

CRYSTAL VALLEY RANCH FILING NO. 15 PLAT, AMENDMENT NO. 3

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, AMENDMENT NO. 2, RECORDED UNDER RECEPTION NO. 2018052968 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, 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. 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-772530-3-CO, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MAY 17, 2019 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. THIS SITE CONTAINS 1,425,875 SQUARE FEET OR 32.7336 ACRES.

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 NO. 3.

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:

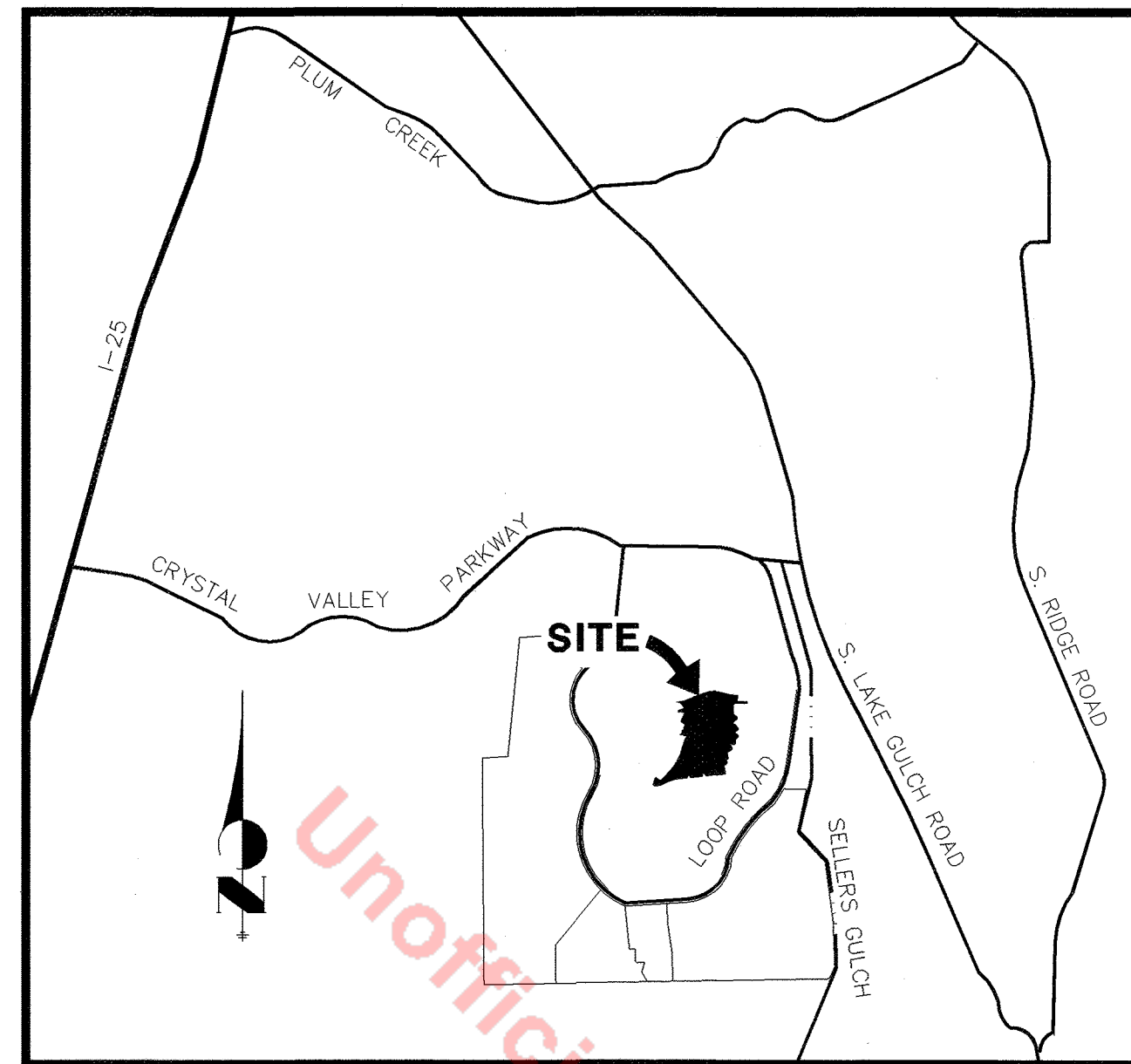
SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF June, 2019

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

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES March 29, 2023

[Signature]
 NOTARY PUBLIC

Notary Public of New York
 Terri L. Mullan
 No. 01MU6022419
 Appointment Expires March 29, 20 23



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

SHEET INDEX

- 1. COVER PAGE
- 2-5. PLAT

SITE SUMMARY TABLE

	COUNT	AREA (AC)
RIGHT-OF-WAY	1 PARCEL	5.72
BUILDING LOTS	137 LOTS	21.47
PRIVATE OPEN SPACE	7 TRACTS	5.54
TOTAL		32.73

TRACT USE TABLE

TRACT	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE	USAGE
TRACT A	235,137	5.3980	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE/DRAINAGE EASEMENT
TRACT B	778	0.0179	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE
TRACT C	1,049	0.0241	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE/UTILITY EASEMENT
TRACT D	1,786	0.0410	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE
TRACT E	2,366	0.0543	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

TITLE CERTIFICATION:

I, *[Signature]* 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 17th DAY OF June, 2019.

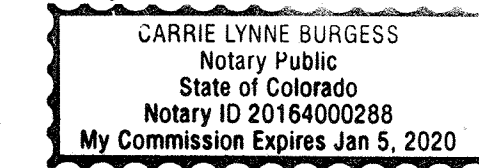
AUTHORIZED REPRESENTATIVE
[Signature]
 FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY PUBLIC:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF June, 2019 BY
[Signature] AS AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY.

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

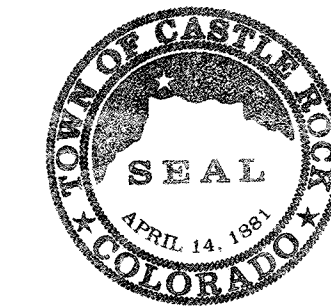
[Signature]
 NOTARY PUBLIC



STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS 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 21 DAY OF JUNE, 2019.

[Signature]
 DIRECTOR OF DEVELOPMENT SERVICES

WATER RIGHTS DEDICATION AGREEMENT

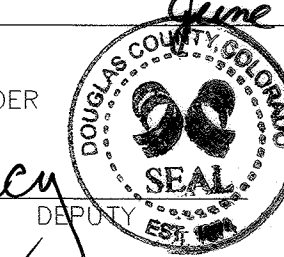
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CRYSTAL VALLEY RANCH SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED FEBRUARY 24, 2012 AT RECEPTION NO. 2012013156 AND ACCORDINGLY 137 SF ARE DEBITED FROM THE WATER BANK.

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 1:21 P.M. ON THE 25th DAY OF June, 2019 AT RECEPTION NO. 2019036925

DOUGLAS COUNTY CLERK AND RECORDER

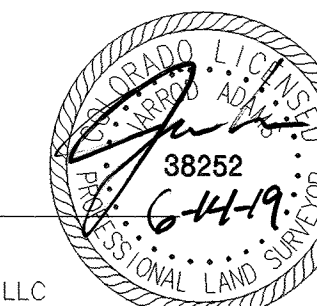
BY: *[Signature]*



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



CONTACTS

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

ENGINEER/PLAN PREPARER
 JR ENGINEERING
 7200 S. ALTON WAY, SUITE C400
 CENTENNIAL, CO 80112
 CONTACT: KURTIS WILLIAMS

LAND PLANNER
 NORRIS DESIGN
 1101 BANNOCK STREET
 DENVER, CO 80204
 CONTACT: MITCH BLACK

LAND SURVEYOR
 JR ENGINEERING
 7200 S. ALTON WAY, SUITE C400
 CENTENNIAL, CO 80112
 CONTACT: JARROD ADAMS

COVER PAGE
 CRYSTAL VALLEY RANCH
 FILING NO. 15 PLAT,
 AMENDMENT NO. 3
 JOB NO. 15635.65
 JUNE 4, 2019
 SHEET 1 OF 5



CRYSTAL VALLEY RANCH FILING NO. 15 PLAT, AMENDMENT NO. 3

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	5,250	0.1205
1	2	5,250	0.1205
1	3	5,399	0.1239
1	4	5,698	0.1308
1	5	5,996	0.1376
1	6	6,294	0.1445
1	7	7,630	0.1752
1	8	7,643	0.1755
1	9	6,394	0.1468
1	10	6,004	0.1378
1	11	5,639	0.1295
1	12	8,949	0.2054
1	13	6,714	0.1541
1	14	6,074	0.1394
1	15	6,100	0.1400
1	16	6,100	0.1400
1	17	6,665	0.1530
1	18	8,191	0.1880
1	19	10,327	0.2371
1	20	7,947	0.1824
1	21	6,620	0.1520
1	22	7,226	0.1659
1	23	7,137	0.1639
1	24	6,206	0.1425
1	25	8,291	0.1903
1	26	7,503	0.1722
1	27	5,806	0.1333
1	28	5,835	0.1340
1	29	6,091	0.1398
1	30	8,105	0.1861

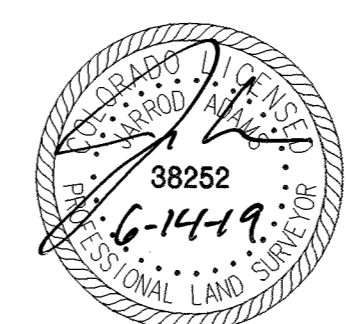
LOT AREAS			
Block No.	Lot No.	Square Feet	ACRES
1	31	7,870	0.1807
1	32	7,803	0.1791
1	33	8,271	0.1899
1	34	7,798	0.1790
1	35	7,711	0.1770
1	36	7,857	0.1804
1	37	7,210	0.1655
1	38	8,064	0.1851
1	39	9,840	0.2259
1	40	6,600	0.1515
1	41	7,811	0.1793
1	42	7,897	0.1813
2	1	11,748	0.2697
2	2	8,902	0.2044
2	3	7,462	0.1713
2	4	7,150	0.1641
2	5	8,196	0.1882
2	6	10,508	0.2412
2	7	8,211	0.1885
2	8	7,241	0.1662
2	9	6,600	0.1515
2	10	6,600	0.1515
2	11	6,600	0.1515
2	12	6,600	0.1515
2	13	6,838	0.1570
2	14	7,622	0.1750
3	1	6,214	0.1427
3	2	5,775	0.1326
3	3	5,775	0.1326
3	4	6,229	0.1430

LOT AREAS			
Block No.	Lot No.	Square Feet	ACRES
3	5	7,314	0.1679
3	6	6,541	0.1502
3	7	5,830	0.1338
3	8	5,830	0.1338
3	9	5,830	0.1338
3	10	5,830	0.1338
3	11	5,830	0.1338
3	12	5,982	0.1373
3	13	6,134	0.1408
3	14	6,134	0.1408
3	15	6,134	0.1408
3	16	6,134	0.1408
3	17	7,377	0.1693
3	18	7,783	0.1787
3	19	6,257	0.1436
3	20	6,259	0.1437
3	21	6,237	0.1432
3	22	6,045	0.1388
3	23	5,830	0.1338
3	24	5,830	0.1338
3	25	5,830	0.1338
3	26	5,830	0.1338
3	27	5,830	0.1338
3	28	5,830	0.1338
3	29	6,714	0.1541
3	30	7,425	0.1704
4	1	7,588	0.1742
4	2	7,260	0.1667
4	3	7,260	0.1667
4	4	7,260	0.1667

LOT AREAS			
Block No.	Lot No.	Square Feet	ACRES
4	5	7,260	0.1667
4	6	7,505	0.1723
4	7	8,217	0.1886
4	8	12,705	0.2917
4	9	6,600	0.1515
4	10	6,600	0.1515
4	11	6,600	0.1515
4	12	6,600	0.1515
4	13	7,588	0.1742
5	1	5,250	0.1205
5	2	5,250	0.1205
5	3	6,214	0.1427
5	4	5,869	0.1347
5	5	5,831	0.1339
5	6	5,839	0.1340
5	7	5,404	0.1241
5	8	5,250	0.1205
5	9	5,250	0.1205
5	10	5,250	0.1205
5	11	5,250	0.1205
5	12	5,250	0.1205
5	13	5,250	0.1205
5	14	5,505	0.1264
5	15	5,712	0.1311
5	16	5,712	0.1311
5	17	5,712	0.1311
5	18	6,600	0.1515
5	19	6,600	0.1515
5	20	6,600	0.1515
5	21	6,600	0.1515

LOT AREAS			
Block No.	Lot No.	Square Feet	ACRES
5	22	6,600	0.1515
5	23	7,464	0.1713
5	24	7,801	0.1791
5	25	7,678	0.1763
5	26	7,678	0.1763
5	27	7,719	0.1772
5	28	7,530	0.1729
5	29	6,600	0.1515
5	30	6,600	0.1515
5	31	7,532	0.1729
5	32	7,619	0.1749
5	33	6,728	0.1545
5	34	6,602	0.1516
5	35	6,644	0.1525
5	36	6,881	0.1580
5	37	6,881	0.1580
5	38	6,881	0.1580

UNOFFICIAL COPY

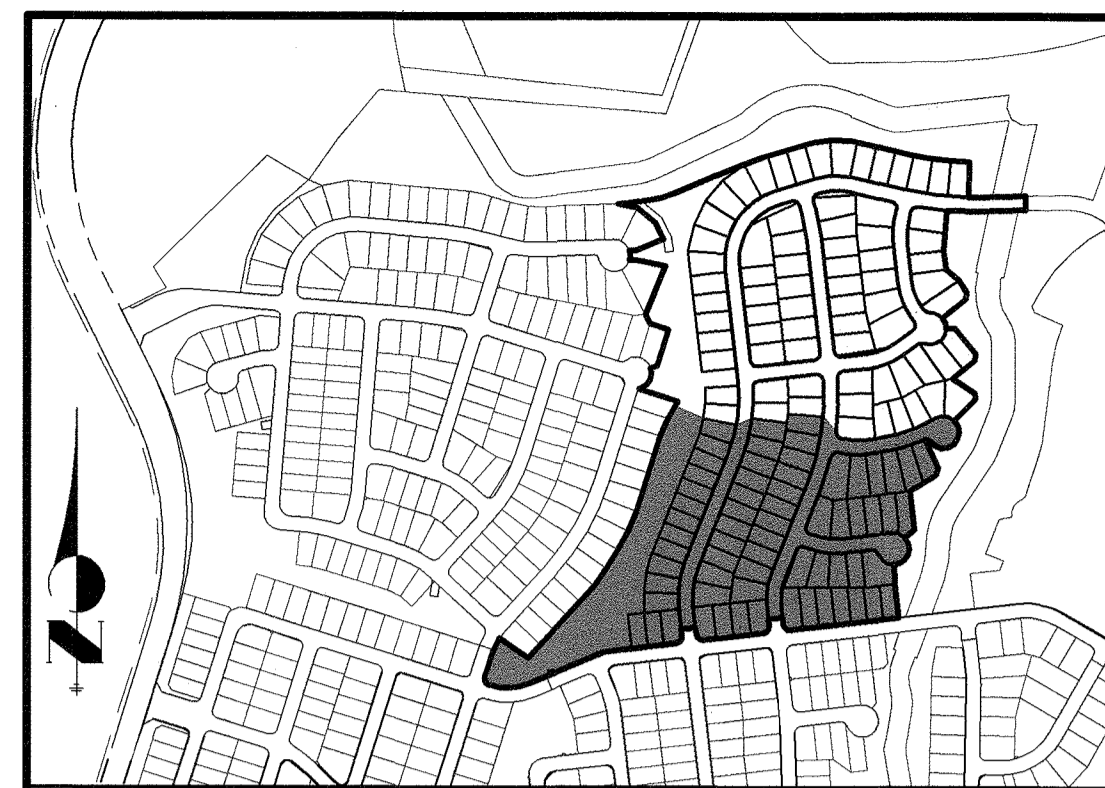


PLAT
CRYSTAL VALLEY RANCH
FILING NO. 15 PLAT,
AMENDMENT NO. 3
JOB NO. 15635.65
JUNE 4, 2019
SHEET 2 OF 5



CRYSTAL VALLEY RANCH FILING NO. 15 PLAT, AMENDMENT NO. 3

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



RADIAL BEARING TABLE

LINE	BEARING
RB25	S28°43'15"E
RB26	S84°38'20"E
RB27	S11°27'08"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N06°36'47"W	22.00'
L2	S83°23'13"W	45.00'
L3	S06°36'47"E	22.00'
L4	N06°36'47"W	22.00'
L5	S83°23'13"W	45.00'
L6	S06°36'47"E	22.00'
L16	N68°18'59"W	43.62'
L22	N22°58'53"W	5.50'
L23	S67°01'07"W	9.50'
L24	S22°58'53"E	5.50'

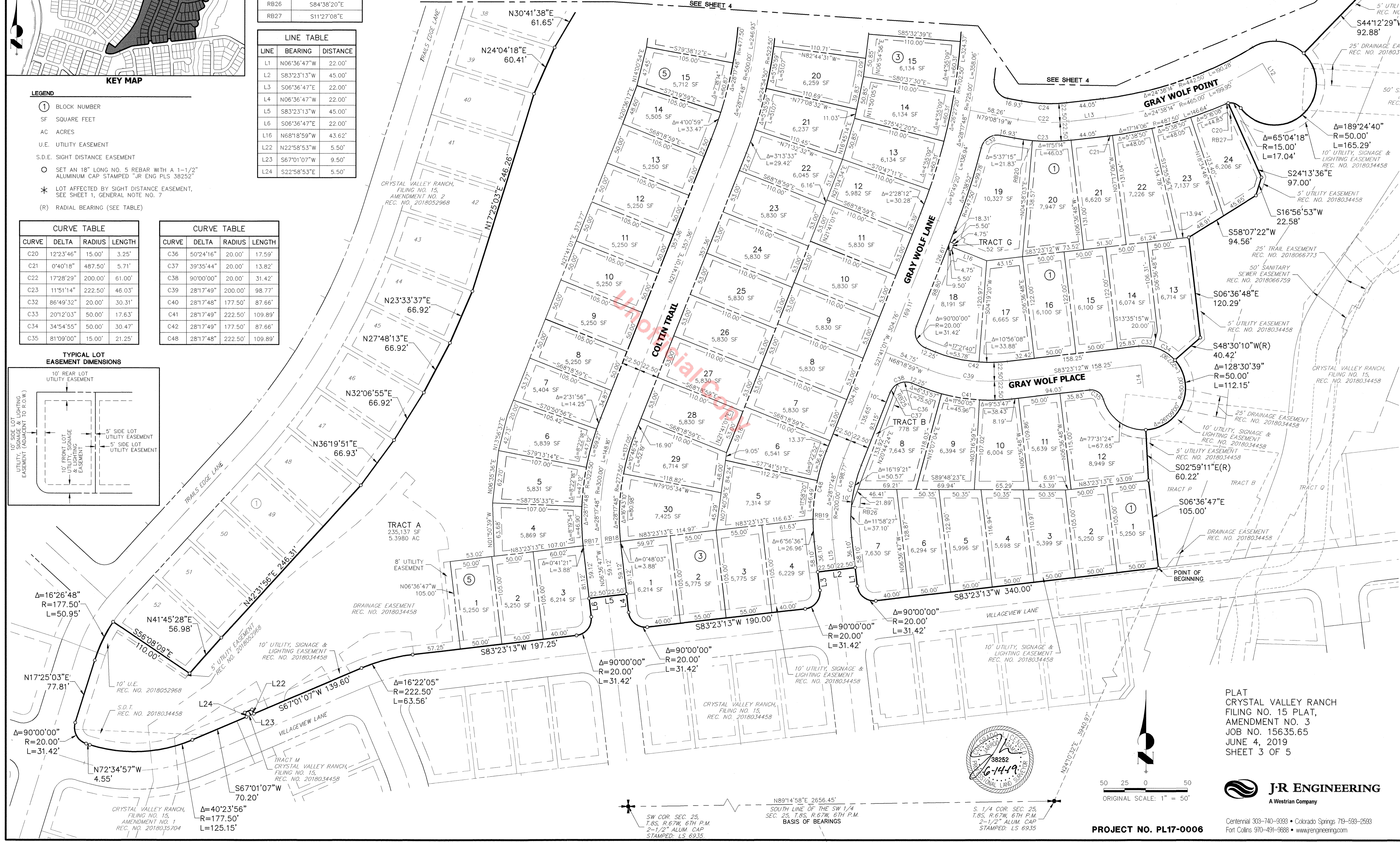
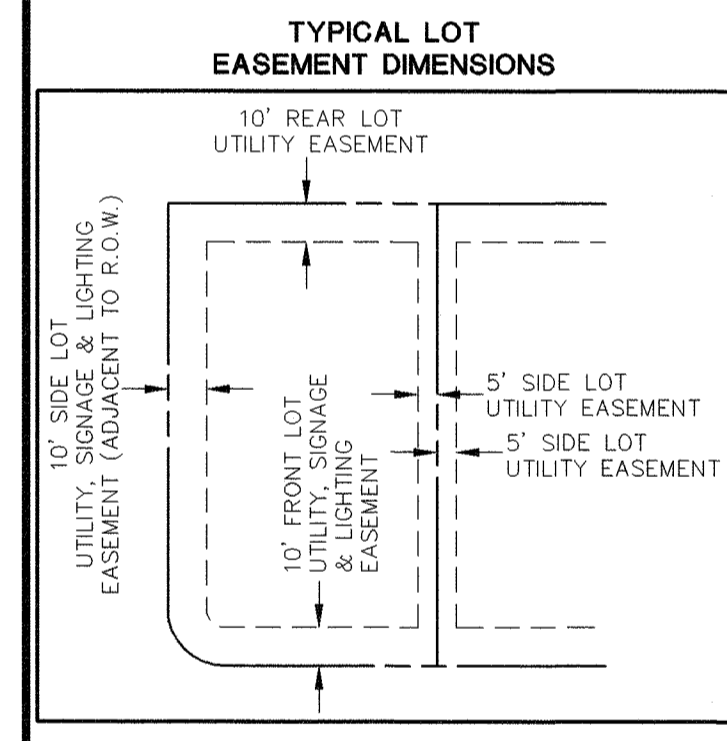
- LEGEND**
- ① BLOCK NUMBER
 - SF SQUARE FEET
 - AC ACRES
 - U.E. UTILITY EASEMENT
 - S.D.E. SIGHT DISTANCE EASEMENT
 - SET AN 18" LONG NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "JR ENG PLS 38252"
 - * LOT AFFECTED BY SIGHT DISTANCE EASEMENT, SEE SHEET 1, GENERAL NOTE NO. 7.
 - (R) RADIAL BEARING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

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C20	12°23'46"	15.00'	3.25'
C21	0°40'18"	487.50'	5.71'
C22	17°28'29"	200.00'	61.00'
C23	11°51'14"	222.50'	46.03'
C32	86°49'32"	20.00'	30.31'
C33	201°2'03"	50.00'	17.63'
C34	34°54'55"	50.00'	30.47'
C35	81°09'00"	15.00'	21.25'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C36	50°24'16"	20.00'	17.59'
C37	39°35'44"	20.00'	13.82'
C38	90°00'00"	20.00'	31.42'
C39	28°17'49"	200.00'	98.77'
C40	28°17'48"	177.50'	87.66'
C41	28°17'49"	222.50'	109.89'
C42	28°17'49"	177.50'	87.66'
C48	28°17'48"	222.50'	109.89'



ORIGINAL SCALE: 1" = 50'

PLAT
CRYSTAL VALLEY RANCH
FILING NO. 15 PLAT,
AMENDMENT NO. 3
JOB NO. 15635.65
JUNE 4, 2019
SHEET 3 OF 5



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

PROJECT NO. PL17-0006

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

N89°14'58"E 2656.45'
SOUTH LINE OF THE SW 1/4
SEC. 25, T.8S, R.67W, 6TH P.M.
BASIS OF BEARINGS

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

CRYSTAL VALLEY RANCH FILING NO. 15 PLAT, AMENDMENT NO. 3

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

CURVE	DELTA	RADIUS	LENGTH
C1	0°58'03"	1000.00'	16.89'
C2	57°05'45"	20.00'	19.93'
C3	32°54'15"	20.00'	11.49'
C4	35°07'15"	20.00'	12.26'
C5	54°52'45"	20.00'	19.16'
C6	29°14'57"	177.50'	90.61'
C7	90°00'00"	42.50'	66.76'
C8	45°00'00"	42.50'	33.38'
C9	45°00'00"	42.50'	33.38'
C10	1°55'00"	177.50'	5.94'
C11	36°48'58"	177.50'	114.05'
C12	90°00'00"	20.00'	31.42'
C13	47°25'59"	20.00'	16.56'
C14	20°18'54"	177.50'	62.94'
C15	1°39'24"	222.50'	6.43'
C16	1°29'44"	15.00'	0.39'
C17	90°00'00"	20.00'	31.42'
C18	33°36'33"	50.00'	29.33'

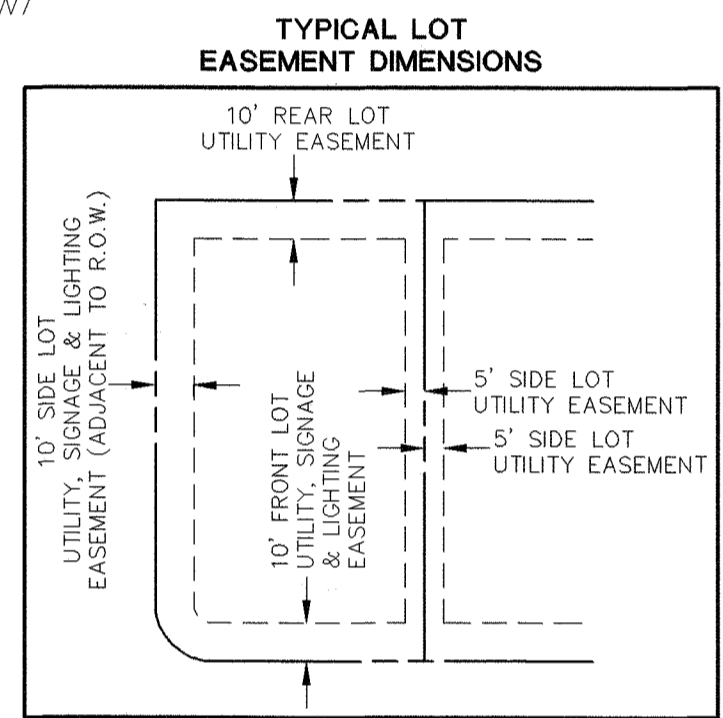
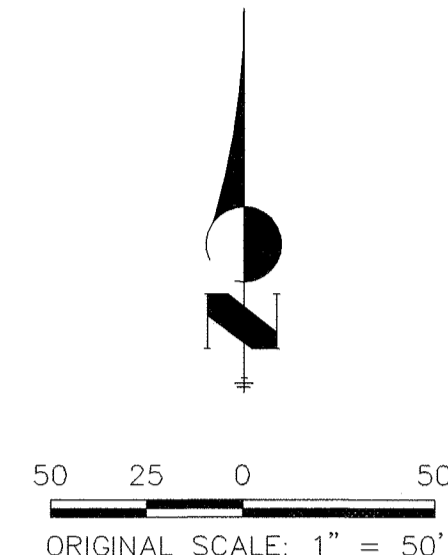
CURVE	DELTA	RADIUS	LENGTH
C19	1°20'03"	442.50'	10.30'
C22	17°28'29"	200.00'	61.00'
C24	17°28'29"	177.50'	54.14'
C26	18°30'23"	177.50'	57.33'
C27	87°39'49"	20.00'	30.60'
C28	90°00'00"	20.00'	31.42'
C29	60°00'00"	15.00'	15.71'
C30	90°00'00"	20.00'	31.42'
C31	2°22'08"	477.50'	19.74'
C43	18°30'23"	200.00'	64.60'
C44	18°30'23"	222.50'	71.87'
C45	86°37'02"	20.00'	30.24'

LINE	BEARING	DISTANCE
L7	N73°36'41"E	7.40'
L8	N80°57'43"W	24.68'
L9	S35°57'43"E	19.19'
L10	S35°57'43"E	10.40'
L11	S77°08'21"E	35.77'
L12	N31°15'02"W	27.50'
L13	S83°23'12"W	44.05'

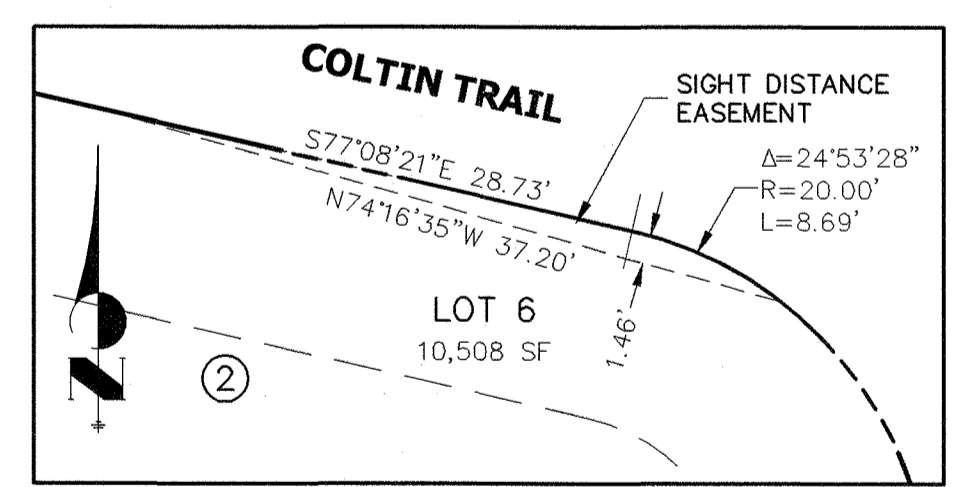
LINE	BEARING
RB21	N26°55'42"W
RB28	S40°42'26"W
RB29	N08°16'12"W
RB30	S34°27'59"E



KEY MAP



- LEGEND**
- ① BLOCK NUMBER
 - SF SQUARE FEET
 - AC ACRES
 - U.E. UTILITY EASEMENT
 - S.D.T. 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)



DETAIL A
ORIGINAL SCALE: 1" = 10'



PLAT
CRYSTAL VALLEY RANCH
FILING NO. 15 PLAT,
AMENDMENT NO. 3
JOB NO. 15635.65
JUNE 4, 2019
SHEET 4 OF 5



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

PROJECT NO. PL17-0006

