

CRYSTAL VALLEY RANCH FILING NO. 15 PLAT

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 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

COMMENCING AT SOUTH 1/4 CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE N08°21'26"E A DISTANCE OF 1,466.34 FEET TO A POINT OF NON-TANGENT CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF LOOP ROAD RECORDED UNDER RECEPTION NO. 2002097027 AND RECEPTION NO. 2008062016 IN THE RECORDS DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID LOOP ROAD THE FOLLOWING FIVE (5) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N04°21'10"W, HAVING A RADIUS OF 1,065.00 FEET, A CENTRAL ANGLE OF 111°46'13" AND AN ARC LENGTH OF 2,077.56 FEET, TO A POINT OF TANGENT;
2. N17°25'03"E A DISTANCE OF 748.07 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1035.00 FEET, A CENTRAL ANGLE OF 14°32'04" AND AN ARC LENGTH OF 262.55 FEET, TO A POINT OF NON-TANGENT CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N84°55'06"W, HAVING A RADIUS OF 1037.00, A CENTRAL ANGLE OF 29°53'19" AND AN ARC LENGTH OF 540.96 FEET, TO A POINT OF NON-TANGENT;
5. N26°45'06"W A DISTANCE OF 252.21 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES:

1. S67°40'58"E A DISTANCE OF 7.68 FEET;
2. N63°14'54"E A DISTANCE OF 152.05 FEET;
3. N31°38'57"W A DISTANCE OF 75.52 FEET;
4. N45°36'32"E A DISTANCE OF 496.36 FEET;
5. S59°27'11"E A DISTANCE OF 150.84 FEET;
6. N35°05'20"E A DISTANCE OF 155.66 FEET;
7. N39°42'19"E A DISTANCE OF 200.25 FEET;
8. S85°21'25"E A DISTANCE OF 81.65 FEET, TO THE SOUTHWESTERLY CORNER OF TRACT C, CRYSTAL VALLEY RANCH, FILING NO. 3, AMENDMENT 1, RECORDED UNDER RECEPTION NO. 201213141;

THENCE ON THE SOUTHERLY LINE OF SAID TRACT C THE FOLLOWING THREE (3) COURSES:

1. S85°21'31"E A DISTANCE OF 819.37 FEET;
2. N19°25'33"E A DISTANCE OF 481.14 FEET;
3. N52°59'35"E A DISTANCE OF 79.94 FEET, TO A POINT ON THE WESTERLY LINE OF TRACT B CRYSTAL VALLEY RANCH, FILING NO. 2, FIRST ADMINISTRATIVE REPLAT RECORDED UNDER RECEPTION NO. 2004128637;

THENCE ON THE WESTERLY AND SOUTHERLY LINE OF SAID TRACT B THE FOLLOWING NINE (9) COURSES:

1. S36°23'19"E A DISTANCE OF 133.51 FEET;
2. S30°08'33"E A DISTANCE OF 66.62 FEET;
3. S36°59'45"E A DISTANCE OF 105.45 FEET;
4. S47°07'00"E A DISTANCE OF 101.69 FEET;
5. S56°19'45"E A DISTANCE OF 44.01 FEET;
6. N89°22'10"E A DISTANCE OF 355.49 FEET, TO A POINT OF NON-TANGENT CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N21°44'45"W, HAVING A RADIUS OF 2,045.65 FEET, A CENTRAL ANGLE OF 19°01'48" AND AN ARC LENGTH OF 679.43 FEET, TO A POINT OF TANGENT;
8. N70°33'17"E A DISTANCE OF 565.32 FEET, TO A POINT OF CURVE ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID LOOP ROAD RECORDED UNDER RECEPTION NO. 2002097027 AND RECEPTION NO. 2008062016;

THENCE ON THE WESTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF SAID LOOP ROAD THE FOLLOWING TEN (10) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S67°20'34"W, HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 24°24'25" AND AN ARC LENGTH OF 283.28 FEET, TO A POINT OF TANGENT;
2. S1°44'59"W A DISTANCE OF 773.61 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 835.00 FEET, A CENTRAL ANGLE OF 16°17'47" AND AN ARC LENGTH OF 237.50 FEET, TO A POINT OF TANGENT;
4. S18°02'46"W A DISTANCE OF 884.40 FEET, TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 26°43'38" AND AN ARC LENGTH OF 450.15 FEET, TO A POINT OF TANGENT;
6. S44°46'24"W A DISTANCE OF 527.38 FEET, TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,685.00 FEET, A CENTRAL ANGLE OF 25°59'11" AND AN ARC LENGTH OF 764.23 FEET, TO A POINT OF TANGENT;
8. S18°47'13"W A DISTANCE OF 178.42 FEET, TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 66°51'37" AND AN ARC LENGTH OF 776.01 FEET, TO A POINT OF TANGENT;
10. S85°38'50"W A DISTANCE OF 808.57 FEET, TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 11,828,438 SQUARE FEET OR 271.5435 ACRES.

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.

THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK, FOR PURPOSES OF OWNERSHIP AND MAINTENANCE, ALL 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 CERTIFICATION:

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 23 DAY OF MAY, 2018

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

WITNESS MY HAND AND SEAL
[Signature]
NOTARY PUBLIC

LISA CAGNEY
Notary Public - State of New York
No. 01CA6357380
Qualified in Queens County
My Commission Expires 04/17/2021



VICINITY MAP SHEET INDEX

- 1.-2. COVER PAGES
- 3.-11. PLAT

OWNERSHIP CERTIFICATION:

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: [Signature] MAYOR

ATTEST: [Signature] TOWN CLERK

SIGNED THIS 5TH DAY OF June, 2018

NOTARY PUBLIC:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5TH DAY OF June, 2018

BY Jennifer Kuen AS MAYOR AND BY Lisa Anderson AS TOWN CLERK

WITNESS MY HAND AND SEAL
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-21-2019

TRACT USE TABLE

	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE	USAGE
TRACT A	3,360,859	77.1547	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	FUTURE DEVELOPMENT
TRACT B	101,979	2.3411	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PRIVATE OPEN SPACE/DRAINAGE
TRACT C	1,543,647	35.4373	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	FUTURE DEVELOPMENT
TRACT D	438,114	10.0577	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	FUTURE DEVELOPMENT
TRACT E	123,925	2.8449	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PRIVATE OPEN SPACE/DRAINAGE
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	880,636	20.2166	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PLD - FUTURE SCHOOL/PARK SITE/ WELL SITE
TRACT J	2,039,776	46.8268	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	CRYSTAL VALLEY RECOVERY ACQUISITION, LLC	FUTURE DEVELOPMENT
TRACT K	518,229	11.8969	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE/DRAINAGE EASEMENT
TRACT L	158,085	3.6291	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PRIVATE OPEN SPACE/DRAINAGE
TRACT M	52	0.0012	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE/MAILBOX KIOSK
TRACT N	52	0.0012	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE/MAILBOX KIOSK
TRACT O	52	0.0012	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE/MAILBOX KIOSK
TRACT P	99,436	2.2827	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE/DRAINAGE EASEMENT
TRACT Q	178,105	4.0887	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE/DRAINAGE EASEMENT
TRACT R	247,938	5.6919	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE/DRAINAGE EASEMENT
TRACT S	513,980	11.7993	CRYSTAL VALLEY METRO DISTRICT #1	CRYSTAL VALLEY MASTER HOME OWNERS ASSOC	PRIVATE OPEN SPACE/DRAINAGE EASEMENT

TRACT TABLE NOTES:

1. THERE IS NO TRACT "I"
2. THE MAINTENANCE OF RETAINING WALLS IN TRACT E AND TRACT B ARE THE RESPONSIBILITY OF CRYSTAL VALLEY MASTER HOME OWNERS ASSOCIATION. IF WALLS IN THE TRACTS ARE DAMAGED DUE TO ANY TOWN MAINTENANCE, THE REPAIR OF THE WALL IS THE RESPONSIBILITY OF CRYSTAL VALLEY MASTER HOME OWNERS ASSOCIATION. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN THE WALLS, 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 CRYSTAL VALLEY MASTER HOME OWNERS ASSOCIATION. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.

NOTE:
SEE SHEET 2 FOR GENERAL NOTES AND FLOODPLAIN STATEMENT.

TITLE CERTIFICATION:

I, Daniel Bennett, 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.

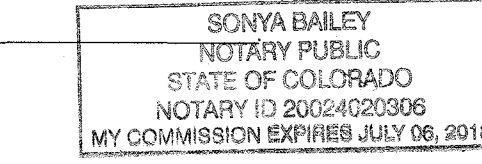
SIGNED THIS 25th DAY OF May, 2018

AUTHORIZED REPRESENTATIVE
[Signature]
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY PUBLIC:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF May, 2018 BY
Daniel Bennett AS AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 7/16/2018
[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 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 PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 1st DAY OF June, 2018

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

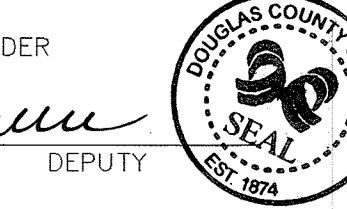
WATER RIGHTS DEDICATION AGREEMENT

THE PVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CRYSTAL VALLEY RANCH TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DECEMBER 2, 2016, BY ME OR UNDER MY DIRECT SUPERVISION AND ACCORDINGLY 194.33 SFE ARE DEBITED FROM THE WATER BANK.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:41 a.m. ON THE 8th DAY OF June, 2018 AT RECEPTION NO. 2018034458.

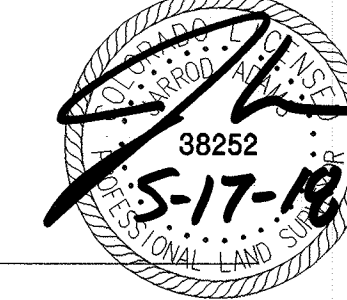
DOUGLAS COUNTY CLERK AND RECORDER
BY: [Signature] DEPUTY



SURVEYOR'S STATEMENT

I, JARROD ADAMS, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DECEMBER 2, 2016, 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 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



CRYSTAL VALLEY RANCH FILING NO. 15 PLAT

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 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

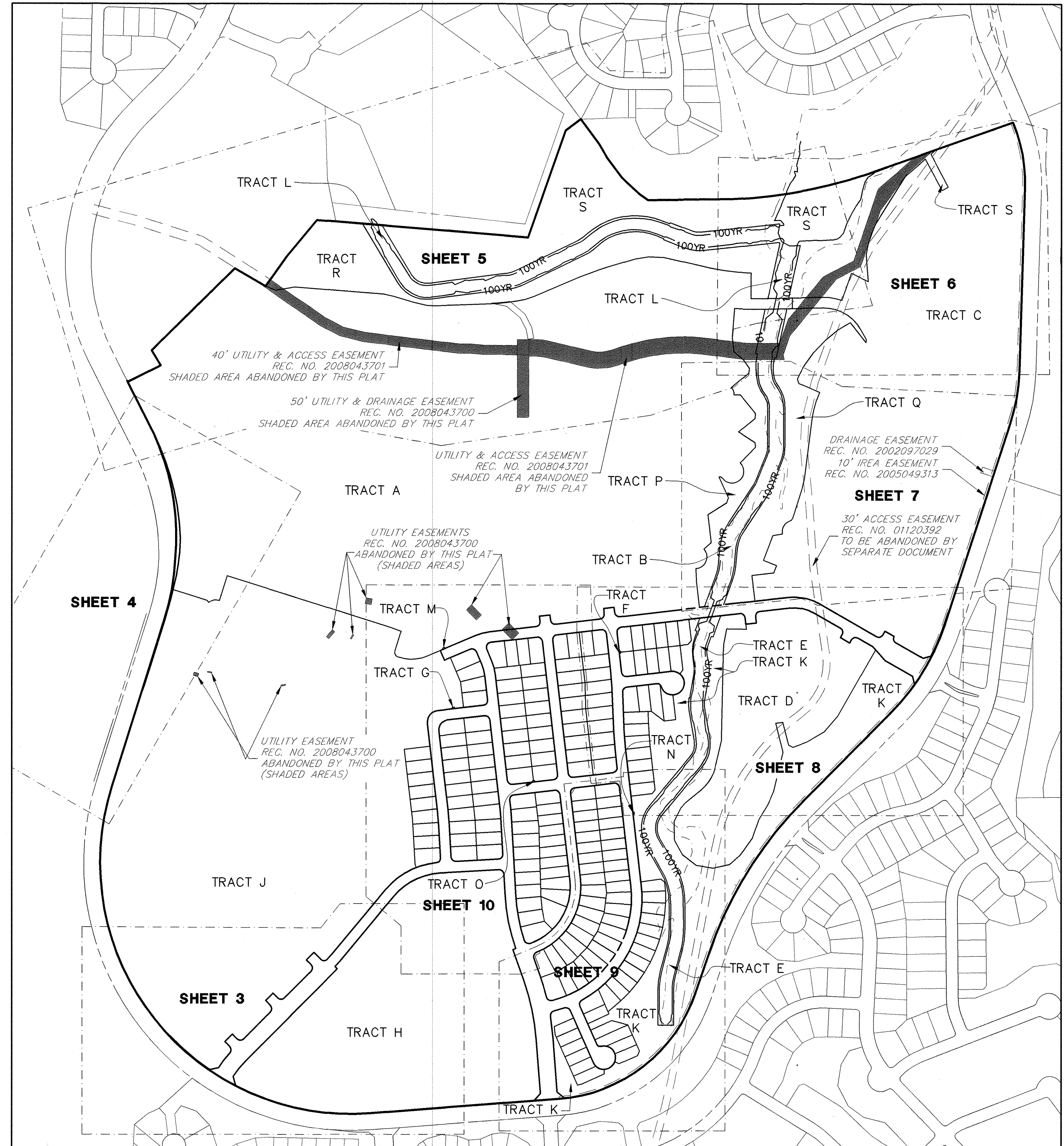
Lot Areas			
Block No.	Lot No.	Square Feet	ACRES
1	1	4,325	0.0993
1	2	4,500	0.1033
1	3	4,500	0.1033
1	4	4,500	0.1033
1	5	4,522	0.1038
1	6	5,305	0.1218
1	7	4,668	0.1072
1	8	4,741	0.1088
1	9	6,681	0.1534
1	10	5,737	0.1317
1	11	4,500	0.1033
1	12	5,993	0.1376
1	13	5,542	0.1272
1	14	4,797	0.1101
1	15	4,797	0.1101
1	16	4,797	0.1101
1	17	4,797	0.1101
1	18	4,797	0.1101
1	19	4,797	0.1101
1	20	4,797	0.1101
1	21	4,797	0.1101
1	22	4,797	0.1101
1	23	4,797	0.1101
1	24	4,684	0.1075
1	25	5,137	0.1179
1	26	5,250	0.1205
1	27	5,250	0.1205
1	28	5,250	0.1205
1	29	5,436	0.1248
1	30	5,340	0.1228
1	31	5,250	0.1205
1	32	6,784	0.1557
1	33	5,575	0.1280
1	34	6,820	0.1566
1	35	5,946	0.1365
1	36	5,518	0.1267
1	37	5,250	0.1205
1	38	5,250	0.1205

Lot Areas			
Block No.	Lot No.	Square Feet	ACRES
1	39	5,250	0.1205
1	40	6,192	0.1421
1	41	6,188	0.1421
1	42	5,250	0.1205
1	43	5,250	0.1205
1	44	5,250	0.1205
1	45	5,250	0.1205
1	46	5,137	0.1179
2	1	8,412	0.1931
2	2	5,483	0.1259
2	3	5,555	0.1275
2	4	5,607	0.1287
2	5	5,641	0.1295
2	6	5,638	0.1294
2	7	5,597	0.1285
2	8	5,556	0.1275
2	9	5,515	0.1266
2	10	5,429	0.1246
2	11	5,295	0.1216
2	12	4,911	0.1127
2	13	4,725	0.1085
2	14	4,725	0.1085
2	15	4,725	0.1085
2	16	4,725	0.1085
2	17	4,725	0.1085
2	18	4,725	0.1085
2	19	4,725	0.1085
2	20	4,744	0.1089
2	21	5,689	0.1306
2	22	5,689	0.1306
2	23	4,744	0.1089
2	24	4,725	0.1085
2	25	4,725	0.1085
2	26	4,725	0.1085
2	27	4,725	0.1085
2	28	4,725	0.1085
2	29	4,725	0.1085
2	30	5,058	0.1161

Lot Areas			
Block No.	Lot No.	Square Feet	ACRES
2	31	5,456	0.1252
2	32	5,547	0.1274
2	33	5,506	0.1264
2	34	5,630	0.1292
2	35	5,584	0.1282
2	36	5,560	0.1276
2	37	5,514	0.1266
2	38	5,374	0.1234
2	39	6,358	0.1460
3	1	6,577	0.1510
3	2	5,777	0.1326
3	3	5,845	0.1342
3	4	6,046	0.1388
3	5	6,276	0.1441
3	6	6,368	0.1462
3	7	6,318	0.1450
3	8	6,312	0.1449
3	9	6,325	0.1452
3	10	6,319	0.1451
3	11	5,670	0.1302
3	12	5,670	0.1302
3	13	6,319	0.1451
3	14	6,325	0.1452
3	15	6,325	0.1452
3	16	6,188	0.1420
3	17	5,913	0.1357
3	18	5,775	0.1326
3	19	5,775	0.1326
3	20	5,775	0.1326
3	21	5,775	0.1326
3	22	6,577	0.1510
4	1	8,642	0.1984
4	2	6,479	0.1487
4	3	6,140	0.1410
4	4	5,507	0.1264
4	5	5,333	0.1224
4	6	5,159	0.1184
4	7	4,986	0.1145

Lot Areas			
Block No.	Lot No.	Square Feet	ACRES
4	8	4,812	0.1105
4	9	4,725	0.1085
4	10	4,725	0.1085
4	11	5,689	0.1306
4	12	6,573	0.1509
4	13	6,181	0.1419
4	14	6,143	0.1410
4	15	6,094	0.1399
4	16	6,017	0.1381
4	17	5,940	0.1364
4	18	5,863	0.1346
4	19	5,869	0.1347
4	20	5,988	0.1375
4	21	5,955	0.1367
4	22	7,941	0.1823
5	1	6,866	0.1576
5	2	5,670	0.1302
5	3	5,670	0.1302
5	4	5,670	0.1302
5	5	5,670	0.1302
5	6	5,670	0.1302
5	7	5,670	0.1302
5	8	5,670	0.1302
5	9	5,670	0.1302
5	10	6,514	0.1495
5	11	5,500	0.1263
5	12	5,500	0.1263
5	13	7,560	0.1735
5	14	5,956	0.1367
5	15	5,940	0.1364
5	16	5,940	0.1364
5	17	5,940	0.1364
5	18	5,940	0.1364
5	19	5,940	0.1364
5	20	5,940	0.1364
5	21	5,940	0.1364
5	22	7,198	0.1653
6	1	6,874	0.1578

Lot Areas			
Block No.	Lot No.	Square Feet	ACRES
6	2	5,860	0.1345
6	3	5,988	0.1375
6	4	6,701	0.1538
6	5	5,778	0.1326
6	6	5,770	0.1325
6	7	5,763	0.1323
6	8	5,755	0.1321
6	9	5,748	0.1320
6	10	5,741	0.1318
6	11	6,738	0.1547
6	12	6,578	0.1510
6	13	5,814	0.1335
6	14	5,806	0.1333
6	15	5,799	0.1331
6	16	5,792	0.1330
6	17	5,784	0.1328
6	18	5,777	0.1326
6	19	6,041	0.1387
6	20	5,891	0.1352
6	21	5,860	0.1345
6	22	6,874	0.1578
7	1	7,442	0.1709
7	2	5,878	0.1349
7	3	5,922	0.1359
7	4	6,066	0.1393
7	5	5,868	0.1347
7	6	5,866	0.1347
7	7	5,866	0.1347
7	8	5,866	0.1347
7	9	5,868	0.1347
7	10	6,436	0.1477
7	11	5,717	0.1313
7	12	6,269	0.1439
7	13	6,951	0.1596



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.
- LANDSCAPE MAINTENANCE IN RIGHT-OF-WAY AND MEDIAN WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE UTILITY AND DRAINAGE EASEMENTS CREATED BY THE EASEMENT AGREEMENT RECORDED JUNE 19, 2008 AT RECEPTION NO. 2008043700 AND A PORTION OF THE 40' UTILITY AND ACCESS EASEMENT RECORDED JUNE 19, 2008 AT RECEPTION NO. 2008043701, AS DEPICTED HEREON.
- 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.
- 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.
- ARMY CORP OF ENGINEERS REQUIRES A DEED RESTRICTION FOR THE WETLAND AREAS TO ENSURE THESE AREAS MAY NOT BE USED FOR ANY PURPOSE OTHER THAN AS DRAINAGE AND WETLAND AREAS.

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)".



300 150 0 300
ORIGINAL SCALE: 1" = 300'

COVER PAGE
CRYSTAL VALLEY RANCH
FILING NO. 15 PLAT
JOB NO. 15635.55
APRIL 26, 2018
SHEET 2 OF 11



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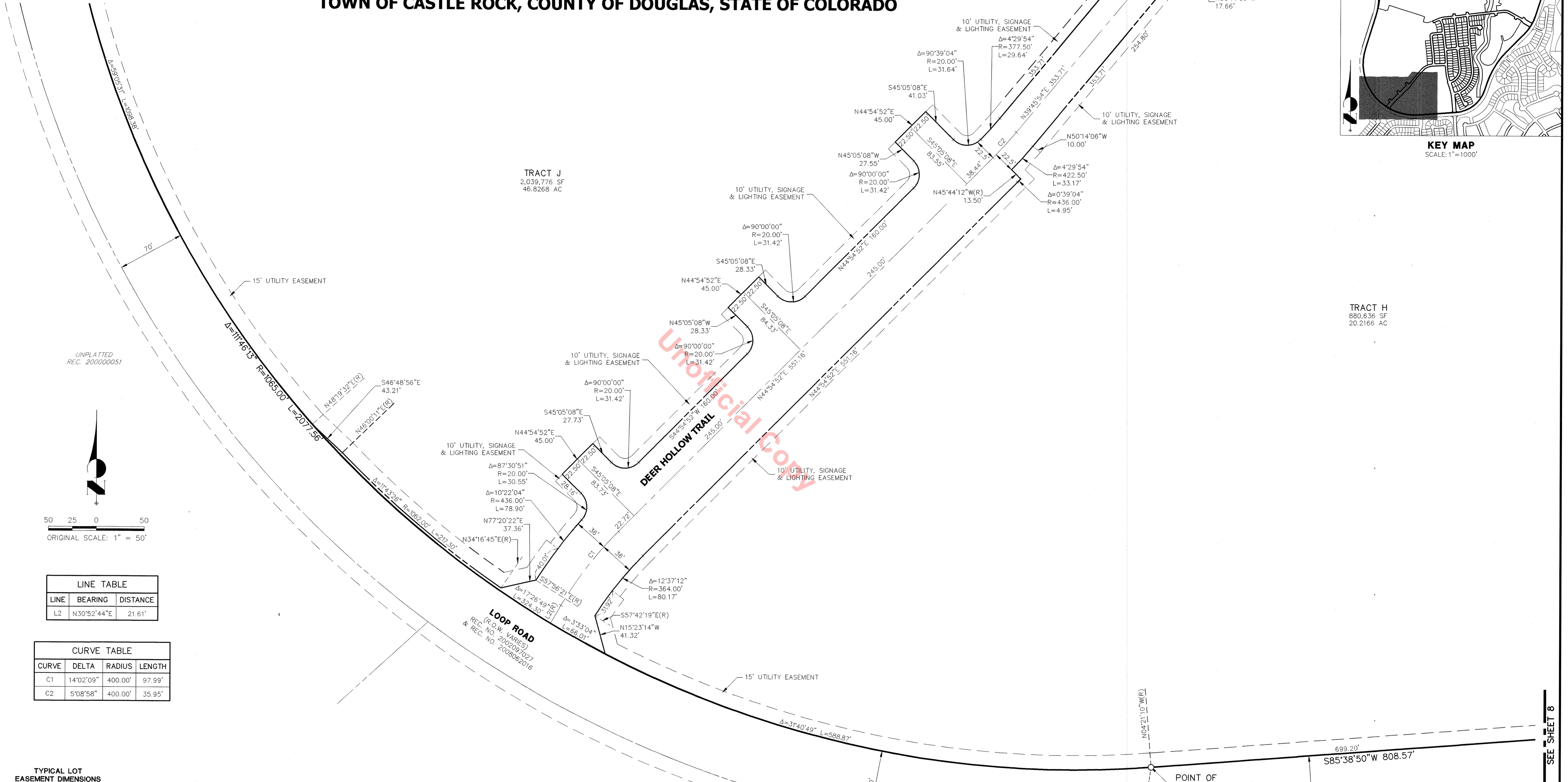
PROJECT NO. PL16-0029

CRYSTAL VALLEY RANCH FILING NO. 15 PLAT

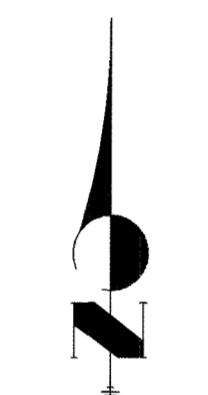
A PARCEL OF LAND BEING A PORTION OF SECTIONS 24 & 25, TOWNSHIP 8 SOUTH,
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND SECTIONS 19 & 30,
 TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 4

SEE SHEET 10



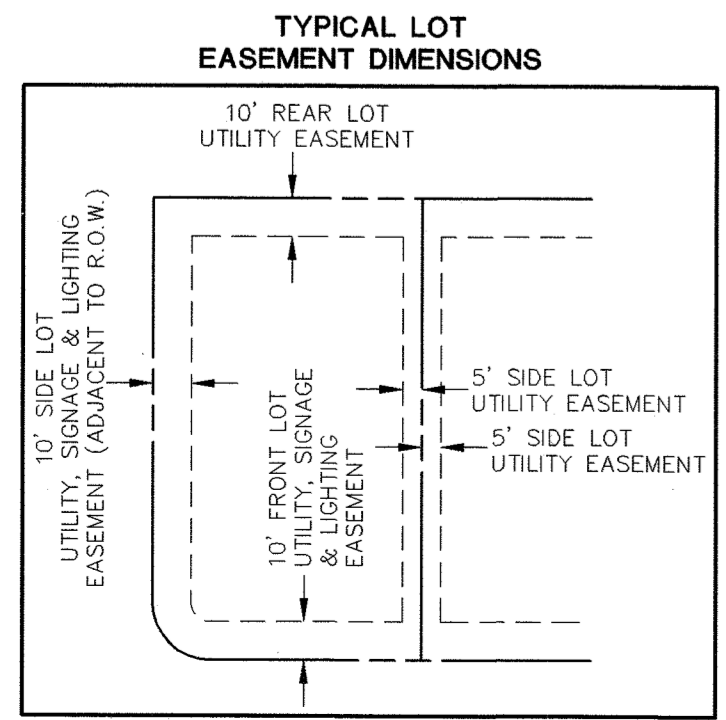
UNPLATTED
REC. 200000051



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

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N30°52'44"E	21.61'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	14°02'09"	400.00'	97.99'
C2	5°08'58"	400.00'	35.95'



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



TRACT I,
CRYSTAL VALLEY RANCH
FILING NO. 12A PLAT
REC. NO. 2016036852

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

BASIS OF BEARINGS
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

POINT OF COMMENCEMENT
S1/4 COR. SEC. 25,
T.8S, R.67W, 6TH P.M.
2-1/2" ALUM. CAP
STAMPED: LS 6935

PLAT
CRYSTAL VALLEY RANCH
FILING NO. 15 PLAT
JOB NO. 15635.55
APRIL 26, 2018
SHEET 3 OF 11



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PROJECT NO. PL16-0029

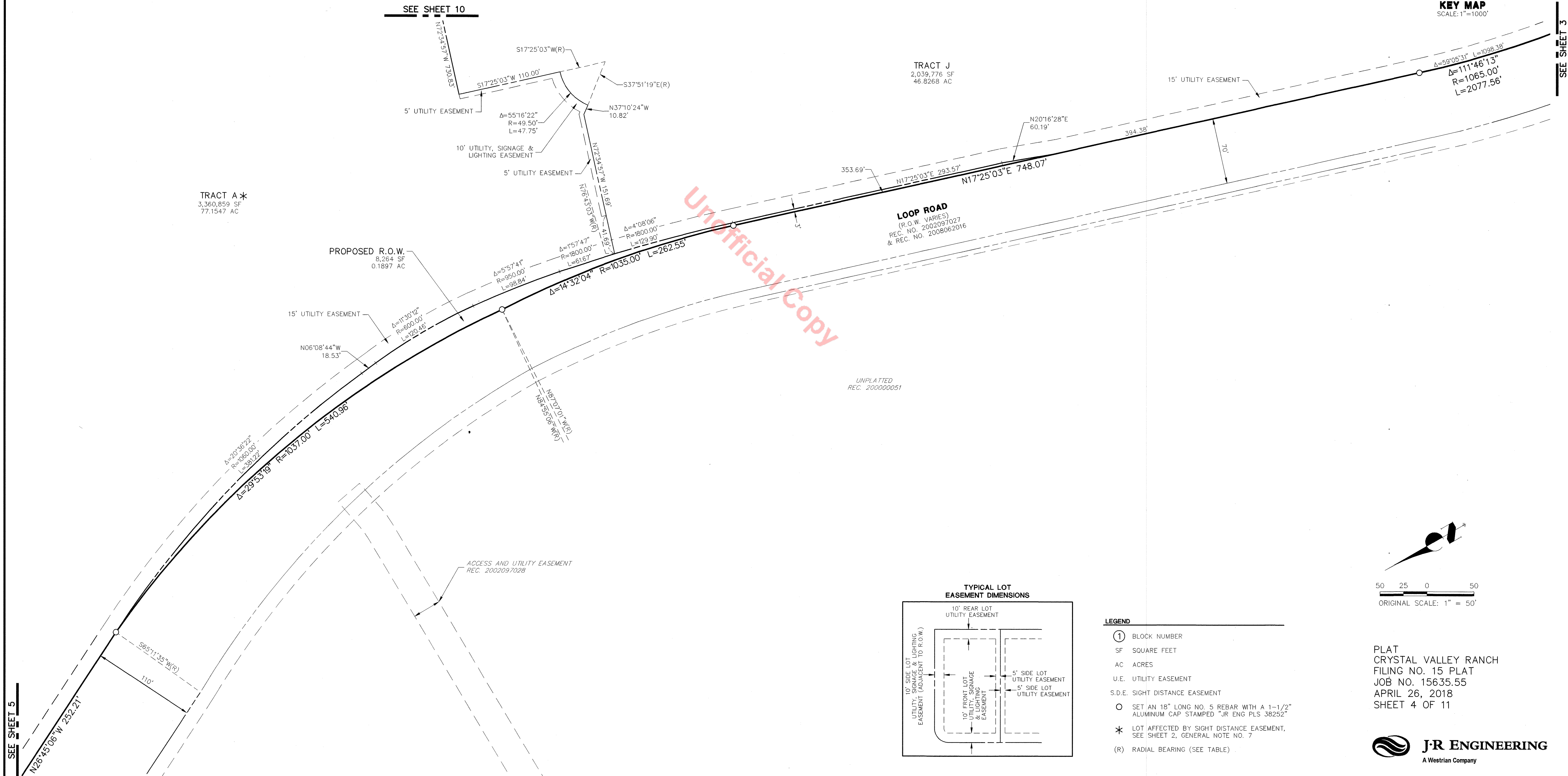
SEE SHEET 8

CRYSTAL VALLEY RANCH FILING NO. 15 PLAT

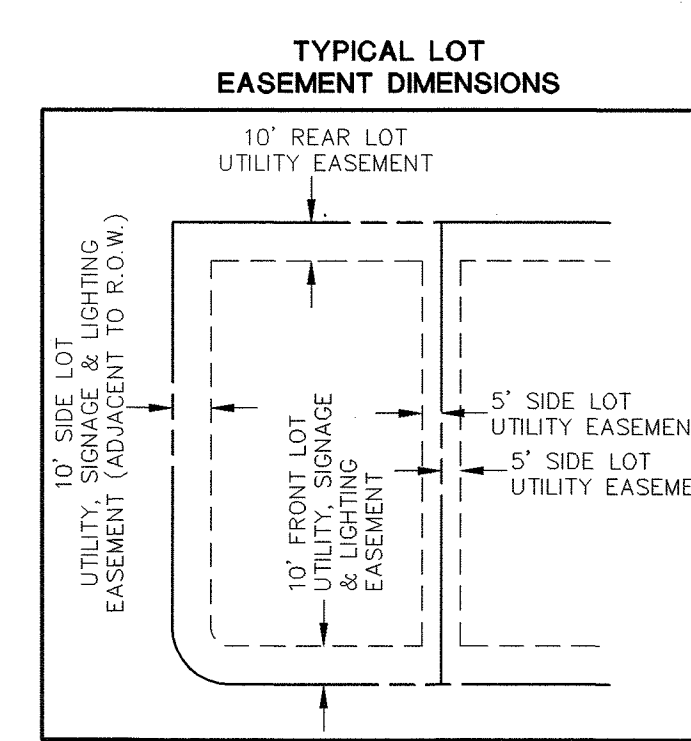
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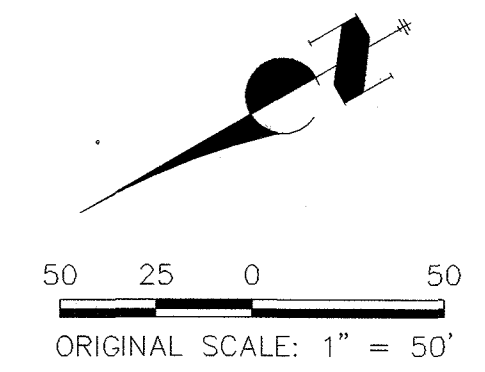
KEY MAP
SCALE: 1" = 1000'



Unofficial Copy



- LEGEND**
- ① BLOCK NUMBER
 - SF SQUARE FEET
 - AC ACRES
 - U.E. UTILITY EASEMENT
 - S.D.E. SIGHT DISTANCE EASEMENT
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 - (R) RADIAL BEARING (SEE TABLE)

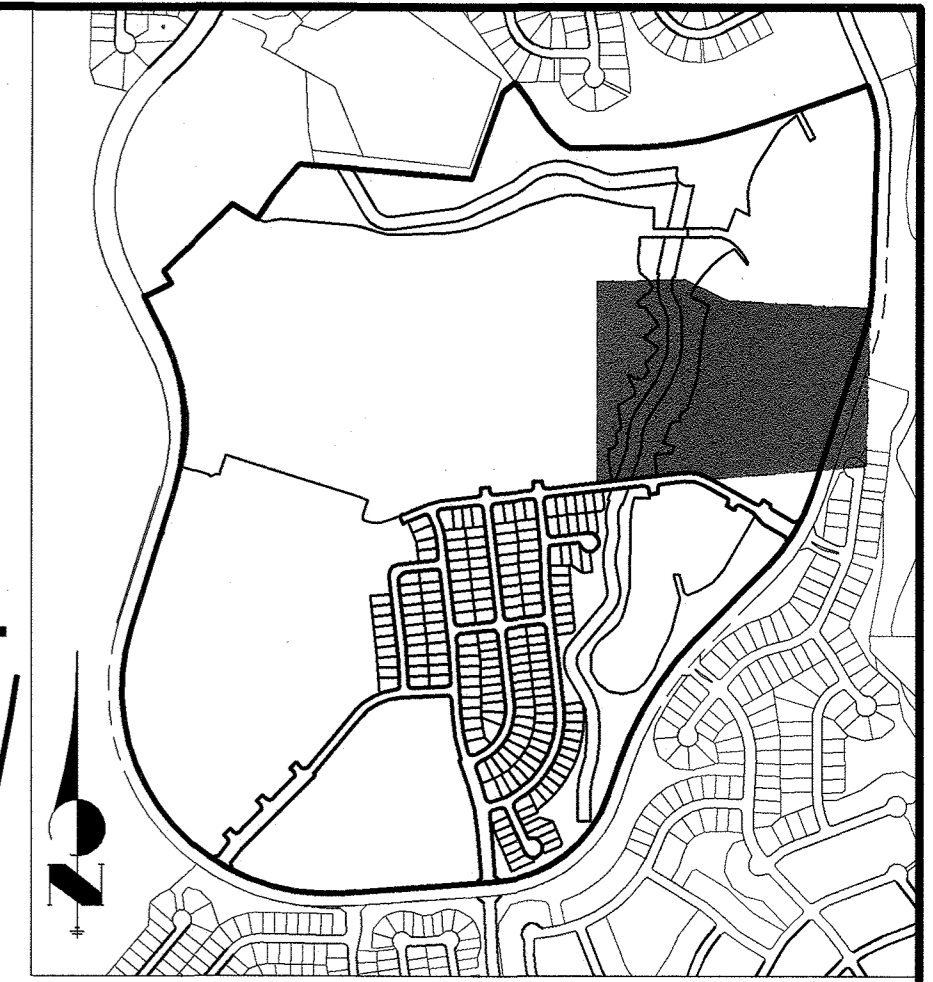


PLAT
CRYSTAL VALLEY RANCH
FILING NO. 15 PLAT
JOB NO. 15635.55
APRIL 26, 2018
SHEET 4 OF 11

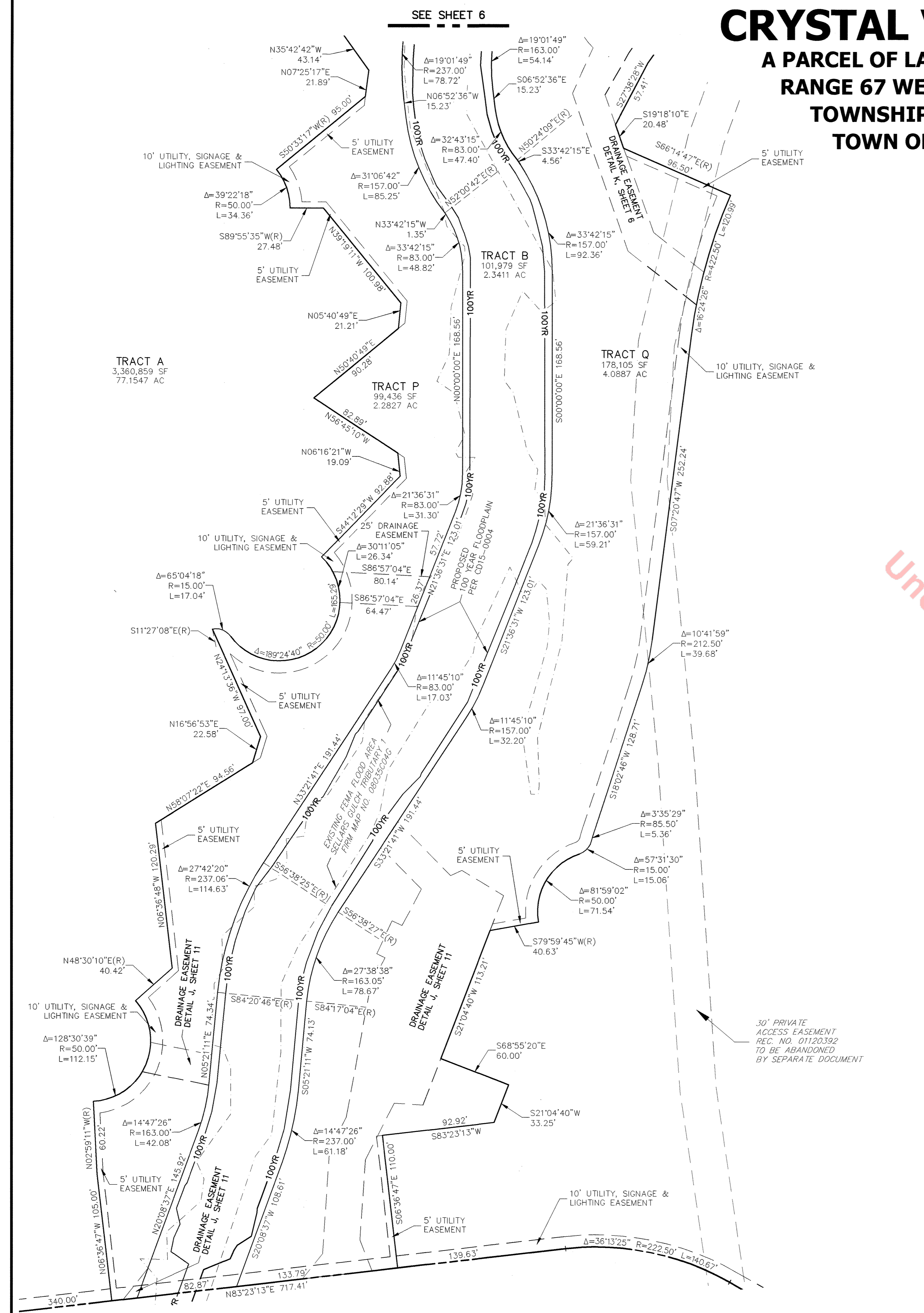


CRYSTAL VALLEY RANCH FILING NO. 15 PLAT

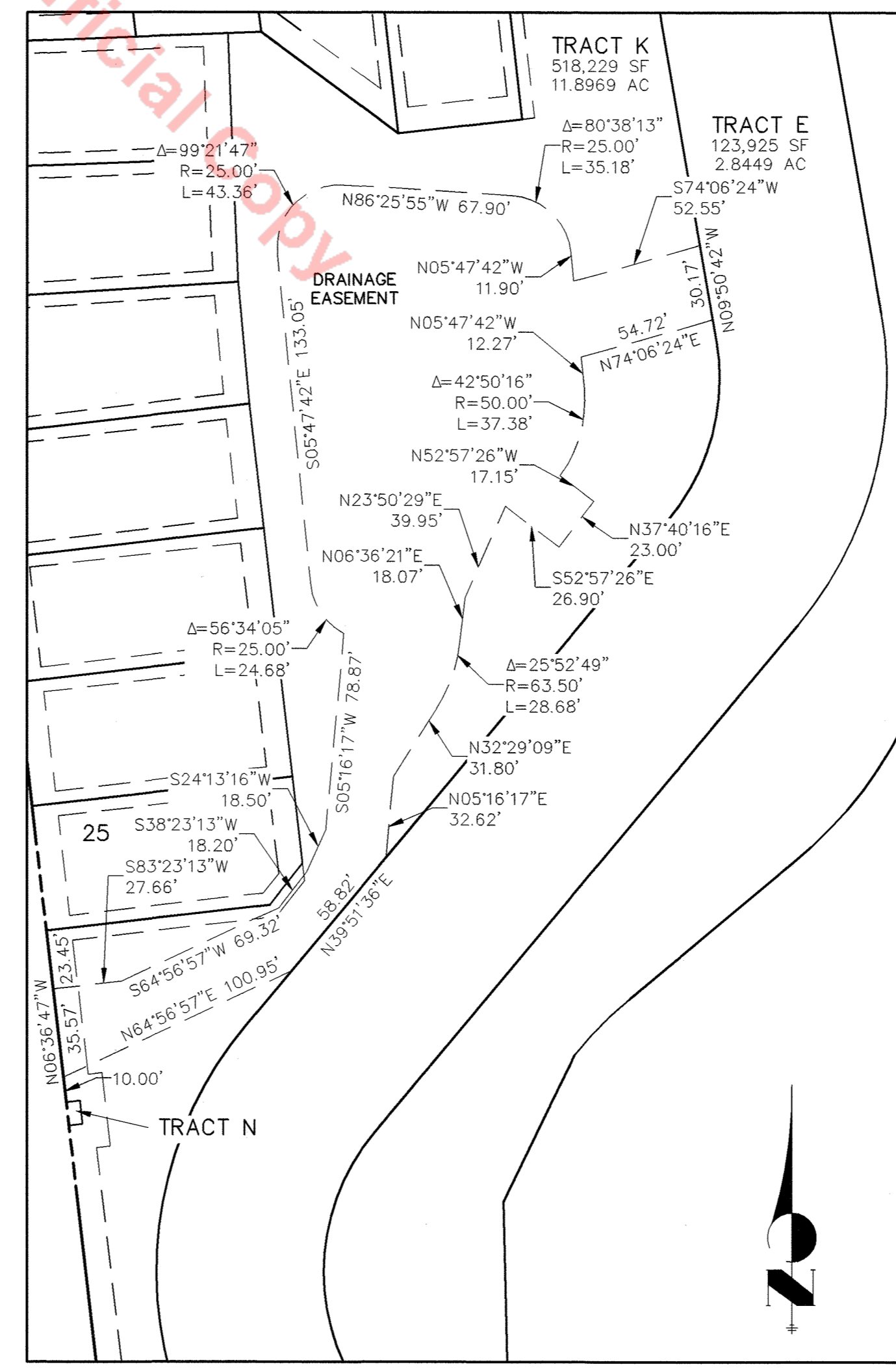
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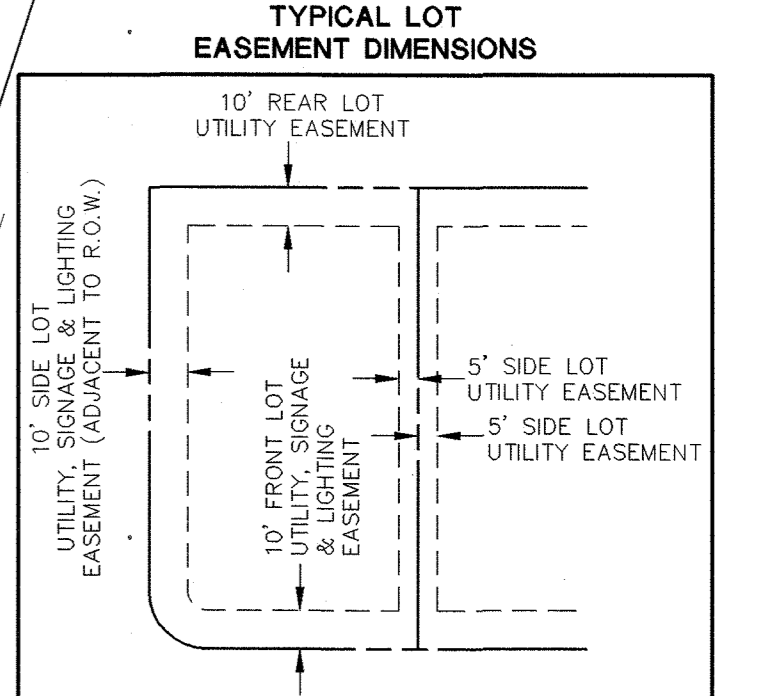
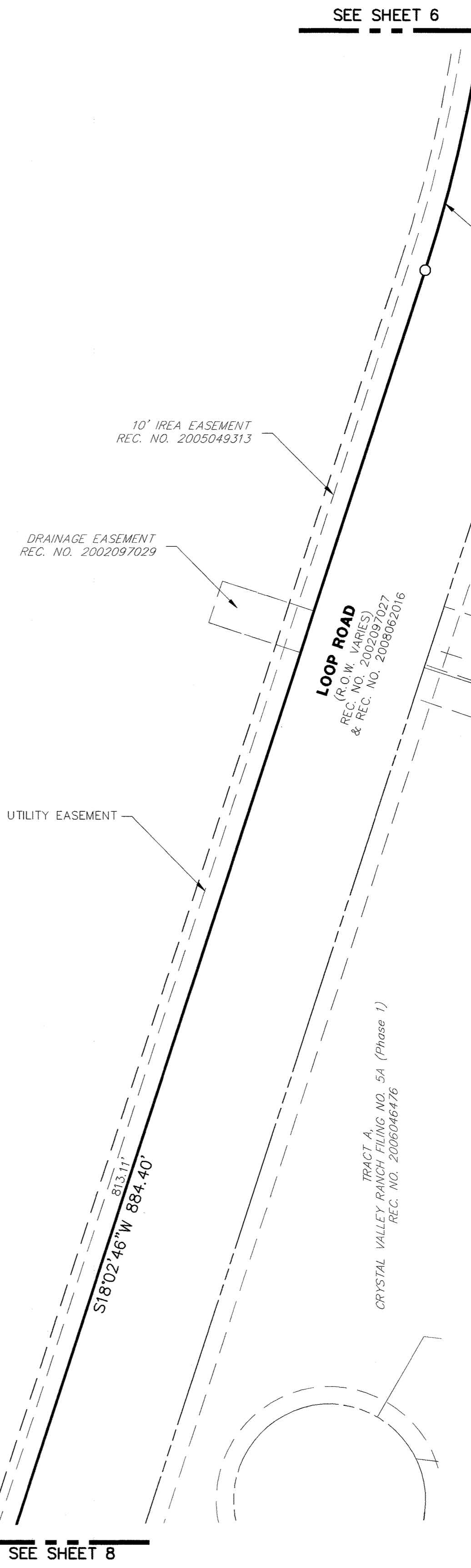
KEY MAP SCALE: 1"=1000'



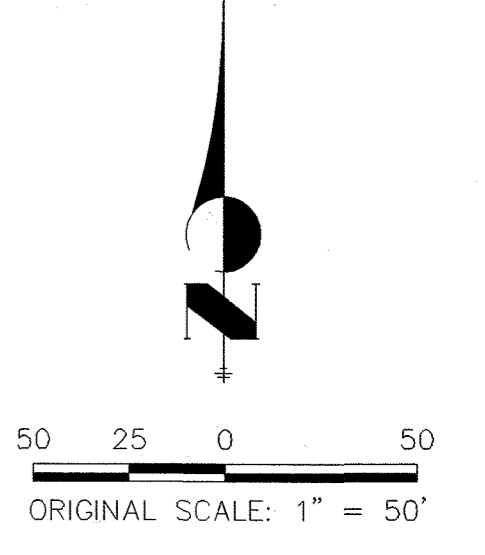
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DETAIL L ORIGINAL SCALE: 1" = 50'



- LEGEND**
- ① BLOCK NUMBER
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 - AC ACRES
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 - * LOT AFFECTED BY SIGHT DISTANCE EASEMENT, SEE SHEET 2, GENERAL NOTE NO. 7
 - (R) RADIAL BEARING (SEE TABLE)



PLAT CRYSTAL VALLEY RANCH FILING NO. 15 PLAT JOB NO. 15635.55 APRIL 26, 2018 SHEET 7 OF 11

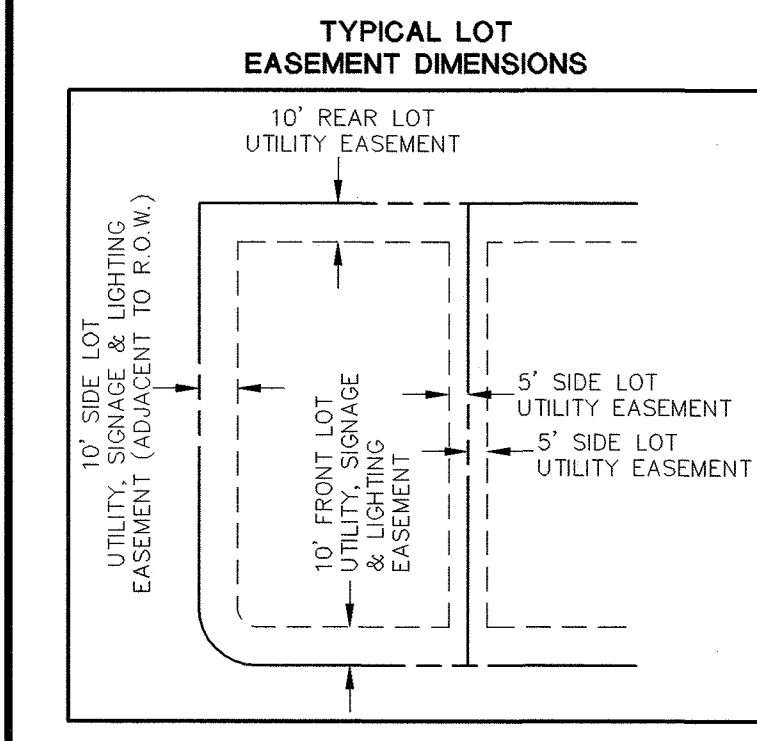


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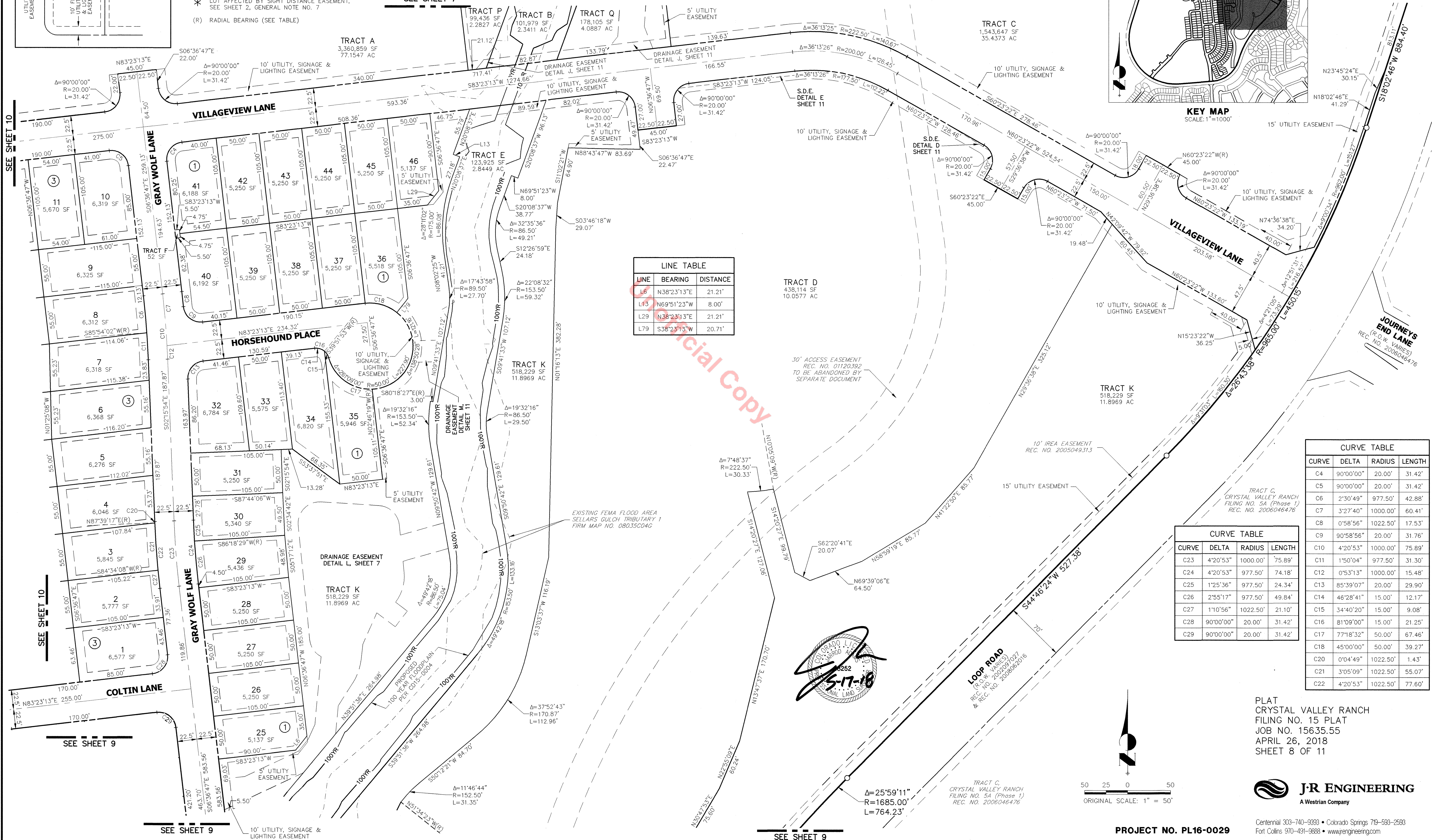
PROJECT NO. PL16-0029

CRYSTAL VALLEY RANCH FILING NO. 15 PLAT

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 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- LEGEND**
- ① BLOCK NUMBER
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 - (R) RADIAL BEARING (SEE TABLE)



LINE TABLE

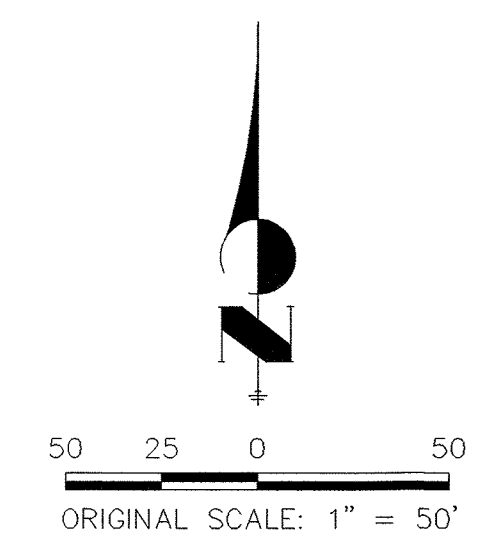
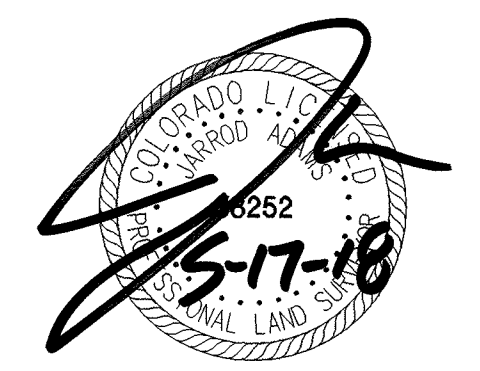
LINE	BEARING	DISTANCE
L6	N38°23'13"E	21.21'
L13	N69°51'23"W	8.00'
L29	N38°23'13"E	21.21'
L79	S38°23'13"W	20.71'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C4	90°00'00"	20.00'	31.42'
C5	90°00'00"	20.00'	31.42'
C6	2°30'49"	977.50'	42.88'
C7	3°27'40"	1000.00'	60.41'
C8	0°58'56"	1022.50'	17.53'
C9	90°58'56"	20.00'	31.76'
C10	4°20'53"	1000.00'	75.89'
C11	1°50'04"	977.50'	31.30'
C12	0°53'13"	1000.00'	15.48'
C13	85°39'07"	20.00'	29.90'
C14	46°28'41"	15.00'	12.17'
C15	34°40'20"	15.00'	9.08'
C16	81°09'00"	15.00'	21.25'
C17	77°18'32"	50.00'	67.46'
C18	45°00'00"	50.00'	39.27'
C20	0°04'49"	1022.50'	1.43'
C21	3°05'09"	1022.50'	55.07'
C22	4°20'53"	1022.50'	77.60'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C23	4°20'53"	1000.00'	75.89'
C24	4°20'53"	977.50'	74.18'
C25	1°25'36"	977.50'	24.34'
C26	2°55'17"	977.50'	49.84'
C27	1°10'56"	1022.50'	21.10'
C28	90°00'00"	20.00'	31.42'
C29	90°00'00"	20.00'	31.42'



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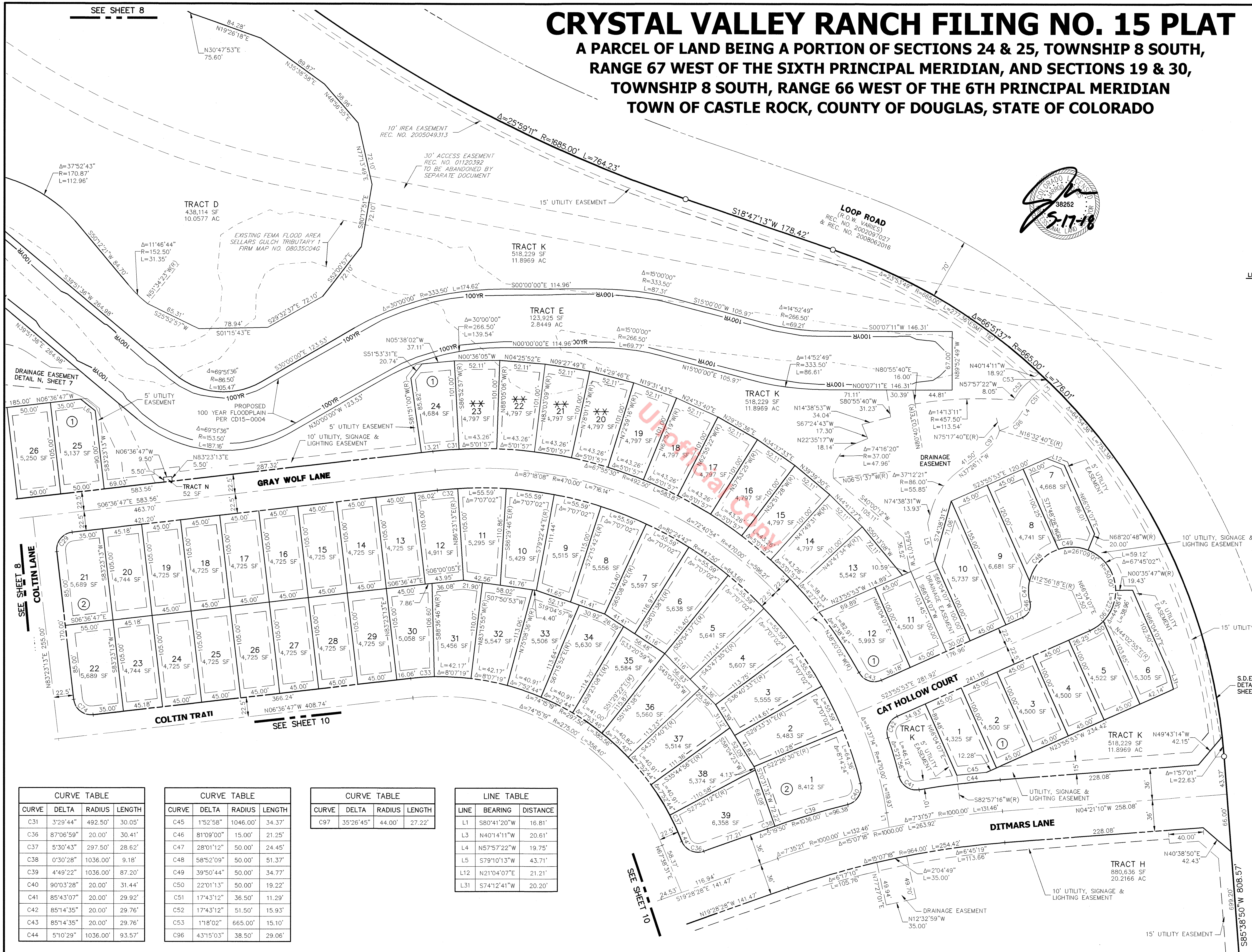
PLAT
CRYSTAL VALLEY RANCH
FILING NO. 15 PLAT
JOB NO. 15635.55
APRIL 26, 2018
SHEET 8 OF 11

CRYSTAL VALLEY RANCH FILING NO. 15 PLAT

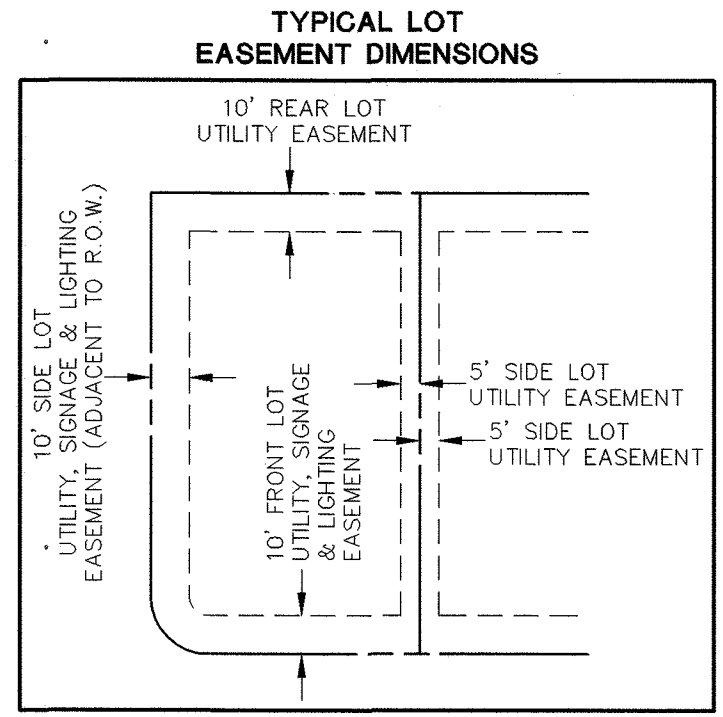
A PARCEL OF LAND BEING A PORTION OF SECTIONS 24 & 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND SECTIONS 19 & 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP
SCALE: 1"=1000'



- 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 2, GENERAL NOTE NO. 7
 - (R) RADIAL BEARING (SEE TABLE)
 - ** MINIMUM FINISHED FLOOR ELEVATION SHALL BE 6518.00 FEET

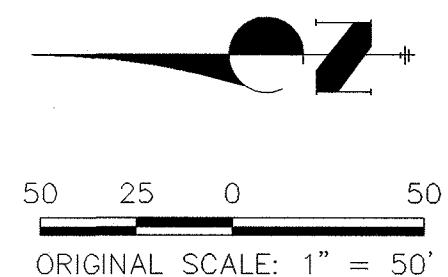


CURVE	DELTA	RADIUS	LENGTH
C31	3°29'44"	492.50'	30.05'
C36	87°06'59"	20.00'	30.41'
C37	5°30'43"	297.50'	28.62'
C38	0°30'28"	1036.00'	9.18'
C39	4°49'22"	1036.00'	87.20'
C40	90°03'28"	20.00'	31.44'
C41	85°43'07"	20.00'	29.92'
C42	85°14'35"	20.00'	29.76'
C43	85°14'35"	20.00'	29.76'
C44	5°10'29"	1036.00'	93.57'

CURVE	DELTA	RADIUS	LENGTH
C45	1°52'58"	1046.00'	34.37'
C46	81°09'00"	15.00'	21.25'
C47	28°01'12"	50.00'	24.45'
C48	58°52'09"	50.00'	51.37'
C49	39°50'44"	50.00'	34.77'
C50	22°01'13"	50.00'	19.22'
C51	17°43'12"	36.50'	11.29'
C52	17°43'12"	51.50'	15.93'
C53	11°8'02"	665.00'	15.10'
C96	43°15'03"	38.50'	29.06'

CURVE	DELTA	RADIUS	LENGTH
C97	35°26'45"	44.00'	27.22'

LINE	BEARING	DISTANCE
L1	S80°41'20"W	16.81'
L3	N40°14'11"W	20.61'
L4	N57°57'22"W	19.75'
L5	S79°10'13"W	43.71'
L12	N21°04'07"E	21.21'
L31	S74°12'41"W	20.20'



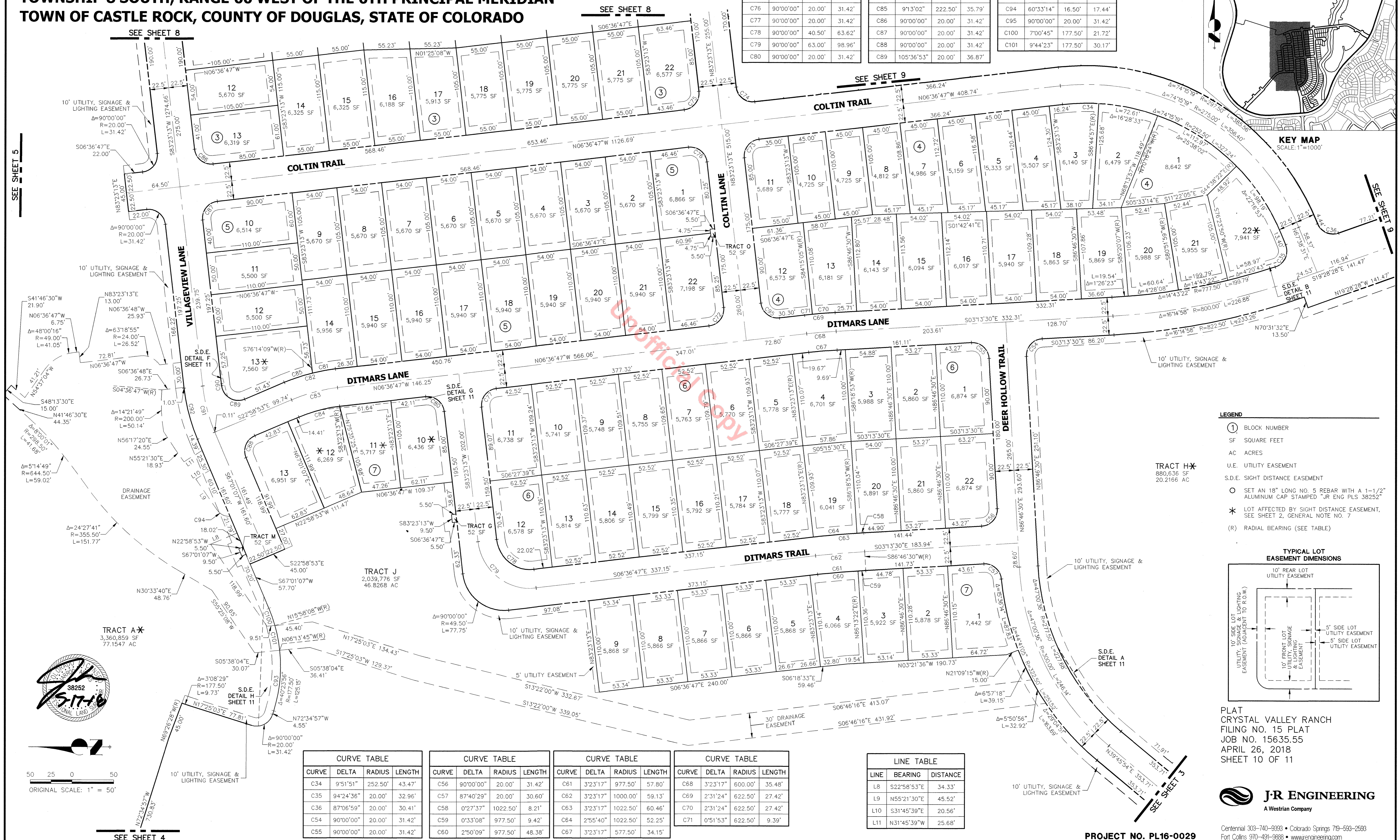
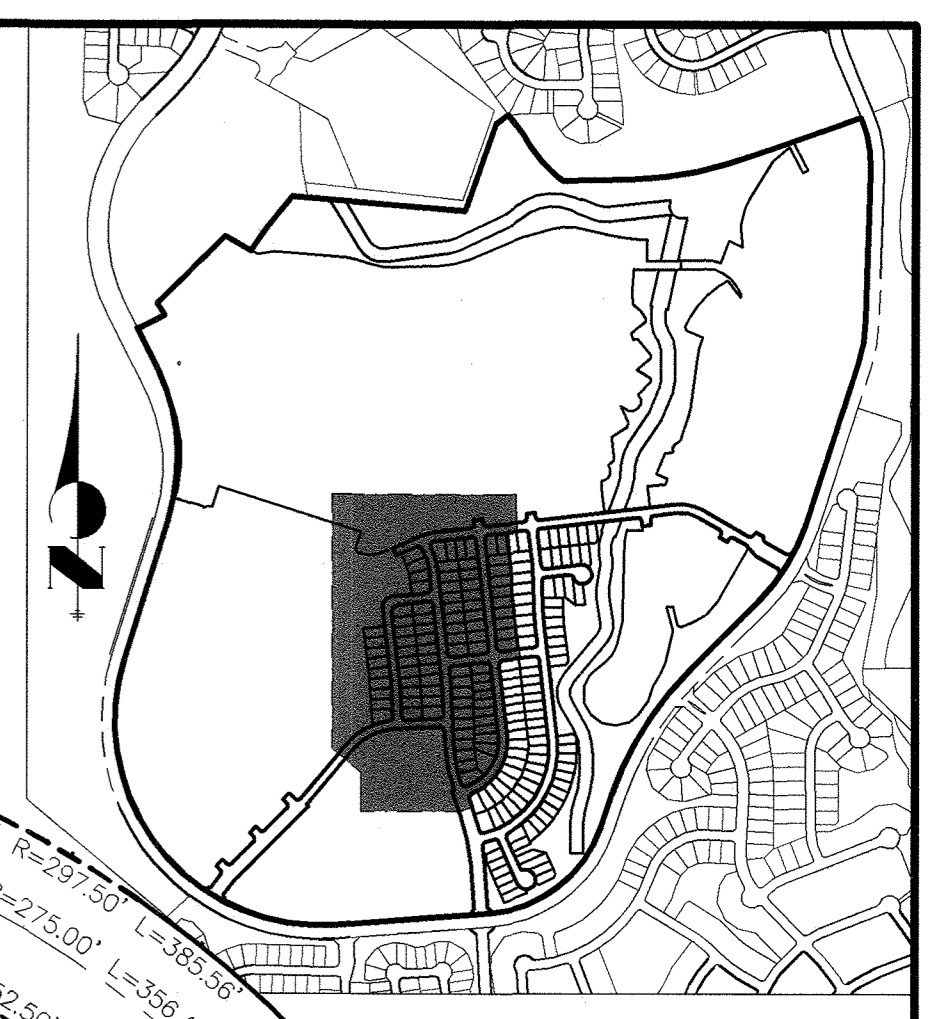
PLAT
CRYSTAL VALLEY RANCH
FILING NO. 15 PLAT
JOB NO. 15635.55
APRIL 26, 2018
SHEET 9 OF 11



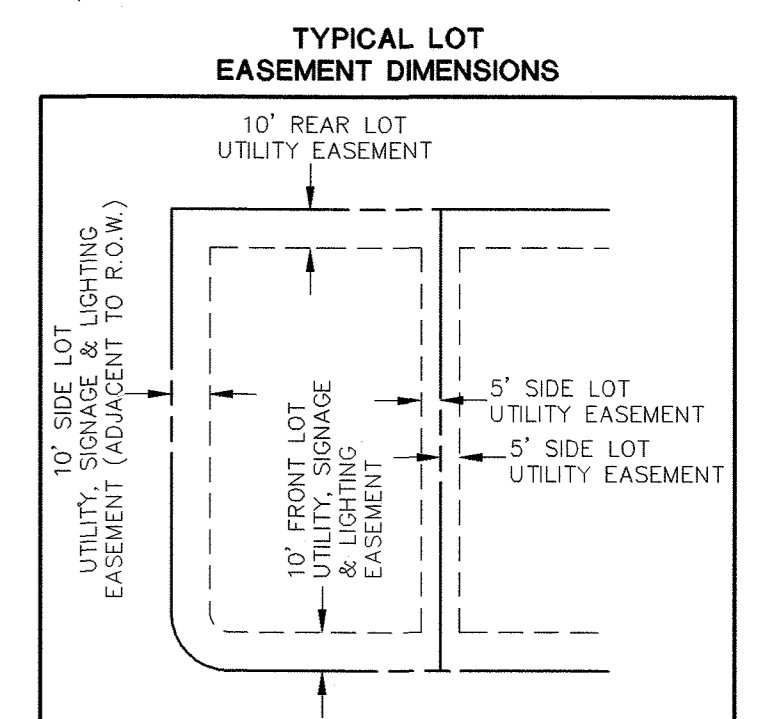
CRYSTAL VALLEY RANCH FILING NO. 15 PLAT

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 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C72	90°00'00"	20.00'	31.42'	C81	7°09'03"	222.50'	27.77'	C90	0°45'11"	177.50'	2.33'
C73	90°00'00"	20.00'	31.42'	C82	16°22'05"	222.50'	63.56'	C91	16°22'05"	200.00'	57.14'
C74	90°00'00"	20.00'	31.42'	C83	16°22'05"	200.00'	57.14'	C92	16°22'05"	222.50'	63.56'
C75	90°00'00"	20.00'	31.42'	C84	16°22'05"	177.50'	50.71'	C93	23°38'48"	177.50'	73.26'
C76	90°00'00"	20.00'	31.42'	C85	9°13'02"	222.50'	35.79'	C94	60°33'14"	16.50'	17.44'
C77	90°00'00"	20.00'	31.42'	C86	90°00'00"	20.00'	31.42'	C95	90°00'00"	20.00'	31.42'
C78	90°00'00"	40.50'	63.62'	C87	90°00'00"	20.00'	31.42'	C100	7°00'45"	177.50'	21.72'
C79	90°00'00"	63.00'	98.96'	C88	90°00'00"	20.00'	31.42'	C101	9°44'23"	177.50'	30.17'
C80	90°00'00"	20.00'	31.42'	C89	105°36'53"	20.00'	36.87'				



- LEGEND**
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 - * LOT AFFECTED BY SIGHT DISTANCE EASEMENT, SEE SHEET 2, GENERAL NOTE NO. 7
 - (R) RADIAL BEARING (SEE TABLE)



PLAT CRYSTAL VALLEY RANCH FILING NO. 15 PLAT JOB NO. 15635.55 APRIL 26, 2018 SHEET 10 OF 11



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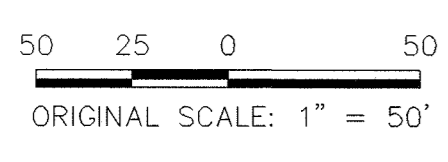
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C34	9°51'51"	252.50'	43.47'
C35	94°24'36"	20.00'	32.96'
C36	87°06'59"	20.00'	30.41'
C54	90°00'00"	20.00'	31.42'
C55	90°00'00"	20.00'	31.42'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C56	90°00'00"	20.00'	31.42'
C57	87°40'29"	20.00'	30.60'
C58	0°27'37"	1022.50'	8.21'
C59	0°33'08"	977.50'	9.42'
C60	2°50'09"	977.50'	48.38'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C61	3°23'17"	977.50'	57.80'
C62	3°23'17"	1000.00'	59.13'
C63	3°23'17"	1022.50'	60.46'
C64	2°55'40"	1022.50'	52.25'
C67	3°23'17"	577.50'	34.15'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C68	3°23'17"	600.00'	35.48'
C69	2°31'24"	622.50'	27.42'
C70	2°31'24"	622.50'	27.42'
C71	0°51'53"	622.50'	9.39'

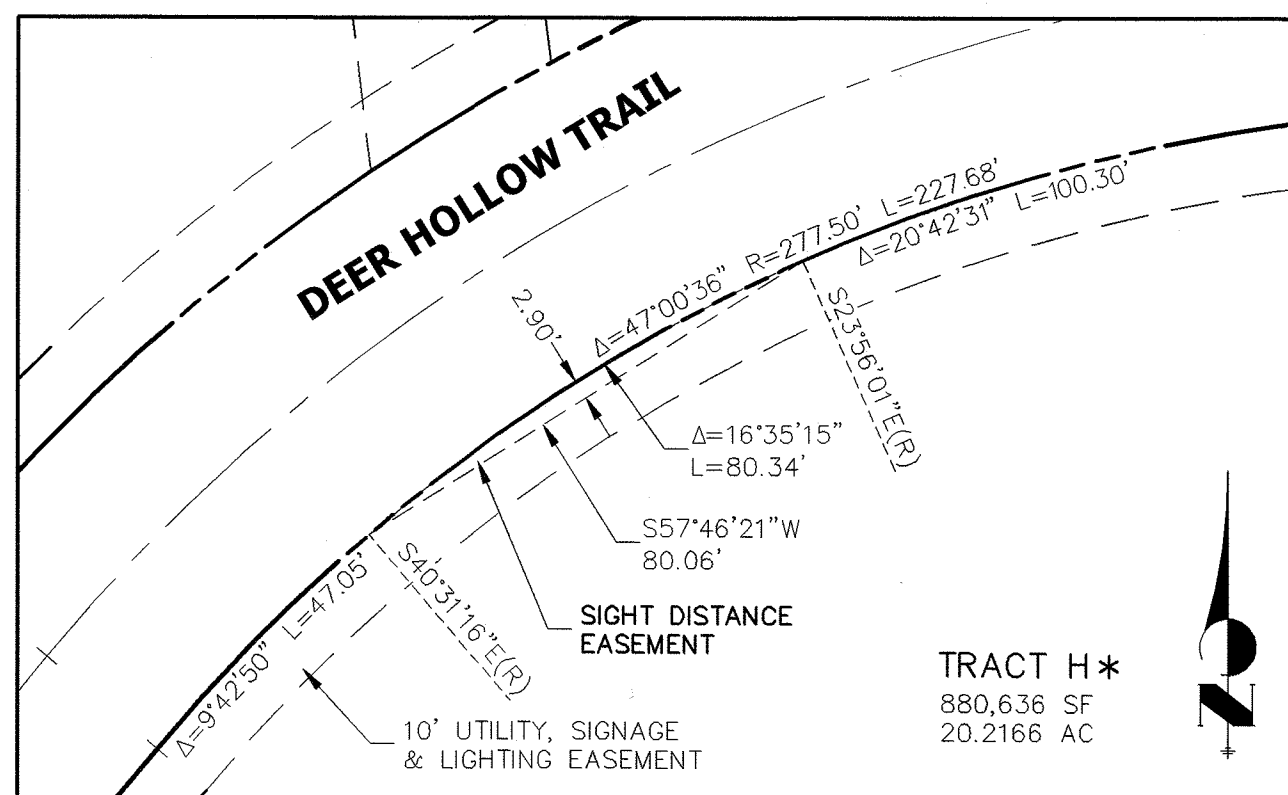
LINE TABLE		
LINE	BEARING	DISTANCE
L8	S22°58'53"E	34.33'
L9	N55°21'30"E	45.52'
L10	S31°45'39"E	20.56'
L11	N31°45'39"W	25.68'



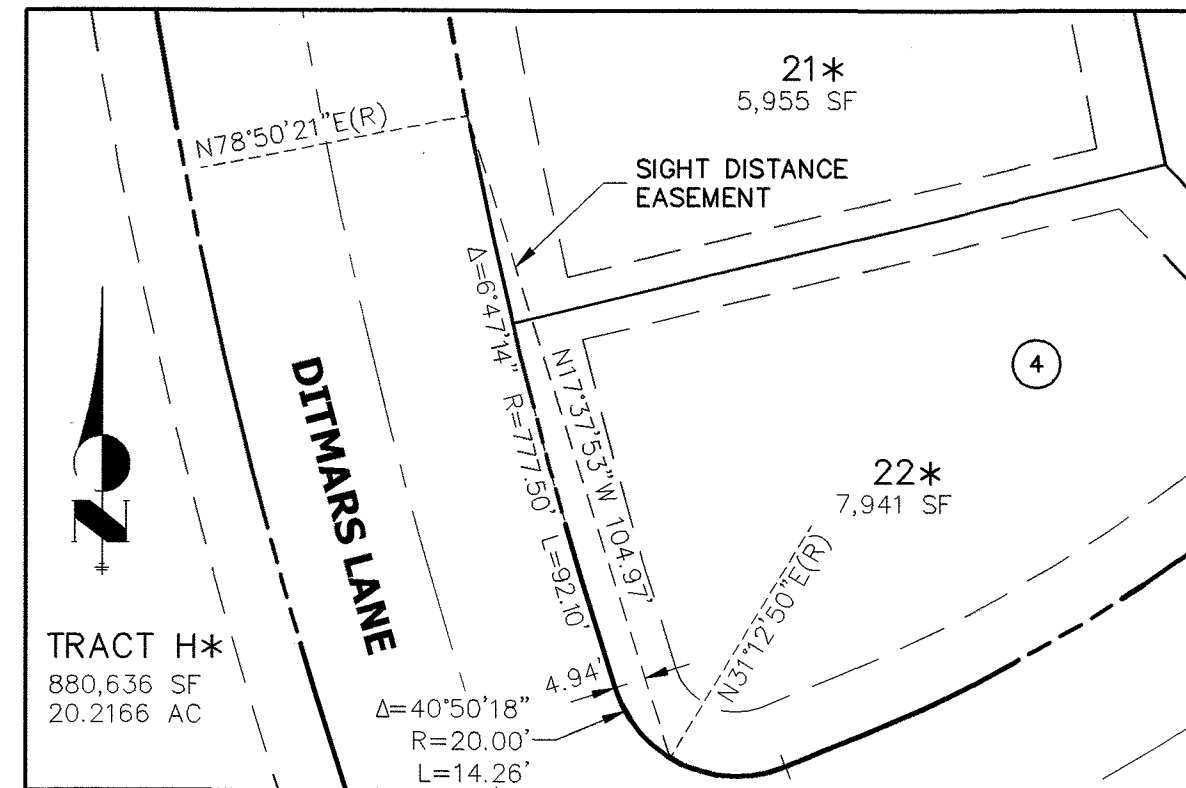
PROJECT NO. PL16-0029

CRYSTAL VALLEY RANCH FILING NO. 15 PLAT

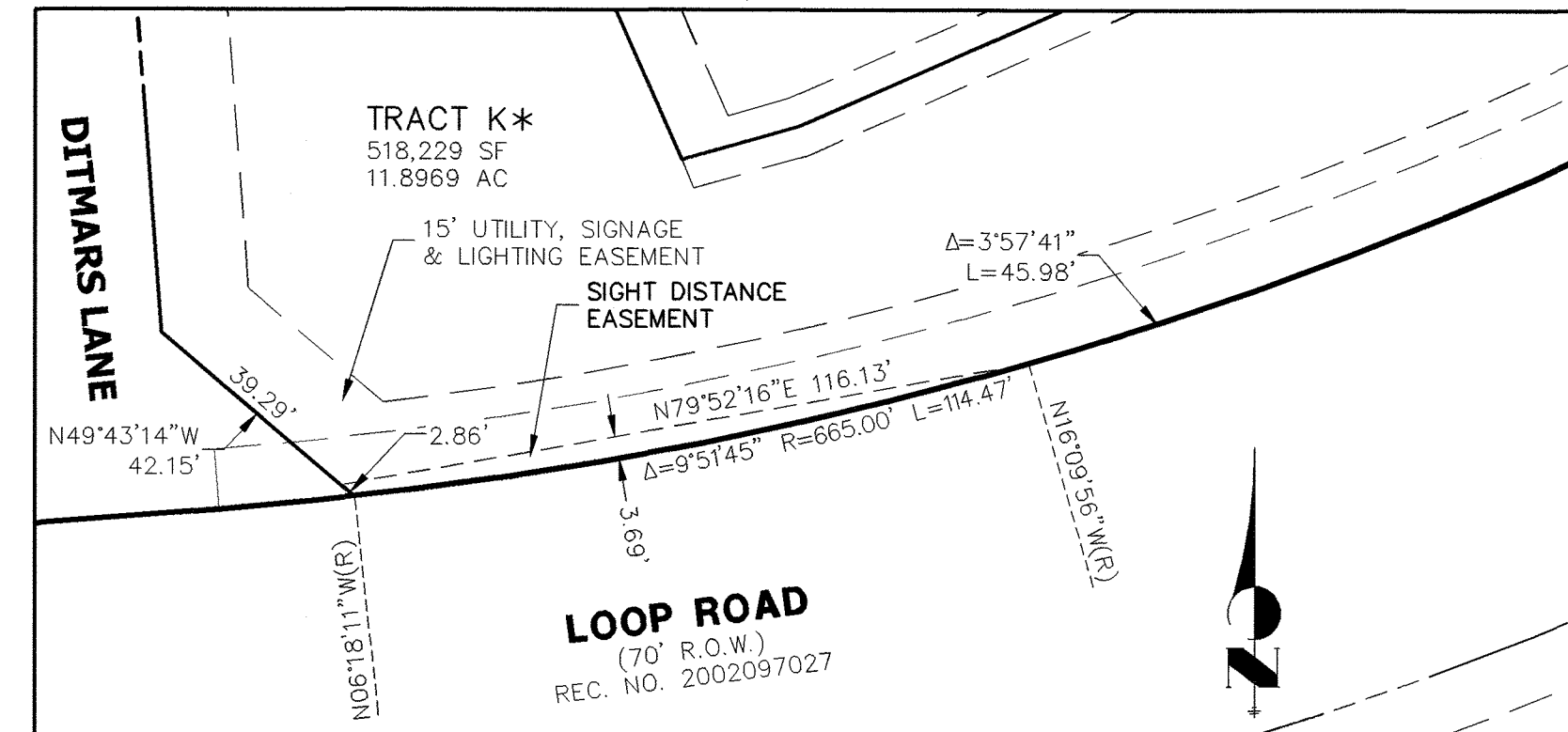
A PARCEL OF LAND BEING A PORTION OF SECTIONS 24 & 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND SECTIONS 19 & 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



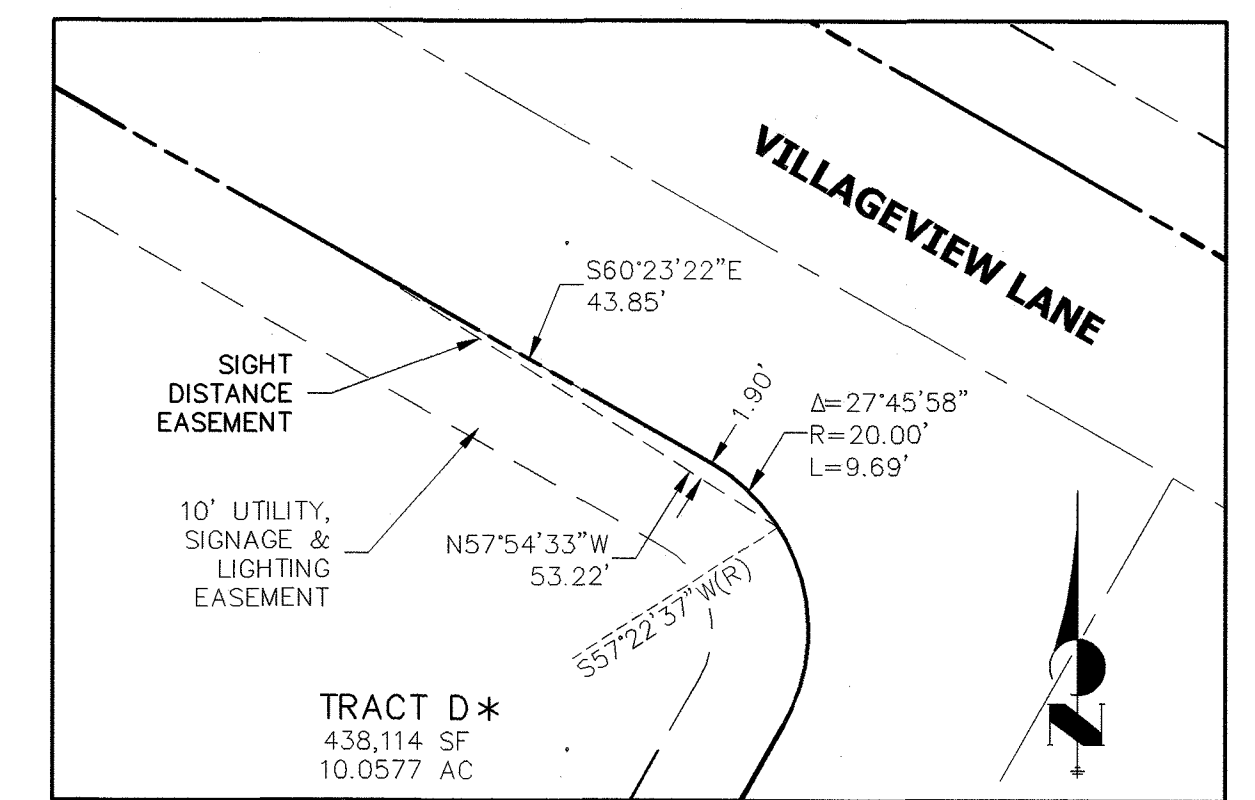
DETAIL A
30 15 0 30
ORIGINAL SCALE: 1" = 30'



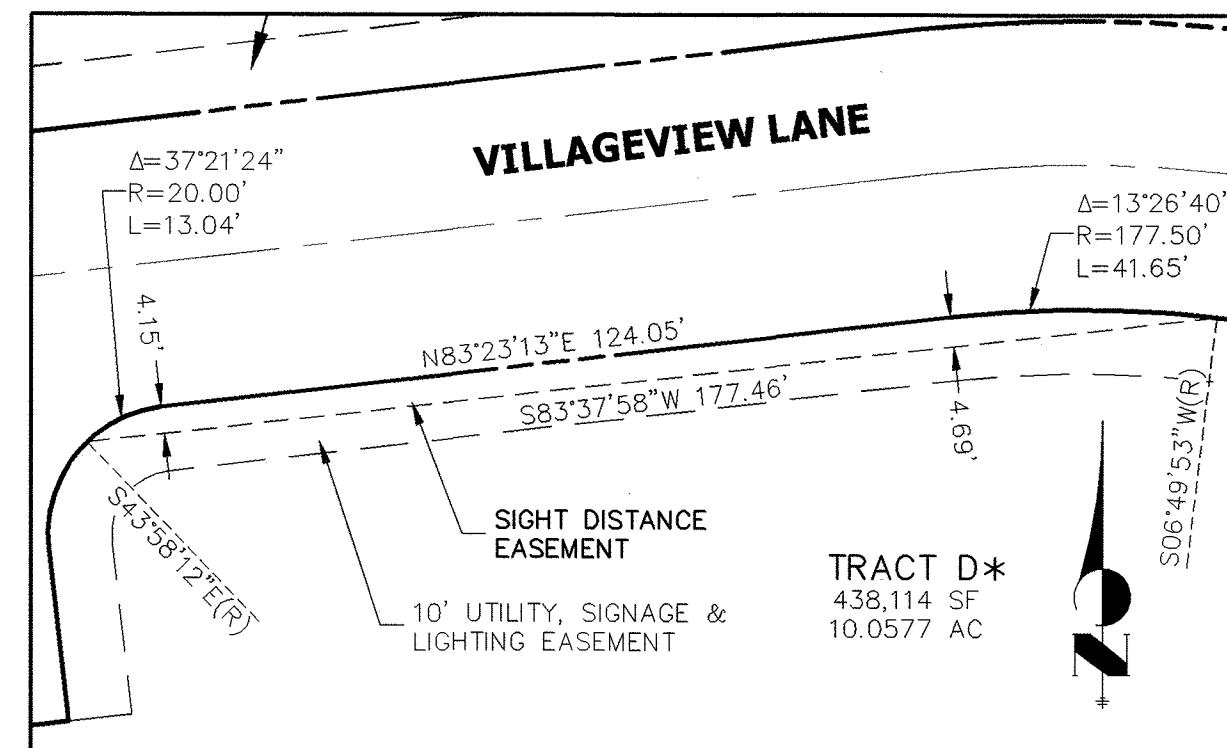
DETAIL B
30 15 0 30
ORIGINAL SCALE: 1" = 30'



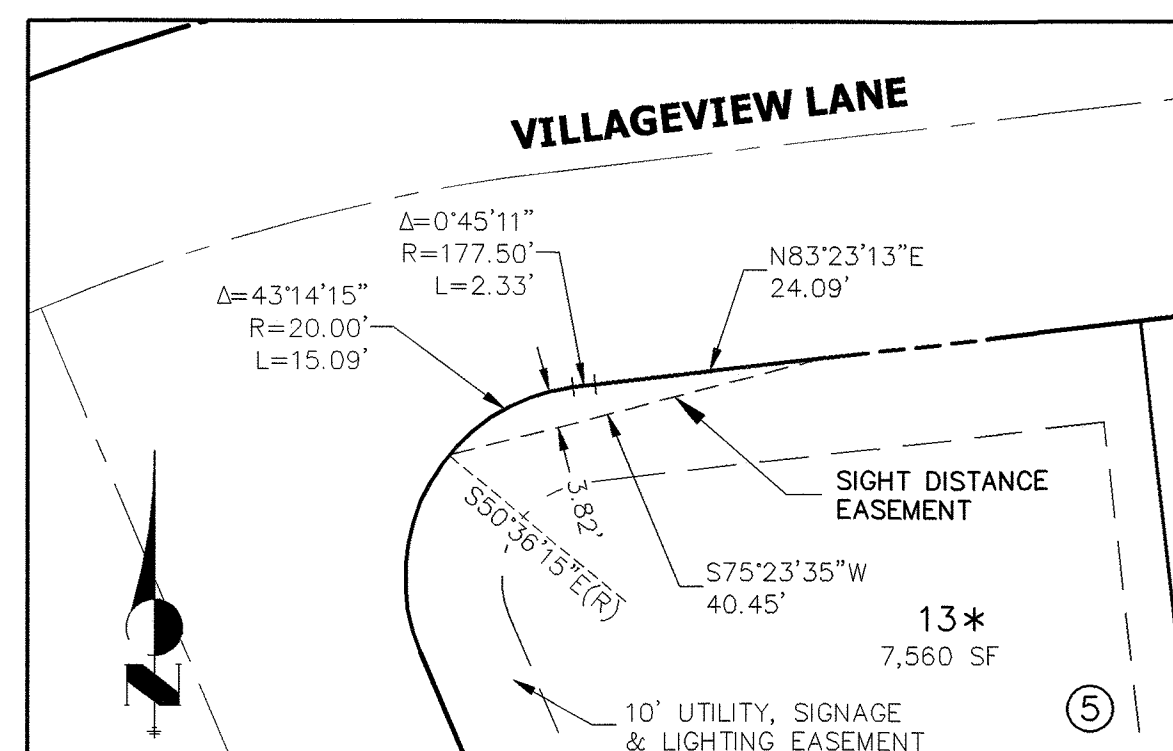
DETAIL C
30 15 0 30
ORIGINAL SCALE: 1" = 30'



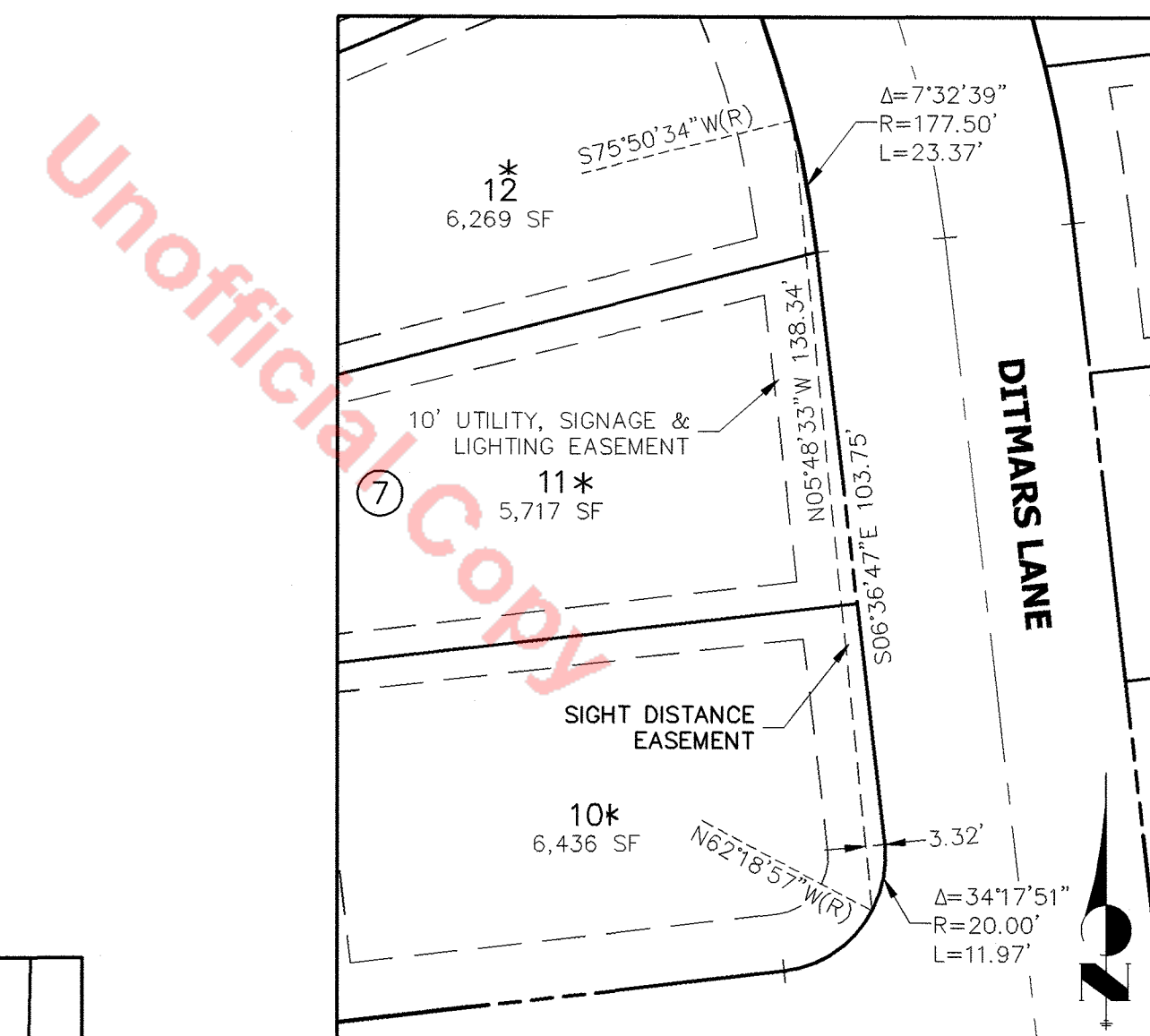
DETAIL D
20 10 0 20
ORIGINAL SCALE: 1" = 20'



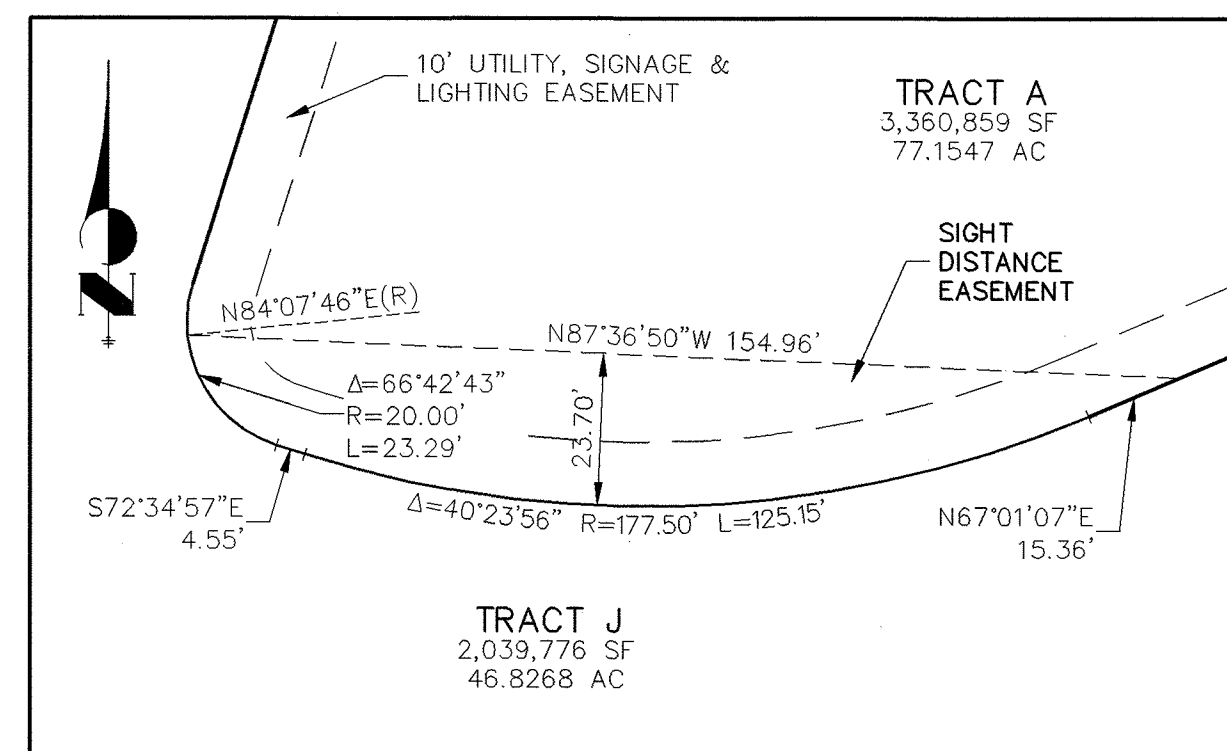
DETAIL E
30 15 0 30
ORIGINAL SCALE: 1" = 30'



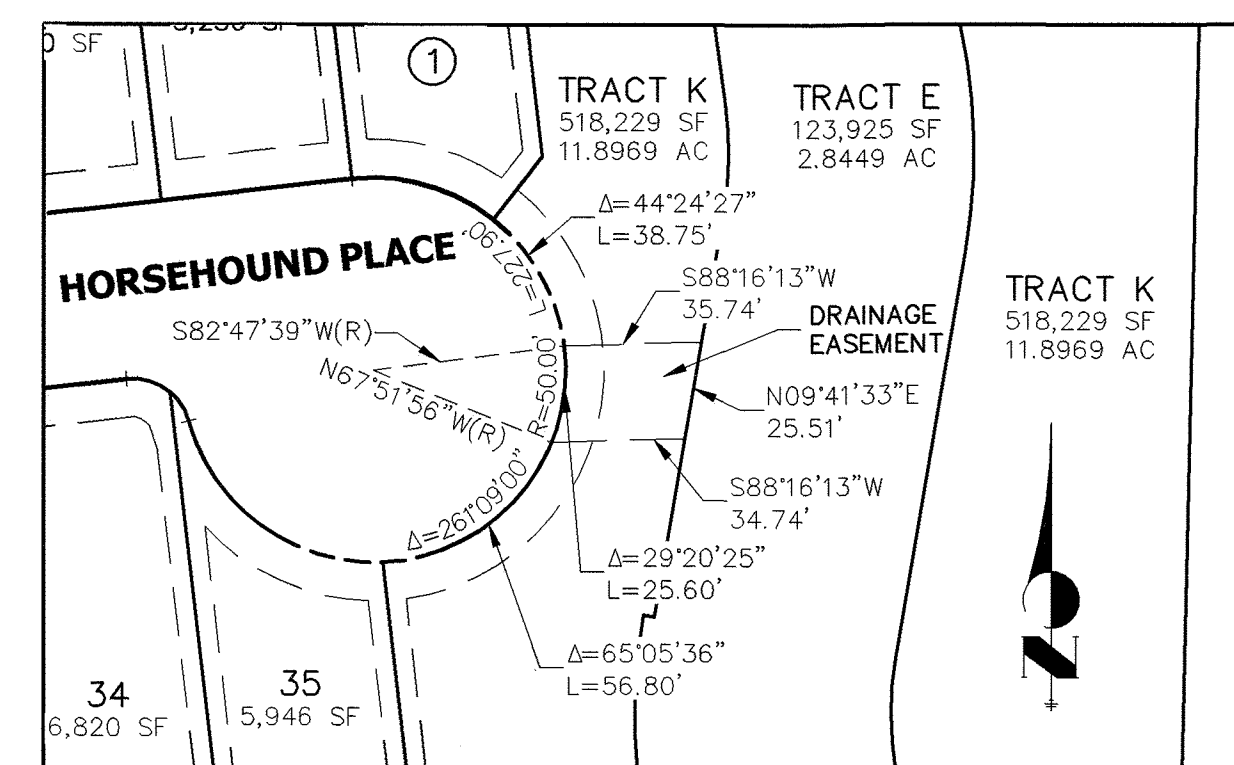
DETAIL F
20 10 0 20
ORIGINAL SCALE: 1" = 20'



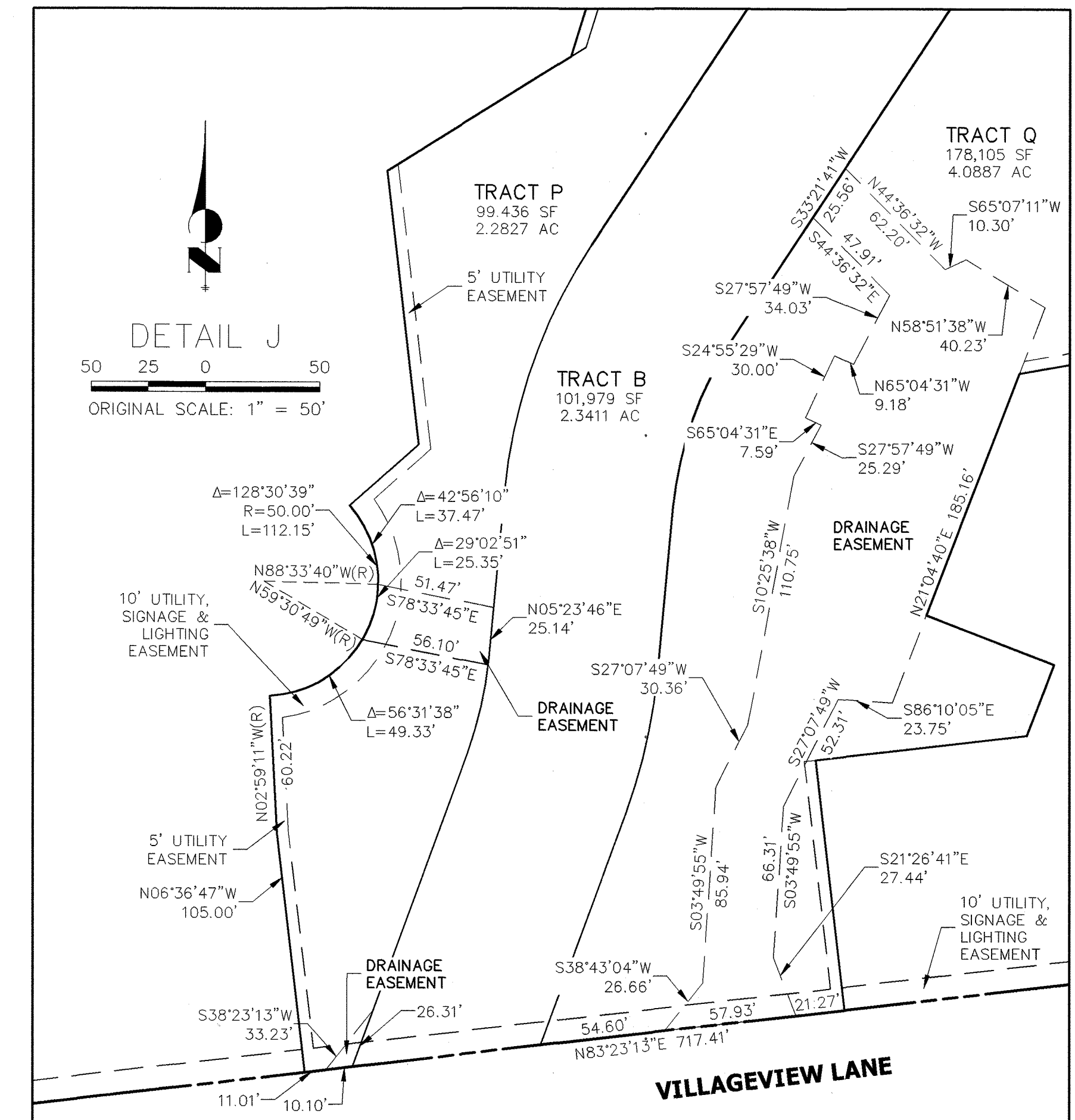
DETAIL G
30 15 0 30
ORIGINAL SCALE: 1" = 30'



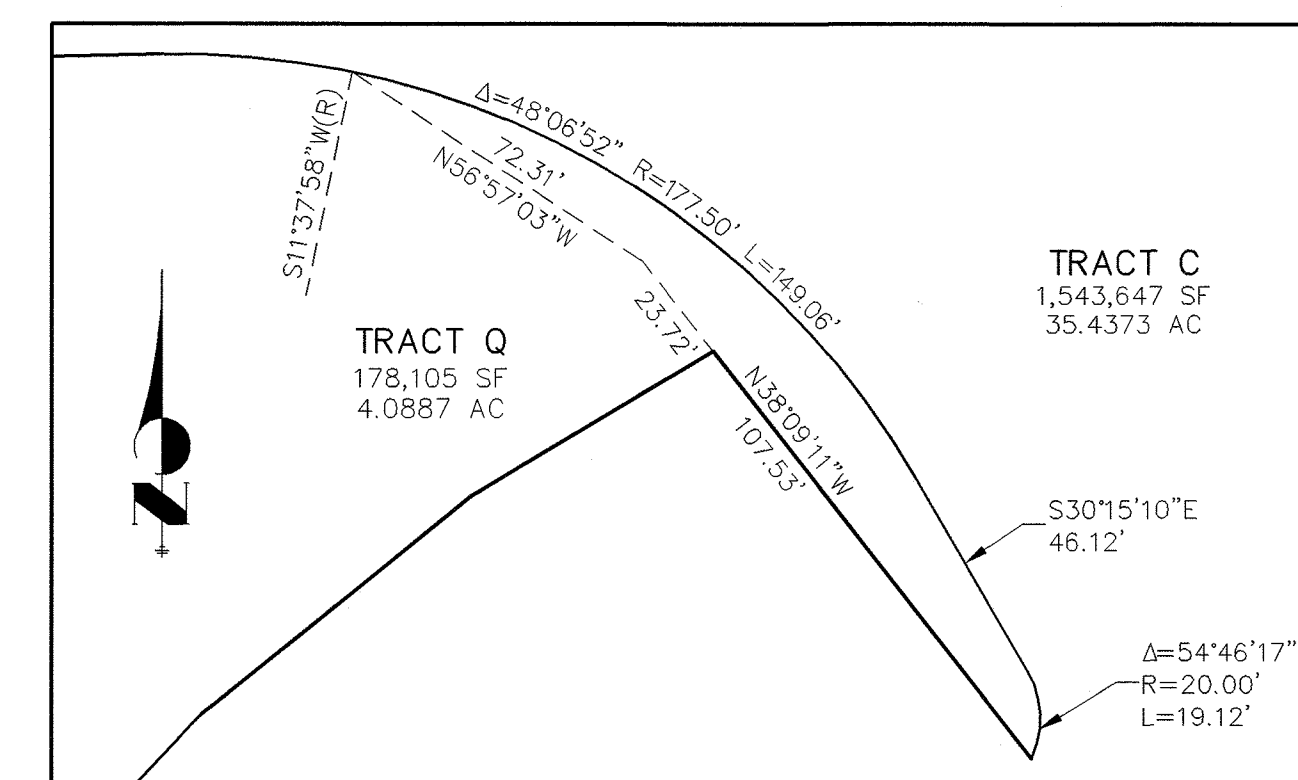
DETAIL H
30 15 0 30
ORIGINAL SCALE: 1" = 30'



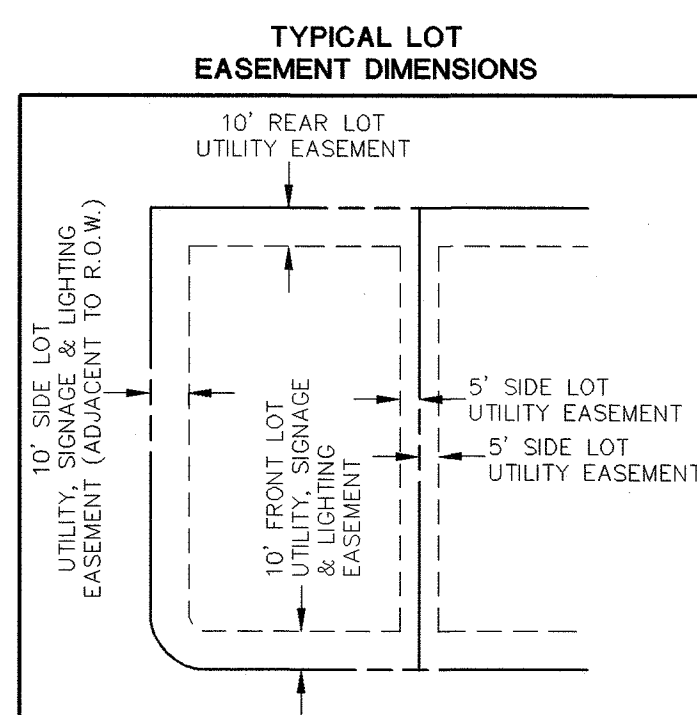
DETAIL M
50 25 0 50
ORIGINAL SCALE: 1" = 50'



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



DETAIL N
50 25 0 50
ORIGINAL SCALE: 1" = 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 2, GENERAL NOTE NO. 7
 - (R) RADIAL BEARING (SEE TABLE)



PLAT
CRYSTAL VALLEY RANCH
FILING NO. 15 PLAT
JOB NO. 15635.55
APRIL 26, 2018
SHEET 11 OF 11

