

CRYSTAL VALLEY RANCH FILING NO. 15 PLAT, AMENDMENT NO. 2

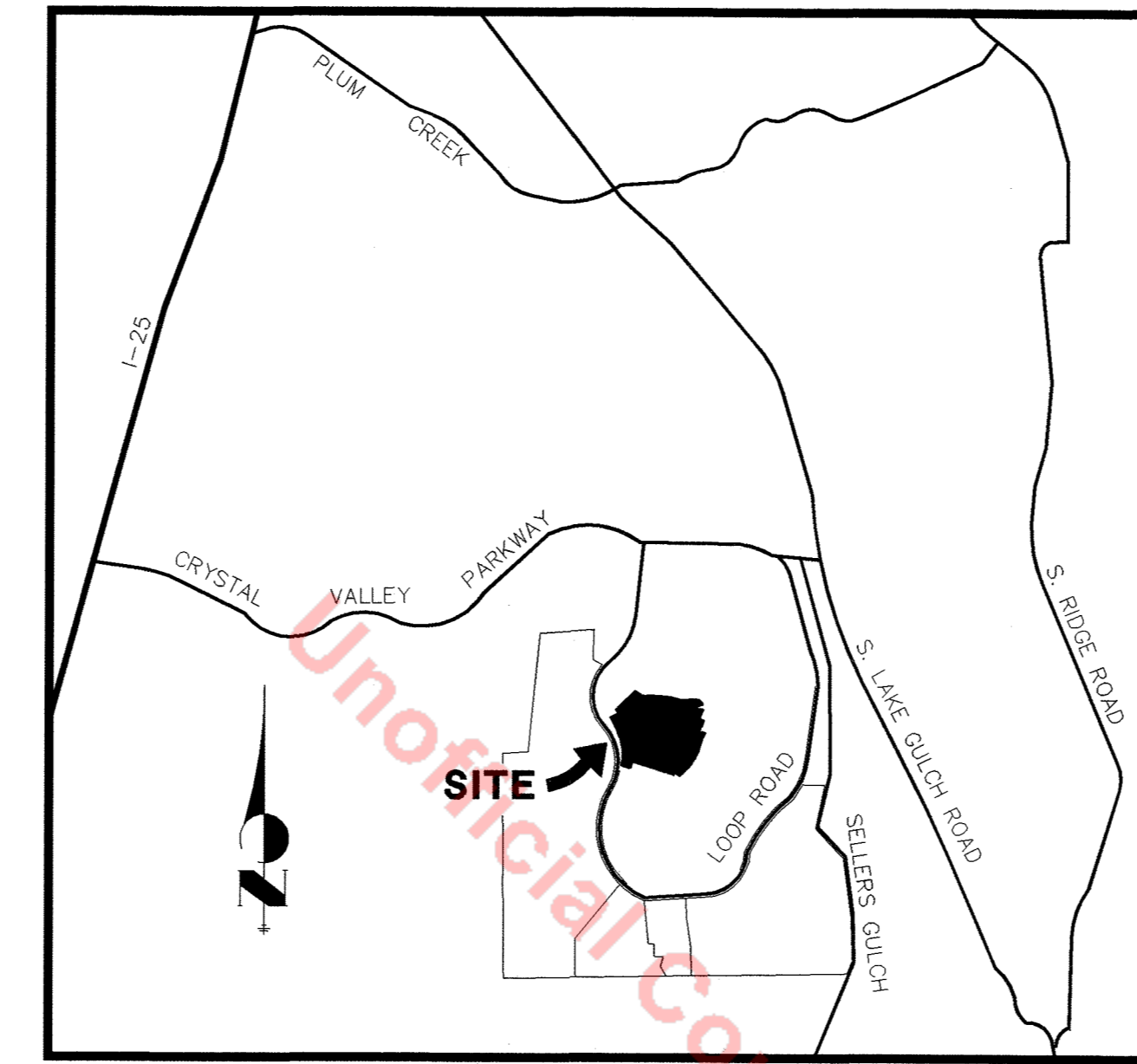
A PARCEL OF LAND BEING A PORTION OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION:

TRACT A, CRYSTAL VALLEY RANCH FILING NO. 15, 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.

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. 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. 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.
9. 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-772530-2-CO, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MARCH 6, 2017 AT 5:00 P.M.
12. BASIS OF BEARING: 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.
13. THE SITE CONTAINS 3,360,911 SQUARE FEET OR 77.1547 ACRES.



VICINITY MAP
ORIGINAL SCALE: 1" = 3000'

SHEET INDEX

1.	COVER PAGE
2.-7.	PLAT

SITE SUMMARY TABLE

	COUNT	AREA (AC)
RIGHT-OF-WAY (INTERIOR)	1 PARCEL	8.79
BUILDING LOTS	179 LOTS	28.00
FUTURE DEVELOPMENT	1 TRACT	32.73
PRIVATE OPEN SPACE	6 TRACTS	5.62
PLD-WELL SITE	1 TRACT	2.01
TOTAL		77.15

TRACT USE TABLE

	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE	USAGE
TRACT A	1,425,875	32.7336	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	FUTURE DEVELOPMENT
TRACT B	87,348	2.0052	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PLD-WELL SITE
TRACT C	228,288	5.2408	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	PRIV. OPEN SPACE/DRAINAGE EASEMENT/MAILBOX
TRACT D	4,492	0.1031	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	PRIVATE OPEN SPACE
TRACT E	929	0.0213	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	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	11,016	0.2529	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE
Total	1,758,052	40.3593			

FLOODPLAIN:

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

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS 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. 15, AMENDMENT 2.

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, AND PUBLIC ACCESS EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION, AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

OWNERSHIP CERTIFICATIONS:

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

BY: JON SHUMAKER, *[Signature]*
AUTHORIZED SIGNATORY

NOTARY PUBLIC:

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

BY JON SHUMAKER AS Authorized Signatory OF CRYSTAL VALLEY RECOVERY ACQUISITION, LLC

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

[Signature]
Notary Public State of New York
Terri L. Mullan
No. 01M6022419
Appointment Expires March 29, 2019
NOTARY PUBLIC

TITLE CERTIFICATION:

I, Beverly M. Carlson, BEING AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP, LIENHOLDER SUBORDINATION CERTIFICATE AND DEDICATION.

SIGNED THIS 20th DAY OF August, 2018.

AUTHORIZED REPRESENTATIVE
[Signature]
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY PUBLIC:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF August, 2018 BY
Beverly M. Carlson, AS AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY.

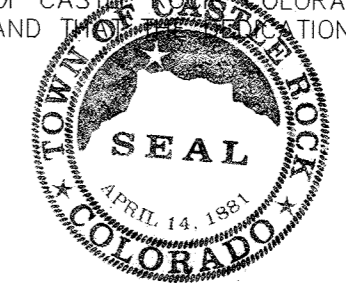
WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 2/17/20

[Signature]
NOTARY PUBLIC
WENDY J CRAVEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044005551
MY COMMISSION EXPIRES FEBRUARY 17, 2020

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND PROVISIONS ON THIS AMENDED PLAT ARE HEREBY ACCEPTED BY THE TOWN.

[Signature]
TOWN MANAGER



ATTEST:
[Signature]
TOWN CLERK

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES

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

[Signature]
Asst. 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 187.33 SF ARE DEBITED FROM THE WATER BANK.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

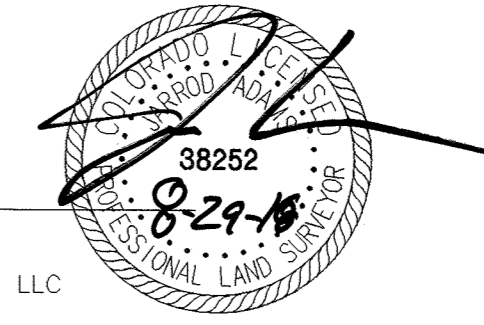
THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:58 A.M. ON THE 30th DAY OF August, 2018 AT RECEPTION NO. 2018052968

DOUGLAS COUNTY CLERK AND RECORDER
BY: *[Signature]*
DOUGLAS COUNTY CLERK AND RECORDER



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

COVER PAGE
CRYSTAL VALLEY RANCH
FILING NO. 15 PLAT,
AMENDMENT NO. 2
JOB NO. 15635.65
JULY 25, 2018
SHEET 1 OF 7

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



CRYSTAL VALLEY RANCH FILING NO. 15 PLAT, AMENDMENT NO. 2

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	7,514	0.1725
1	2	7,654	0.1757
1	3	7,585	0.1741
1	4	7,585	0.1741
1	5	7,678	0.1763
1	6	7,682	0.1764
1	7	7,163	0.1644
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	6,890	0.1582
1	13	7,297	0.1675
1	14	6,607	0.1517
1	15	7,302	0.1676
1	16	7,240	0.1662
1	17	6,600	0.1515
1	18	6,600	0.1515
1	19	6,600	0.1515
1	20	8,693	0.1996
1	21	9,715	0.2230
1	22	11,986	0.2752
1	23	11,313	0.2597
1	24	9,272	0.2129
1	25	9,167	0.2105
1	26	8,336	0.1914
1	27	8,008	0.1838
1	28	8,791	0.2018
1	29	7,595	0.1743
1	30	6,805	0.1562

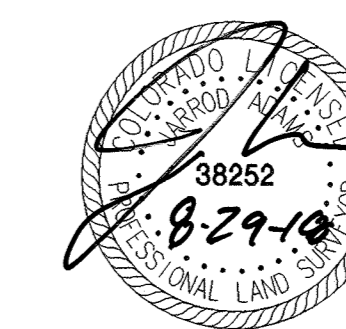
LOT AREAS			
Block No.	Lot No.	Square Feet	ACRES
1	31	7,216	0.1657
1	32	7,627	0.1751
1	33	8,037	0.1845
1	34	8,448	0.1939
1	35	8,859	0.2034
1	36	8,339	0.1914
1	37	7,146	0.1641
1	38	7,438	0.1707
1	39	6,810	0.1563
1	40	6,600	0.1515
1	41	6,600	0.1515
1	42	6,574	0.1509
1	43	6,933	0.1592
1	44	7,000	0.1607
1	45	6,997	0.1606
1	46	6,997	0.1606
1	47	7,001	0.1607
1	48	6,910	0.1586
1	49	6,600	0.1515
1	50	6,600	0.1515
1	51	6,600	0.1515
1	52	7,206	0.1654
2	1	10,448	0.2399
2	2	10,193	0.2340
2	3	7,604	0.1748
2	4	6,600	0.1515
2	5	6,600	0.1515
2	6	6,600	0.1515
2	7	6,688	0.1535
2	8	7,021	0.1612

LOT AREAS			
Block No.	Lot No.	Square Feet	ACRES
2	9	7,989	0.1834
2	10	8,239	0.1891
2	11	6,935	0.1592
2	12	6,810	0.1563
2	13	6,600	0.1515
2	14	6,600	0.1515
2	15	11,551	0.2652
3	1	5,797	0.1331
3	2	6,305	0.1447
3	3	5,250	0.1205
3	4	5,250	0.1205
3	5	5,250	0.1205
3	6	5,250	0.1205
3	7	5,620	0.1290
3	8	5,685	0.1305
3	9	5,250	0.1205
3	10	5,250	0.1205
3	11	5,250	0.1205
3	12	5,250	0.1205
3	13	9,859	0.2263
3	14	7,470	0.1715
3	15	5,405	0.1241
3	16	6,061	0.1391
3	17	7,961	0.1828
3	18	8,116	0.1863
3	19	5,880	0.1350
3	20	5,250	0.1205
3	21	5,724	0.1314
3	22	7,179	0.1648
4	1	6,214	0.1427

LOT AREAS			
Block No.	Lot No.	Square Feet	ACRES
4	2	5,250	0.1205
4	3	5,250	0.1205
4	4	6,214	0.1427
4	5	5,500	0.1263
4	6	5,500	0.1263
4	7	5,500	0.1263
4	8	5,500	0.1263
4	9	5,500	0.1263
4	10	5,500	0.1263
4	11	5,500	0.1263
4	12	5,500	0.1263
4	13	5,499	0.1262
4	14	9,173	0.2106
4	15	8,134	0.1867
4	16	5,500	0.1263
4	17	5,500	0.1263
4	18	5,500	0.1263
4	19	5,500	0.1263
4	20	5,500	0.1263
4	21	5,500	0.1263
4	22	5,500	0.1263
4	23	5,500	0.1263
4	24	5,500	0.1263
5	1	7,264	0.1668
5	2	6,414	0.1473
5	3	6,756	0.1551
5	4	8,196	0.1881
5	5	7,847	0.1801
5	6	6,562	0.1506
5	7	5,972	0.1371

LOT AREAS			
Block No.	Lot No.	Square Feet	ACRES
5	8	5,514	0.1266
5	9	6,949	0.1595
5	10	6,288	0.1443
5	11	8,075	0.1854
5	12	8,312	0.1908
5	13	6,380	0.1465
5	14	6,369	0.1462
6	1	7,937	0.1822
6	2	7,040	0.1616
6	3	7,944	0.1824
6	4	5,775	0.1326
6	5	5,775	0.1326
6	6	5,775	0.1326
6	7	7,737	0.1776
6	8	7,794	0.1789
6	9	6,887	0.1581
6	10	8,481	0.1947
6	11	6,651	0.1527
6	12	5,250	0.1205
6	13	5,250	0.1205
6	14	5,460	0.1253
7	1	8,164	0.1874
7	2	7,150	0.1641
7	3	8,164	0.1874
7	4	7,040	0.1616
7	5	7,040	0.1616
7	6	7,040	0.1616
7	7	7,322	0.1681
7	8	7,459	0.1712
7	9	7,459	0.1712

LOT AREAS			
Block No.	Lot No.	Square Feet	ACRES
7	10	7,459	0.1712
7	11	7,350	0.1687
7	12	7,040	0.1616
7	13	7,040	0.1616
7	14	8,230	0.1889
7	15	6,804	0.1562
7	16	5,250	0.1205
7	17	5,250	0.1205
7	18	5,248	0.1205
7	19	5,511	0.1265
7	20	5,538	0.1271
7	21	5,537	0.1271
7	22	5,538	0.1271
7	23	5,487	0.1260
7	24	5,353	0.1229
7	25	5,355	0.1229
7	26	5,355	0.1229
7	27	5,355	0.1229
8	1	7,514	0.1725
8	2	5,720	0.1313
8	3	5,720	0.1313
8	4	5,720	0.1313
8	5	7,198	0.1652
8	6	6,950	0.1595
8	7	8,368	0.1921
8	8	6,324	0.1452
8	9	5,571	0.1279
8	10	5,552	0.1275
8	11	6,360	0.1460



PLAT
CRYSTAL VALLEY RANCH
FILING NO. 15 PLAT,
AMENDMENT NO. 2
JOB NO. 15635.65
JULY 25, 2018
SHEET 2 OF 7



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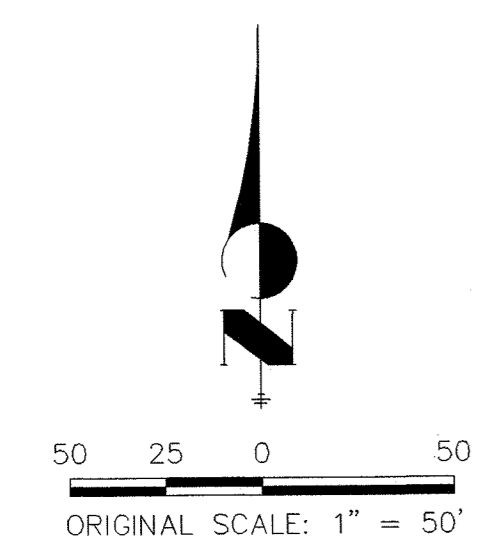
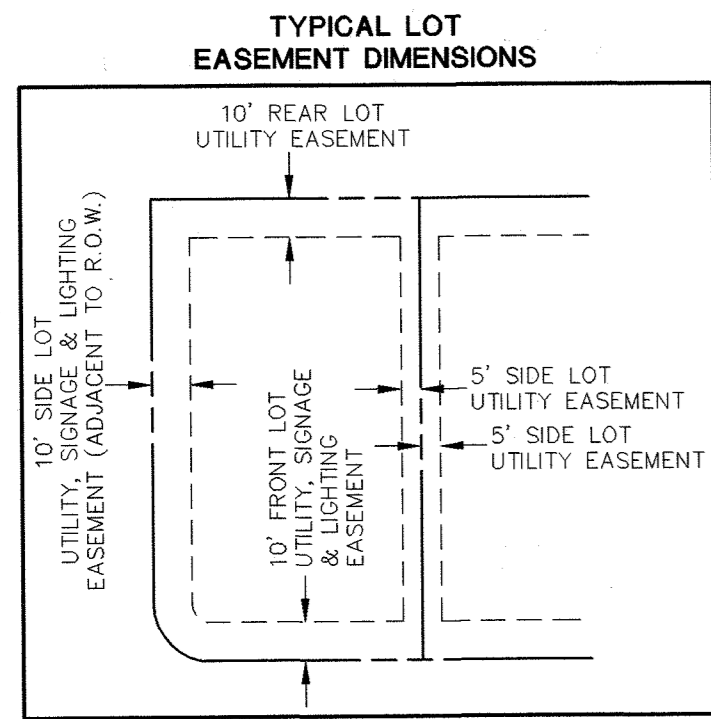
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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



KEY MAP



SW COR. SEC. 25,
T.8S, R.67W, 6TH P.M.
2-1/2" ALUM. CAP
STAMPED: LS 6935

S 1/4 COR. SEC. 25,
T.8S, R.67W, 6TH P.M.
2-1/2" ALUM. CAP
STAMPED: LS 6935

LINE	BEARING	DISTANCE
L45	N81°00'41"W	51.65'
L46	N08°59'19"E	4.75'
L50	N10°01'24"E	34.68'
L51	S79°58'36"E	25.00'
L52	S10°01'24"W	36.44'
L53	S10°01'24"W	14.16'

CURVE	DELTA	RADIUS	LENGTH
C4	21°58'24"	200.00'	76.70'
C9	3°16'10"	200.00'	11.41'
C12	90°00'00"	20.00'	31.42'
C19	12°46'34"	300.00'	66.89'
C20	1°43'59"	495.00'	14.97'
C21	90°00'00"	20.00'	31.42'
C22	90°00'00"	20.00'	31.42'
C24	12°46'34"	200.00'	44.60'
C25	12°46'34"	200.00'	44.60'

CURVE	DELTA	RADIUS	LENGTH
C26	23°22'54"	200.00'	81.62'
C28	0°16'53"	277.50'	1.36'
C29	84°03'55"	20.00'	29.34'
C51	90°00'00"	38.00'	59.69'
C52	12°46'34"	277.50'	61.88'
C53	12°46'34"	322.50'	71.91'
C56	12°46'34"	177.50'	39.58'
C57	12°46'34"	222.50'	49.61'
C64	21°20'36"	177.50'	66.12'

CURVE	DELTA	RADIUS	LENGTH
C65	90°00'00"	20.00'	31.42'
C66	3°43'28"	177.50'	11.54'
C67	9°03'06"	177.50'	28.04'
C68	91°43'59"	20.00'	32.02'
C69	90°00'00"	20.00'	31.42'

LINE	BEARING
RB42	N81°38'03"W
RB43	S19°27'21"W
RB44	N00°20'21"W



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PROJECT NO. PL17-0005

PLAT
CRYSTAL VALLEY RANCH
FILING NO. 15 PLAT,
AMENDMENT NO. 2
JOB NO. 15635.65
JULY 25, 2018
SHEET 3 OF 7

CRYSTAL VALLEY RANCH FILING NO. 15 PLAT, AMENDMENT NO. 2

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

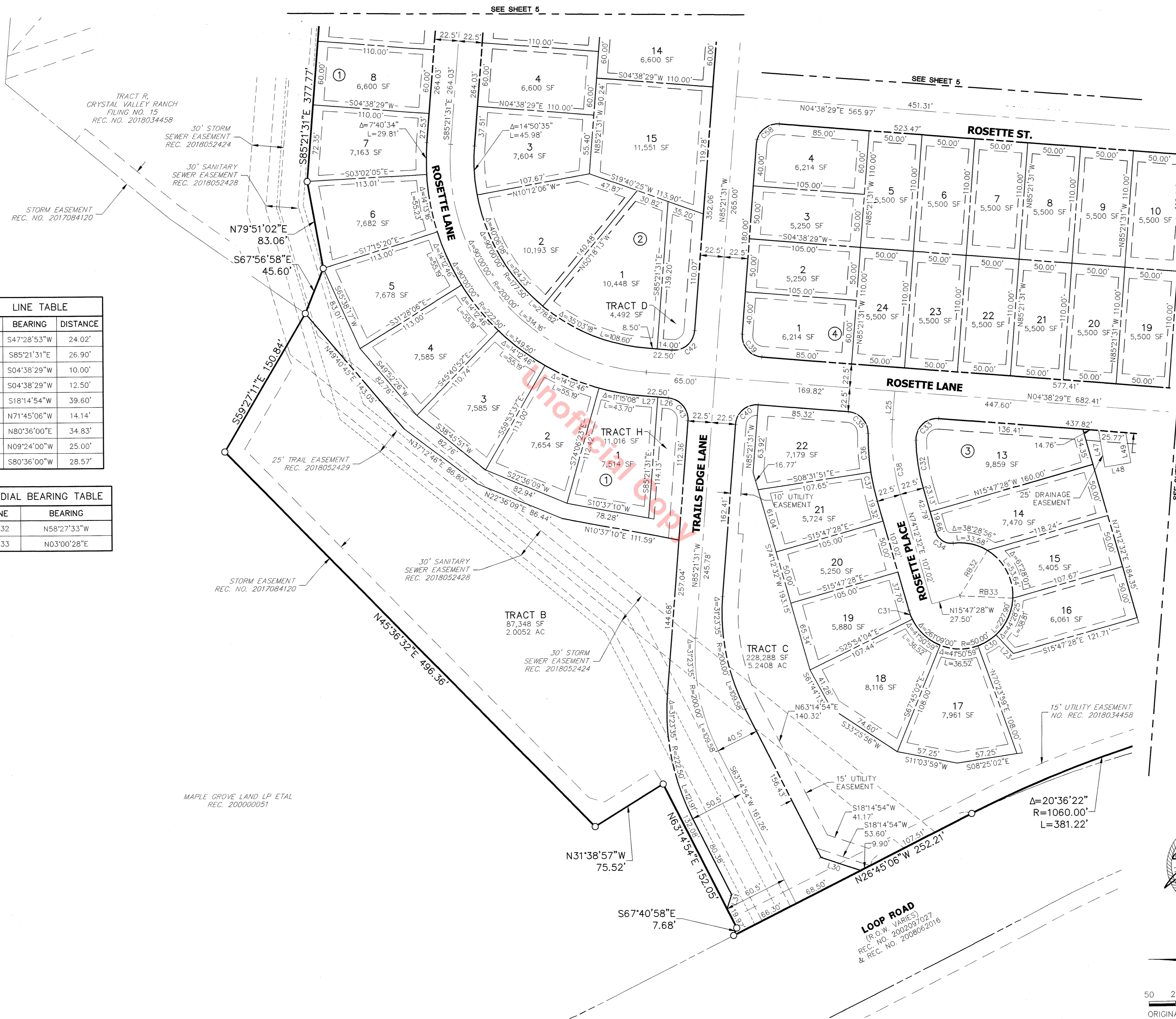


KEY MAP

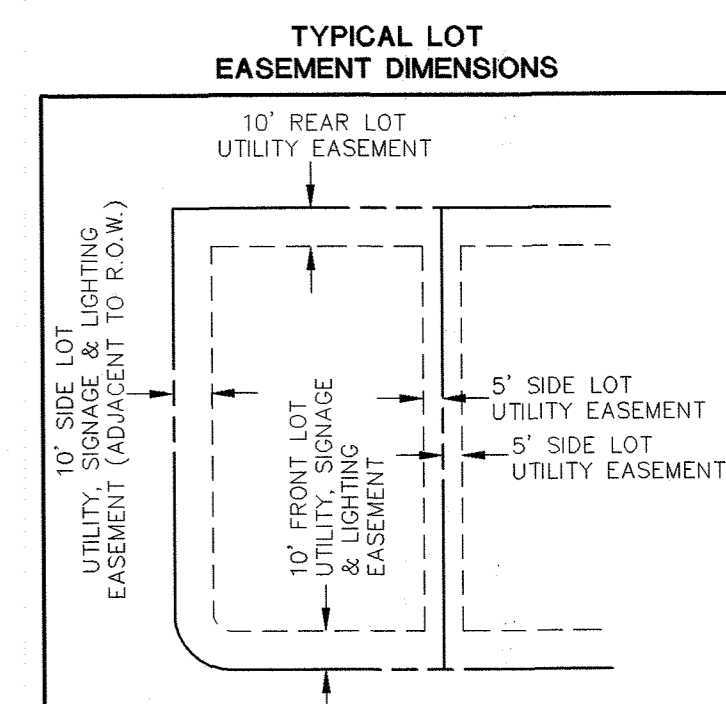
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C30	22°55'06"	50.00'	20.00'
C31	10°06'35"	50.00'	8.82'
C32	14°44'58"	177.50'	45.69'
C33	95°40'59"	20.00'	33.40'
C34	81°09'00"	15.00'	21.25'
C35	86°18'45"	20.00'	30.13'
C36	9°29'05"	222.50'	36.83'
C37	7°15'37"	222.50'	28.19'
C38	20°25'57"	200.00'	71.32'
C39	90°00'00"	20.00'	31.42'
C40	90°00'00"	20.00'	31.42'
C42	90°00'00"	20.00'	31.42'
C43	90°00'00"	20.00'	31.42'
C58	90°00'00"	20.00'	31.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	S47°28'53"W	24.02'
L25	S85°21'31"E	26.90'
L26	S04°38'29"W	10.00'
L27	S04°38'29"W	12.50'
L30	S18°14'54"W	39.60'
L31	N71°45'06"W	14.14'
L47	N80°36'00"E	34.83'
L48	N09°24'00"W	25.00'
L49	S80°36'00"W	28.57'

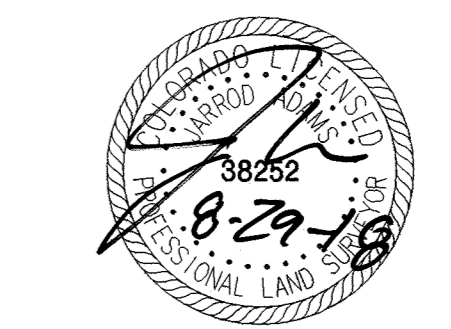
RADIAL BEARING TABLE	
LINE	BEARING
RB32	N58°27'33"W
RB33	N03°00'28"E



- 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. 2
JOB NO. 15635.65
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50 25 0 50
ORIGINAL SCALE: 1" = 50'



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CRYSTAL VALLEY RANCH FILING NO. 15 PLAT, AMENDMENT NO. 2

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



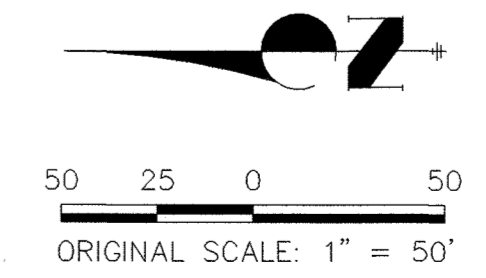
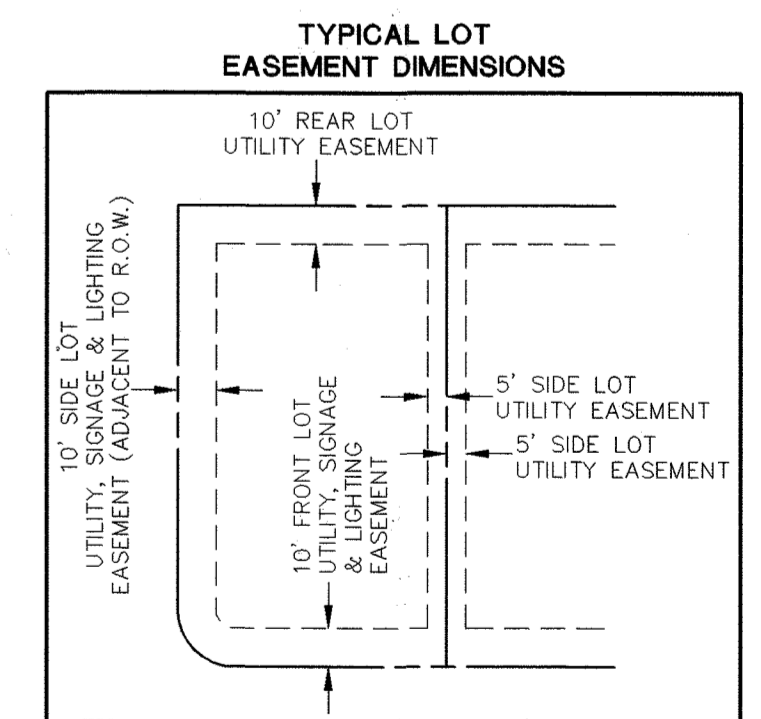
KEY MAP

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C10	54°46'48"	15.00'	14.34'
C11	56°54'47"	20.00'	19.87'
C13	90°00'00"	20.00'	31.42'
C14	90°00'00"	20.00'	31.42'
C15	90°00'00"	42.50'	66.76'
C16	111°46'	1177.50'	24.58'
C17	91°06'51"	20.00'	31.80'
C18	84°57'35"	20.00'	29.66'
C23	90°00'00"	20.00'	31.42'
C27	90°00'00"	20.00'	31.42'
C44	88°48'14"	20.00'	31.00'
C45	83°38'28"	20.00'	29.20'
C46	90°48'53"	20.00'	31.70'
C47	95°24'41"	20.00'	33.30'
C48	90°00'00"	20.00'	31.42'
C49	81°09'00"	15.00'	21.25'
C50	34°54'55"	50.00'	30.47'
C55	12°46'34"	222.50'	49.61'
C60	87°22'11"	20.00'	30.50'
C61	4°30'22"	722.50'	56.82'
C62	45°40'11"	50.00'	39.85'
C63	10°40'24"	222.50'	41.45'

LINE TABLE		
LINE	BEARING	DISTANCE
L22	S59°40'40"W	20.72'
L29	S73°23'51"E	4.01'

RADIAL BEARING TABLE	
LINE	BEARING
RB34	S04°55'10"W
RB35	S09°34'43"W
RB36	S14°05'05"W
RB37	N33°52'49"E
RB38	N28°02'37"W
RB39	N73°42'48"W
RB40	S71°22'17"W
RB41	S43°49'57"W
RB44	N00°20'21"W

- LEGEND**
- ① BLOCK NUMBER
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 - AC ACRES
 - U.E. UTILITY EASEMENT
 - S.D.E. SET 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

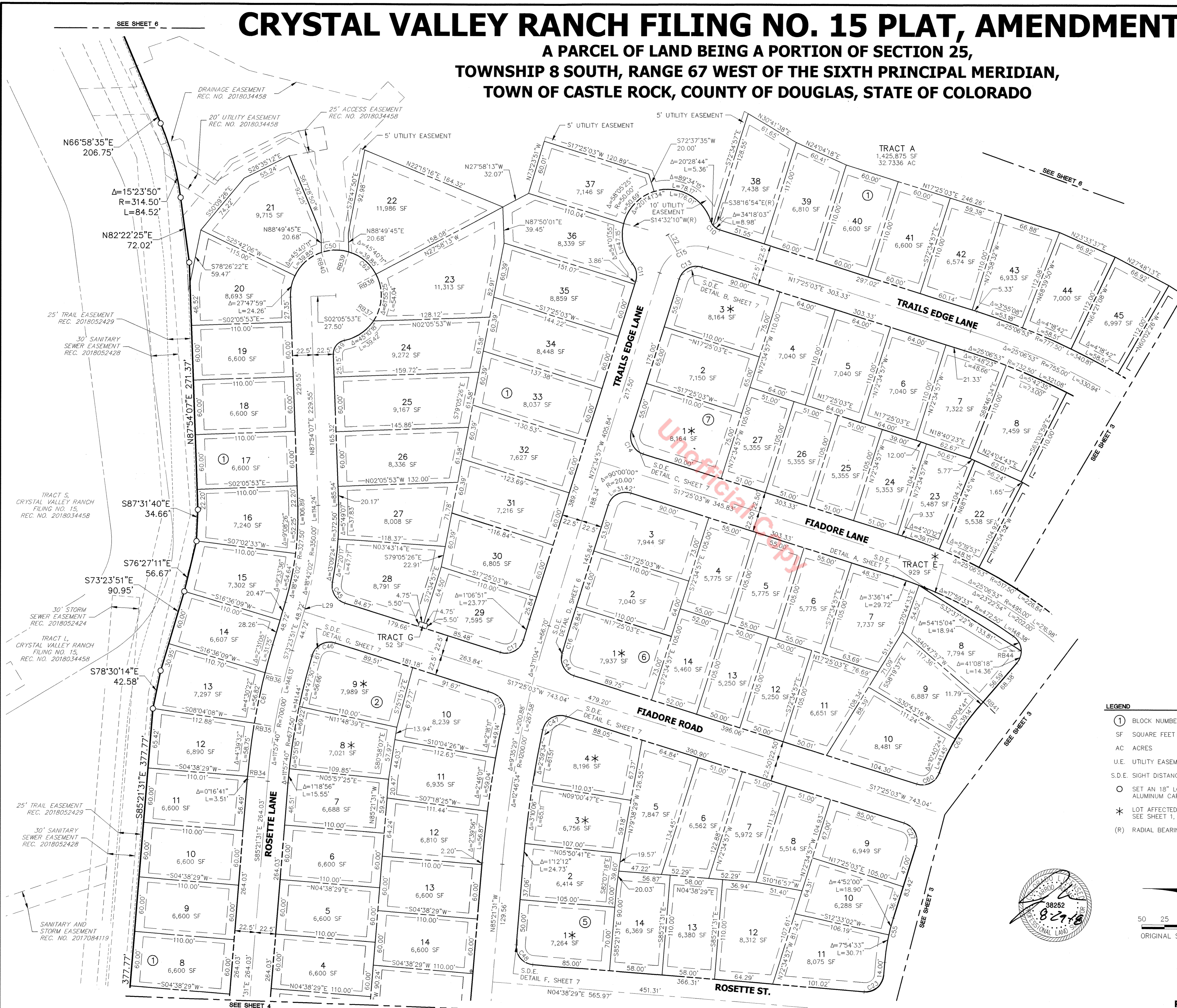


PLAT
CRYSTAL VALLEY RANCH
FILING NO. 15 PLAT,
AMENDMENT NO. 2
JOB NO. 15635.65
JULY 25, 2018
SHEET 5 OF 7



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PROJECT NO. PL17-0005



SEE SHEET 6

SEE SHEET 6

SEE SHEET 3

SEE SHEET 3

SEE SHEET 4

CRYSTAL VALLEY RANCH FILING NO. 15 PLAT, AMENDMENT NO. 2

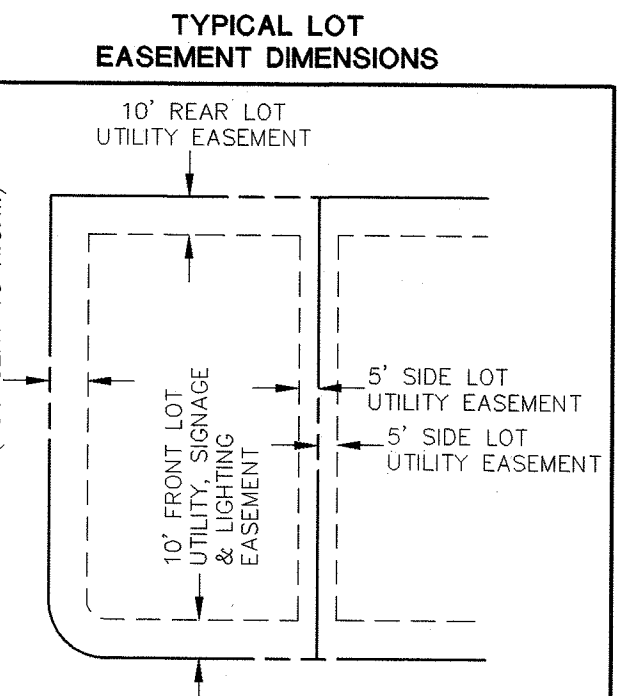
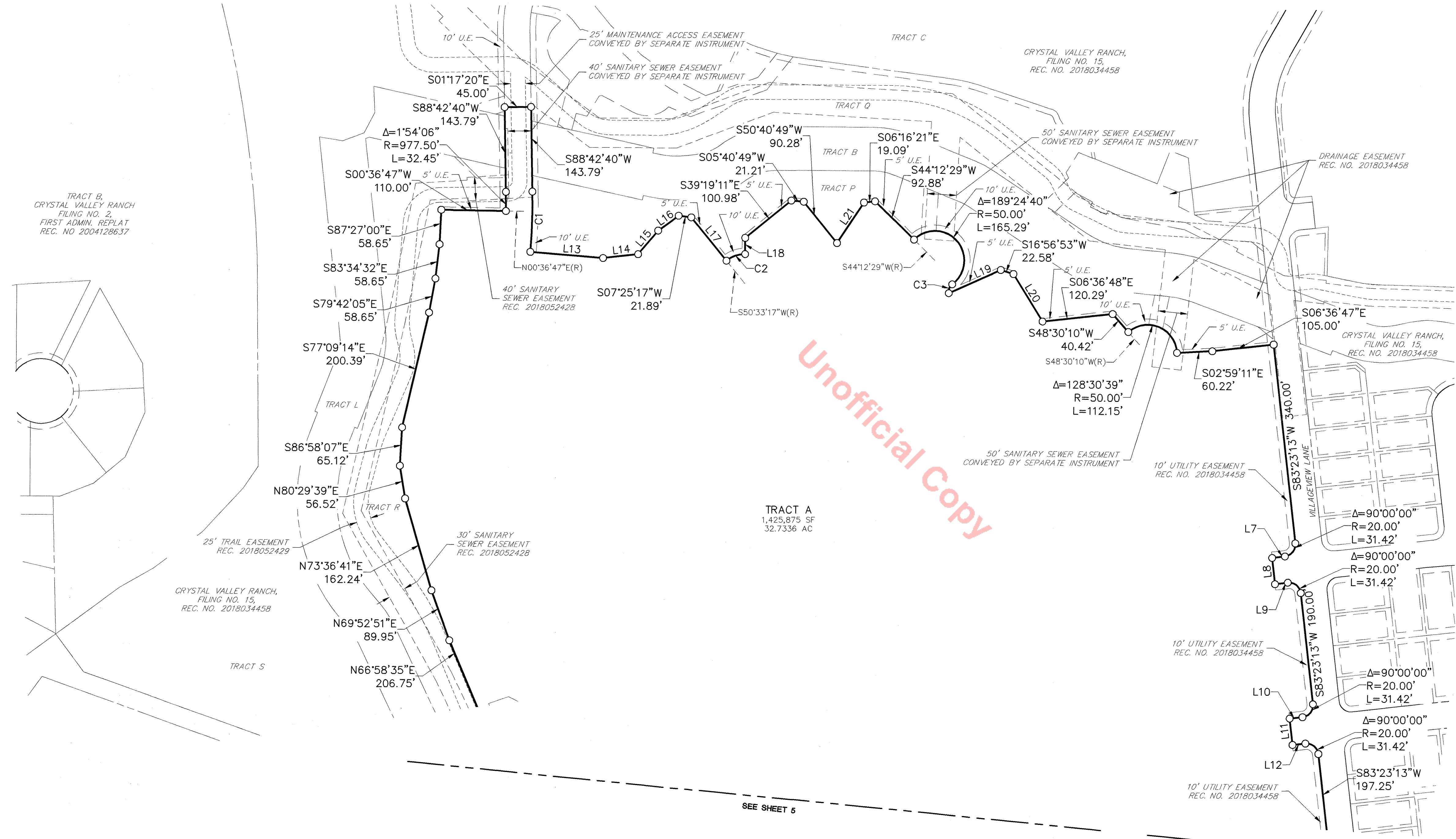
A PARCEL OF LAND BEING A PORTION OF SECTION 25,
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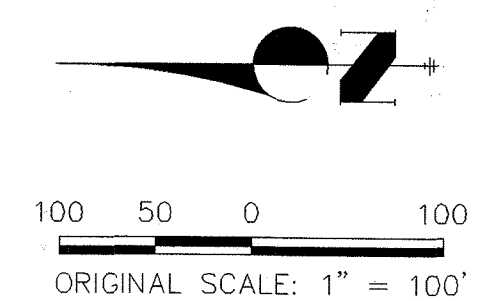
KEY MAP

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	5°44'33"	1022.50'	102.48'
C2	39°22'18"	50.00'	34.36'
C3	65°04'18"	15.00'	17.04'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N06°36'47"W	22.00'
L8	S83°23'13"W	45.00'
L9	S06°36'47"E	22.00'
L10	N06°36'47"W	22.00'
L11	S83°23'13"W	45.00'
L12	S06°36'47"E	22.00'
L13	S04°27'13"W	124.20'
L14	S06°36'47"E	60.00'
L15	S50°07'20"E	52.84'
L16	S35°42'42"E	43.14'
L17	S50°33'17"W	95.00'
L18	N89°55'35"E	27.48'
L19	S24°13'36"E	97.00'
L20	S58°07'22"W	94.56'
L21	S56°45'10"E	82.89'



- LEGEND**
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 - (R) RADIAL BEARING



PLAT
CRYSTAL VALLEY RANCH
FILING NO. 15 PLAT,
AMENDMENT NO. 2
JOB NO. 15635.65
JULY 25, 2018
SHEET 6 OF 7

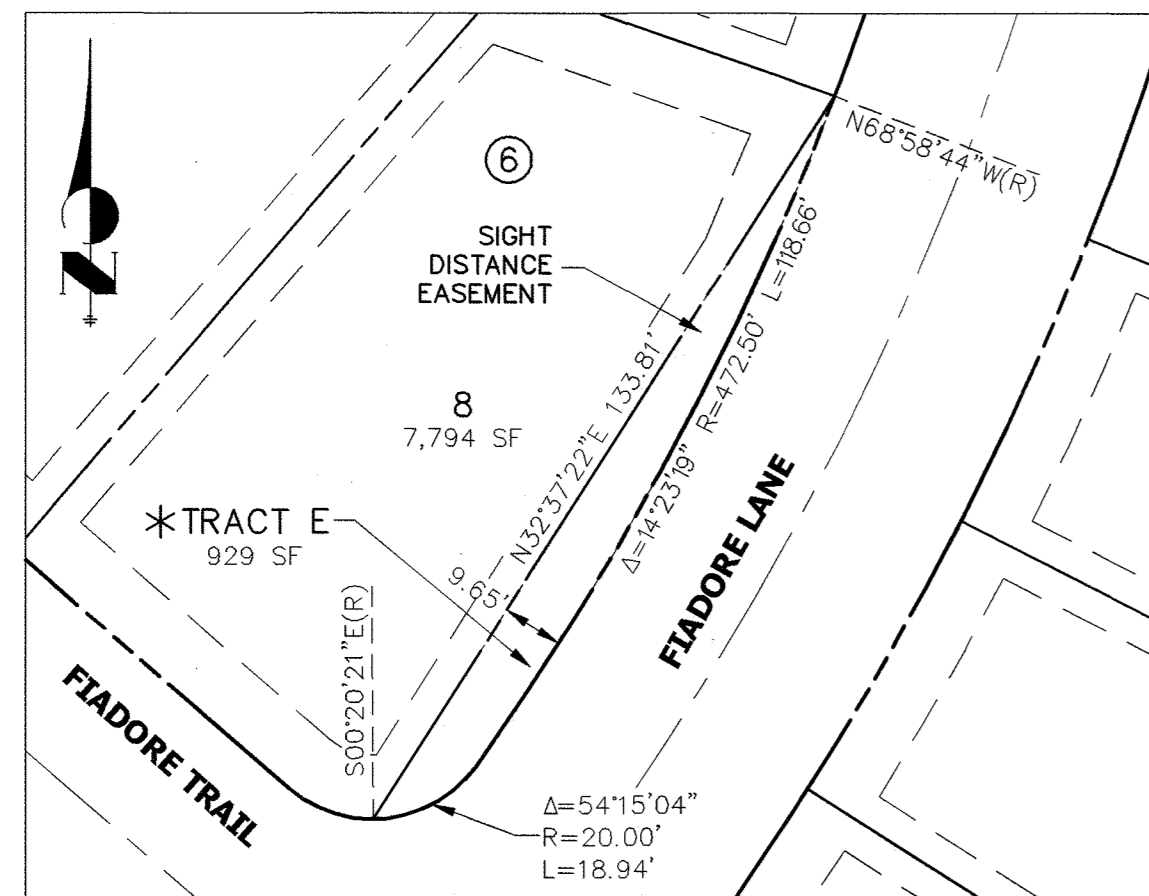


PROJECT NO. PL17-0005

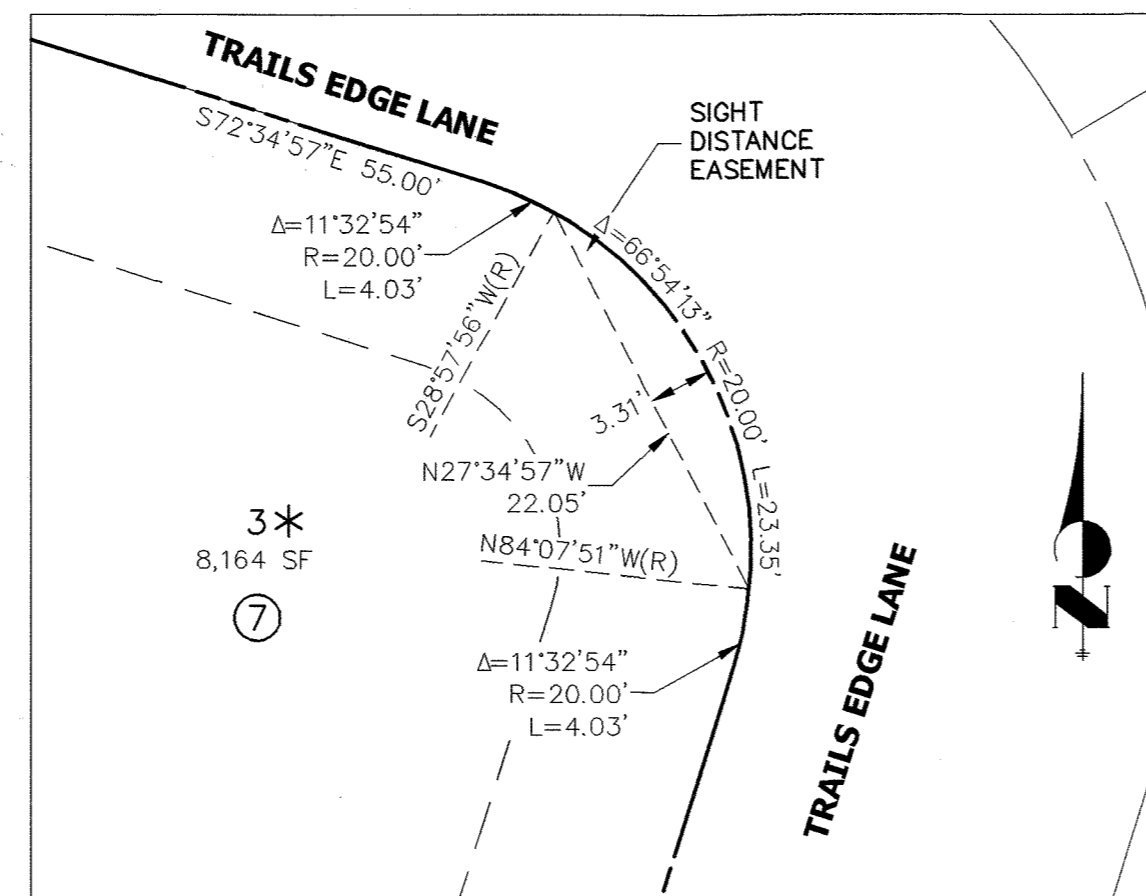
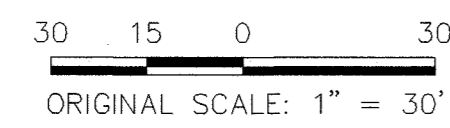
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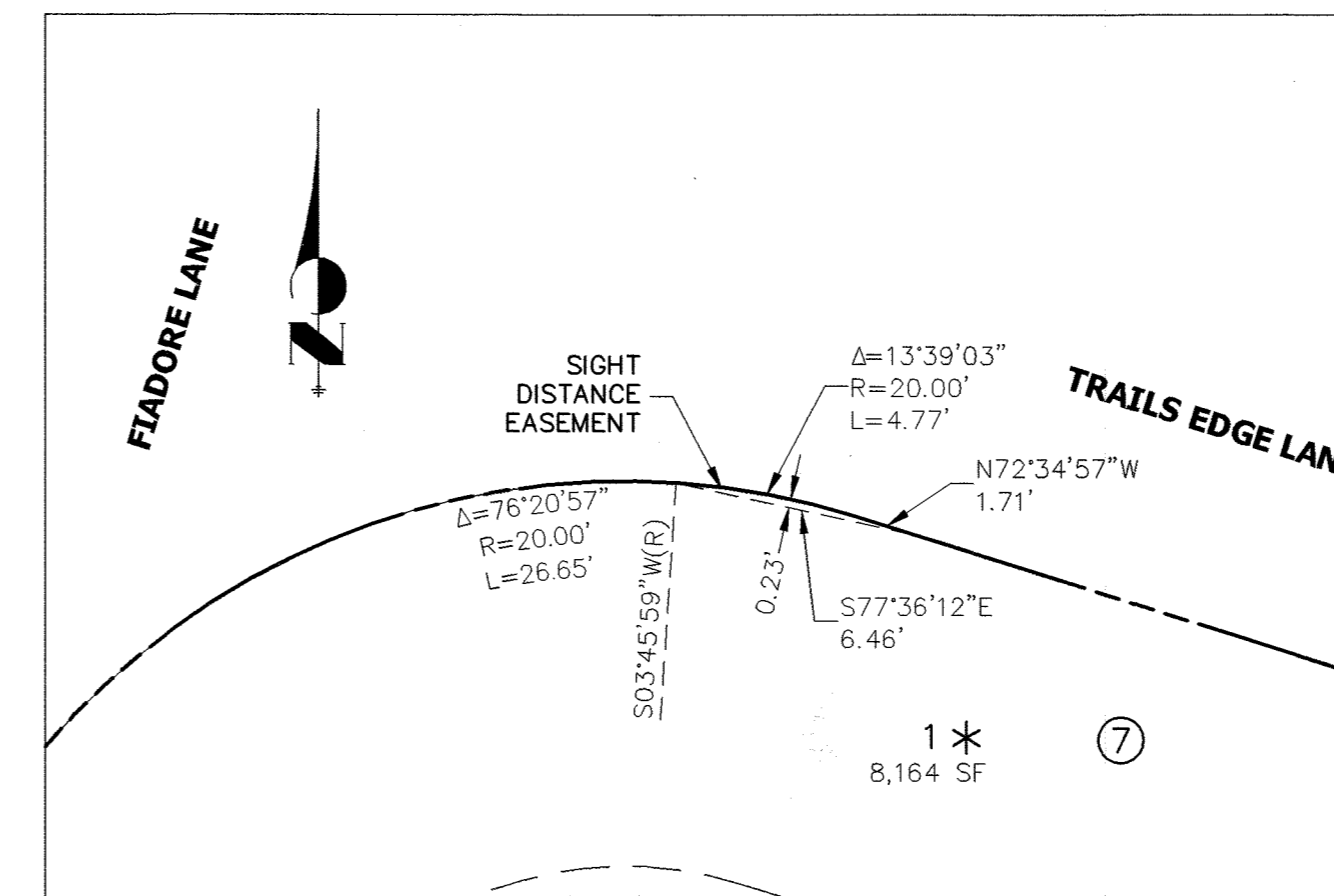
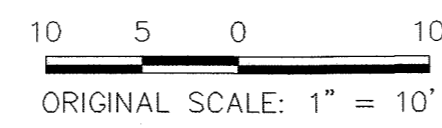
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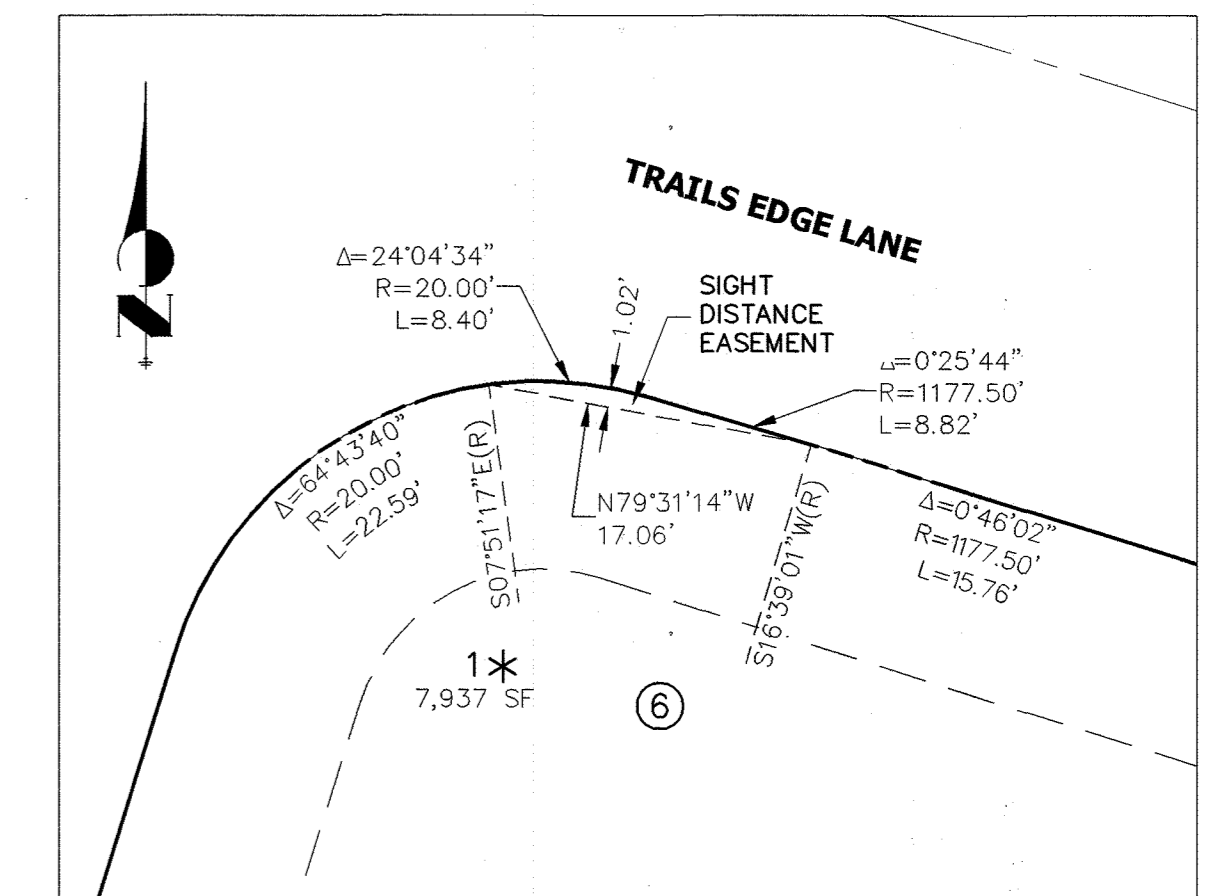
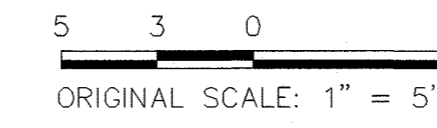
DETAIL A



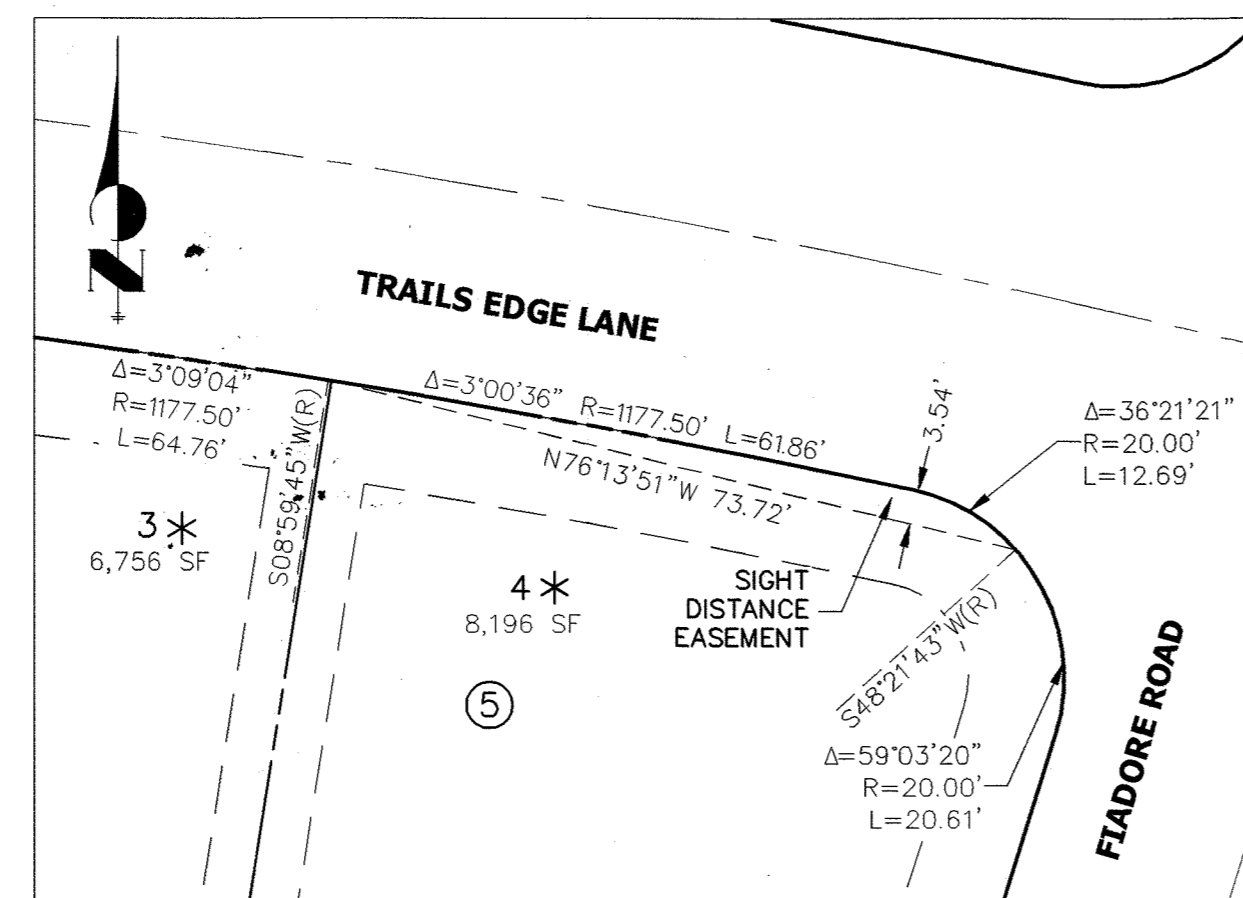
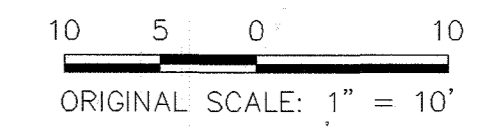
DETAIL B



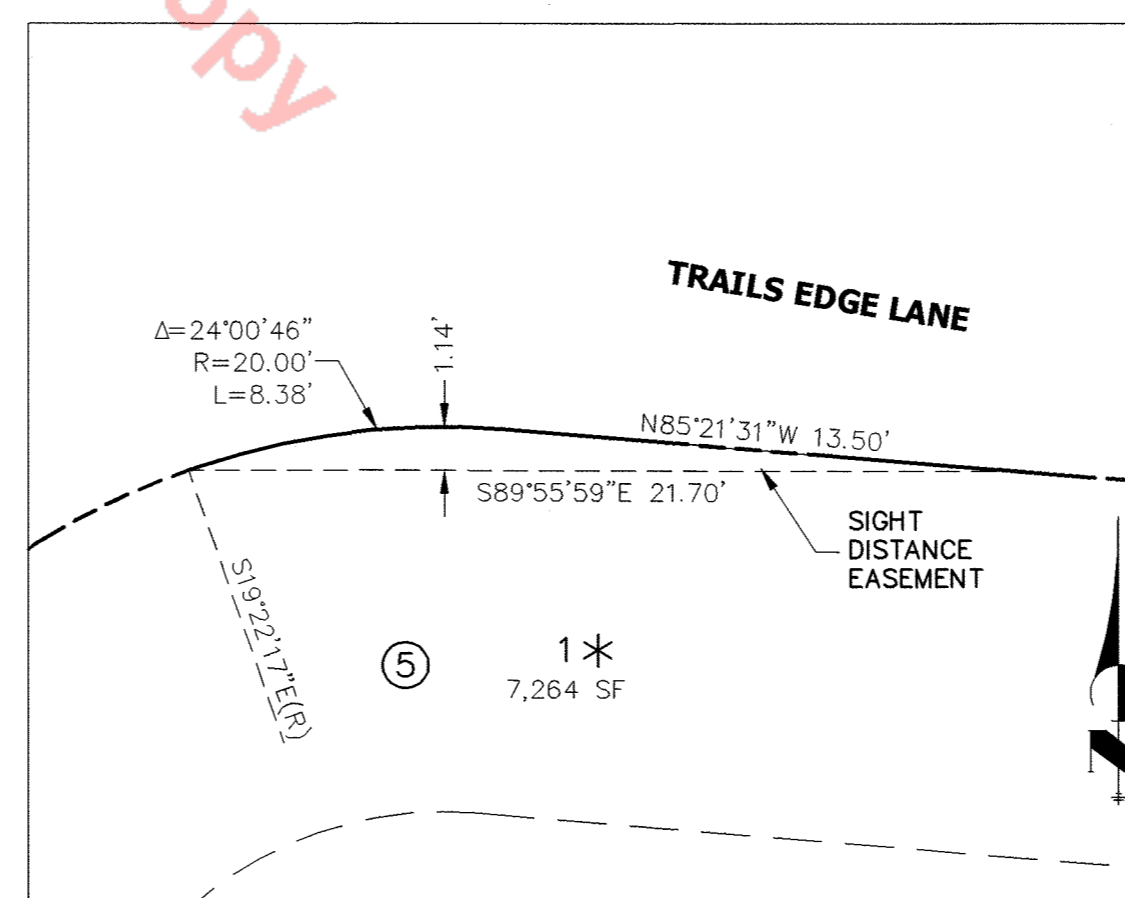
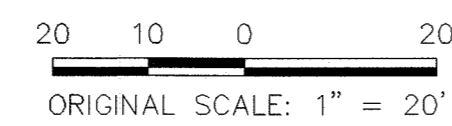
DETAIL C



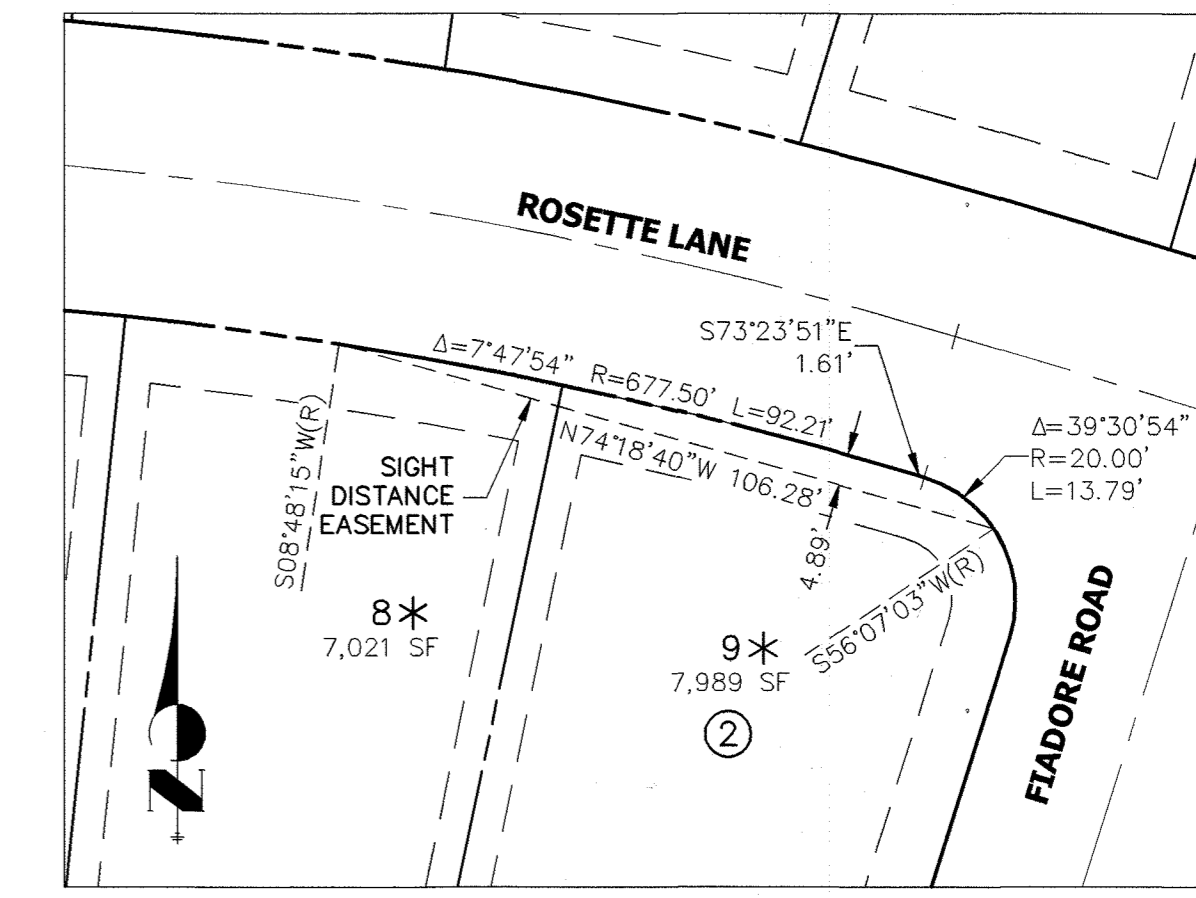
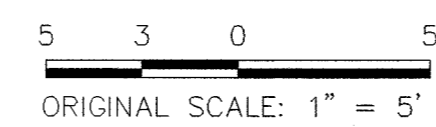
DETAIL D



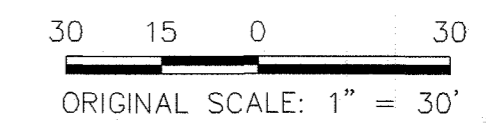
DETAIL E



DETAIL F



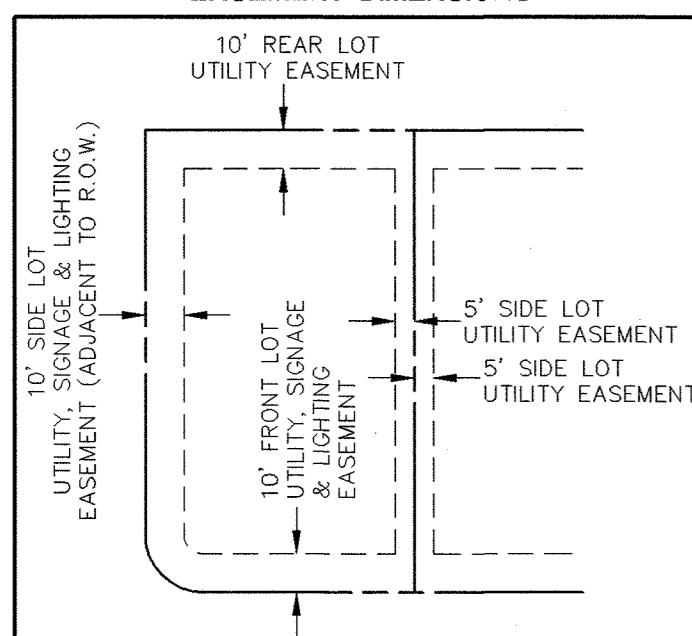
DETAIL G



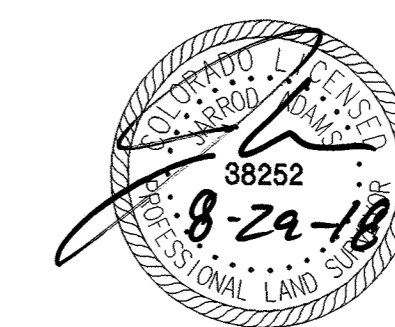
LEGEND

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- (R) RADIAL BEARING (SEE TABLE)

TYPICAL LOT EASEMENT DIMENSIONS



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PLAT
CRYSTAL VALLEY RANCH
FILING NO. 15 PLAT,
AMENDMENT NO. 2
JOB NO. 156.35.65
JULY 25, 2018
SHEET 7 OF 7

