

CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1), AMENDMENT NO. 1 PLAT

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST
AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST AND IN THE SOUTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS KA, KB, KC, KD, KE, KF, KG, KH, KJ, KK, KL, KM, KN, KO, KV AND KW, CRYSTAL VALLEY RANCH FILING NO. 5A (PHASE 1), AS RECORDED AT RECEPTION NO. 2006046476 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER,

CONTAINING 1,730,281 SQUARE FEET, OR 39.72 ACRES.

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., SAID LINE BEING MONUMENTED AT BOTH ENDS BY 2-1/2" ALUMINUM CAPS STAMPED "LS 6935", WITH THE LINE CONSIDERED TO BEAR S89°14'28"W ACCORDING TO THE PLAT FOR CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1) AS RECORDED AT RECEPTION NO. 2006046476.

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, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CRYSTAL VALLEY RANCH FILING NO. 5A (PHASE 1) AMENDMENT NO. 1.

THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK, FOR PURPOSES OF OWNERSHIP AND MAINTENANCE, ALL THE UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION, AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

OWNERSHIP CERTIFICATIONS:

CRYSTAL VALLEY RECOVERY ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY
1250 AVENUE OF THE AMERICAS 50TH FLOOR NEW YORK, NY 10020

BY: JON SHUMAKER, Authorized Signatory
TITLE

Jon Shumaker

NOTARY PUBLIC:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF April, 2014 BY Jon Shumaker

Stephanie Schullman

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 7/9/2016

STEPHANIE SCHULLMAN
Notary Public, State of New York
No. 026225667
Qualified in Weld/Ft. Collins County
Commission Expires April 9, 2016

GENERAL NOTES:

- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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 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 OPERATIONS 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 15% FEE.
- 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.
- 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.



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

SHEET INDEX

1.	COVER PAGE
2.-5.	PLAN SHEETS

SITE SUMMARY TABLE

	COUNT	AREAS
BUILDING LOTS	148 LOTS	35.29 ACRES
FUTURE DEVELOPMENT	2 TRACTS	4.43 ACRES
TOTAL		39.72 ACRES

TRACT USE TABLE

TRACT	ACREAGE	OWNERSHIP	USAGE
TRACT A	1.20	CRYSTAL VALLEY RECOVERY ACQUISITION LLC	FUTURE DEVELOPMENT
TRACT B	3.23	CRYSTAL VALLEY RECOVERY ACQUISITION LLC	FUTURE DEVELOPMENT
TOTAL	4.43		

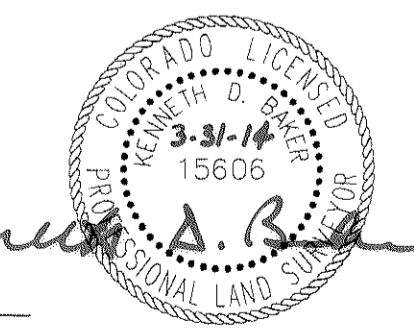
FLOODPLAIN:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 080049 0304C, DATED SEPTEMBER 30, 1987, THE PROJECT SITE DOES NOT LIE WITHIN A FEMA DESIGNATED 100-YEAR FLOODPLAIN.

SURVEYOR'S STATEMENT

I, KENNETH D. BAKER, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AMENDED PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON April 2, 2014 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID AMENDED PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

11 Kenneth D. Baker
KENNETH D. BAKER
COLORADO P.L.S. NO. 15606
FOR AND ON BEHALF OF JR ENGINEERING, LLC



TITLE CERTIFICATION:

I, Beverly M. Carlson, BEING AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP, LIENHOLDER SUBORDINATION CERTIFICATE AND DEDICATION. SIGNED THIS 29th DAY OF April, 2014.

AUTHORIZED REPRESENTATIVE
Beverly M. Carlson
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY PUBLIC:

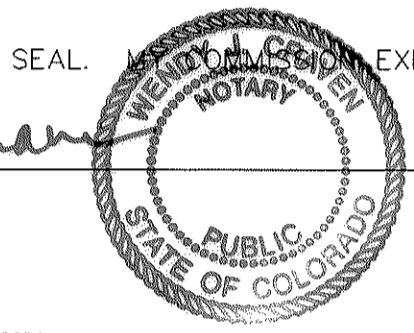
SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF April, 2014 BY

Beverly M. Carlson, AS AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN

TITLE INSURANCE COMPANY.

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 2/17/16

Wendy Plam
NOTARY PUBLIC

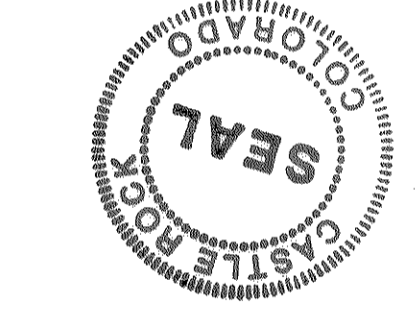


STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

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.

Mia Steers
TOWN MANAGER

ATTEST:
Beclynn
TOWN CLERK



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 29th DAY OF April, 2014.

Bill Detweiler
DIRECTOR OF DEVELOPMENT SERVICES

WATER RIGHTS DEDICATION AGREEMENT

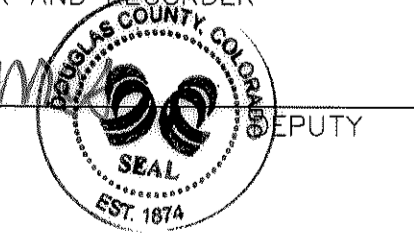
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CRYSTAL VALLEY RANCH DEVELOPMENT AGREEMENT RECORDED DECEMBER 12, 2001 IN BOOK 2210 AT PAGE 2286 AND 1ST AMENDMENT THERETO RECORDED AUGUST 29, 2002 UNDER RECEPTION NO. 2002087569.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:29 P.M. ON THE 1st DAY OF May, 2014 AT RECEPTION NO. 2014021876

DOUGLAS COUNTY CLERK AND RECORDER

BY: Danielle M... DEPUTY



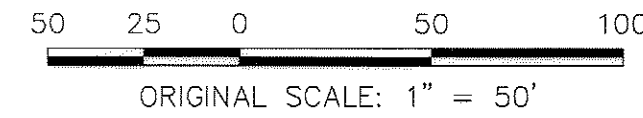
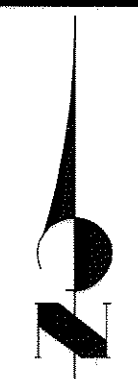
CRYSTAL VALLEY RANCH FILING 5A
(Phase 1), AMENDMENT NO. 1
JOB NO. 15635.10
AUGUST 30, 2013
SHEET 1 OF 5



PL 13-0006

CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1), AMENDMENT NO. 1 PLAT

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST
AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LINE	BEARING	DISTANCE
L1	N57°37'22"E	51.43'
L2	S32°22'38"E	32.36'

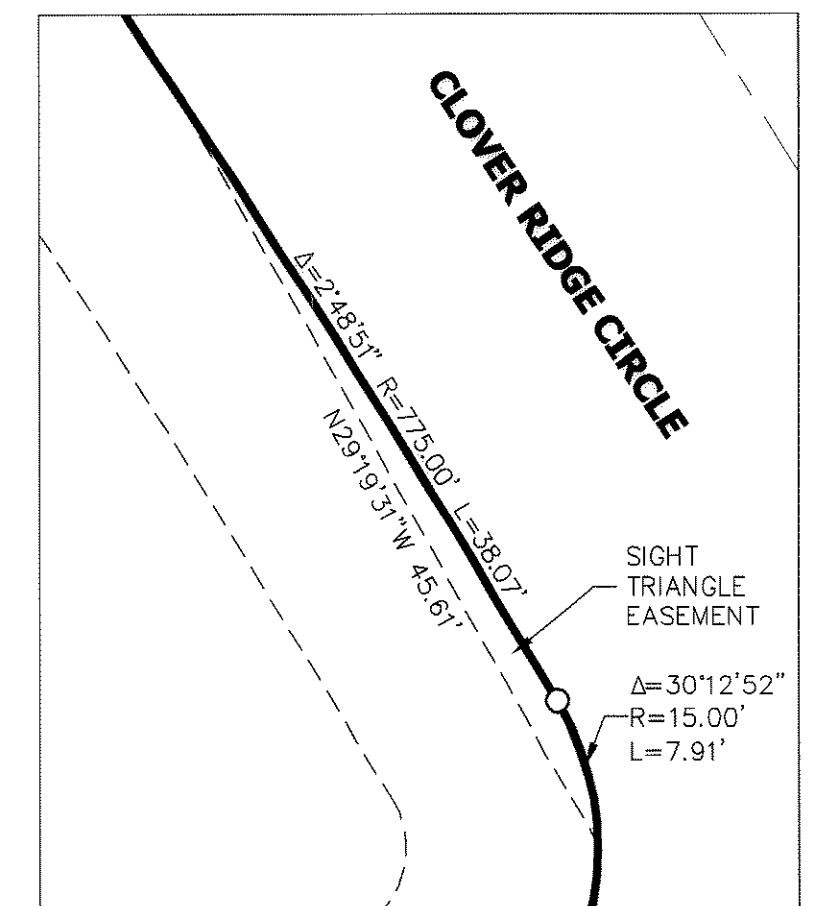
CURVE	DELTA	RADIUS	LENGTH
C1	20°34'23"	175.00'	62.84'
C2	90°00'00"	15.00'	23.56'
C3	55°09'00"	15.00'	14.44'
C4	153°38'04"	55.00'	147.48'
C5	75°35'26"	55.00'	72.56'
C6	55°09'00"	15.00'	14.44'
C7	89°17'47"	15.00'	23.38'
C8	84°08'53"	15.00'	22.03'
C9	16°49'01"	250.00'	73.38'
C10	55°09'00"	15.00'	14.44'
C11	130°13'49"	55.00'	125.01'
C12	33°01'57"	55.00'	31.71'
C13	55°09'00"	15.00'	14.44'

CURVE	DELTA	RADIUS	LENGTH
C14	8°39'32"	825.00'	124.68'
C15	99°33'52"	15.00'	26.07'
C16	11°13'51"	625.00'	122.51'
C17	90°00'00"	15.00'	23.56'
C18	98°23'53"	15.00'	25.76'
C19	14°16'15"	200.00'	49.81'
C20	74°20'33"	15.00'	19.46'
C21	6°05'34"	775.00'	82.41'
C22	90°00'00"	15.00'	23.56'
C23	1°04'02"	525.00'	9.78'
C24	71°52'38"	15.00'	18.82'
C25	165°28'57"	55.00'	158.85'
C26	81°47'12"	15.00'	21.41'

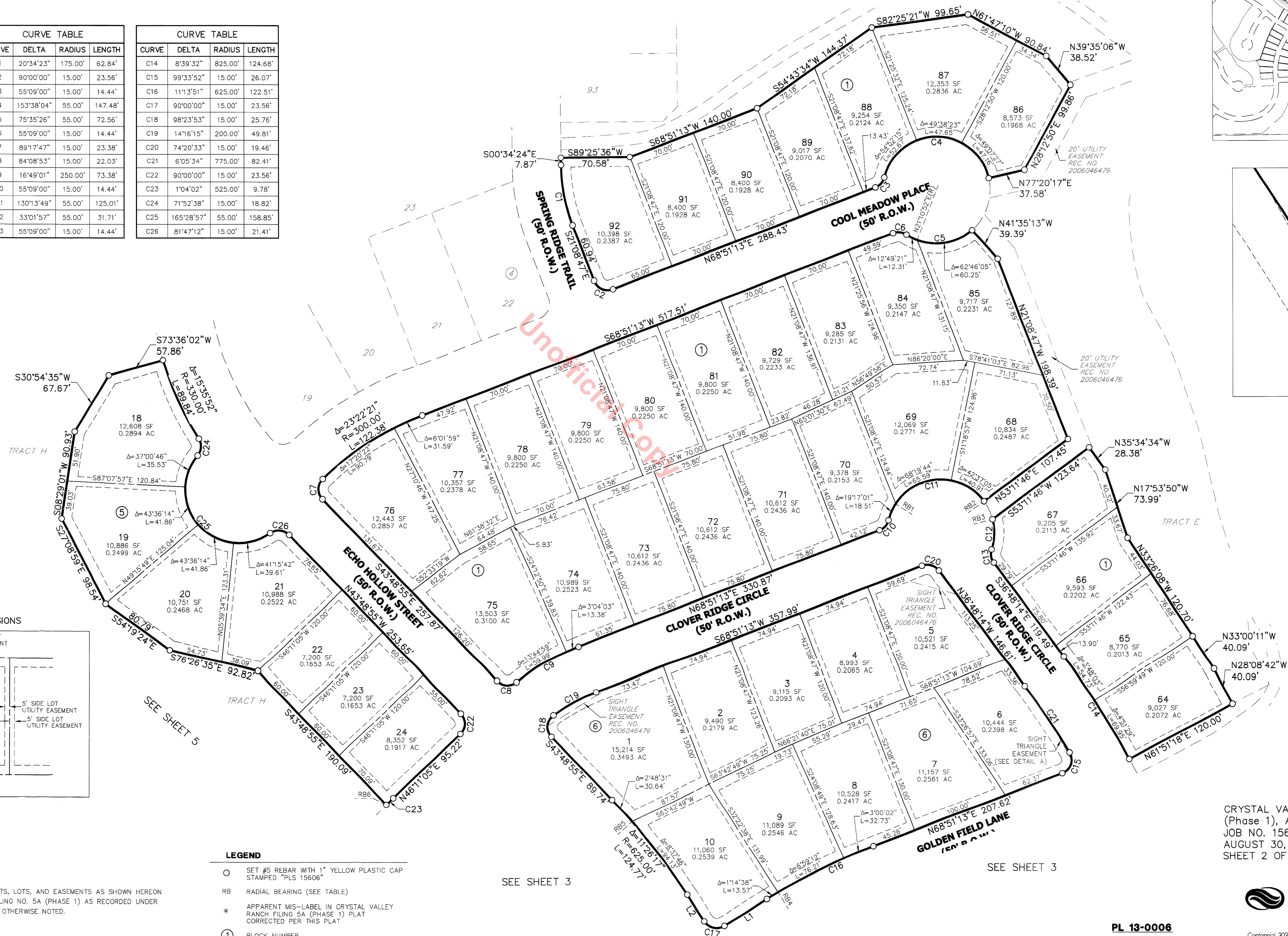
LINE	BEARING
RB1	S57°00'47"E
RB2	N53°56'02"E
RB3	N75°18'50"E
RB4	N31°08'00"W
RB5	N48°59'36"E
RB6	N44°52'58"W



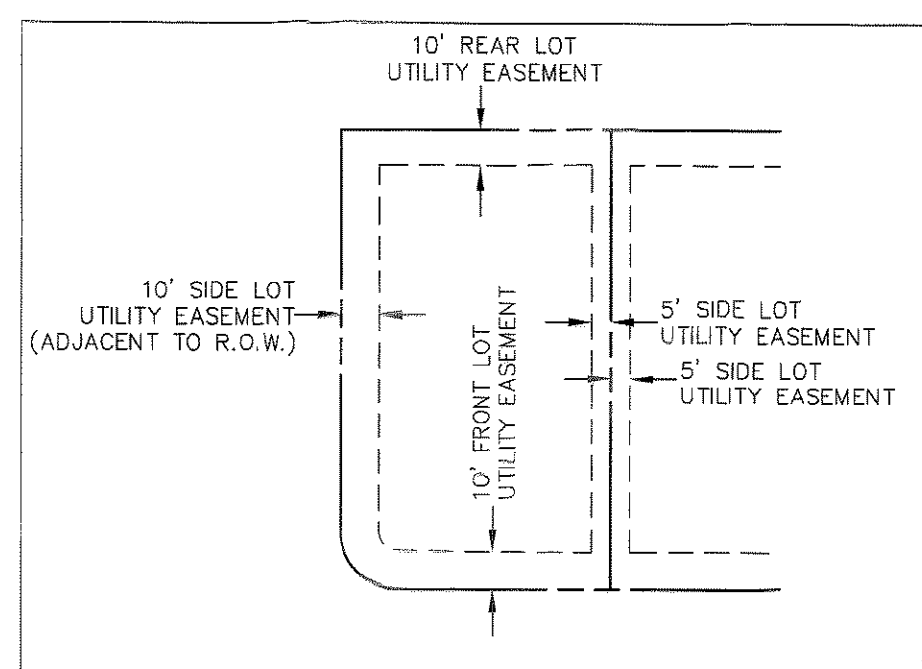
KEY MAP



DETAIL A
SCALE: 1"=10'



TYPICAL LOT EASEMENT DIMENSIONS



LEGEND

- SET #5 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "PLS 15606"
- RB RADIAL BEARING (SEE TABLE)
- * APPARENT MIS-LABEL IN CRYSTAL VALLEY RANCH FILING 5A (PHASE 1) PLAT CORRECTED PER THIS PLAT
- ① BLOCK NUMBER

NOTE:
ALL EXISTING RIGHTS-OF-WAY, TRACTS, LOTS, AND EASEMENTS AS SHOWN HEREON ARE PER CRYSTAL VALLEY RANCH FILING NO. 5A (PHASE 1) AS RECORDED UNDER RECEPTION NO. 2006046476 UNLESS OTHERWISE NOTED.

CRYSTAL VALLEY RANCH FILING 5A
(Phase 1), AMENDMENT NO. 1
JOB NO. 15635.10
AUGUST 30, 2013
SHEET 2 OF 5



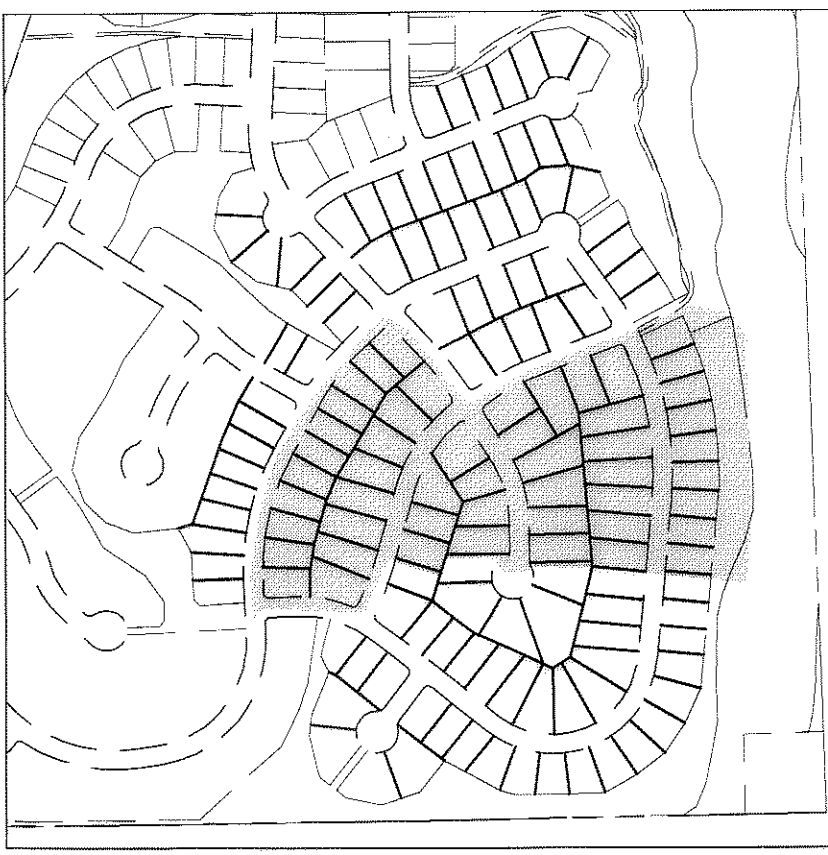
PL 13-0006

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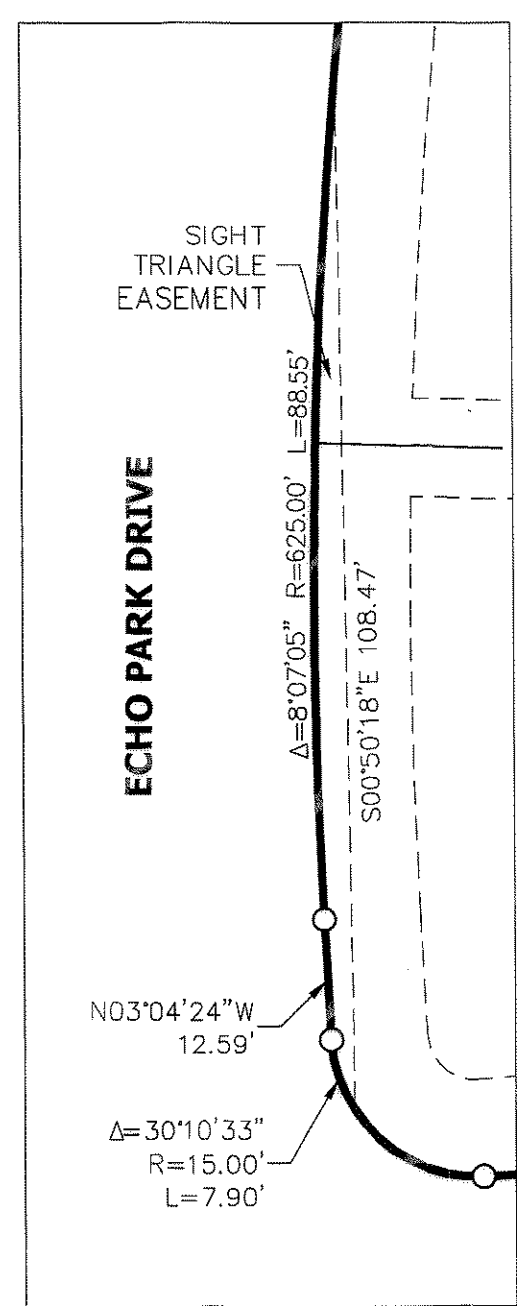
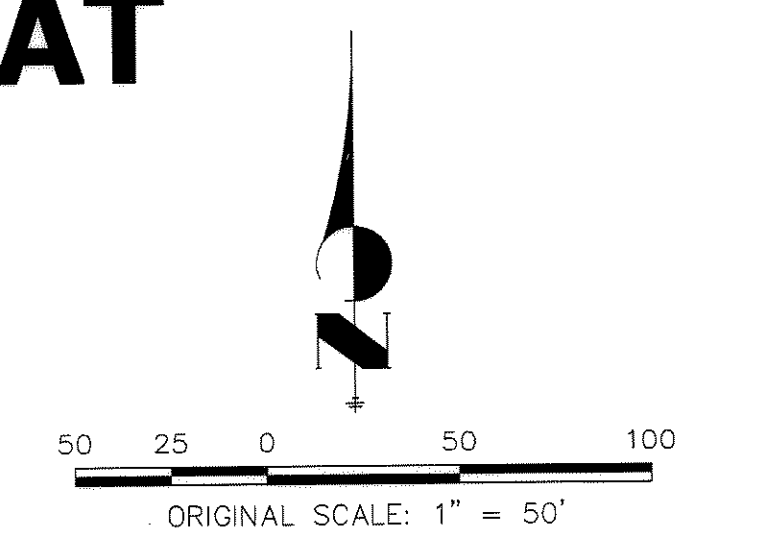
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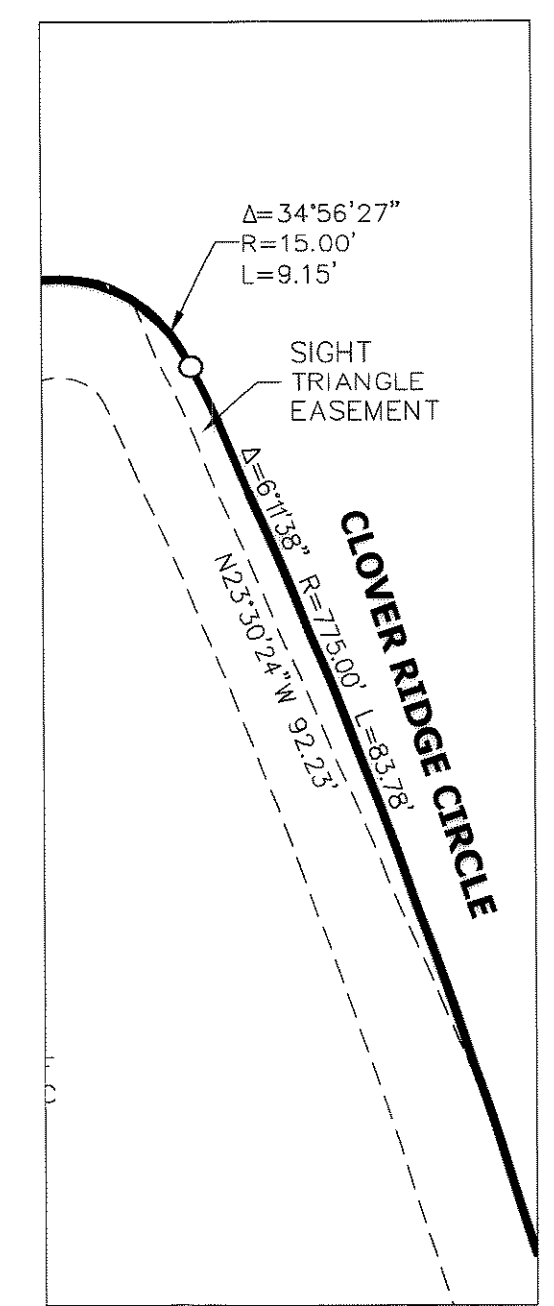


KEY MAP

NOTE:
 ALL EXISTING RIGHTS-OF-WAY, TRACTS, LOTS, AND EASEMENTS AS SHOWN HEREON
 ARE PER CRYSTAL VALLEY RANCH FILING NO. 5A (PHASE 1) AS RECORDED UNDER
 RECEPTION NO. 2006046476 UNLESS OTHERWISE NOTED.



DETAIL B
 SCALE: 1"=20'



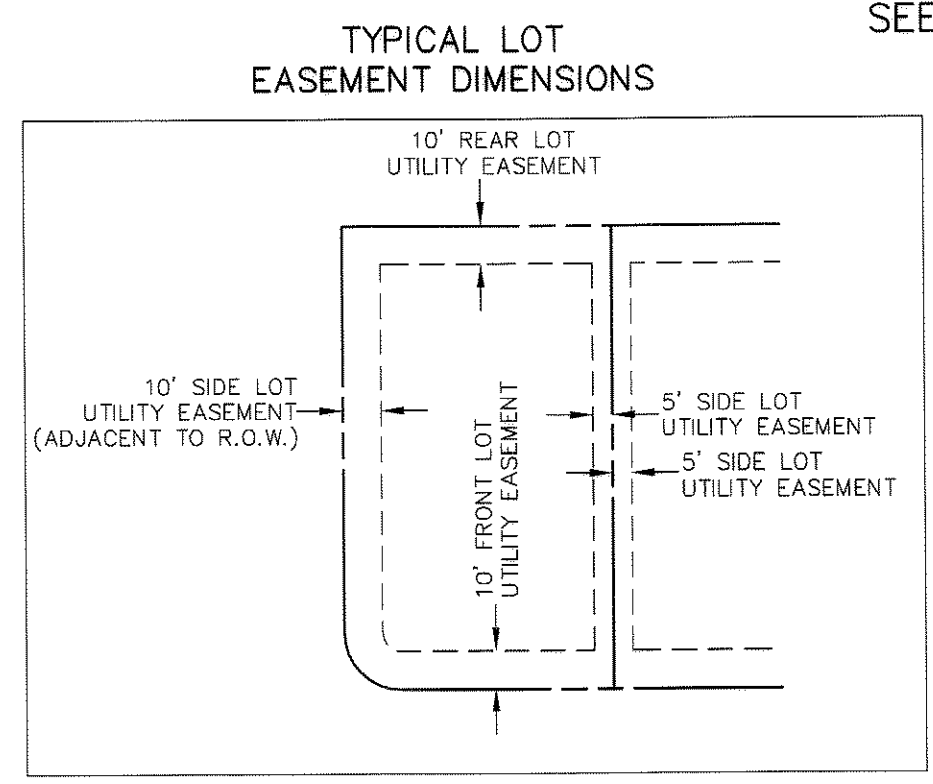
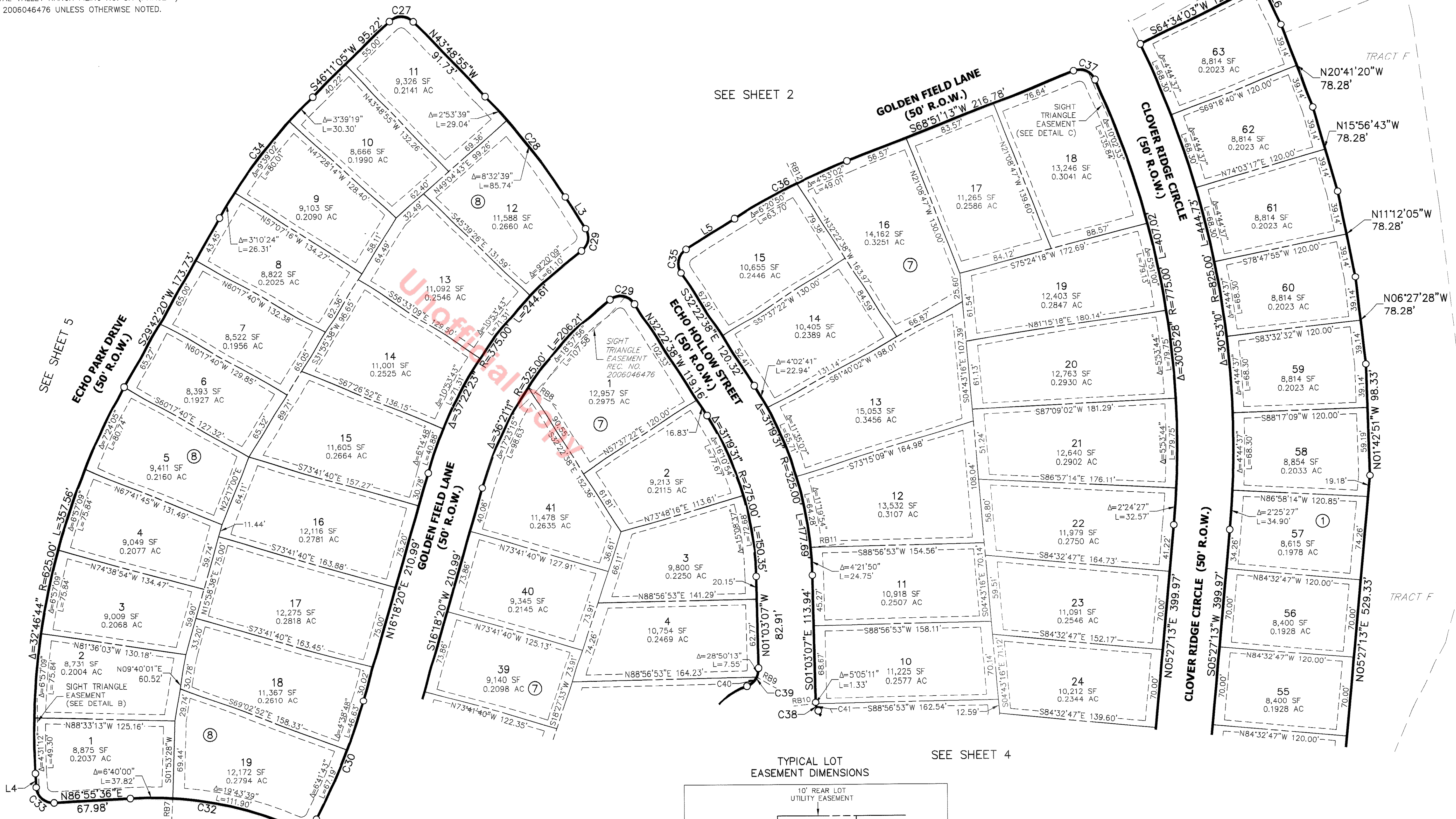
DETAIL C
 SCALE: 1"=20'

CURVE	DELTA	RADIUS	LENGTH
C27	90°00'00"	15.00'	23.56'
C28	11°26'17"	575.00'	114.79'
C29	86°03'21"	15.00'	22.53'
C30	11°20'31"	575.00'	113.82'
C31	85°40'23"	15.00'	22.43'
C32	26°23'39"	325.00'	149.72'
C33	90°00'00"	15.00'	23.56'
C34	16°28'45"	475.00'	136.62'
C35	90°00'00"	15.00'	23.56'
C36	11°13'51"	575.00'	112.71'
C37	86°30'32"	15.00'	22.65'
C38	31°00'10"	15.00'	8.12'
C39	73°23'54"	15.00'	19.22'
C40	44°33'41"	15.00'	11.67'
C41	25°54'59"	15.00'	6.78'

LINE	BEARING	DISTANCE
L3	N32°22'38"W	33.29'
L4	S03°04'24"E	12.59'
L5	S57°37'22"W	51.43'
L6	N25°25'57"W	39.14'

LINE	BEARING
RB7	S03°35'36"W
RB8	S56°18'25"E
RB9	N62°12'54"W
RB10	N83°51'42"E
RB11	S84°35'03"W
RB12	S26°01'49"E

- LEGEND**
- SET #5 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "PLS 15606"
 - RB RADIAL BEARING (SEE TABLE)
 - * APPARENT MIS-LABEL IN CRYSTAL VALLEY RANCH FILING 5A (PHASE 1) PLAT CORRECTED PER THIS PLAT
 - ① BLOCK NUMBER



SEE SHEET 4

CRYSTAL VALLEY RANCH FILING 5A
 (Phase 1), AMENDMENT NO. 1
 JOB NO. 15635.10
 AUGUST 30, 2013
 SHEET 3 OF 5



PL 13-0006

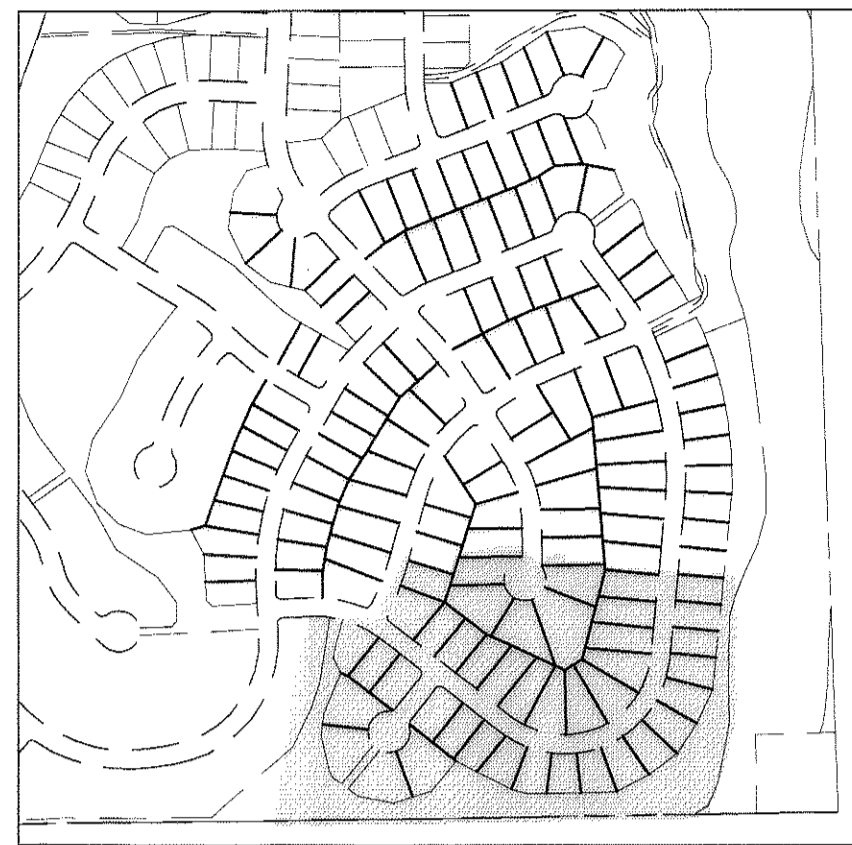
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50 25 0 50 100
ORIGINAL SCALE: 1" = 50'



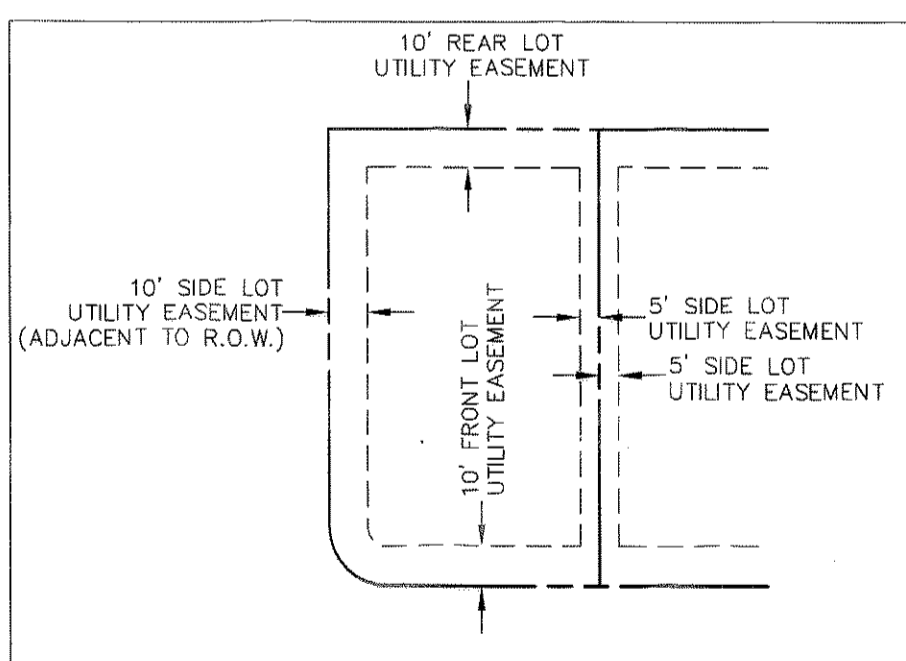
KEY MAP

SEE SHEET 3

CURVE	DELTA	RADIUS	LENGTH
C38	31°00'10"	15.00'	8.12'
C39	73°23'54"	15.00'	19.22'
C40	44°33'41"	15.00'	11.67'
C41	25°54'59"	15.00'	6.78'
C42	90°00'00"	15.00'	23.56'
C44	15°51'43"	15.00'	4.15'
C45	134°40'28"	55.00'	129.28'
C46	134°40'28"	55.00'	129.28'
C47	15°48'21"	15.00'	4.14'
C48	55°09'00"	15.00'	14.44'
C49	90°00'00"	15.00'	23.56'
C50	22°40'00"	275.00'	108.79'
C51	1°34'17"	325.00'	8.91'
C52	81°06'29"	15.00'	21.23'
C53	11°38'47"	625.00'	127.04'
C53	0°50'04"	275.00'	4.01'

LINE	BEARING
RB9	N62°12'54"W
RB10	N83°51'42"E
RB13	N73°57'46"W
RB14	N33°52'26"E
RB15	N89°07'39"E
RB16	N12°14'25"W
RB17	N48°53'28"E
RB18	N27°56'23"E
RB19	S37°34'52"W
RB20	N78°18'38"E

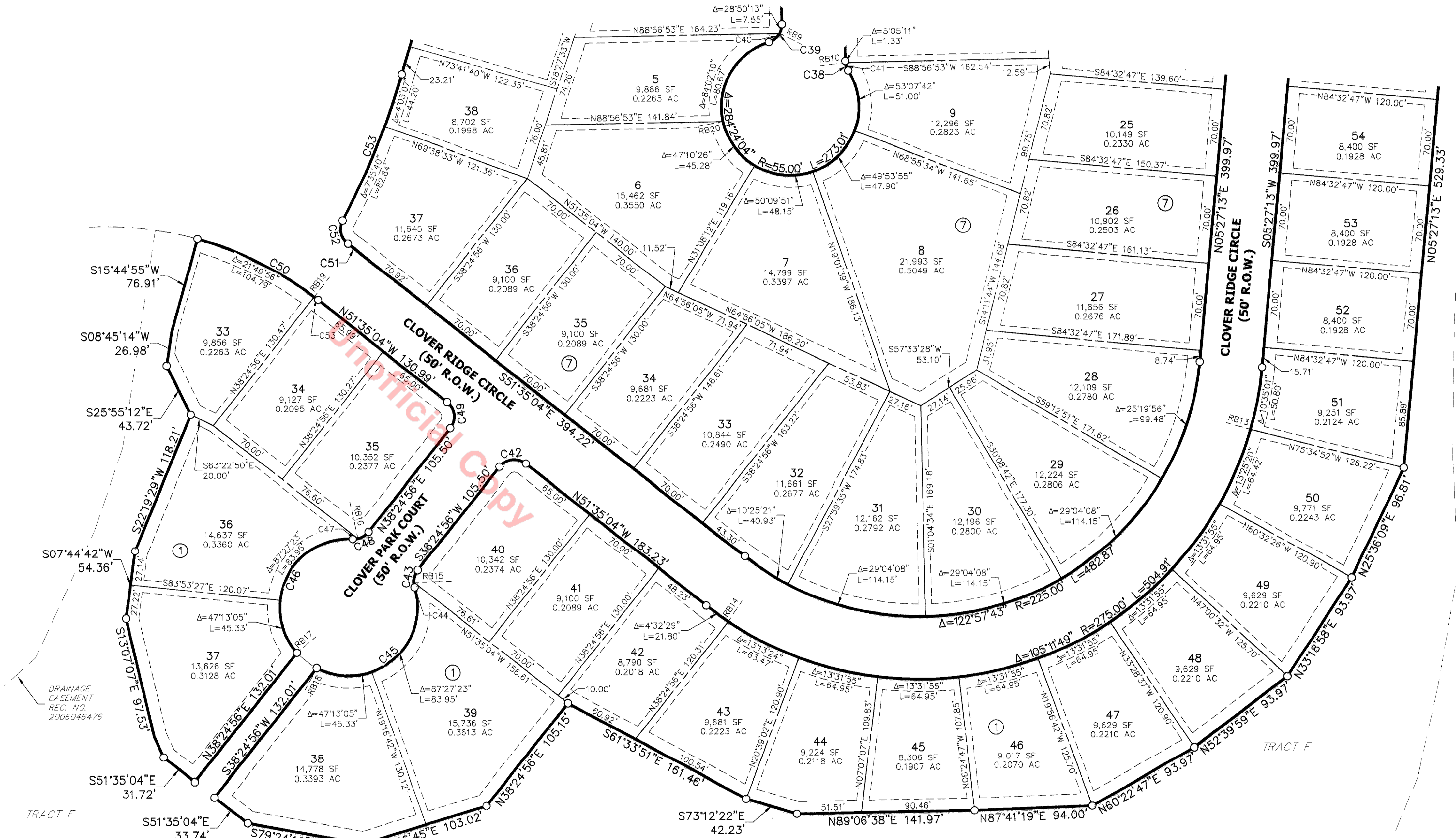
TYPICAL LOT EASEMENT DIMENSIONS



S 1/4 COR. SEC. 25
T.8S. R.66W. 6TH P.M.
RECOVERED 2-1/2" ALUMINUM CAP
STAMPED "LS 6935"

BASIS OF BEARINGS
S. LINE SE. 1/4 SEC. 25
S89°14'28"W 2656.62'

S. COR. SEC. 25
T.8S. R.66W. 6TH P.M.
RECOVERED 2-1/2" ALUMINUM CAP
STAMPED "LS 6935"



LEGEND

- SET #5 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "PLS 15606"
- RB RADIAL BEARING (SEE TABLE)
- * APPARENT MIS-LABEL IN CRYSTAL VALLEY RANCH FILING 5A (PHASE 1) PLAT CORRECTED PER THIS PLAT
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AUGUST 30, 2013
SHEET 4 OF 5

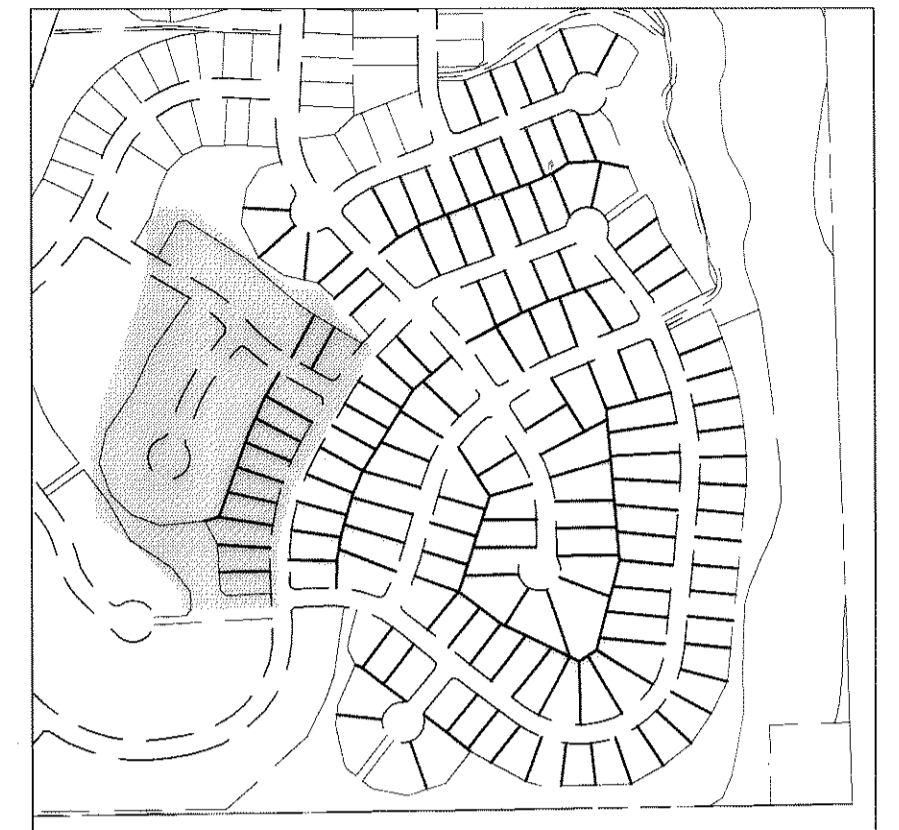


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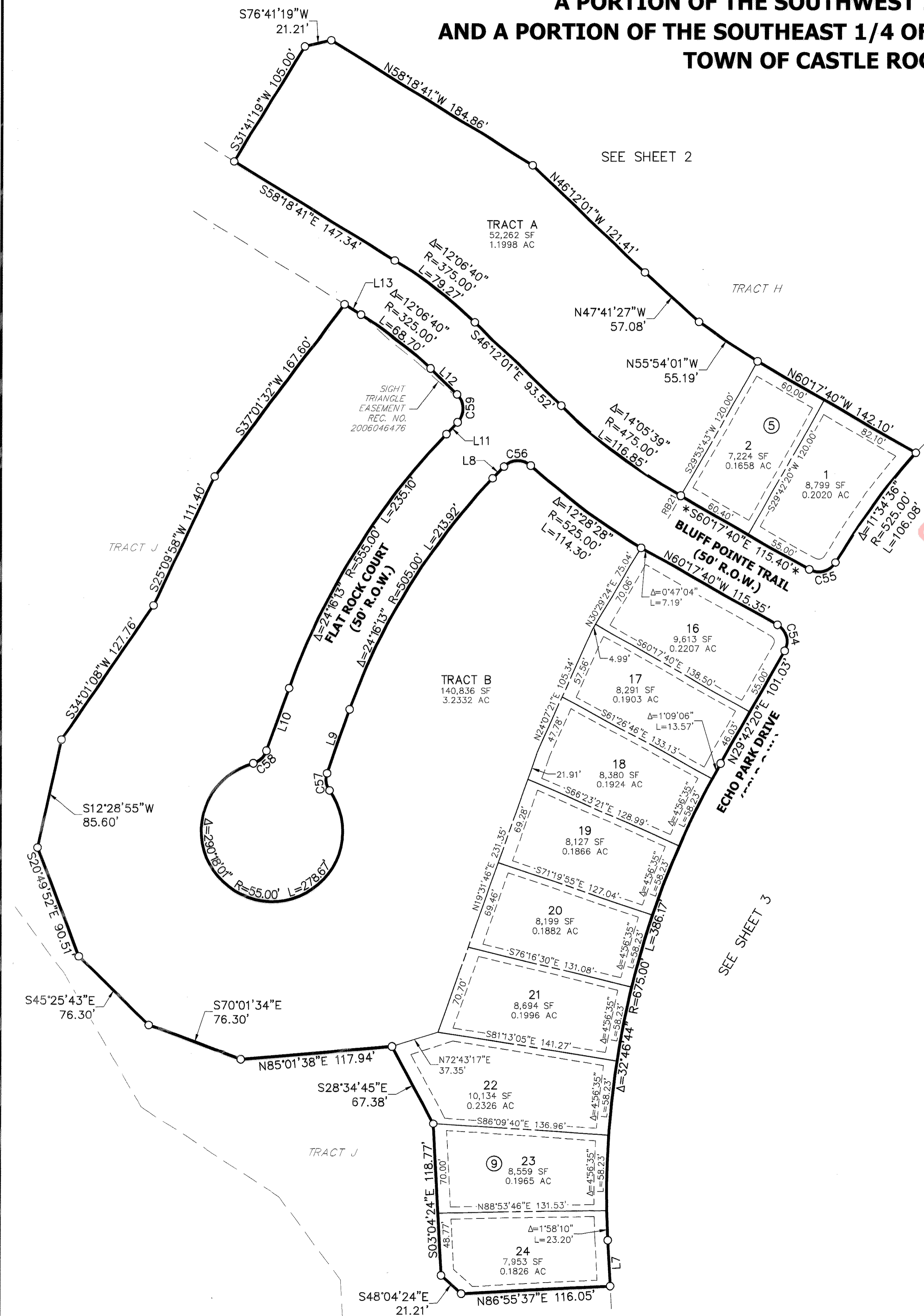
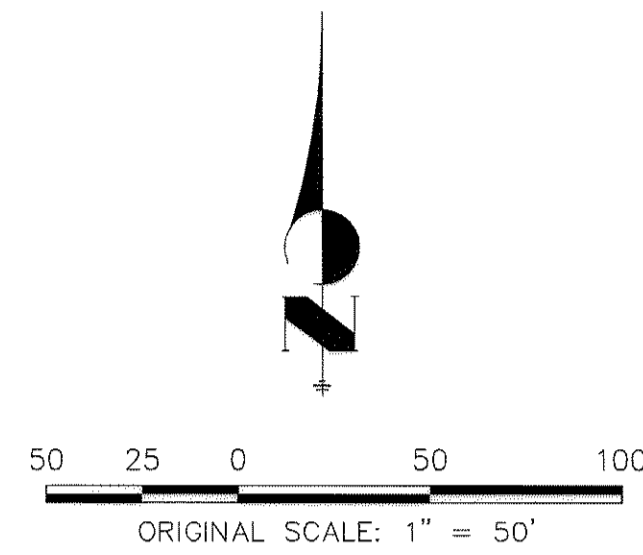
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CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1), AMENDMENT NO. 1 PLAT

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST
 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



NOTE:
 ALL EXISTING RIGHTS-OF-WAY, TRACTS, LOTS, AND EASEMENTS AS SHOWN HEREON ARE PER CRYSTAL VALLEY RANCH FILING NO. 5A (PHASE 1) AS RECORDED UNDER RECEPTION NO. 2006046476 UNLESS OTHERWISE NOTED.

LINE TABLE

LINE	BEARING	DISTANCE
L7	N03°04'24"W	36.05'
L8	S43°47'59"W	12.82'
L9	S19°31'46"W	52.55'
L10	N19°31'46"E	52.55'
L11	N43°47'59"E	12.61'
L12	N46°12'01"W	28.78'
L13	N58°18'41"W	15.15'

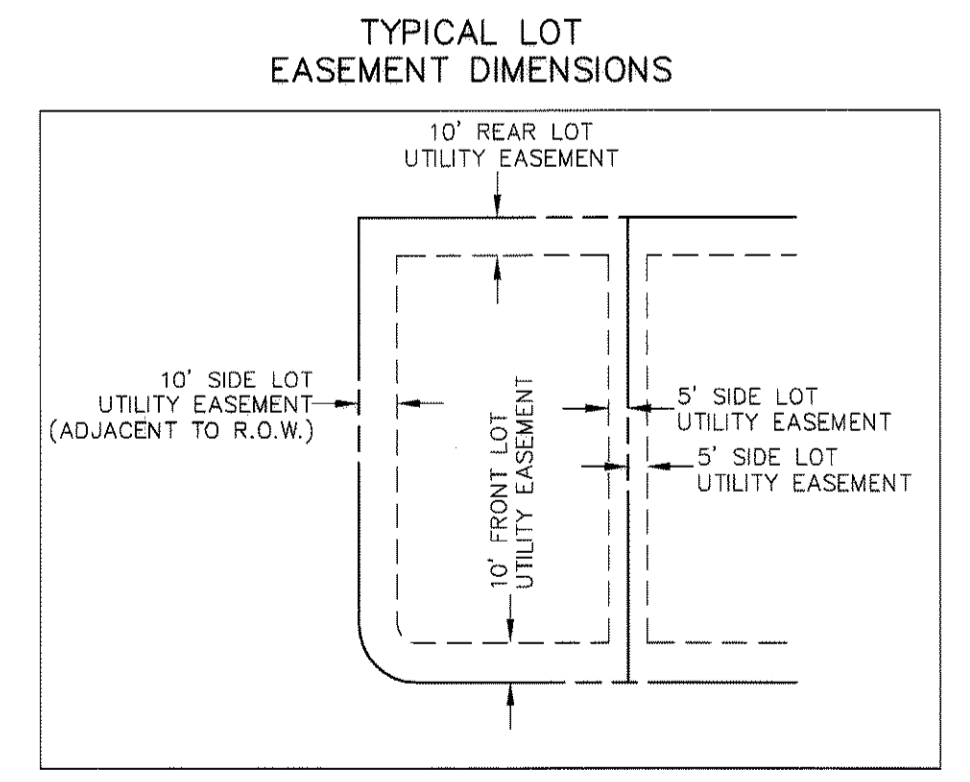
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C54	90°00'00"	15.00'	23.56'
C55	89°13'30"	15.00'	23.36'
C56	88°22'49"	15.00'	23.14'
C57	55°09'00"	15.00'	14.44'
C58	55°09'00"	15.00'	14.44'
C59	90°00'00"	15.00'	23.56'

RADIAL BEARING TABLE

LINE	BEARING
RB21	N29°42'20"E

- LEGEND**
- SET #5 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "PLS 15606"
 - RB RADIAL BEARING (SEE TABLE)
 - * APPARENT MIS-LABEL IN CRYSTAL VALLEY RANCH FILING 5A (PHASE 1) PLAT CORRECTED PER THIS PLAT
 - ① BLOCK NUMBER



CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1), AMENDMENT NO. 1
 JOB NO. 15635.10
 AUGUST 30, 2013
 SHEET 5 OF 5



PL 13-0006