

CRYSTAL VALLEY RANCH FILING NO. 15 PLAT, AMENDMENT NO. 1

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:

TRACT J, CRYSTAL VALLEY RANCH FILING NO. 15 PLAT, RECORDED UNDER RECEPTION NO. 2018034458 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN.

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. 15 PLAT, AMENDMENT NO. 1.

THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK, FOR PURPOSES OF OWNERSHIP AND MAINTENANCE, ALL THE STREETS AND 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 1 DAY OF June, 2018

BY JON SHUMAKER AS authorized signatory OF CRYSTAL VALLEY RECOVERY ACQUISITION, LLC

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES June 1, 2022

[Signature]
NOTARY PUBLIC

HSINYI LONKER
Notary Public, State of New York
No. 0102622974
Qualified in Westchester County
Commission Expires June 1, 2022

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°14'58"W.
- LANDSCAPE MAINTENANCE IN RIGHT-OF-WAY AND MEDIAN WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- 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.
- THIS SURVEY 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-772530-CO, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED OCTOBER 31, 2016 AT 5:00 P.M.

FLOODPLAIN:

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



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

SHEET INDEX

1.	COVER PAGE
2.-6.	PLAT

SITE SUMMARY TABLE

	COUNT	AREA (AC)
RIGHT-OF-WAY	1 PARCEL	9.18
BUILDING LOTS	241 LOTS	31.84
PRIVATE OPEN SPACE	11 TRACTS	5.81
TOTAL		46.83

TRACT USE TABLE

	SQUARE FEET/ACRES	OWNERSHIP	MAINTENANCE	USAGE
TRACT A	58 / 0.0013	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE/MAILBOX KIOSK
TRACT B	53 / 0.0012	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE/MAILBOX KIOSK
TRACT C	231 / 0.0053	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE/MAILBOX KIOSK/S.D.E.
TRACT D	12,945 / 0.2972	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE
TRACT E	91,197 / 2.0936	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE
TRACT F	52 / 0.0012	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE/MAILBOX KIOSK
TRACT G	52 / 0.0012	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE/MAILBOX KIOSK
TRACT H	52 / 0.0012	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE/MAILBOX KIOSK
TRACT I	1,296 / 0.0297	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE/S.D.E.
TRACT J	702 / 0.0161	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE/S.D.E.
TRACT L	146,441 / 3.3618	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE/DRAINAGE

- TRACT TABLE NOTES:**
- THERE IS NO TRACT "I"
 - S.D.E. = SIGHT DISTANCE EASEMENT

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 8th DAY OF June, 2018

AUTHORIZED REPRESENTATIVE
Beverly M. Carlson
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY PUBLIC:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF June, 2018 BY Beverly M. Carlson AS AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES Jan 5th 2020

Carrie L. Burgess
NOTARY PUBLIC

CARRIE LYNE BURGESS
Notary Public
State of Colorado
Notary ID 2016400288
My Commission Expires Jan 5, 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 11th DAY OF June, 2018

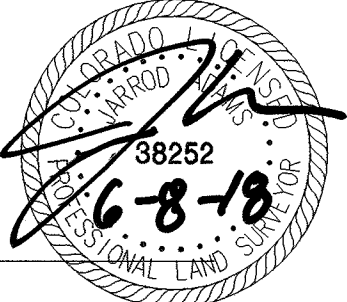
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

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 247.66 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 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.

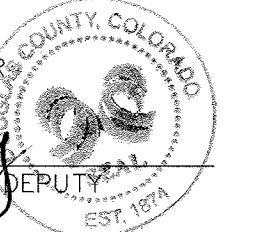


JARROD ADAMS
COLORADO P.L.S. NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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 8:41 A.M. ON THE 14th DAY OF June, 2018 AT RECEPTION NO. 2018035704

DOUGLAS COUNTY CLERK AND RECORDER
[Signature]
DEPUTY



CONTACTS

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

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

COVER PAGE
CRYSTAL VALLEY RANCH
FILING NO. 15 PLAT,
AMENDMENT NO. 1
JOB NO. 15635.60
MAY 30, 2018
SHEET 1 OF 6



CRYSTAL VALLEY RANCH FILING NO. 15 PLAT, AMENDMENT NO. 1

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" = 400'

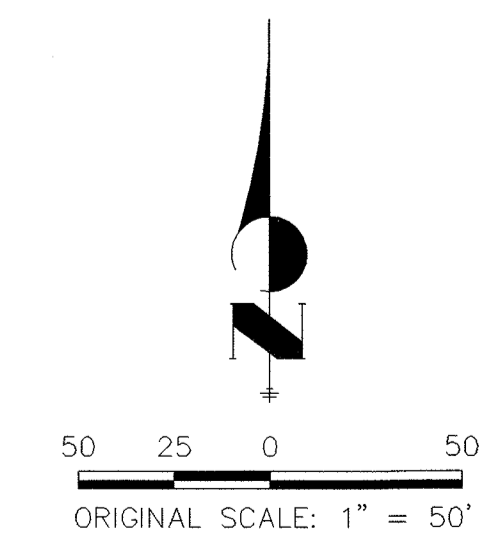
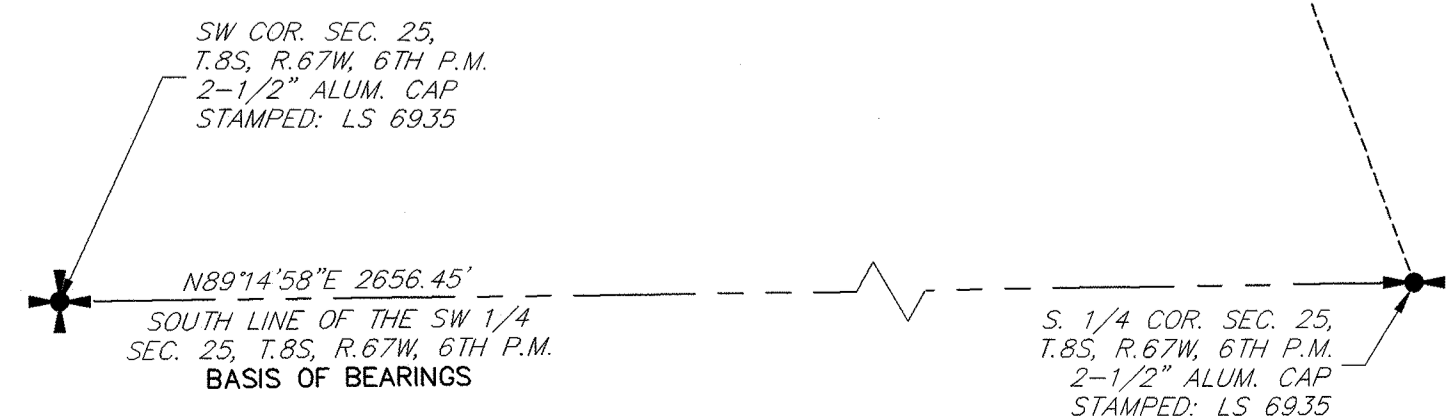
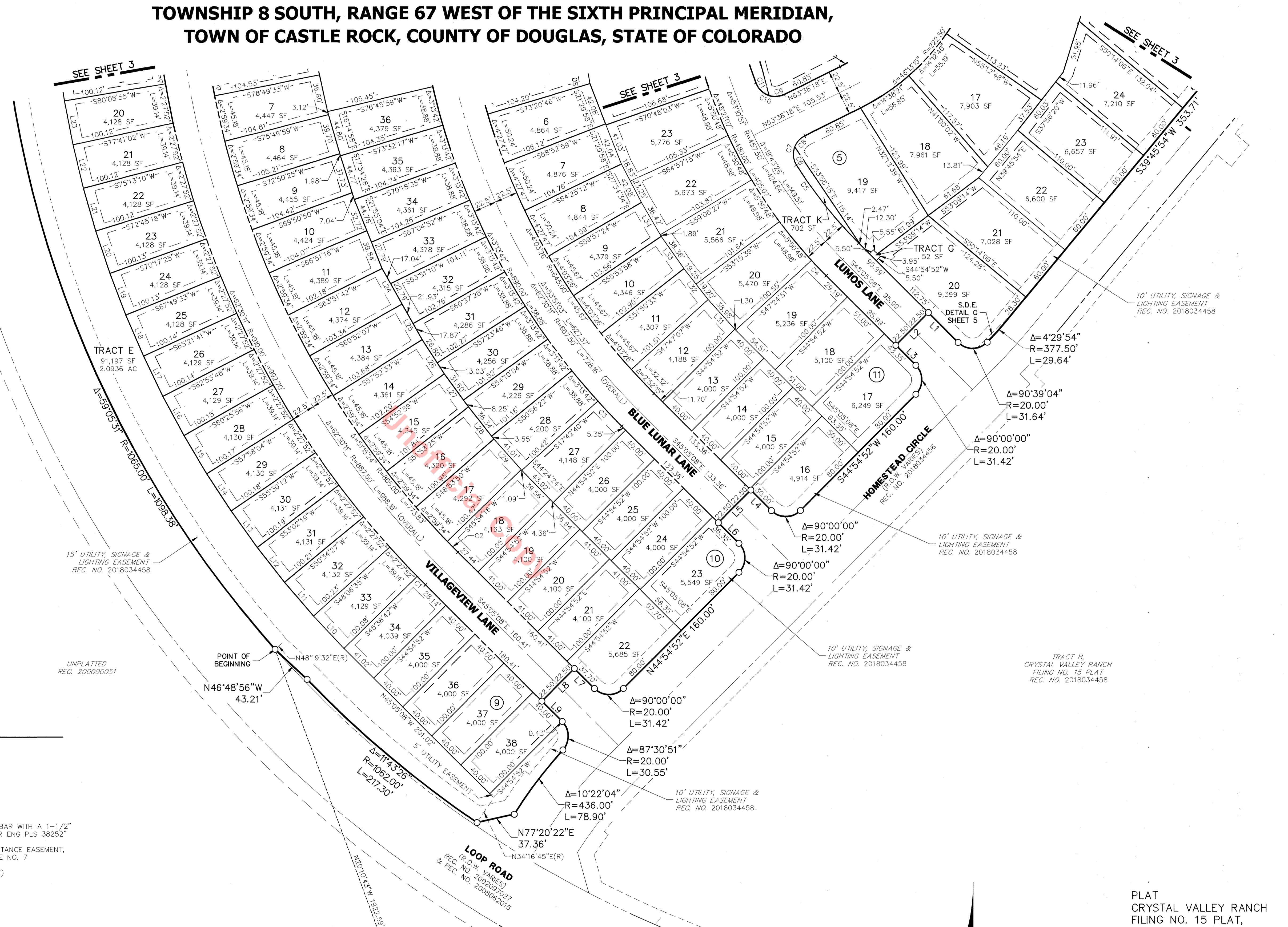
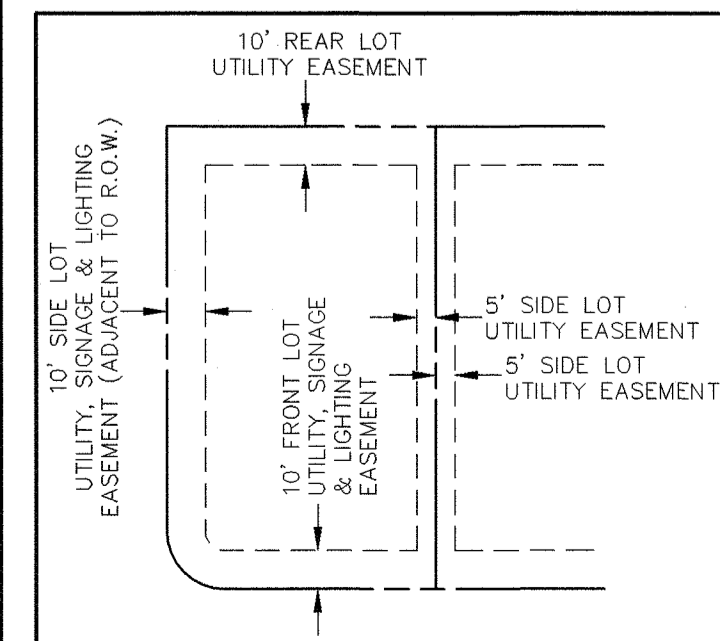
LINE	BEARING	DISTANCE
L1	S45°05'08"E	41.03'
L2	N44°54'52"E	45.00'
L3	N45°05'08"W	27.55'
L4	S45°05'08"E	28.33'
L5	N44°54'52"E	45.00'
L6	S45°05'08"E	28.33'
L7	S45°05'08"E	27.73'
L8	N44°54'52"E	45.00'
L9	S45°05'08"E	28.16'
L10	N43°18'49"W	43.45'
L11	N40°38'07"W	43.45'
L12	N38°10'22"W	43.45'
L13	N35°42'37"W	43.45'
L14	N33°14'52"W	43.45'
L15	N30°47'07"W	43.45'
L16	N28°19'22"W	43.45'
L17	N25°51'37"W	43.45'
L18	N23°23'53"W	43.45'
L19	N20°56'08"W	43.45'
L20	N18°28'24"W	43.45'
L21	N16°00'39"W	43.45'
L22	N13°32'55"W	43.45'
L23	N11°05'10"W	43.45'
L24	S29°18'29"E	39.83'
L25	S29°40'51"E	39.80'
L26	S32°55'35"E	39.83'
L27	S36°05'42"E	39.85'
L28	S38°19'40"E	39.89'
L29	S41°54'40"E	39.92'
L30	S45°05'08"E	1.13'
L31	S41°51'27"E	38.98'
L32	S38°07'35"E	38.45'
L33	S35°08'23"E	38.36'
L34	S30°31'48"E	38.31'

CURVE	DELTA	RADIUS	LENGTH
C1	0°43'50"	910.00'	11.60'
C2	0°59'24"	865.00'	14.95'
C3	2°29'58"	480.00'	20.94'
C4	2°47'48"	690.00'	33.68'
C5	12°50'45"	435.00'	97.53'
C6	52°58'18"	20.00'	18.49'
C7	95°52'41"	20.00'	33.47'
C8	42°54'22"	20.00'	14.98'
C9	43°16'30"	20.00'	15.11'
C10	95°52'41"	20.00'	33.47'
C11	52°36'10"	20.00'	18.36'

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 1, GENERAL NOTE NO. 7
- (R) RADIAL BEARING (SEE TABLE)

TYPICAL LOT EASEMENT DIMENSIONS



PLAT
CRYSTAL VALLEY RANCH
FILING NO. 15 PLAT,
AMENDMENT NO. 1
JOB NO. 15635.60
MAY 30, 2018
SHEET 2 OF 6

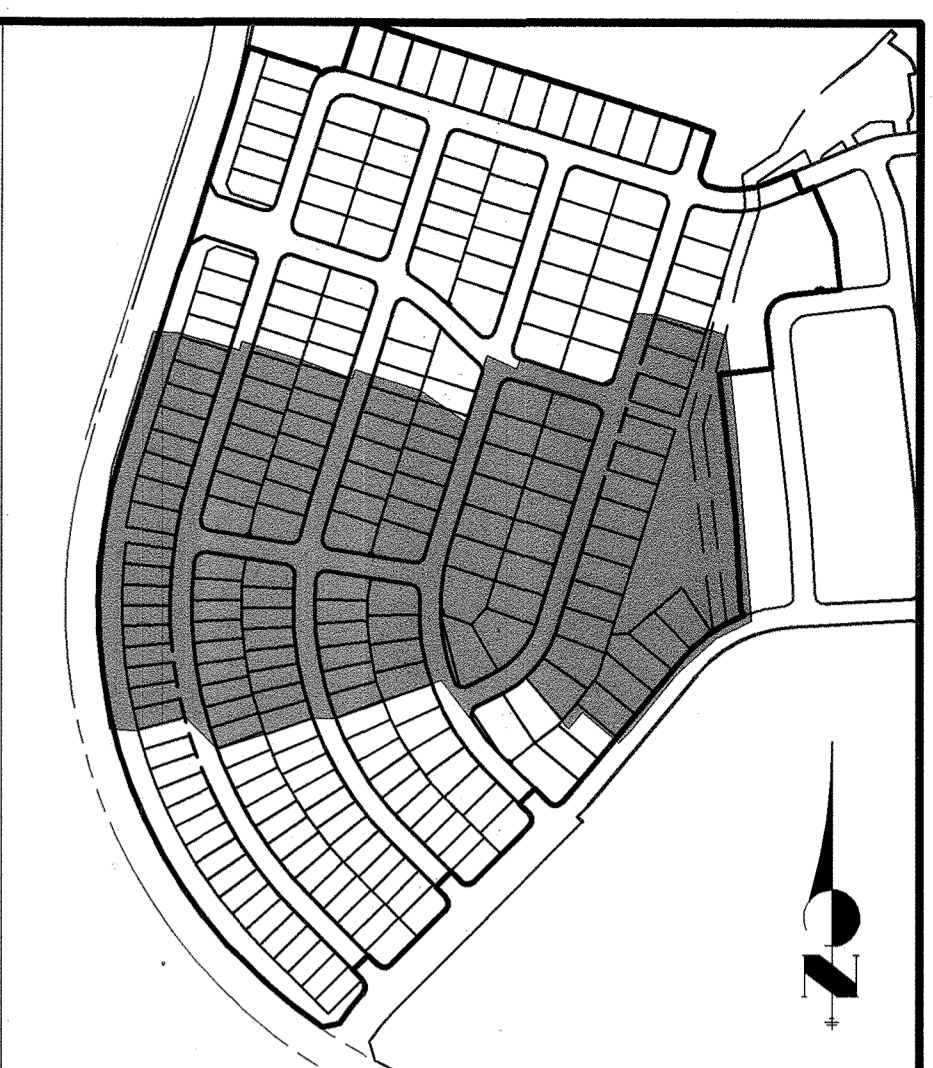
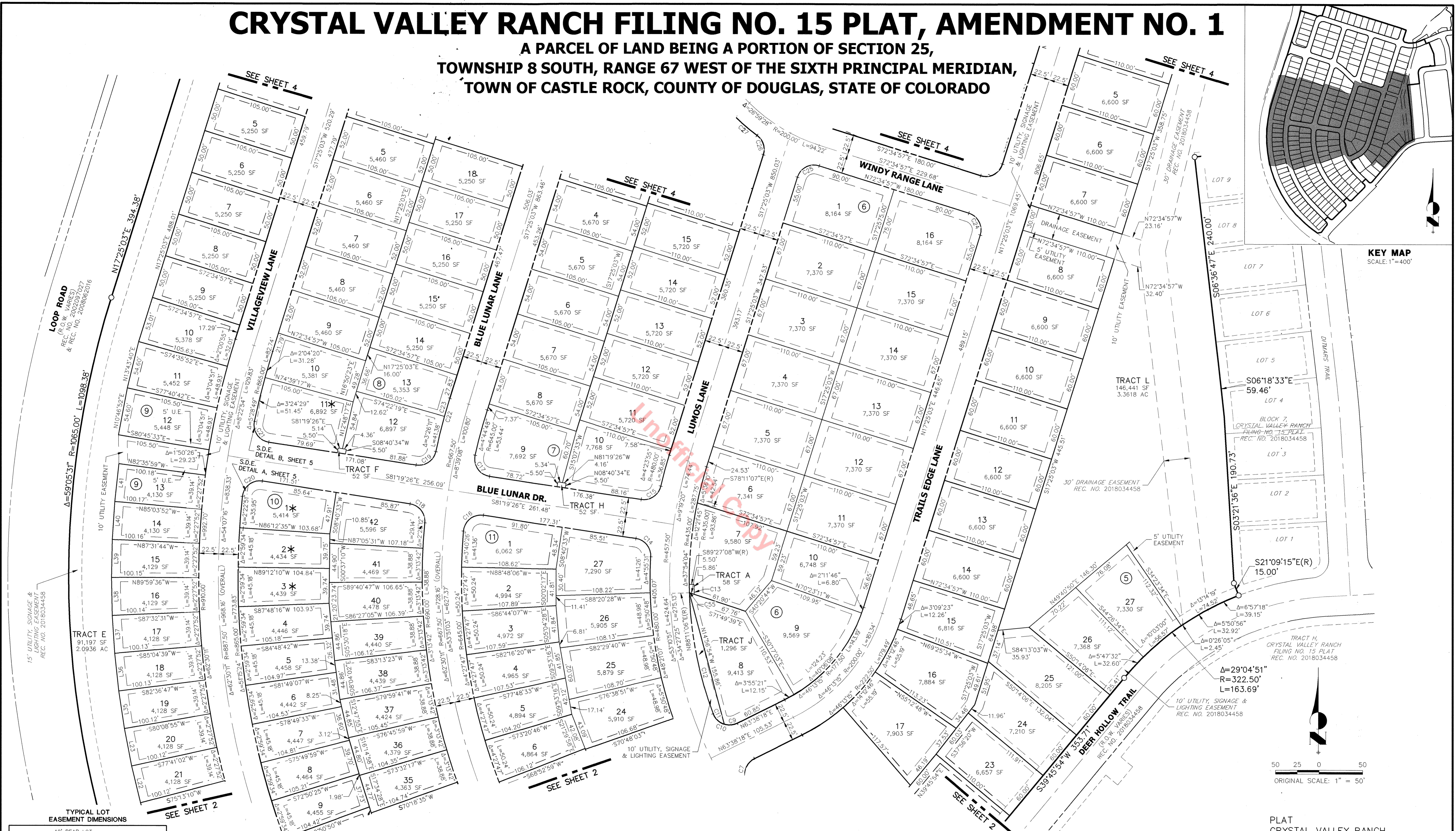
J-R ENGINEERING
A Westrian Company

Centennial 303-740-5993 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

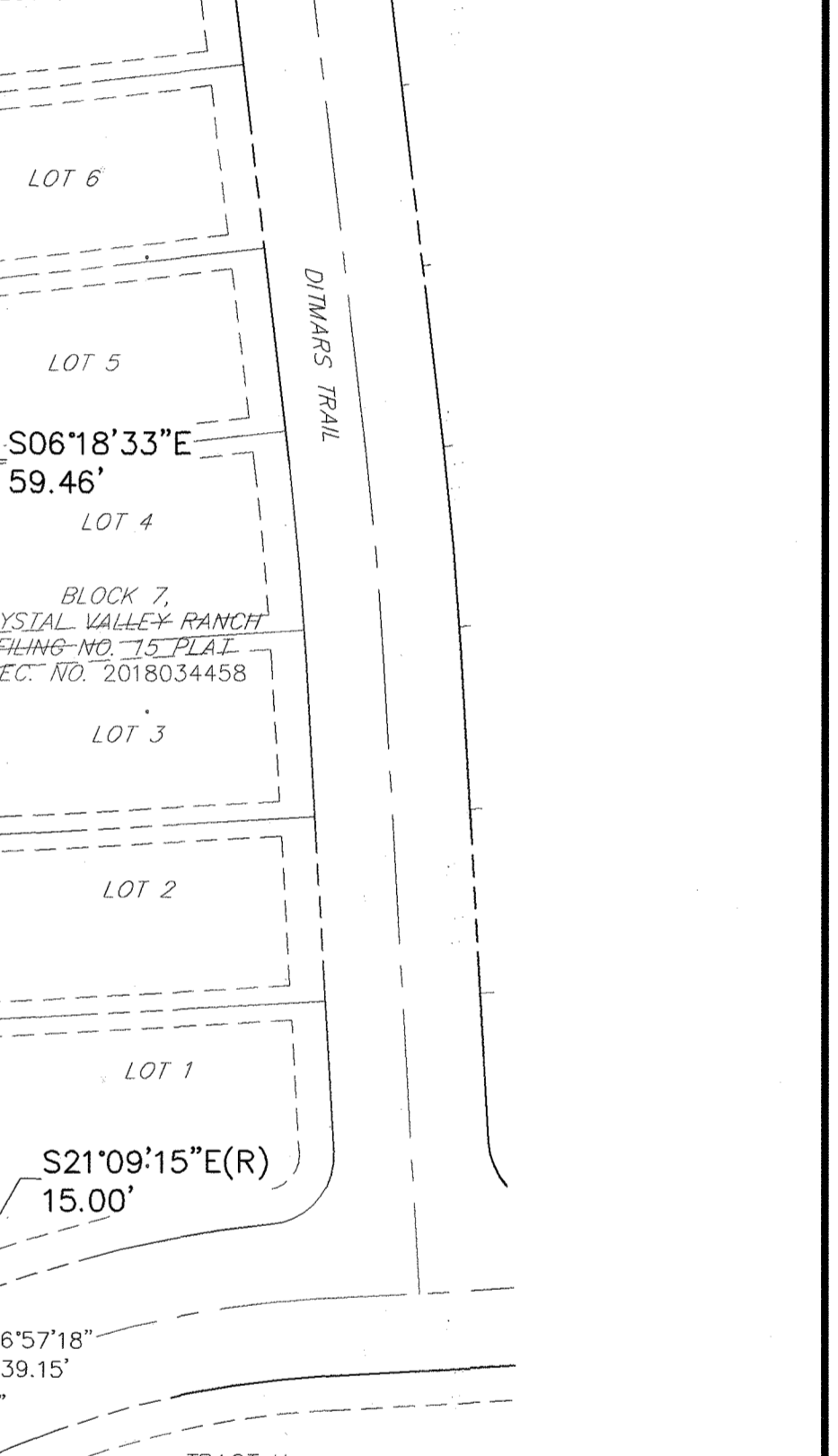
PROJECT NO. PL16-0030

CRYSTAL VALLEY RANCH FILING NO. 15 PLAT, AMENDMENT NO. 1

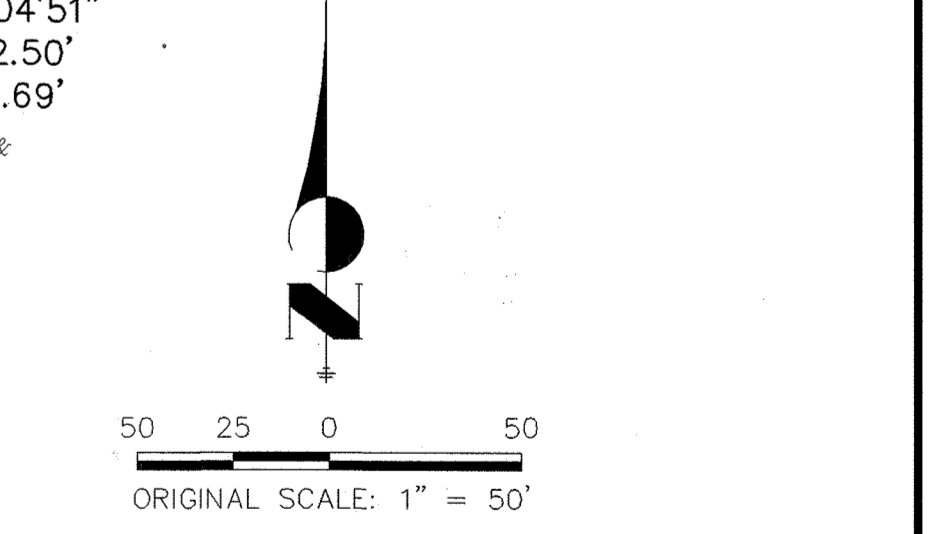
A PARCEL OF LAND BEING A PORTION OF SECTION 25,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP
SCALE: 1" = 400'



TRACT L
146,441 SF
3.3618 AC

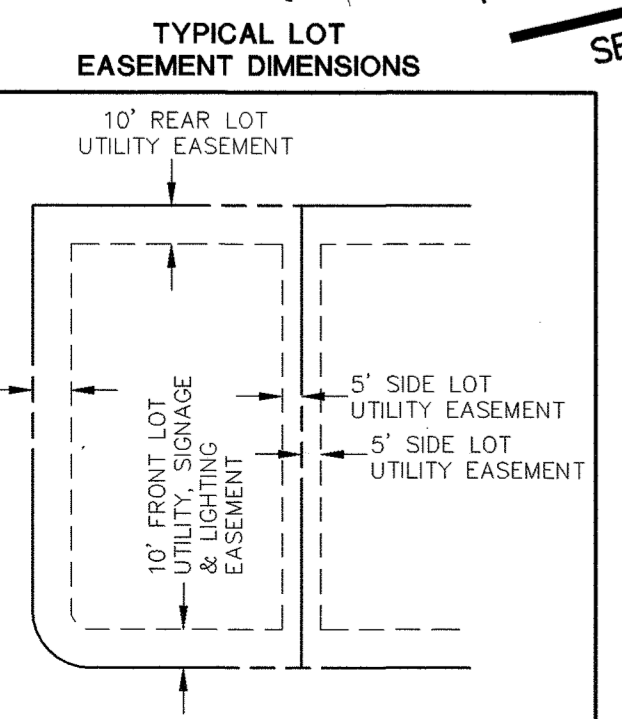


TRACT H
15,000 SF

PLAT
CRYSTAL VALLEY RANCH
FILING NO. 15 PLAT,
AMENDMENT NO. 1
JOB NO. 15635.60
MAY 30, 2018
SHEET 3 OF 6



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Fort Collins 970-491-9888 • www.jrengineering.com



- LEGEND**
- ① BLOCK NUMBER
 - SF SQUARE FEET
 - AC ACRES
 - U.E. UTILITY EASEMENT
 - S.D.E. SIGHT DISTANCE EASEMENT
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 - * LOT AFFECTED BY SIGHT DISTANCE EASEMENT, SEE SHEET 1, GENERAL NOTE NO. 7
 - (R) RADIAL BEARING (SEE TABLE)

LINE TABLE

LINE	BEARING	DISTANCE
L22	N13°32'55"W	43.45'
L23	N11°05'10"W	43.45'
L35	N08°37'26"W	43.45'
L36	N06°09'41"W	43.45'
L37	N03°41'57"W	43.45'

LINE TABLE

LINE	BEARING	DISTANCE
L38	N01°14'12"W	43.45'
L39	N01°13'32"E	43.45'
L40	N03°41'17"E	43.45'
L41	N06°09'02"E	43.45'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C7	95°52'41"	20.00'	33.47'
C9	43°16'30"	20.00'	15.11'
C10	95°52'41"	20.00'	33.47'
C11	52°36'10"	20.00'	18.36'
C12	18°40'07"	435.00'	141.74'
C13	1°32'04"	429.50'	11.50'
C14	84°35'25"	20.00'	29.53'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C15	85°39'26"	20.00'	29.90'
C16	93°48'13"	20.00'	32.74'
C17	93°59'41"	20.00'	32.81'
C18	86°39'08"	20.00'	30.25'
C19	86°29'03"	20.00'	30.19'
C20	92°30'17"	20.00'	32.29'
C21	93°15'41"	20.00'	32.55'

CURVE TABLE

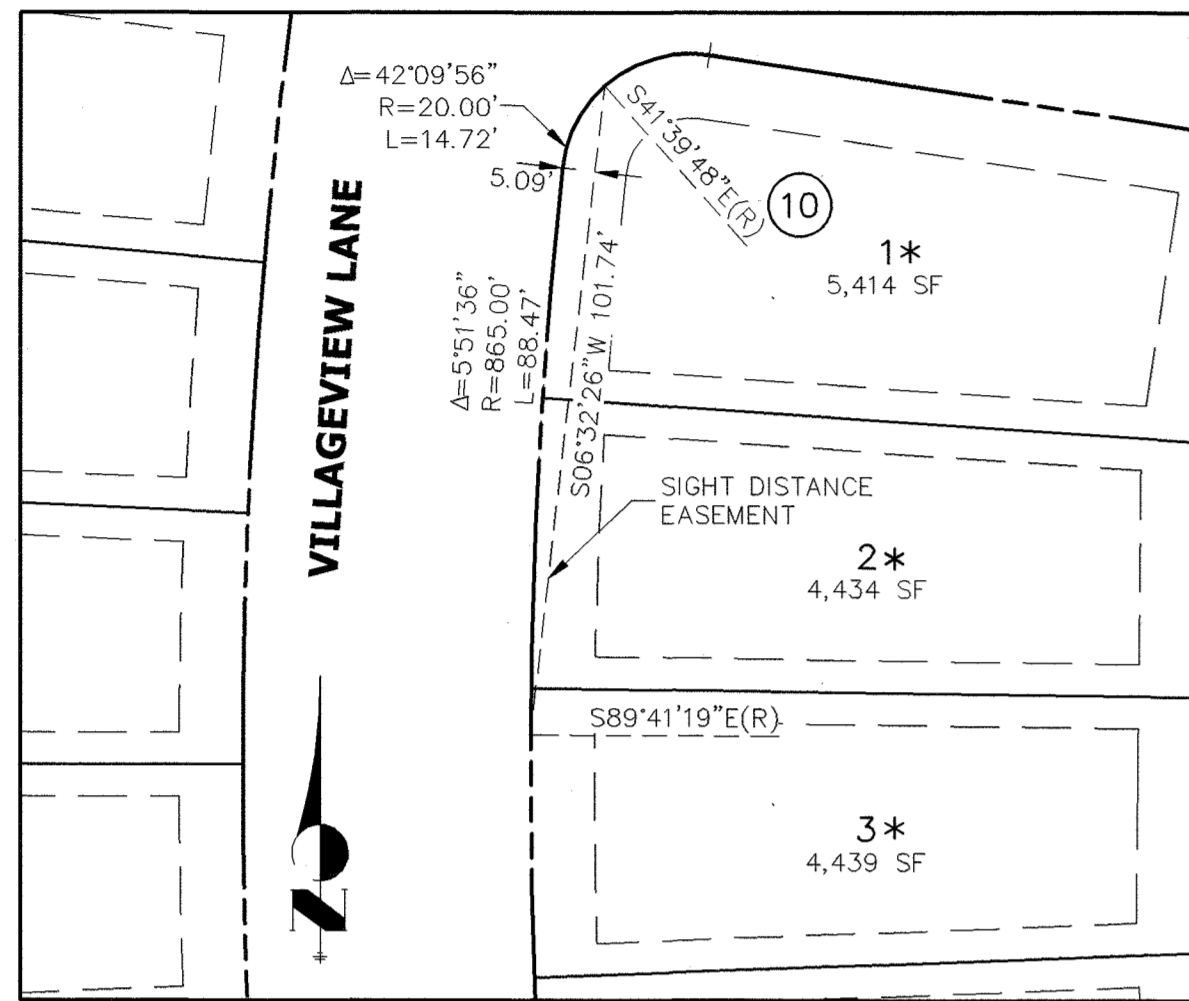
CURVE	DELTA	RADIUS	LENGTH
C22	5°13'32"	690.00'	62.93'
C23	1°47'22"	690.00'	21.55'
C24	90°00'00"	20.00'	31.42'
C25	90°00'00"	20.00'	31.42'
C26	7°16'59"	20.00'	24.88'
C27	8°16'27"	222.50'	32.13'
C28	1°16'02"	435.00'	9.62'



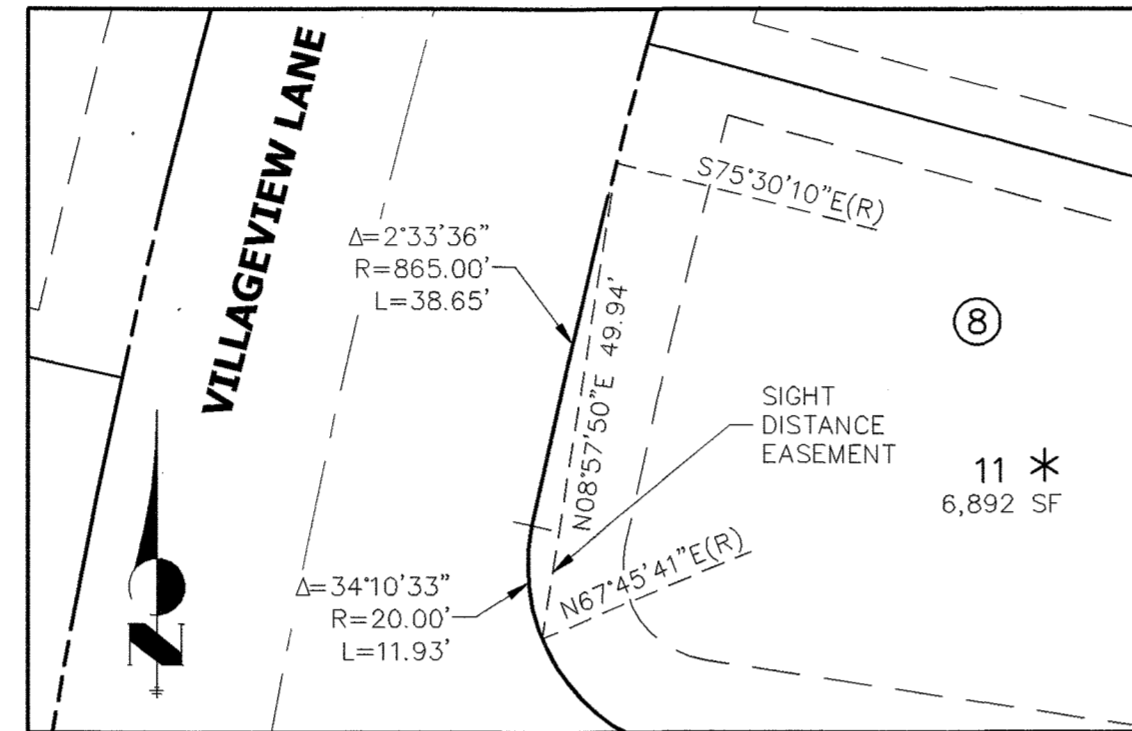
PROJECT NO. PL16-0030

CRYSTAL VALLEY RANCH FILING NO. 15 PLAT, AMENDMENT NO. 1

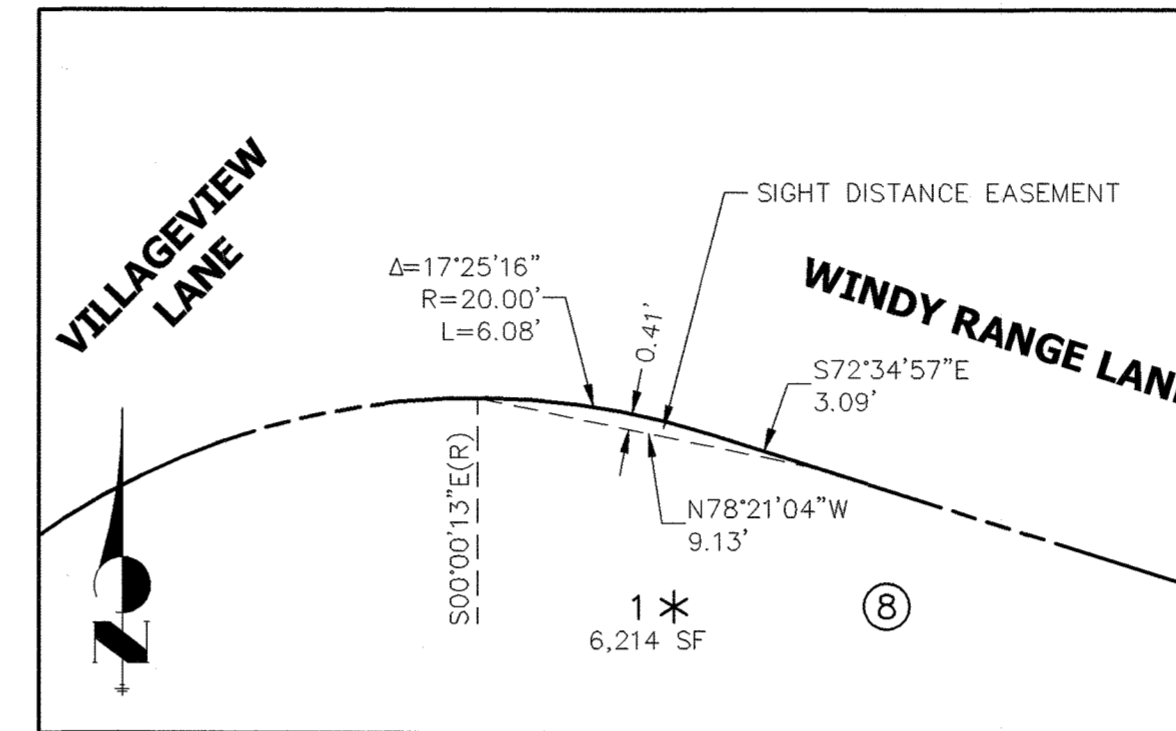
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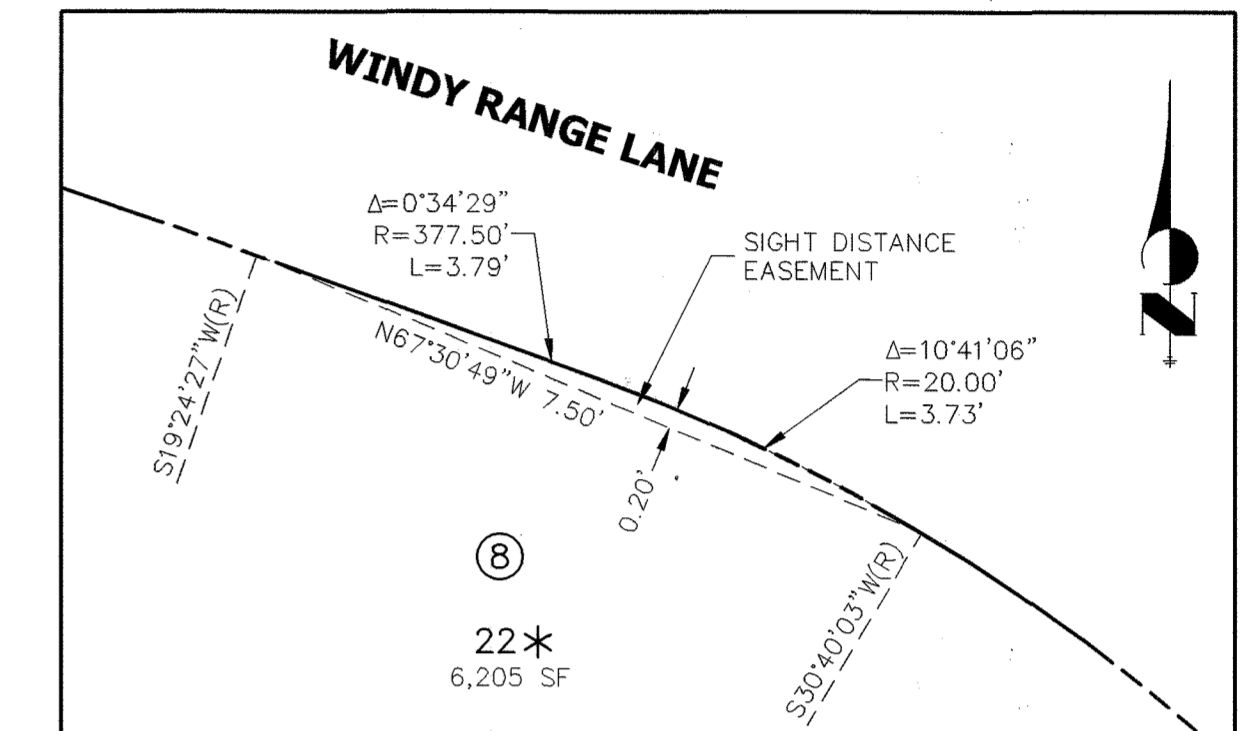
DETAIL A
30 15 0 30
ORIGINAL SCALE: 1" = 30'



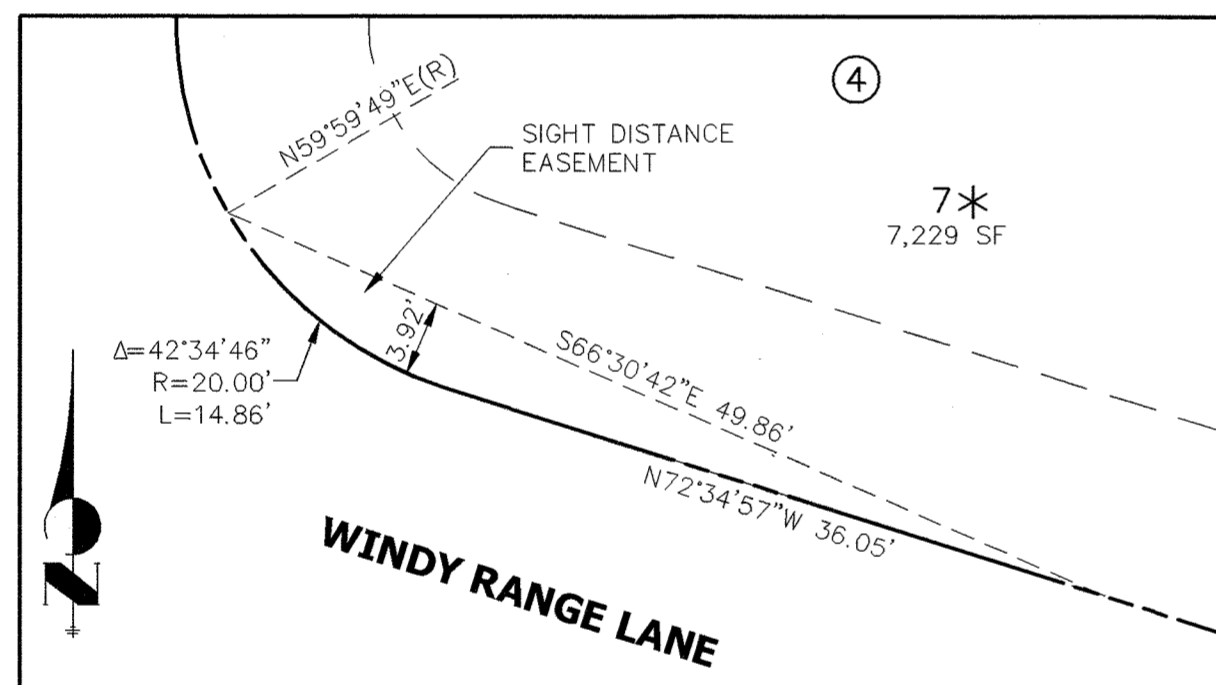
DETAIL B
20 10 0 20
ORIGINAL SCALE: 1" = 20'



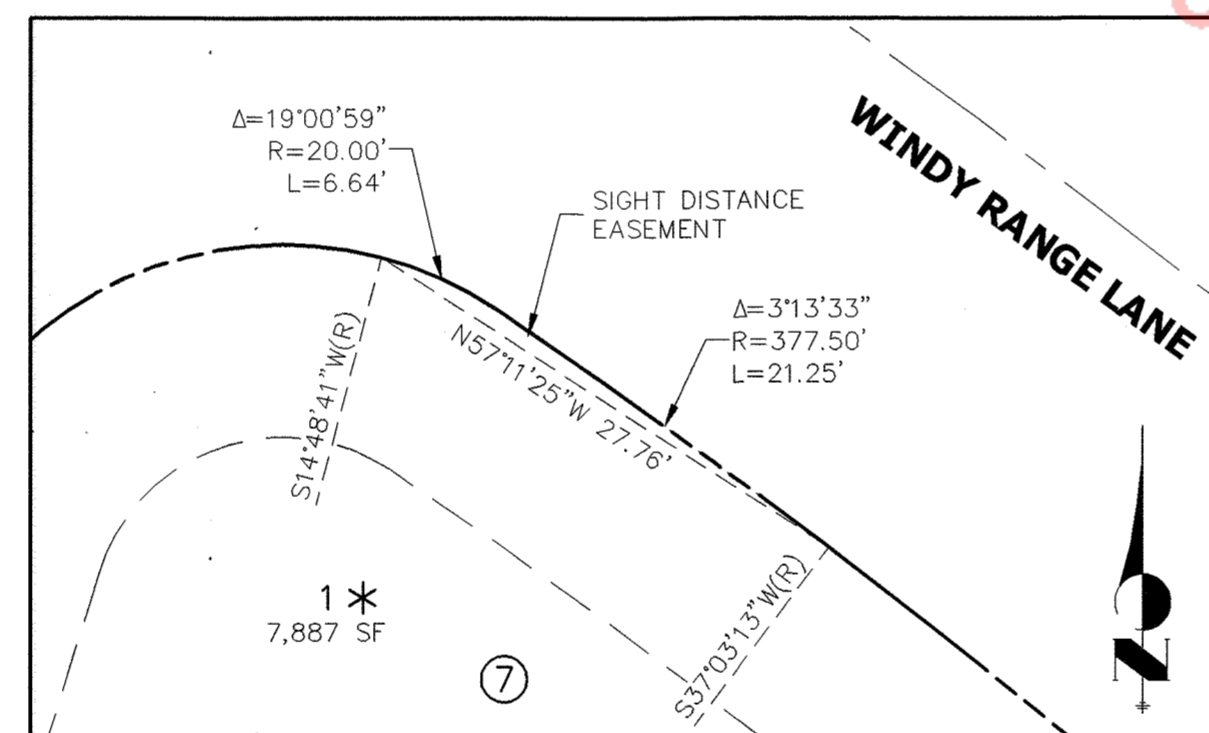
DETAIL C
5 3 0 5
ORIGINAL SCALE: 1" = 5'



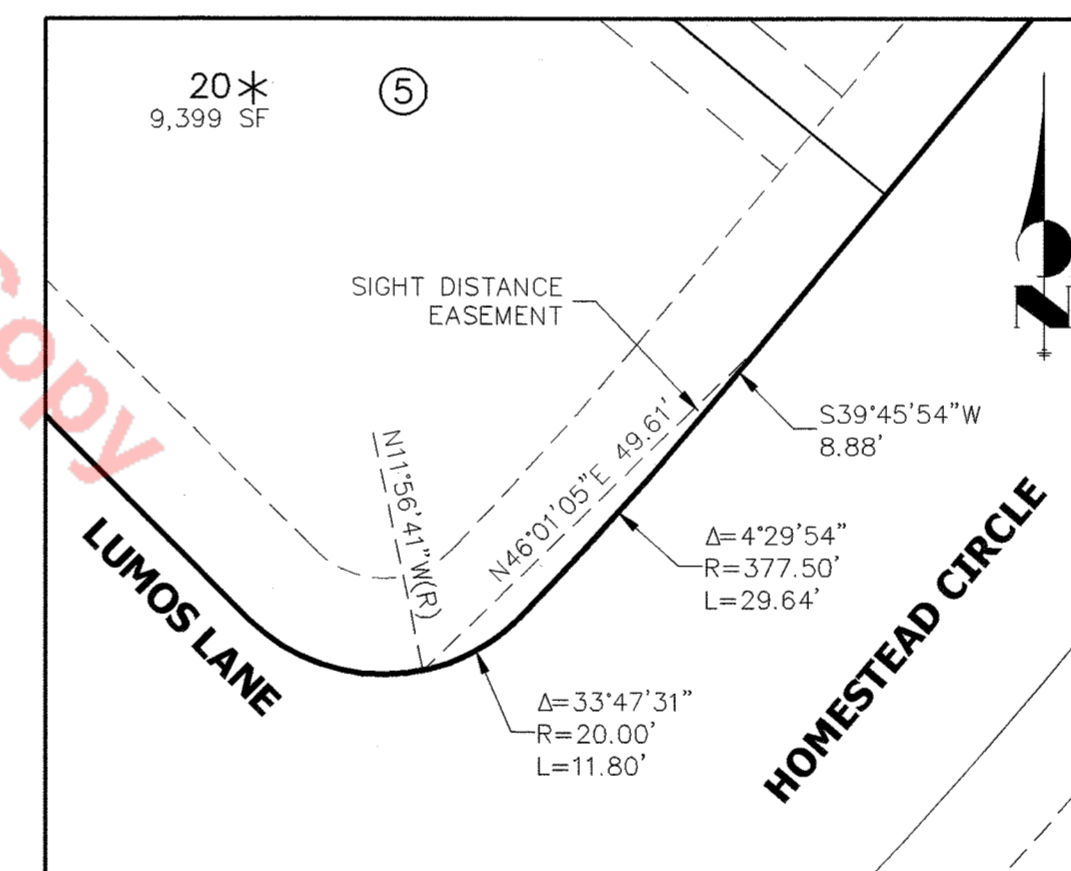
DETAIL D
2 1 0 2
ORIGINAL SCALE: 1" = 2'



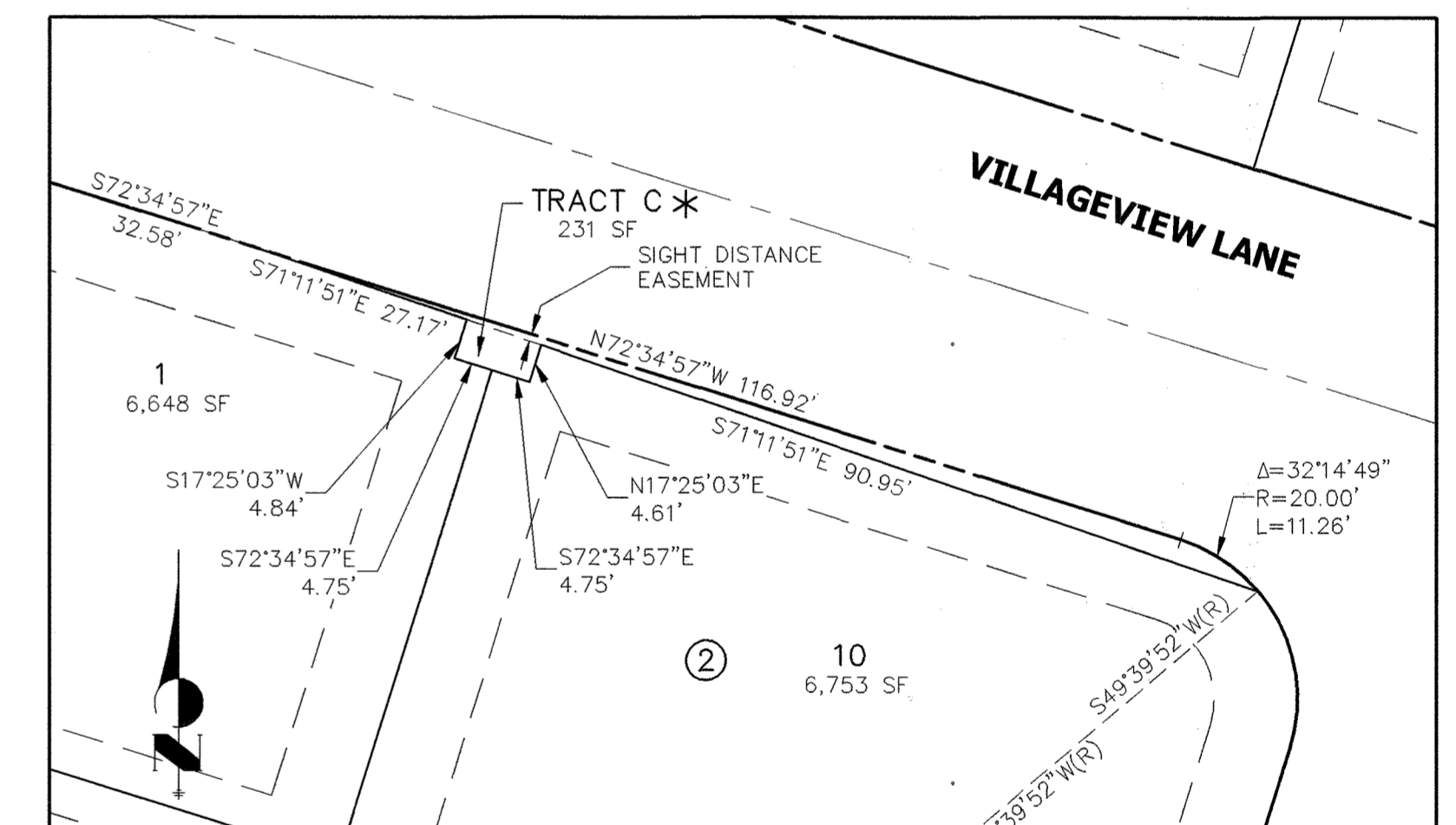
DETAIL E
10 5 0 10
ORIGINAL SCALE: 1" = 10'



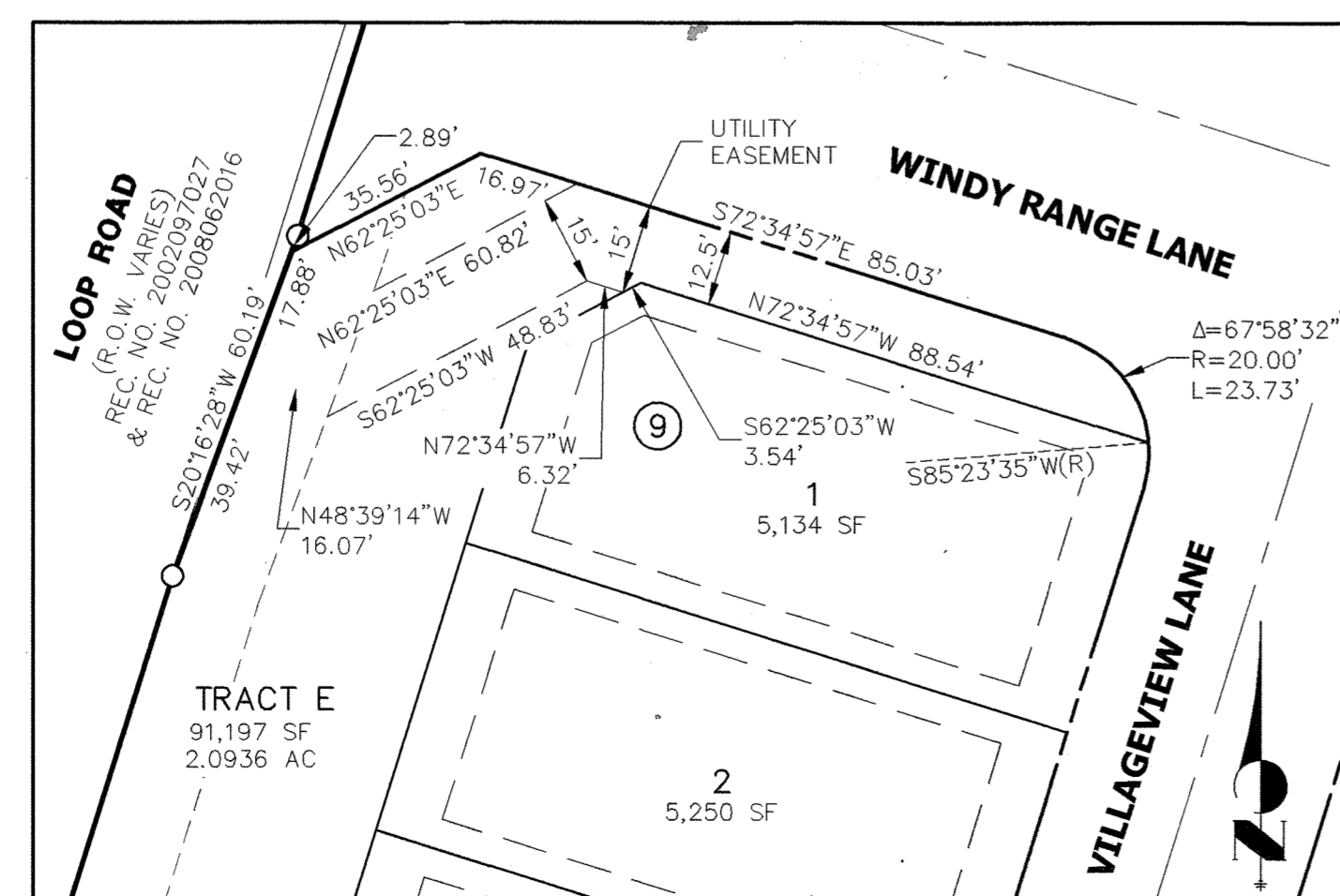
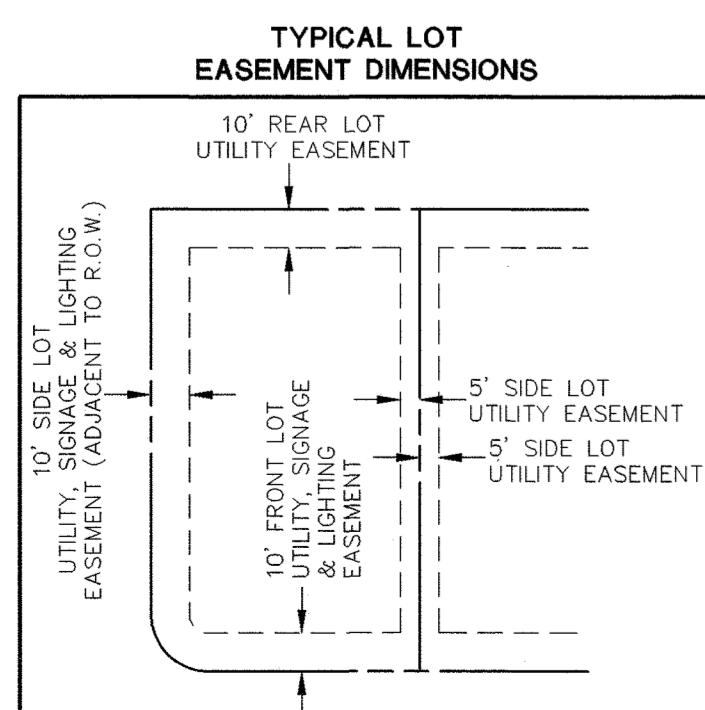
DETAIL F
10 5 0 10
ORIGINAL SCALE: 1" = 10'



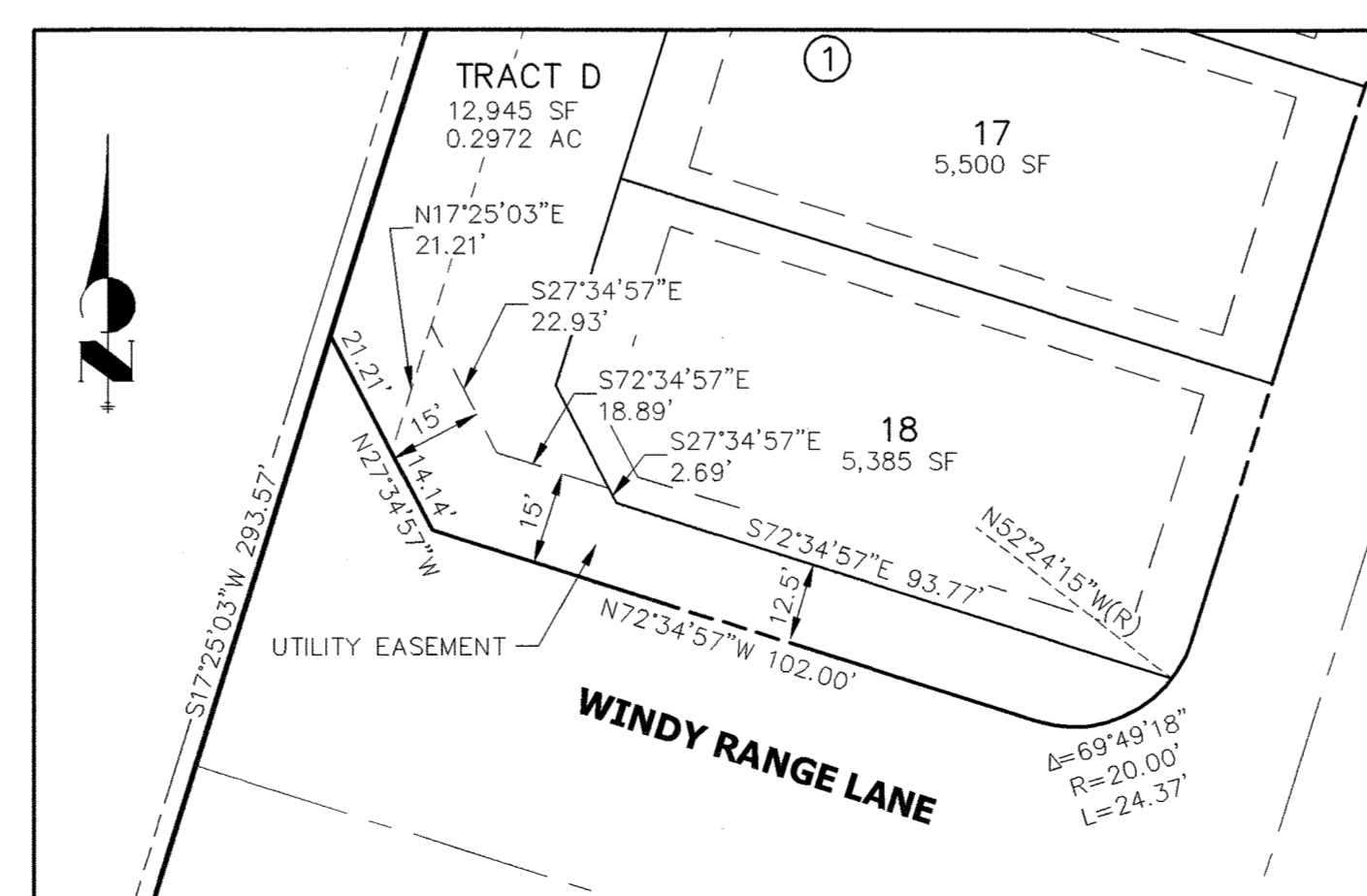
DETAIL G
20 10 0 20
ORIGINAL SCALE: 1" = 20'



DETAIL H
20 10 0 20
ORIGINAL SCALE: 1" = 20'



DETAIL J
30 15 0 30
ORIGINAL SCALE: 1" = 30'



DETAIL K
30 15 0 30
ORIGINAL SCALE: 1" = 30'

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 1, GENERAL NOTE NO. 7
- (R) RADIAL BEARING (SEE TABLE)

PLAT
CRYSTAL VALLEY RANCH
FILING NO. 15 PLAT,
AMENDMENT NO. 1
JOB NO. 15635.60
MAY 30, 2018
SHEET 5 OF 6



CRYSTAL VALLEY RANCH FILING NO. 15 PLAT, AMENDMENT NO. 1

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

Lot Areas			
Block No.	Lot No.	Square Feet	ACRES
1	1	7,616	0.1748
1	2	6,600	0.1515
1	3	6,600	0.1515
1	4	6,600	0.1515
1	5	6,600	0.1515
1	6	6,600	0.1515
1	7	6,600	0.1515
1	8	6,600	0.1515
1	9	6,600	0.1515
1	10	6,600	0.1515
1	11	6,600	0.1515
1	12	6,655	0.1528
1	13	5,607	0.1287
1	14	5,500	0.1263
1	15	5,500	0.1263
1	16	5,500	0.1263
1	17	5,500	0.1263
1	18	5,385	0.1236
2	1	6,648	0.1526
2	2	6,090	0.1398
2	3	6,090	0.1398
2	4	6,090	0.1398
2	5	6,963	0.1599
2	6	6,971	0.1600
2	7	6,090	0.1398
2	8	6,090	0.1398
2	9	6,090	0.1398
2	10	6,753	0.1550
3	1	6,214	0.1427
3	2	5,250	0.1205
3	3	5,250	0.1205
3	4	5,250	0.1205
3	5	5,250	0.1205
3	6	7,392	0.1697
3	7	8,988	0.2063
3	8	6,270	0.1439
3	9	6,270	0.1439
3	10	6,270	0.1439
3	11	6,270	0.1439
3	12	7,284	0.1672
4	1	7,999	0.1836
4	2	7,370	0.1692

Lot Areas			
Block No.	Lot No.	Square Feet	ACRES
4	3	7,370	0.1692
4	4	7,370	0.1692
4	5	7,370	0.1692
4	6	7,999	0.1836
4	7	7,999	0.1836
4	8	7,370	0.1692
4	9	7,370	0.1692
4	10	7,370	0.1692
4	11	7,370	0.1692
4	12	7,999	0.1836
5	1	8,092	0.1858
5	2	6,600	0.1515
5	3	6,600	0.1515
5	4	6,600	0.1515
5	5	6,600	0.1515
5	6	6,600	0.1515
5	7	6,600	0.1515
5	8	6,600	0.1515
5	9	6,600	0.1515
5	10	6,600	0.1515
5	11	6,600	0.1515
5	12	6,600	0.1515
5	13	6,600	0.1515
5	14	6,600	0.1515
5	15	6,816	0.1565
5	16	7,884	0.1810
5	17	7,903	0.1814
5	18	7,961	0.1828
5	19	9,417	0.2162
5	20	9,399	0.2158
5	21	7,028	0.1614
5	22	6,600	0.1515
5	23	6,657	0.1528
5	24	7,210	0.1655
5	25	8,205	0.1884
5	26	7,368	0.1691
5	27	7,330	0.1683
6	1	8,164	0.1874
6	2	7,370	0.1692
6	3	7,370	0.1692
6	4	7,370	0.1692
6	5	7,370	0.1692

Lot Areas			
Block No.	Lot No.	Square Feet	ACRES
6	6	7,341	0.1685
6	7	9,580	0.2199
6	8	9,413	0.2161
6	9	9,569	0.2197
6	10	6,748	0.1549
6	11	7,370	0.1692
6	12	7,370	0.1692
6	13	7,370	0.1692
6	14	7,370	0.1692
6	15	7,370	0.1692
6	16	8,164	0.1874
7	1	7,887	0.1811
7	2	5,670	0.1302
7	3	5,670	0.1302
7	4	5,670	0.1302
7	5	5,670	0.1302
7	6	5,670	0.1302
7	7	5,670	0.1302
7	8	5,670	0.1302
7	9	7,692	0.1766
7	10	7,768	0.1783
7	11	5,720	0.1313
7	12	5,720	0.1313
7	13	5,720	0.1313
7	14	5,720	0.1313
7	15	5,720	0.1313
7	16	5,720	0.1313
7	17	8,642	0.1984
8	1	6,214	0.1427
8	2	5,460	0.1253
8	3	5,460	0.1253
8	4	5,460	0.1253
8	5	5,460	0.1253
8	6	5,460	0.1253
8	7	5,460	0.1253
8	8	5,460	0.1253
8	9	5,460	0.1253
8	10	5,381	0.1235
8	11	6,892	0.1582
8	12	6,897	0.1583
8	13	5,353	0.1229
8	14	5,250	0.1205

Lot Areas			
Block No.	Lot No.	Square Feet	ACRES
8	15	5,250	0.1205
8	16	5,250	0.1205
8	17	5,250	0.1205
8	18	5,250	0.1205
8	19	5,250	0.1205
8	20	5,250	0.1205
8	21	5,250	0.1205
8	22	6,205	0.1425
9	1	5,134	0.1179
9	2	5,250	0.1205
9	3	5,250	0.1205
9	4	5,250	0.1205
9	5	5,250	0.1205
9	6	5,250	0.1205
9	7	5,250	0.1205
9	8	5,250	0.1205
9	9	5,250	0.1205
9	10	5,378	0.1235
9	11	5,452	0.1252
9	12	5,448	0.1251
9	13	4,180	0.0948
9	14	4,130	0.0948
9	15	4,129	0.0948
9	16	4,129	0.0948
9	17	4,128	0.0948
9	18	4,128	0.0948
9	19	4,128	0.0948
9	20	4,128	0.0948
9	21	4,128	0.0948
9	22	4,128	0.0948
9	23	4,128	0.0948
9	24	4,128	0.0948
9	25	4,128	0.0948
9	26	4,129	0.0948
9	27	4,129	0.0948
9	28	4,130	0.0948
9	29	4,130	0.0948
9	30	4,131	0.0948
9	31	4,131	0.0948
9	32	4,132	0.0949
9	33	4,129	0.0948
9	34	4,039	0.0927

Lot Areas			
Block No.	Lot No.	Square Feet	ACRES
9	35	4,000	0.0918
9	36	4,000	0.0918
9	37	4,000	0.0918
9	38	4,000	0.0918
10	1	5,414	0.1243
10	2	4,434	0.1018
10	3	4,439	0.1019
10	4	4,446	0.1021
10	5	4,458	0.1023
10	6	4,442	0.1020
10	7	4,447	0.1021
10	8	4,464	0.1025
10	9	4,455	0.1023
10	10	4,424	0.1016
10	11	4,389	0.1007
10	12	4,374	0.1004
10	13	4,384	0.1006
10	14	4,361	0.1001
10	15	4,345	0.0997
10	16	4,320	0.0992
10	17	4,292	0.0985
10	18	4,163	0.0956
10	19	4,100	0.0941
10	20	4,100	0.0941
10	21	4,100	0.0941
10	22	5,685	0.1305
10	23	5,549	0.1274
10	24	4,000	0.0918
10	25	4,000	0.0918
10	26	4,000	0.0918
10	27	4,148	0.0952
10	28	4,200	0.0964
10	29	4,226	0.0970
10	30	4,256	0.0977
10	31	4,286	0.0984
10	32	4,315	0.0991
10	33	4,378	0.1005
10	34	4,361	0.1001
10	35	4,363	0.1002
10	36	4,379	0.1005
10	37	4,424	0.1016
10	38	4,439	0.1019

Lot Areas			
Block No.	Lot No.	Square Feet	ACRES
10	39	4,440	0.1019
10	40	4,478	0.1028
10	41	4,469	0.1026
10	42	5,596	0.1285
11	1	6,062	0.1392
11	2	4,994	0.1146
11	3	4,972	0.1142
11	4	4,965	0.1140
11	5	4,894	0.1124
11	6	4,864	0.1117
11	7	4,876	0.1119
11	8	4,844	0.1112
11	9	4,379	0.1005
11	10	4,346	0.0998
11	11	4,307	0.0989
11	12	4,188	0.0961
11	13	4,000	0.0918
11	14	4,000	0.0918
11	15	4,000	0.0918
11	16	4,914	0.1128
11	17	6,249	0.1435
11	18	5,100	0.1171
11	19	5,236	0.1202
11	20	5,470	0.1256
11	21	5,566	0.1278
11	22	5,673	0.1302
11	23	5,776	0.1326
11	24	5,910	0.1357
11	25	5,879	0.1350
11	26	5,905	0.1355
11	27	7,290	0.1674



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SHEET 6 OF 6

