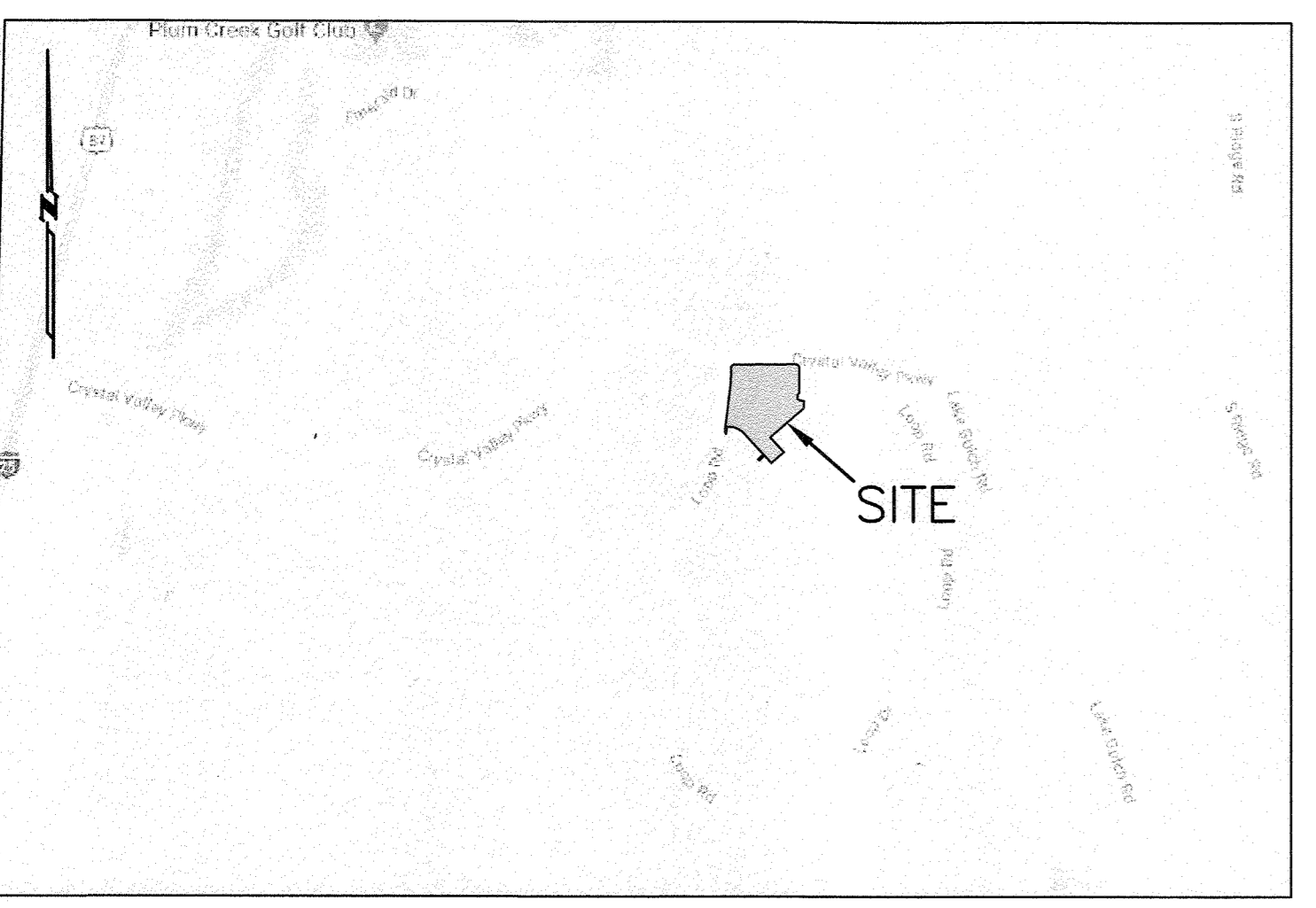


CRYSTAL VALLEY RANCH FILING NO. 18 PLAT

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24,
TOWNSHIP 8 SOUTH, RANGE 67 WEST AND TRACT B CRYSTAL VALLEY RANCH FILING 16,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
25.394 ACRES CONTAINING 90 RESIDENTIAL LOTS AND 6 TRACTS



VICINITY MAP
SCALE 1"=2000'

GENERAL NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: THE WEST LINE THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR S00°54'16"E. BOTH ENDS OF SAID LINE ARE MONUMENTED AS SHOWN HERON.
- PROJECT BENCHMARK: FOUND 3 1/2" ALUMINUM CAP, DOUGLAS COUNTY GIS 025011. THE CAP IS LOCATED AT THE NORTHWEST CORNER OF A TYPE 'R' INLET ALONG EMERALD DRIVE, APPROXIMATELY 1/4 MILE SOUTH OF PLUM CREEK PARKWAY. NAVD 88, ELEVATION = 6374.18 FEET (1942.85 METERS)
- FLOODPLAIN: THE PROPERTY IS IN ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 08035C0304G, REVISED MARCH 16, 2016. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY HUMAN OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS 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 THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- LANDSCAPE MAINTENANCE IN RIGHTS-OF-WAY AND MEDIAN TO BE RESPONSIBILITY OF CVR MASTER ASSOCIATION.
- ALL UTILITY, DRAINAGE AND ACCESS EASEMENTS SHOWN ON THE PLAT SHALL BE DEDICATED TO THE TOWN OF CASTLE ROCK AND PUBLIC UTILITY COMPANIES.
- TRACTS A, B, C, AND F TO BE DEDICATED TO CVR MASTER ASSOCIATION BY SEPARATE DOCUMENTS.
- OWNERSHIP AND MAINTENANCE FOR TRACT D WILL BE MIXED OWNERSHIP AND WILL BE CONVEYED BY SEPARATE DOCUMENT BY BOTH PINNACLE VIEW DEVELOPMENT LLC AND CRYSTAL VALLEY RANCH CO. TO CVR MASTER ASSOCIATION.
- TRACT E TO BE RETAINED BY CVR DEVELOPMENT CORPORATION.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 13'-FOOT UTILITY EASEMENT ALONG THE FRONT AND ALONG ALL PUBLIC RIGHTS-OF-WAY. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, 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 THE CROSSINGS ARE 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.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, AND LYING WITHIN TRACT B, CRYSTAL VALLEY RANCH FILING 16, AS RECORDED AT RECEPTION NO. 2016053856, DOUGLAS COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF LOT 138, CRYSTAL VALLEY RANCH FILING NO. 2, 1st ADMINISTRATIVE REPLAT, AS RECORDED AT RECEPTION NO. 2004128637, DOUGLAS COUNTY RECORDS, AND COINCIDENT WITH SAID TRACT B, CRYSTAL VALLEY RANCH FILING 16, THE FOLLOWING COURSES:

THENCE S43°43'38"E, A DISTANCE OF 292.29 FEET;
 THENCE S49°20'38"W, A DISTANCE OF 242.04 FEET;
 THENCE N43°13'39"W, A DISTANCE OF 140.66 FEET;
 THENCE S46°46'21"W, A DISTANCE OF 110.00 FEET;
 THENCE N43°13'39"W, A DISTANCE OF 30.00 FEET;
 THENCE N46°46'21"E, A DISTANCE OF 110.00 FEET;
 THENCE N43°13'39"W, A DISTANCE OF 453.18 FEET;
 THENCE N57°36'56"W, A DISTANCE OF 72.82 FEET;
 THENCE N68°13'02"W, A DISTANCE OF 72.44 FEET;
 THENCE N82°28'33"W, A DISTANCE OF 93.64 FEET;
 THENCE S7°31'27"W, A DISTANCE OF 110.00 FEET;
 THENCE N37°28'33"W, A DISTANCE OF 37.06 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LOOP ROAD, RECEPTION NO. 2002097027, DOUGLAS COUNTY RECORDS;
 THENCE COINCIDENT WITH SAID EASTERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES:
 1. N07°13'38"E, A DISTANCE OF 694.58 FEET TO A CURVE TO THE LEFT, CONCAVE WESTERLY, AND HAVING A RADIUS OF 1,055.00 FEET;
 2. COINCIDENT WITH THE ARC OF SAID CURVE AN ARC DISTANCE OF 138.36 FEET, THROUGH A CENTRAL ANGLE OF 07°30'51";
 3. N00°17'14"W, A DISTANCE OF 130.90 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CRYSTAL VALLEY PARKWAY, RECEPTION NO. 2002037509, DOUGLAS COUNTY RECORDS;
 THENCE COINCIDENT WITH SAID SOUTH RIGHT OF WAY LINE, THE FOLLOWING FOUR (4) COURSES:
 1. S86°02'44"E, A DISTANCE OF 5.02 FEET;
 2. N44°49'25"E, A DISTANCE OF 42.35 FEET;
 3. N89°22'14"E, A DISTANCE OF 924.18 FEET;
 4. S45°34'04"E, A DISTANCE OF 55.21 FEET TO THE WESTERLY LINE OF SAID CRYSTAL VALLEY RANCH FILING NO. 2, 1st ADMINISTRATIVE REPLAT;
 THENCE COINCIDENT WITH SAID WESTERLY LINE THE FOLLOWING SEVEN (7) COURSES:
 1. S00°37'43"E, A DISTANCE OF 380.19 FEET;
 2. S44°17'43"W, A DISTANCE OF 42.48 FEET;
 3. S00°00'13"W, A DISTANCE OF 64.51 FEET;
 4. S58°26'45"E, A DISTANCE OF 46.36 FEET;
 5. N90°00'00"E, A DISTANCE OF 51.47 FEET;
 6. S00°37'43"E, A DISTANCE OF 103.91 FEET;
 7. S48°13'52"W, A DISTANCE OF 660.63 FEET TO THE POINT OF BEGINNING.
 CONTAINING 1,106,146 SQUARE FEET OR 25.394 ACRES, MORE OR LESS.
 COUNTY OF DOUGLAS, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CRYSTAL VALLEY RANCH FILING NO. 18. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, SIGHT EASEMENTS AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON, DRAINAGE AND UTILITY EASEMENTS PUBLIC ACCESS TO INCLUDE EASEMENTS OVER TRAILS, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS.

THE UNDERSIGNED HEREBY FURTHER DEDICATE 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

THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS CRYSTAL VALLEY RANCH FILING NO. 18, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO:

CRYSTAL VALLEY RANCH DEVELOPMENT CO., A COLORADO LIMITED LIABILITY COMPANY

BY: [Signature]
AS: [Signature]

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF January, 2020.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 6-1-2022

Nancy Schield
NOTARY PUBLIC
NANCY SCHIELD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984015041
MY COMMISSION EXPIRES JUNE 01, 2022

PINNACLE VIEW DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: [Signature]
AS: [Signature]

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF January, 2020.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 11-19-2023

Tammy Trammell
TAMMY L TRAMMELL
Notary Public - Arizona
Maricopa County
Commission # 972285
My Comm. Expires Nov 19, 2023

TITLE CERTIFICATE

I, Mary Clark Gentry, BEING AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE 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 AND DEDICATION.

SIGNED THIS 28th DAY OF January, 2020.

[Signature]
AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF January, 2020.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 1/2/2022

[Signature]
TERESA ANN HESS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194000298
My Commission Expires January 2, 2022

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISIONS 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 93.3 (90 SINGLE FAMILY LOTS AND 1 1 1/2" IRRIGATION METER = 93.3 SFs) ARE DEBITED FROM THE WATER BANK.

STATEMENT OF THE DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS 12 DAY OF Feb., 2020.

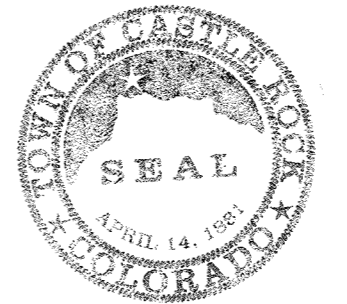
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

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 OF CASTLE ROCK.

[Signature]
TOWN MANAGER

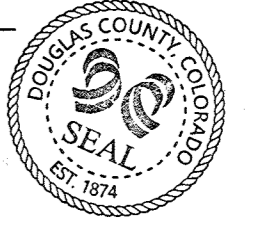
ATTEST:
[Signature]
TOWN CLERK



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 ON THE 18th DAY OF February, 2020 at 3:34pm
AT RECEPTION NO. 2020010779

BY: [Signature]
DEPUTY

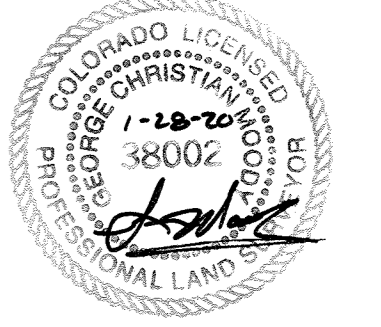


SURVEYOR'S CERTIFICATE

I, GEORGE CHRISTIAN MOODY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND THE LEGAL DESCRIPTION REPRESENTED BY THE CRYSTAL VALLEY RANCH FILING NO. 18 PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS CRYSTAL VALLEY RANCH FILING NO. 18 PLAT ACCURATELY REPRESENTS THAT SURVEY.

I ATTEST THE ABOVE ON THIS 28th DAY OF January, 2020.

[Signature]
GEORGE CHRISTIAN MOODY, PROFESSIONAL LAND SURVEYOR,
COLORADO P.L.S. NO. 38002
FOR AND ON BEHALF OF WSB & ASSOCIATES, INC.



Unofficial Copy

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFCIARY OF THE LIENS CREATED BY THE INSTRUMENTS RECORDED ON APR 18, 2018 AT RECEPTION NO. 2018023518 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

[Signature]
FIRSTBANK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF February, 2020

BY Jennifer Luce AS Executive Vice President
OF FIRSTBANK

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY PUBLIC

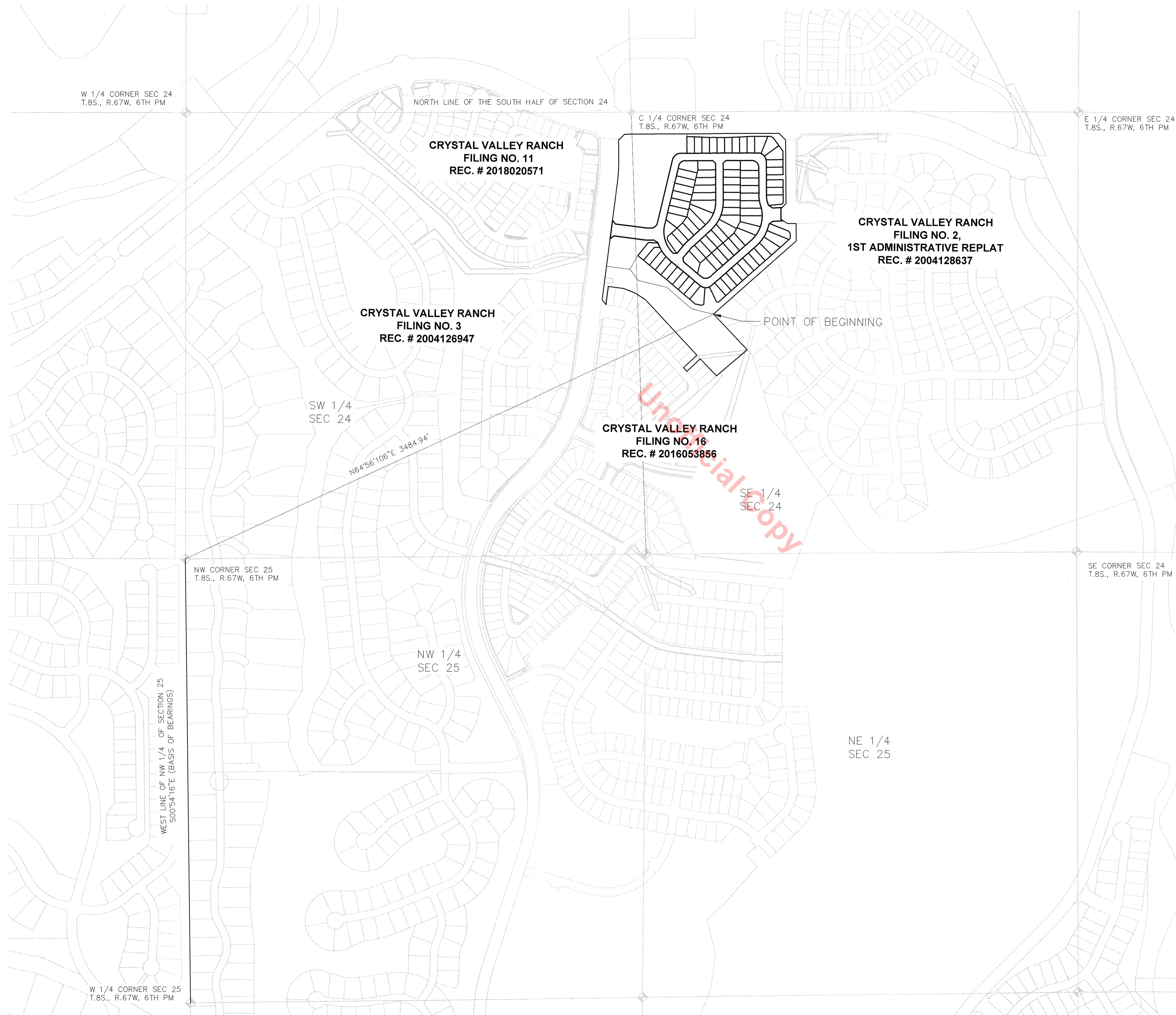
MY COMMISSION EXPIRES 1/31/2023

KATLYNN MARIE SASSO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194004219
MY COMMISSION EXPIRES 01/31/2023

SHEET INDEX	
1	COVER SHEET
2	LOCATION MAP
3	OVERALL BOUNDARY
4-5	PLAT SHEET
CRYSTAL VALLEY RANCH FILING NO. 18 PLAT PROJECT NUMBER: PL19-0013 DATE PREPARED: JUNE, 2019	
Client: CRYSTAL VALLEY RANCH DEVELOPMENT CO. LLC CASTLE ROCK, CO 80104 CONTACT: GREGORY BROWN (303) 814-8862	 5660 Greenwood Plaza Blvd, Ste 111 Greenwood Village, CO 80111 www.wsbeng.com
Job No. 011602-000	
Checked By: GCM	
Scale: SEE SHEET Date: 08/15/19	
011602-000-V-SUBD-PLAT File No. 011602-000	Sheet No. 1 OF 5

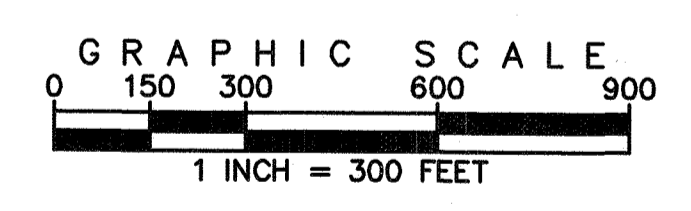
CRYSTAL VALLEY RANCH FILING NO. 18 PLAT

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24,
TOWNSHIP 8 SOUTH, RANGE 67 WEST AND TRACT B CRYSTAL VALLEY RANCH FILING 16,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
25.394 ACRES CONTAINING 90 RESIDENTIAL LOTS AND 6 TRACTS



LEGEND

- ◆ PUBLIC LAND SURVEY MONUMENT AS NOTED
- SET 18" LONG #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 38002"



SHEET INDEX	
1	COVER SHEET
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4-5	PLAT SHEET

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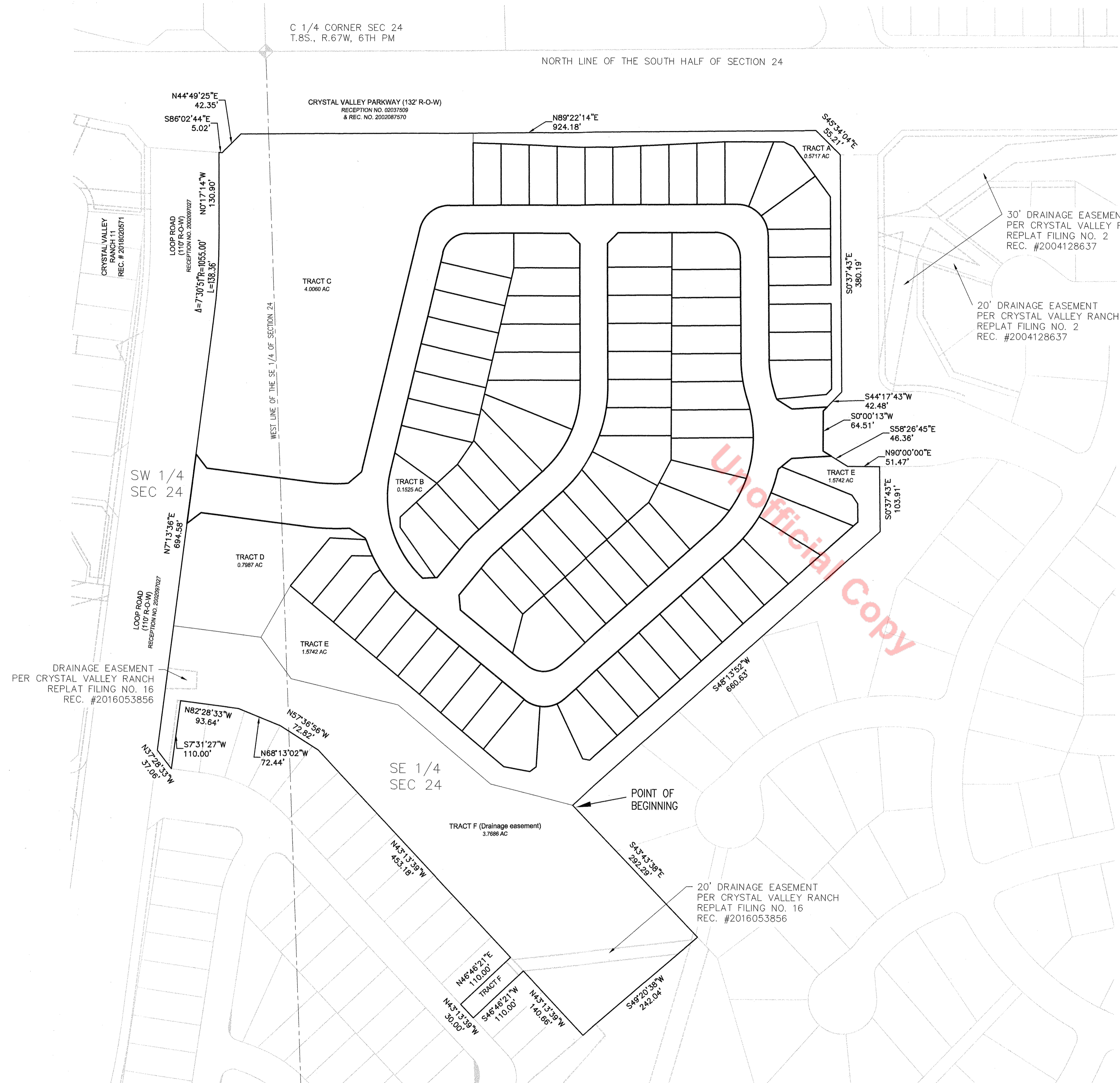
Client: CRYSTAL VALLEY RANCH DEVELOPMENT CO. LLC
CASTLE ROCK, CO 80104
CONTACT: GREGORY BROWN
(303) 814-6862

Job No. 011602-000
Drawn By: LW
Checked By: GCM
Scale: SEE SHEET
Date: 08/15/19
File No. 011602-000

wsb
5660 Greenwood Plaza Blvd, Ste 111
Greenwood Village, CO 80111
www.wsbeng.com

CRYSTAL VALLEY RANCH FILING NO. 18 PLAT

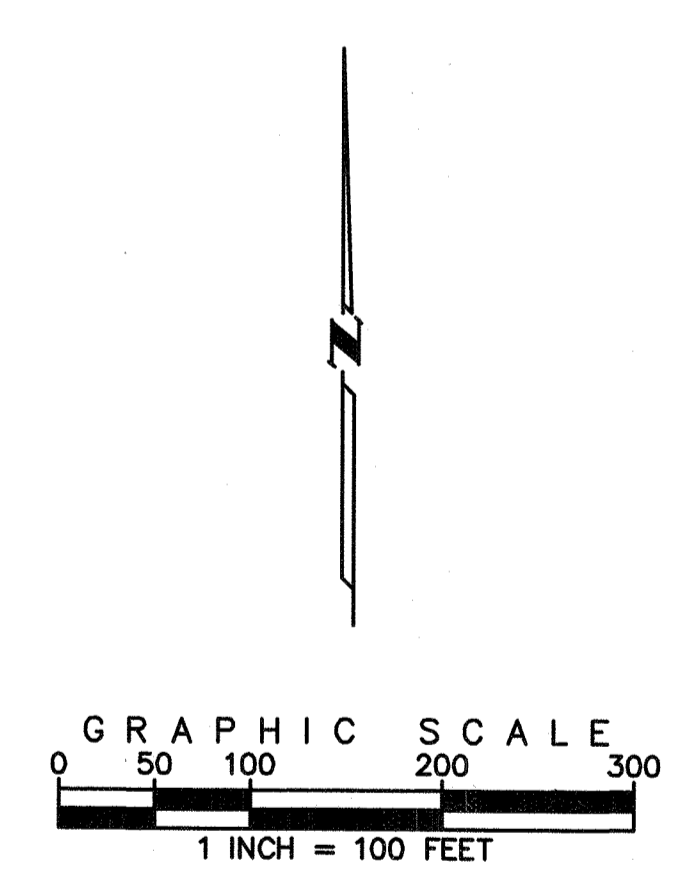
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
25.394 ACRES CONTAINING 90 RESIDENTIAL LOTS AND 6 TRACTS



LAND SUMMARY TABLE

LAND	AREA(Ac.)	OWNERSHIP/MAINTENANCE	USAGE	USAGE PURPOSE
TRACT "A"	0.5717	CVR MASTER ASSOCIATION	PRIVATE	OPEN SPACE/ DRAINAGE/ LANDSCAPING/ IREA/ UTILITY EASEMENT
TRACT "B"	0.1526	CVR MASTER ASSOCIATION	PRIVATE	OPEN SPACE/ LANDSCAPING/ IREA/ UTILITY EASEMENT
TRACT "C"	4.0059	CVR MASTER ASSOCIATION	PRIVATE	OPEN SPACE/ LANDSCAPING/ IREA/ UTILITY EASEMENT—FUTURE COMMERCIAL
TRACT "D"	0.7987	CVR MASTER ASSOCIATION	PRIVATE	OPEN SPACE/ LANDSCAPING/ IREA/ UTILITY EASEMENT
TRACT "E"	1.5742	CVR DEVELOPMENT CO.	PRIVATE	OPEN SPACE/ LANDSCAPING/ IREA/ UTILITY EASEMENT
TRACT "F"	3.7686	CVR MASTER ASSOCIATION	PRIVATE	OPEN SPACE/ LANDSCAPING/ IREA/ UTILITY/ DRAINAGE EASEMENT
RIGHT-OF-WAY	3.7029	TOWN OF CASTLE ROCK	PUBLIC	PUBLIC RIGHTS—OF-WAY
LOTS	10.8190			
TOTAL	25.3936			

Unofficial Copy



- LEGEND**
- ◆ PUBLIC LAND SURVEY MONUMENT AS NOTED
 - SET 18" LONG #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 38002"

SHEET INDEX

- 1 COVER SHEET
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- 4-5 PLAT SHEET

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DATE PREPARED: JUNE, 2019

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CASTLE ROCK, CO 80104
CONTACT: GREGORY BROWN
(303) 814-6862

Job No. 011602-000
Drawn By: LW
Checked By: GCM
Scale: SEE SHEET 011602-000-V-SUBD-PLAT
Date: 08/15/19 File No: 011602-000

Sheet No. 3 OF 5

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5660 Greenwood Plaza Blvd, Ste 111
Greenwood Village, CO 80111
www.wsbeng.com

CRYSTAL VALLEY RANCH FILING NO. 18 PLAT

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25.394 ACRES CONTAINING 90 RESIDENTIAL LOTS AND 6 TRACTS

NORTH LINE OF THE SOUTH HALF SECTION 24
C 1/4 CORNER SEC 24
T.8S., R.67W, 6TH PM

CRYSTAL VALLEY PARKWAY (132' R-O-W)
RECEPTION NO. 02037509
& REC. NO. 2002087570

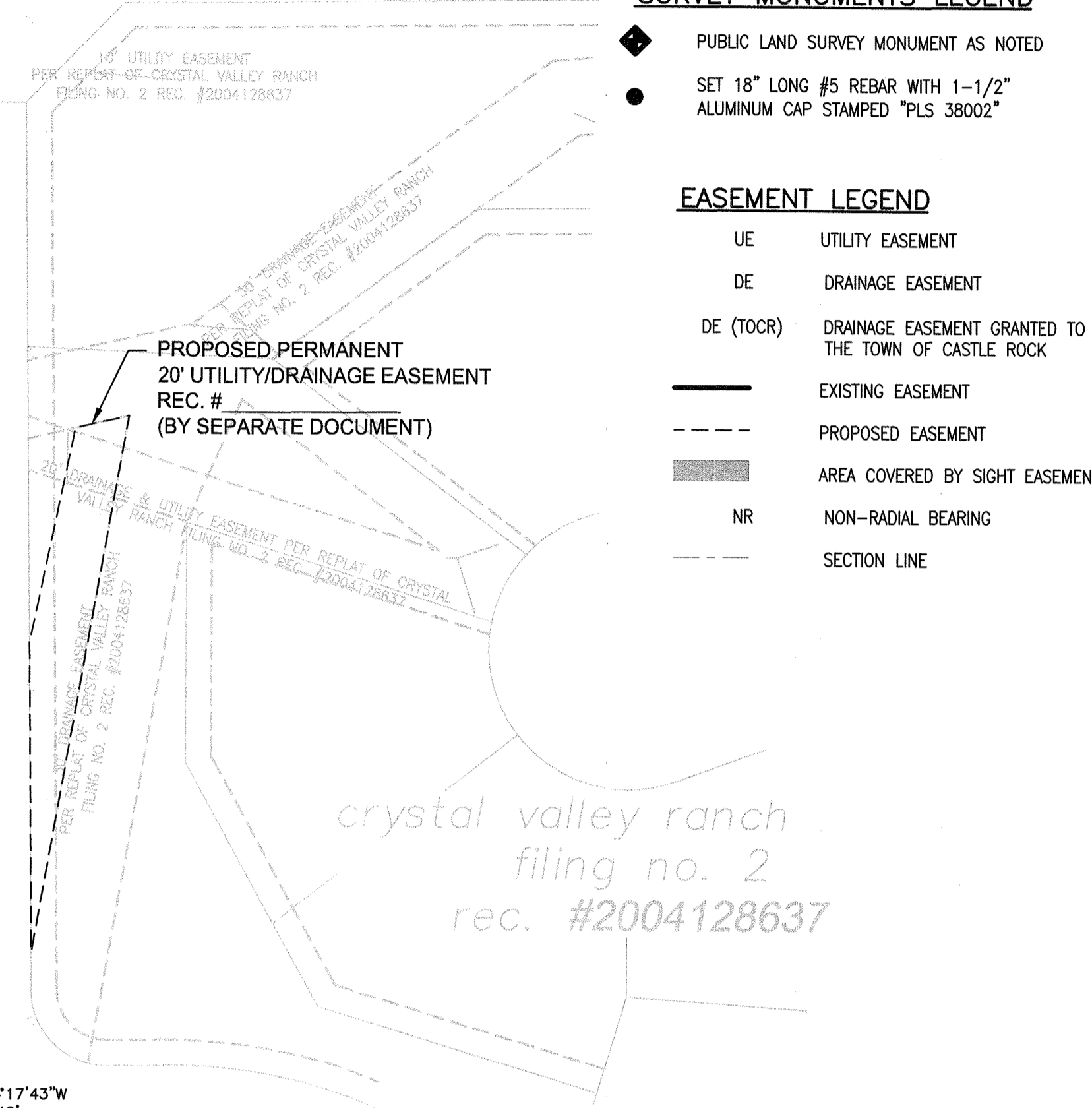
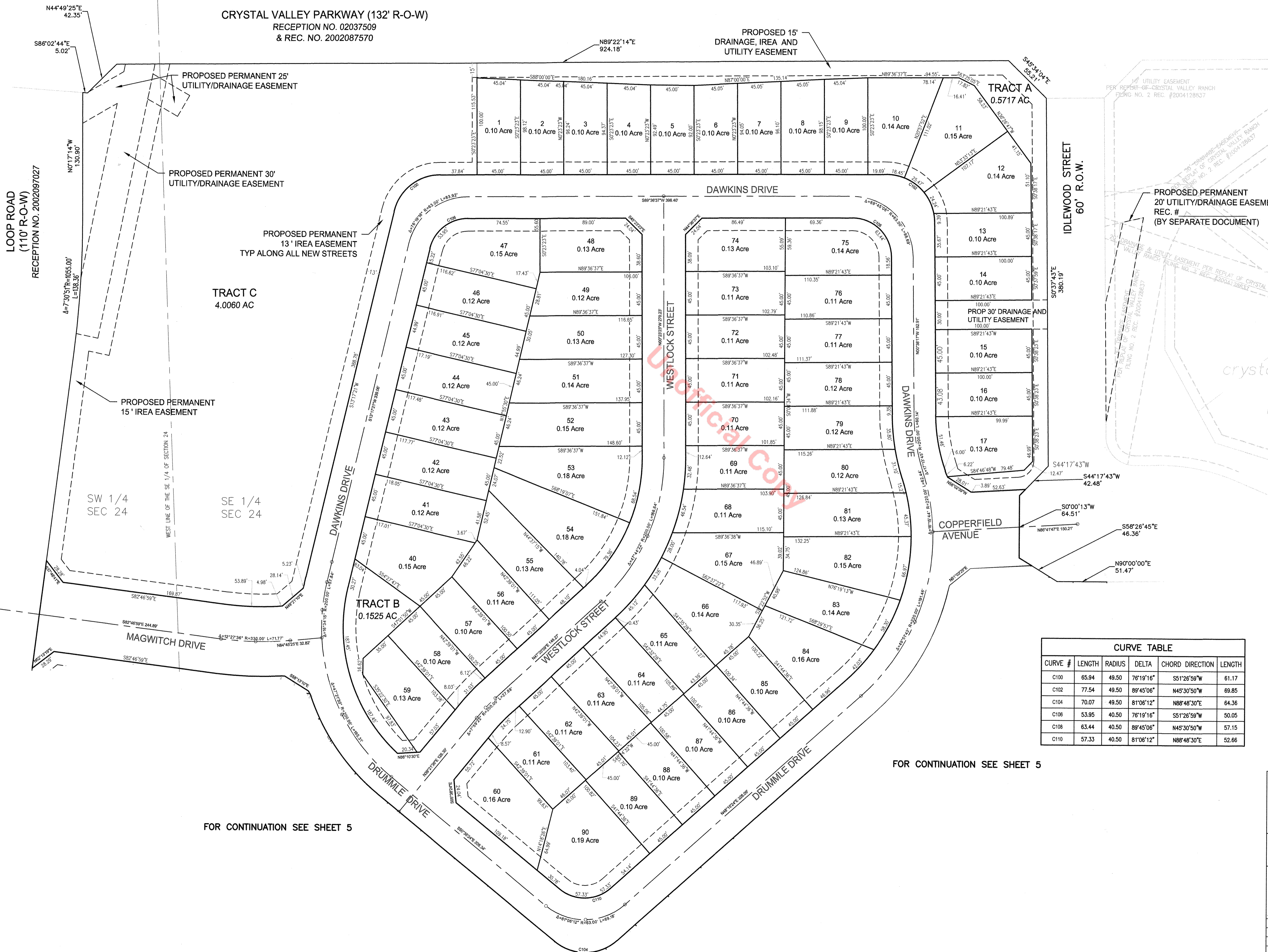
PROPOSED 15'
DRAINAGE IREA AND
UTILITY EASEMENT

SURVEY MONUMENTS LEGEND

- ◆ PUBLIC LAND SURVEY MONUMENT AS NOTED
- SET 18" LONG #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 38002"

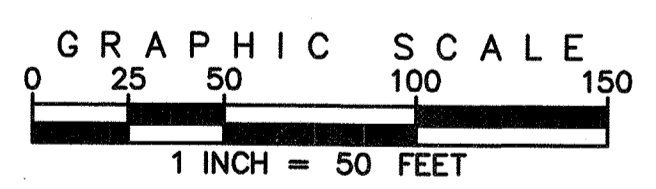
EASEMENT LEGEND

- 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
- - - SECTION LINE



crystal valley ranch
filing no. 2
rec. #2004128637

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	LENGTH
C100	65.94	49.50	76°19'16"	S51°26'59"W	61.17
C102	77.54	49.50	89°45'06"	N45°30'50"W	69.85
C104	70.07	49.50	81°06'12"	N88°48'30"E	64.36
C108	53.95	40.50	76°19'16"	S51°26'59"W	50.05
C108	63.44	40.50	89°45'06"	N45°30'50"W	57.15
C110	57.33	40.50	81°06'12"	N88°48'30"E	52.66



FOR CONTINUATION SEE SHEET 5

FOR CONTINUATION SEE SHEET 5

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Date: 08/15/19	File No. 011602-000
Sheet No. 4 OF 5	
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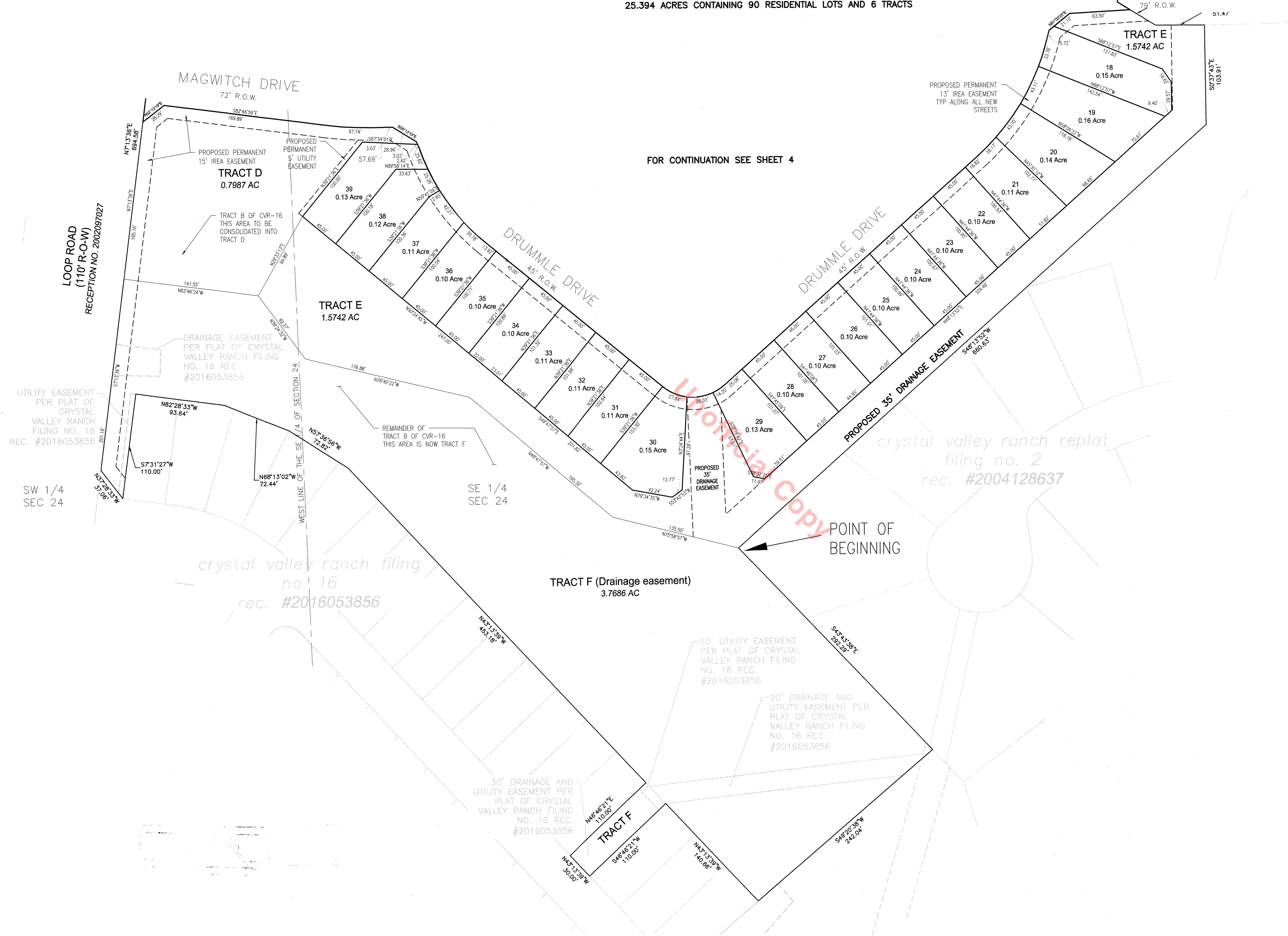


CRYSTAL VALLEY RANCH FILING NO. 18 PLAT

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24,
TOWNSHIP 8 SOUTH, RANGE 67 WEST AND TRACT B CRYSTAL VALLEY RANCH FILING 16,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
25.394 ACRES CONTAINING 90 RESIDENTIAL LOTS AND 6 TRACTS

COPPERFIELD AVE.
79' R.O.W.

FOR CONTINUATION SEE SHEET 4

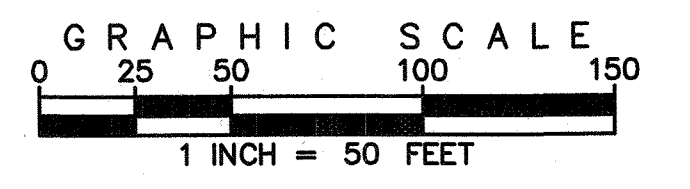


SURVEY MONUMENTS LEGEND

- ◆ PUBLIC LAND SURVEY MONUMENT AS NOTED
- SET 18" LONG #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 38002"

EASEMENT LEGEND

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



SHEET INDEX	
1	COVER SHEET
2	LOCATION MAP
3	OVERALL BOUNDARY
4-5	PLAT SHEET

CRYSTAL VALLEY RANCH FILING NO. 18 PLAT
PROJECT NUMBER: PL19-0013
DATE PREPARED: JUNE, 2019

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

Job No. 011602-000
Drawn By: LP
Checked By: SCM
Scale: SEE SHEET
Date: 06/15/19
Sheet No. 5 OF 5

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