

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$41.00  
5 PGS

# 2004126947  
12/15/2004 11:56 AM



### PLAT IDENTIFICATION SHEET

✓ Maple Grove Land Limited Partnership, Richard A. Putnam, Wayne E. Brown Family LLC

GRANTOR(owner)

✓ Crystal Valley Ranch 3 Final Plat

GRANTEE(name of plat)

Crystal Valley Ranch

Subdivision/Condo Name

3

Filing

Phase

Lot

Building

Block

Unit

✓ 24,25

8

67

OLD LEGAL(Section)

(Township)

(Range)

Cross reference#s (reception#s Book – Page)

# CRYSTAL VALLEY RANCH - FILING NO. 3

## A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### FINAL PLAT

#### PROPERTY DESCRIPTION - BLOCKS 1 & 2

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS: BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, THE EAST TERMINUS BEING THE SOUTHEAST CORNER OF SAID SECTION 23 AND MONUMENTED BY A FOUND 3 1/4" ALUMINUM CAP STAMPED "ARCHER AND ASSOC LS 6935". THE WEST TERMINUS BEING THE SOUTH QUARTER CORNER OF SAID SECTION 23 AND MONUMENTED BY A FOUND 2 1/2" ALUMINUM CAP STAMPED "ARCHER AND ASSOC LS 6935". THE BEARING BEING S 89°47'24" W PER ALTA/ACSM LAND TITLE SURVEY DEPOSITED WITH THE OFFICE OF THE RECORDER, COUNTY OF DOUGLAS AT RECEPTION NUMBER LSP-2682, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTHEAST CORNER OF SECTION 23, THENCE N 79°12'29" E A DISTANCE OF 1,866.62 FEET TO THE POINT OF BEGINNING;

THENCE N 78°23'01" W A DISTANCE OF 177.71 FEET;  
 THENCE N 17°57'06" W A DISTANCE OF 87.42 FEET;  
 THENCE N 01°30'48" E A DISTANCE OF 802.34 FEET;  
 THENCE N 89°43'47" E A DISTANCE OF 534.85 FEET;  
 THENCE S 82°48'24" E A DISTANCE OF 261.84 FEET;  
 THENCE N 88°21'37" E A DISTANCE OF 134.29 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF LOOP ROAD;  
 THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:  
 1.) S 07°13'36" W A DISTANCE OF 523.93 FEET TO A POINT OF CURVATURE;  
 2.) THENCE ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 945.00 FEET, CENTRAL ANGLE OF 37°52'55" AND AN ARC LENGTH OF 624.81 FEET, THE CHORD OF WHICH BEARS S 26°10'04" W A DISTANCE OF 613.48 FEET TO A POINT OF TANGENCY;  
 3.) S 45°08'32" W A DISTANCE OF 186.04 FEET TO A POINT OF CURVATURE;  
 4.) THENCE ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 09°35'24" AND AN ARC LENGTH OF 159.85 FEET, THE CHORD OF WHICH BEARS S 40°18'50" W A DISTANCE OF 159.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 696,292 SQUARE FEET OR 15.98 ACRES MORE OR LESS.

#### PROPERTY DESCRIPTION - BLOCK 3

THAT PORTION OF THE SOUTH HALF OF SECTION 24 AND THE NORTHEAST ONE QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24 BEING MONUMENTED AT THE SOUTHWEST SECTION CORNER BY A NUMBER 6 REBAR AND 3 1/2" ALUMINUM CAP AND AT THE SOUTH ONE QUARTER CORNER BY A 10"X10"X11" STONE, SAID LINE IS ASSUMED TO BEAR N89°07'58"E;

COMMENCING AT THE SOUTH ONE QUARTER CORNER OF SAID SECTION 24, THENCE N33°35'43"W A DISTANCE OF 827.88 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE EASTERLY RIGHT OF WAY OF LOOP ROAD AS RECORDED UNDER RECEPTION NUMBER 2002087027, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF THE NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1055.00 FEET, A CENTRAL ANGLE OF 6°20'34", AND AN ARC LENGTH OF 116.79 FEET, THE CHORD WHICH BEARS N26°46'45"E A DISTANCE OF 116.74 FEET;

THENCE DEPARTING SAID RIGHT OF WAY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 88°36'40", AND AN ARC LENGTH OF 46.40 FEET, THE CHORD OF WHICH BEARS S20°41'52"E, A DISTANCE OF 41.91 FEET;

THENCE ALONG THE ARC OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,970.00 FEET, AND A CENTRAL ANGLE OF 05°41'03", AND AN ARC LENGTH OF 195.44 FEET;  
 THENCE ALONG THE ARC OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 57°51'17", AND AN ARC LENGTH OF 25.24 FEET;

THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, AND A CENTRAL ANGLE OF 53°05'02", AND AN ARC LENGTH OF 69.49 FEET;  
 THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 55°11'52", AND AN ARC LENGTH OF 24.08 FEET;

THENCE N47°55'40"E A DISTANCE OF 37.12 FEET;  
 THENCE S42°04'20"E A DISTANCE OF 60.94 FEET;  
 THENCE N49°20'38"E A DISTANCE OF 828.37 FEET;  
 THENCE S43°43'38"E A DISTANCE OF 47.07 FEET;  
 THENCE S16°30'23"E A DISTANCE OF 391.54 FEET;  
 THENCE S41°13'50"E A DISTANCE OF 77.09 FEET;  
 THENCE S38°23'19"E A DISTANCE OF 494.46 FEET;  
 THENCE S52°59'35"W A DISTANCE OF 79.94 FEET;

THENCE S19°25'33"W A DISTANCE OF 481.14 FEET;  
 THENCE N85°21'31"W A DISTANCE OF 819.37 FEET;  
 THENCE N11°12'58"W A DISTANCE OF 183.63 FEET;  
 THENCE N01°54'21"W A DISTANCE OF 310.17 FEET;  
 THENCE N61°06'55"W A DISTANCE OF 282.97 FEET;  
 THENCE N28°14'11"E A DISTANCE OF 42.34 FEET;

THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 50°17'46", AND AN ARC LENGTH OF 21.95 FEET, THE CHORD OF WHICH BEARS N03°05'19"E, A DISTANCE OF 21.25 FEET;  
 THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, AND A CENTRAL ANGLE OF 05°46'01", AND AN ARC LENGTH OF 8.86 FEET;

THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 55°27'39", AND AN ARC LENGTH OF 24.20 FEET;  
 THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 2,030.00 FEET, AND A CENTRAL ANGLE OF 05°51'14", AND AN ARC LENGTH OF 207.40 FEET;

THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, AND A CENTRAL ANGLE OF 85°09'00", AND AN ARC LENGTH OF 44.58 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1,048,606 SQUARE FEET OR 24.07 ACRES, MORE OR LESS.

CONTAINING AN AREA OF 1,048,606 SQUARE FEET OR 24.07 ACRES, MORE OR LESS.

#### TITLE CERTIFICATION

I, Richard A. Putnam, AN AUTHORIZED REPRESENTATIVE OF Maple Grove Land Limited Partnership, 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 LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 16<sup>th</sup> DAY OF October, 2004

Richard A. Putnam  
 AUTHORIZED REPRESENTATIVE (NOTARIZED SIGNATURE)

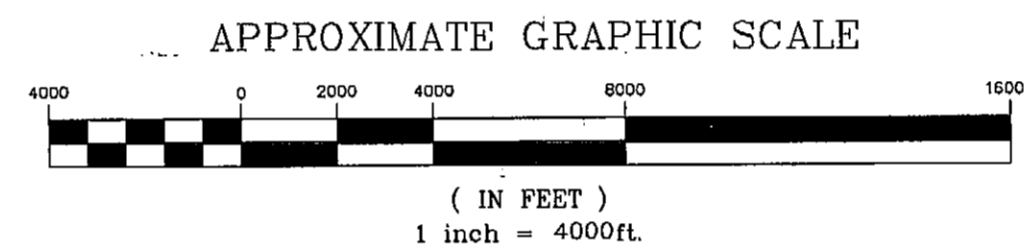
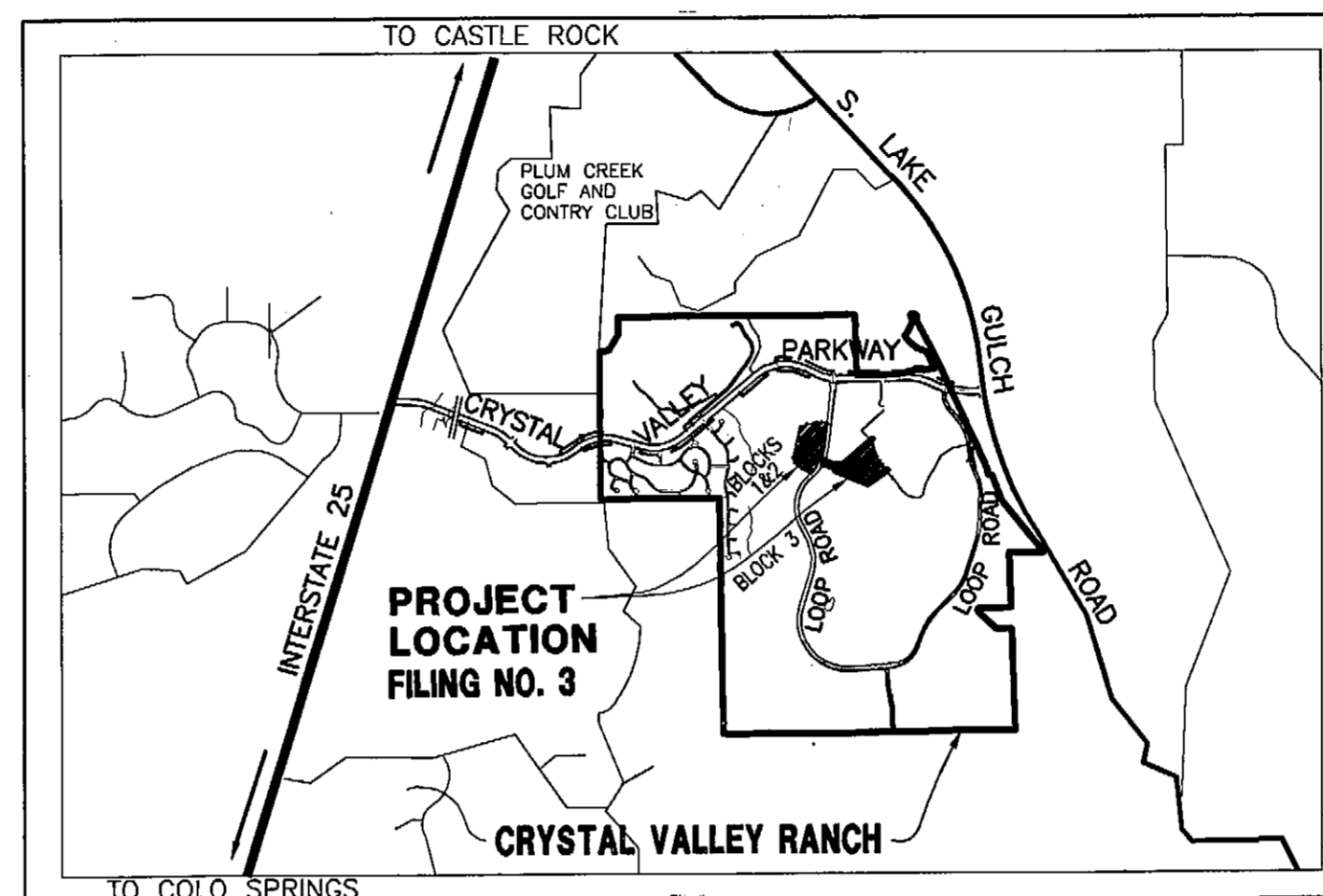
LAND TITLE GUARANTEE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16<sup>th</sup> DAY OF October, 2004.  
 WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 1-26-2005

Jacquel Zion  
 NOTARY PUBLIC  
 JACQUEL ZION  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 My Commission Expires Apr. 26, 2007

#### INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1.	COVER SHEET
2.	NOTES
3.	FINAL PLAT - BLOCKS 1 & 2
4.	FINAL PLAT - BLOCK 3 / TABLES



#### LOCATION MAP

#### 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 LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CRYSTAL VALLEY RANCH - FILING NO. 3. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

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 PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS 16<sup>th</sup> DAY OF August, 2004.

#### OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE CRYSTAL VALLEY RANCH - FILING NO. 3 IN THE TOWN OF CASTLE ROCK.

James Osterman  
 MAPLE GROVE LAND LIMITED PARTNERSHIP  
 7808 CREEKRIDGE CIRCLE, BLOOMINGTON, MN 55439

SIGNED THIS 16<sup>th</sup> DAY OF August, 2004

EXECUTED THIS 16<sup>th</sup> DAY OF August, 2004.

SUBSCRIBED AND SWORN BEFORE ME THIS 16<sup>th</sup> DAY OF August, 2004, BY

James Osterman  
 WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: January 31, 2005  
Michelle Maria  
 NOTARY PUBLIC

RICHARD A. PUTNAM  
 2765 CASCO POINT ROAD, WAYZATA, MN 55391  
 BY: Richard A. Putnam  
 RICHARD A. PUTNAM

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16<sup>th</sup> DAY OF August, 2004.  
 WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: January 31, 2005

Michelle Maria  
 NOTARY PUBLIC

WAYNE E. BROWN FAMILY, L.L.C.,  
 A MINNESOTA LIMITED LIABILITY COMPANY  
 10200 WILD DUCK PASS, EDEN PRAIRIE, MN 55347  
 BY: Wayne E. Brown  
 WAYNE E. BROWN, MANAGER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16<sup>th</sup> DAY OF August, 2004.  
 WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: January 31, 2005

Michelle Maria  
 NOTARY PUBLIC

#### LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE CRYSTAL VALLEY RANCH FILING NO.3 IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENTS RECORDED ON 10/7/04 AT RECEPTION NO. 2004104297 AND 4/22/04 AT RECEPTION NO. 2004040355 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

WELLS FARGO BANK, NATIONAL ASSOCIATION,  
 925 EAST HENNEPIN AVENUE, MINNEAPOLIS, MN 55414

BY: Edmund Schonecker

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16<sup>th</sup> DAY OF August, 2004.  
 WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: January 31, 2005  
Michelle Maria  
 NOTARY PUBLIC

MICHELLE MARIA  
 NOTARY PUBLIC - MINNESOTA  
 My Commission Expires 1/31/2005

#### SURVEYOR'S CERTIFICATE

I, KARL E. CHESLEY, A DULY REGISTERED 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 (2/25/04), 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 AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

KARL E. CHESLEY  
 COLORADO PLS NO. 37054

8/11/04  
 DATE

#### WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CRYSTAL VALLEY RANCH DEVELOPMENT AGREEMENT, RECORDED ON THE 12TH DAY OF DECEMBER, 2001 AT RECEPTION NO. 01120401 AND ACCORDINGLY 79 SFE ARE DEBITED FROM THE WATER BANK.

#### TOWN APPROVAL AND ACCEPTANCE

ON BEHALF 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 HEREBY ACCEPTED BY THE TOWN.

ATTEST: Kelly A. Murr  
 TOWN CLERK  
Mark Steves  
 TOWN MANAGER

#### STATEMENT OF DEVELOPMENT SERVICES DIRECTORS APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THE 16<sup>th</sup> DAY OF August, 2004.

Carlton  
 DIRECTOR OF DEVELOPMENT SERVICES

OFFICIAL RECORDS  
 DOUGLAS COUNTY CO  
 CAROLE R. MURRAY  
 CLERK & RECORDER  
 RECORDING FEE: \$41.00  
 5 PGS  
 # 2004126947  
 12/15/2004 11:56 AM

#### 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 10:19 ON THE 16<sup>th</sup> DAY OF August, 2004. AT RECEPTION NO. 2004126947

Michelle Maria  
 DEPUTY CLERK & RECORDER

DATE	REVISIONS	BY	CHKD BY
08/09/04	REVISIONS PER TOWN OF CASTLE ROCK		

MANHARD CONSULTING LTD.  
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CRYSTAL VALLEY RANCH - FILING NO. 3  
 CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
 FINAL PLAT

PROJ. MGR.	W.G.B.
PROJ. ENG.	R.L.T.
DRAWN BY	R.J.B.
CHECKED BY	K.E.C.
DATE	01/07/04
SCALE	N.T.S.

SHEET  
**1** OF **4**

CVCR5 C295

Aug 11, 2004 - 13:24 Dwg Name: P:\CVCR5\Drawings\01\_Cover5-Plat.dwg Updated By: Jimmy

# CRYSTAL VALLEY RANCH - FILING NO. 3

## A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### FINAL PLAT

#### LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED. (C.R.S. 13-80-105(1)).

**NOTICE:**  
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. (C.R.S. 13-80-105(3)(a)).

#### NOTES:

- ALL LOTS SHALL HAVE UTILITY EASEMENTS ALONG THE REAR LOT LINES, SIDE LOT LINES AND ALONG LOCAL STREET RIGHT-OF-WAY AND ARE FOR EXCLUSIVE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, AND POSTAL FACILITIES, AND ARE LOCATED AS FOLLOWS: FRONT LOT AT R.O.W. (10 FEET); SIDE LOT AT R.O.W. (10 FEET); SIDE LOT BETWEEN LOTS (5 FEET); REAR LOT (10 FEET). OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES. ROOF OVERHANGS, CANTILEVER BAY OR BOX WINDOWS, WINDOW WELLS, FIREPLACES WITH A MAXIMUM TWO-FOOT (2') ENCROACHMENT, FOUNDATION COUNTERFORTS (PROVIDED THAT THE COUNTERFORT IS CONSTRUCTED THREE FEET (3') BELOW THE TOP OF THE FOUNDATION AND AT ONE-TO-ONE SLOPE FROM A POINT NOT MORE THAN ONE FOOT (1') FROM FOUNDATION WALL, FENCES, LANDSCAPING WITH PLANT SHRUBS, WOODY PLANTS, NURSERY STOCK OR OTHER CROPS AND OTHER ARCHITECTURAL FEATURES MAY BE LOCATED WITHIN THESE EASEMENTS PROVIDED THEY DO NOT INTERFERE WITH THE USE OF, OBSTRUCT THE OPERATION OF, OR ACCESS TO SAID EASEMENT.
- SIGNAGE: IDENTIFICATION SIGNS AND STREET SIGNS WILL COMPLY WITH THE TOWN OF CASTLE ROCK'S SIGN CODE.
- STREET LIGHTING WILL CONFORM TO THE TOWN REQUIREMENTS.
- ALL INTERSECTIONS WITH SIDEWALKS WILL HAVE HANDICAP ACCESS RAMPS PER TOWN STANDARDS.
- WATER LINE SERVICES ARE GENERALLY LOCATED 5 FEET UP FROM THE LOW SIDE LOT LINE. SANITARY SEWER SERVICE IS GENERALLY LOCATED 5 FEET OFF THE CENTER OF THE LOT AND TO THE LOW SIDE.
- MAINTENANCE OF ALL TRACTS OF LAND DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR CRYSTAL VALLEY RANCH - FILING NO. 3, SHALL BE THE RESPONSIBILITY OF SAID HOMEOWNERS ASSOCIATION.
- SIGHT DISTANCE EASEMENTS: NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS, SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT AS SHOWN ON THIS PLAT.
- FLOODPLAIN: ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 0800480304C, DATED SEPTEMBER 30, 1987, THE PROJECT SITE DOES NOT LIE WITHIN ANY FEMA DESIGNATED 100-YR. FLOODPLAIN.

TRACT TABLE			
TRACT	OWNERSHIP AND MAINTENANCE	PURPOSE	AREA
A	HOA	OPEN SPACE, DRAINAGE	0.12
B	HOA	LANDSCAPING	0.05
C	HOA	LANDSCAPING	0.23
D	HOA	LANDSCAPING	0.21
E	MASTER HOA	OPEN SPACE	3.21

LOT	BLOCK	SQ. FT.	ACRES
1	1	10,010	0.23
2	1	9,418	0.22
3	1	9,132	0.21
4	1	11,919	0.27
5	1	13,623	0.31
6	1	10,568	0.24
7	1	8,183	0.19
8	1	8,183	0.19
9	1	8,610	0.20
10	1	10,190	0.23
11	1	11,524	0.26
12	1	10,331	0.23
13	1	8,183	0.19
14	1	8,183	0.19
15	1	8,183	0.19
16	1	8,812	0.20
17	1	8,812	0.20
18	1	8,812	0.20
19	1	8,812	0.20
20	1	14,118	0.32
21	1	23,916	0.55
22	1	13,880	0.32
23	1	13,017	0.29
24	1	25,499	0.59
25	1	12,281	0.28
26	1	10,156	0.23
27	1	7,800	0.18
28	1	7,800	0.18
29	1	9,318	0.21
30	1	8,566	0.19
1	2	10,871	0.25
2	2	9,293	0.21
3	2	8,436	0.19
4	2	7,821	0.18
5	2	7,800	0.18
6	2	11,105	0.25
7	2	11,563	0.27
8	2	7,897	0.18
9	2	7,992	0.18
10	2	10,058	0.23
11	2	12,632	0.29
12	2	13,057	0.29
13	2	11,656	0.26
14	2	15,198	0.34
15	2	16,229	0.37
16	2	11,421	0.26
17	2	7,800	0.17
18	2	7,884	0.18
19	2	11,677	0.27
20	2	8,420	0.19
21	2	7,800	0.18
22	2	7,386	0.16
1	3	870,252	19.98

#### TOWN NOTES:

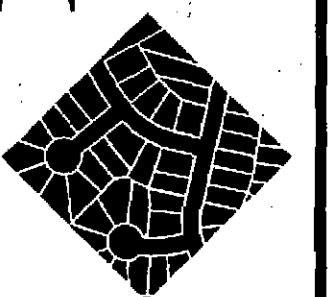
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, 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 FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.

PURSUANT TO SECTION 17.62.080 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAYS IS TO BE MAINTAINED 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 PLANTS MATERIAL. REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE PLANT MATERIAL AS SET FORTH IN THE 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.

SITE DATA TABLE	
TOTAL LAND AREA	40.05 AC.
LOTS	32.65 AC.
TRACTS	3.82 AC.
RIGHT-OF-WAY	3.58 AC.
SFE'S	52

DATE	REVISIONS	DATE BY	DESCRIPTION
08/09/04			REVISIONS PER TOWN OF CASTLE ROCK

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CRYSTAL VALLEY RANCH - FILING 3  
CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
FINAL PLAT

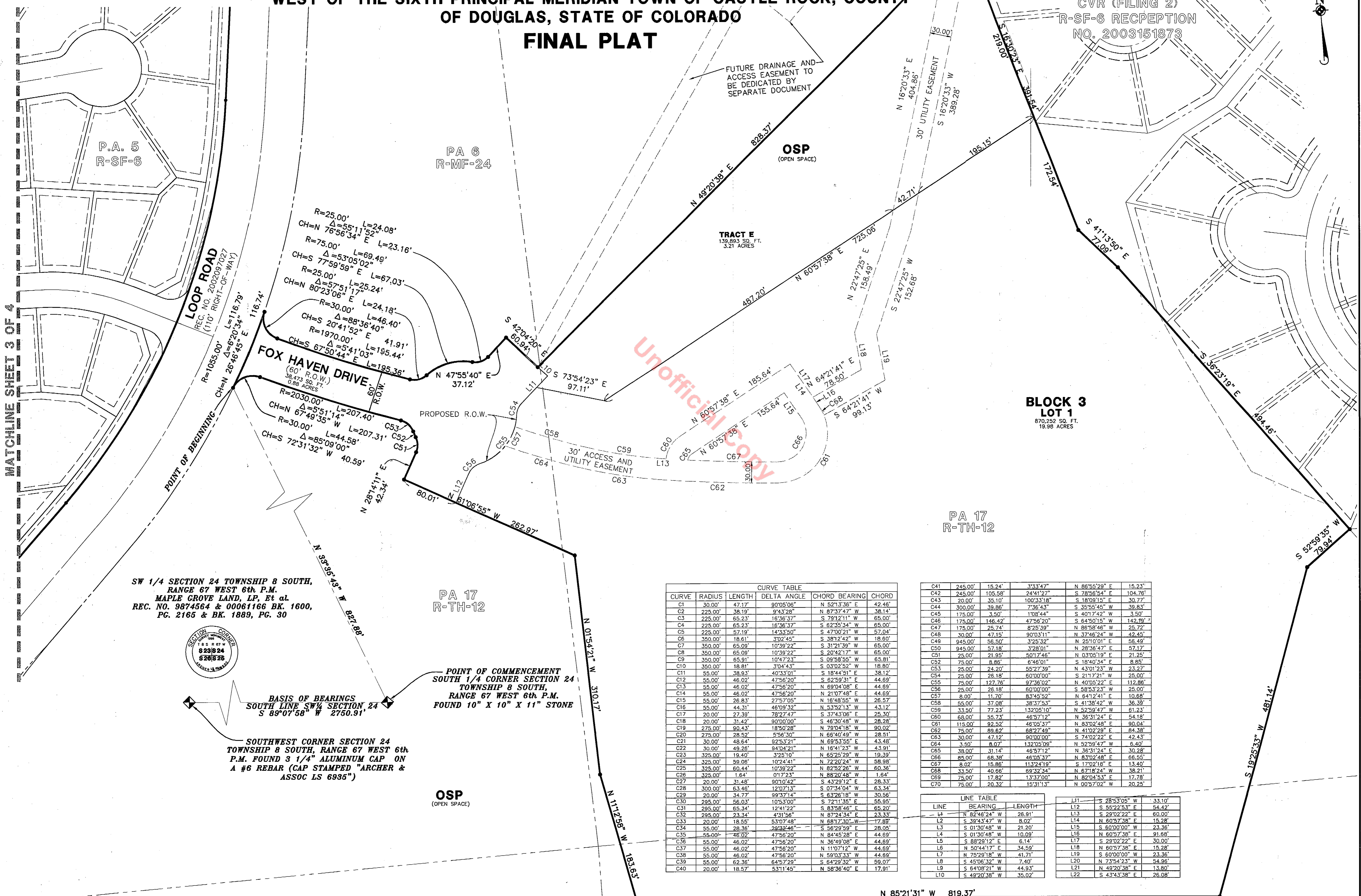
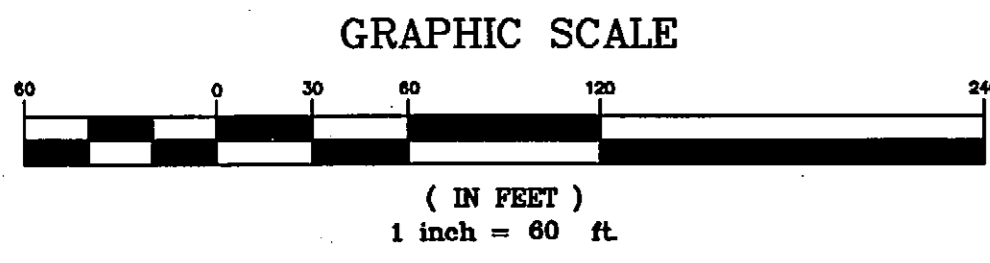
PROJ. NO. W.G.B.  
PROJ. ENG. R.L.T.  
DRAWN BY R.J.B.  
CHECKED BY K.E.C.  
DATE 01/07/04  
SCALE N.T.S.

SHEET  
**2** OF **4**  
CVCRC5-PS C295

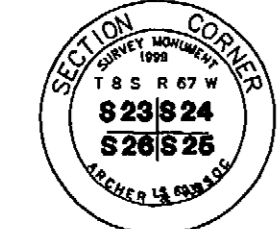


# CRYSTAL VALLEY RANCH - FILING NO. 3

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24 AND THE  
NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67  
WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY  
OF DOUGLAS, STATE OF COLORADO  
**FINAL PLAT**



SW 1/4 SECTION 24 TOWNSHIP 8 SOUTH,  
RANGE 67 WEST 6th P.M.  
MAPLE GROVE LAND, LP, Et al.  
REC. NO. 9874564 & 00061166 BK. 1600,  
PG. 2165 & BK. 1889, PG. 30



**POINT OF COMMENCEMENT**  
SOUTH 1/4 CORNER SECTION 24  
TOWNSHIP 8 SOUTH,  
RANGE 67 WEST 6th P.M.  
FOUND 10" X 10" X 11" STONE

**BASIS OF BEARINGS**  
SOUTH LINE SW 1/4 SECTION 24  
S 89°07'58" W 2750.91'

**SOUTHWEST CORNER SECTION 24**  
TOWNSHIP 8 SOUTH, RANGE 67 WEST 6th  
P.M. FOUND 3 1/4" ALUMINUM CAP ON  
A #6 REBAR (CAP STAMPED "ARCHER &  
ASSOC LS 6986")

CURVE	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C1	30.00'	47.17'	90°05'06"	N 52°13'36" E	42.46'
C2	225.00'	38.19'	9°43'28"	N 87°37'47" W	38.14'
C3	225.00'	65.23'	18°36'37"	S 79°12'11" W	65.00'
C4	225.00'	65.23'	18°36'37"	S 62°35'34" W	65.00'
C5	225.00'	57.19'	14°33'50"	S 47°00'21" W	57.04'
C6	350.00'	18.61'	3°02'45"	S 38°12'42" W	18.60'
C7	350.00'	65.09'	10°39'22"	S 31°13'39" W	65.00'
C8	350.00'	65.09'	10°39'22"	S 20°42'17" W	65.00'
C9	350.00'	65.91'	10°47'23"	S 09°58'55" W	65.81'
C10	350.00'	18.61'	3°04'43"	S 03°02'52" W	18.60'
C11	55.00'	38.93'	40°33'01"	S 18°44'51" E	38.12'
C12	55.00'	46.02'	47°56'20"	S 62°59'31" E	44.69'
C13	55.00'	46.02'	47°56'20"	N 69°04'08" E	44.69'
C14	55.00'	46.02'	47°56'20"	N 21°07'48" E	44.69'
C15	55.00'	26.83'	27°57'05"	N 16°48'55" W	26.57'
C16	55.00'	44.31'	46°09'32"	N 53°52'13" W	43.12'
C17	20.00'	27.39'	78°27'47"	S 37°43'08" E	26.30'
C18	20.00'	31.42'	90°00'00"	S 46°30'48" W	28.28'
C19	275.00'	90.43'	18°50'28"	N 79°04'18" W	90.02'
C20	275.00'	28.52'	9°56'30"	N 68°40'49" W	28.51'
C21	30.00'	48.64'	92°33'21"	N 62°33'55" E	43.46'
C22	30.00'	49.26'	94°04'21"	N 18°41'23" W	43.91'
C23	325.00'	19.40'	3°25'10"	N 65°25'29" W	19.39'
C24	325.00'	59.06'	10°24'41"	N 72°02'24" W	58.98'
C25	325.00'	60.44'	10°39'22"	N 82°52'26" W	60.36'
C26	325.00'	1.64'	0°17'23"	N 88°20'48" W	1.64'
C27	20.00'	31.48'	90°04'02"	S 43°02'12" E	28.33'
C28	300.00'	63.48'	12°07'13"	S 07°54'04" W	63.34'
C29	20.00'	34.77'	99°37'14"	S 63°26'18" W	30.56'
C30	295.00'	56.03'	10°53'00"	S 72°11'36" E	55.95'
C31	295.00'	65.34'	12°41'22"	S 83°58'46" E	65.20'
C32	295.00'	23.34'	4°31'56"	N 87°24'34" E	23.33'
C33	20.00'	18.55'	53°07'46"	N 68°17'30" W	17.89'
C34	55.00'	28.36'	29°32'46"	S 62°19'59" E	28.06'
C35	55.00'	46.02'	47°56'20"	N 84°45'28" E	44.69'
C36	55.00'	46.02'	47°56'20"	N 36°49'08" E	44.69'
C37	55.00'	46.02'	47°56'20"	N 11°07'12" W	44.69'
C38	55.00'	46.02'	47°56'20"	N 59°03'33" W	44.69'
C39	55.00'	62.36'	64°57'29"	S 64°29'32" W	59.07'
C40	20.00'	18.57'	53°11'45"	N 58°36'40" E	17.91'

C41	245.00'	15.24'	3°33'47"	N 86°55'29" E	15.23'
C42	245.00'	105.58'	24°41'27"	S 78°56'54" E	104.76'
C43	20.00'	35.10'	100°33'18"	S 18°09'15" E	30.77'
C44	300.00'	39.86'	7°36'43"	S 35°55'45" W	39.63'
C45	175.00'	3.50'	138°44"	S 40°17'42" W	3.50'
C46	175.00'	146.42'	47°56'20"	S 64°50'15" W	142.99'
C47	175.00'	25.74'	8°25'39"	N 86°58'46" W	25.72'
C48	30.00'	47.15'	90°03'11"	N 37°46'24" W	42.45'
C49	945.00'	56.50'	3°25'32"	N 25°10'01" E	56.49'
C50	945.00'	57.18'	3°26'01"	N 28°36'47" E	57.17'
C51	25.00'	21.95'	50°17'46"	N 03°05'19" E	21.25'
C52	75.00'	8.88'	6°46'01"	S 18°40'34" E	8.85'
C53	25.00'	24.20'	55°27'39"	N 43°01'23" W	23.27'
C54	25.00'	26.18'	60°00'00"	S 21°17'21" W	25.00'
C55	75.00'	127.76'	97°36'02"	N 40°05'22" E	112.86'
C56	25.00'	26.18'	60°00'00"	S 58°53'23" W	25.00'
C57	8.00'	11.70'	83°45'52"	N 64°12'41" E	10.68'
C58	55.00'	37.08'	38°37'53"	S 41°38'42" W	36.39'
C59	33.50'	66.38'	132°05'10"	N 52°59'47" W	61.23'
C60	68.00'	55.73'	46°57'12"	N 38°31'24" E	54.18'
C61	115.00'	92.52'	46°05'57"	N 83°02'48" E	90.04'
C62	75.00'	89.62'	68°27'49"	N 41°02'29" E	84.38'
C63	30.00'	47.12'	90°00'00"	S 74°02'22" E	42.43'
C64	3.50'	8.07'	132°05'09"	N 52°59'47" W	6.40'
C65	38.00'	31.14'	48°57'12"	N 36°31'24" E	30.28'
C66	88.00'	66.38'	46°05'57"	N 83°02'48" E	66.55'
C67	8.00'	15.88'	113°24'19"	S 17°02'16" E	14.81'
C68	33.50'	40.66'	89°32'34"	N 67°18'24" W	38.21'
C69	75.00'	17.82'	137°30'00"	N 82°04'53" E	17.78'
C70	75.00'	20.32'	15°31'13"	N 00°57'02" W	20.25'

LINE	BEARING	LENGTH
L1	N 82°48'24" W	26.91'
L2	S 38°43'47" W	8.02'
L3	S 01°30'48" W	21.20'
L4	S 01°30'48" W	10.09'
L5	S 88°28'12" E	6.14'
L6	N 50°44'17" E	34.59'
L7	N 75°28'18" W	41.71'
L8	S 45°06'32" W	7.40'
L9	S 64°08'21" W	44.93'
L10	S 49°20'38" W	35.02'
L11	S 28°53'05" W	33.10'
L12	S 55°22'53" E	54.42'
L13	S 29°32'22" E	60.00'
L14	N 60°57'38" E	15.28'
L15	S 60°00'00" W	23.36'
L16	N 60°57'38" E	91.68'
L17	S 29°02'22" E	30.00'
L18	N 60°57'38" E	15.28'
L19	S 60°00'00" W	23.36'
L20	N 73°54'23" W	54.86'
L21	N 48°20'38" E	13.80'
L22	S 43°43'38" E	26.08'

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CRYSTAL VALLEY RANCH - FILING NO. 3  
CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO  
**FINAL PLAT**

PROJ. MGR. W.G.B.  
PROJ. ENGR. R.L.T.  
DRAWN BY R.J.B.  
CHECKED BY K.E.C.  
DATE: 01/07/04  
SCALE: 1" = 60'  
SHEET  
**4** OF **4**  
CVCRC5 C295