

# CRYSTAL VALLEY RANCH FILING NO. 15 PLAT, AMENDMENT NO. 4

## 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 D, CRYSTAL VALLEY RANCH FILING NO. 15, RECORDED UNDER RECEPTION NO. 2018034458 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, COUNTY OF DOUGLAS, STATE OF COLORADO.

**GENERAL NOTES:**

1. 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.
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-CO, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED OCTOBER 31, 2016 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 N89°14'58"E.
13. THE HOA AND/OR ADJACENT HOMEOWNER ARE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING IN THE RIGHT-OF-WAY.

**FLOODPLAIN:**

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 08035C0304G, REVISED DATE OF MARCH 16, 2016, A PORTION OF THE SITE DOES LIE WITHIN A FEMA DESIGNATED "ZONE X (SHADED)".

**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, A TRACT, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CRYSTAL VALLEY RANCH FILING NO. 15, AMENDMENT NO. 4.

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, SIGHT, 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:**

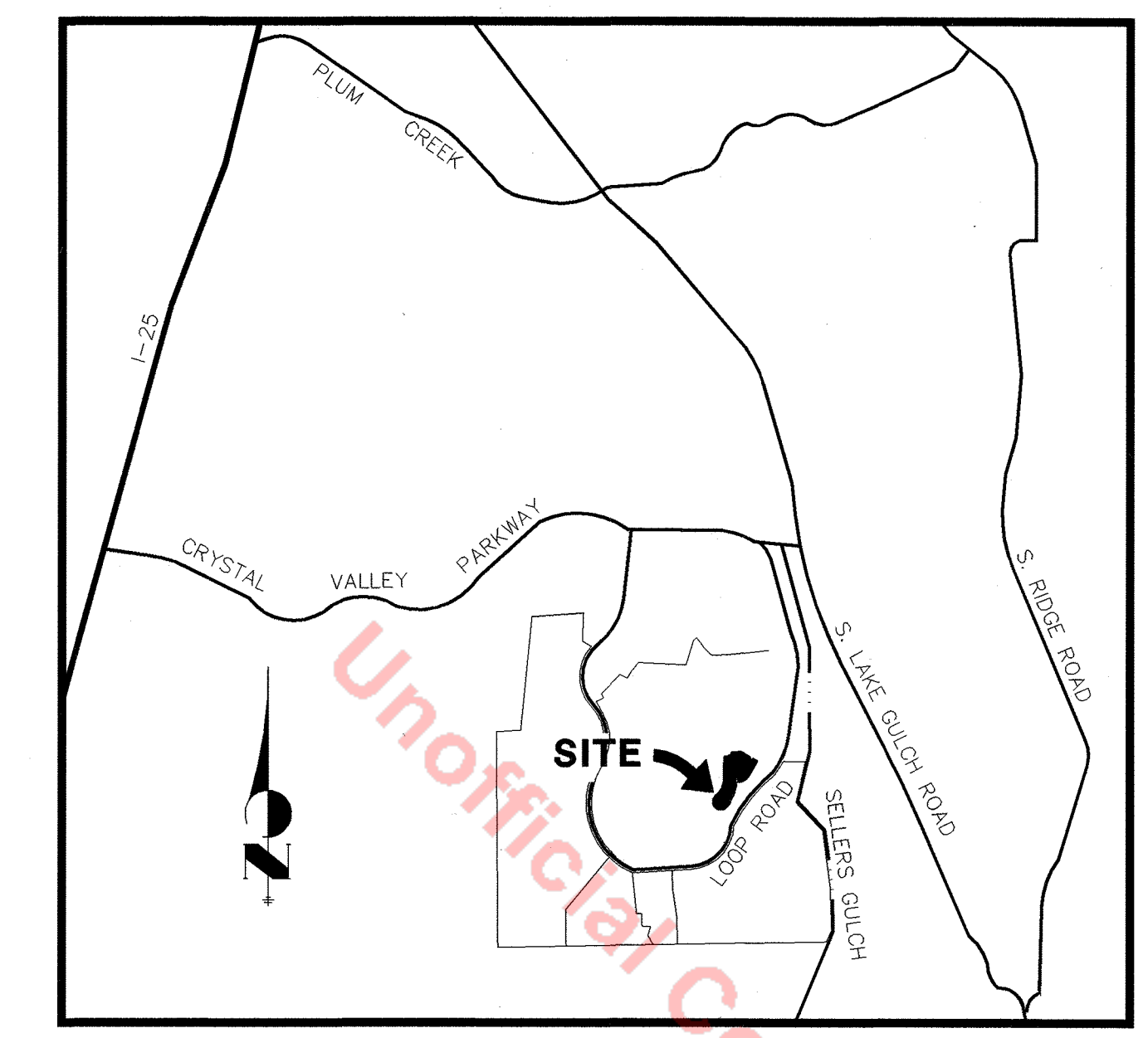
SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 DAY OF June, 2018

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. 010222914  
 Qualified in Westchester County  
 Commission Expires June 1, 2022



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

**SHEET INDEX**

|    |            |
|----|------------|
| 1. | COVER PAGE |
| 2. | PLAT       |

**SITE SUMMARY TABLE**

|                    | COUNT    | AREA (AC) |
|--------------------|----------|-----------|
| RIGHT-OF-WAY       | 1 PARCEL | 1.6508    |
| BUILDING LOTS      | 45 LOTS  | 8.4056    |
| OPEN SPACE/MAILBOX | 1 TRACTS | 0.0013    |
| TOTAL              |          | 10.0577   |

**TRACT USE TABLE**

| TRACT A | AREA (SF) | AREA (AC) | OWNERSHIP                                | MAINTENANCE                              | USAGE                            |
|---------|-----------|-----------|--|--|----------------------------------|
|         | 58        | 0.0013    | CRYSTAL VALLEY RECOVERY ACQUISITION, LLC | CRYSTAL VALLEY RECOVERY ACQUISITION, LLC | PRIVATE OPEN SPACE/MAILBOX KIOSK |

**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 8<sup>th</sup> DAY OF June, 2018

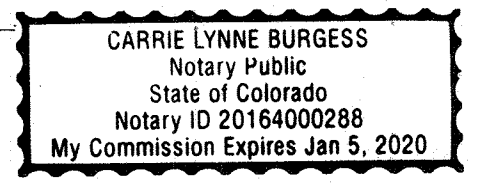
AUTHORIZED REPRESENTATIVE  
[Signature]  
 FIRST AMERICAN TITLE INSURANCE COMPANY

**NOTARY PUBLIC:**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8<sup>th</sup> 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 5<sup>th</sup> 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 11<sup>th</sup> DAY OF June, 2018

[Signature]  
 DIRECTOR OF DEVELOPMENT SERVICES

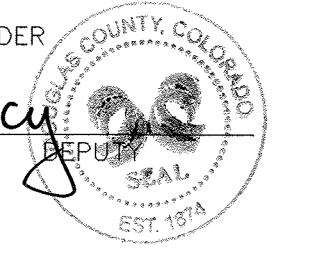
**WATER RIGHTS DEDICATION AGREEMENT**

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 53.33 SFE 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 8:41 A.M. ON THE 14<sup>th</sup> DAY OF June, 2018 AT RECEPTION NO. 2018035703

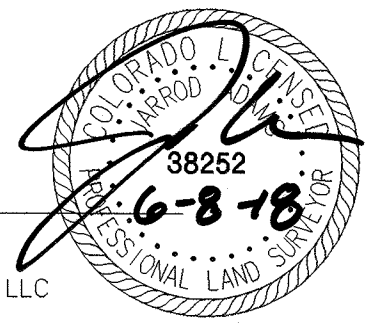
DOUGLAS COUNTY CLERK AND RECORDER  
 BY: [Signature]



**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**

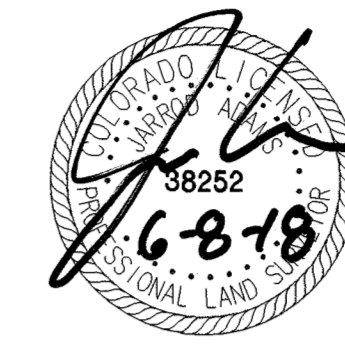
- OWNER/DEVELOPER**  
 CRYSTAL VALLEY RECOVERY ACQUISITION, LLC  
 7200 S. ALTON WAY, SUITE C400  
 CENTENNIAL, CO 80112  
 CONTACT: JERRY RICHMOND
- ENGINEER/PLAN PREPARER**  
 JR ENGINEERING  
 7200 S. ALTON WAY, SUITE C400  
 CENTENNIAL, CO 80112  
 CONTACT: KURTIS WILLIAMS
- LAND PLANNER**  
 NORRIS 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. 4  
 JOB NO. 15635.70  
 MAY 30, 2018  
 SHEET 1 OF 2



# CRYSTAL VALLEY RANCH FILING NO. 15 PLAT, AMENDMENT NO. 4

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



VILLAGEVIEW LANE  
(R.O.W. VARIES)  
REC. NO. 2018034458

10' AREA EASEMENT  
REC. NO. 2005049313

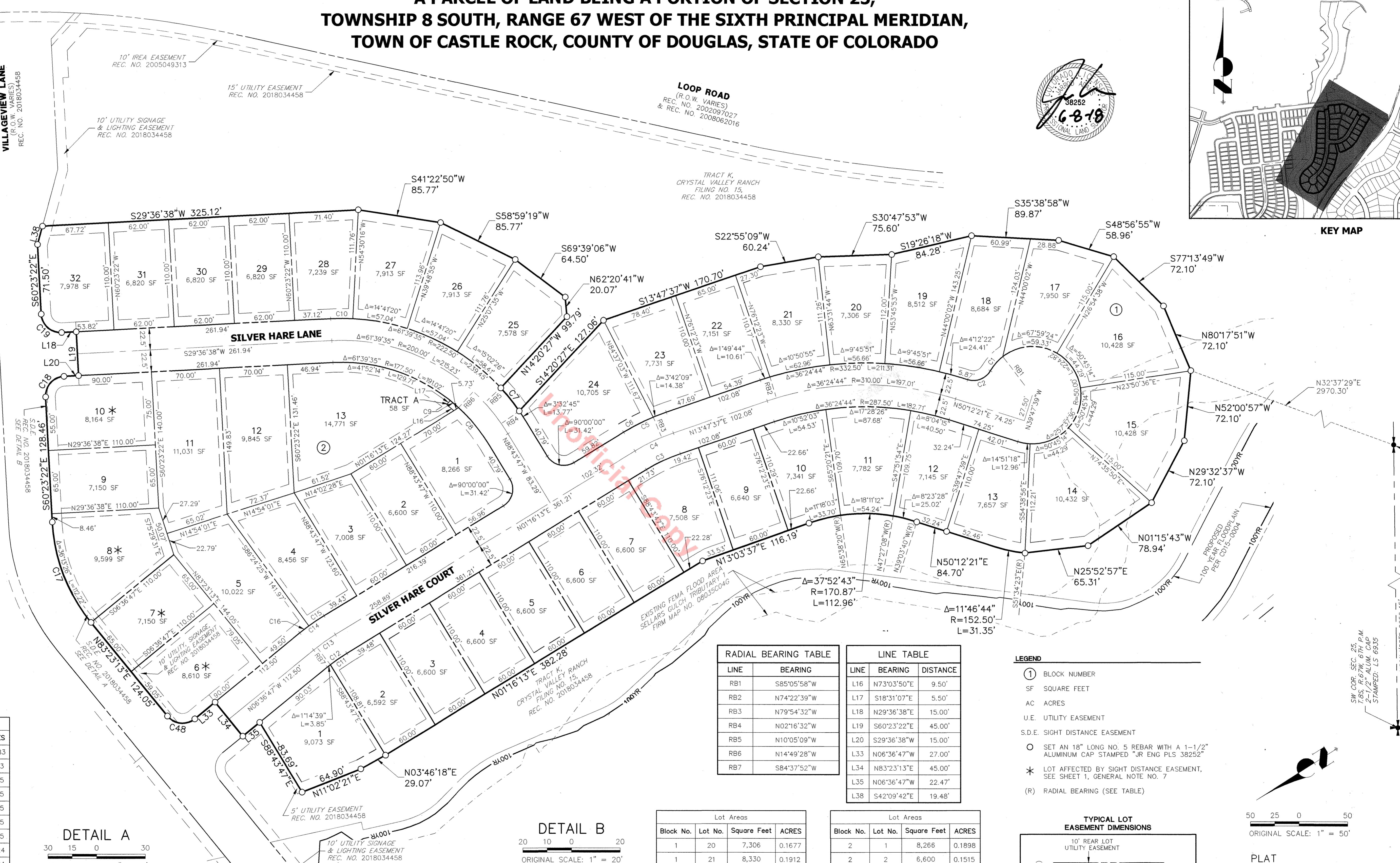
15' UTILITY EASEMENT  
REC. NO. 2018034458

10' UTILITY SIGNAGE & LIGHTING EASEMENT  
REC. NO. 2018034458

LOOP ROAD  
(R.O.W. VARIES)  
REC. NO. 2002097027  
& REC. NO. 2008062016

TRACT K,  
CRYSTAL VALLEY RANCH  
FILING NO. 15,  
REC. NO. 2018034458

TRACT G,  
CRYSTAL VALLEY RANCH  
FILING NO. 15,  
REC. NO. 2018034458

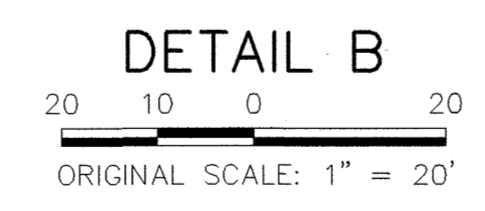
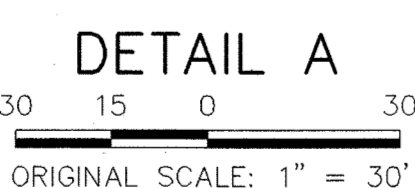


| CURVE | DELTA     | RADIUS  | LENGTH  |
|-------|-----------|---------|---------|
| C1    | 22°31'12" | 50.00'  | 19.65'  |
| C2    | 77°37'35" | 20.00'  | 27.10'  |
| C3    | 12°31'23" | 177.50' | 38.80'  |
| C4    | 12°31'23" | 200.00' | 43.71'  |
| C5    | 12°31'23" | 222.50' | 48.63'  |
| C6    | 8°49'15"  | 222.50' | 34.25'  |
| C7    | 7°48'37"  | 222.50' | 30.33'  |
| C8    | 16°05'41" | 177.50' | 49.86'  |
| C9    | 3°41'40"  | 177.50' | 11.44'  |
| C10   | 5°53'06"  | 222.50' | 22.85'  |
| C11   | 6°38'21"  | 177.50' | 20.57'  |
| C12   | 7°53'01"  | 177.50' | 24.42'  |
| C13   | 7°53'01"  | 200.00' | 27.52'  |
| C14   | 7°53'01"  | 222.50' | 30.61'  |
| C15   | 4°51'49"  | 222.50' | 18.89'  |
| C16   | 3°01'12"  | 222.50' | 11.73'  |
| C17   | 36°13'26" | 177.50' | 112.22' |
| C18   | 90°00'00" | 20.00'  | 31.42'  |
| C19   | 90°00'00" | 20.00'  | 31.42'  |
| C48   | 90°00'00" | 20.00'  | 31.42'  |

| Block No. | Lot No. | Square Feet | ACRES  |
|-----------|---------|-------------|--------|
| 1         | 1       | 9,073       | 0.2083 |
| 1         | 2       | 6,592       | 0.1513 |
| 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       | 7,508       | 0.1724 |
| 1         | 9       | 6,640       | 0.1524 |
| 1         | 10      | 7,341       | 0.1685 |
| 1         | 11      | 7,782       | 0.1786 |
| 1         | 12      | 7,145       | 0.1640 |
| 1         | 13      | 7,657       | 0.1758 |
| 1         | 14      | 10,432      | 0.2395 |
| 1         | 15      | 10,428      | 0.2394 |
| 1         | 16      | 10,428      | 0.2394 |
| 1         | 17      | 7,950       | 0.1825 |
| 1         | 18      | 8,684       | 0.1994 |
| 1         | 19      | 8,512       | 0.1954 |

| Block No. | Lot No. | Square Feet | ACRES  |
|-----------|---------|-------------|--------|
| 1         | 20      | 7,306       | 0.1677 |
| 1         | 21      | 8,330       | 0.1912 |
| 1         | 22      | 7,151       | 0.1642 |
| 1         | 23      | 7,731       | 0.1775 |
| 1         | 24      | 10,705      | 0.2457 |
| 1         | 25      | 7,578       | 0.1740 |
| 1         | 26      | 7,913       | 0.1817 |
| 1         | 27      | 7,913       | 0.1817 |
| 1         | 28      | 7,239       | 0.1662 |
| 1         | 29      | 6,820       | 0.1566 |
| 1         | 30      | 6,820       | 0.1566 |
| 1         | 31      | 6,820       | 0.1566 |
| 1         | 32      | 7,978       | 0.1831 |

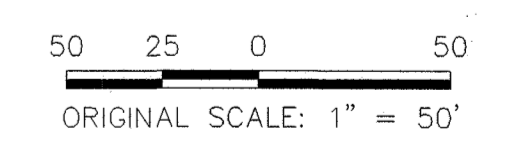
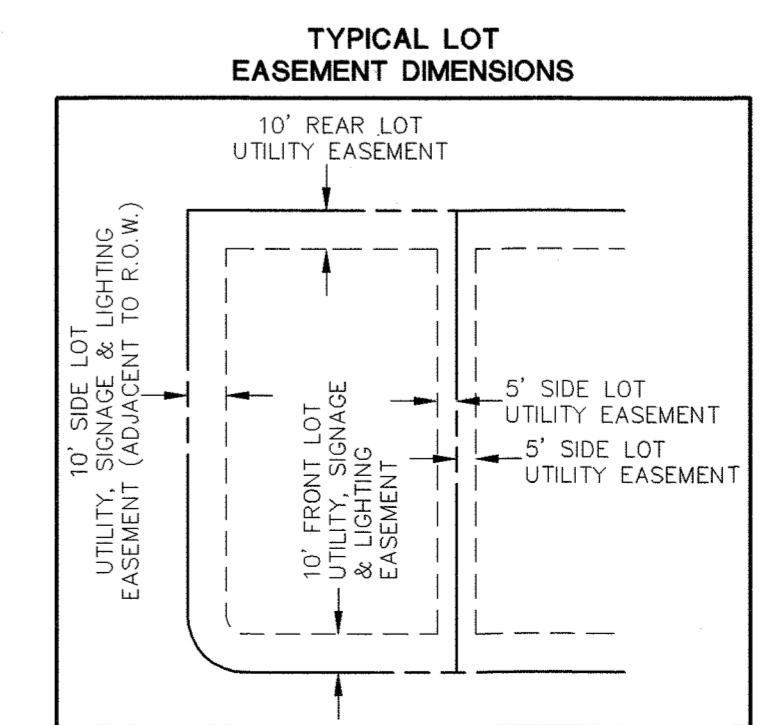
| Block No. | Lot No. | Square Feet | ACRES  |
|-----------|---------|-------------|--------|
| 2         | 1       | 8,266       | 0.1898 |
| 2         | 2       | 6,600       | 0.1515 |
| 2         | 3       | 7,008       | 0.1609 |
| 2         | 4       | 8,456       | 0.1941 |
| 2         | 5       | 10,022      | 0.2301 |
| 2         | 6       | 8,610       | 0.1976 |
| 2         | 7       | 7,150       | 0.1641 |
| 2         | 8       | 9,599       | 0.2204 |
| 2         | 9       | 7,150       | 0.1641 |
| 2         | 10      | 8,164       | 0.1874 |
| 2         | 11      | 11,031      | 0.2532 |
| 2         | 12      | 9,845       | 0.2260 |
| 2         | 13      | 14,771      | 0.3391 |



| LINE | BEARING     |
|------|-------------|
| RB1  | S85°05'58"W |
| RB2  | N74°22'39"W |
| RB3  | N79°54'32"W |
| RB4  | N02°16'32"W |
| RB5  | N10°05'09"W |
| RB6  | N14°49'28"W |
| RB7  | S84°37'52"W |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L16  | N73°03'50"E | 9.50'    |
| L17  | S18°31'07"E | 5.50'    |
| L18  | N29°36'38"E | 15.00'   |
| L19  | S60°23'22"E | 45.00'   |
| L20  | S29°36'38"W | 15.00'   |
| L33  | N06°36'47"W | 27.00'   |
| L34  | N83°23'13"E | 45.00'   |
| L35  | N06°36'47"W | 22.47'   |
| L38  | S42°09'42"E | 19.48'   |

- 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. 4  
JOB NO. 156.35.70  
MAY 30, 2018  
SHEET 2 OF 2



Centennial 303-740-9333 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

PROJECT NO. PL17-0013