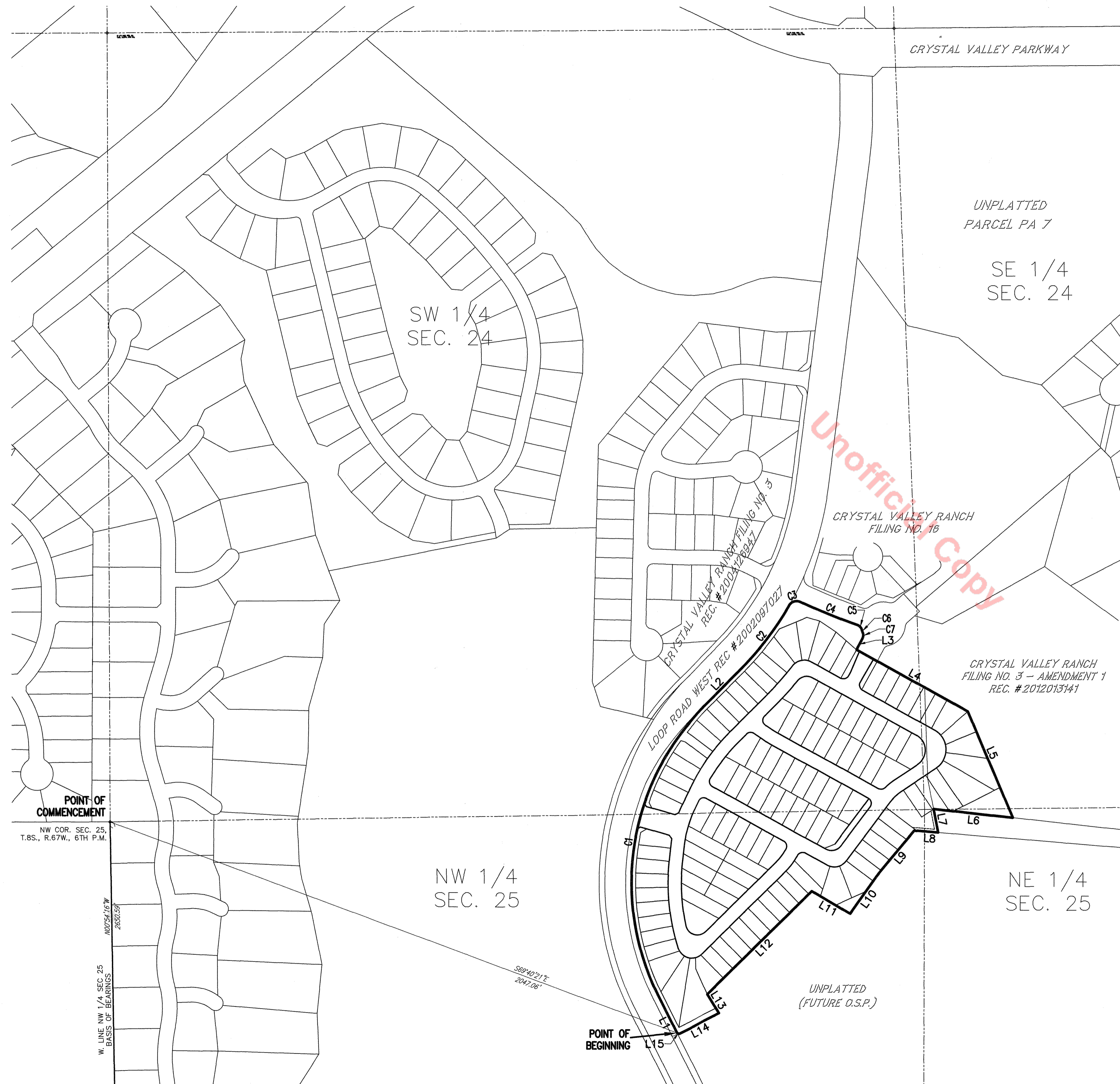




# CRYSTAL VALLEY RANCH FILING NO. 17 PLAT

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24 AND IN THE NORTH HALF OF SECTION 25,  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.  
21.749 ACRES CONTAINING 120 RESIDENTIAL LOTS AND 9 TRACTS



**LAND SUMMARY TABLE**

LAND	AREA(Ac.)	OWNERSHIP/MAINTENANCE	USAGE	USAGE PURPOSE
TRACT "A"	0.6749	CVR MASTER ASSOCIATION	PRIVATE	OPEN SPACE/DRAINAGE/LANDSCAPING/IREA/UTILITY EASEMENT
TRACT "B"	0.0394	CVR MASTER ASSOCIATION	PRIVATE	OPEN SPACE/LANDSCAPING/IREA/UTILITY EASEMENT
TRACT "C"	0.0367	CVR MASTER ASSOCIATION	PRIVATE	OPEN SPACE/LANDSCAPING/IREA/UTILITY EASEMENT
TRACT "D"	0.2259	CVR MASTER ASSOCIATION	PRIVATE	OPEN SPACE/LANDSCAPING/IREA/UTILITY EASEMENT
TRACT "E"	0.2588	CVR MASTER ASSOCIATION	PRIVATE	OPEN SPACE/LANDSCAPING/IREA/UTILITY EASEMENT
TRACT "F"	0.0599	CVR MASTER ASSOCIATION	PRIVATE	OPEN SPACE/LANDSCAPING/IREA/UTILITY EASEMENT
TRACT "G"	0.3017	CVR MASTER ASSOCIATION	PRIVATE	OPEN SPACE/LANDSCAPING/IREA/UTILITY EASEMENT
TRACT "H"	0.1934	CVR MASTER ASSOCIATION	PRIVATE	OPEN SPACE/NEIGHBORHOOD PARK/LANDSCAPING/IREA/UTILITY EASEMENT
TRACT "I"	0.1005	CVR MASTER ASSOCIATION	PRIVATE	OPEN SPACE/LANDSCAPING/IREA/UTILITY EASEMENT/SIGHT EASEMENT
RIGHT-OF-WAY	4.2293	TOWN OF CASTLE ROCK	PUBLIC	PUBLIC RIGHTS-OF-WAY
LOTS	15.6282			
TOTAL	21.7487			



**BOUNDARY LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	140.49'	N26°44'49"W
L2	166.04'	N45°08'32"E
L3	42.34'	S28°14'11"W
L4	430.68'	S61°06'55"E
L5	389.90'	S22°57'05"E
L6	270.07'	N83°51'24"W
L7	80.52'	S11°12'58"E
L8	81.65'	N85°21'25"W

**BOUNDARY LINE TABLE**

LINE #	LENGTH	DIRECTION
L9	200.25'	S39°42'19"W
L10	155.66'	S35°05'20"W
L11	150.84'	N59°27'11"W
L12	496.36'	S45°36'32"W
L13	75.52'	S31°38'57"E
L14	152.05'	S63°14'54"W
L15	7.68'	N67°52'32"W

**BOUNDARY CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	LENGTH
C1	1059.80'	845.00'	71°51'38"	N8°10'43"E	991.69'
C2	279.11'	1055.00'	15°09'30"	N37°31'47"E	278.30'
C3	44.58'	30.00'	85°08'59"	N72°31'32"E	40.59'
C4	207.40'	2030.00'	5°51'14"	S67°49'35"E	207.31'
C5	24.20'	25.00'	55°27'39"	S43°01'23"E	23.22'
C6	8.86'	75.00'	6°46'01"	S18°40'34"E	8.85'
C7	21.95'	25.00'	50°17'46"	S3°05'19"W	21.25'

**LEGEND**

- ◆ PUBLIC LAND SURVEY MONUMENT AS NOTED
- SET 18" LONG #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 29040"

**BENCHMARK**  
DOUGLAS COUNTY G.I.S. CONTROL MONUMENT STAMPED "1.074010" LOCATED ON THE WEST SIDE OF NEWLIN GULCH ROAD APPROXIMATELY 1450 FEET SOUTH OF THE INTERSECTION WITH SOUTH CHAMBERS ROAD. ELEVATION= 6028.50

**SHEET INDEX**

1	COVER SHEET
2	OVERALL BOUNDARY
3-4	PLAT SHEET

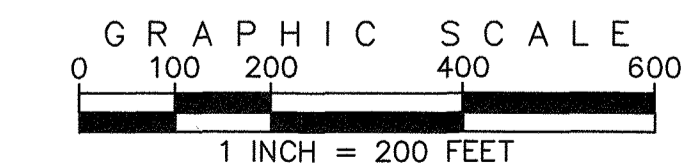
**CRYSTAL VALLEY RANCH FILING NO. 17 PLAT**

DATE PREPARED: FEBRUARY, 2017  
PROJECT NO. PL17-0012  
APPLICANT/DEVELOPER  
CRYSTAL VALLEY RANCH DEVELOPMENT CO. LLC  
CASTLE ROCK, CO 80104  
CONTACT: GREGORY BROWN  
(303) 814-6862

PREPARED BY

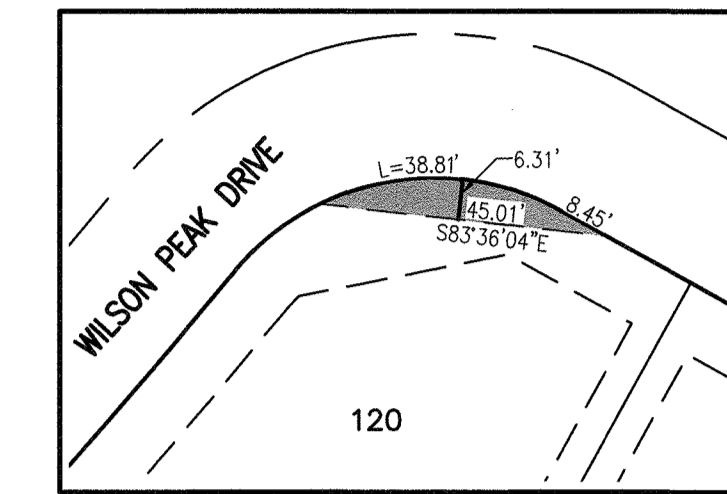
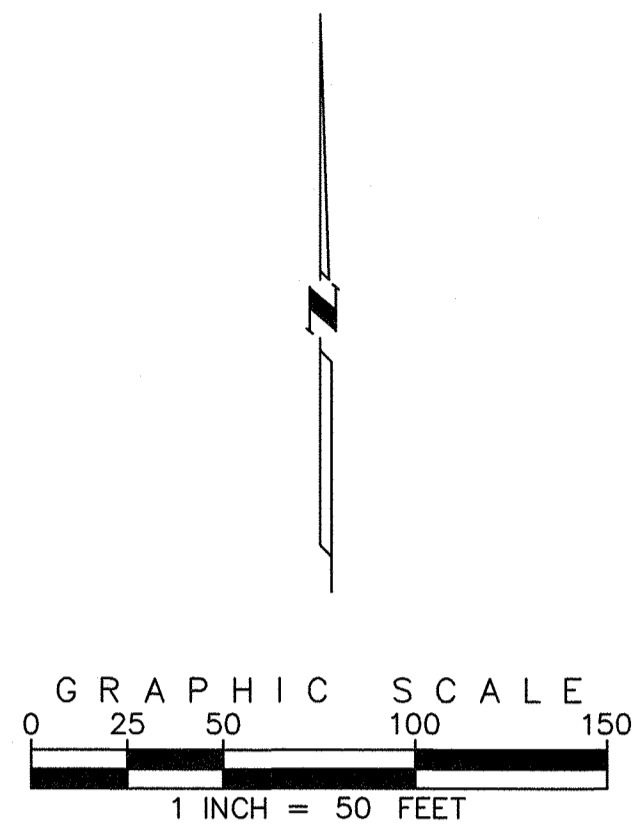


**EMK CONSULTANTS, INC.**  
LAND DEVELOPMENT  
ENGINEERING & SURVEYING  
7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
(303)694-1520 www.EMKC.com  
JOB NO. 13000.00

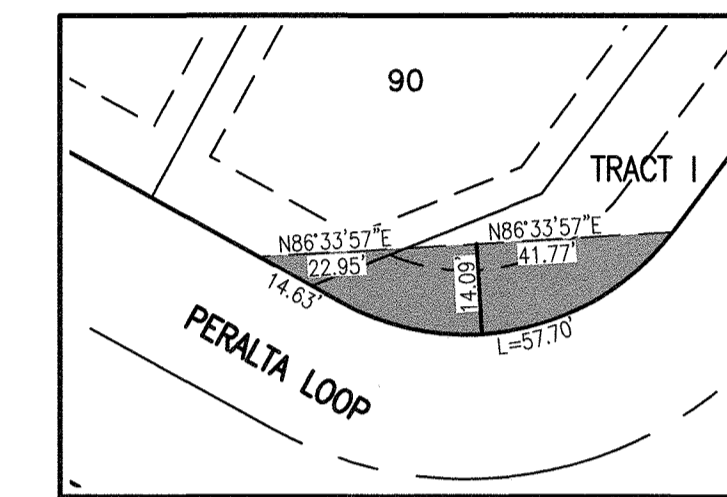


# CRYSTAL VALLEY RANCH FILING NO. 17 PLAT

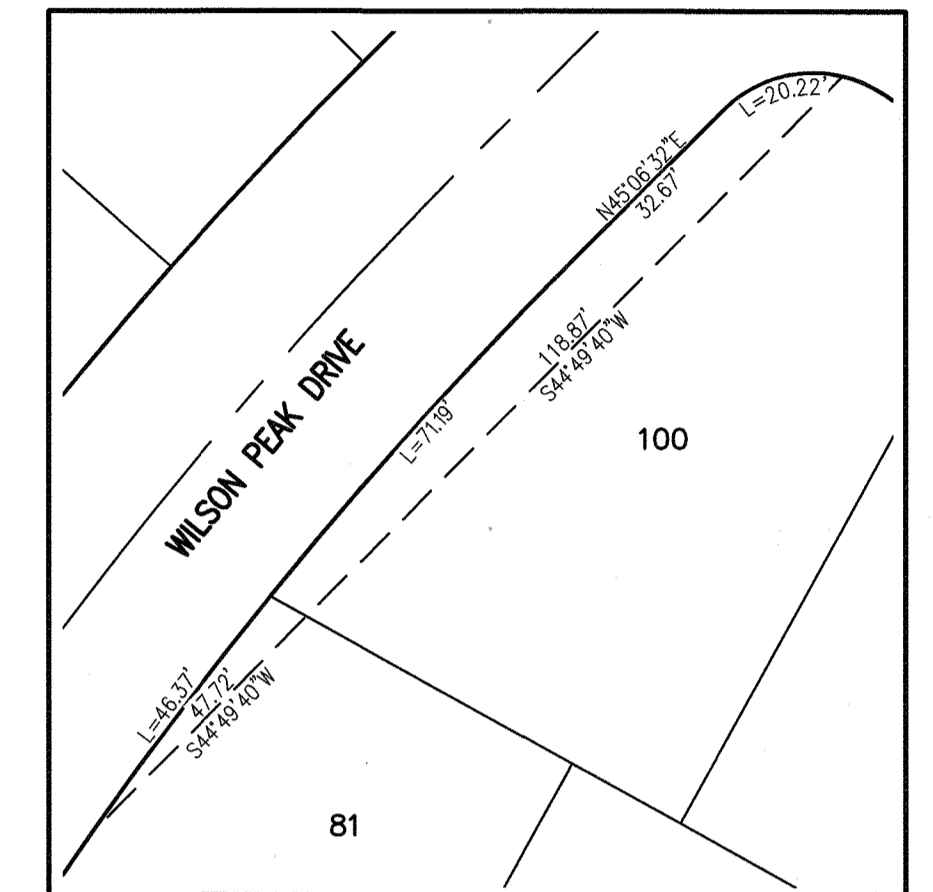
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24 AND IN THE NORTH HALF OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO. 21.749 ACRES CONTAINING 120 RESIDENTIAL LOTS AND 9 TRACTS



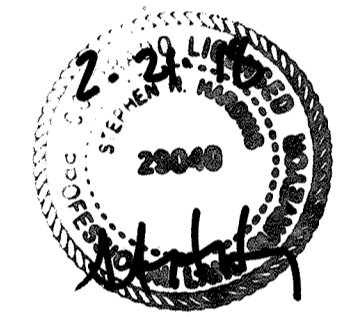
SIGHT DISTANCE EASEMENT DETAIL "A" SCALE 1"=30'



SIGHT DISTANCE EASEMENT DETAIL "B" SCALE 1"=30'



STORM DRAIN EASEMENT DETAIL "C" SCALE 1"=30'



CRYSTAL VALLEY RANCH FILING NO. 3 - AMENDMENT 1 REC. #2012013141

LOT 1

### SURVEY MONUMENTS LEGEND

- ◆ PUBLIC LAND SURVEY MONUMENT AS NOTED
- SET 18" LONG #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 29040"

### EASEMENT LEGEND

- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- DE (TOCR) DRAINAGE EASEMENT GRANTED TO THE TOWN OF CASTLE ROCK
- EXISTING EASEMENT
- - - PROPOSED EASEMENT
- AREA COVERED BY SIGHT EASEMENT
- NR NON-RADIAL BEARING

**BENCHMARK**  
DOUGLAS COUNTY G.I.S. CONTROL MONUMENT STAMPED "1.074010" LOCATED ON THE WEST SIDE OF NEWLIN GULCH ROAD APPROXIMATELY 1450 FEET SOUTH OF THE INTERSECTION WITH SOUTH CHAMBERS ROAD. ELEVATION= 6028.50

SHEET INDEX	
1	COVER SHEET
2	OVERALL BOUNDARY PLAT SHEET
3-4	PLAT SHEET

## CRYSTAL VALLEY RANCH FILING NO. 17 PLAT

DATE PREPARED: FEBRUARY, 2017

PROJECT NO. PL17-0012

APPLICANT/DEVELOPER  
CRYSTAL VALLEY RANCH DEVELOPMENT CO. LLC  
CASTLE ROCK, CO 80104  
CONTACT: GREGORY BROWN  
(303) 814-6862

PREPARED BY

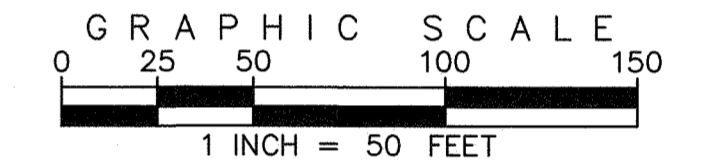
EMK CONSULTANTS, INC.  
LAND DEVELOPMENT  
ENGINEERING & SURVEYING  
7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
(303) 694-1520 www.EMK.com  
JOB NO. 13000.00

FOR CONTINUATION SEE SHEET 4

# CRYSTAL VALLEY RANCH FILING NO. 17 PLAT

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24 AND IN THE NORTH HALF OF SECTION 25,  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.  
21.749 ACRES CONTAINING 120 RESIDENTIAL LOTS AND 9 TRACTS

FOR CONTINUATION SEE SHEET 3



### SURVEY MONUMENTS LEGEND

- ◆ PUBLIC LAND SURVEY MONUMENT AS NOTED
- SET 18" LONG #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 29040"

### EASEMENT LEGEND

- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- DE (TOCR) DRAINAGE EASEMENT GRANTED TO THE TOWN OF CASTLE ROCK
- EXISTING EASEMENT
- PROPOSED EASEMENT
- AREA COVERED BY SIGHT EASEMENT
- NR NON-RADIAL BEARING

**BENCHMARK**  
DOUGLAS COUNTY G.I.S. CONTROL MONUMENT STAMPED "1.074010" LOCATED ON THE WEST SIDE OF NEWLIN GULCH ROAD APPROXIMATELY 1450 FEET SOUTH OF THE INTERSECTION WITH SOUTH CHAMBERS ROAD.  
ELEVATION= 6028.50

SHEET INDEX	
1	COVER SHEET
2	OVERALL BOUNDARY
3-4	PLAT SHEET

### CRYSTAL VALLEY RANCH FILING NO. 17 PLAT

DATE PREPARED: FEBRUARY, 2017

PROJECT NO. PL17-0012

APPLICANT/DEVELOPER  
CRYSTAL VALLEY RANCH DEVELOPMENT CO. LLC  
CASTLE ROCK, CO 80104  
CONTACT: GREGORY BROWN  
(303) 814-6862

PREPARED BY

**EMK** EMK CONSULTANTS, INC.  
LAND DEVELOPMENT  
ENGINEERING ■ SURVEYING  
7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
(303) 694-1520 www.EMKco.com

JOB NO. 13000.00

SHEET 4 OF 4

