

LEGAL DESCRIPTION

A PARCEL OF LAND BEING TRACT T, CRYSTAL VALLEY RANCH - FILING NO. 2 1ST ADMINISTRATIVE REPLAT AS RECORDED AT RECEPTION NO. 2004128637 OF THE DOUGLAS COUNTY RECORDS AND OTHER LANDS LYING IN THE EAST 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 NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER N89°29'08"E, A DISTANCE OF 394.65 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER N89°29'08"E, 929.10 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER N89°30'45"E, A DISTANCE OF 408.05 FEET TO THE NORTHEAST CORNER OF SAID TRACT T;

THENCE ALONG THE EASTERLY LINE OF SAID TRACT T THE FOLLOWING THREE (3) COURSES:

- 1. S05°33'33"E, A DISTANCE OF 114.57 FEET;
2. S20°33'52"E, A DISTANCE OF 113.99 FEET;
3. S27°51'12"E, A DISTANCE OF 922.34 FEET;

THENCE S26°12'54"E, A DISTANCE OF 152.60 FEET TO A POINT ON A PARCEL OF LAND AS RECORDED AT RECEPTION NO. 2008012392 OF SAID DOUGLAS COUNTY RECORDS;

THENCE CONTINUING ALONG SAID PARCEL LINE THE FOLLOWING TWO (2) COURSES:

- 1. N65°14'01"E, A DISTANCE OF 45.00 FEET;
2. S24°45'59"E, A DISTANCE OF 479.45 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CRYSTAL VALLEY PARKWAY AS RECORDED AT RECEPTION NO. 2002037509 OF SAID DOUGLAS COUNTY RECORDS AND A POINT ON A CURVE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

- 1. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 934.00 FEET AND A CENTRAL ANGLE OF 18°33'33" (THE CHORD OF WHICH BEARS N74°42'43"W, 301.22 FEET), 302.54 FEET TO A POINT OF TANGENT;
2. ALONG SAID TANGENT N65°25'56"W, A DISTANCE OF 215.16 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,066.00 FEET AND A CENTRAL ANGLE OF 25°11'50", 468.80 FEET TO A POINT OF TANGENT;
4. ALONG SAID TANGENT S89°22'14"W, A DISTANCE OF 1,589.66 FEET;
5. THENCE S89°47'47"W, A DISTANCE OF 13.88 FEET;
6. THENCE N49°31'01"W, A DISTANCE OF 53.37 FEET TO THE SOUTHWEST CORNER OF TRACT P, CRYSTAL VALLEY RANCH FILING NO. 1 AS RECORDED AT RECEPTION NO. 2002087570 OF SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE EAST LINE OF SAID TRACT P THE FOLLOWING SIX (6) COURSES:

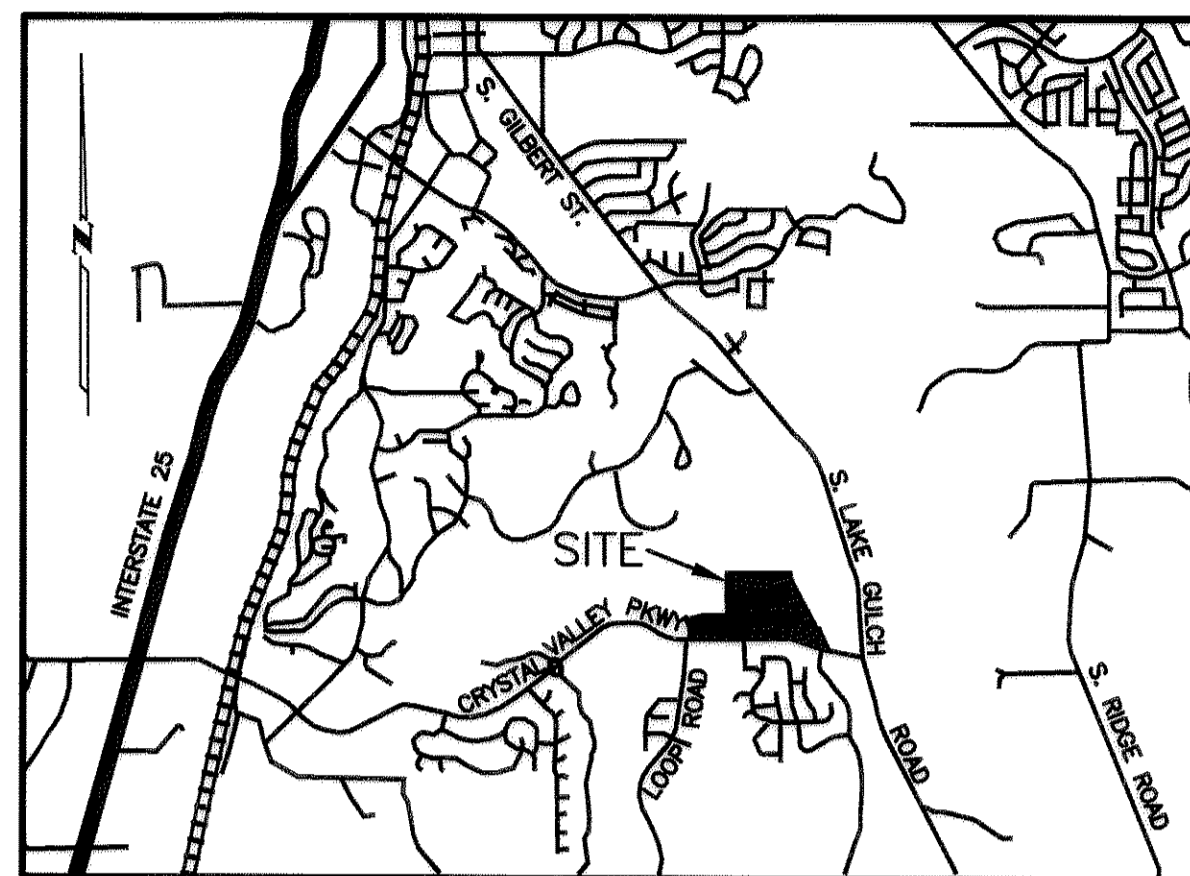
- 1. N00°17'14"W, A DISTANCE OF 41.15 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 29°28'27", 118.32 FEET TO A POINT OF TANGENT;
3. ALONG SAID TANGENT N29°45'41"W, A DISTANCE OF 159.73 FEET;
4. N60°14'19"E, A DISTANCE OF 227.43 FEET;
5. N89°22'14"E, A DISTANCE OF 394.66 FEET;
6. THENCE N01°38'19"W, A DISTANCE OF 885.68 FEET TO THE POINT OF BEGINNING, CONTAINING 2,453,591 SQUARE FEET OR 56.327 ACRES, MORE OR LESS.

GENERAL NOTES

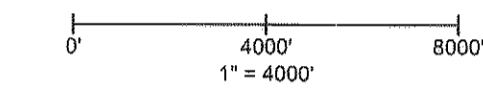
- 1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHWEST QUARTER THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. BEARS N89°29'08"E (ASSUMED). SAID LINE IS MONUMENTED AS SHOWN HEREON.
3. PROJECT BENCHMARK: BM "A" (TBM 950): FOUND CHISELED "X" ON TOP OF INLET; EAST SIDE OF LOOP ROAD APPROXIMATELY AT CENTERLINE STATION 37+75, NAVD 88, ELEVATION = 6569.94 FEET
4. FLOODPLAIN: TRACT B AND THE EAST ENTRANCE RIGHT-OF-WAY ARE WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0303F AND 08035C0304F, EFFECTIVE SEPTEMBER 30, 2005.
5. ALL UTILITIES AND SIGNAGE, DRAINAGE, ACCESS EASEMENTS SHOWN ON THE PLAT SHALL BE DEDICATED TO THE TOWN OF CASTLE ROCK.
6. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A (10) TEN-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE (5) 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.
7. 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 OF LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
8. LANDSCAPE MAINTENANCE WITHIN THE PERMANENT SLOPE EASEMENT, THE RIGHTS-OF-WAY AND MEDIANS WILL BE THE RESPONSIBILITIES OF THE HOME OWNERS ASSOCIATION. SCOPE OF MAINTENANCE WITHIN THE PERMANENT SLOPE EASEMENT SHALL INCLUDE LANDSCAPING, EROSION, AND DRAINAGE
9. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC CONTROL SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION 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.
10. THE LIMITED AGRICULTURAL ACCESS EASEMENT SHOWN IS TO BE GRANTED FOR THE SOLE USE OF LIMITED PERIODIC AGRICULTURAL ACCESS ONLY ON ADJACENT PARCEL 2505-241-00-001.
11. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EMK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. TITLE COMMITMENT NUMBER ABC70418609, EFFECTIVE DATE DECEMBER 01, 2014 PREPARED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.

CRYSTAL VALLEY RANCH FILING NO. 14 PLAT

A PARCEL OF LAND BEING TRACT T, CRYSTAL VALLEY RANCH - FILING NO. 2 1ST ADMINISTRATIVE REPLAT AS RECORDED AT RECEPTION NO. 2004128637 OF THE DOUGLAS COUNTY RECORDS AND OTHER LANDS LYING IN THE EAST HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO. 56.327 ACRES CONTAINING 142 RESIDENTIAL LOTS, 4 TRACTS AND A FUTURE SCHOOL OR DEVELOPMENT SITE



VICINITY MAP



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 SAME INTO LOTS, BLOCKS, TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CRYSTAL VALLEY RANCH FILING NO. 14. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, AND ALL UTILITY AND SIGNAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON, DRAINAGE AND UTILITY EASEMENTS, SIGHT DISTANCE EASEMENTS, PUBLIC ACCESS TO INCLUDE SIDEWALK EASEMENTS, 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, UNDER, ALONG, AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

TRACTS B AND D WILL BE CONVEYED TO THE CRYSTAL VALLEY RANCH MASTER ASSOCIATION BY SEPARATE DOCUMENT; TRACTS A AND C AND LOT 1, BLOCK 2 WILL BE CONVEYED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT.

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS CRYSTAL VALLEY RANCH FILING NO. 14, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

MAPLE GROVE LAND LIMITED PARTNERSHIP, A MINNESOTA LIMITED PARTNERSHIP, 7808 CREEKRIDGE CIRCL, BLOOMINGTON, MN 55439

JAMES DEVELOPMENT COMPANY, A MINNESOTA CORPORATION, GENERAL PARTNER

BY: James L. Ostenson, PRESIDENT

ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF December, 2014. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 6-1-2018

NOTARY PUBLIC NANCY SCHILD, STATE OF COLORADO, NOTARY ID 168048041, MY COMMISSION EXPIRES JUNE 1, 2018

PUTNAM CVR, L.L.C., A MINNESOTA LIMITED LIABILITY COMPANY, 2765 CASCO POINT ROAD, WAYATA, MN 55391-0783

BY: Richard A. Putnam, RICHARD A. PUTNAM

ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF December, 2014. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 6-1-2018

NOTARY PUBLIC NANCY SCHILD, STATE OF COLORADO, NOTARY ID 168048041, MY COMMISSION EXPIRES JUNE 1, 2018

CRYSTAL VALLEY RANCH DEVELOPMENT CO. AKA CRYSTAL VALLEY RANCH DEVELOPMENT CO, LLC A COLORADO LIMITED LIABILITY COMPANY

BY: Gregory W. Brown (MANAGER)

ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF December, 2014. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 6-1-2018

NOTARY PUBLIC NANCY SCHILD, STATE OF COLORADO, NOTARY ID 168048041, MY COMMISSION EXPIRES JUNE 1, 2018

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS CRYSTAL VALLEY RANCH FILING NO. 14, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

WAYNE E. BROWN FAMILY, L.L.C., A MINNESOTA LIMITED LIABILITY COMPANY, 1639 LARPEUR AVENUE WEST, ST. PAUL, MN 55113

BY: Gregory W. Brown, CHIEF MANAGER

ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF December, 2014. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 6-1-2018

NOTARY PUBLIC NANCY SCHILD, STATE OF COLORADO, NOTARY ID 168048041, MY COMMISSION EXPIRES JUNE 1, 2018

CRYSTAL VALLEY METROPOLITAN DISTRICT NO. 1

BY: Gregory B. Richmond

ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF December, 2014. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 3-1-2016

NOTARY PUBLIC HENRY J. CRAIG, STATE OF COLORADO, NOTARY ID 168048041, MY COMMISSION EXPIRES JUNE 1, 2018

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: Paul Donahue, AS Mayor, TOWN CLERK

ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF January, 2015. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 01-16-2016

NOTARY PUBLIC NANCY SCHILD, STATE OF COLORADO, NOTARY ID 168048041, MY COMMISSION EXPIRES JUNE 1, 2018

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. 14 PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS CRYSTAL VALLEY RANCH FILING NO. 14 PLAT ACCURATELY REPRESENTS THAT SURVEY.

I ATTEST THE ABOVE ON THIS 29th DAY OF December, 2014.

STEPHEN H. HARDING, PLS #29040 FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

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. 14 HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

JAMES J. MILL, PROFESSIONAL ENGINEER, COLORADO P.E. NO. 29265, FOR AND ON BEHALF OF LEGACY ENGINEERING, INC. DATE 12-29-14

TITLE CERTIFICATE

I, Sean Parker, BEING 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 DEDICATION.

SIGNED THIS 29th DAY OF December, 2014.

AUTHORIZED REPRESENTATIVE LAND TITLE GUARANTEE COMPANY

WATER RIGHTS DEDICATION AGREEMENT

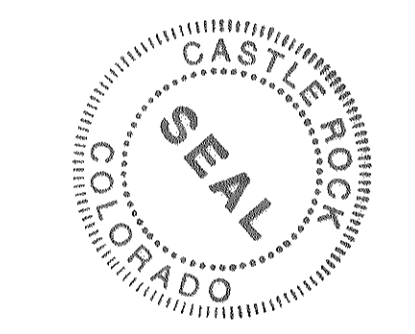
THE PROVISIONS OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CRYSTAL VALLEY RANCH SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED FEBRUARY 24, 2012 AT RECEPTION NO. 2012013156 AND ACCORDINGLY 145.33 SFE ARE DEBITED FROM THE WATER BANK.

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.

TOWN MANAGER Mark Stearns

ATTEST: TOWN CLERK Coley Muir



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 5th DAY OF January, 2015.

DIRECTOR OF DEVELOPMENT SERVICES

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)) SS COUNTY OF DOUGLAS))

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 6th DAY OF February, 2014 A.D., AT 3:30 A.M.(P.M.) AND WAS RECORDED

AT RECEPTION NUMBER 2015007384

DOUGLAS COUNTY CLERK AND RECORDER ANDREW MARTIN, DEPUTY

LAND USE SUMMARY

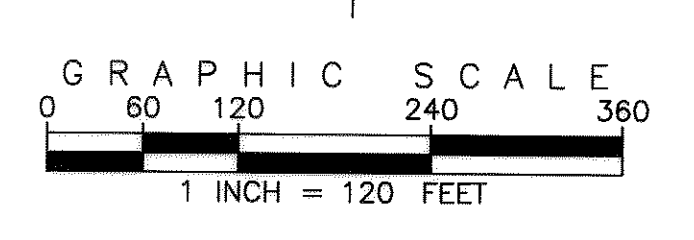
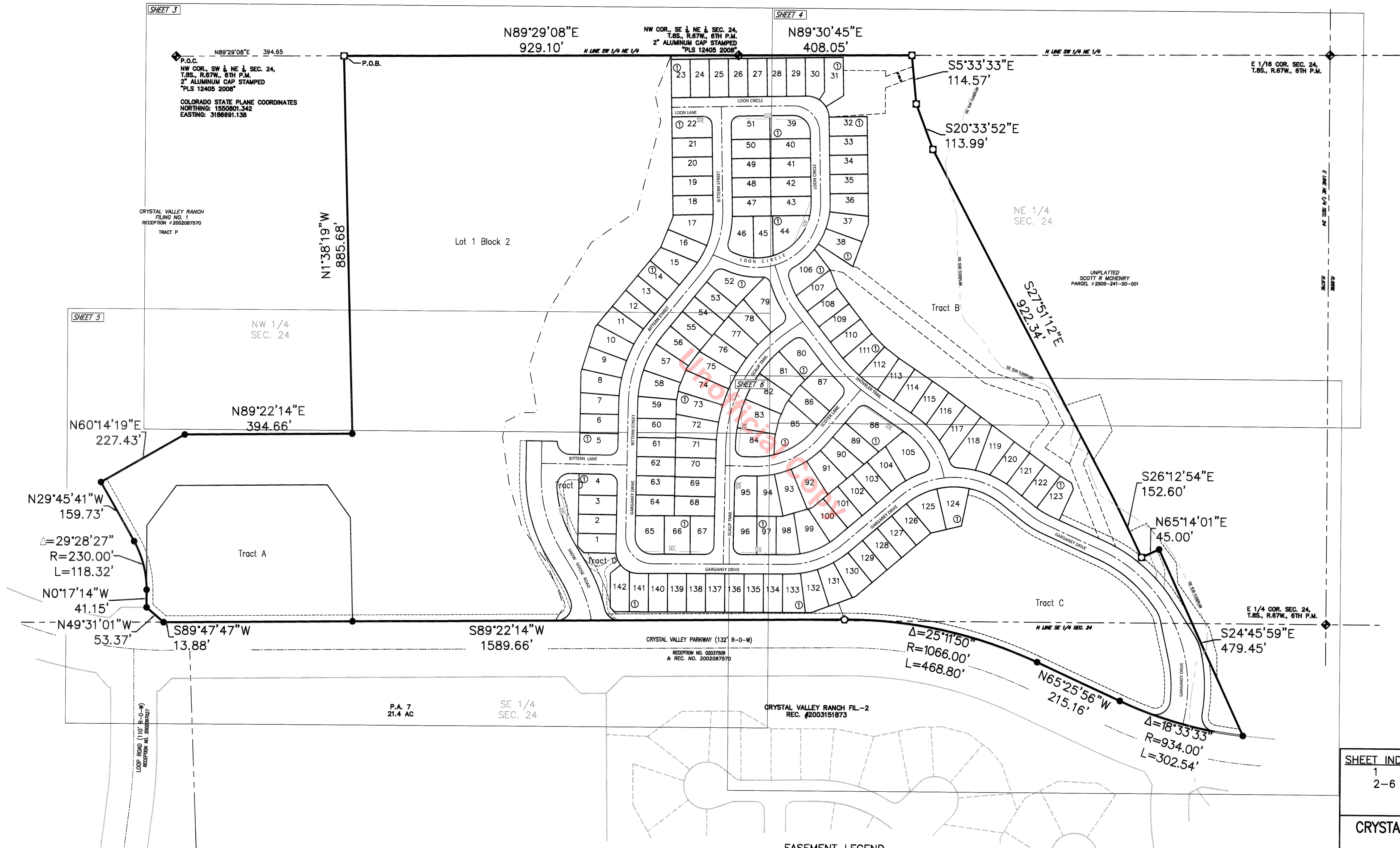
(INFORMATION ON SHEET 2)

PROJECT NO. PL14-0008

EMK CONSULTANTS, INC. LAND DEVELOPMENT ENGINEERING & SURVEYING. CRYSTAL VALLEY RANCH FILING NO. 14 PLAT. APPLICANT/DEVELOPER CRYSTAL VALLEY RANCH DEVELOPMENT CO. LLC. SHEET INDEX: 1 COVER SHEET, 2-6 PLAT.

CRYSTAL VALLEY RANCH FILING NO. 14 PLAT

A PARCEL OF LAND BEING TRACT T, CRYSTAL VALLEY RANCH - FILING NO. 2 1ST ADMINISTRATIVE REPLAT AS RECORDED AT RECEPTION NO. 2004128637 OF THE DOUGLAS COUNTY RECORDS AND OTHER LANDS LYING IN THE EAST HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO. 56.327 ACRES CONTAINING 142 RESIDENTIAL LOTS, 4 TRACTS AND A FUTURE SCHOOL OR DEVELOPMENT SITE



LAND SUMMARY TABLE

LAND	AREA(Ac)	OWNERSHIP/MAINTENANCE	DESCRIPTION	ZONING	USAGE TYPE
TRACT A	3.40	TOWN OF CASTLE ROCK	POND 512	OSD	REGIONAL POND
TRACT B	6.37	CVR MASTER HOA (SEE NOTE)	OSP PER PD	OSP	OPEN SPACE/UTILITIES/DRAINAGE/PEDESTRIAN ACCESS
TRACT C	4.39	TOWN OF CASTLE ROCK	POND 511	OSD	REGIONAL POND
TRACT D	0.52	CVR MASTER HOA (SEE NOTE)	OSP	OSP	OPEN SPACE/UTILITIES/DRAINAGE
LOT 1 BLOCK 2	20.17	TOWN OF CASTLE ROCK	FUTURE SCHOOL OR DEVELOPMENT	R-MF-24	POSSIBLE SCHOOL OR DEVELOPMENT
TOTAL	34.85				

NOTE: TRACT B AND TRACT D ARE TO BE CONVEYED BY SEPARATE INSTRUMENT

EASEMENT LEGEND

- UE/SIGN UTILITY AND SIGNAGE EASEMENT
- UE UTILITY EASEMENT
- DRG DRAINAGE EASEMENT
- SE SIDEWALK EASEMENT
- SDE SIGHT DISTANCE EASEMENT
- EXISTING EASEMENT
- PROPOSED EASEMENT
- AREA COVERED BY SIGHT EASEMENT
- GRADING/SLOPE EASEMENT AS DESCRIBED

SURVEY MONUMENTS LEGEND

- ◆ PUBLIC LAND SURVEY MONUMENT AS NOTED
- SET 18" LONG #5 REBAR WITH 1 1/4" ALUMINUM CAP, PLS 29040
- FOUND NO. 5 REBAR WITH NO CAP
- FOUND NO. 5 REBAR WITH CAP PLS NO. 37054

PROJECT NO. PL14-0008

SHEET INDEX

- 1 COVER SHEET
- 2-6 PLAT SHEET

CRYSTAL VALLEY RANCH FILING NO. 14

DATE PREPARED: DECEMBER, 2014
 APPLICANT/DEVELOPER
 CRYSTAL VALLEY RANCH DEVELOPMENT CO. LLC
 CASTLE ROCK, CO 80104
 CONTACT: GREGORY BROWN
 (303) 814-6862

PREPARED BY

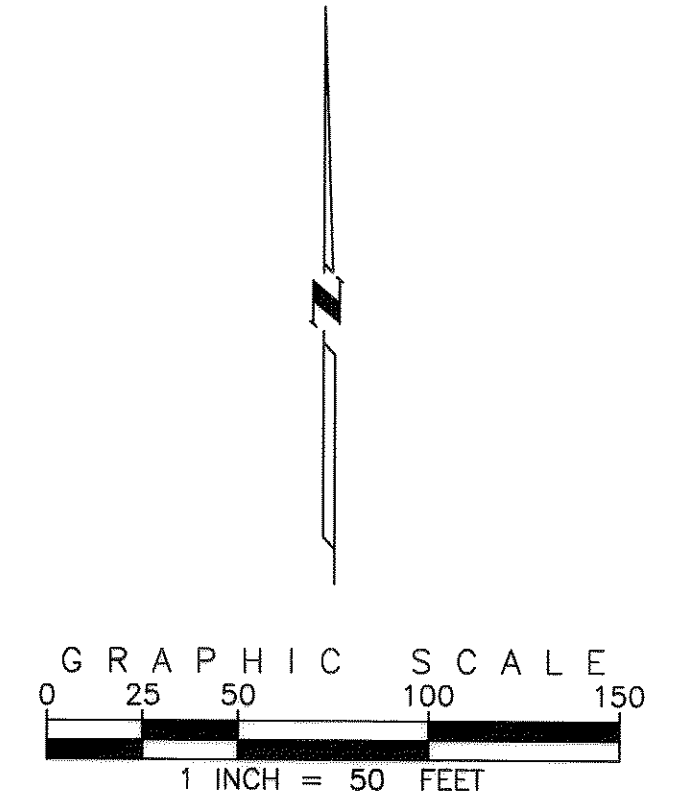
EMK CONSULTANTS, INC.
 LAND DEVELOPMENT
 ENGINEERING & SURVEYING
 7006 SOUTH ALTON WAY, BLDG. F
 CENTENNIAL, COLORADO 80112-2019
 (303) 894-1520 www.EMKC.com
 JOB NO. 12859.00

CRYSTAL VALLEY RANCH FILING NO. 14 PLAT

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N89°30'45"E
408.05'
N LINE SW 1/4 NE 1/4

E 1/16 COR. SEC. 24,
T.8S., R.67W., 6TH P.M.



SURVEY MONUMENTS LEGEND

- ◆ PUBLIC LAND SURVEY MONUMENT AS NOTED
- SET 18" LONG #5 REBAR WITH 1 1/4" ALUMINUM CAP, PLS 29040
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EASEMENT LEGEND

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PROJECT NO. PL14-0008

SHEET INDEX	
1	COVER SHEET
2-6	PLAT SHEET

CRYSTAL VALLEY RANCH FILING NO. 14

DATE PREPARED: DECEMBER, 2014
 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) 694-1520 www.EMKC.com

PLAT SHEET 4 OF 6

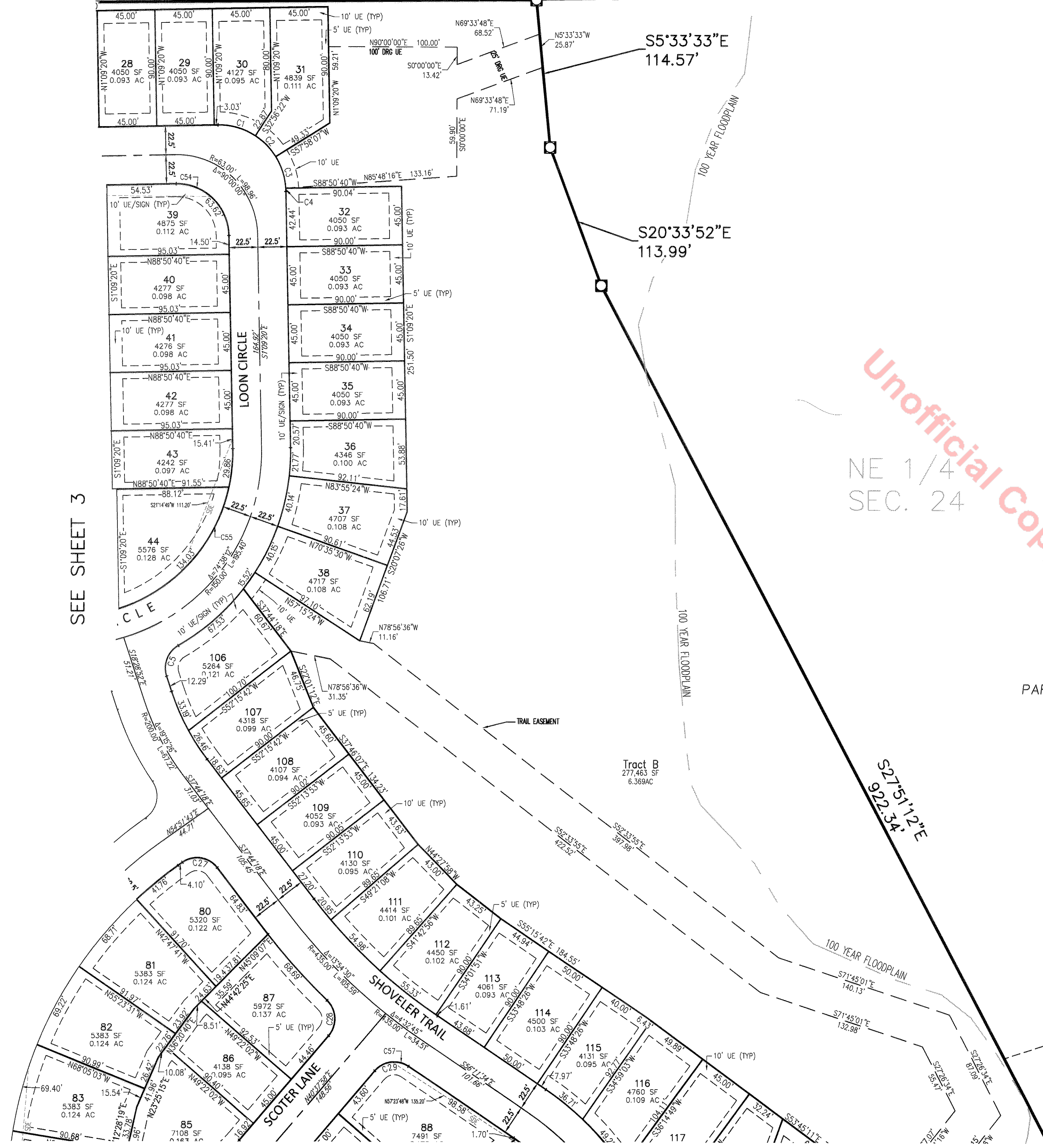
SEE SHEET 3

SEE SHEET 6

Unofficial Copy

NE 1/4
SEC. 24

UNPLATTED
SCOTT R MCHENRY
PARCEL #2505-241-00-001



E LINE NE 1/4 SEC. 24

R.67W.
R.66W.

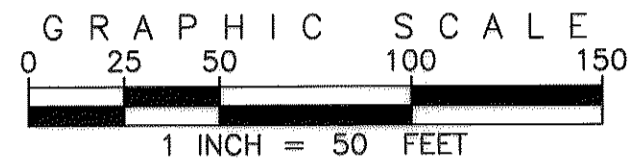
SLOPE EASEMENT AREA
OUTSIDE PLAT TO BE FILED
BY SEPARATE DOCUMENT

CRYSTAL VALLEY RANCH FILING NO. 14 PLAT

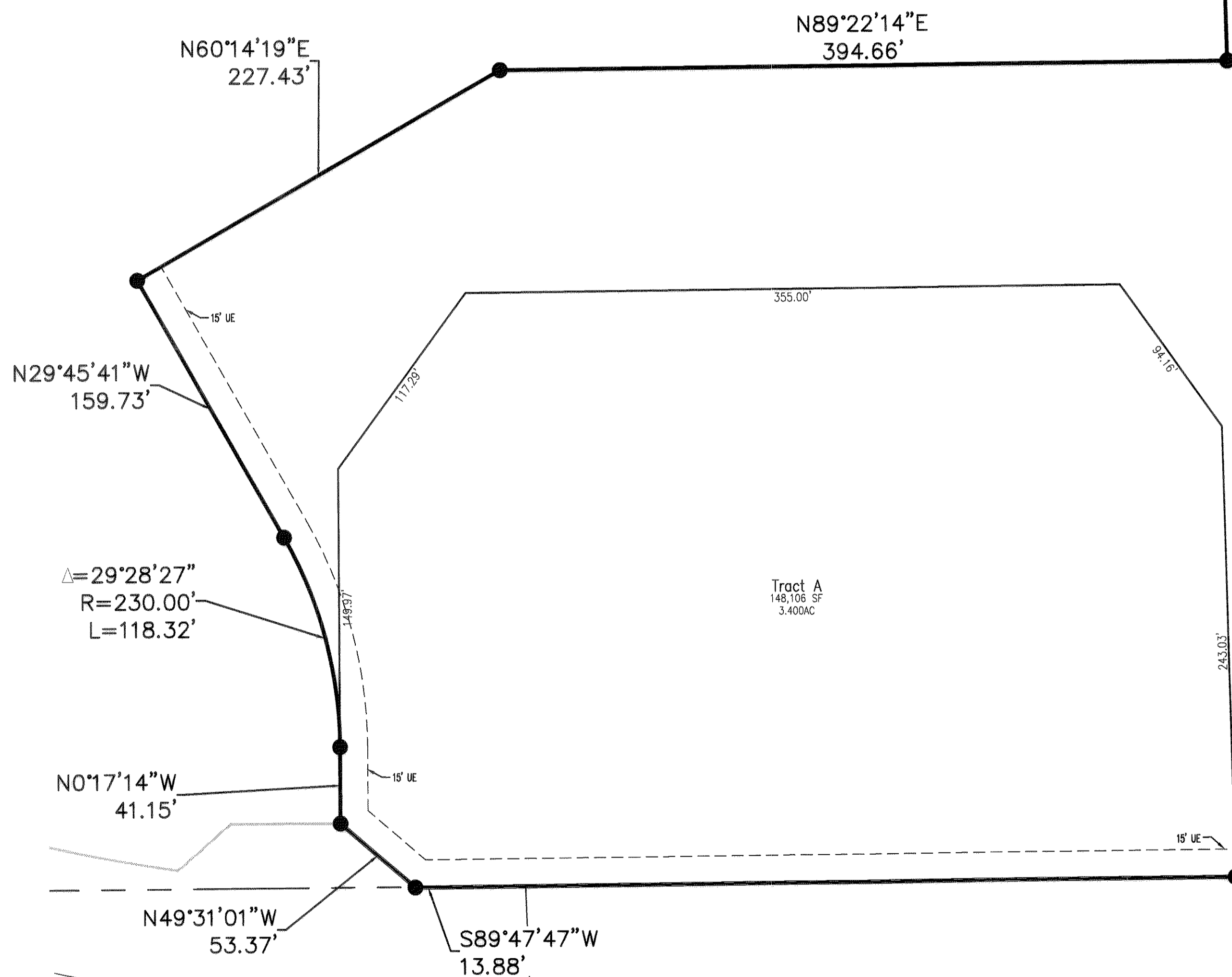
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NW 1/4
SEC. 24

SEE SHEET 3

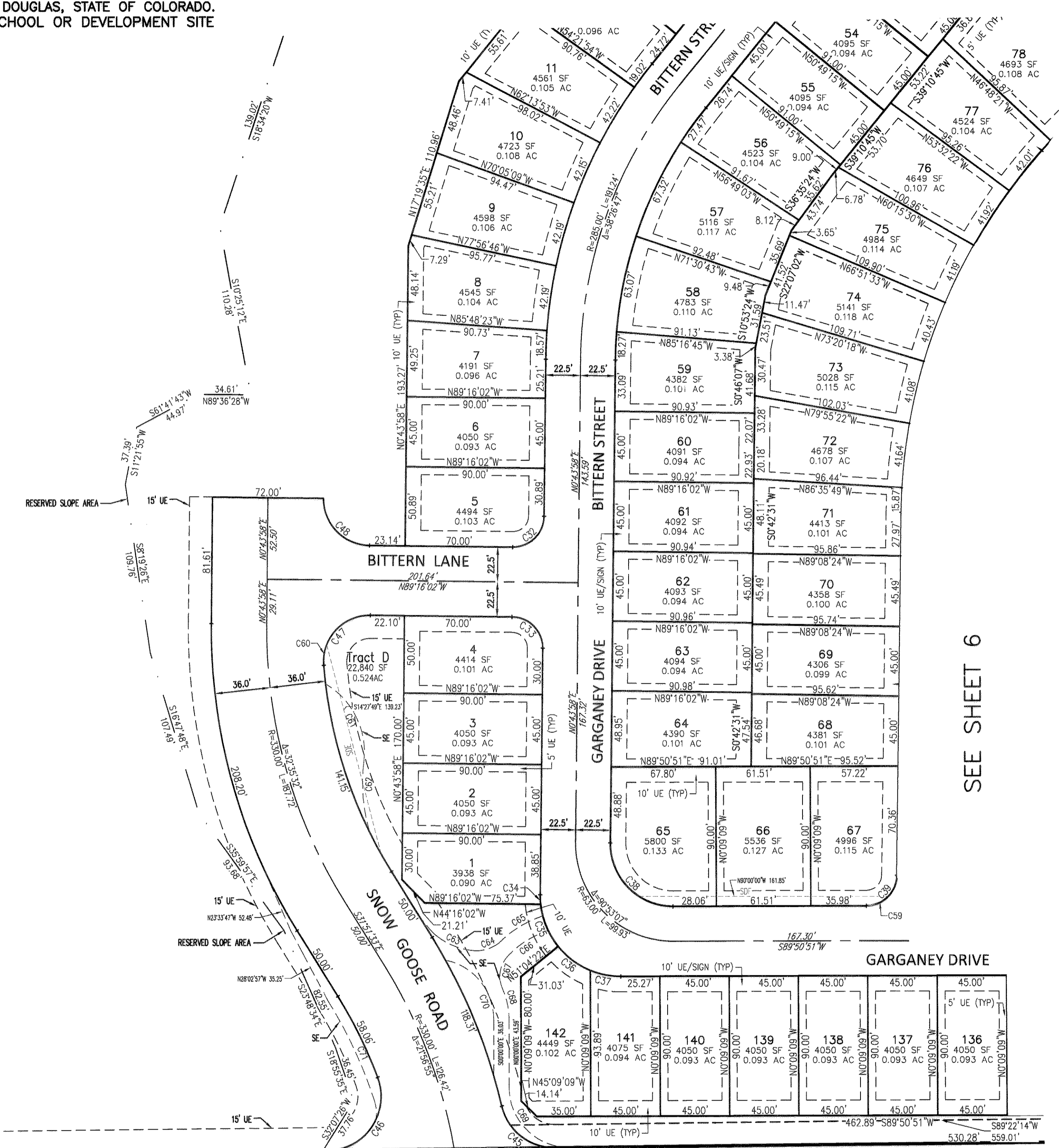


CRYSTAL VALLEY RANCH
FILING NO. 1
RECEPTION #2002087570
TRACT P



Lot 1 Block 2
578,695 SF
20.171 AC

Unofficial Copy



SEE SHEET 6

PROJECT NO. PL14-0008

SHEET INDEX	
1	COVER SHEET
2-6	PLAT SHEET

CRYSTAL VALLEY RANCH FILING NO. 14

DATE PREPARED: DECEMBER, 2014

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
7008 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1520 www.EMKC.com
JOB NO. 12859.00

PLAT SHEET 5 OF 6

EASEMENT LEGEND

- UE/SIGN UTILITY AND SIGNAGE EASEMENT
- UE UTILITY EASEMENT
- DRG DRAINAGE EASEMENT
- SE SIDEWALK EASEMENT
- SDE SIGHT DISTANCE EASEMENT
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ////// AREA COVERED BY SIGHT EASEMENT
- - - GRADING/SLOPE EASEMENT AS DESCRIBED

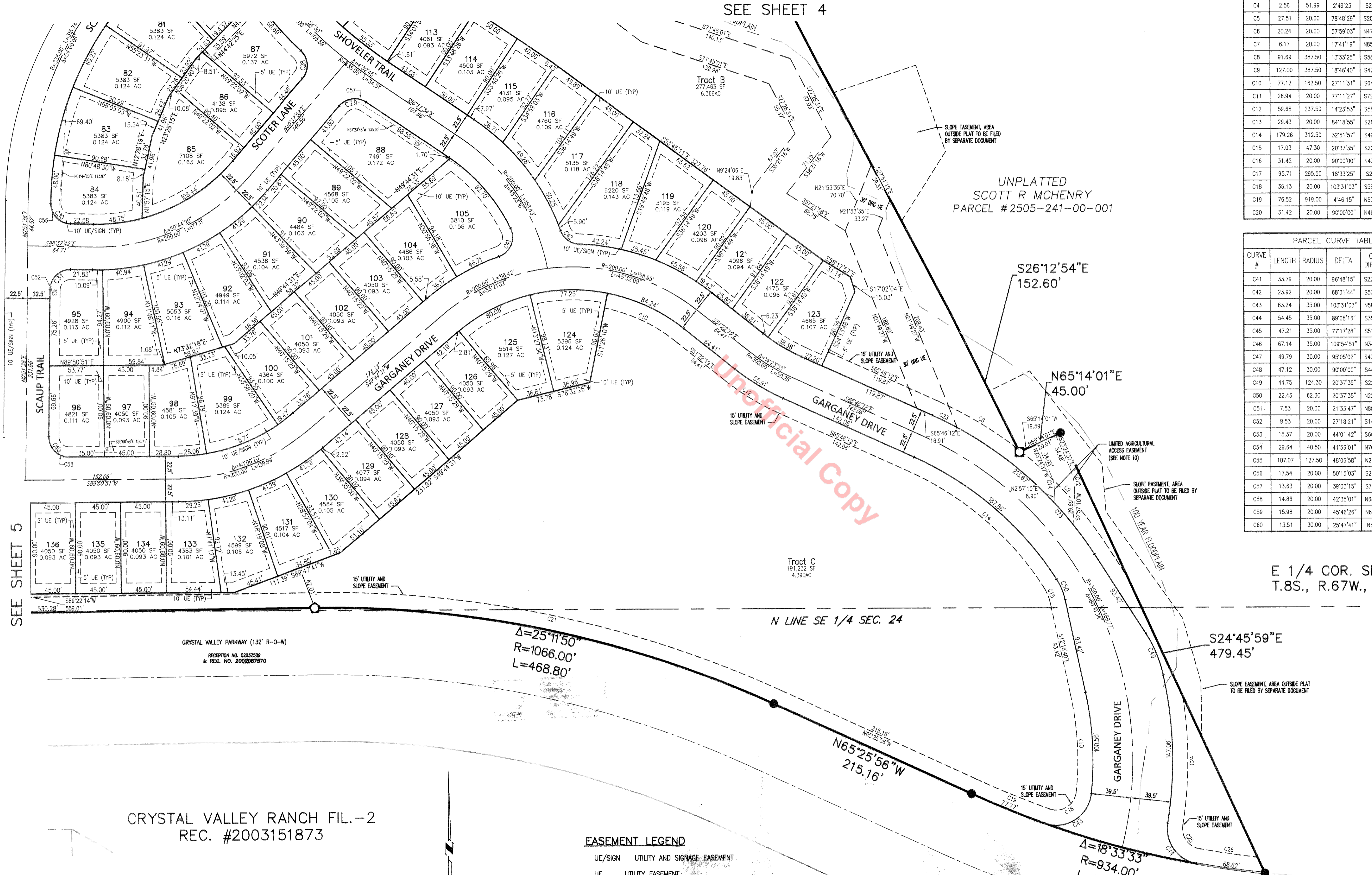
SURVEY MONUMENTS LEGEND

- ◆ PUBLIC LAND SURVEY MONUMENT AS NOTED
- SET 18" LONG #5 REBAR WITH 1 1/4" ALUMINUM CAP, PLS 29040
- FOUND NO. 5 REBAR WITH NO CAP
- FOUND NO. 5 REBAR WITH CAP PLS NO. 37054

CRYSTAL VALLEY RANCH FILING NO. 14 PLAT

A PARCEL OF LAND BEING TRACT T, CRYSTAL VALLEY RANCH - FILING NO. 2 1ST ADMINISTRATIVE REPLAT AS RECORDED AT RECEPTION NO. 2004128637 OF THE DOUGLAS COUNTY RECORDS AND OTHER LANDS LYING IN THE EAST HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, 56.327 ACRES CONTAINING 142 RESIDENTIAL LOTS, 4 TRACTS AND A FUTURE SCHOOL OR DEVELOPMENT SITE

SEE SHEET 4



PARCEL CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	30.94	52.00	34°05'42"	S74°06'29"E	30.49
C2	22.72	52.00	25°01'45"	S44°32'45"E	22.54
C3	25.87	52.00	28°29'57"	S17°46'54"E	25.60
C4	2.56	51.99	2°49'23"	S2°09'22"E	2.56
C5	27.51	20.00	78°48'29"	S20°55'22"W	25.39
C6	20.24	20.00	57°59'03"	N47°28'24"W	19.39
C7	6.17	20.00	17°41'19"	N85°18'35"W	6.15
C8	91.69	387.50	13°33'25"	S58°59'29"E	91.47
C9	127.00	387.50	18°46'40"	S42°17'35"E	126.43
C10	77.12	162.50	27°11'31"	S64°58'04"E	76.40
C11	26.94	20.00	77°11'27"	S72°57'29"W	24.95
C12	59.68	237.50	14°23'53"	S58°34'15"E	59.53
C13	29.43	20.00	84°18'55"	S26°17'19"E	28.85
C14	179.26	312.50	32°51'57"	S49°20'13"E	176.81
C15	17.03	47.30	20°37'35"	S22°35'27"E	16.94
C16	31.42	20.00	90°00'00"	N43°50'40"E	28.28
C17	95.71	295.50	18°33'25"	S29°59'57"E	95.29
C18	36.13	20.00	103°31'03"	S58°02'17"W	31.42
C19	76.52	919.00	4°46'15"	N87°49'04"W	76.50
C20	31.42	20.00	90°00'00"	N46°09'20"W	28.28

PARCEL CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C21	475.40	1081.00	25°11'50"	N78°01'51"W	471.57
C22	31.22	20.00	89°25'38"	N10°08'54"E	28.14
C23	27.39	372.50	4°12'46"	N63°39'49"W	27.38
C24	128.43	404.50	18°11'27"	S0°15'36"W	127.89
C25	31.11	20.00	89°08'16"	S35°12'48"E	28.07
C26	58.55	919.02	3°39'02"	S81°38'27"E	58.54
C27	30.51	20.00	87°23'59"	N81°26'18"W	27.64
C28	30.36	20.00	86°58'30"	N25°11'17"W	27.53
C29	29.03	20.00	83°10'28"	S82°13'12"W	26.55
C30	31.07	20.00	89°01'11"	S44°07'07"E	28.04
C31	31.59	20.00	90°30'41"	S48°06'57"W	28.41
C32	31.42	20.00	90°00'00"	N45°43'58"E	28.28
C33	31.42	20.00	90°00'00"	S44°16'02"E	28.28
C34	6.17	52.00	6°47'44"	S23°59'54"E	6.16
C35	29.83	52.00	32°51'53"	S22°29'42"E	29.42
C36	26.25	52.00	28°55'13"	N53°23'15"W	25.97
C37	95.71	295.50	18°33'25"	S29°59'57"E	95.29
C38	64.24	40.50	90°53'07"	S44°42'35"E	57.72
C39	31.06	20.00	88°59'14"	N45°21'14"E	28.03
C40	31.77	20.00	91°00'46"	N44°38'46"W	28.53

PARCEL CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C41	33.79	20.00	96°48'15"	S22°40'57"W	29.91
C42	23.92	20.00	68°31'44"	S53°51'23"E	22.52
C43	63.24	35.00	103°31'03"	N58°02'17"E	54.98
C44	54.45	35.00	89°08'16"	S35°12'48"E	49.12
C45	47.21	35.00	77°17'28"	S51°59'02"E	43.72
C46	67.14	35.00	108°54'51"	N34°24'48"E	57.31
C47	48.79	30.00	85°05'02"	S43°11'27"W	44.27
C48	47.12	30.00	90°00'00"	S44°16'02"E	42.43
C49	44.75	124.30	20°37'35"	S22°35'27"E	44.51
C50	22.43	62.30	20°37'35"	N22°35'27"W	22.31
C51	7.53	20.00	21°33'47"	N80°22'26"W	7.48
C52	9.53	20.00	27°18'21"	S14°30'47"W	9.44
C53	15.37	20.00	44°01'42"	S66°49'49"W	14.99
C54	29.84	40.50	41°56'01"	N70°11'19"W	28.98
C55	107.07	127.50	48°06'58"	N27°54'09"E	103.95
C56	17.54	20.00	50°15'03"	S24°44'03"E	16.98
C57	13.63	20.00	39°03'15"	S75°43'11"E	13.37
C58	14.86	20.00	42°35'01"	N68°51'39"W	14.52
C59	15.98	20.00	45°46'26"	N66°57'38"E	15.56
C60	13.51	30.00	25°47'41"	N8°32'47"E	13.39

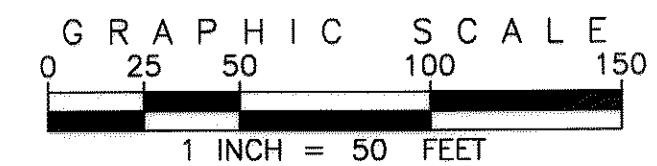
PARCEL CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C61	99.35	51.00	66°40'36"	N25°56'40"W	56.06
C62	46.38	106.81	24°52'46"	N5°02'45"W	46.01
C63	25.27	45.71	31°40'25"	N88°28'44"W	24.95
C64	18.17	24.14	43°07'56"	S74°07'06"W	17.75
C65	33.61	71.56	28°54'32"	S58°31'13"W	33.30
C66	31.18	61.56	29°01'17"	N57°47'34"E	30.85
C67	22.33	19.00	67°20'51"	N8°36'31"E	21.07
C68	20.58	49.00	24°03'55"	N12°01'57"W	20.43
C69	61.31	39.00	90°04'30"	N48°02'15"W	55.19
C70	53.53	39.00	78°38'08"	S39°19'04"E	49.42
C71	71.15	287.00	14°12'13"	N24°53'05"W	70.96
C72	27.61	60.00	78°21'47"	S10°13'43"E	27.36
C73	29.00	372.50	4°27'41"	N40°39'20"W	29.00
C74	18.40	40.00	28°21'47"	N10°13'43"W	18.24

SEE SHEET 5

E 1/4 COR. SEC. 24, T.8S., R.67W., 6TH P.M.

CRYSTAL VALLEY RANCH FIL.-2 REC. #2003151873

- SURVEY MONUMENTS LEGEND**
- ◆ PUBLIC LAND SURVEY MONUMENT AS NOTED
 - SET 18" LONG #5 REBAR WITH 1 1/4" ALUMINUM CAP, PLS 29040
 - FOUND NO. 5 REBAR WITH NO CAP
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- EASEMENT LEGEND**
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PROJECT NO. PL14-0008

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