

CRYSTAL VALLEY RANCH FILING NO. 15 PLAT, AMENDMENT NO. 5

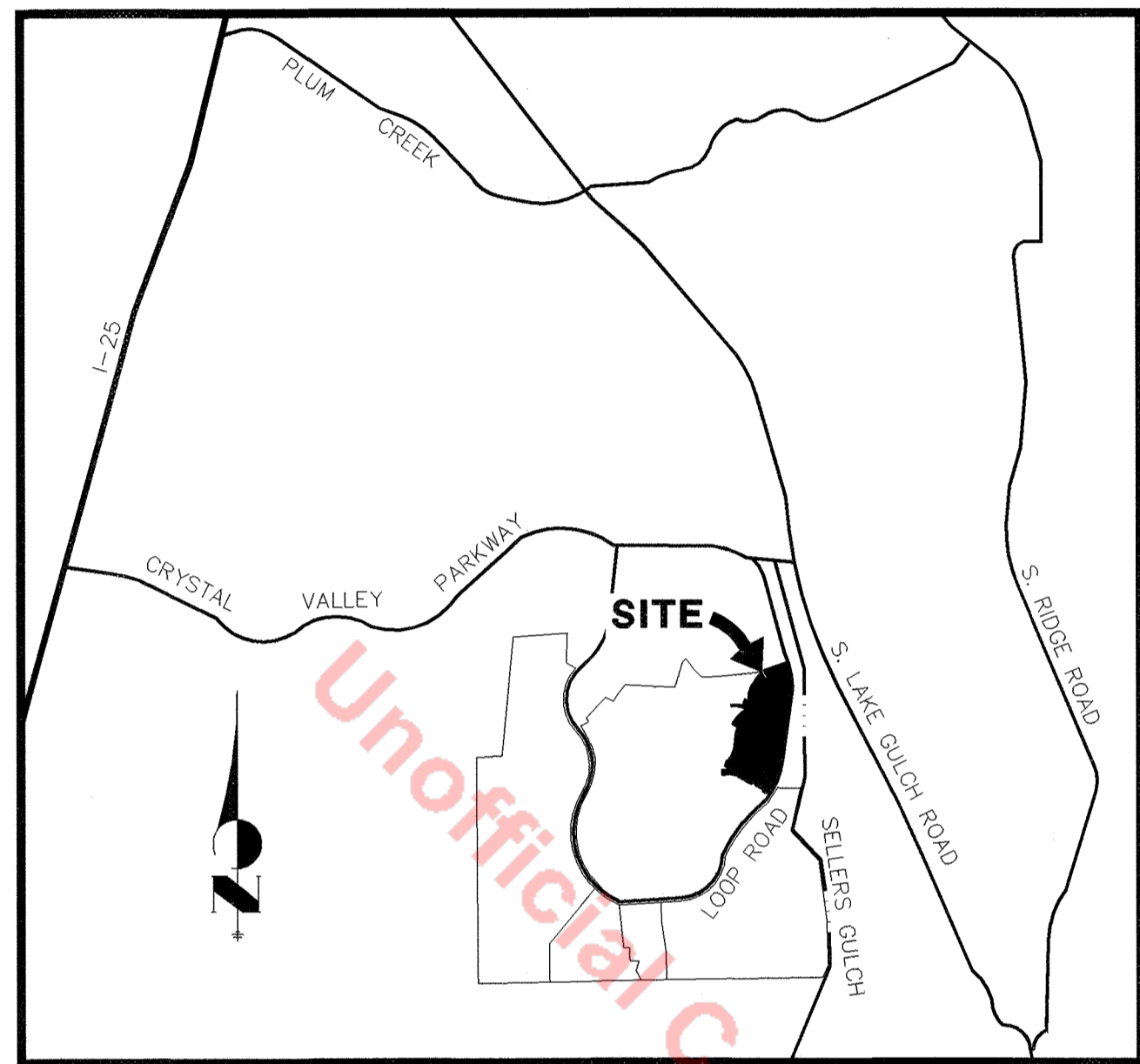
A PARCEL OF LAND BEING A PORTION OF SECTIONS 24 & 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND SECTIONS 19 & 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

LEGAL DESCRIPTION:

TRACT C, CRYSTAL VALLEY RANCH FILING NO. 15, RECORDED UNDER RECEPTION NO. 2018034458 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN SECTIONS 24 AND 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 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 TRIANGLES.
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-959659-CO, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MAY 6, 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 1,543,647 SQUARE FEET OR 35.4373 ACRES.
14. THE HOA AND/OR ADJACENT HOMEOWNER ARE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING IN THE RIGHT-OF-WAY AND MEDIAN.



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

SHEET INDEX

1. COVER PAGE
2. OVERALL MAP
- 3.-6. PLAT

SITE SUMMARY TABLE

	COUNT	AREA (AC)
RIGHT-OF-WAY	1 PARCEL	6.5963
BUILDING LOTS	119 LOTS	23.6555
OPEN SPACE/MAILBOX	6 TRACTS	5.1855
TOTAL		35.4373

TRACT USE TABLE

	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE	USAGE
TRACT A	167,352	3.8419	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	PRIVATE OPEN SPACE
TRACT B	57,160	1.3122	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	PRIVATE OPEN SPACE
TRACT C	57	0.0013	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	PRIVATE OPEN SPACE/MAILBOX KIOSK
TRACT D	54	0.0012	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	PRIVATE OPEN SPACE/MAILBOX KIOSK
TRACT E	61	0.0014	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	PRIVATE OPEN SPACE/MAILBOX KIOSK
TRACT F	1,198	0.0275	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	PRIVATE OPEN SPACE/SIGHT DISTANCE EASEMENT

FLOODPLAIN:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 08035C0304G, REVISED DATE OF MARCH 16, 2016, 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, TRACTS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CRYSTAL VALLEY RANCH FILING NO. 15, AMENDMENT NO. 5.

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 10th DAY OF June, 2019

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

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

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

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 12th DAY OF June, 2019.

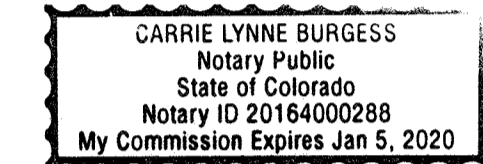
AUTHORIZED REPRESENTATIVE
[Signature]
 FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY PUBLIC:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF JUNE, 2019 BY Beverly M. Carlson, 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 21st DAY OF JUNE, 2019.

[Signature]
 DIRECTOR OF DEVELOPMENT SERVICES

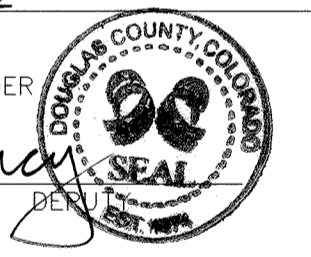
WATER RIGHTS DEDICATION AGREEMENT

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 119 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 1:21 P.M. ON THE 25th DAY OF June, 2019 AT RECEPTION NO. 2019036926

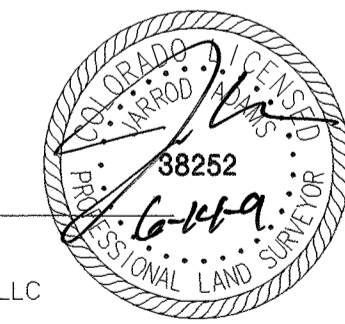
DOUGLAS COUNTY CLERK AND RECORDER
 BY: *[Signature]*



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

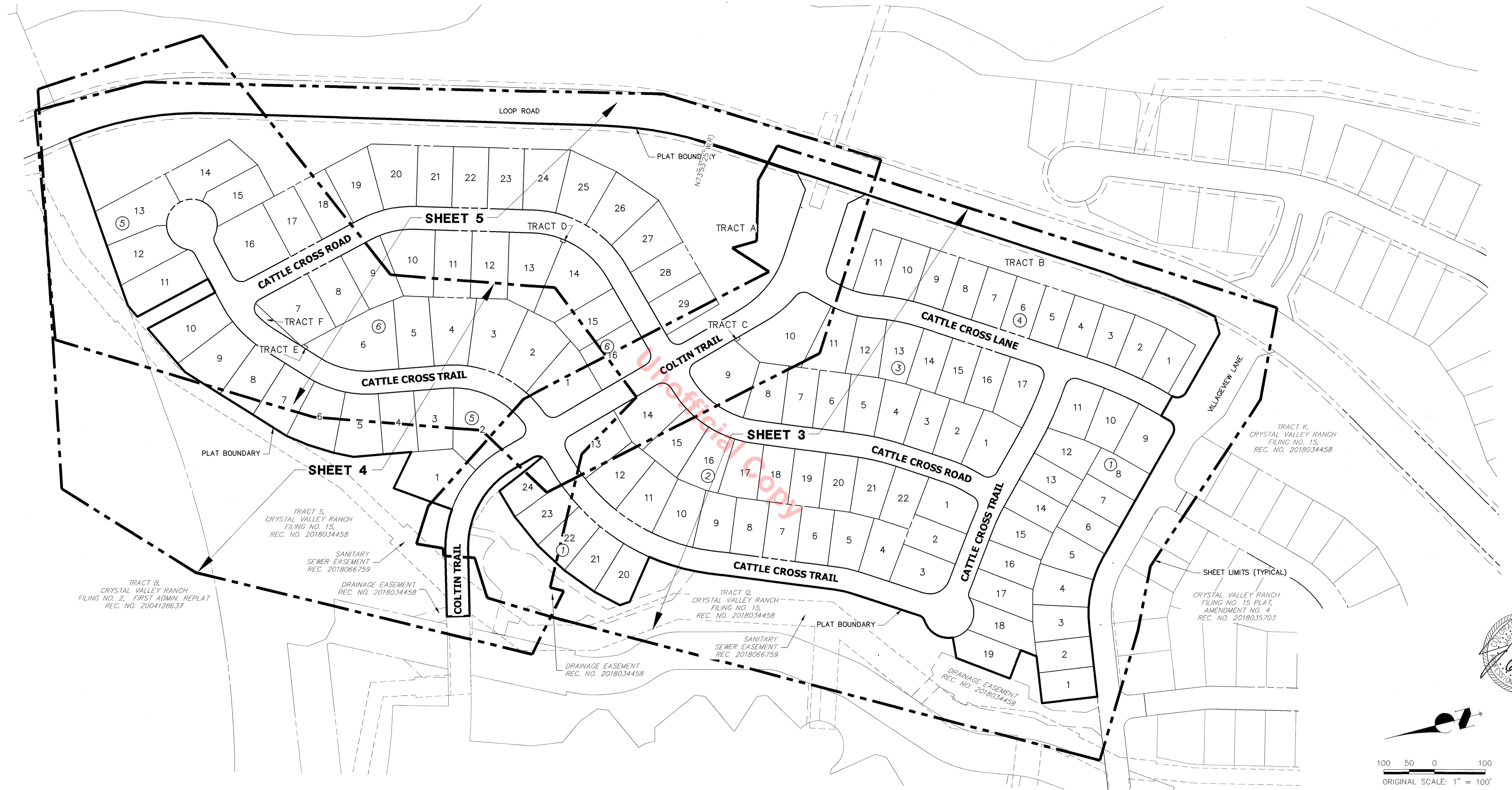
LAND SURVEYOR
 JR ENGINEERING
 7200 S. ALTON WAY, SUITE C400
 CENTENNIAL, CO 80112
 CONTACT: JARROD ADAMS

COVER PAGE
 CRYSTAL VALLEY RANCH
 FILING NO. 15 PLAT,
 AMENDMENT NO. 5
 JOB NO. 15635.70
 JUNE 4, 2019
 SHEET 1 OF 6



CRYSTAL VALLEY RANCH FILING NO. 15 PLAT, AMENDMENT NO. 5

A PARCEL OF LAND BEING A PORTION OF SECTIONS 24 & 25, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND SECTIONS 19 & 30,
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,



TRACT B,
CRYSTAL VALLEY RANCH
FILING NO. 2, FIRST ADMIN. REPLAT
REC. NO. 2004128637

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

SANITARY
SEWER EASEMENT
REC. NO. 2018066759

DRAINAGE EASEMENT
REC. NO. 2018034458

DRAINAGE EASEMENT
REC. NO. 2018034458

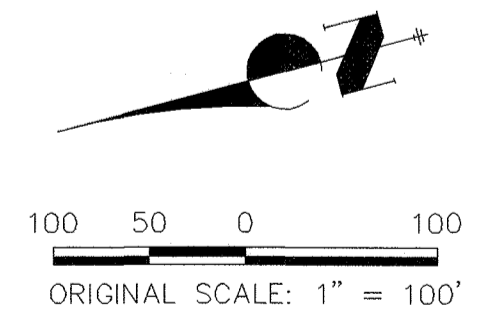
TRACT Q,
CRYSTAL VALLEY RANCH
FILING NO. 15,
REC. NO. 2018034458

SANITARY
SEWER EASEMENT
REC. NO. 2018066759

DRAINAGE EASEMENT
REC. NO. 2018034458

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

CRYSTAL VALLEY RANCH
FILING NO. 15 PLAT,
AMENDMENT NO. 4
REC. NO. 2018035703



OVERALL MAP
CRYSTAL VALLEY RANCH
FILING NO. 15 PLAT,
AMENDMENT NO. 5
JOB NO. 15635.70
JUNE 4, 2019
SHEET 2 OF 6

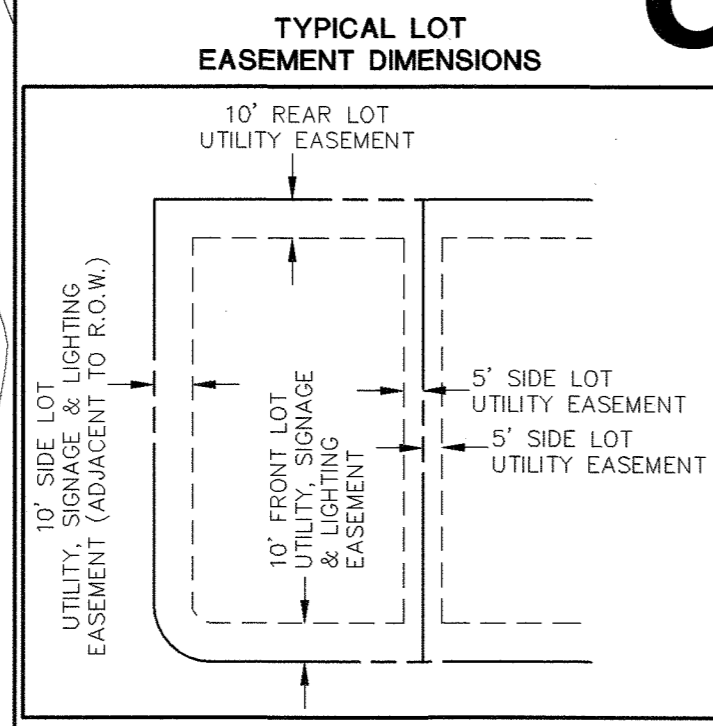


PROJECT NO. PL17-0023

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CRYSTAL VALLEY RANCH FILING NO. 15 PLAT, AMENDMENT NO. 5

A PARCEL OF LAND BEING A PORTION OF SECTIONS 24 & 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND SECTIONS 19 & 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,



- LEGEND**
- ① BLOCK NUMBER
 - SF SQUARE FEET
 - AC ACRES
 - U.E. 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
C1	13°27'42"	432.50'	101.62'
C2	13°27'42"	477.50'	112.19'
C3	78°12'09"	20.00'	27.30'
C4	25°15'33"	177.50'	78.25'
C5	25°15'33"	222.50'	98.09'
C6	91°04'39"	20.00'	31.79'
C7	89°02'45"	20.00'	31.08'
C8	90°00'00"	20.00'	31.42'
C9	85°11'46"	20.00'	29.74'
C10	8°31'58"	442.50'	65.90'
C11	43°29'03"	63.00'	47.81'
C12	10°41'59"	257.50'	48.09'
C13	10°41'59"	235.00'	43.89'
C14	35°13'43"	20.00'	12.30'
C15	54°46'17"	20.00'	19.12'
C16	90°00'00"	20.00'	31.42'
C17	90°00'00"	20.00'	31.42'
C18	90°00'00"	20.00'	31.42'
C19	90°00'00"	20.00'	31.42'
C20	90°00'00"	20.00'	31.42'
C21	36°13'26"	222.50'	140.67'
C22	90°00'00"	20.00'	31.42'
C23	11°33'52"	200.00'	40.37'
C24	90°00'00"	20.00'	31.42'
C25	8°31'58"	465.00'	69.25'
C26	3°35'29"	85.50'	5.36'

CURVE TABLE

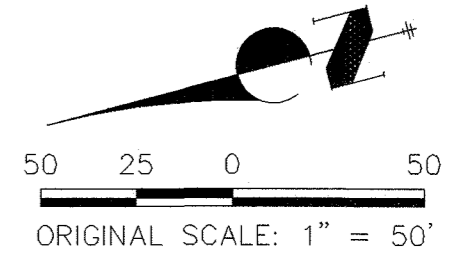
CURVE	DELTA	RADIUS	LENGTH
C29	57°31'30"	15.00'	15.06'
C30	86°58'06"	40.50'	61.47'
C31	90°00'00"	20.00'	31.42'
C32	90°00'00"	20.00'	31.42'
C33	19°48'36"	222.50'	76.93'

LINE TABLE

LINE	BEARING	DISTANCE
L2	N60°23'22"W	45.00'
L3	S29°36'38"W	18.00'
L4	N83°23'13"E	92.92'
L5	N21°04'40"E	33.25'
L6	N68°55'20"W	60.00'
L7	N59°08'55"E	59.01'
L8	N29°36'38"E	23.98'
L9	S26°57'14"E	39.60'
L10	S29°36'38"W	23.98'
L11	S38°09'11"E	107.53'
L12	N30°15'10"W	46.12'

RADIAL BEARING TABLE

LINE	BEARING
RB1	N41°42'54"E
RB2	S21°34'47"E
RB3	N26°11'29"E
RB4	N76°03'48"W
RB5	N83°20'02"W
RB6	S71°23'35"E
RB7	N65°28'53"W



PROJECT NO. PL17-0023

PLAT CRYSTAL VALLEY RANCH FILING NO. 15 PLAT, AMENDMENT NO. 5 JOB NO. 15635.70 JUNE 4, 2019 SHEET 3 OF 6



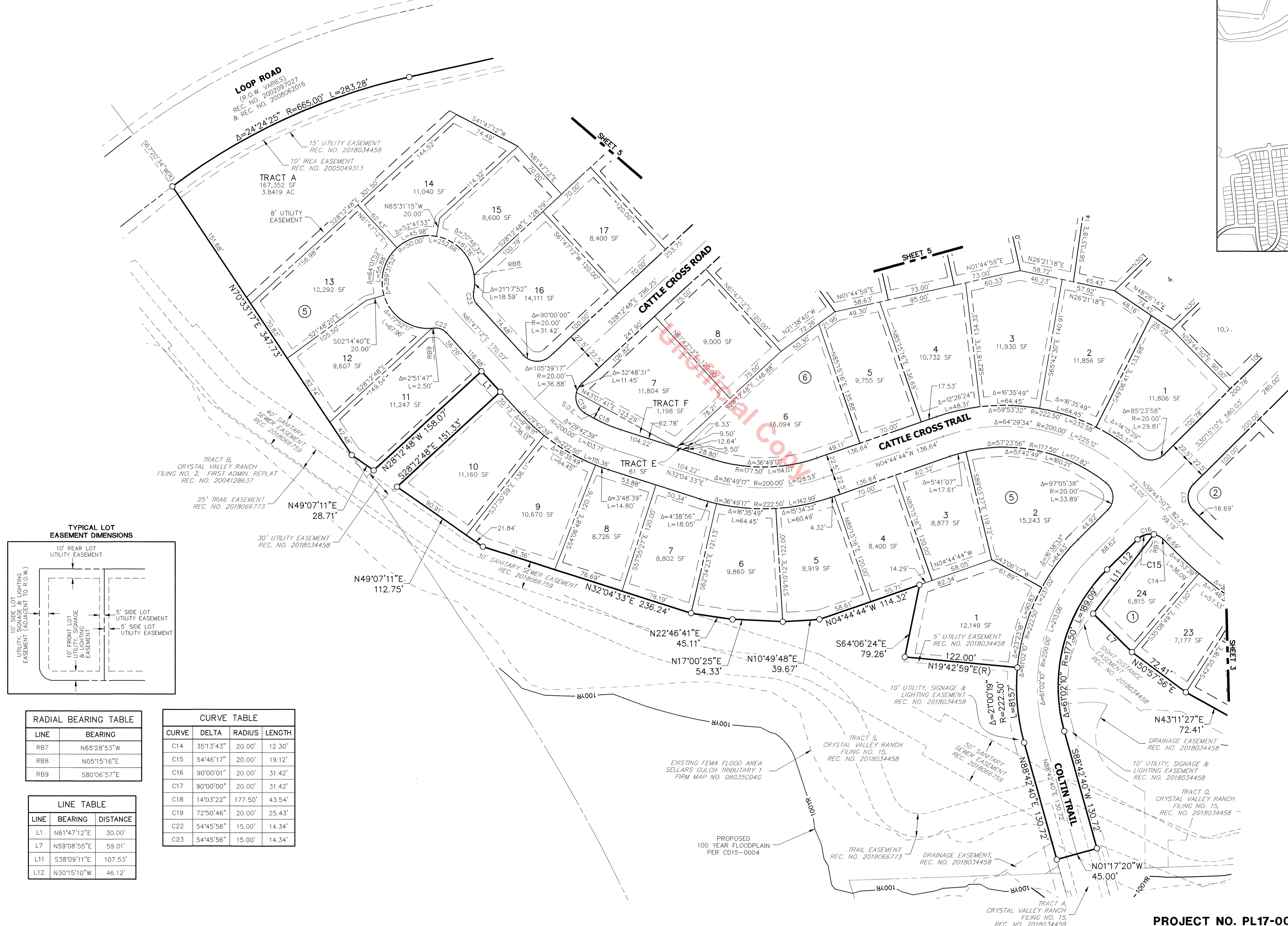
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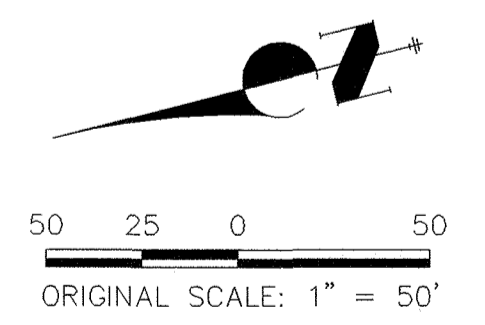
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KEY MAP



- 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)

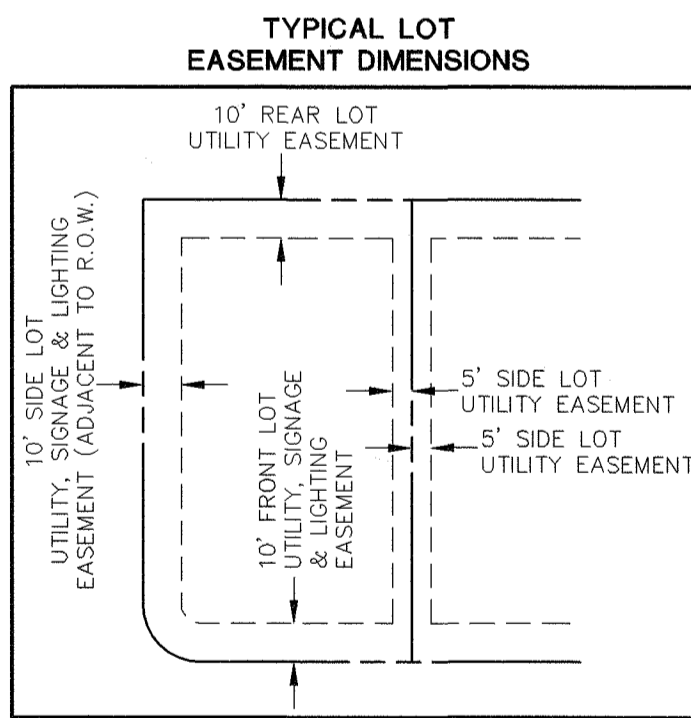


PLAT
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AMENDMENT NO. 5
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JUNE 4, 2019
SHEET 4 OF 6



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PROJECT NO. PL17-0023



RADIAL BEARING TABLE

LINE	BEARING
RB7	N65°28'53"W
RB8	N05°15'16"E
RB9	S80°06'57"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N61°47'12"E	30.00'
L7	N59°08'55"E	59.01'
L11	S38°09'11"E	107.53'
L12	N30°15'10"W	46.12'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C14	35°13'43"	20.00'	12.30'
C15	54°46'17"	20.00'	19.12'
C16	90°00'01"	20.00'	31.42'
C17	90°00'00"	20.00'	31.42'
C18	14°03'22"	177.50'	43.54'
C19	72°50'46"	20.00'	25.43'
C22	54°45'56"	15.00'	14.34'
C23	54°45'56"	15.00'	14.34'

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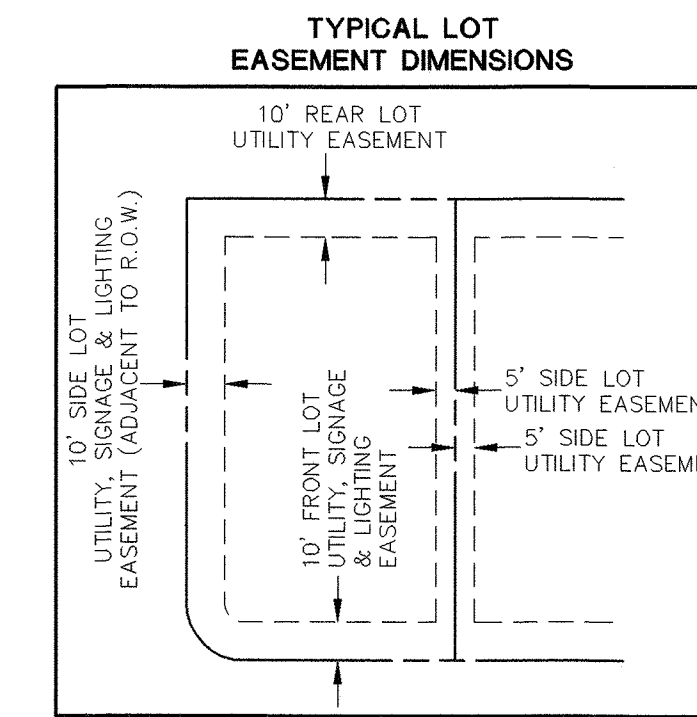


KEY MAP

CURVE	DELTA	RADIUS	LENGTH
C3	78°12'09"	20.00'	27.30'
C17	90°00'00"	20.00'	31.42'
C18	14°03'22"	177.50'	43.54'
C19	72°50'46"	20.00'	25.43'
C22	54°45'56"	15.00'	14.34'
C23	54°45'56"	15.00'	14.34'
C24	90°00'00"	20.00'	31.42'
C26	90°00'00"	20.00'	31.42'
C32	90°00'00"	20.00'	31.42'
C33	19°48'36"	222.50'	76.93'

LINE	BEARING
RB8	N05°15'16"E
RB9	S80°06'57"E

LINE	BEARING	DISTANCE
L1	N61°47'12"E	30.00'
L9	S26°57'14"E	39.60'



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



50 25 0 50
ORIGINAL SCALE: 1" = 50'

PLAT
CRYSTAL VALLEY RANCH
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SHEET 5 OF 6



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CRYSTAL VALLEY RANCH FILING NO. 15 PLAT, AMENDMENT NO. 5

A PARCEL OF LAND BEING A PORTION OF SECTIONS 24 & 25, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND SECTIONS 19 & 30,
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

Lot Areas			
Block No.	Lot No.	Square Feet	ACRES
1	1	6,600	0.1515
1	2	6,600	0.1515
1	3	7,265	0.1668
1	4	7,658	0.1758
1	5	7,420	0.1703
1	6	6,600	0.1515
1	7	6,600	0.1515
1	8	6,633	0.1523
1	9	9,379	0.2153
1	10	7,616	0.1748
1	11	8,124	0.1865
1	12	7,306	0.1677
1	13	6,600	0.1515
1	14	6,691	0.1536
1	15	7,124	0.1636
1	16	6,772	0.1555

Lot Areas			
Block No.	Lot No.	Square Feet	ACRES
1	17	7,611	0.1747
1	18	7,961	0.1828
1	19	7,361	0.1690
1	20	7,064	0.1622
1	21	7,177	0.1648
1	22	7,177	0.1648
1	23	7,177	0.1648
1	24	6,815	0.1564
2	1	8,500	0.1951
2	2	6,930	0.1591
2	3	8,093	0.1858
2	4	7,448	0.1710
2	5	7,744	0.1778
2	6	7,150	0.1641
2	7	7,150	0.1641
2	8	7,150	0.1641

Lot Areas			
Block No.	Lot No.	Square Feet	ACRES
2	9	7,717	0.1772
2	10	8,492	0.1949
2	11	8,763	0.2012
2	12	8,753	0.2009
2	13	9,520	0.2185
2	14	10,071	0.2312
2	15	8,419	0.1933
2	16	8,234	0.1890
2	17	7,538	0.1731
2	18	6,820	0.1566
2	19	6,820	0.1566
2	20	6,922	0.1589
2	21	7,486	0.1719
2	22	7,227	0.1659
3	1	8,960	0.2057
3	2	7,524	0.1727

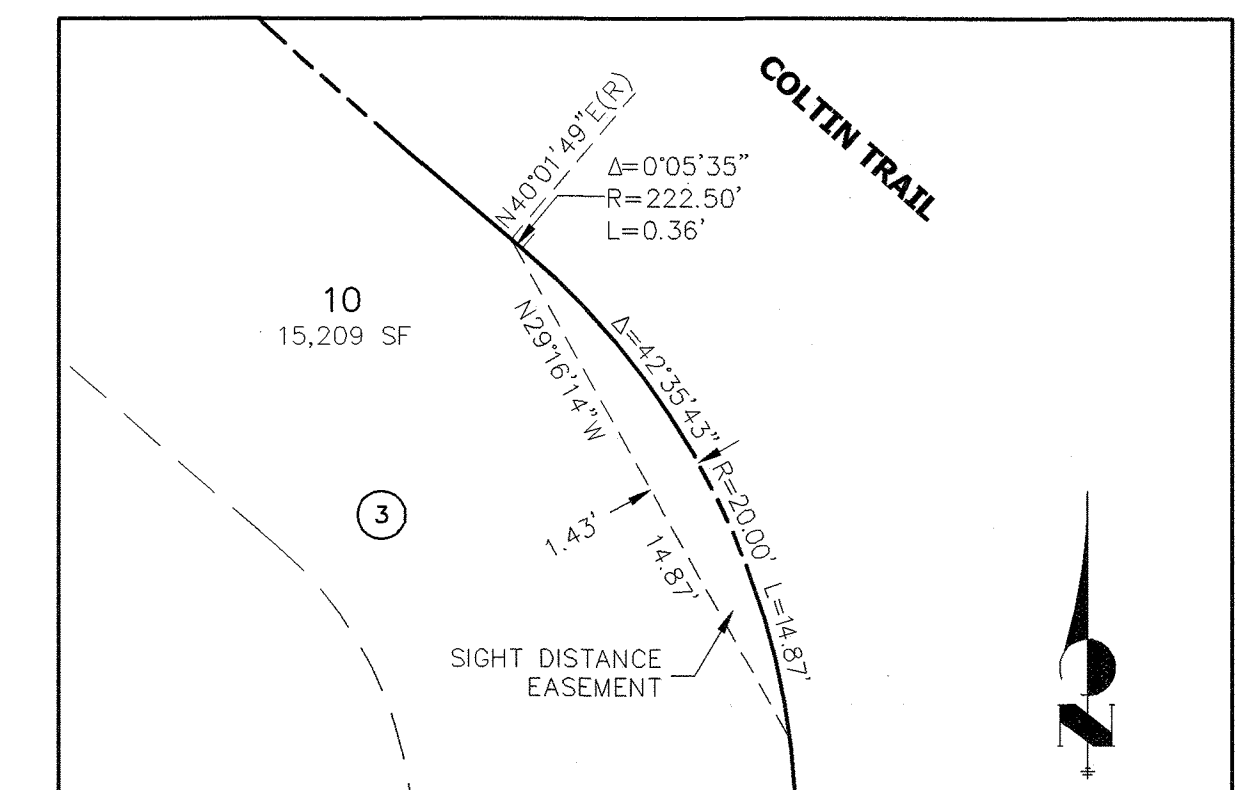
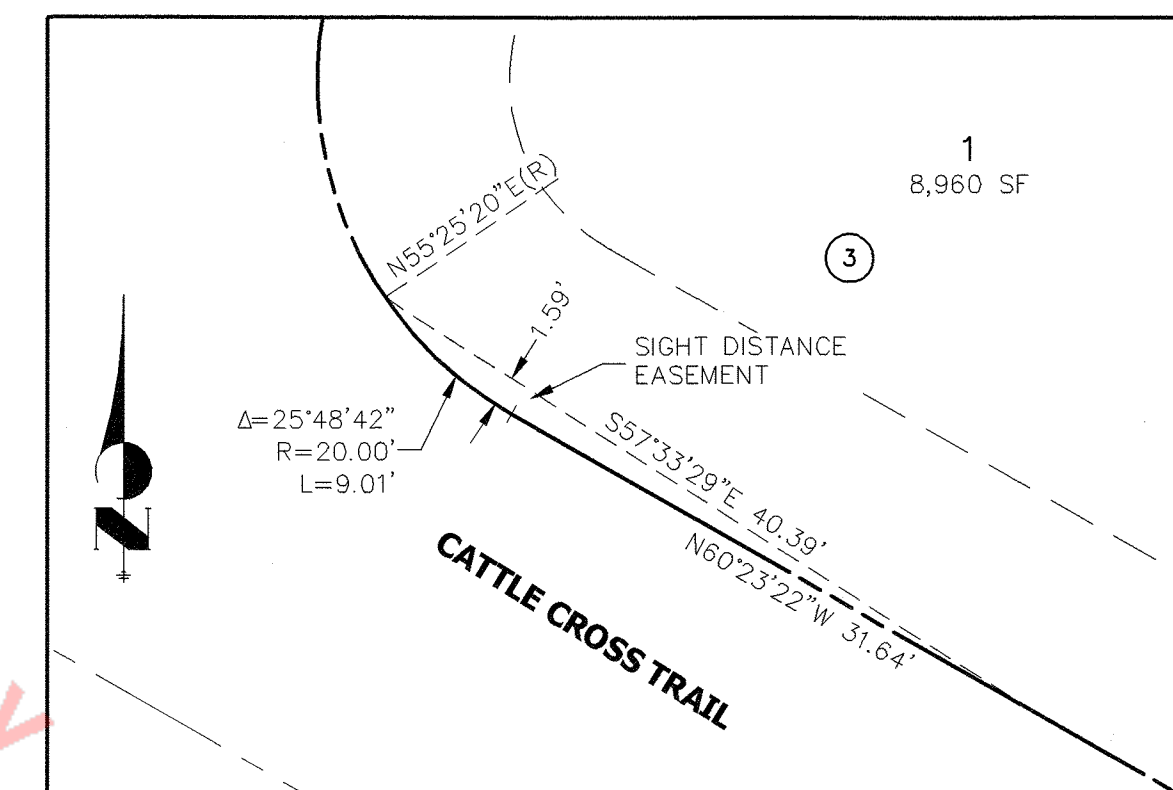
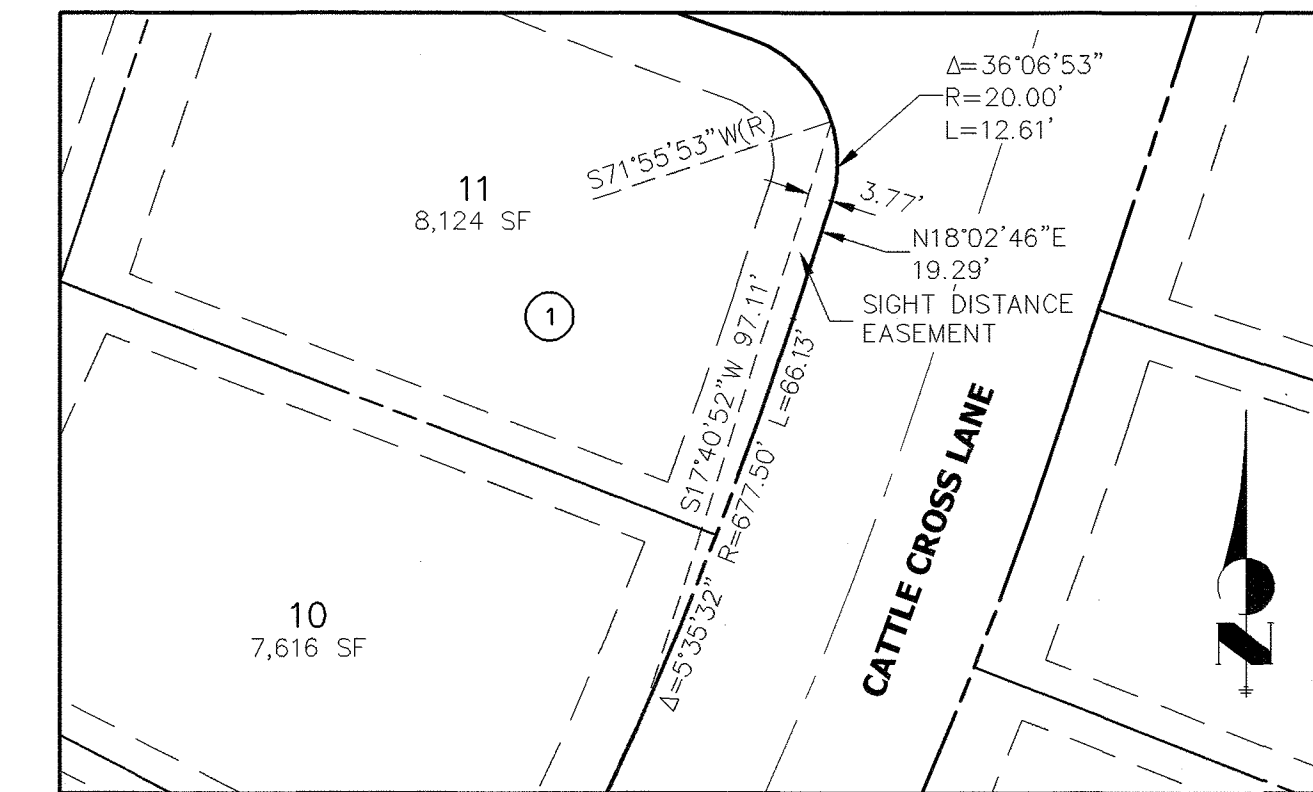
Lot Areas			
Block No.	Lot No.	Square Feet	ACRES
3	3	6,942	0.1594
3	4	7,649	0.1756
3	5	7,460	0.1713
3	6	7,130	0.1637
3	7	7,130	0.1637
3	8	7,722	0.1773
3	9	12,801	0.2939
3	10	15,209	0.3492
3	11	8,713	0.2000
3	12	7,220	0.1657
3	13	7,602	0.1745
3	14	6,900	0.1584
3	15	6,900	0.1584
3	16	6,900	0.1584
3	17	8,617	0.1978
4	1	6,867	0.1576

Lot Areas			
Block No.	Lot No.	Square Feet	ACRES
4	2	6,985	0.1604
4	3	6,853	0.1573
4	4	6,600	0.1515
4	5	6,600	0.1515
4	6	6,600	0.1515
4	7	6,600	0.1515
4	8	6,600	0.1515
4	9	6,614	0.1518
4	10	6,880	0.1579
4	11	7,498	0.1721
5	1	12,149	0.2789
5	2	15,243	0.3499
5	3	8,877	0.2038
5	4	8,400	0.1928
5	5	9,919	0.2277
5	6	9,860	0.2264

Lot Areas			
Block No.	Lot No.	Square Feet	ACRES
5	7	8,802	0.2021
5	8	8,726	0.2003
5	9	10,670	0.2450
5	10	11,160	0.2562
5	11	11,247	0.2582
5	12	9,607	0.2205
5	13	12,292	0.2822
5	14	11,040	0.2534
5	15	8,600	0.1974
5	16	14,111	0.3239
5	17	8,400	0.1928
5	18	8,400	0.1928
5	19	9,794	0.2248
5	20	10,303	0.2365
5	21	8,400	0.1928
5	22	8,400	0.1928

Lot Areas			
Block No.	Lot No.	Square Feet	ACRES
5	23	8,400	0.1928
5	24	9,576	0.2198
5	25	10,003	0.2296
5	26	10,089	0.2316
5	27	9,753	0.2239
5	28	8,400	0.1928
5	29	8,680	0.1993
6	1	11,806	0.2710
6	2	11,856	0.2722
6	3	11,930	0.2739
6	4	10,732	0.2464
6	5	9,755	0.2239
6	6	16,094	0.3695
6	7	11,804	0.2710
6	8	9,000	0.2066
6	9	9,855	0.2262

Lot Areas			
Block No.	Lot No.	Square Feet	ACRES
6	10	11,121	0.2553
6	11	9,636	0.2212
6	12	9,636	0.2212
6	13	12,036	0.2763
6	14	13,510	0.3101
6	15	9,293	0.2133
6	16	10,714	0.2460



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PLAT
CRYSTAL VALLEY RANCH
FILING NO. 15 PLAT,
AMENDMENT NO. 5
JOB NO. 15635.70
JUNE 4, 2019
SHEET 6 OF 6



PROJECT NO. PL17-0023

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