS MAY ENCRoACH INTO THE UTILITY EASEMENTS.



**CURVE TABLE**

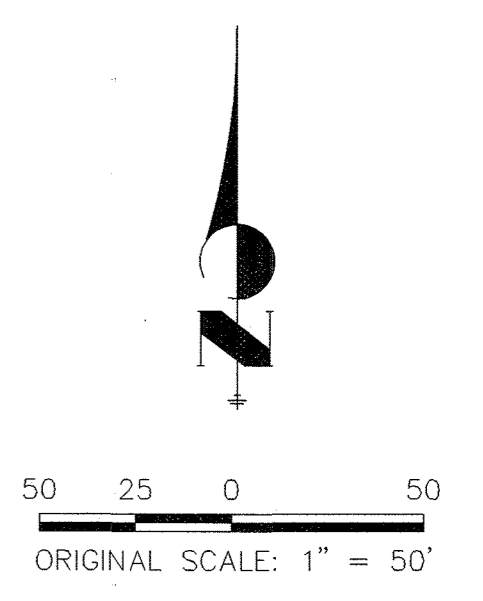
CURVE	DELTA	RADIUS	LENGTH
C16	6°08'59"	222.50'	23.88'
C17	79°49'38"	20.00'	27.86'
C18	6°08'51"	222.50'	23.87'
C19	8°01'32"	200.00'	31.50'
C20	9°54'13"	177.50'	27.58'
C21	80°01'42"	20.00'	27.94'
C22	75°31'21"	20.00'	26.36'
C23	14°28'39"	20.00'	5.05'
C24	90°00'00"	20.00'	31.42'
C25	54°45'56"	15.00'	14.34'
C26	10°53'00"	200.00'	37.99'
C27	54°45'56"	15.00'	14.34'
C28	28°57'18"	50.00'	25.27'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S72°51'08"W	38.41'

**RADIAL BEARING TABLE**

LINE	BEARING
RB5	N23°48'33"W
RB9	S26°25'37"E
RB12	S63°57'32"E
RB13	N12°36'52"W
RB14	S32°52'26"W
RB32	S20°01'33"E



FINAL PLAT  
CRYSTAL VALLEY RANCH FILING NO.13  
JOB NO. 15635.30  
JUNE 25, 2020  
SHEET 5 OF 10  
**PROJECT NO. PL18-0007**



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SEE SHEET 3

SEE SHEET 6

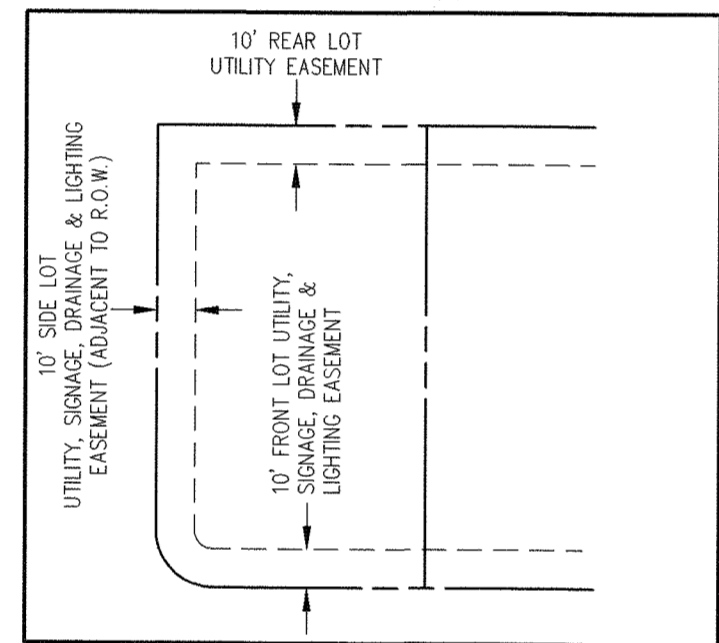
# CRYSTAL VALLEY RANCH FILING NO.13

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

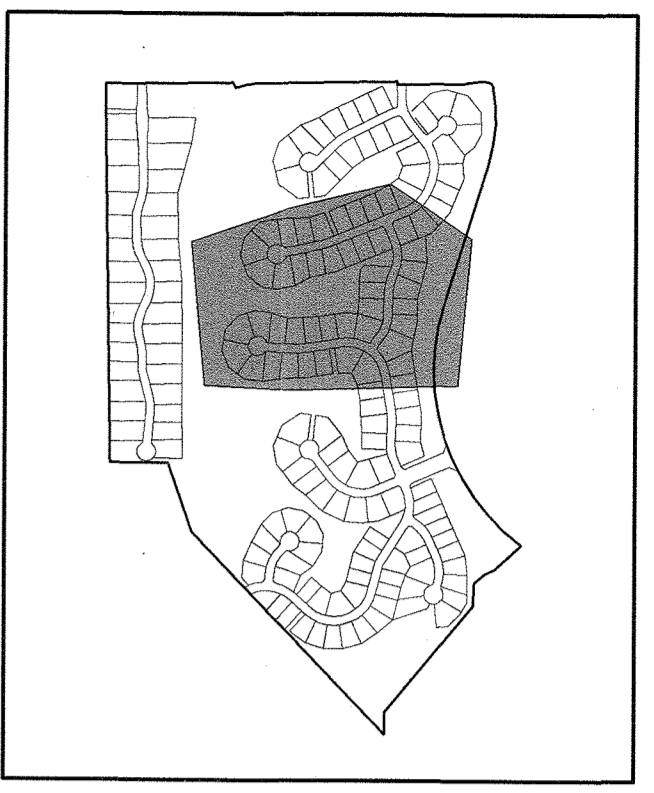
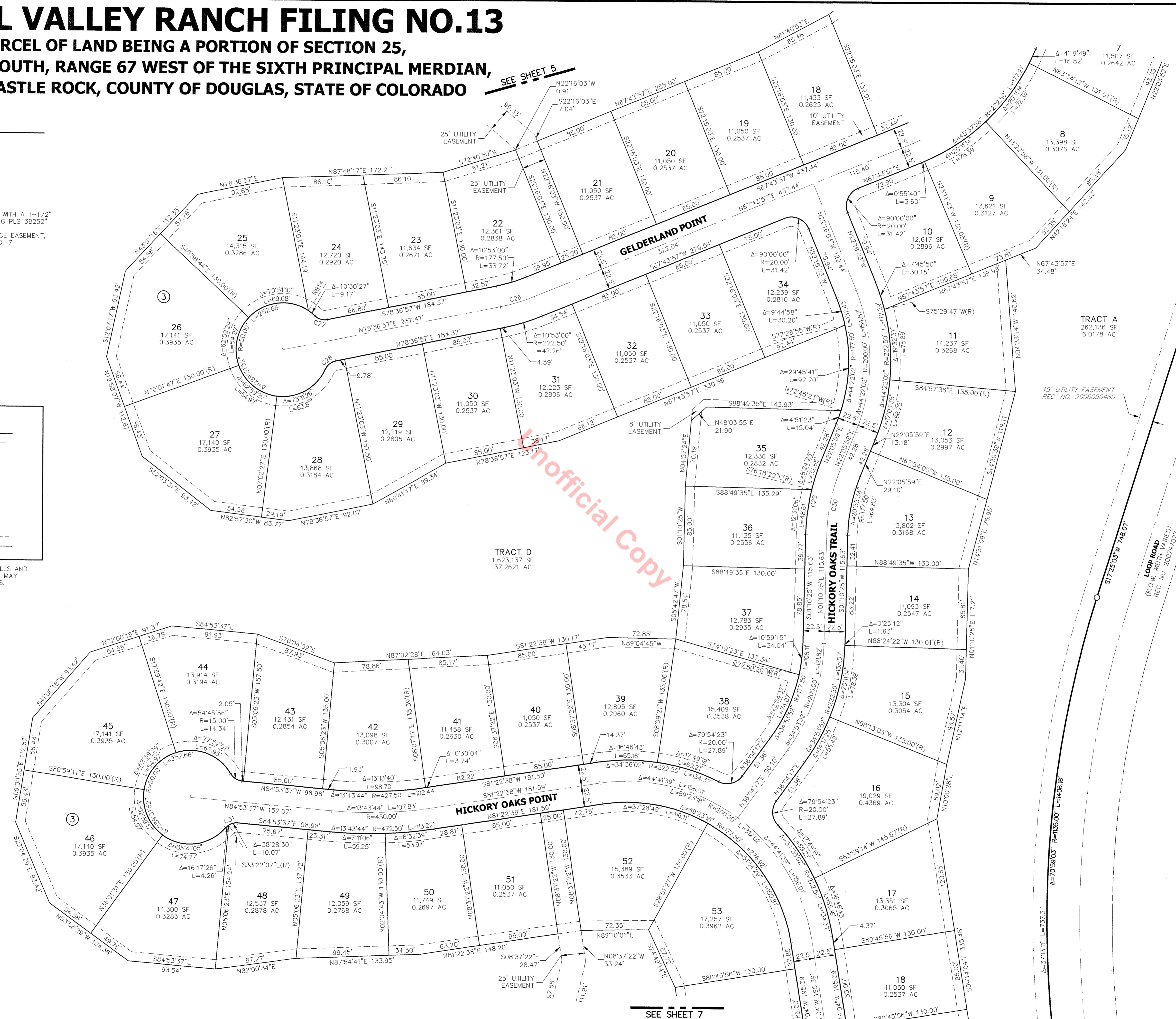
## LEGEND

- 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"
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- (R) RADIAL BEARING

## TYPICAL LOT EASEMENT DIMENSIONS



NOTE: NO STRUCTURES, RETAINING WALLS AND THEIR COMPONENTS OR WINDOW WELLS MAY ENCRoACH INTO THE UTILITY EASEMENTS.

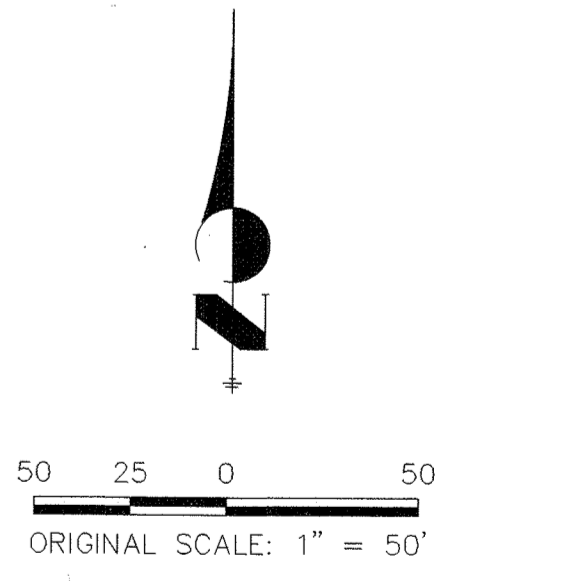


KEY MAP  
SCALE 1"=1000'



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C26	10°53'00"	200.00'	37.99'
C27	54°45'56"	15.00'	14.34'
C28	54°45'56"	15.00'	14.34'
C29	20°55'34"	222.50'	81.26'
C30	20°55'34"	200.00'	73.05'
C31	54°45'56"	15.00'	14.34'

RADIAL BEARING TABLE	
LINE	BEARING
RB14	S32°52'26"W



FINAL PLAT  
CRYSTAL VALLEY RANCH FILING NO.13  
JOB NO. 15635.30  
JUNE 25, 2020  
SHEET 6 OF 10  
PROJECT NO. PL18-0007



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SEE SHEET 4

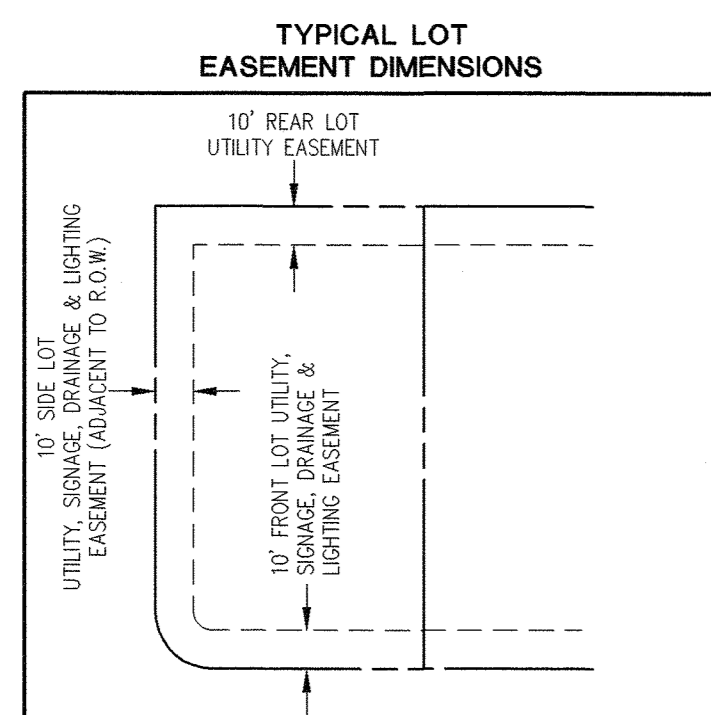
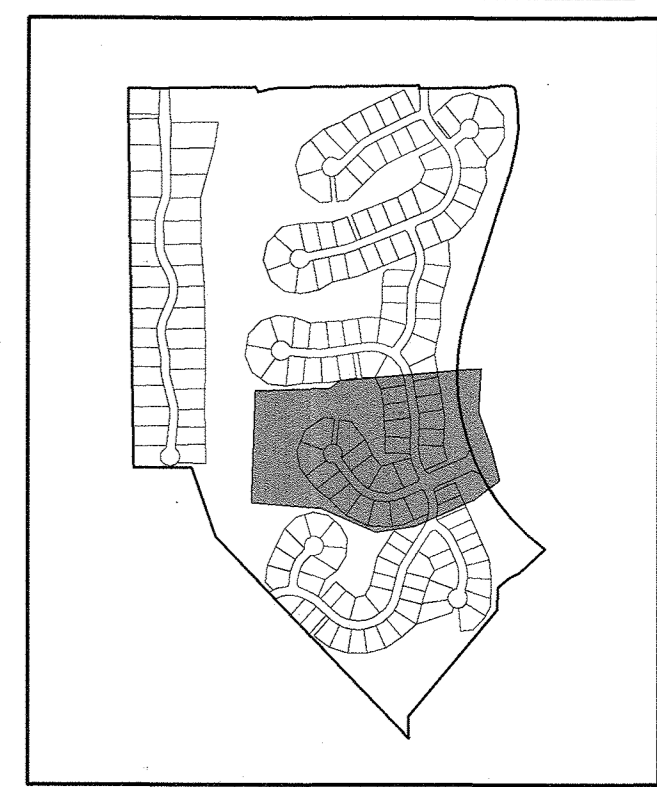
SEE SHEET 5

SEE SHEET 7

# CRYSTAL VALLEY RANCH FILING NO.13

A PARCEL OF LAND BEING A PORTION OF SECTION 25,  
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"
  - \* LOT AFFECTED BY SIGHT DISTANCE EASEMENT, SEE SHEET 2, GENERAL NOTE NO. 7
  - (R) RADIAL BEARING



NOTE: NO STRUCTURES, RETAINING WALLS AND THEIR COMPONENTS OR WINDOW WELLS MAY ENCR OACH INTO THE UTILITY EASEMENTS.

**CURVE TABLE**

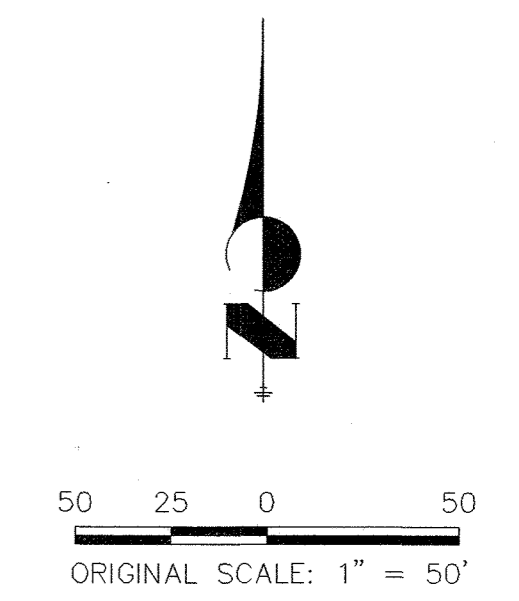
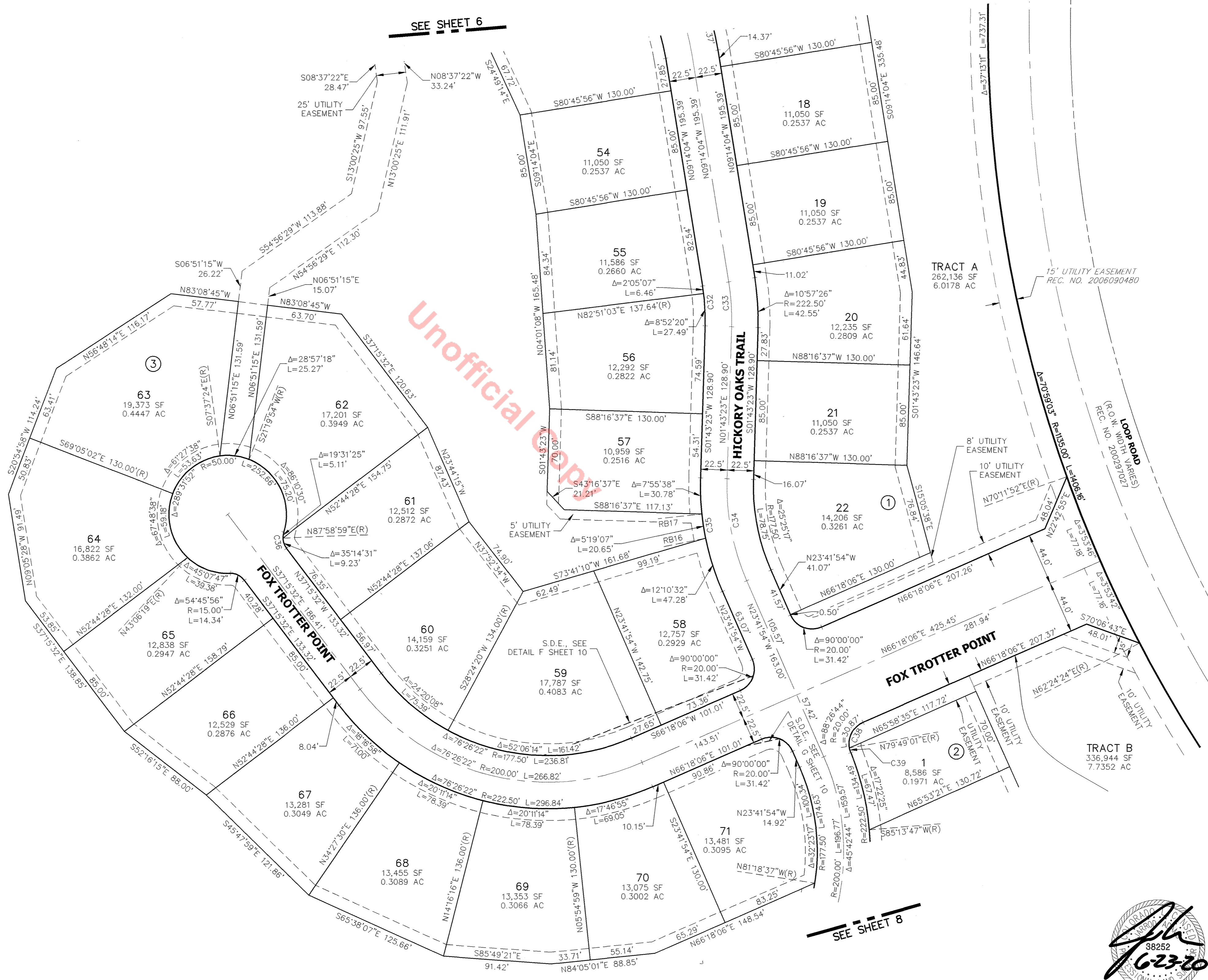
CURVE	DELTA	RADIUS	LENGTH
C32	10°57'26"	177.50'	33.95'
C33	10°57'26"	200.00'	38.25'
C34	25°25'17"	200.00'	88.74'
C35	25°25'17"	222.50'	98.72'
C36	54°45'56"	15.00'	14.34'
C38	76°29'05"	20.00'	26.70'
C39	11°57'39"	20.00'	4.18'

**RADIAL BEARING TABLE**

LINE	BEARING
RB16	N78°28'38"E
RB17	N83°47'45"E

SEE SHEET 4

TRACT D  
1,623,137 SF  
37.2621 AC



FINAL PLAT  
CRYSTAL VALLEY RANCH FILING NO.13  
JOB NO. 15635.30  
JUNE 25, 2020  
SHEET 7 OF 10  
PROJECT NO. PL18-0007

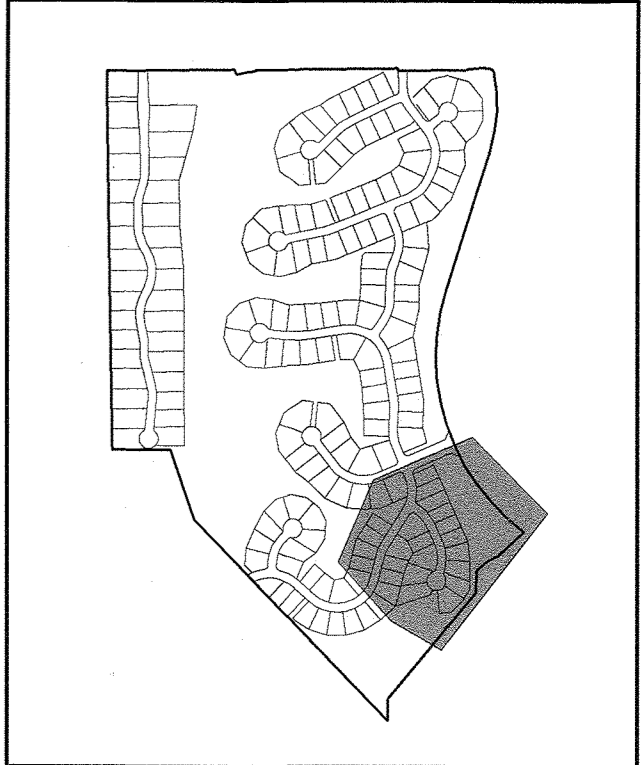


**J-R ENGINEERING**  
A Westrian Company

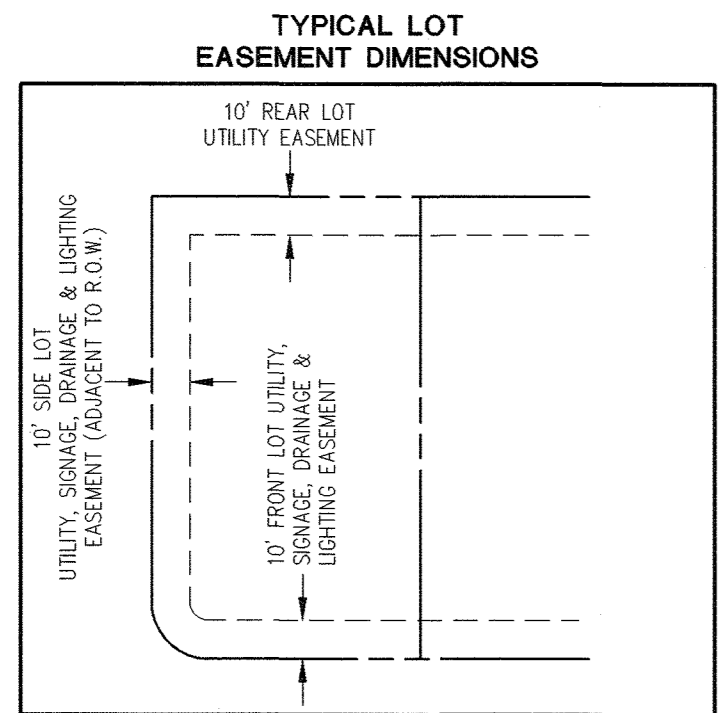
# CRYSTAL VALLEY RANCH FILING NO.13

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

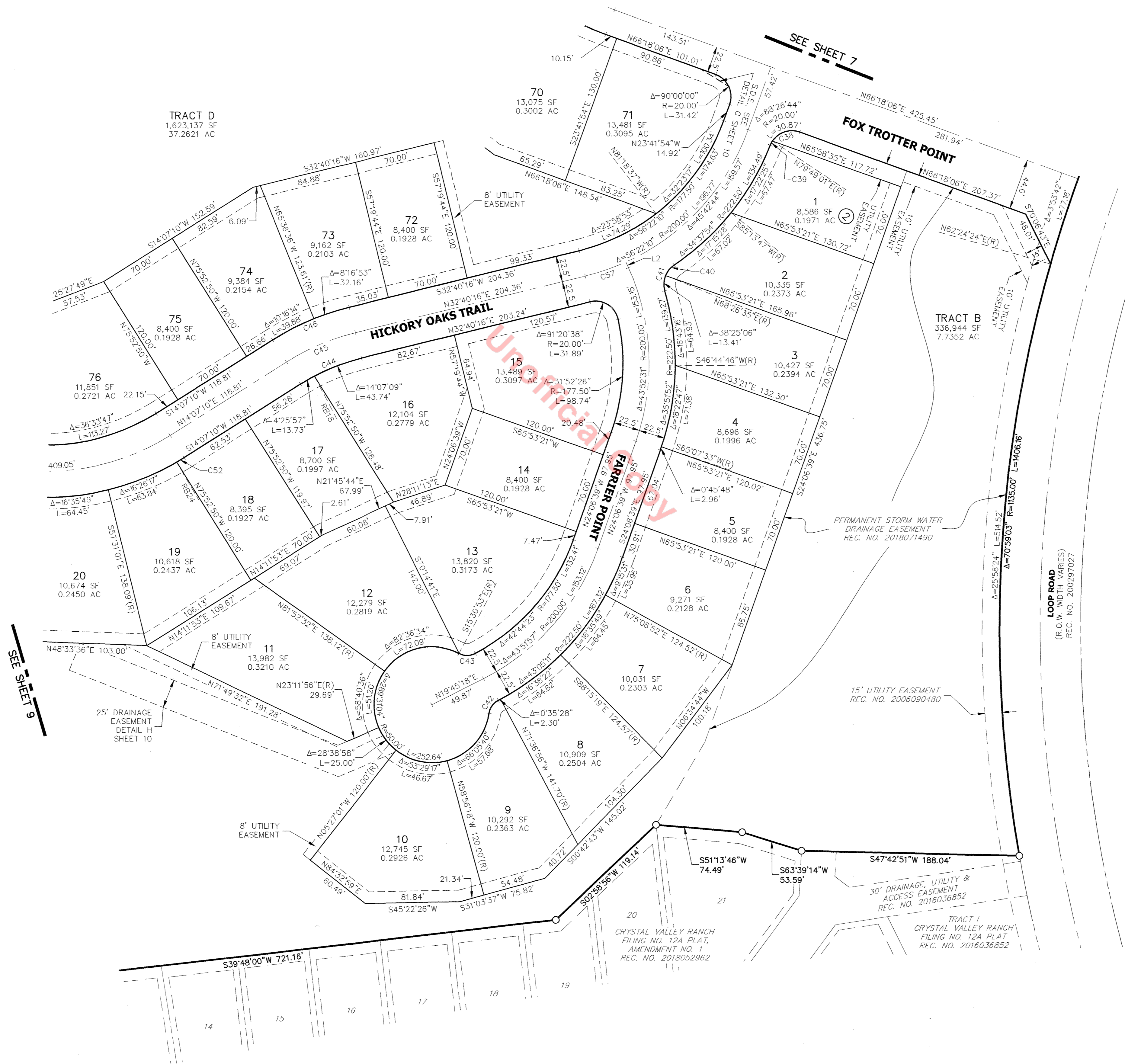
- LEGEND**
- ① BLOCK NUMBER
  - SF SQUARE FEET
  - AC ACRES
  - U.E. UTILITY EASEMENT
  - S.D.E. SIGHT DISTANCE EASEMENT
  - SET AN 18" LONG NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "JR ENG PLS 38252"
  - \* LOT AFFECTED BY SIGHT DISTANCE EASEMENT, SEE SHEET 2, GENERAL NOTE NO. 7
  - (R) RADIAL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



**KEY MAP**  
SCALE 1"=1000'



NOTE: NO STRUCTURES, RETAINING WALLS AND THEIR COMPONENTS OR WINDOW WELLS MAY ENCRoACH INTO THE UTILITY EASEMENTS.



**CURVE TABLE**

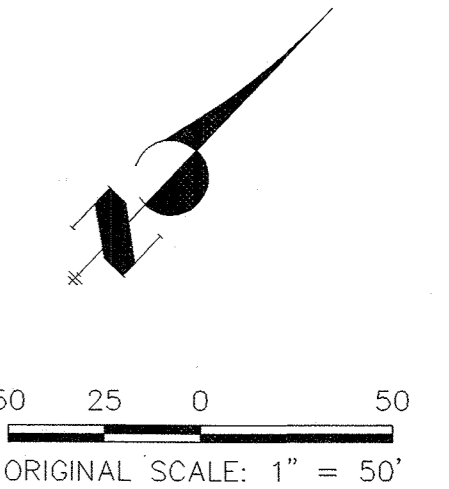
CURVE	DELTA	RADIUS	LENGTH
C38	76°29'05"	20.00'	26.70'
C39	11°57'39"	20.00'	4.18'
C40	34°02'41"	20.00'	11.88'
C41	38°25'06"	20.00'	13.41'
C42	54°00'29"	15.00'	14.14'
C43	55°51'23"	15.00'	14.62'
C44	18°33'06"	177.50'	57.47'
C45	18°33'06"	200.00'	64.76'
C46	18°33'06"	222.50'	72.04'
C52	1°55'32"	222.50'	7.48'
C57	10°39'26"	200.00'	37.20'

**RADIAL BEARING TABLE**

LINE	BEARING
RB18	S71°26'53"E
RB24	N73°57'18"W

**LINE TABLE**

LINE	BEARING	DISTANCE
L2	N67°59'10"W	5.36'



FINAL PLAT  
CRYSTAL VALLEY RANCH FILING NO.13  
JOB NO. 15635.30  
JUNE 25, 2020  
SHEET 8 OF 10  
**PROJECT NO. PL18-0007**

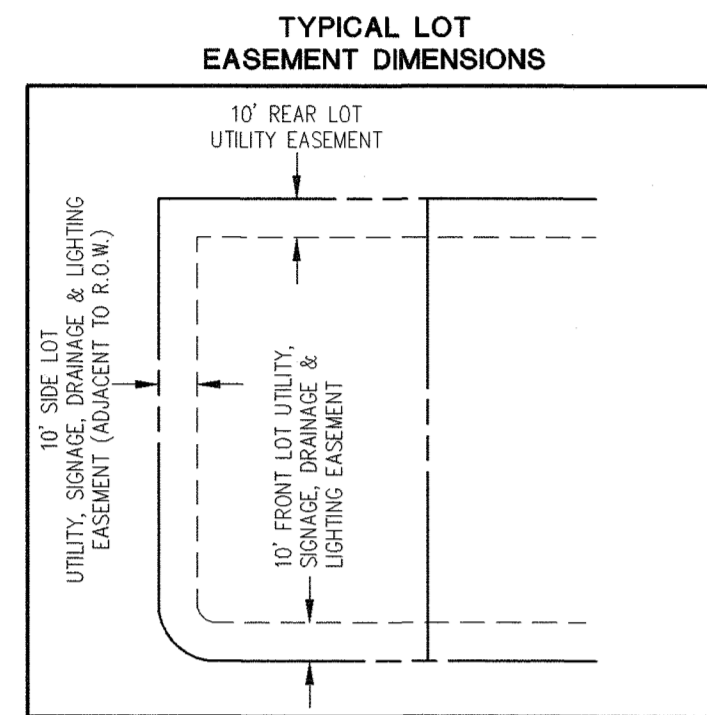


**J-R ENGINEERING**  
A Westrian Company

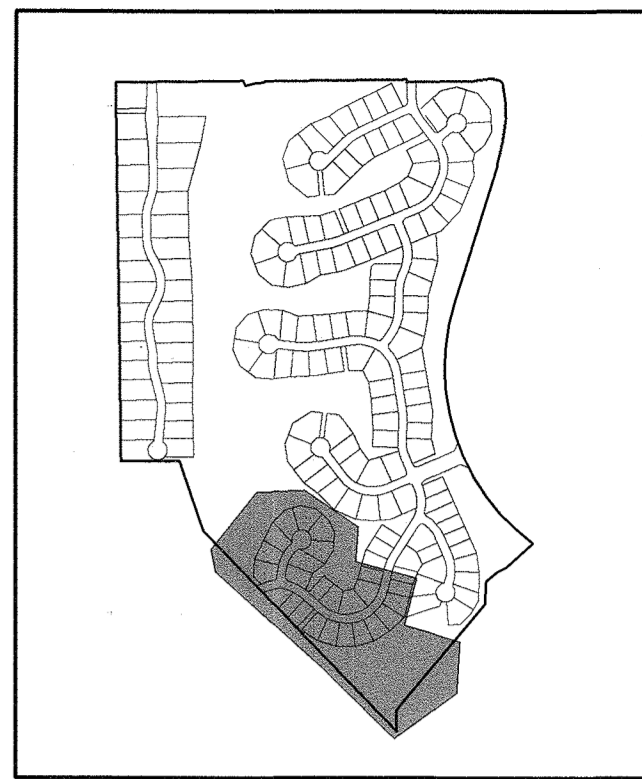
# CRYSTAL VALLEY RANCH FILING NO. 13

A PARCEL OF LAND BEING A PORTION OF SECTION 25,  
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"
  - \* LOT AFFECTED BY SIGHT DISTANCE EASEMENT, SEE SHEET 2, GENERAL NOTE NO. 7
  - (R) RADIAL BEARING



NOTE: NO STRUCTURES, RETAINING WALLS AND THEIR COMPONENTS OR WINDOW WELLS MAY ENCROACH INTO THE UTILITY EASEMENTS.

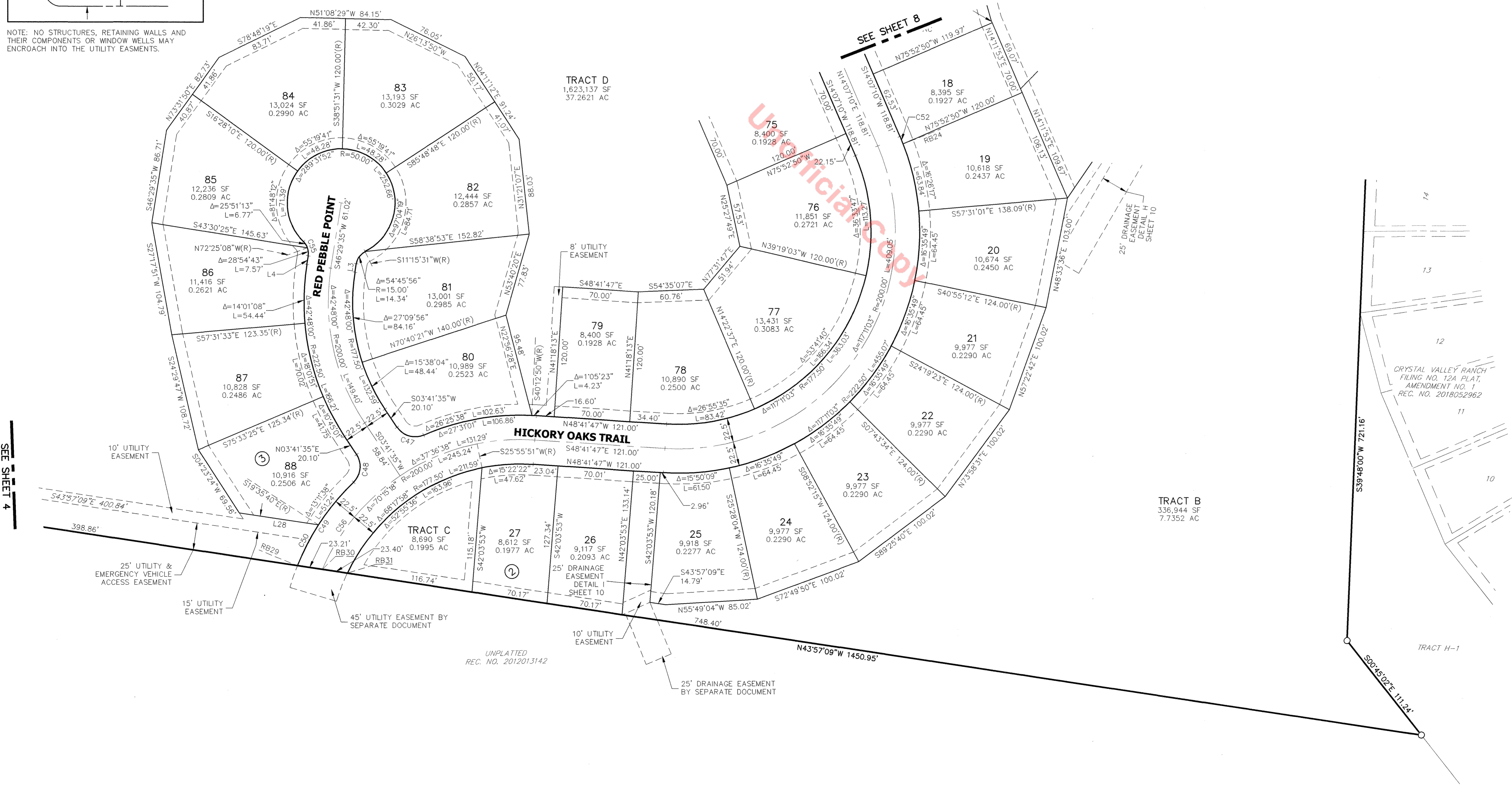


**KEY MAP**  
SCALE 1"=1000'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C47	79°54'23"	20.00'	27.89'
C48	79°54'23"	20.00'	27.89'
C49	24°05'53"	222.50'	93.58'
C50	10°54'15"	222.50'	42.34'
C52	1°55'32"	222.50'	7.48'
C55	54°45'56"	15.00'	14.34'
C56	32°38'40"	200.00'	113.95'

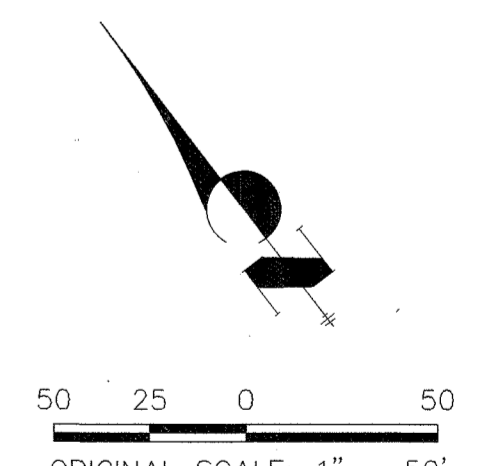
RADIAL BEARING TABLE	
LINE	BEARING
RB24	N73°57'18"W
RB29	S30°29'55"E
RB30	S28°57'05"E
RB31	S26°59'45"E

LINE TABLE		
LINE	BEARING	DISTANCE
L3	S46°29'35"W	7.93'
L4	N46°29'35"E	7.93'
L28	S43°57'09"E	73.91'



SEE SHEET 4

SEE SHEET 8



FINAL PLAT  
CRYSTAL VALLEY RANCH FILING NO.13  
JOB NO. 15635.30  
JUNE 25, 2020  
SHEET 9 OF 10  
**PROJECT NO. PL18-0007**

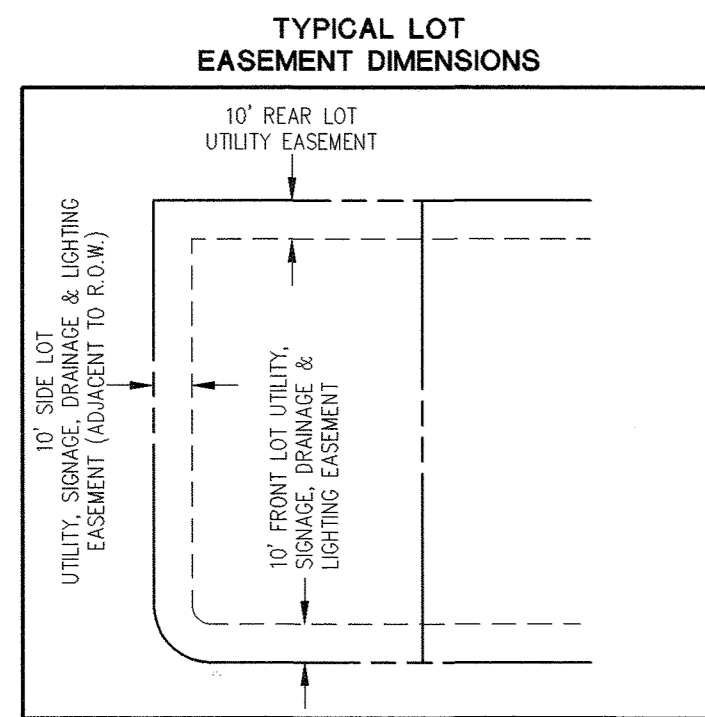


# CRYSTAL VALLEY RANCH FILING NO.13

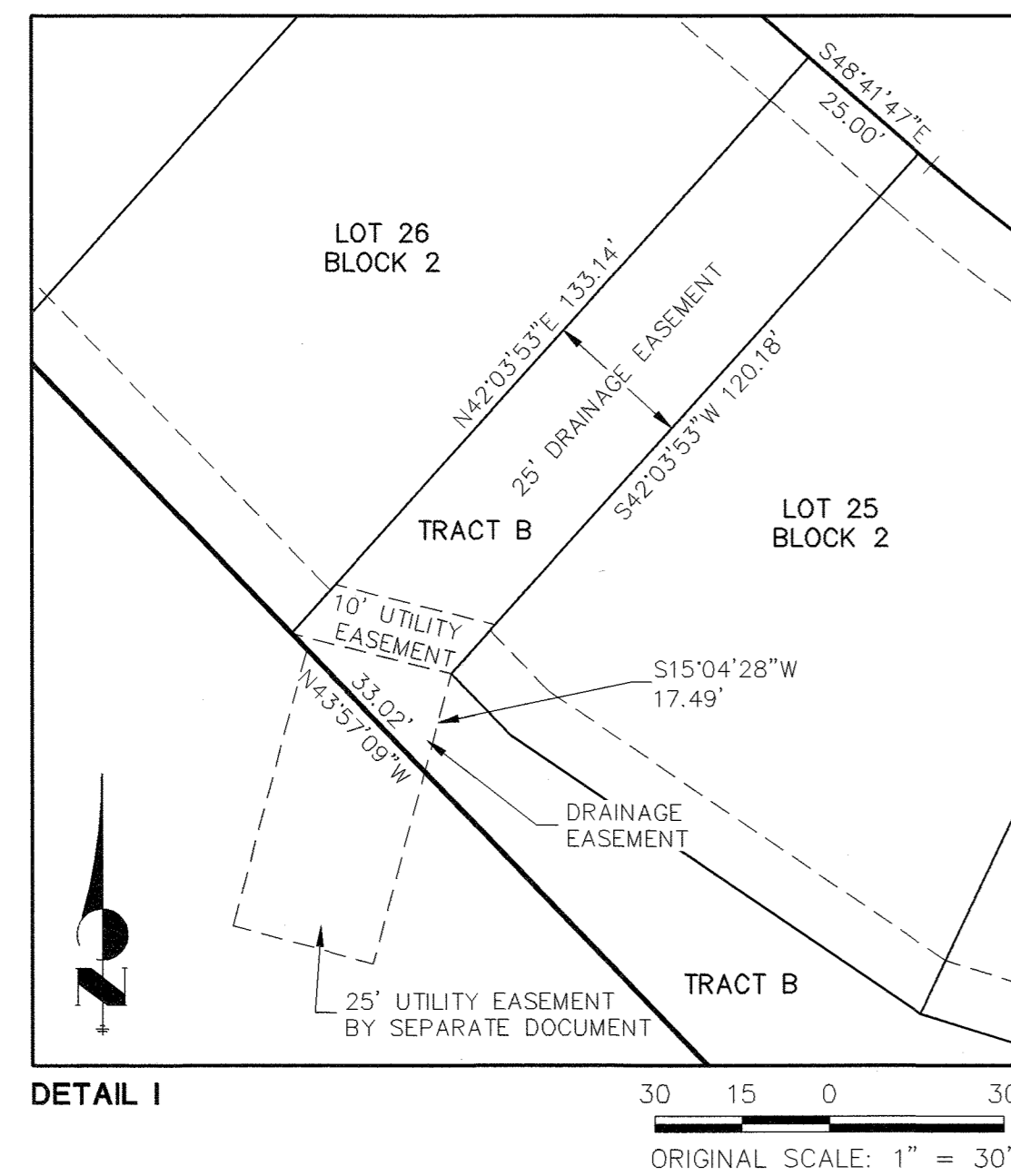
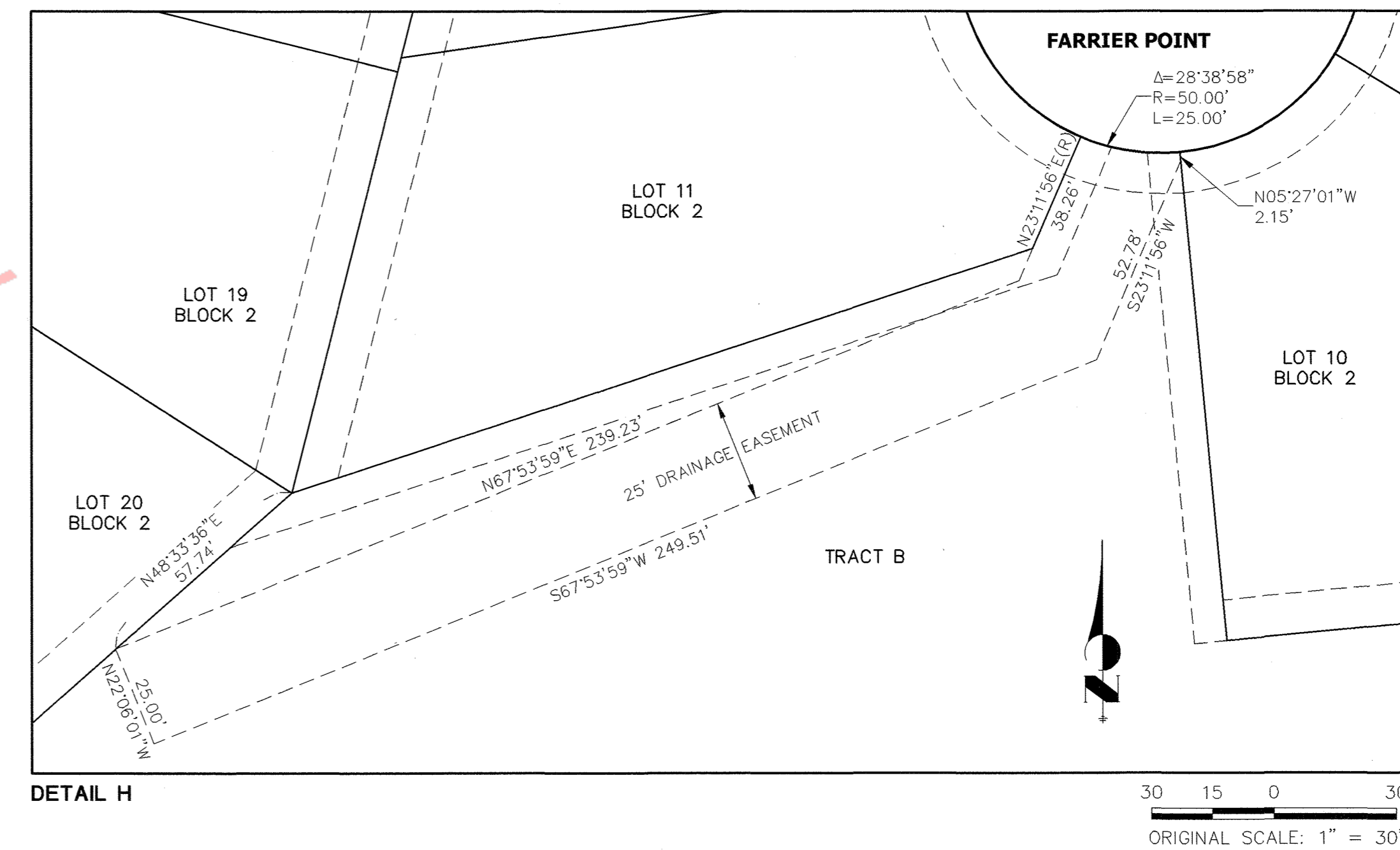
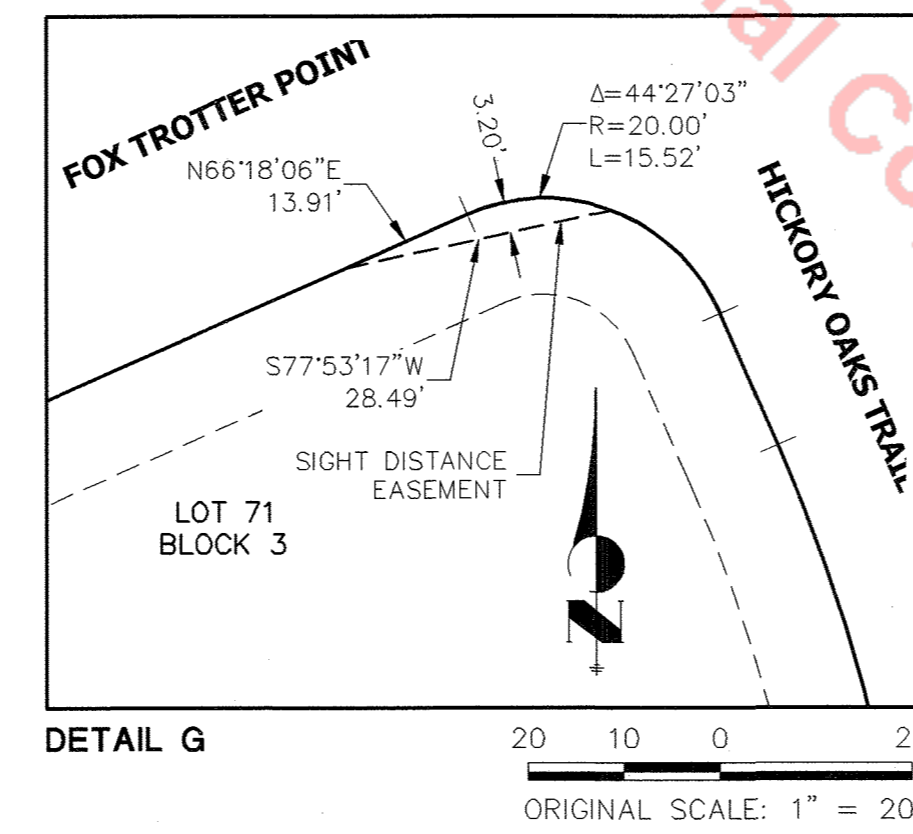
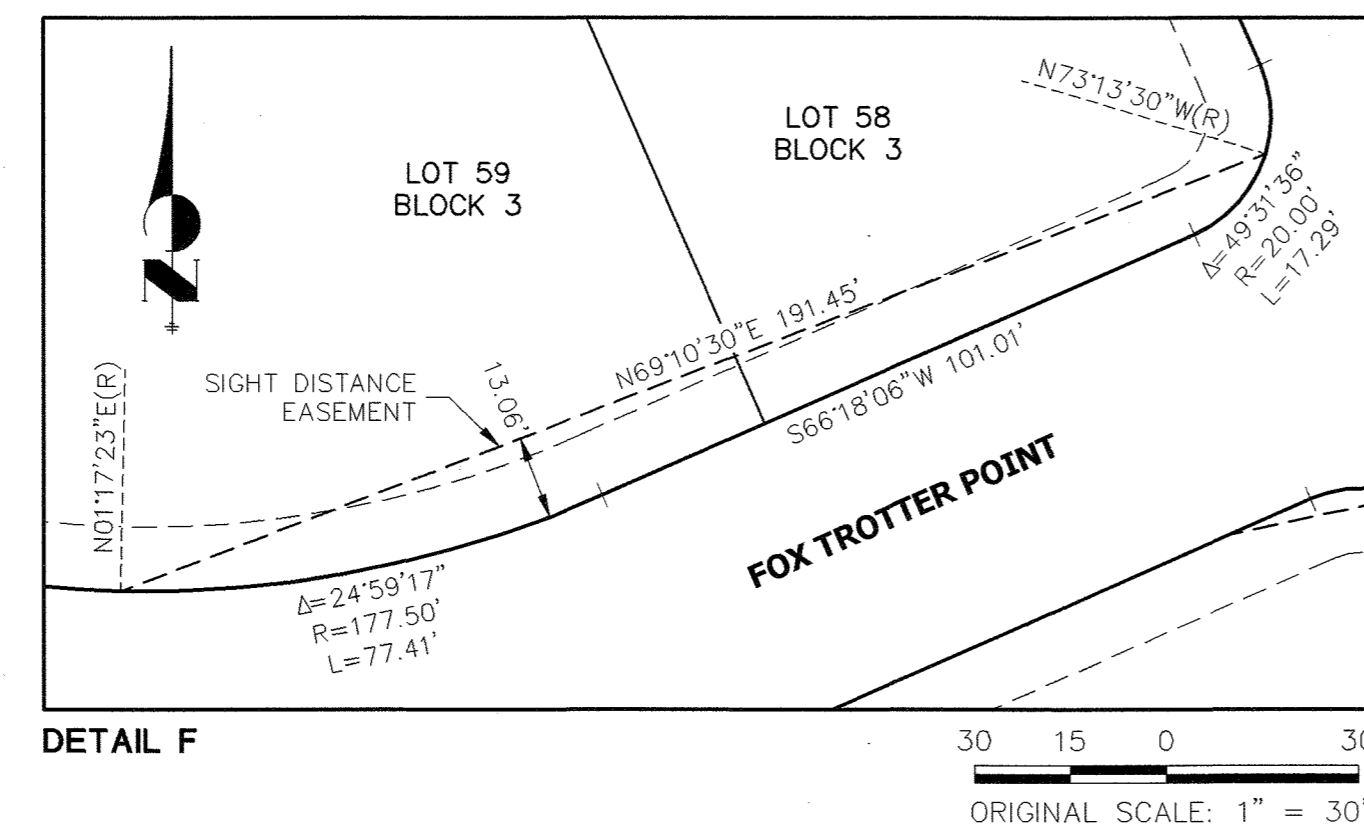
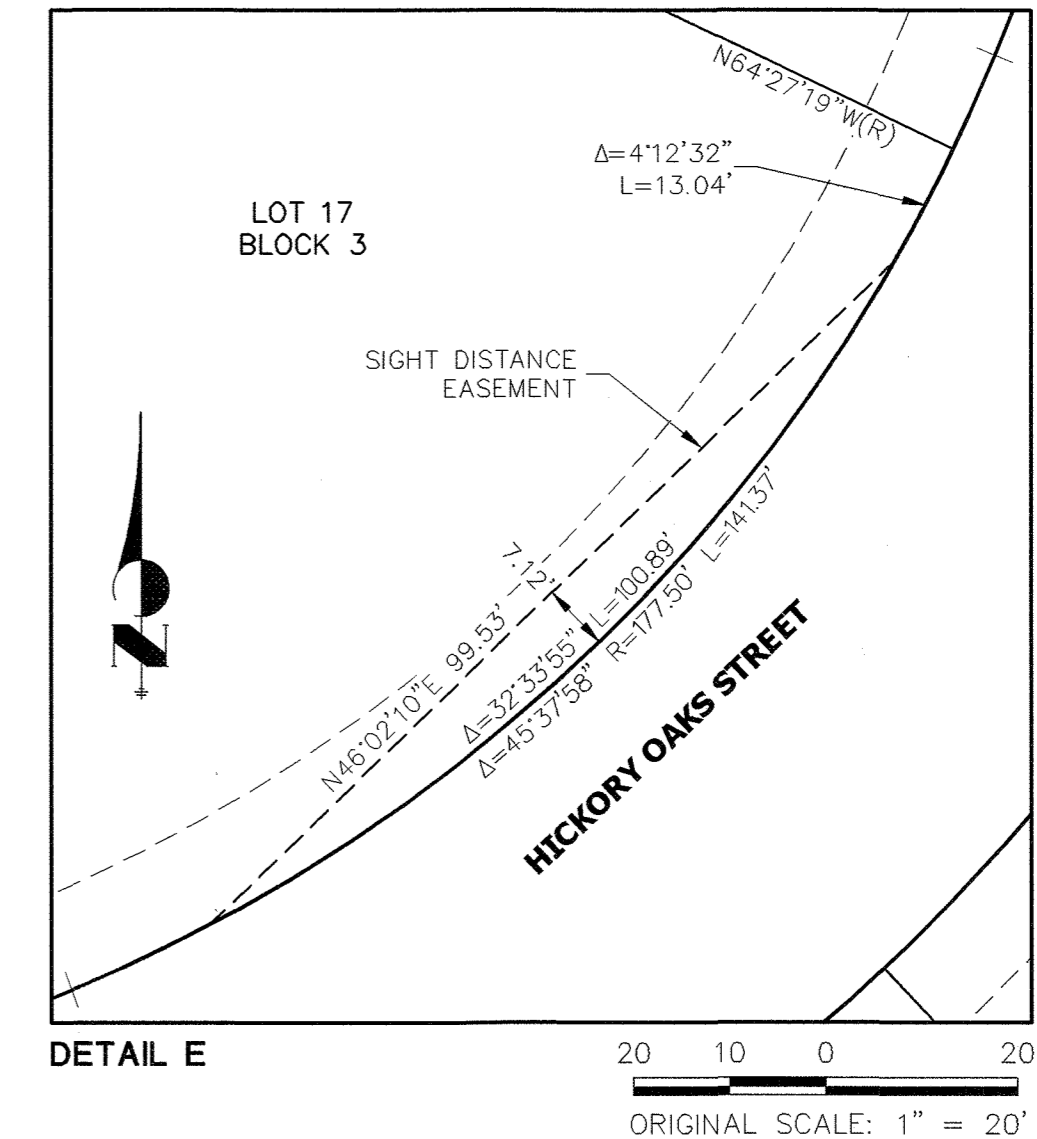
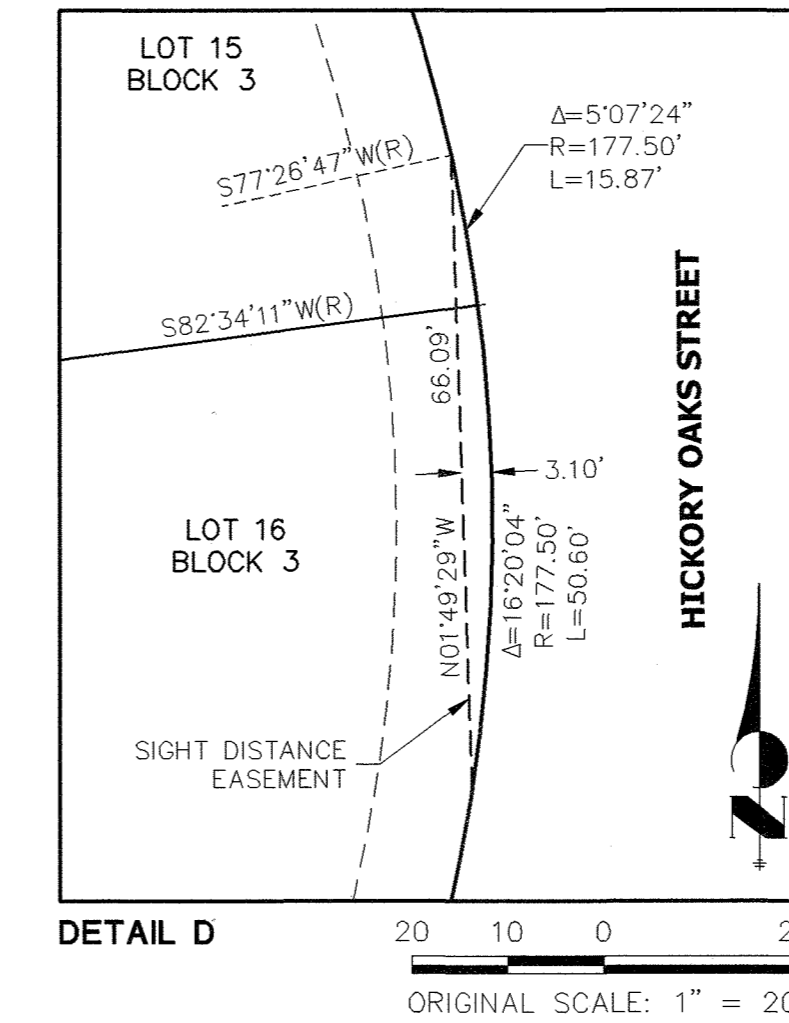
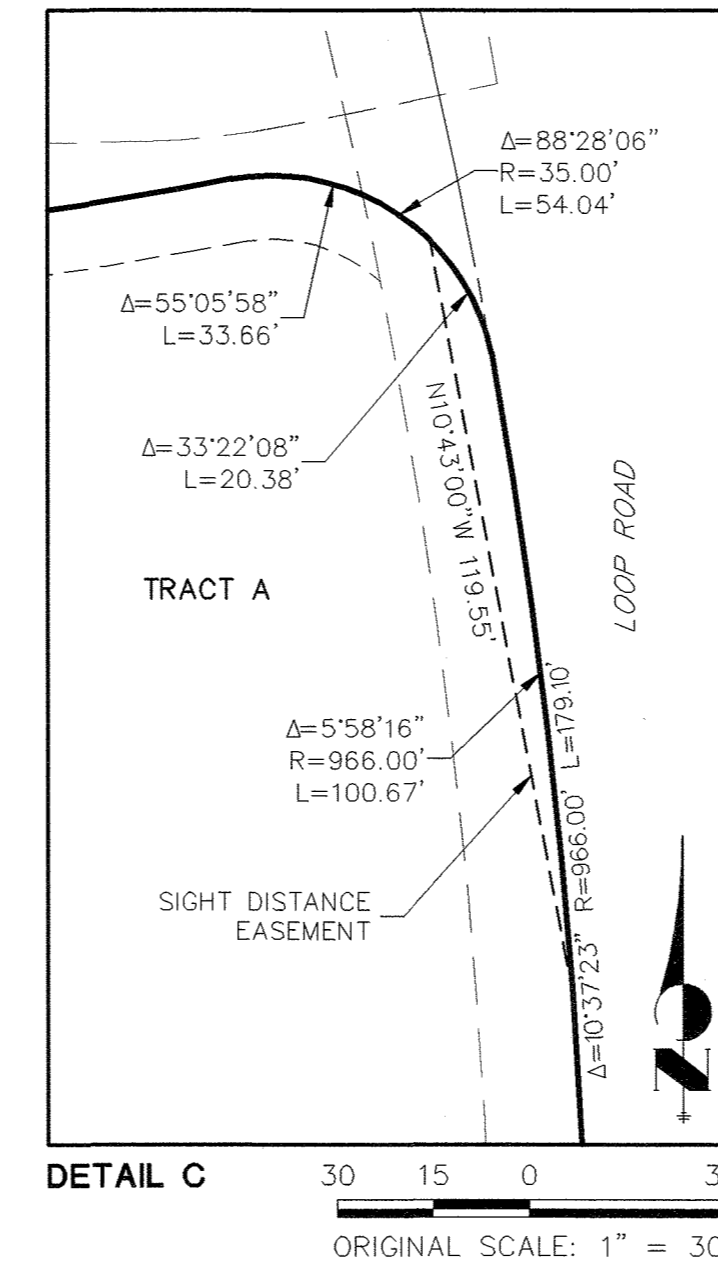
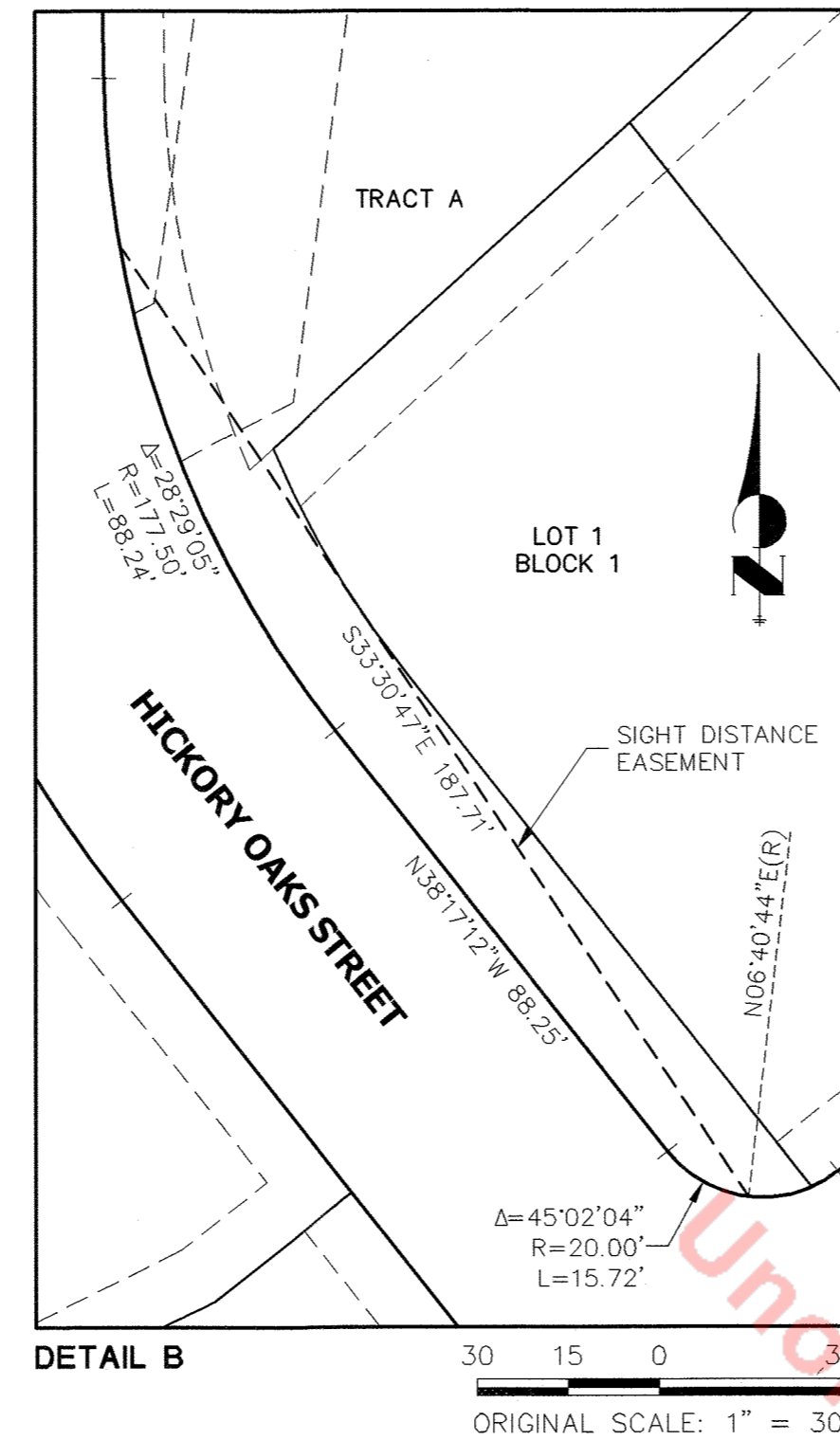
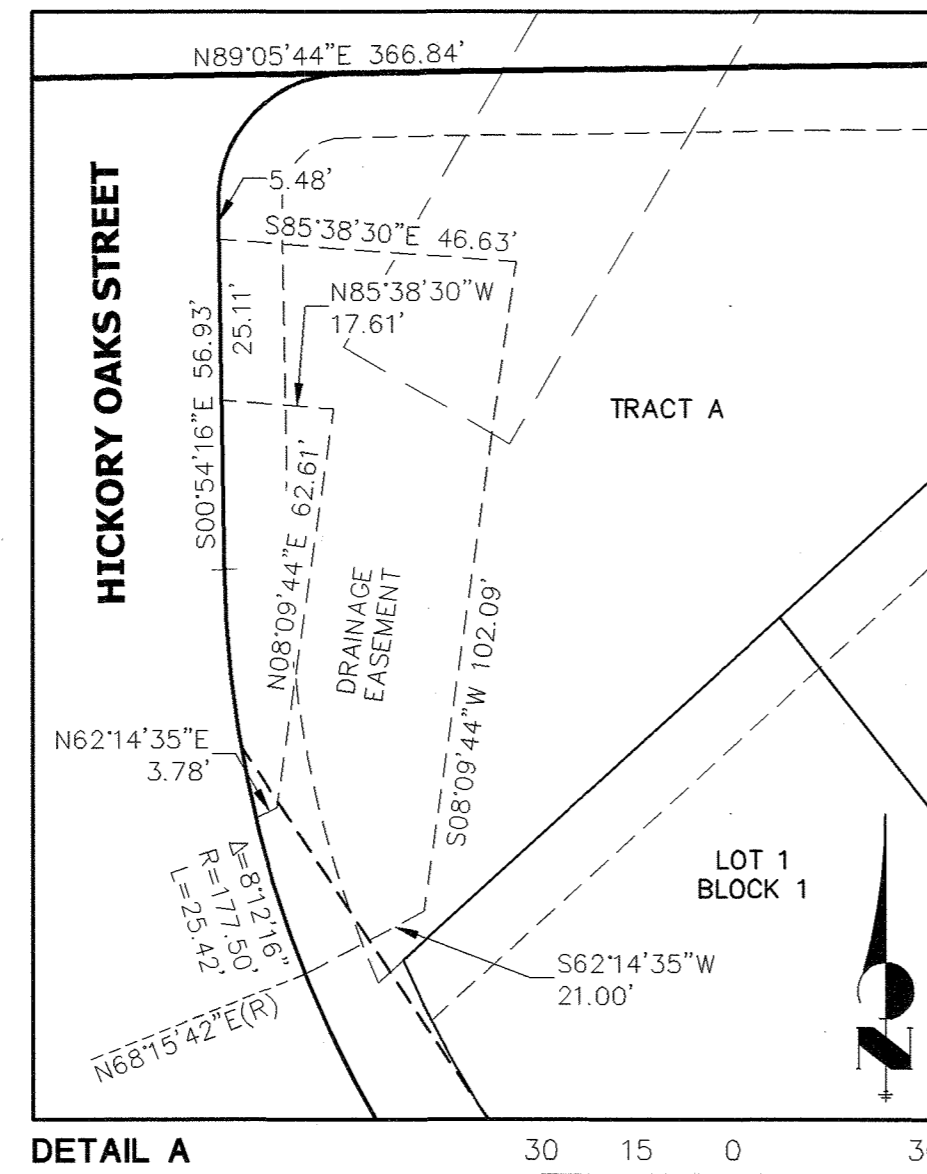
A PARCEL OF LAND BEING A PORTION OF SECTION 25,  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**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"
- \* LOT AFFECTED BY SIGHT DISTANCE EASEMENT, SEE SHEET 2, GENERAL NOTE NO. 7
- (R) RADIAL BEARING



NOTE: NO STRUCTURES, RETAINING WALLS AND THEIR COMPONENTS OR WINDOW WELLS MAY ENCRoACH INTO THE UTILITY EASEMENTS.



FINAL PLAT  
CRYSTAL VALLEY RANCH FILING NO.13  
JOB NO. 15635.30  
JUNE 25, 2020  
SHEET 10 OF 10  
PROJECT NO. PL18-0007



**J-R ENGINEERING**  
A Westrian Company