

CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1), AMENDMENT NO. 2 PLAT

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 KE, KP, KQ, KR, KS, KT, KU, KX AND KZ, CRYSTAL VALLEY RANCH FILING NO. 5A (PHASE 1), AS RECORDED AT RECEPTION NO. 2006046476 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, TOGETHER WITH TRACTS A AND B, CRYSTAL VALLEY RANCH FILING NO. 5A (PHASE 1), AMENDMENT NO. 1 PLAT, AS RECORDED AT RECEPTION NO. 2014021876 IN SAID RECORDS,

CONTAINING 1,245,035 SQUARE FEET, OR 28.58 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 OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, A TRACT AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CRYSTAL VALLEY RANCH FILING NO. 5A (PHASE 1), AMENDMENT NO. 2 PLAT.

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, STREET LIGHTS, 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

Shumaker

NOTARY PUBLIC:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF AUGUST, 2016

BY: Jon Shumaker

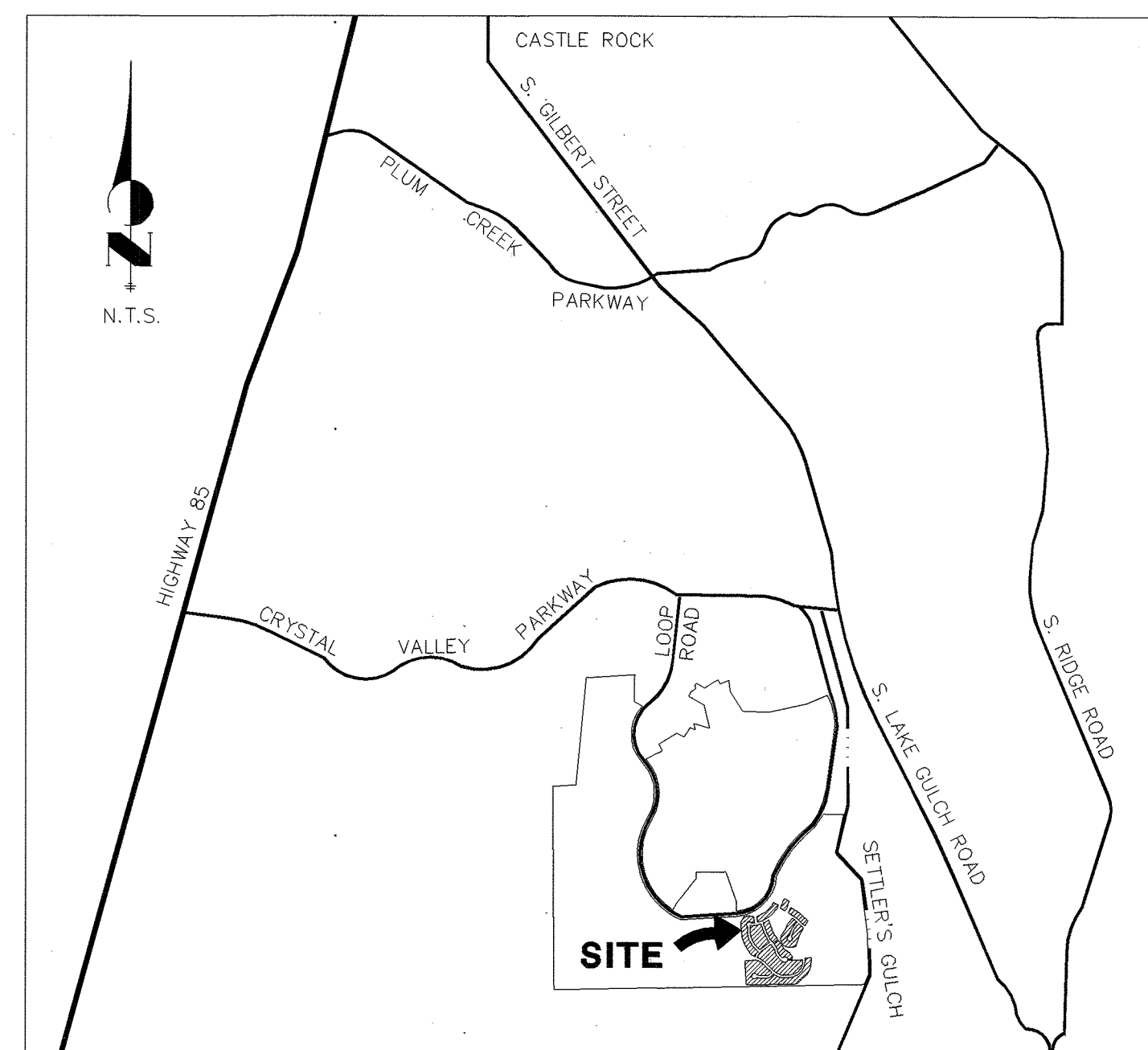
WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 10/1/17

Marsha Rojas
 NOTARY PUBLIC

MARSHA ROJAS
 Notary Public, State of New York
 No. 01RO064861
 Qualified in Suffolk County
 Commission Expires October 1, 2017

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 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.
- TRACT A SHALL BE DEDICATED TO CRYSTAL VALLEY RANCH MASTER ASSOCIATION, INC. BY SEPARATE INSTRUMENT.



VICINITY MAP

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

SHEET INDEX

- COVER PAGE
- 3. PLAN SHEETS

SITE SUMMARY TABLE

	COUNT	AREAS
BUILDING LOTS	134 LOTS	28.31 ACRES
FUTURE DEVELOPMENT	1 TRACT	0.27 ACRES
TOTAL		28.58 ACRES

TRACT USE TABLE

TRACT	ACREAGE	OWNERSHIP	USAGE
TRACT A	0.27	CRYSTAL VALLEY RANCH MASTER ASSOCIATION, INC.	DRAINAGE/PUBLIC OPEN SPACE
TOTAL	0.27		

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, JARROD ADAMS, 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 JULY 12, 2013, 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.



JARROD ADAMS
 COLORADO P.L.S. NO. 38252
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

TITLE COMMITMENT NOTE:

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-788462-CO, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JUNE 6, 2016 AT 5:00 P.M.

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 10th DAY OF AUGUST, 2016.

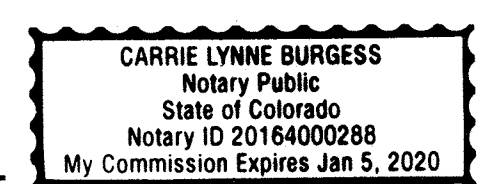
Beverly M. Carlson
 AUTHORIZED REPRESENTATIVE,
 FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY PUBLIC:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF AUGUST, 2016 BY
Beverly M. Carlson, AS AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN
 TITLE INSURANCE COMPANY.

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES Jan 5th 2020

Carrie L. Burgess
 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 AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS AMENDED PLAT ARE HEREBY ACCEPTED BY THE TOWN.

Smith, Corin
 TOWN MANAGER

ATTEST: Sally Mun
 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 16 DAY OF AUGUST, 2016.

Director of Development Services

WATER RIGHTS DEDICATION AGREEMENT

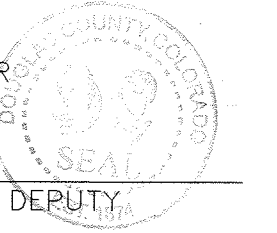
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CRYSTAL VALLEY RANCH DEVELOPMENT AGREEMENT RECORDED DECEMBER 12, 2001 IN BOOK 2210 AT PAGE 2286 AND 1ST AMENDMENT THERETO RECORDED AUGUST 29, 2002 UNDER RECEPTION NO. 2002087569.

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 12:41 P.M. ON THE 16th DAY OF AUGUST, 2016 AT RECEPTION NO. 2016055087

DOUGLAS COUNTY CLERK AND RECORDER:

BY: Czambra
 DEPUTY

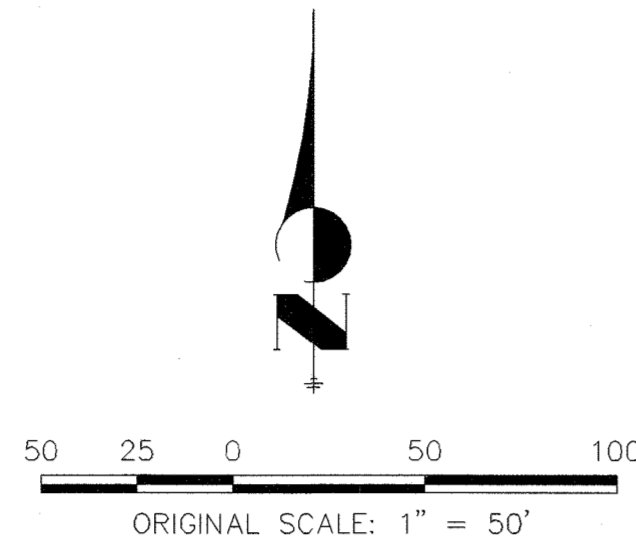
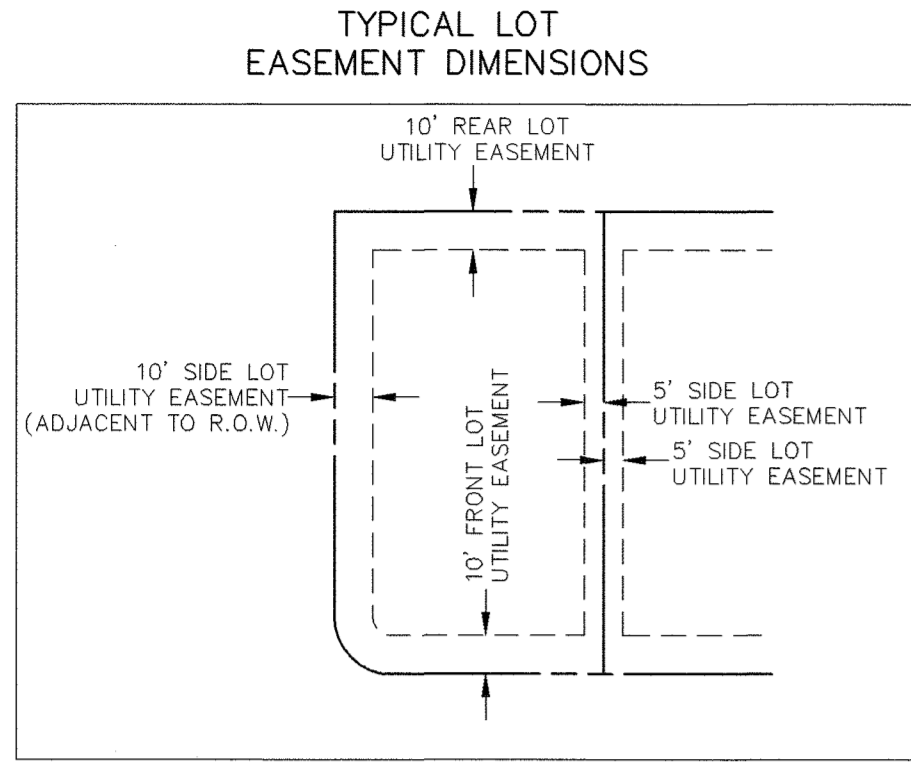


CRYSTAL VALLEY RANCH FILING NO. 5A
 (Phase 1), AMENDMENT NO. 2
 JOB NO. 1563510
 AUGUST 9, 2016
 SHEET 1 OF 3



CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1), AMENDMENT NO. 2 PLAT

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

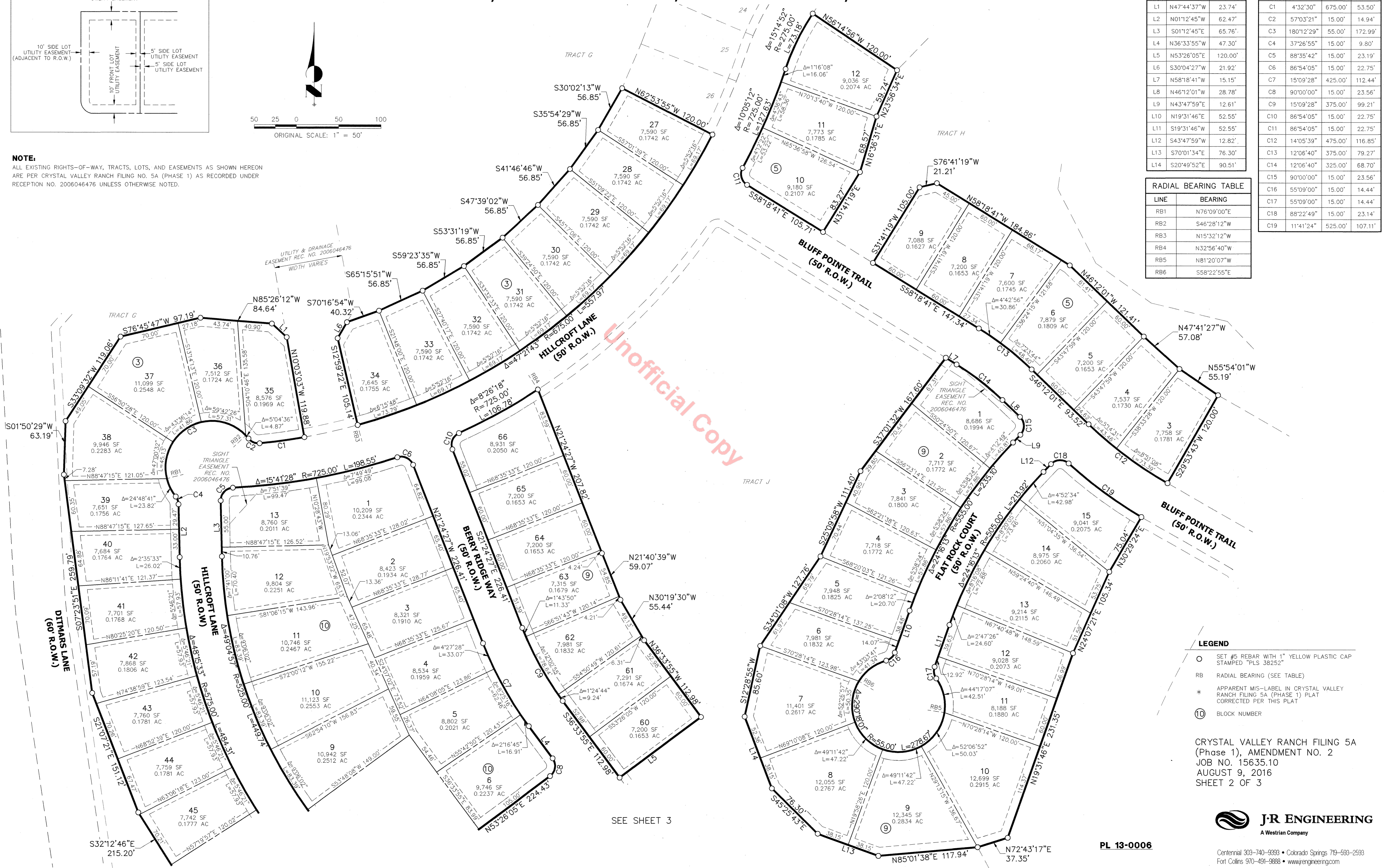


NOTE:
ALL EXISTING RIGHTS-OF-WAY, TRACTS, LOTS, AND EASEMENTS AS SHOWN HEREON ARE PER CRYSTAL VALLEY RANCH FILING NO. 5A (PHASE 1) AS RECORDED UNDER RECEPTION NO. 2006046476 UNLESS OTHERWISE NOTED.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N47°44'37"W	23.74'
L2	N01°12'45"W	62.47'
L3	S01°12'45"E	65.76'
L4	N36°33'55"W	47.30'
L5	N53°26'05"E	120.00'
L6	S30°04'27"W	21.92'
L7	N58°18'41"W	15.15'
L8	N46°12'01"W	28.78'
L9	N43°47'59"E	12.61'
L10	N19°31'46"E	52.55'
L11	S19°31'46"W	52.55'
L12	S43°47'59"E	12.82'
L13	S70°01'34"E	76.30'
L14	S20°49'52"E	90.51'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	4°32'30"	675.00'	53.50'
C2	5°70'32"	15.00'	14.94'
C3	180°12'29"	55.00'	172.99'
C4	37°26'55"	15.00'	9.80'
C5	88°35'42"	15.00'	23.19'
C6	86°54'05"	15.00'	22.75'
C7	15°09'28"	425.00'	112.44'
C8	90°00'00"	15.00'	23.56'
C9	15°09'28"	375.00'	99.21'
C10	86°54'05"	15.00'	22.75'
C11	86°54'05"	15.00'	22.75'
C12	14°05'39"	475.00'	116.85'
C13	12°06'40"	375.00'	79.27'
C14	12°06'40"	325.00'	68.70'
C15	90°00'00"	15.00'	23.56'
C16	55°09'00"	15.00'	14.44'
C17	55°09'00"	15.00'	14.44'
C18	88°22'49"	15.00'	23.14'
C19	11°41'24"	525.00'	107.11'

RADIAL BEARING TABLE	
LINE	BEARING
RB1	N76°09'00"E
RB2	S46°28'12"W
RB3	N15°32'12"W
RB4	N32°56'40"W
RB5	N81°20'07"W
RB6	S58°22'55"E



- LEGEND**
- SET #5 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "PLS 38252"
 - RB RADIAL BEARING (SEE TABLE)
 - * APPARENT MIS-LABEL IN CRYSTAL VALLEY RANCH FILING 5A (PHASE 1) PLAT CORRECTED PER THIS PLAT
 - Ⓣ BLOCK NUMBER

CRYSTAL VALLEY RANCH FILING 5A (Phase 1), AMENDMENT NO. 2
JOB NO. 15635.10
AUGUST 9, 2016
SHEET 2 OF 3



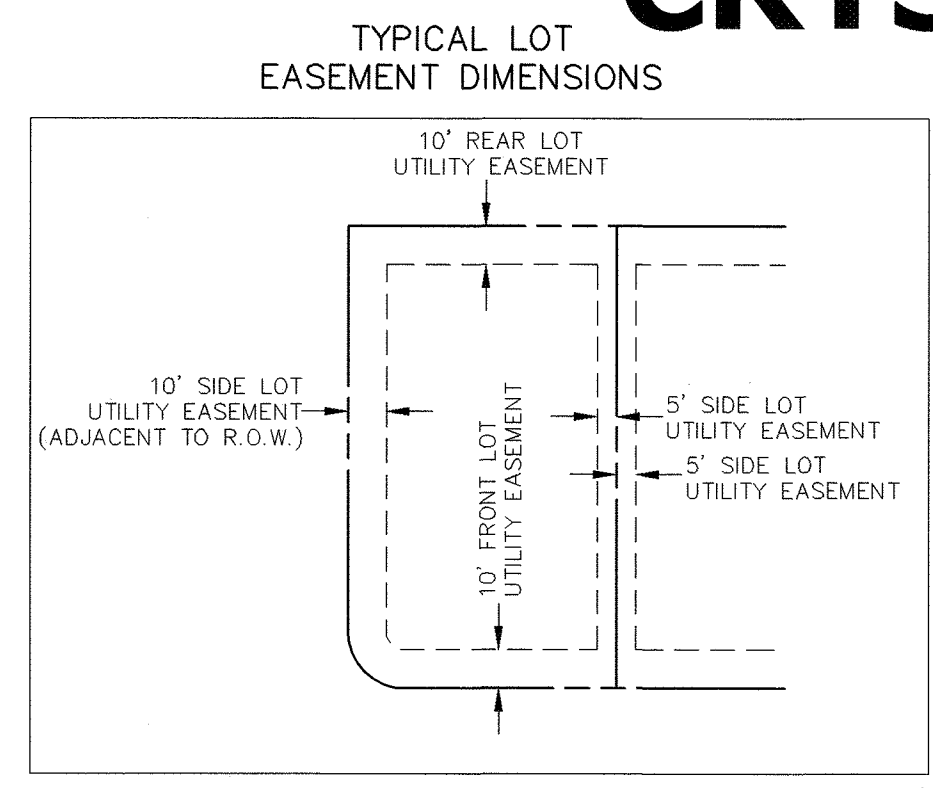
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PL 13-0006

CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1), AMENDMENT NO. 2 PLAT

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

SEE SHEET 2

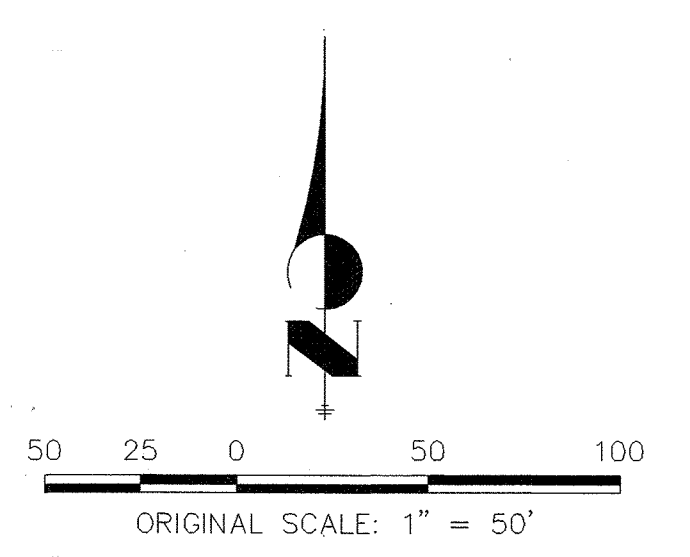
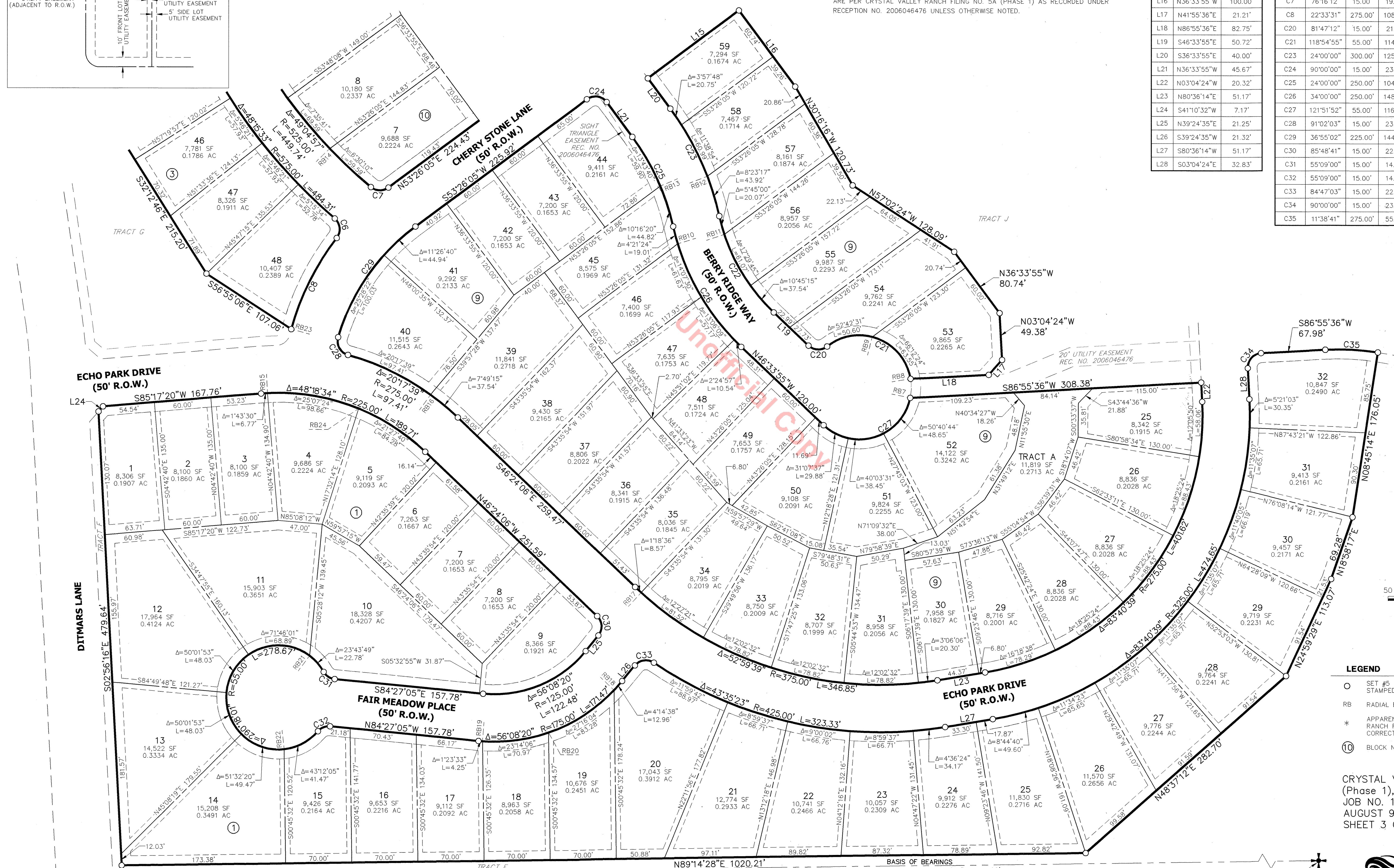


NOTE:
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LINE	BEARING	DISTANCE
L15	S53°26'05"W	120.00'
L16	N36°33'55"W	100.00'
L17	N41°55'36"E	21.21'
L18	N86°55'36"E	82.75'
L19	S46°33'55"E	50.72'
L20	S36°33'55"E	40.00'
L21	N36°33'55"W	45.67'
L22	N03°04'24"W	20.32'
L23	N80°36'14"E	51.17'
L24	S41°10'32"W	7.17'
L25	N39°24'35"E	21.25'
L26	S39°24'35"W	21.32'
L27	S80°36'14"W	51.17'
L28	S03°04'24"E	32.83'

CURVE	DELTA	RADIUS	LENGTH
C6	87°16'01"	15.00'	22.85'
C7	76°16'12"	15.00'	19.97'
C8	22°33'31"	275.00'	108.27'
C20	81°47'12"	15.00'	21.41'
C21	118°54'55"	55.00'	114.15'
C23	24°00'00"	300.00'	125.66'
C24	90°00'00"	15.00'	23.56'
C25	24°00'00"	250.00'	104.72'
C26	34°00'00"	250.00'	148.35'
C27	121°51'52"	55.00'	116.98'
C28	91°02'03"	15.00'	23.83'
C29	36°55'02"	225.00'	144.97'
C30	85°48'41"	15.00'	22.47'
C31	55°09'00"	15.00'	14.44'
C32	55°09'00"	15.00'	14.44'
C33	84°47'03"	15.00'	22.20'
C34	90°00'00"	15.00'	23.56'
C35	11°38'41"	275.00'	55.89'

LINE	BEARING
RB7	N78°25'48"W
RB8	S80°33'48"W
RB9	S14°21'23"W
RB10	S73°04'41"W
RB11	S71°41'05"W
RB12	N69°02'48"E
RB13	S67°09'45"W
RB14	N46°12'27"E
RB15	S02°59'11"E
RB16	S35°46'39"W
RB17	N42°17'19"E
RB18	N46°20'47"W
RB19	N04°09'22"E
RB20	N19°04'44"W
RB21	S36°58'07"W
RB22	S06°24'00"E
RB23	N74°45'48"W
RB24	N22°08'14"E



- LEGEND**
- SET #5 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "PLS 38252"
 - RB RADIAL BEARING (SEE TABLE)
 - * APPARENT MIS-LABEL IN CRYSTAL VALLEY RANCH FILING 5A (PHASE 1) PLAT CORRECTED PER THIS PLAT
 - ⑩ BLOCK NUMBER

CRYSTAL VALLEY RANCH FILING 5A (Phase 1), AMENDMENT NO. 2
 JOB NO. 15635.10
 AUGUST 9, 2016
 SHEET 3 OF 3

PL 13-0006



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

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