

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R MURRAY
CLERK & RECORDER
RECORDING FEE \$191 00
20 PGS



19 pg

2006046476
06/02/2006 11:14 AM

PLAT IDENTIFICATION SHEET

- ✓ Maple Grove Land Limited Partnership
- ✓ Putnam, Richard A.
- ✓ Wayne E. Brown Family, L.L.C.
- ✓ Gordon, Matthew D.
- ✓ Brown, Gregory W.
- ✓ Block, Allan J.

Grantor (owner)

Grantor (owner)

✓ Crystal Valley Ranch 5A (Phase 1) Final Plat

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Crystal Valley Ranch Filing: 5

Condo Info: Phase _____ Bldg _____ Unit _____

| | | |
|------|---|----|
| ✓ 19 | 8 | 67 |
| ✓ 25 | 8 | 67 |

| | | |
|---------|----------|-------|
| _____ | _____ | _____ |
| Section | Township | Range |

Cross Reference numbers: (reception #s or book and page)

| | | |
|--------------|--------------|--------------|
| ✓ 2003089400 | ✓ 2004040355 | ✓ 2004104297 |
| _____ | _____ | _____ |
| 2002097027 | _____ | _____ |
| _____ | _____ | _____ |

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

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF THE SOUTHWEST 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, BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, WHICH IS ASSUMED TO BEAR S89°14'28"W;
 BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25, THENCE N89°14'28"E A DISTANCE OF 1,070.30 FEET TO THE POINT OF BEGINNING;
 THENCE N02°56'16"W, 539.74 FEET TO A POINT OF CURVE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 05°25'13", 44.46 FEET;
 THENCE N08°21'29"W, 453.89 FEET TO A POINT OF CURVE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET AND A CENTRAL ANGLE OF 05°25'13", 50.14 FEET;
 THENCE N02°56'16"W, 306.71 FEET;
 THENCE N48°38'43"W, 47.49 FEET; TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF LOOP ROAD AS RECORDED UNDER RECEPTION NUMBER - 2002097027;
 THENCE ALONG SAID SOUTHERLY RIGHT OF WAY OF LOOP ROAD THE FOLLOWING

- TEN (10) COURSES:
- N85°38'50"E A DISTANCE OF 109.09 FEET;
 - THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 735.00 FEET; A CENTRAL ANGLE OF 66°51'37", AN ARC LENGTH OF 857.70 FEET AND A CHORD WHICH BEARS N52°13'01"E A DISTANCE OF 809.85 FEET;
 - THENCE N18°47'13"E A DISTANCE OF 178.42 FEET;
 - THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,615.00 FEET, A CENTRAL ANGLE OF 25°58'11", AN ARC LENGTH OF 732.48 FEET AND A CHORD WHICH BEARS N31°46'48"E A DISTANCE OF 726.22 FEET;
 - THENCE N44°46'24"E A DISTANCE OF 527.38 FEET;
 - THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT; HAVING A RADIUS OF 1,035.00 FEET, A CENTRAL ANGLE OF 26°43'38", AN ARC LENGTH OF 482.80 FEET AND A CHORD WHICH BEARS N31°24'35"E A DISTANCE OF 478.44 FEET;
 - THENCE N18°02'46"E A DISTANCE OF 884.40 FEET;
 - THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT; HAVING A RADIUS OF 905.00 FEET, A CENTRAL ANGLE OF 16°17'47", AN ARC LENGTH OF 257.40 FEET AND A CHORD WHICH BEARS N09°53'35"E A DISTANCE OF 256.54 FEET;
 - THENCE N01°44'59"E A DISTANCE OF 773.61 FEET;
 - THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 735.00 FEET; A CENTRAL ANGLE OF 24°24'33", AN ARC LENGTH OF 313.12 FEET AND A CHORD WHICH BEARS N10°27'17"W A DISTANCE OF 310.76 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY OF LOOP ROAD N67°20'27"E A DISTANCE OF 198.42 FEET;

- THENCE N89°36'30"E A DISTANCE OF 87.57 FEET;
 THENCE S21°49'55"E A DISTANCE OF 619.17 FEET;
 THENCE S38°45'38"E A DISTANCE OF 1,458.92 FEET;
 THENCE S89°16'46"W A DISTANCE OF 764.19 FEET;
 THENCE S01°50'39"E A DISTANCE OF 1,237.19 FEET;
 THENCE S89°22'24"W A DISTANCE OF 740.07 FEET;
 THENCE S01°51'46"E A DISTANCE OF 80.11 FEET;
 THENCE S46°04'32"E A DISTANCE OF 564.19 FEET;
 THENCE N89°25'03"E A DISTANCE OF 346.38 FEET;
 THENCE S01°50'49"E A DISTANCE OF 2,270.83 FEET;
 THENCE S89°06'38"W A DISTANCE OF 1,132.78 FEET;
 THENCE S89°14'28"W A DISTANCE OF 1,586.52 FEET TO THE POINT OF BEGINNING,
 CONTAINING 8,899,065 SQUARE FEET OR 204.294 ACRES, MORE OR LESS

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. 5A (Phase 1).

THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK, FOR PURPOSES OF OWNERSHIP AND MAINTENANCE, ALL STREETS AS PLATTED, TRACTS BB, CC, & DD FOR PURPOSES SHOWN WITHIN THE TRACT SUMMARY TABLE ON PAGE 2, AND ALL THE UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

TRACTS AA, EE, FF, & GG WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK FOR PURPOSES SHOWN WITHIN THE TRACT SUMMARY TABLE ON PAGE 2 BY SEPARATE INSTRUMENT.

TRACTS A, B, C, D, E, F, G, H, HH, & J WILL BE DEDICATED TO THE CRYSTAL VALLEY RANCH FILING 5A SUBDIVISION H.O.A. FOR PURPOSES SHOWN WITHIN THE TRACT SUMMARY TABLE ON PAGE 2 BY SEPARATE INSTRUMENT AT A LATER DATE.

TRACT JJ WILL REMAIN UNDER CURRENT OWNERSHIP - CRYSTAL VALLEY METROPOLITAN DISTRICT BOARD MEMBERS.

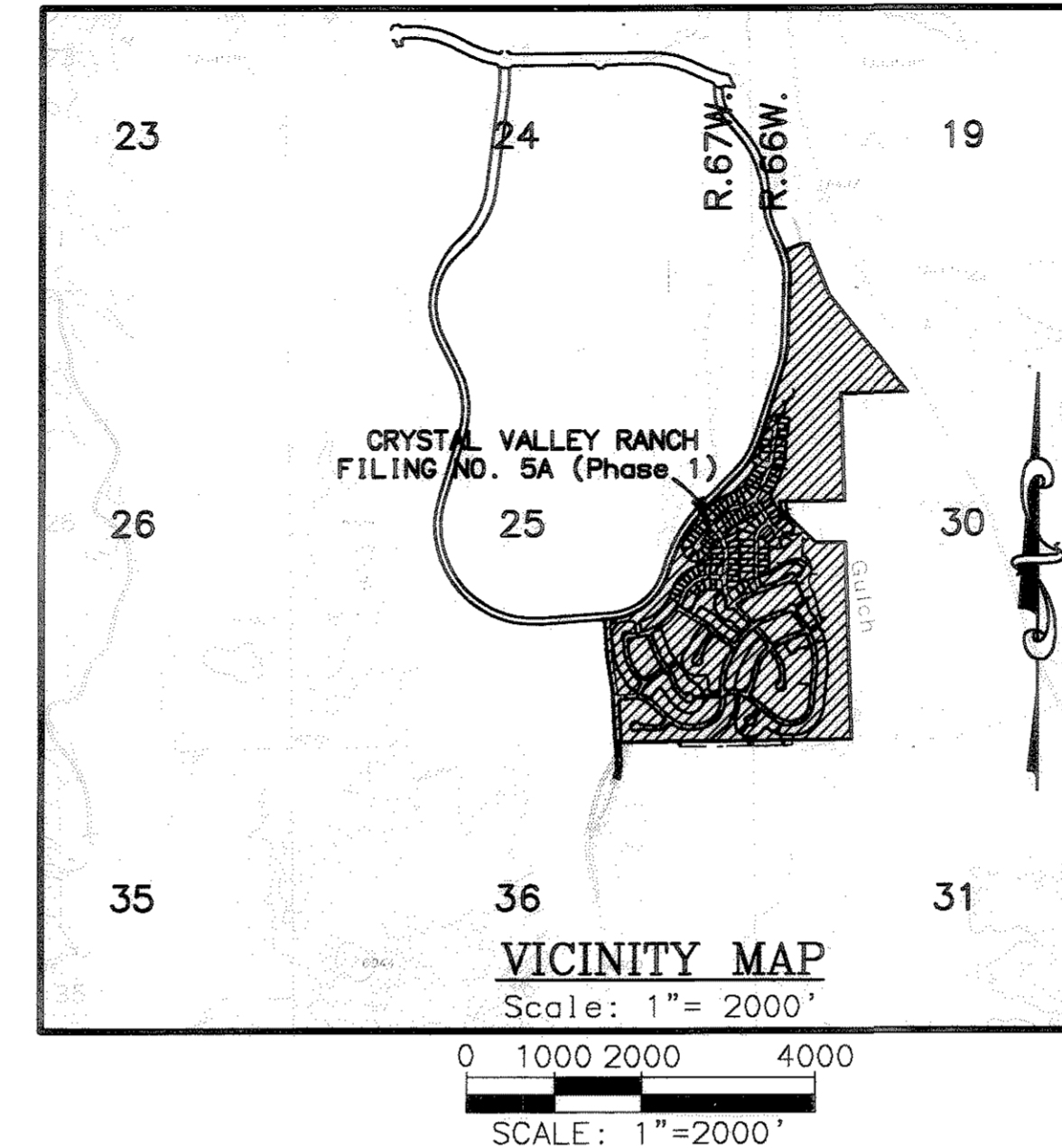
TRACTS KA, KB, KC, KD, KE, KF, KG, KH, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, & KZ ARE TRACTS RESERVED FOR FUTURE LOT DEVELOPMENT, WILL REMAIN UNDER CURRENT OWNERSHIP, AND ARE SUBJECT TO FUTURE PLATTING PRIOR TO DEVELOPMENT.

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.

EXECUTED THIS 13th DAY OF April, 2006.

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART 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
SHEET 1 OF 19



OWNERSHIP CERTIFICATIONS:

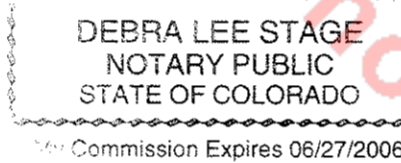
THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1) IN THE TOWN OF CASTLE ROCK.

ALLAN J. BLOCK
8005 S CHESTER ST STE 125, ENGLEWOOD, CO 80112

BY: Allan J. Block
ALLAN J. BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF April, 2006.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 06-27-06

Debra Lee Stage
NOTARY PUBLIC

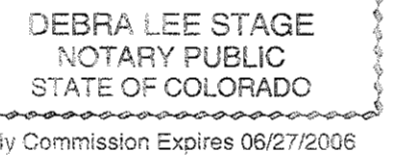


MATTHEW D. GORDON
8005 S CHESTER ST STE 125, ENGLEWOOD, CO 80112

BY: Matthew D. Gordon
MATTHEW D. GORDON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF April, 2006.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 06-27-06

Debra Lee Stage
NOTARY PUBLIC

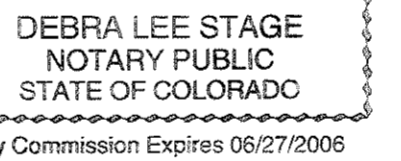


GREGORY W. BROWN
8005 S CHESTER ST STE 125, ENGLEWOOD, CO 80112

BY: Gregory W. Brown
GREGORY W. BROWN

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF MARCH, 2006.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 06-27-06

Debra Lee Stage
NOTARY PUBLIC



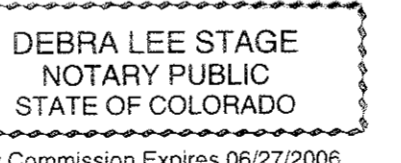
MAPLE GROVE LAND LIMITED PARTNERSHIP,
A MINNESOTA LIMITED PARTNERSHIP,
7808 CREEKRIDGE CIRCLE, BLOOMINGTON, MN. 55439

BY: James L. Osterlind
JAMES L. OSTERLIND,
GENERAL PARTNER

BY: Greg C. Avery
GREG C. AVERY, PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF April, 2006.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 06-27-06

Debra Lee Stage
NOTARY PUBLIC

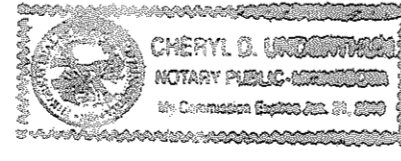


RICHARD A. PUTNAM
2765 CASCO POINT ROAD, WAYZATA, MN. 55391

BY: Richard A. Putnam
RICHARD A. PUTNAM

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF April, 2006.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 03-20-10

Cheryl Q. Understrom
NOTARY PUBLIC

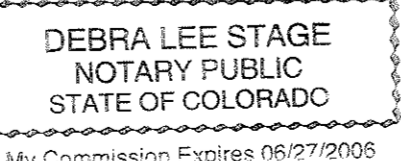


WAYNE E. BROWN FAMILY, L.L.C.,
A MINNESOTA LIMITED LIABILITY COMPANY
10200 WILD DUCK PASS, EDEN PRAIRIE, MN. 55347

BY: Gregory W. Brown
GREGORY W. BROWN, MANAGER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF MARCH, 2006.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 06-27-06

Debra Lee Stage
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. 5A (Phase 1) IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENTS RECORDED ON MAY 17, 2002, IN BOOK 2331 AT PAGE 1158, ON APRIL 22, 2004, UNDER RECEPTION NO. 200404355, AND ON OCTOBER 7, 2004 UNDER RECEPTION NO. 2004104297, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

WELLS FARGO BANK, N.A.
425 EAST HENNEPIN AVENUE, MINNEAPOLIS, MN. 55414

BY: Edward J. Schoenecker, V.P.
EDWARD J. SCHOENECKER, V.P.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF April, 2006.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 03-20-10

Cheryl Q. Understrom
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. 5A (Phase 1) IN THE TOWN OF CASTLE ROCK.

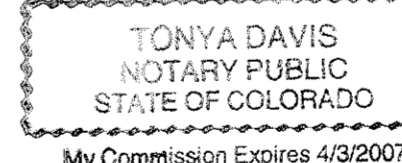
THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON JUNE 16, 2003, UNDER RECEPTION NO 2003089400, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CENTEX HOMES 16333 E. Oak Creek Rd. # 30, Englewood
9250 E-COSTILLA AVE, #200, GREENWOOD VILLAGE, CO 80112

BY: William V. Bobbitt, Divisional Manager
WILLIAM V. BOBBITT, DIVISIONAL MANAGER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF April, 2006.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 03-20-10

Tonya Davis
NOTARY PUBLIC



SHEET INDEX

| NO. | OF | REVISIONS | DATE | BY |
|-----|----|-----------|------|---------------------|
| 1 | OF | 19 | | COVER SHEET |
| 2 | OF | 19 | | GENERAL NOTES |
| 3 | OF | 19 | | LINE/CURVE TABLES |
| 4 | OF | 19 | | OVERALL INDEX SHEET |
| 5 | OF | 19 | | FINAL PLAT |

Prepared by:
Legacy Engineering Inc.
1626 Hatch Circle
Castle Rock, CO 80109
720.200.4577
www.legacyengineering.com 720.533.1600 f

DEVELOPER:

CRYSTAL VALLEY RANCH DEVELOPMENT CO. 823 SOUTH PERRY STREET, SUITE 210 CASTLE ROCK, COLORADO 80104
CONTACT: BYRON J. GLENN
PHONE: (303) 814-6862

PLANNER:

MANHARD CONSULTING LTD.
8232 EAST PARK MEADOWS DRIVE
LITTLETON, COLORADO 80124
CONTACT: TIM NELSON
PHONE: (303) 708-0500

SURVEYOR:

EMK CONSULTANTS, INC.
7006 SOUTH ALTON WAY BUILDING F CENTENNIAL, COLORADO 80112
PHONE: (303) 694-1520

LANDSCAPE ARCHITECT:

ROCKNE CORTY DESIGN
POST OFFICE BOX 3354 CENTENNIAL, COLORADO 80161
CONTACT: DOUG ROCKNE
PHONE: (303) 770-6746

FLOODPLAIN:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 0800490304C, DATED SEPTEMBER 30, 1987, THE PROJECT SITE DOES LIE WITHIN A FEMA DESIGNATED 100-YR FLOODPLAIN, SHOWN AS TRACTS EE & FF ON THIS FINAL PLAT.

"APPROVAL OF THE FINAL PLAT DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN STANDARDS. ALL DEVIATIONS FROM TOWN STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL."

TITLE CERTIFICATION:

I, Sandra W. Newberry, 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP, LIEN HOLDER SUBORDINATION CERTIFICATE, AND DEDICATION. SIGNED THIS 13th DAY OF April, 2006.

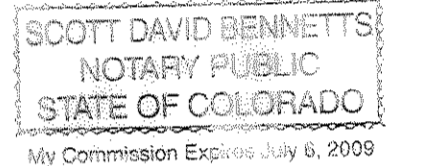
AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF April, 2006, BY Sandra W. Newberry OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: July 6, 2009
NOTARY PUBLIC
14021 E. LIVE OAK #300
ADDRESS
ARAPAHO, CO 80014



SURVEYOR'S STATEMENT

I, JON S. MCDANIEL, 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 4-12-06, 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 DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

Jon S. McDaniel
JON S. MCDANIEL
COLORADO P.L.S. NO. 12405
FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

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.

ATTEST: TOWN OF CASTLE ROCK

Valley Man
TOWN CLERK
Nick S. Jones
TOWN MANAGER

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 13th DAY OF April, 2006.

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 AND ACCORDINGLY 402 SFE'S ARE DEBITED FROM THE WATER BANK.

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 11:45 AM ON THE 2nd DAY OF JUNE, 2006 AT RECEPTION NO. 20060416476

Both Justice
DOUGLAS COUNTY CLERK AND RECORDER

BY: _____ DEPUTY



COVER SHEET
CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1)
FINAL PLAT
SHEET 1 OF 19

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

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART 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
SHEET 2 OF 19




| TRACT | SQ.FT. | ACRES | OWNERSHIP / MAINTENANCE | USAGE | USAGE TYPE | DEDICATION |
|------------|-----------|--------------|---|--------------------|---|------------|
| TRACT "AA" | 990,480 | 22.74 | TOWN OF CASTLE ROCK | PUBLIC | OPEN SPACE | DEED |
| TRACT "BB" | 14,683 | 0.34 | TOWN OF CASTLE ROCK | PUBLIC | OPEN SPACE | PLAT |
| TRACT "CC" | 13,349 | 0.31 | TOWN OF CASTLE ROCK | PUBLIC | OPEN SPACE | PLAT |
| TRACT "DD" | 5,007 | 0.11 | TOWN OF CASTLE ROCK | PUBLIC | OPEN SPACE | PLAT |
| TRACT "EE" | 629,833 | 14.46 | TOWN OF CASTLE ROCK | PUBLIC | OPEN SPACE (FLOODPLAIN) | DEED |
| TRACT "FF" | 495,826 | 11.38 | TOWN OF CASTLE ROCK | PUBLIC | OPEN SPACE (FLOODPLAIN) | DEED |
| TRACT "GG" | 437,708 | 10.05 | TOWN OF CASTLE ROCK | PUBLIC | OPEN SPACE | DEED |
| | | 59.39 | | | | |
| TRACT "JJ" | 43,782 | 1.01 | CRYSTAL VALLEY METRO DIST 2 BOARD MEMBERS | PRIVATE | OPEN SPACE | |
| TRACT "A" | 109,197 | 2.51 | THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA | PRIVATE | OPEN SPACE/TRAIL/UTILITIES/DRAINAGE | DEED |
| TRACT "B" | 5,025 | 0.12 | THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA | PRIVATE | OPEN SPACE/UTILITIES | DEED |
| TRACT "C" | 64,317 | 1.48 | THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA | PRIVATE | OPEN SPACE | DEED |
| TRACT "D" | 52,138 | 1.20 | THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA | PRIVATE | OPEN SPACE | DEED |
| TRACT "E" | 193,758 | 4.45 | THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA | PRIVATE | OPEN SPACE/TRAIL/UTILITIES/DRAINAGE | DEED |
| TRACT "F" | 242,713 | 5.57 | THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA | PRIVATE | OPEN SPACE/UTILITIES/DRAINAGE | DEED |
| TRACT "G" | 247,585 | 5.68 | THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA | PRIVATE | OPEN SPACE/TRAIL/UTILITIES | DEED |
| TRACT "H" | 78,636 | 1.81 | THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA | PRIVATE | OPEN SPACE/TRAIL/TOT LOT/LANDSCAPING/DRAINAGE | DEED |
| TRACT "HH" | 159,165 | 3.65 | THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA | PRIVATE | OPEN SPACE/TRAIL/UTILITIES/DRAINAGE | DEED |
| TRACT "J" | 202,944 | 4.66 | THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA | PRIVATE | OPEN SPACE/TRAIL/PASSIVE PARK | DEED |
| | 1,399,260 | 32.12 | | | | |
| TRACT "KA" | 66,395 | 1.52 | TO REMAIN UNDER CURRENT OWNERSHIP | FUTURE DEVELOPMENT | FUTURE LOTS | |
| TRACT "KB" | 188,690 | 4.33 | TO REMAIN UNDER CURRENT OWNERSHIP | FUTURE DEVELOPMENT | FUTURE LOTS | |
| TRACT "KC" | 36,604 | 0.84 | TO REMAIN UNDER CURRENT OWNERSHIP | FUTURE DEVELOPMENT | FUTURE LOTS | |
| TRACT "KD" | 17,627 | 0.40 | TO REMAIN UNDER CURRENT OWNERSHIP | FUTURE DEVELOPMENT | FUTURE LOTS | |
| TRACT "KE" | 25,992 | 0.60 | TO REMAIN UNDER CURRENT OWNERSHIP | FUTURE DEVELOPMENT | FUTURE LOTS | |
| TRACT "KF" | 68,285 | 1.57 | TO REMAIN UNDER CURRENT OWNERSHIP | FUTURE DEVELOPMENT | FUTURE LOTS | |
| TRACT "KG" | 67,983 | 1.56 | TO REMAIN UNDER CURRENT OWNERSHIP | FUTURE DEVELOPMENT | FUTURE LOTS | |
| TRACT "KH" | 107,535 | 2.47 | TO REMAIN UNDER CURRENT OWNERSHIP | FUTURE DEVELOPMENT | FUTURE LOTS | |
| TRACT "KJ" | 38,672 | 0.89 | TO REMAIN UNDER CURRENT OWNERSHIP | FUTURE DEVELOPMENT | FUTURE LOTS | |
| TRACT "KK" | 98,258 | 2.26 | TO REMAIN UNDER CURRENT OWNERSHIP | FUTURE DEVELOPMENT | FUTURE LOTS | |
| TRACT "KL" | 218,814 | 5.02 | TO REMAIN UNDER CURRENT OWNERSHIP | FUTURE DEVELOPMENT | FUTURE LOTS | |
| TRACT "KM" | 160,367 | 3.68 | TO REMAIN UNDER CURRENT OWNERSHIP | FUTURE DEVELOPMENT | FUTURE LOTS | |
| TRACT "KN" | 442,111 | 10.15 | TO REMAIN UNDER CURRENT OWNERSHIP | FUTURE DEVELOPMENT | FUTURE LOTS | |
| TRACT "KO" | 92,864 | 2.13 | TO REMAIN UNDER CURRENT OWNERSHIP | FUTURE DEVELOPMENT | FUTURE LOTS | |
| TRACT "KP" | 117,811 | 2.70 | TO REMAIN UNDER CURRENT OWNERSHIP | FUTURE DEVELOPMENT | FUTURE LOTS | |
| TRACT "KQ" | 60,776 | 1.40 | TO REMAIN UNDER CURRENT OWNERSHIP | FUTURE DEVELOPMENT | FUTURE LOTS | |
| TRACT "KR" | 53,118 | 1.22 | TO REMAIN UNDER CURRENT OWNERSHIP | FUTURE DEVELOPMENT | FUTURE LOTS | |
| TRACT "KS" | 61,493 | 1.41 | TO REMAIN UNDER CURRENT OWNERSHIP | FUTURE DEVELOPMENT | FUTURE LOTS | |
| TRACT "KT" | 116,900 | 2.68 | TO REMAIN UNDER CURRENT OWNERSHIP | FUTURE DEVELOPMENT | FUTURE LOTS | |
| TRACT "KU" | 125,282 | 2.88 | TO REMAIN UNDER CURRENT OWNERSHIP | FUTURE DEVELOPMENT | FUTURE LOTS | |
| TRACT "KV" | 68,437 | 1.57 | TO REMAIN UNDER CURRENT OWNERSHIP | FUTURE DEVELOPMENT | FUTURE LOTS | |
| TRACT "KW" | 57,639 | 1.32 | TO REMAIN UNDER CURRENT OWNERSHIP | FUTURE DEVELOPMENT | FUTURE LOTS | |
| TRACT "KX" | 346,010 | 7.94 | TO REMAIN UNDER CURRENT OWNERSHIP | FUTURE DEVELOPMENT | FUTURE LOTS | |
| TRACT "KZ" | 144,555 | 3.32 | TO REMAIN UNDER CURRENT OWNERSHIP | FUTURE DEVELOPMENT | FUTURE LOTS | |
| | 2,782,218 | 63.87 | | | | |

| | Count | Area |
|-----------------------------------|--------------|---------------------|
| BUILDING LOTS | 107 lots/sfe | 24.46 Acres |
| ROW (PA 13) | | 22.45 Acres |
| ROW (Ditmars Lane) | | 2.00 Acres |
| DEDICATED PUBLIC AREAS (PLD) | 0 tracts | 0.00 Acres |
| DEDICATED PUBLIC OPEN SPACE (OSD) | 7 tracts | 59.39 Acres |
| PRIVATE OPEN SPACE (OSP) | 11 tracts | 32.12 Acres |
| FUTURE DEVELOPMENT | 24 tracts | 63.87 Acres |
| TOTAL LAND AREA: | | 204.29 Acres |

NOTES:

1. THE TOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
2. 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.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
4. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
5. UNLESS OTHERWISE NOTED, A 10-FOOT DRY UTILITY EASEMENT SHALL BE LOCATED ALONG ALL PUBLIC RIGHTS-OF-WAY.
6. THIS PROJECT WILL DEVELOP WITHIN AN AREA OF STEEP GRADES AND MATURE EVERGREEN TREES OR GAMBEL OAK RESULTING IN THE POTENTIAL FOR FIRE AFFECTING BOTH HOMES AND FOREST. THE HOMEOWNER SHALL WORK WITH A WILDLAND MITIGATION OFFICER, TO DEVELOP A SAFE AREA AROUND HOMES AND STRUCTURES.

LEGEND

| | |
|---|--|
|  | FOUND SECTION CORNER MONUMENT AS SHOWN |
|  | SET NUMBER 5 REBAR & 1-1/2" ALUMINUM CAP - PLS 12405 |
|  | FOUND EXISTING MONUMENT AS SHOWN. |



| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

GENERAL NOTES SHEET
CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1)
FINAL PLAT
SHEET 2 OF 19

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

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART 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

| CURVE TABLE (PA 13) | | | | | |
|---------------------|--------|---------|-----------|-------------|--------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | LENGTH |
| C1 | 3.71' | 220.89' | 00°57'52" | S48°00'30"W | 3.71' |
| C4 | 21.41' | 15.00' | 81°47'12" | N33°52'11"W | 19.64' |
| C5 | 13.26' | 475.00' | 01°35'57" | N07°49'24"E | 13.26' |
| C6 | 25.36' | 15.00' | 96°52'01" | N57°03'23"E | 22.45' |
| C7 | 25.36' | 15.00' | 96°52'01" | N26°04'35"W | 22.45' |
| C8 | 18.81' | 475.00' | 02°16'10" | N23°29'30"E | 18.81' |
| C9 | 13.02' | 163.67' | 04°33'23" | S48°00'30"W | 13.02' |
| C10 | 12.83' | 325.00' | 02°15'44" | N78°57'16"E | 12.83' |
| C11 | 8.28' | 425.00' | 01°07'00" | S41°18'17"W | 8.28' |
| C12 | 23.56' | 15.00' | 90°00'00" | N85°44'47"E | 21.21' |
| C13 | 23.56' | 15.00' | 90°00'00" | N04°15'13"W | 21.21' |
| C14 | 8.53' | 15.00' | 32°35'23" | N47°49'52"E | 8.42' |
| C15 | 22.50' | 55.00' | 23°28'38" | S52°24'15"W | 22.35' |
| C16 | 18.92' | 55.00' | 19°42'43" | N30°41'19"W | 18.83' |
| C17 | 19.41' | 15.00' | 74°07'32" | S03°28'54"E | 18.08' |
| C18 | 24.65' | 15.00' | 94°10'25" | S87°49'59"W | 21.97' |
| C19 | 2.54' | 325.00' | 00°26'51" | N87°16'16"W | 2.54' |
| C20 | 14.94' | 15.00' | 57°03'21" | S66°58'52"E | 14.33' |
| C21 | 4.87' | 55.00' | 05°04'36" | N40°59'29"W | 4.87' |
| C22 | 23.82' | 55.00' | 24°48'41" | S26°15'20"E | 23.63' |
| C23 | 9.80' | 15.00' | 37°26'55" | N19°56'13"W | 9.63' |
| C24 | 22.85' | 15.00' | 87°18'01" | N05°50'18"W | 20.70' |
| C25 | 5.88' | 275.00' | 01°13'28" | S14°37'28"W | 5.88' |
| C26 | 18.76' | 15.00' | 75°28'13" | N51°44'51"E | 18.36' |
| C27 | 20.13' | 275.00' | 04°11'38" | S87°23'08"W | 20.12' |
| C28 | 8.77' | 225.00' | 01°43'30" | S86°09'05"W | 8.77' |
| C29 | 22.47' | 15.00' | 85°48'41" | N03°29'46"W | 20.42' |
| C30 | 14.44' | 15.00' | 55°09'00" | S56°52'35"E | 13.89' |
| C31 | 22.78' | 55.00' | 23°43'49" | N41°09'59"W | 22.82' |
| C32 | 14.44' | 15.00' | 55°09'00" | S67°58'25"W | 13.89' |
| C33 | 4.25' | 175.00' | 01°23'33" | S85°08'51"E | 4.25' |
| C34 | 12.98' | 175.00' | 04°14'38" | N41°31'54"E | 12.96' |
| C35 | 22.20' | 15.00' | 84°47'03" | S81°48'06"W | 20.23' |
| C36 | 23.56' | 15.00' | 90°00'00" | S41°55'36"W | 21.21' |
| C37 | 4.01' | 178.25' | 01°18'49" | S51°35'04"E | 4.01' |
| C38 | 23.56' | 15.00' | 90°00'00" | N06°35'04"W | 21.21' |
| C40 | 14.44' | 15.00' | 55°09'00" | N65°59'26"E | 13.89' |
| C42 | 14.44' | 15.00' | 55°09'00" | S10°50'25"E | 13.89' |

| CURVE TABLE (PA 13) | | | | | |
|---------------------|--------|---------|-----------|-------------|--------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | LENGTH |
| C43 | 10.29' | 15.00' | 39°17'17" | S18°46'17"W | 10.09' |
| C44 | 23.56' | 15.00' | 90°00'00" | S83°24'56"W | 21.21' |
| C45 | 21.80' | 275.00' | 04°32'29" | S53°51'19"E | 21.79' |
| C46 | 14.44' | 15.00' | 55°09'00" | S09°13'44"E | 13.89' |
| C47 | 18.51' | 55.00' | 19°17'01" | S23°20'43"W | 18.42' |
| C48 | 14.44' | 15.00' | 55°09'00" | N41°18'43"E | 13.89' |
| C49 | 13.38' | 250.00' | 03°04'03" | S67°19'12"W | 13.38' |
| C50 | 22.03' | 15.00' | 84°08'53" | S85°53'22"E | 20.10' |
| C51 | 23.38' | 15.00' | 89°17'47" | S00°49'58"W | 21.08' |
| C52 | 14.44' | 15.00' | 55°09'00" | N83°34'17"W | 13.89' |
| C53 | 12.31' | 55.00' | 12°49'21" | S62°34'27"E | 12.28' |
| C54 | 14.44' | 15.00' | 55°09'00" | N41°16'43"E | 13.89' |
| C55 | 23.56' | 15.00' | 90°00'00" | S66°08'47"E | 21.21' |
| C56 | 21.83' | 15.00' | 83°22'18" | N78°39'13"W | 19.95' |
| C57 | 19.70' | 225.00' | 05°01'02" | S39°28'35"E | 19.70' |
| C58 | 14.44' | 15.00' | 55°02'46" | N14°21'29"W | 13.86' |
| C60 | 14.44' | 15.00' | 55°09'00" | S69°33'37"E | 13.89' |
| C61 | 11.60' | 825.00' | 00°48'19" | S30°44'31"E | 11.59' |
| C62 | 20.45' | 15.00' | 78°07'19" | S01°28'55"E | 18.90' |
| C63 | 14.47' | 775.00' | 01°04'12" | N30°52'28"W | 14.47' |
| C64 | 22.61' | 15.00' | 86°22'41" | N83°24'35"W | 20.53' |
| C65 | 0.76' | 375.00' | 00°06'56" | N80°01'41"E | 0.76' |
| C66 | 13.93' | 375.00' | 02°07'43" | S41°48'39"W | 13.93' |
| C67 | 22.67' | 15.00' | 86°35'11" | S02°32'48"E | 20.57' |
| C68 | 18.93' | 735.00' | 01°28'32" | N84°55'09"E | 18.93' |
| C69 | 24.35' | 15.01' | 92°57'12" | S87°00'32"E | 21.78' |
| C70 | 23.56' | 15.00' | 90°00'00" | N23°51'13"E | 21.21' |
| C71 | 15.63' | 225.00' | 04°01'54" | S02°35'21"E | 15.63' |
| C72 | 2.50' | 188.65' | 00°45'30" | N00°34'24"W | 2.50' |
| C73 | 23.56' | 15.00' | 90°00'00" | N14°39'38"E | 21.21' |
| C74 | 23.56' | 15.00' | 90°00'00" | N42°02'51"W | 21.21' |
| C75 | 16.06' | 725.00' | 01°18'08" | N19°08'16"E | 16.06' |
| C76 | 22.75' | 15.00' | 86°54'05" | S14°51'38"E | 20.63' |
| C77 | 23.36' | 15.00' | 89°13'30" | N75°05'35"E | 21.07' |
| C78 | 9.78' | 525.00' | 01°04'02" | S45°39'04"W | 9.78' |
| C79 | 23.56' | 15.00' | 90°00'00" | N01°11'05"E | 21.21' |
| C80 | 21.41' | 15.00' | 81°47'12" | N84°42'31"W | 19.64' |
| C81 | 18.82' | 15.00' | 71°52'38" | N03°56'30"E | 17.61' |
| C82 | 25.76' | 15.00' | 98°23'53" | S05°23'01"W | 22.71' |
| C83 | 23.56' | 15.00' | 90°00'00" | S77°22'38"E | 21.21' |

| CURVE TABLE (PA 13) | | | | | |
|---------------------|--------|---------|-----------|-------------|--------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | LENGTH |
| C84 | 13.57' | 625.00' | 01°14'38" | S58°14'41"W | 13.57' |
| C85 | 26.07' | 15.00' | 99°33'52" | N19°04'17"E | 22.91' |
| C86 | 19.46' | 15.00' | 74°20'33" | N73°58'30"W | 18.13' |
| C87 | 23.56' | 15.00' | 90°00'00" | N88°48'55"W | 21.21' |
| C88 | 30.30' | 475.00' | 03°39'19" | S44°21'25"W | 30.30' |
| C89 | 26.31' | 475.00' | 03°10'24" | S31°17'32"W | 26.31' |
| C90 | 23.56' | 15.00' | 90°00'00" | S48°04'24"E | 21.21' |
| C91 | 22.43' | 15.00' | 85°40'23" | N70°29'03"E | 20.40' |
| C92 | 22.53' | 15.00' | 86°03'21" | N10°39'03"E | 20.47' |
| C93 | 29.04' | 575.00' | 02°53'38" | N42°22'06"W | 29.04' |
| C94 | 24.86' | 15.00' | 94°57'51" | N79°51'34"W | 22.11' |
| C95 | 21.23' | 15.00' | 81°06'28" | S12°36'07"E | 19.50' |
| C96 | 8.91' | 325.00' | 01°34'17" | N52°22'13"W | 8.91' |
| C97 | 22.65' | 15.00' | 86°30'32" | N67°53'31"W | 20.56' |
| C98 | 23.56' | 15.00' | 90°00'00" | S12°37'22"W | 21.21' |
| C99 | 22.94' | 325.00' | 04°02'41" | N30°21'18"W | 22.94' |
| C100 | 24.75' | 325.00' | 04°01'50" | N03°14'02"W | 24.75' |
| C101 | 8.12' | 15.00' | 31°00'10" | S16°33'12"E | 8.02' |
| C103 | 19.22' | 15.00' | 73°23'54" | N35°38'50"E | 17.93' |
| C105 | 22.75' | 15.00' | 86°54'05" | S78°14'17"W | 20.63' |
| C106 | 23.56' | 15.00' | 90°00'00" | N01°12'01"W | 21.21' |
| C107 | 20.70' | 555.00' | 02°08'12" | S20°35'52"W | 20.69' |
| C108 | 14.44' | 15.00' | 55°09'00" | N47°08'16"E | 13.89' |
| C109 | 14.44' | 15.00' | 55°09'00" | S08°02'44"E | 13.89' |
| C110 | 24.80' | 505.00' | 02°47'26" | S20°55'29"W | 24.58' |
| C111 | 23.14' | 15.00' | 88°22'49" | S87°59'24"W | 20.91' |
| C112 | 23.56' | 15.00' | 90°00'00" | N15°17'40"W | 21.21' |
| C113 | 13.57' | 675.00' | 01°09'06" | S29°07'47"W | 13.57' |
| C114 | 23.20' | 675.00' | 01°58'10" | S02°05'19"E | 23.20' |
| C115 | 20.30' | 375.00' | 01°08'06" | N82°09'17"E | 20.30' |
| C116 | 8.57' | 291.95' | 01°40'57" | N46°24'06"W | 8.57' |
| C117 | 37.54' | 275.00' | 07°49'15" | N50°18'44"W | 37.51' |
| C118 | 23.83' | 15.00' | 91°02'03" | S28°55'59"E | 21.40' |
| C119 | 23.56' | 15.00' | 90°00'00" | N81°33'55"W | 21.21' |
| C120 | 19.01' | 250.00' | 04°21'24" | S14°44'37"E | 19.01' |
| C121 | 10.54' | 250.00' | 02°24'57" | S45°21'27"E | 10.54' |
| C122 | 13.08' | 55.00' | 13°36'20" | N24°40'16"W | 13.03' |
| C123 | 21.41' | 15.00' | 81°47'12" | S87°27'31"E | 19.64' |

| CURVE TABLE (PA 13) | | | | | |
|---------------------|--------|----------|-----------|-------------|--------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | LENGTH |
| C125 | 2.21' | 300.00' | 00°25'19" | N12°46'34"W | 2.21' |
| C126 | 9.24' | 375.00' | 01°24'44" | S35°51'33"E | 9.24' |
| C127 | 11.33' | 375.00' | 01°43'50" | S22°16'22"E | 11.33' |
| C128 | 22.75' | 15.00' | 86°54'05" | S22°02'35"W | 20.63' |
| C129 | 19.97' | 15.00' | 76°16'12" | S88°25'49"E | 18.53' |
| C130 | 23.56' | 15.00' | 90°00'00" | N08°26'05"E | 21.21' |
| C131 | 16.91' | 425.00' | 02°16'45" | S35°25'33"E | 16.90' |
| C132 | 22.75' | 15.00' | 86°54'05" | N64°51'30"W | 20.63' |
| C133 | 23.19' | 15.00' | 88°55'42" | S43°05'05"W | 20.95' |
| C134 | 73.97' | 1035.00' | 04°05'42" | N28°46'09"E | 73.95' |
| C135 | 74.45' | 1035.00' | 04°07'16" | N32°52'38"E | 74.43' |
| C185 | 23.56' | 15.00' | 90°00'00" | N47°57'09"E | 21.21' |

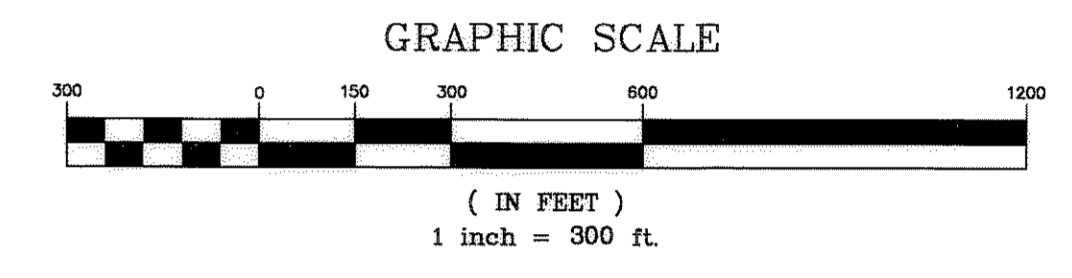
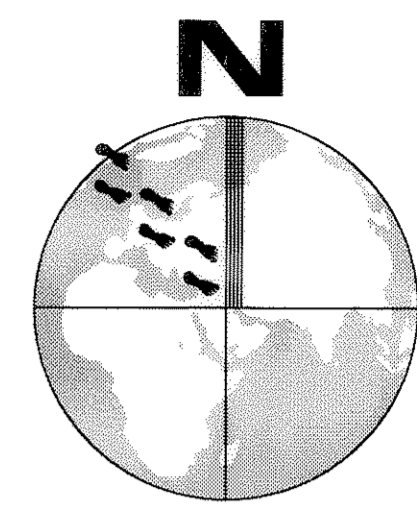
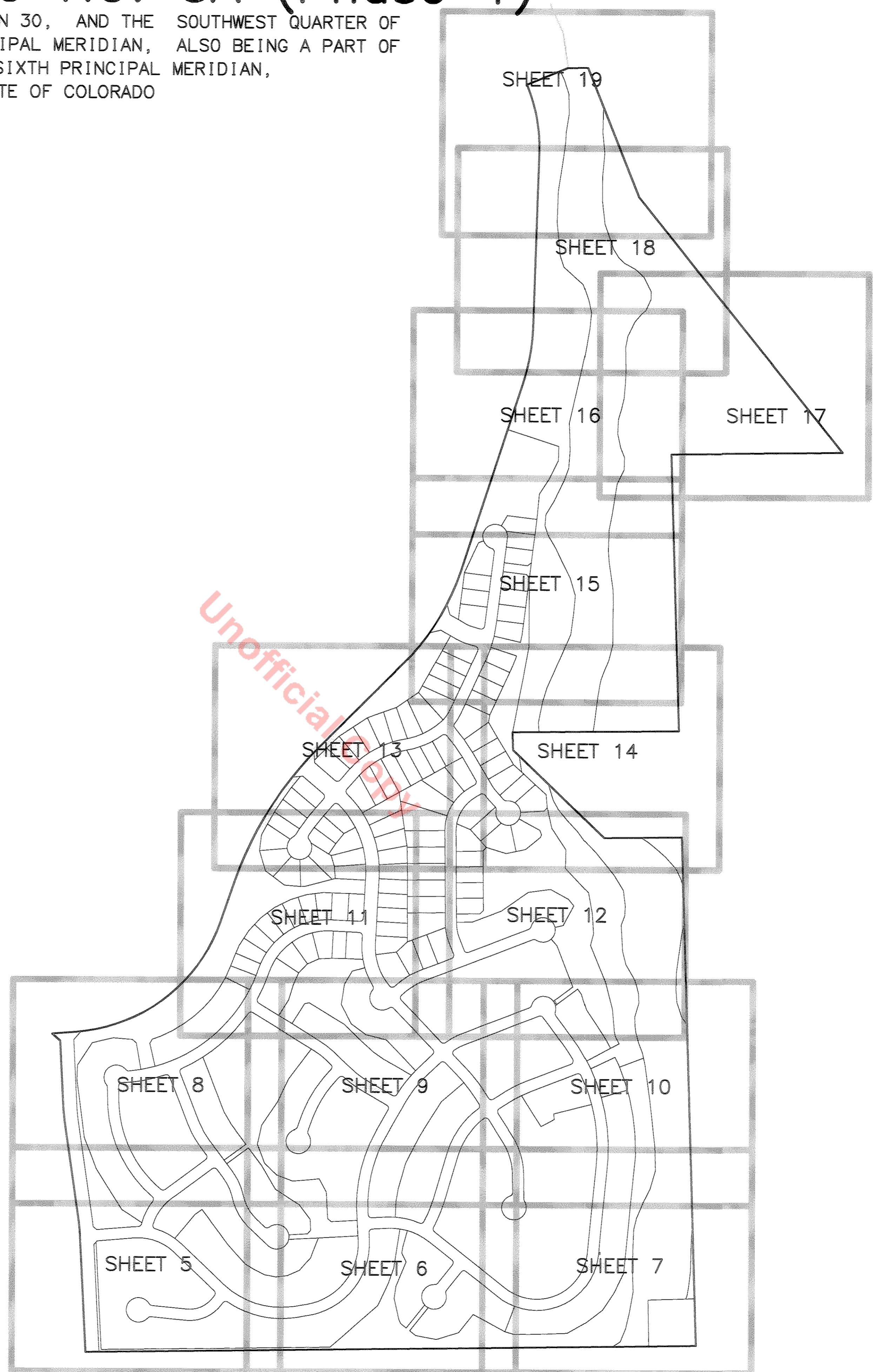
| CURVE TABLE (PA 13) (CL) | | | | | |
|--------------------------|--------|---------|-----------|-------------|--------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | LENGTH |
| *C2 | 50.81' | 250.00' | 11°38'45" | S36°09'44"E | 50.73' |
| *C3 | 29.24' | 400.00' | 04°11'19" | S48°29'46"E | 29.24' |

| CURVE TABLE (TRAIL EASEMENT) | | | | | |
|------------------------------|--------|---------|-----------|-------------|--------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | LENGTH |
| TC1 | 8.87' | 50.00' | 10°10'53" | S77°59'42"E | 8.87' |
| TC2 | 9.89' | 50.00' | 10°24'40" | S88°17'03"E | 9.89' |
| TC3 | 16.01' | 50.00' | 18°20'43" | N84°19'01"W | 16.01' |
| TC4 | 9.19' | 200.00' | 26°20'30" | N61°58'25"W | 9.19' |
| TC5 | 18.56' | 50.00' | 21°16'13" | N38°10'03"W | 18.56' |
| TC6 | 28.46' | 200.00' | 81°31'45" | S68°17'49"E | 28.46' |
| TC7 | 14.36' | 50.00' | 16°40'59" | N62°35'49"E | 14.36' |
| TC8 | 7.81' | 200.00' | 22°22'41" | N43°03'59"E | 7.81' |
| TC9 | 14.85' | 50.00' | 17°01'50" | N23°28'03"E | 14.85' |
| TC10 | 1.50' | 50.00' | 1°43'14" | N13°59'58"E | 1.50' |
| TC11 | 3.50' | 50.00' | 4°00'42" | N10°07'53"E | 3.50' |
| TC12 | 76.64' | 300.90' | 14°35'38" | N01°49'43"E | 76.64' |
| TC13 | 26.78' | 82.73' | 18°38'54" | S03°48'21"W | 26.78' |
| TC14 | 12.93' | 19.55' | 37°53'09" | S36°01'23"W | 12.93' |
| TC15 | 50.89' | 400.00' | 7°25'44" | S43°48'24"W | 50.89' |
| TC16 | 41.09' | 35.00' | 67°15'39" | N46°37'28"E | 41.09' |
| TC17 | 99.08' | 115.00' | 49°21'48" | S37°46'32"W | 99.08' |
| TC18 | 81.54' | 60.00' | 77°51'46" | N23°25'32"E | 81.54' |
| TC19 | 20.72' | 500.00' | 2°22'30" | N43°31'19"W | 20.72' |
| TC20 | 61.78' | 250.00' | 14°09'30" | S37°37'48"E | 61.78' |
| TC21 | 63.27' | 250.00' | 14°30'01" | S23°18'03"E | 63.27' |
| TC22 | 91.15' | 250.00' | 20°53'24" | S05°35'21"E | 91.15' |
| TC23 | 33.28' | 100.00' | 19°03'56" | N73°22'33"E | 33.28' |
| TC24 | 21.87' | 50.00' | 25°03'56" | S84°33'31"E | 21.87' |
| TC25 | 12.12' | 50.00' | 13°53'38" | N78°58'22"W | 12.12' |
| TC26 | 26.94' | 500.00' | 3°05'14" | N87°27'48"W | 26.94' |
| TC27 | 17.09' | 500.00' | 1°57'38" | N95°43'26"E | 17.09' |
| TC28 | 39.90' | 100.00' | 22°51'39" | N73°18'51"E | 39.90' |
| TC29 | 29.84' | 200.00' | 8°32'59" | S57°36'32"E | 29.84' |
| TC30 | 13.27' | 200.00' | 3°48'10" | S58°03'48"W | 13.27' |
| TC31 | 22.26' | 100.00' | 12°45'22" | S66°20'34"W | 22.26' |
| TC32 | 11.97' | 100.00' | 6°51'21" | S76°08'53"W | 11.97' |
| TC33 | 12.58' | 100.00' | 7°12'33" | S83°10'52"W | 12.58' |
| TC34 | 20.13' | 100.00' | 11°31'58" | | |

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

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART 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
SHEET 4 OF 19



| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

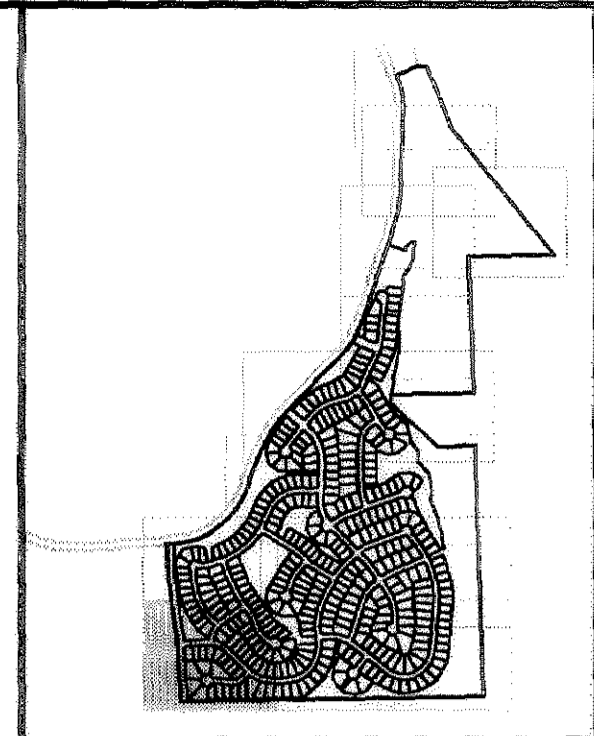
Legacy Engineering Inc.
1626 Thatch Circle
Castle Rock, CO 80109
jmill@legacyengineering.com 720.200.4577 v
www.legacyengineering.com 720.533.1600 f

OVERALL INDEX SHEET
CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1)
FINAL PLAT
SHEET 4 OF 19

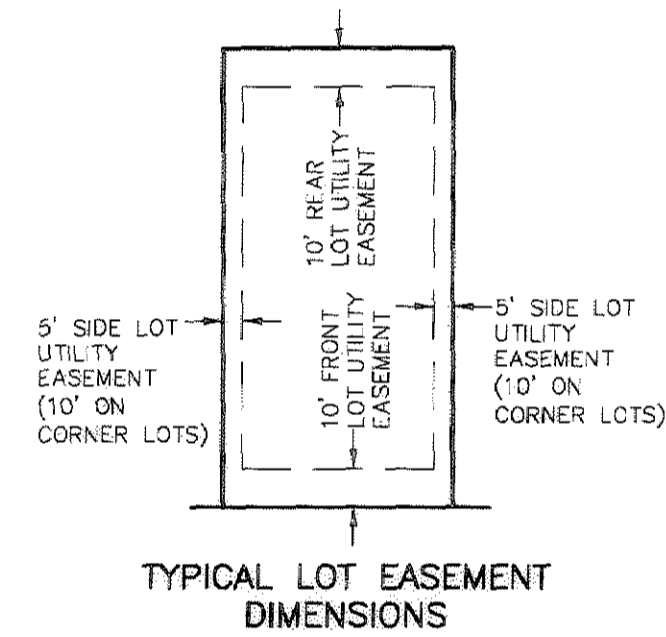
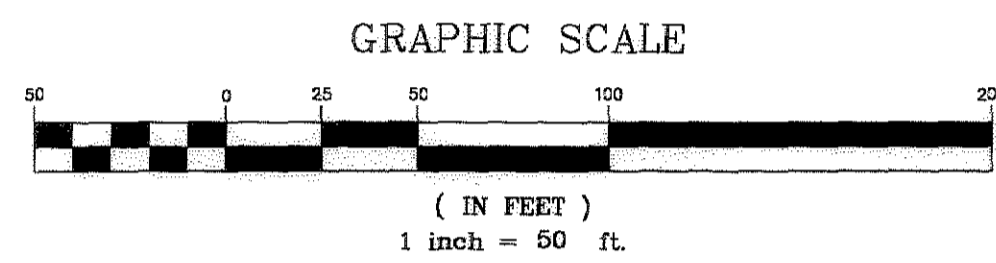
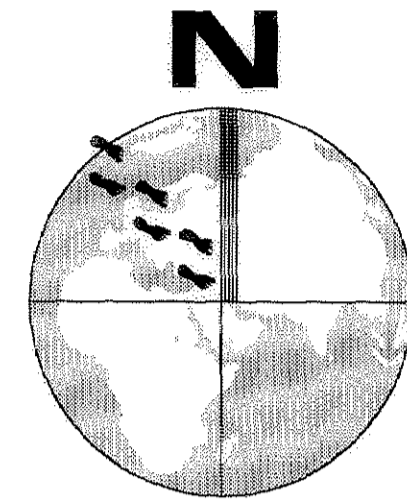
CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1)

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART 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
SHEET 5 OF 19



SEE SHEET 8 FOR CONTINUATION



Legacy Engineering Inc.
1626 Thatch Circle
Castle Rock, CO 80109
jmill@legacyengineering.com 720.206.4577
www.legacyengineering.com 720.553.1600 f

**R=470.00
L=44.46
Δ=5°25'13"
CH=44.45
CHB=N05°38'52"W**

Official Copy

UNPLATTED

S1/4 COR., SEC. 25
T.8S., R.67W. 6th P.M.
FOUND 2 1/2" ALUM.
CAP ON A 1" ALUM.
ROD STAMPED "ARCHER
& ASSOC LS 6935-1998

N 89°14'28" E 1070.30'

BASIS OF BEARINGS - SOUTH LINE OF THE SE1/4 OF SECTION 25

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
| | | | |
| | | | |

POINT OF BEGINNING

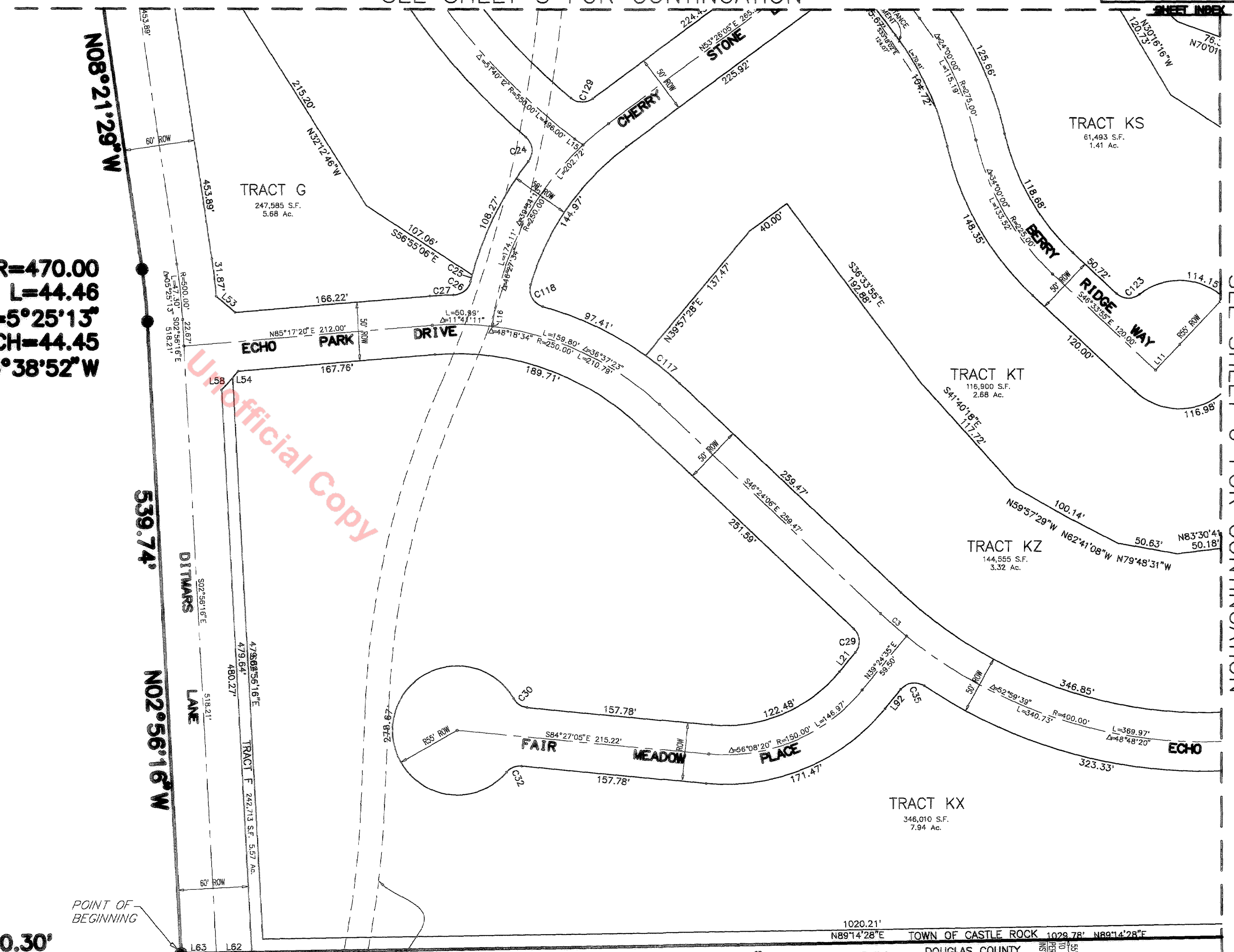
ACCESS EASEMENT AS DESCRIBED BY THE FOLLOWING:
EASEMENT RIGHTS AS CONTAINED IN DEED RECORDED
SEPTEMBER 18, 1998 IN BOOK 1600 AT PAGE 2165.
DECLARATION OF EASEMENT AS RECORDED JULY 16, 2001
IN BOOK 2085 AT PAGE 1615. GRANT OF EASEMENT AS
RECORDED JULY 16, 2001 IN BOOK 2085 AT PAGE 1606.
AND ROW EASEMENT AS DESCRIBED IN DEED RECORDED
JANUARY 27TH, 1983 IN BOOK 463 PAGE 968; ALL TO BE
VACATED BY SEPARATE INSTRUMENT.

S89°14'28"W 1586.52'
SELLERS CREEK RANCH OWNERS ASSOC.
REC. #01063901

ZONED
AGRICULTURAL
A-1

CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1)
FINAL PLAT
SHEET 5 OF 19

SEE SHEET 6 FOR CONTINUATION

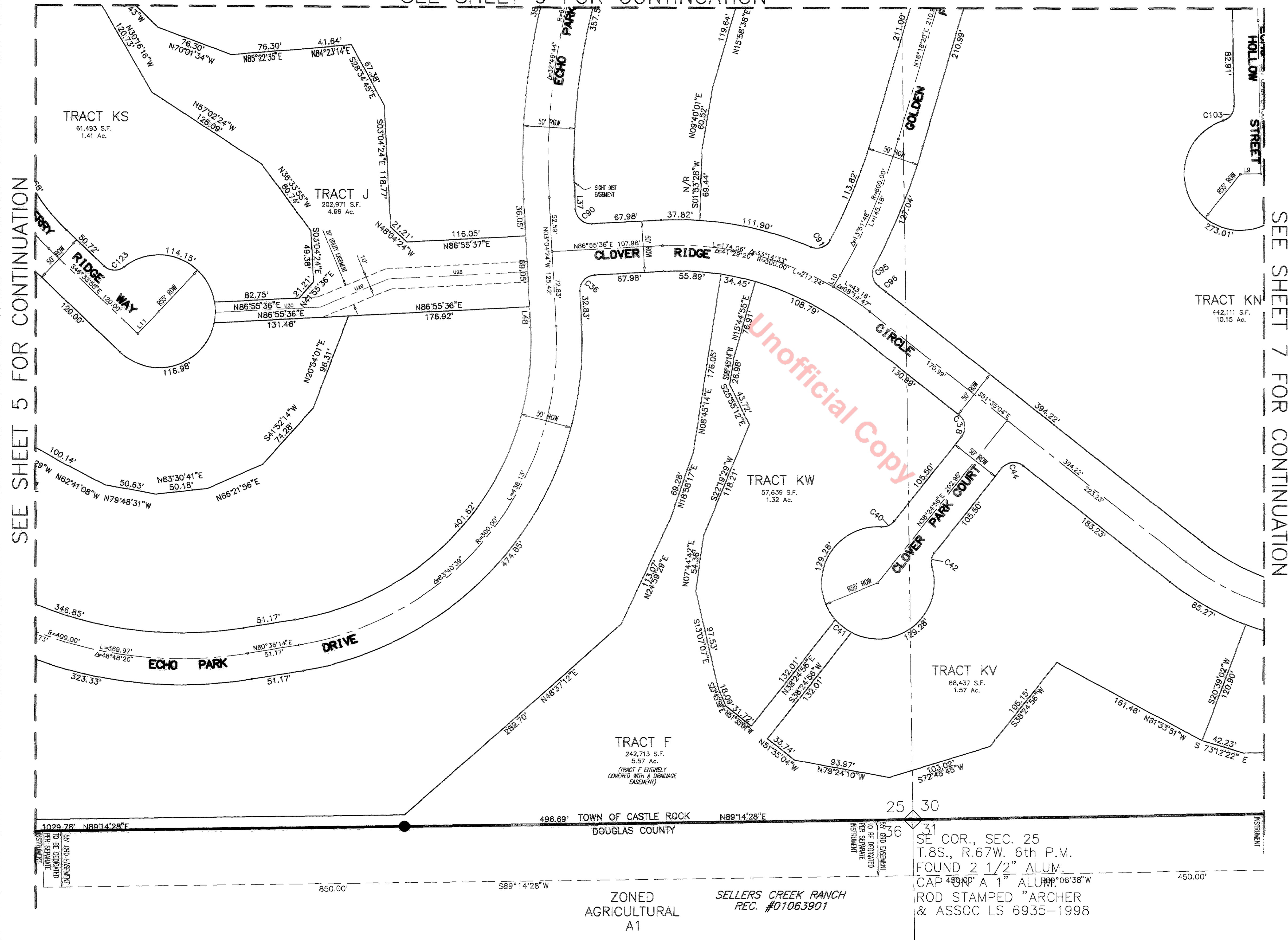


CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1)

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

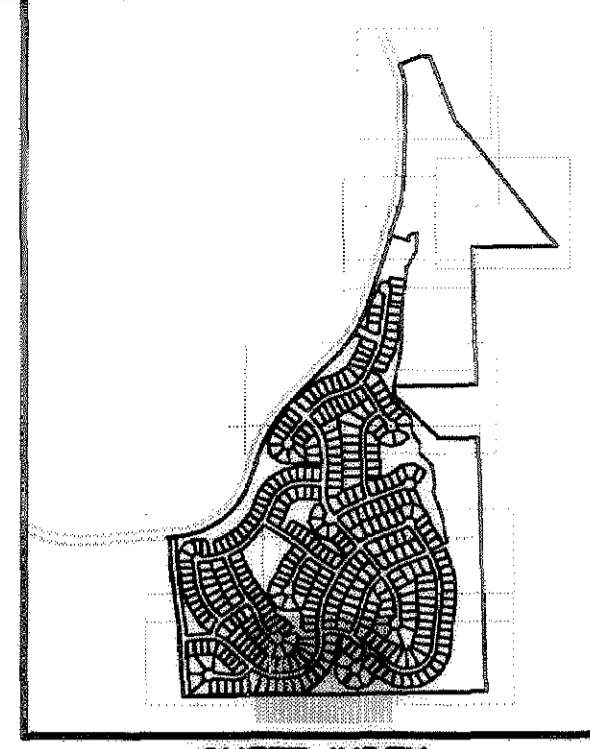
FINAL PLAT
SHEET 6 OF 19

SEE SHEET 9 FOR CONTINUATION

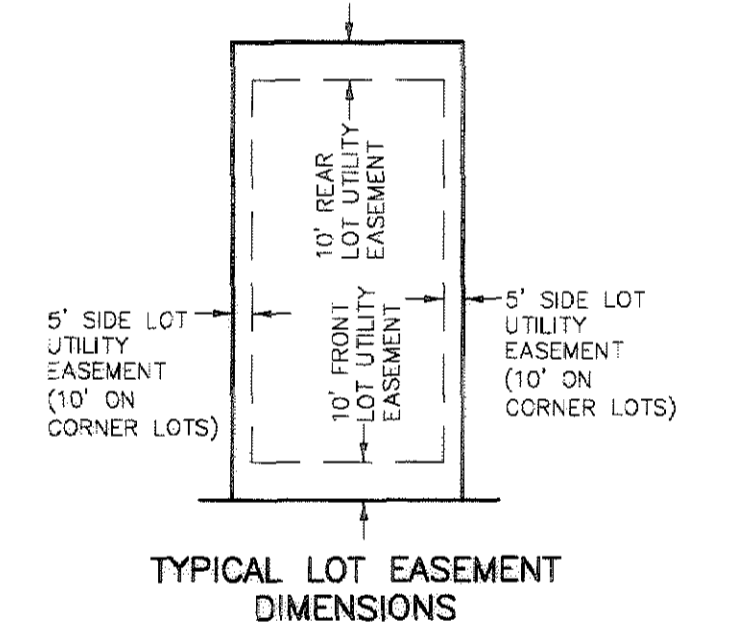
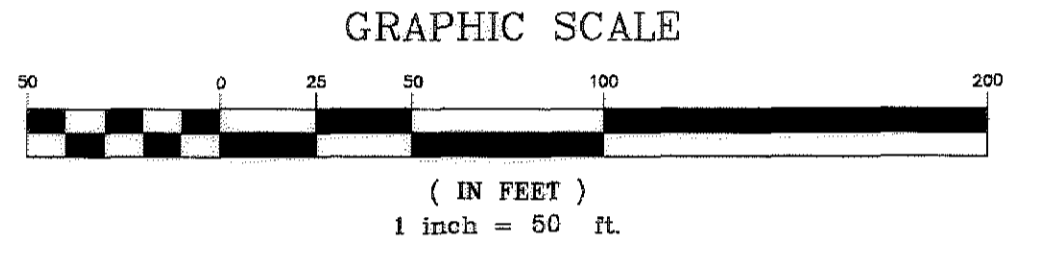
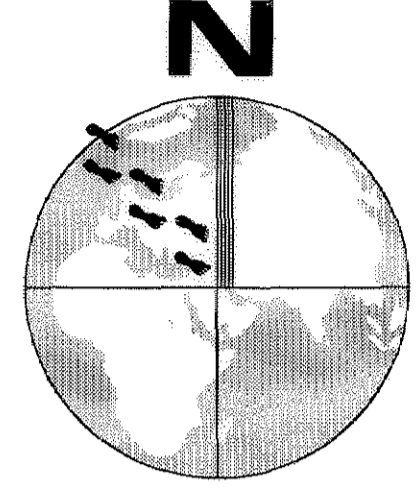


SEE SHEET 5 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION



SHEET INDEX



Legacy Engineering Inc.
1626 Thatch Circle
Castle Rock, CO 80109
720.200.4577
www.legacyengineering.com

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
| | | | |
| | | | |

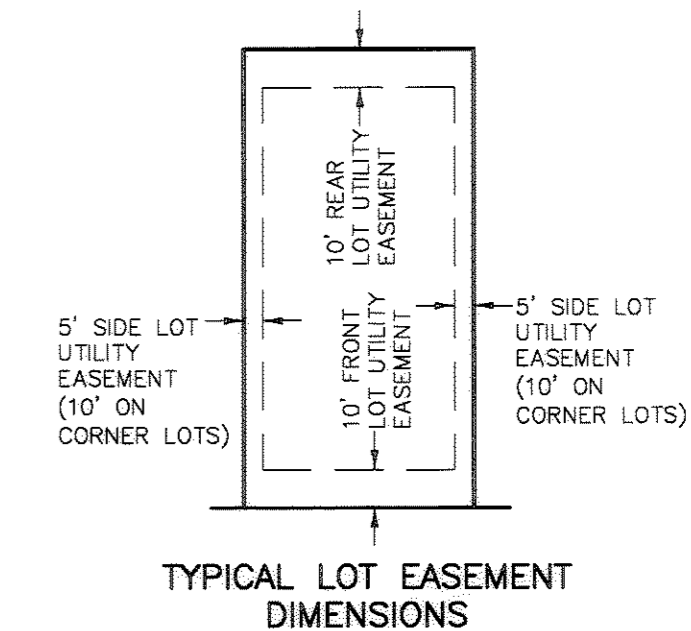
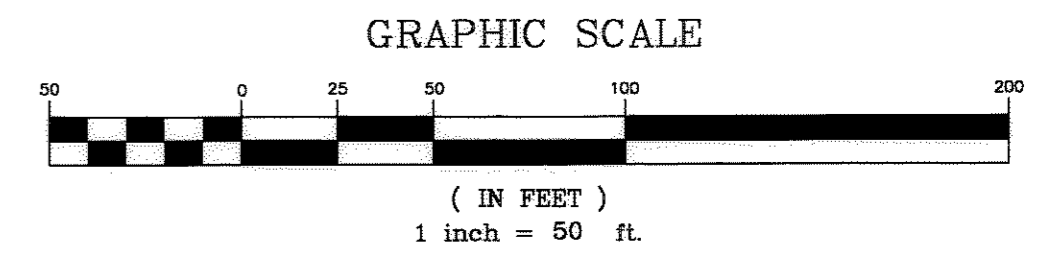
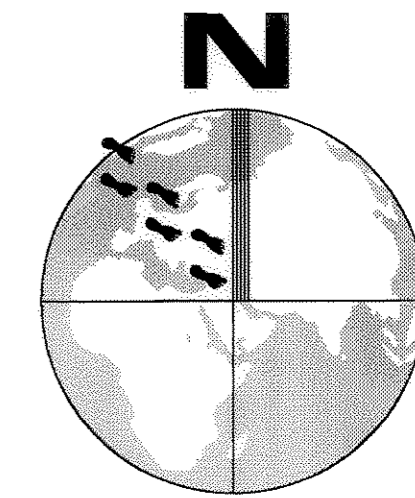
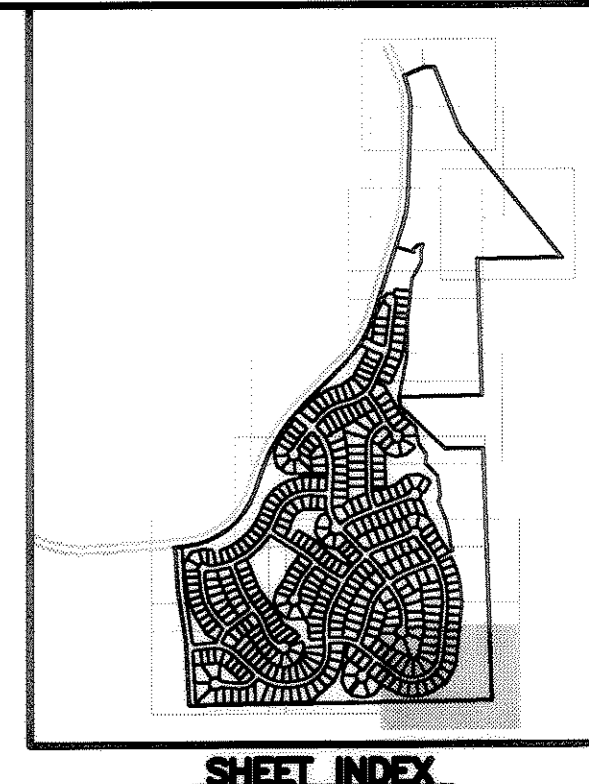
CRYSTAL VALLEY RANCH
FILING NO. 5A (Phase 1)
FINAL PLAT
SHEET 6 OF 19

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

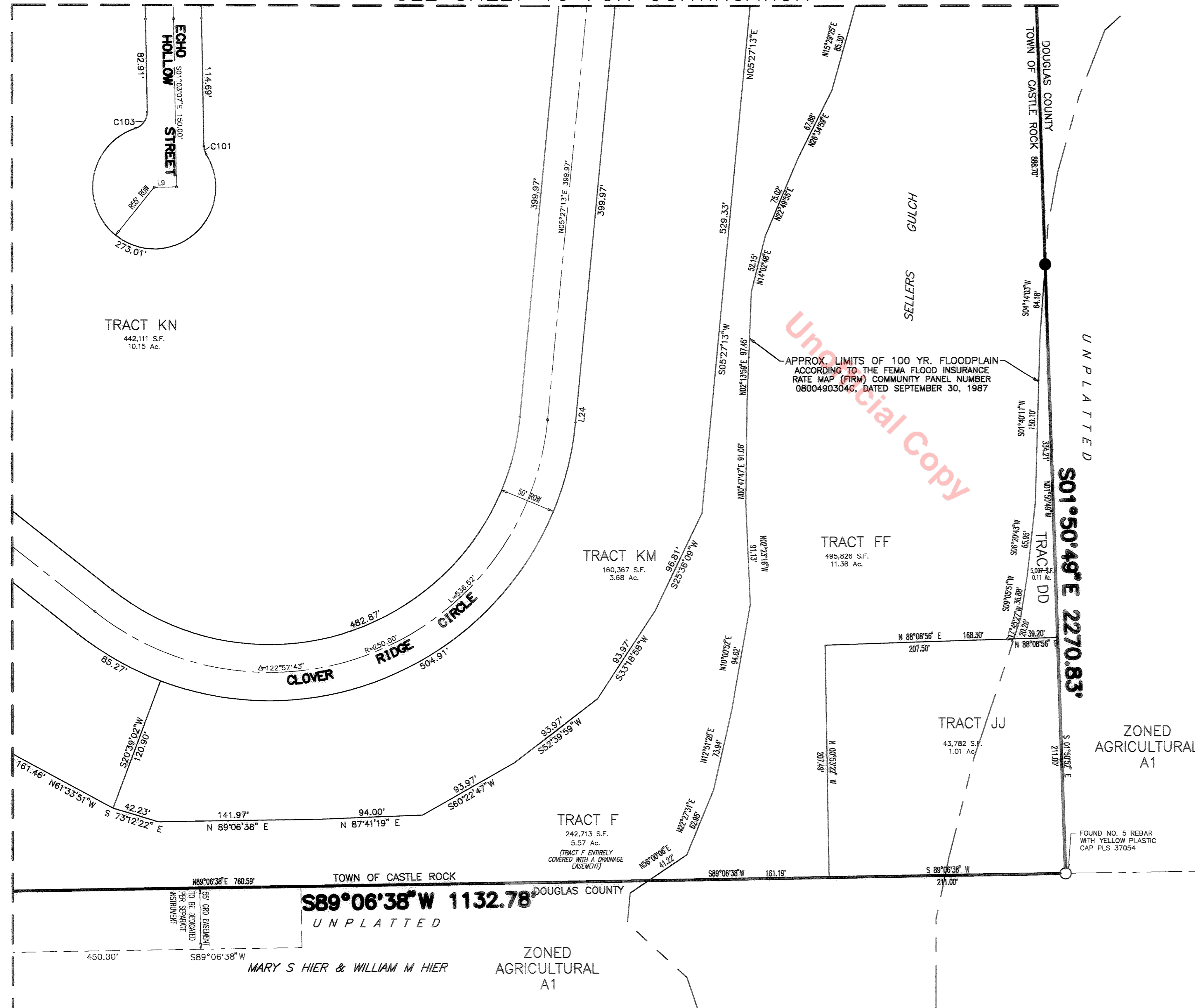
A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
SHEET 7 OF 19

SEE SHEET 10 FOR CONTINUATION



SEE SHEET 6 FOR CONTINUATION



| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Legacy Engineering Inc.
1626 Thatch Circle
Castle Rock, CO 80109
jmill@legacyengineering.com 720.200.4877 v
www.legacyengineering.com 720.533.1600 f

CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1)
FINAL PLAT
SHEET 7 OF 19

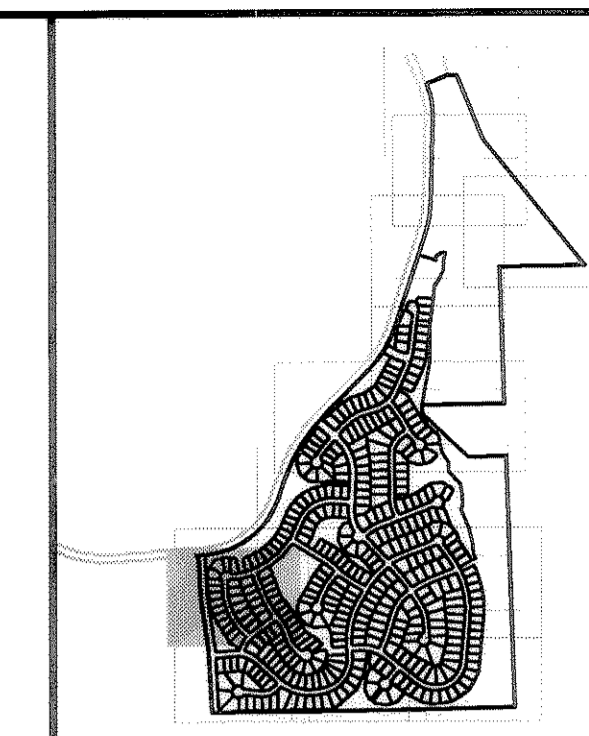
CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1)

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

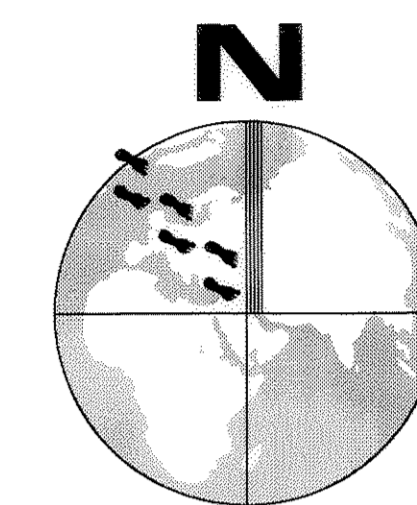
FINAL PLAT

SEE SHEET 11 FOR CONTINUATION

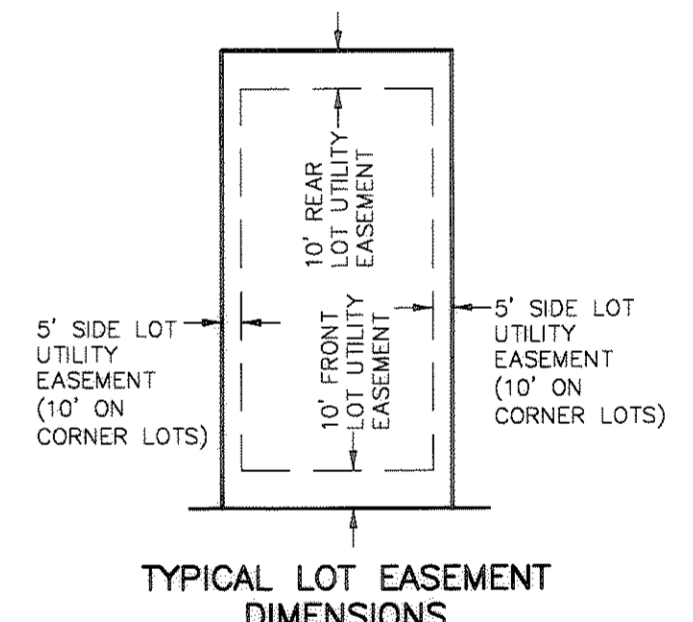
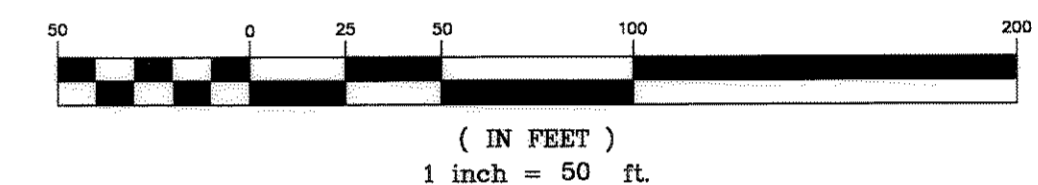
SHEET 8 OF 19



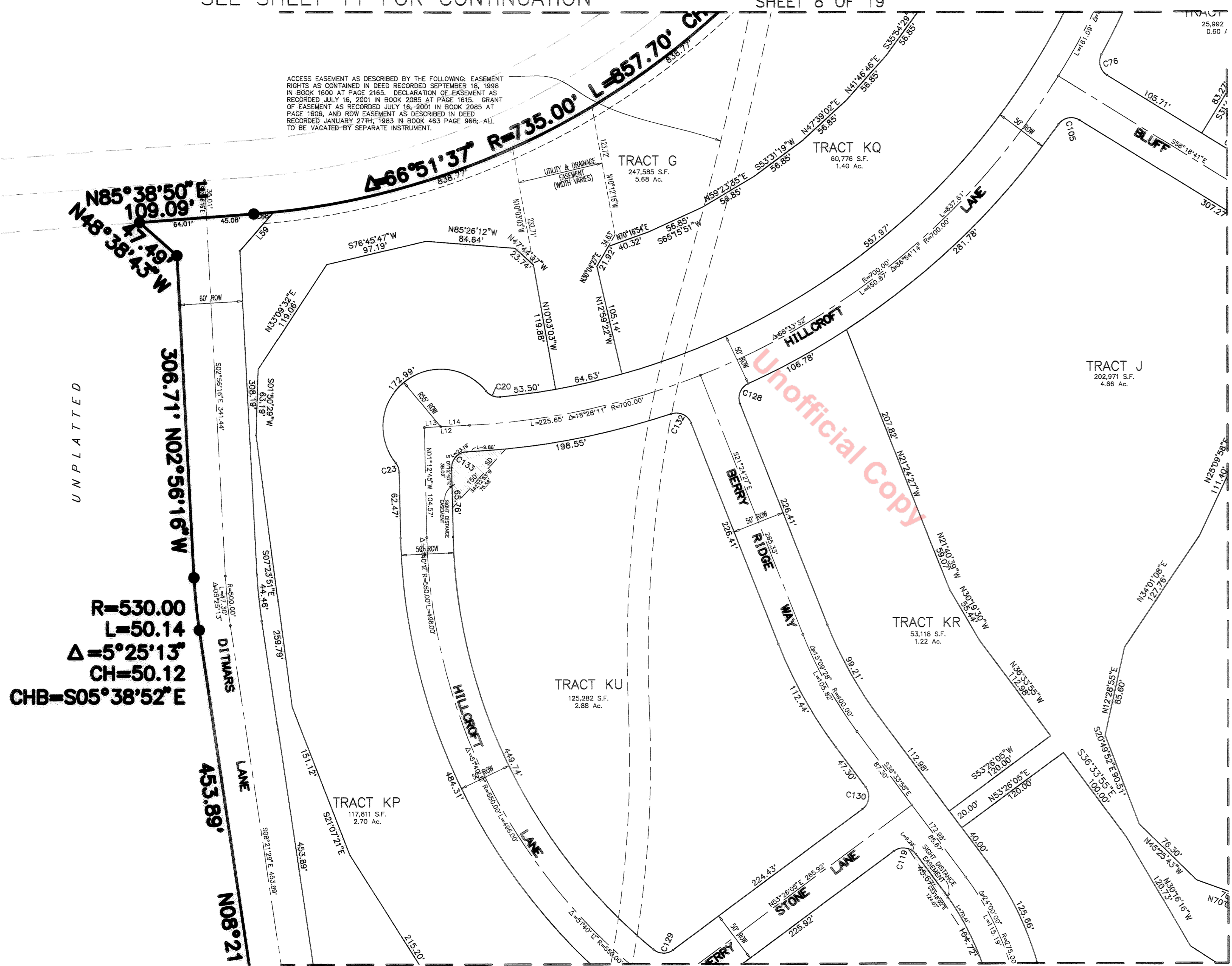
SHEET INDEX



GRAPHIC SCALE



SEE SHEET 9 FOR CONTINUATION



ACCESS EASEMENT AS DESCRIBED BY THE FOLLOWING: EASEMENT RIGHTS AS CONTAINED IN DEED RECORDED SEPTEMBER 18, 1998 IN BOOK 1600 AT PAGE 2165. DECLARATION OF EASEMENT AS RECORDED JULY 16, 2001 IN BOOK 2085 AT PAGE 1615. GRANT OF EASEMENT AS RECORDED JULY 16, 2001 IN BOOK 2085 AT PAGE 1606, AND ROW EASEMENT AS DESCRIBED IN DEED RECORDED JANUARY 27TH, 1983 IN BOOK 463 PAGE 968; ALL TO BE VACATED BY SEPARATE INSTRUMENT.

UNPLATTED

R=530.00
L=50.14
Δ=5°25'13"
CH=50.12
CHB=S05°38'52"E

SEE SHEET 5 FOR CONTINUATION

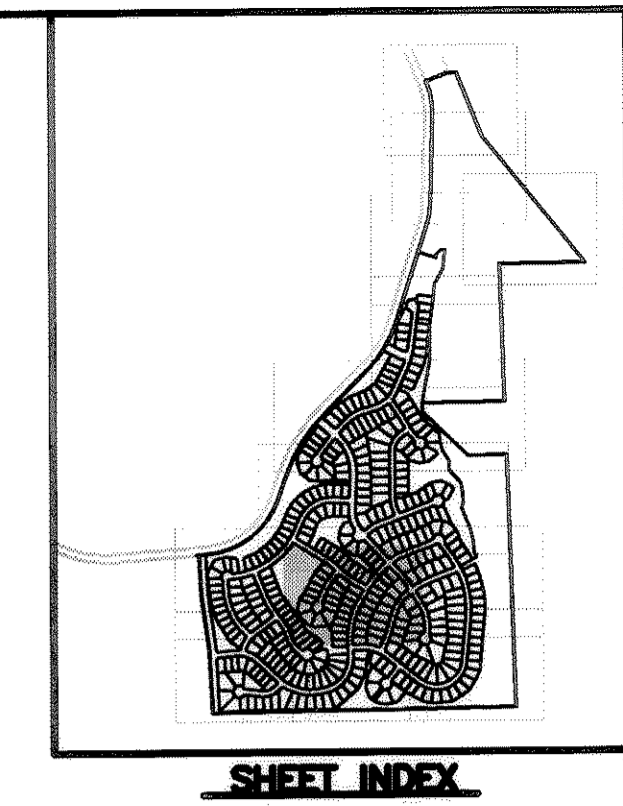
| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
| | | | |
| | | | |

Legacy Engineering Inc.
 1626 Thatch Circle
 Castle Rock, CO 80109
 jml@legacyengineering.com 720.200.4577 v
 www.legacyengineering.com 720.533.1600 f

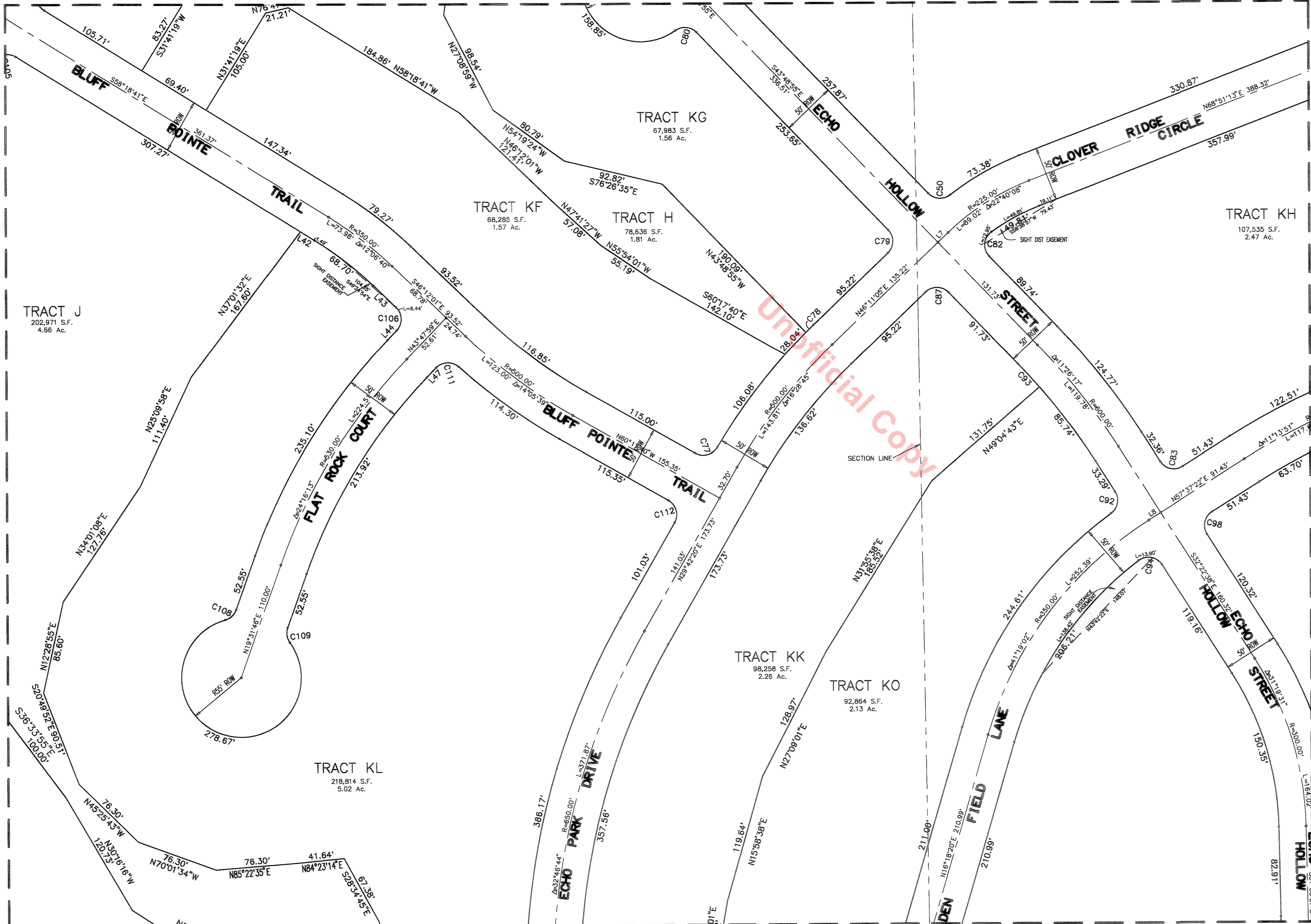
CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1)

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART 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
SHEET 9 OF 19

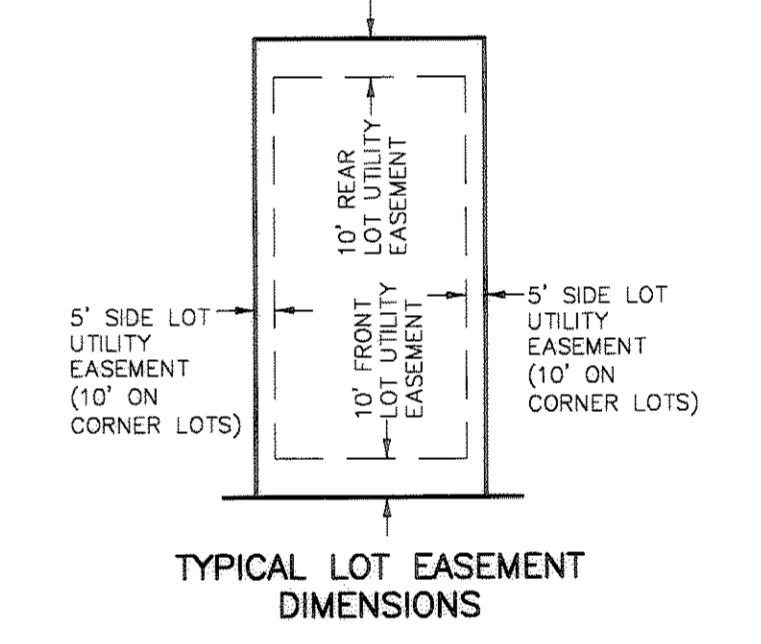
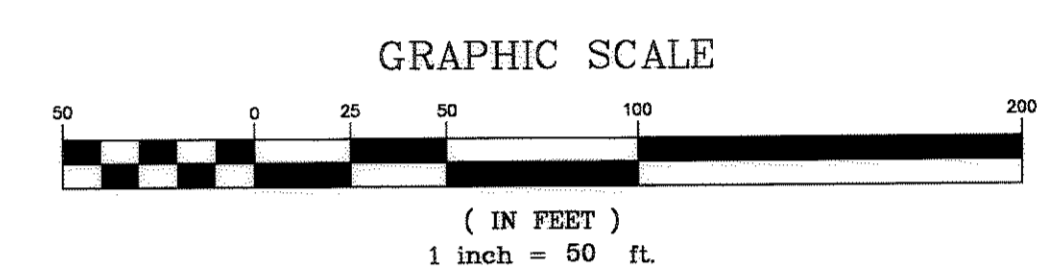
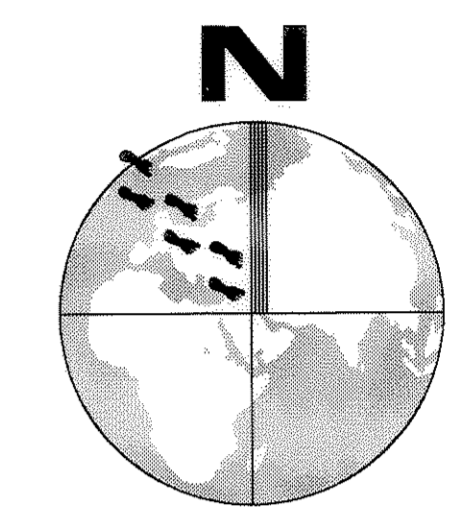


SEE SHEET 11 FOR CONTINUATION



SEE SHEET 8 FOR CONTINUATION

SEE SHEET 10 FOR CONTINUATION



| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
| | | | |
| | | | |

Legacy Engineering Inc.
 1626 Thatch Circle
 Castle Rock, CO 80109
 jmill@legacyengineering.com 720.200.4577 v
 www.legacyengineering.com 720.533.1600 f

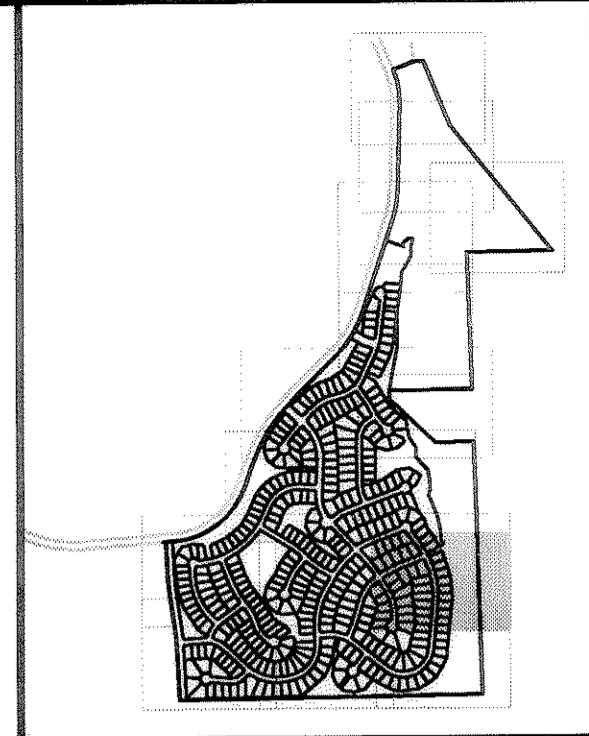
CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1)
FINAL PLAT
SHEET 9 OF 19

1:12290301 Rev. AutoCAD 2015.dwg, Layout1, 4/13/2015 3:42:25 PM, Wm.D.J., 100% (1:12290301.dwg) 1:12

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

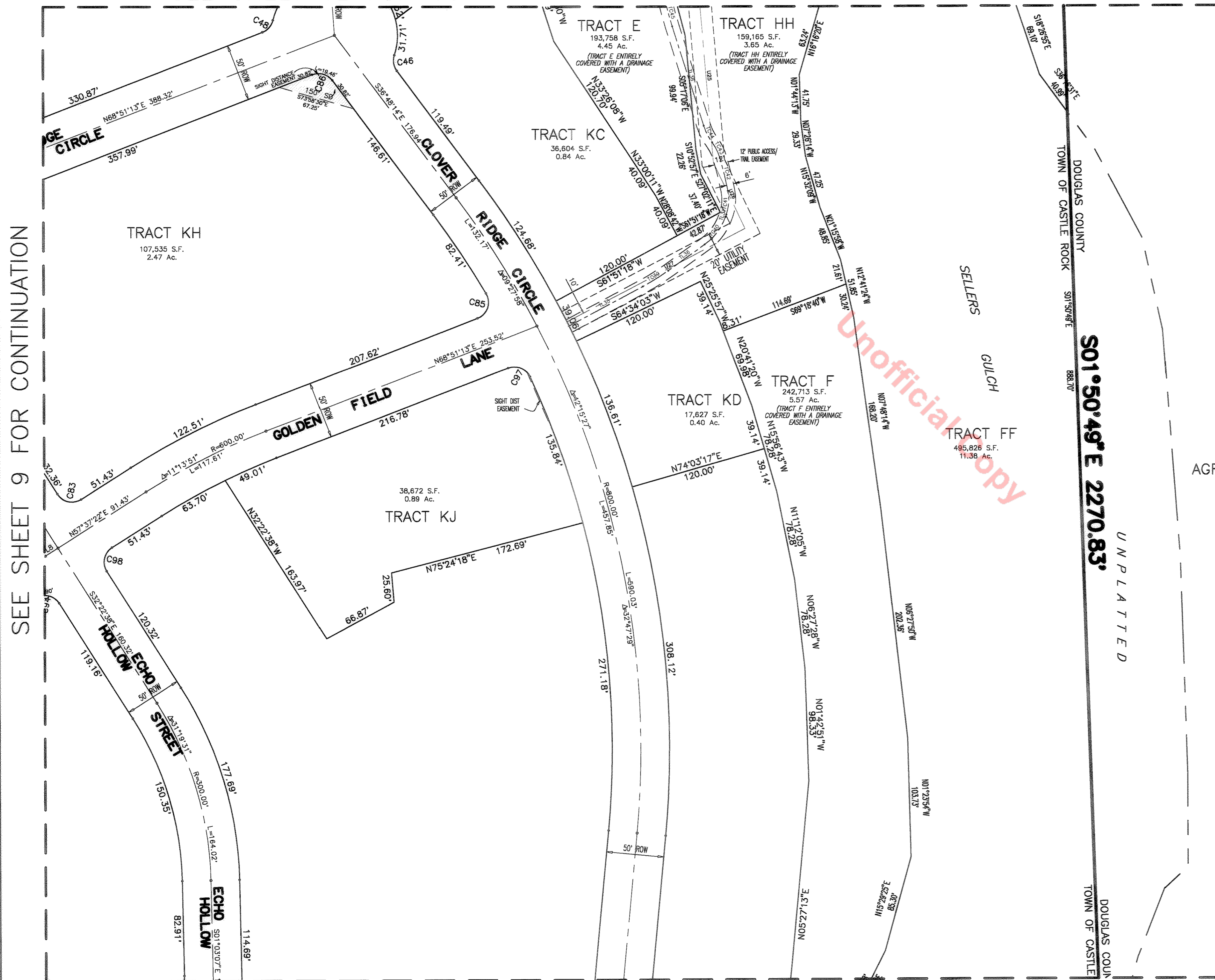
A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
SHEET 10 OF 19



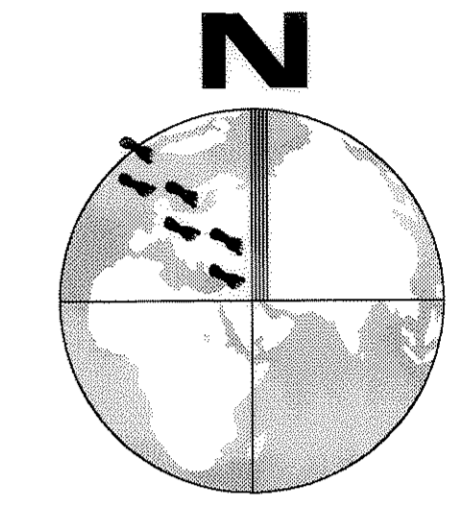
SHEET INDEX

SEE SHEET 12 FOR CONTINUATION

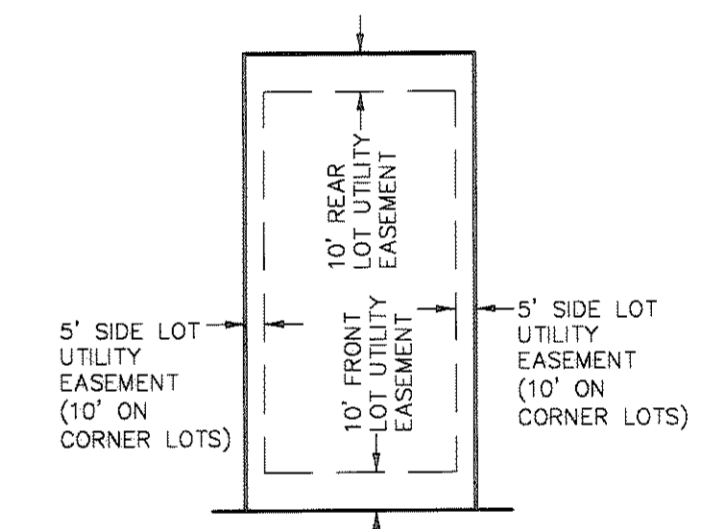
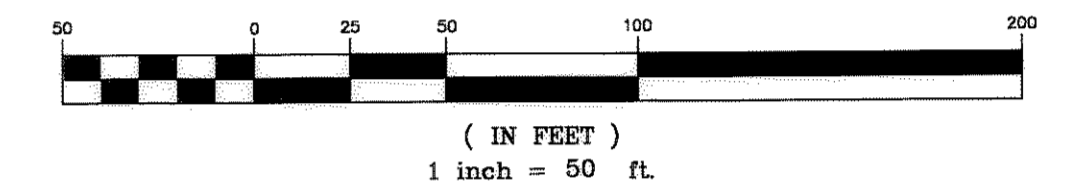


SEE SHEET 9 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION



GRAPHIC SCALE



TYPICAL LOT EASEMENT DIMENSIONS

ZONED AGRICULTURAL A1

MARY S HIER & WILLIAM M HIER

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
| | | | |
| | | | |

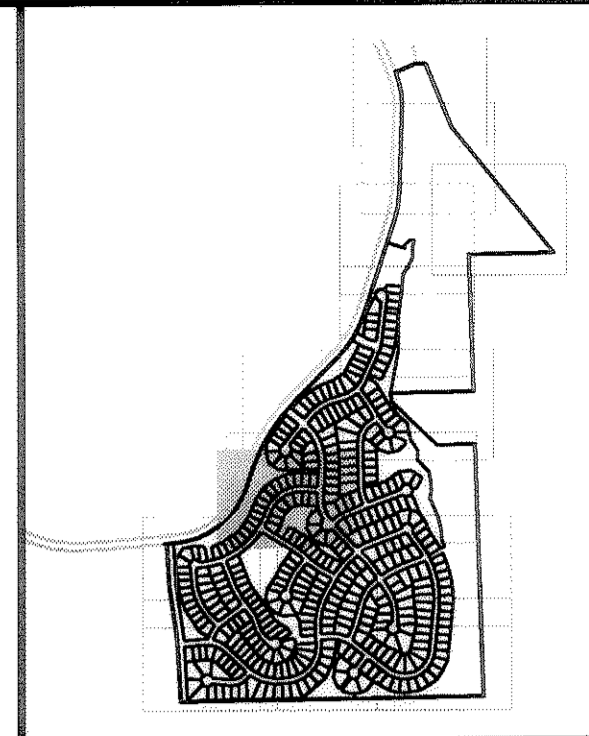
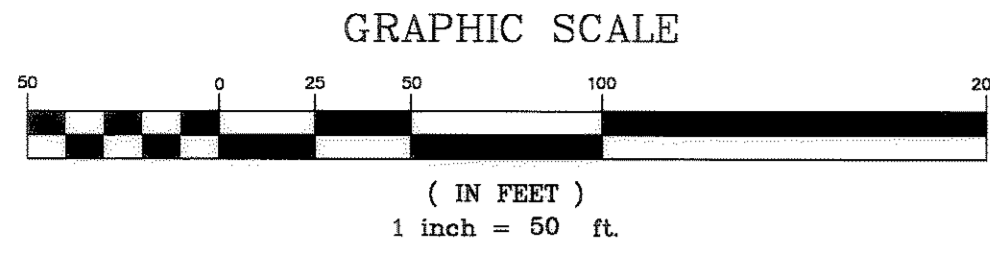
Legacy Engineering Inc.
 1626 Thatch Circle
 Castle Rock, CO 80109
 720.200.4577 v
 www.legacyengineering.com 720.533.1600 f

11/22/2019 10:00 AM P:\04\102\045_102.dwg, User: J, 4/10/2020 3:45:32 PM, Version: 1, PLOT: 1, 10.00 x 14.00 (inches), 1:1

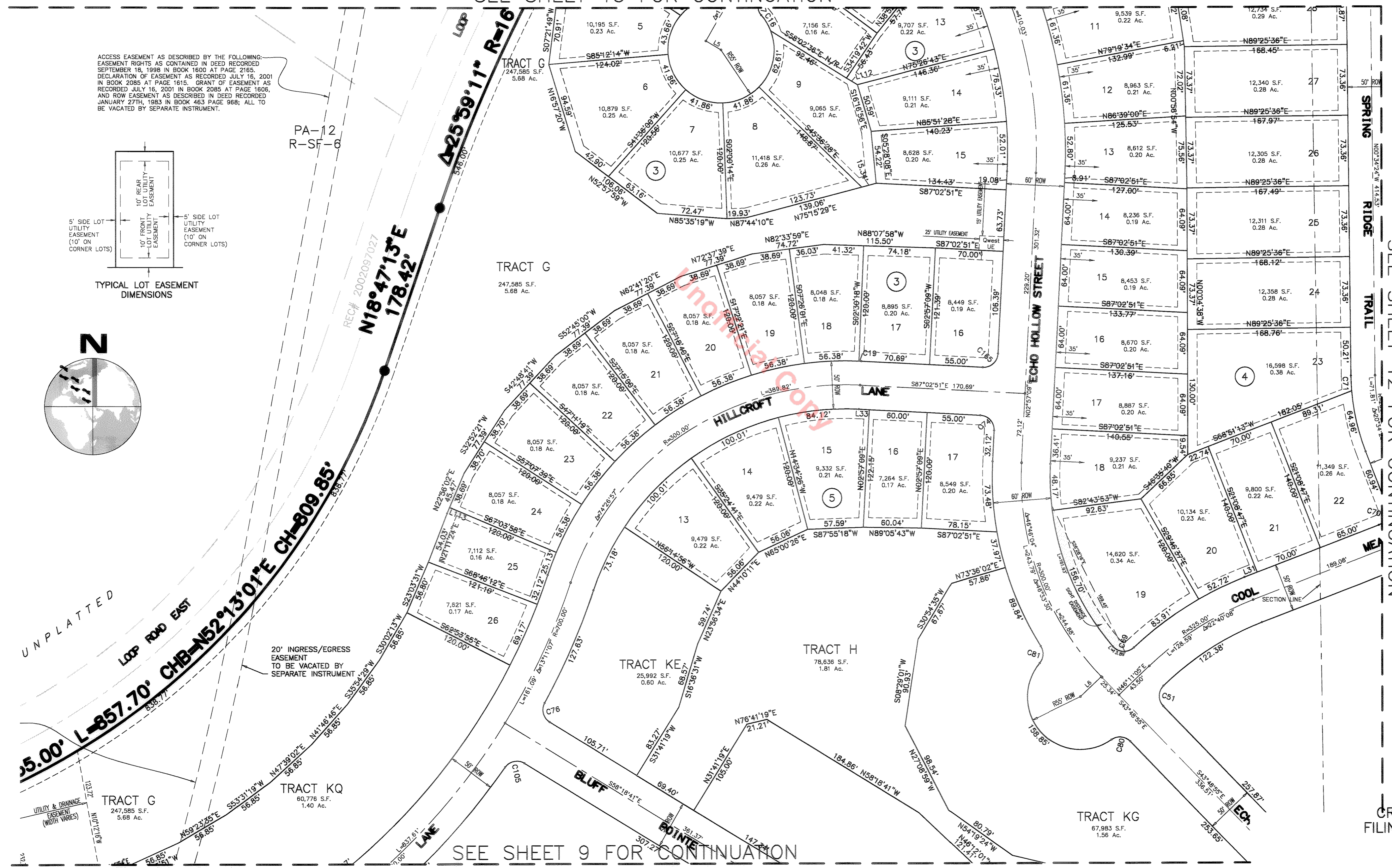
CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1)

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

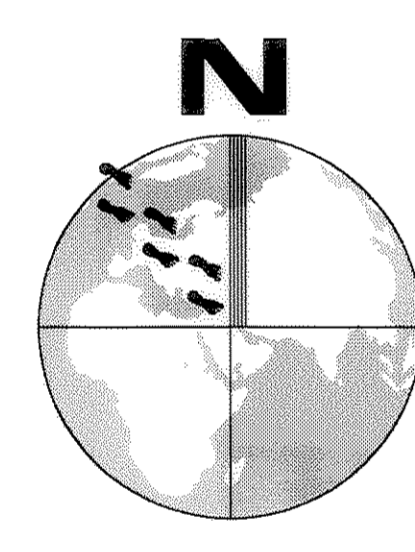
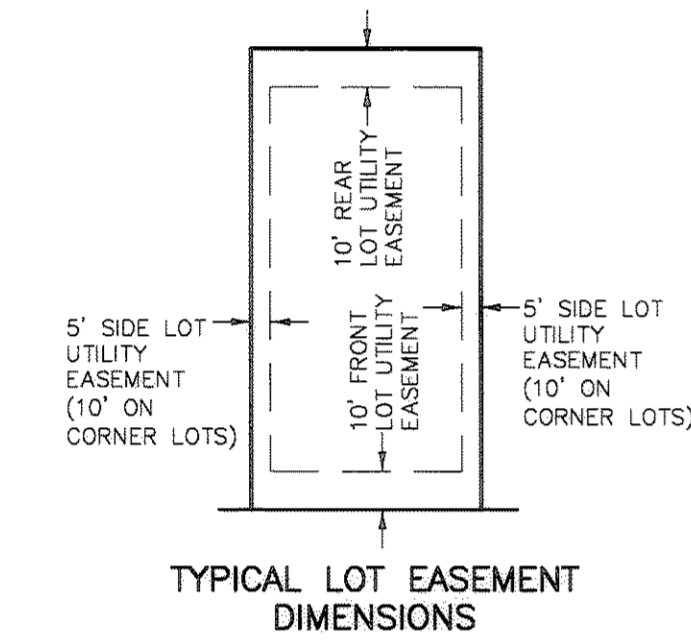
FINAL PLAT
SHEET 11 OF 19



SEE SHEET 13 FOR CONTINUATION



ACCESS EASEMENT AS DESCRIBED BY THE FOLLOWING: EASEMENT RIGHTS AS CONTAINED IN DEED RECORDED SEPTEMBER 18, 1998 IN BOOK 1600 AT PAGE 2165. DECLARATION OF EASEMENT AS RECORDED JULY 16, 2001 IN BOOK 2085 AT PAGE 1615. GRANT OF EASEMENT AS RECORDED JULY 16, 2001 IN BOOK 2085 AT PAGE 1608, AND ROW EASEMENT AS DESCRIBED IN DEED RECORDED JANUARY 27TH, 1983 IN BOOK 483 PAGE 966; ALL TO BE VACATED BY SEPARATE INSTRUMENT.



SEE SHEET 12 FOR CONTINUATION

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
| | | | |
| | | | |

Legacy Engineering Inc.
1626 Thatch Circle
Castle Rock, CO 80109
jmill@legacyengineering.com 720.200.4377 v
www.legacyengineering.com 720.533.1600 f

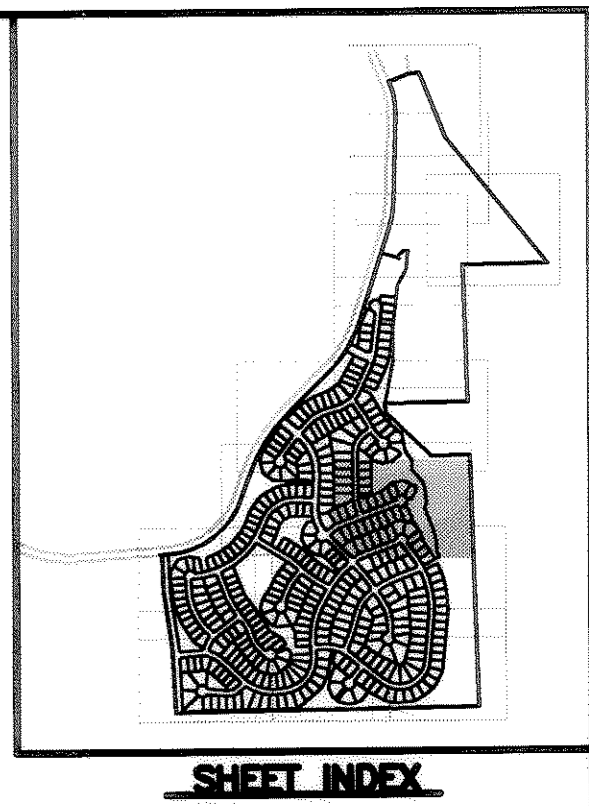
CRYSTAL VALLEY RANCH
FILING NO. 5A (Phase 1)
FINAL PLAT
SHEET 11 OF 19

SEE SHEET 9 FOR CONTINUATION

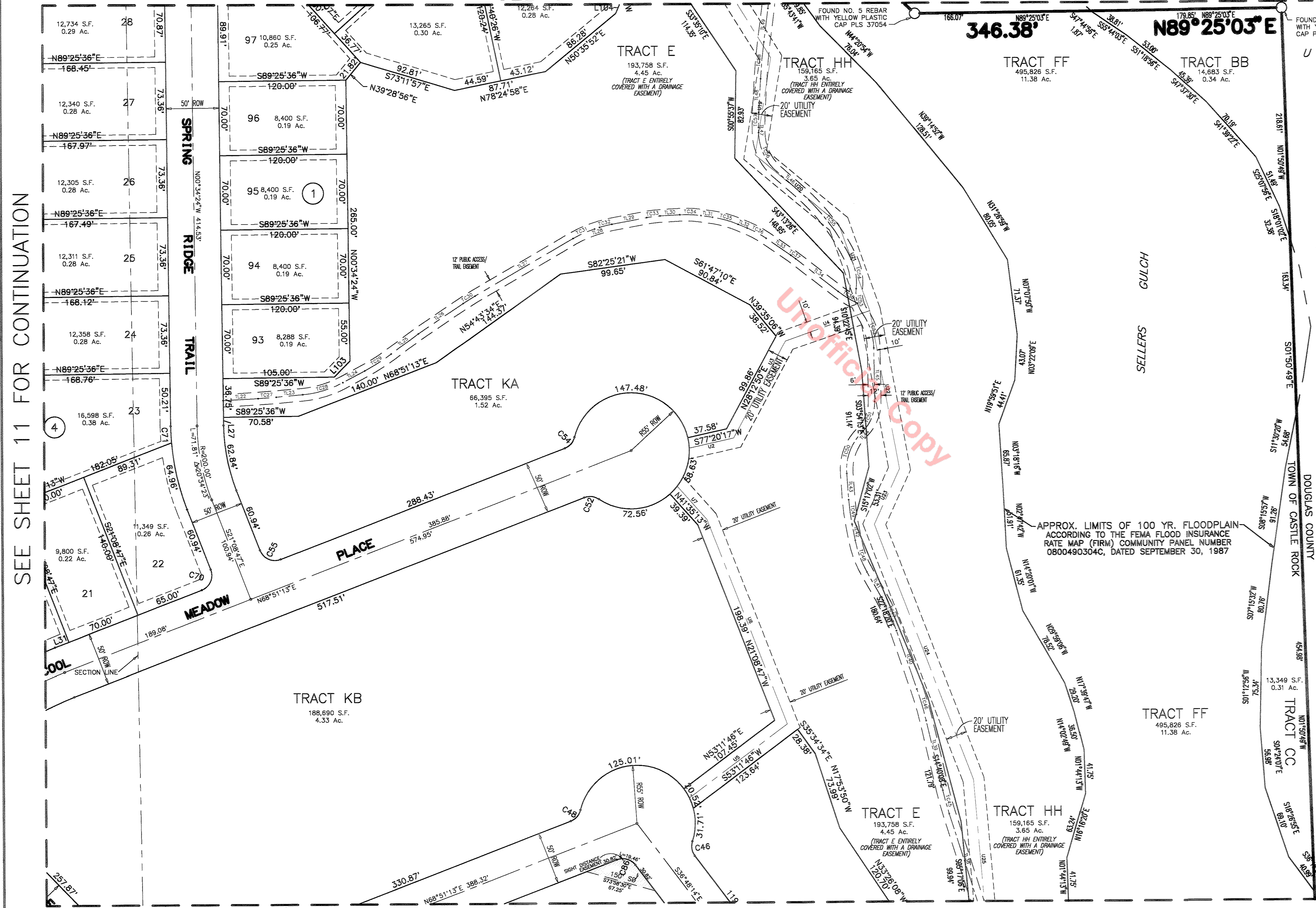
CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1)

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART 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
SHEET 12 OF 19

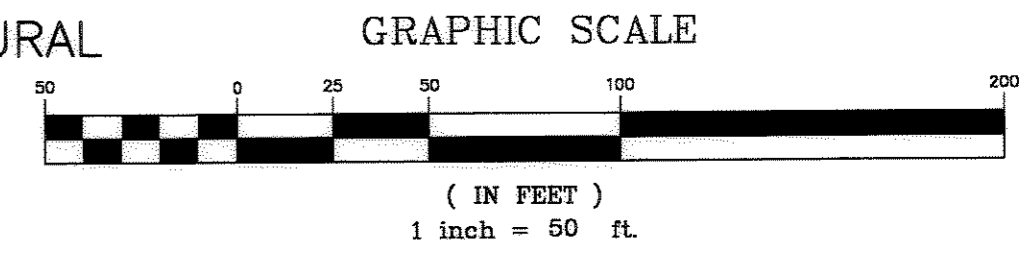
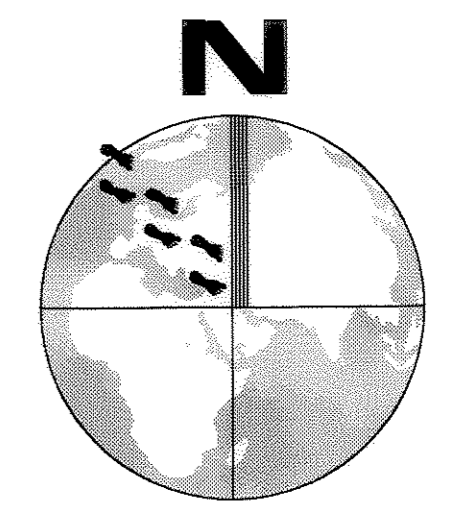


SEE SHEET 14 FOR CONTINUATION



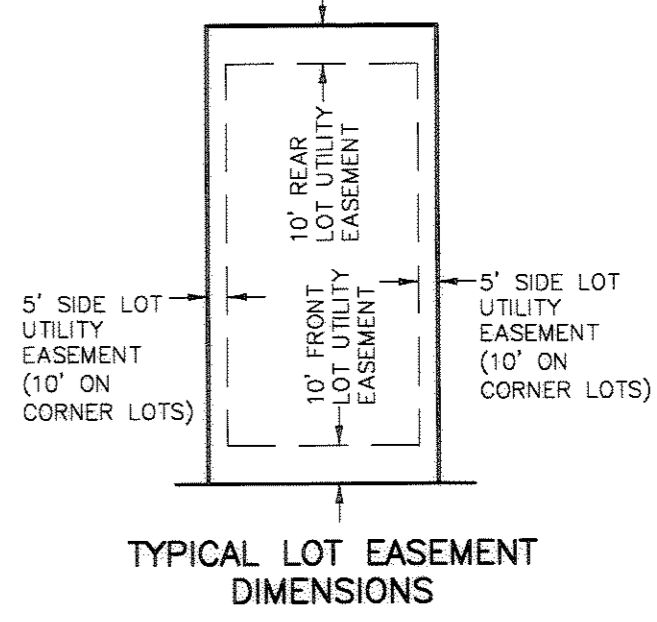
UNPLATTED

ZONED AGRICULTURAL A1



S01°50'49"E 2270.83'

UNPLATTED



SEE SHEET 11 FOR CONTINUATION

SEE SHEET 10 FOR CONTINUATION

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
| | | | |
| | | | |

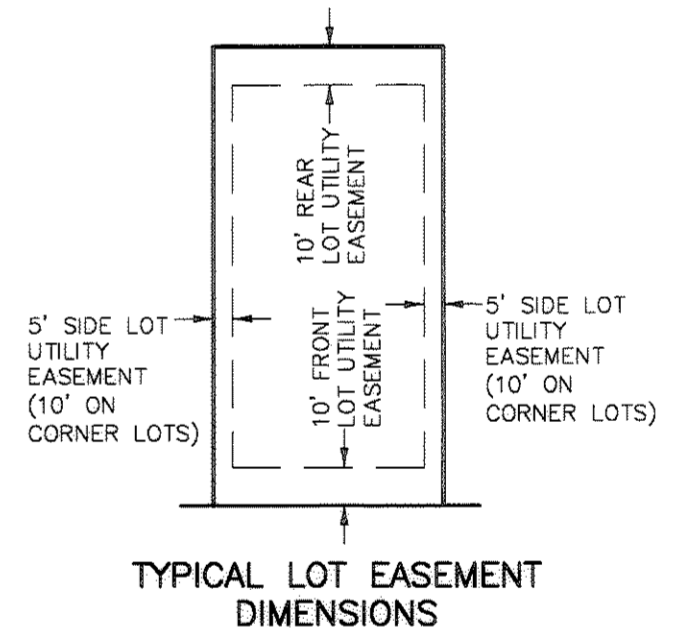
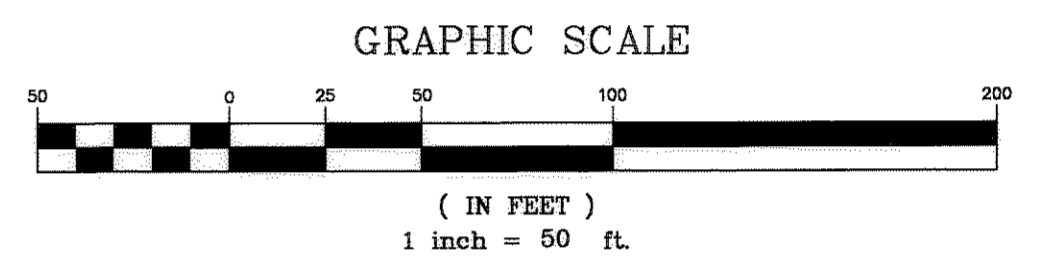
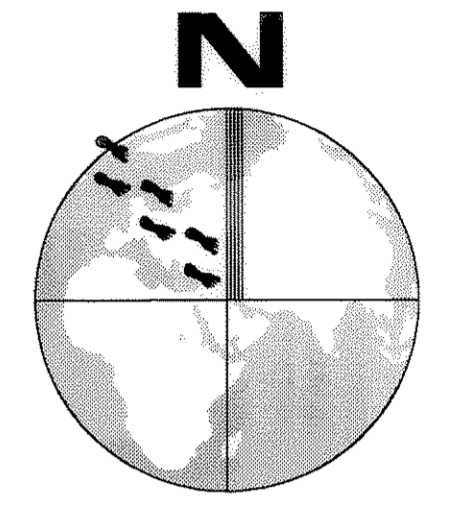
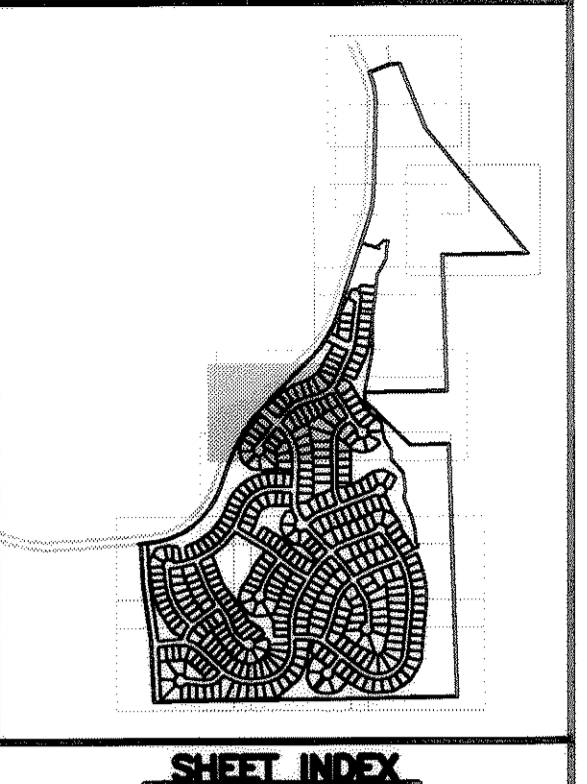
Legacy Engineering Inc.
1626 Thatch Circle
Castle Rock, CO 80109
720.200.4577
www.legacyengineering.com

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

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

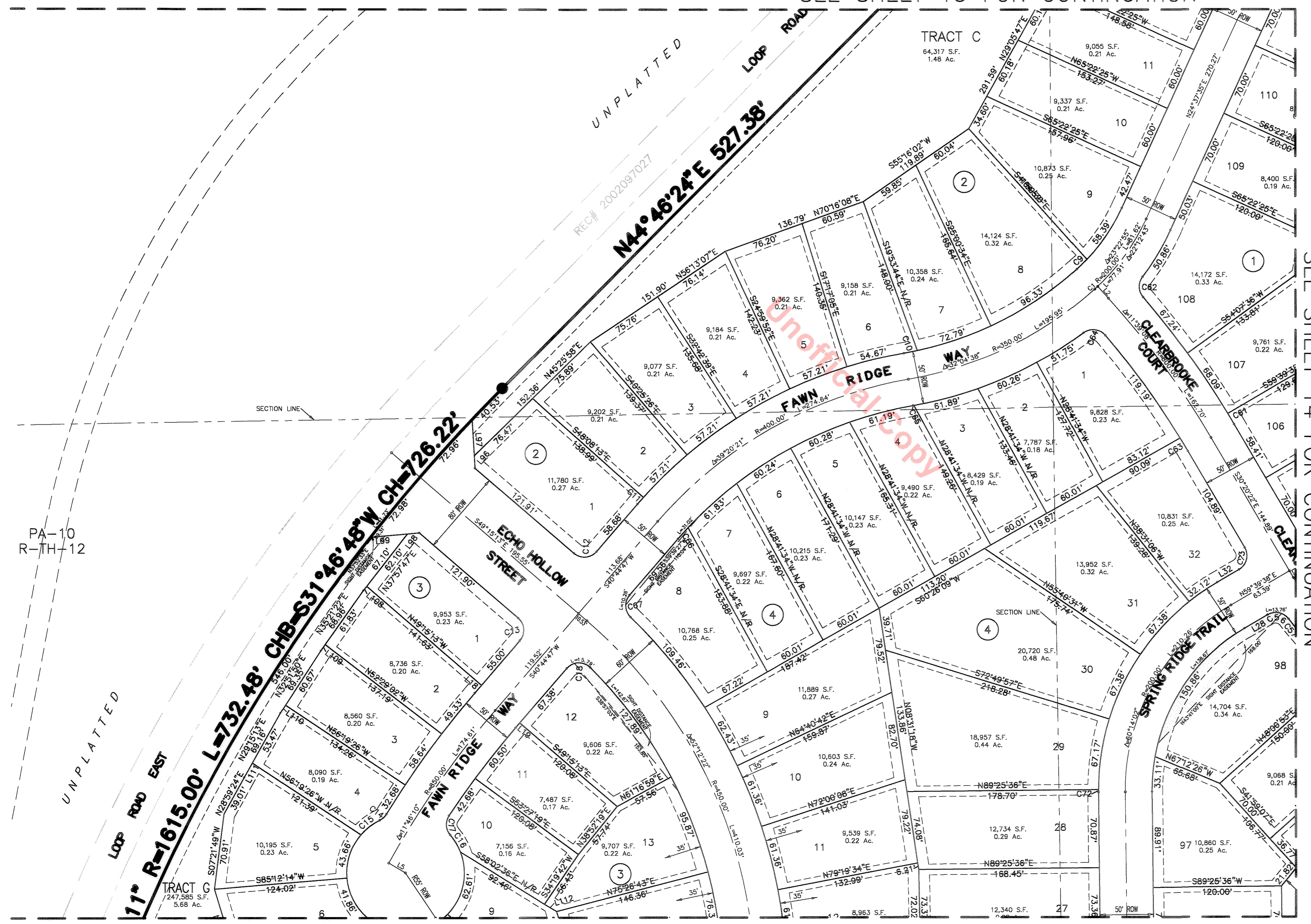
FINAL PLAT
SHEET 13 OF 19

SEE SHEET 15 FOR CONTINUATION



| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
| | | | |
| | | | |

Legacy Engineering Inc.
1626 Thatch Circle
Castle Rock, CO 80109
720.200.4577
www.legacyengineering.com 720.533.1600 f



SEE SHEET 14 FOR CONTINUATION

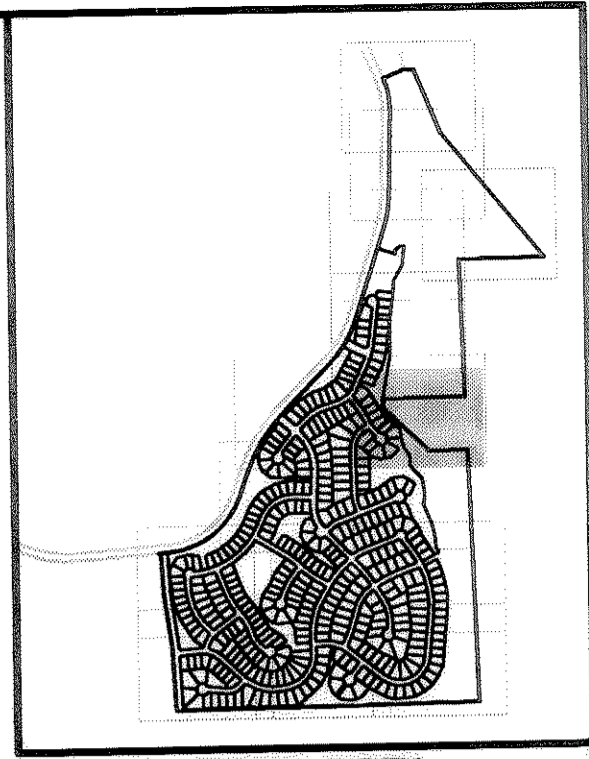
SEE SHEET 11 FOR CONTINUATION

CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1)
FINAL PLAT
SHEET 13 OF 19

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

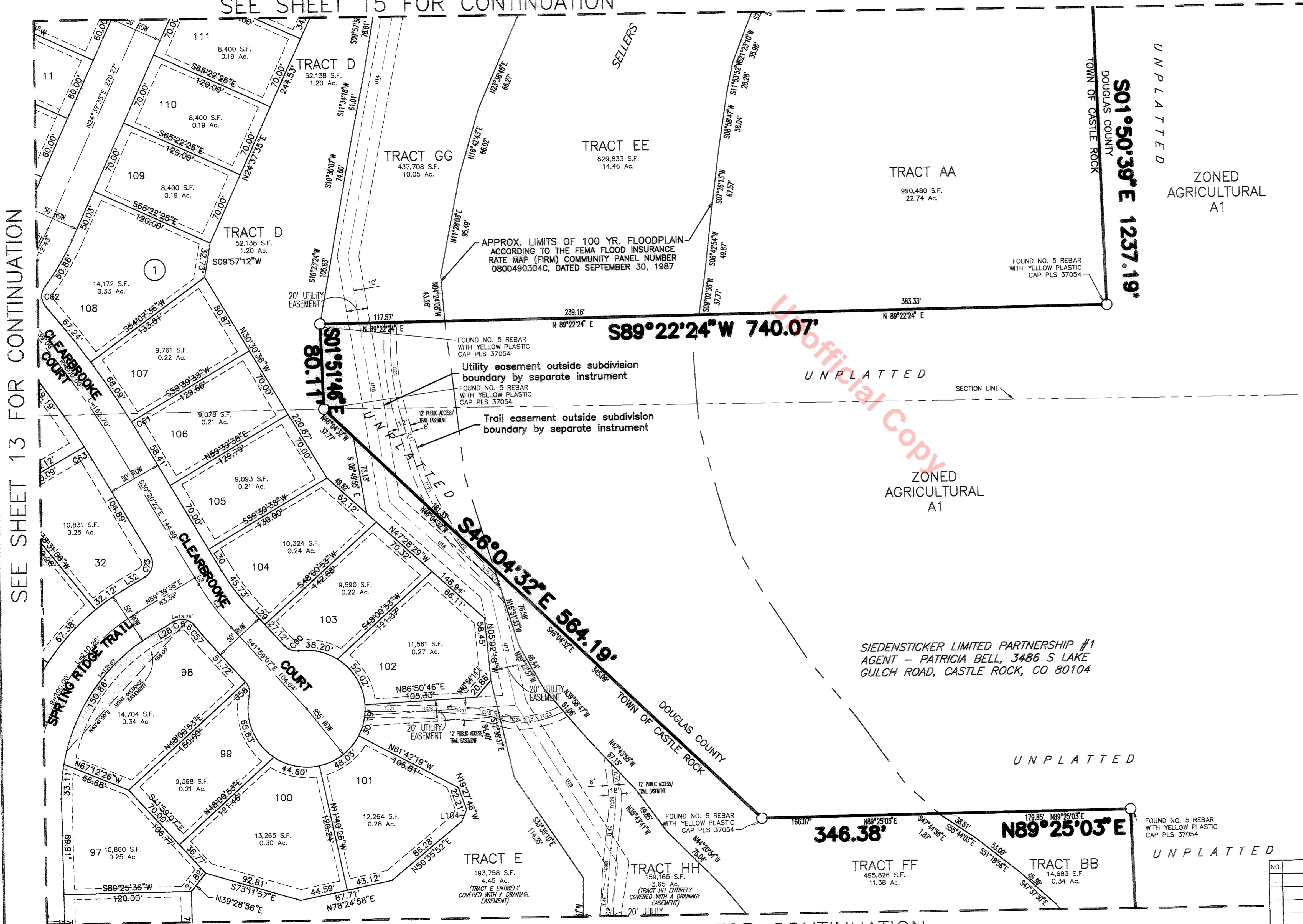
A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
SHEET 14 OF 19



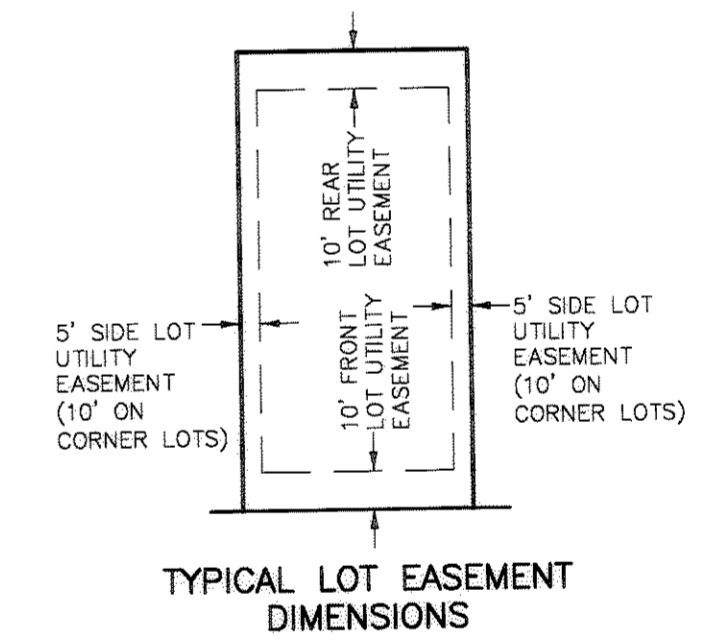
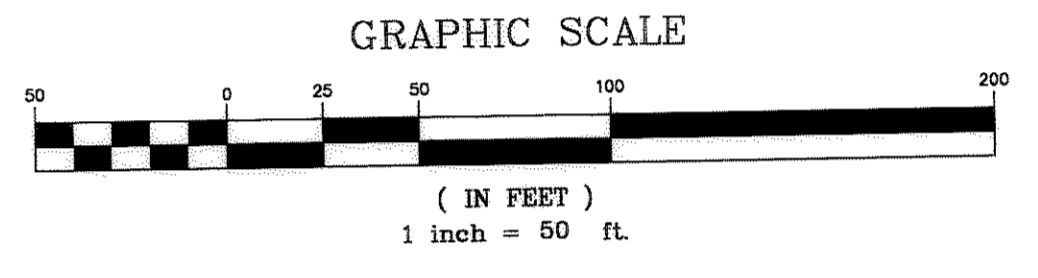
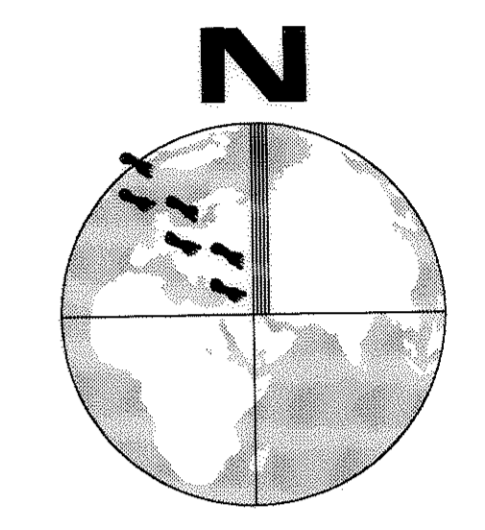
SHEET INDEX

SEE SHEET 15 FOR CONTINUATION



SEE SHEET 13 FOR CONTINUATION

SEE SHEET 12 FOR CONTINUATION



Official Copy

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
| | | | |
| | | | |

Legacy Engineering Inc.
1628 Thatch Circle
Castle Rock, CO 80109
jmill@legacyengineering.com 720.200.4877 v
www.legacyengineering.com 720.533.1600 f

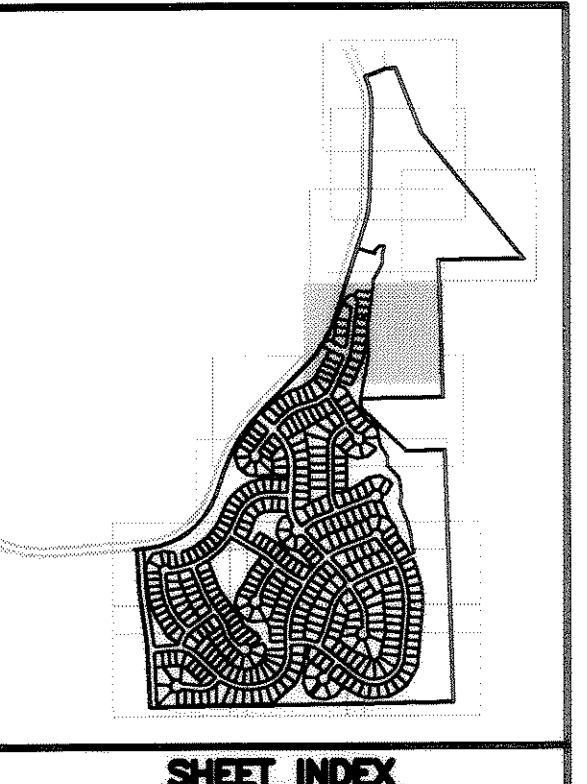
CRYSTAL VALLEY RANCH
FILING NO. 5A (Phase 1)
FINAL PLAT
SHEET 14 OF 19

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

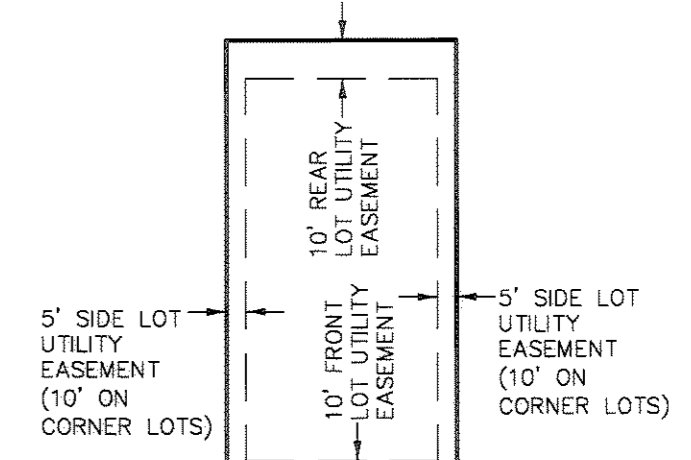
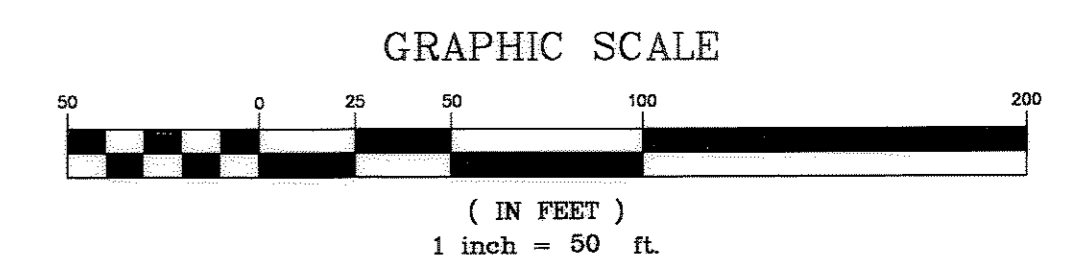
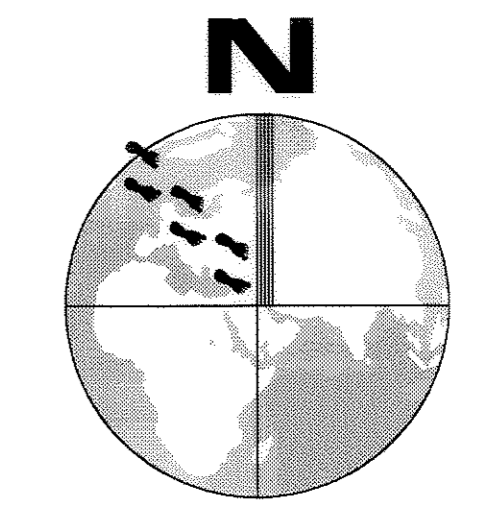
A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
SHEET 15 OF 19

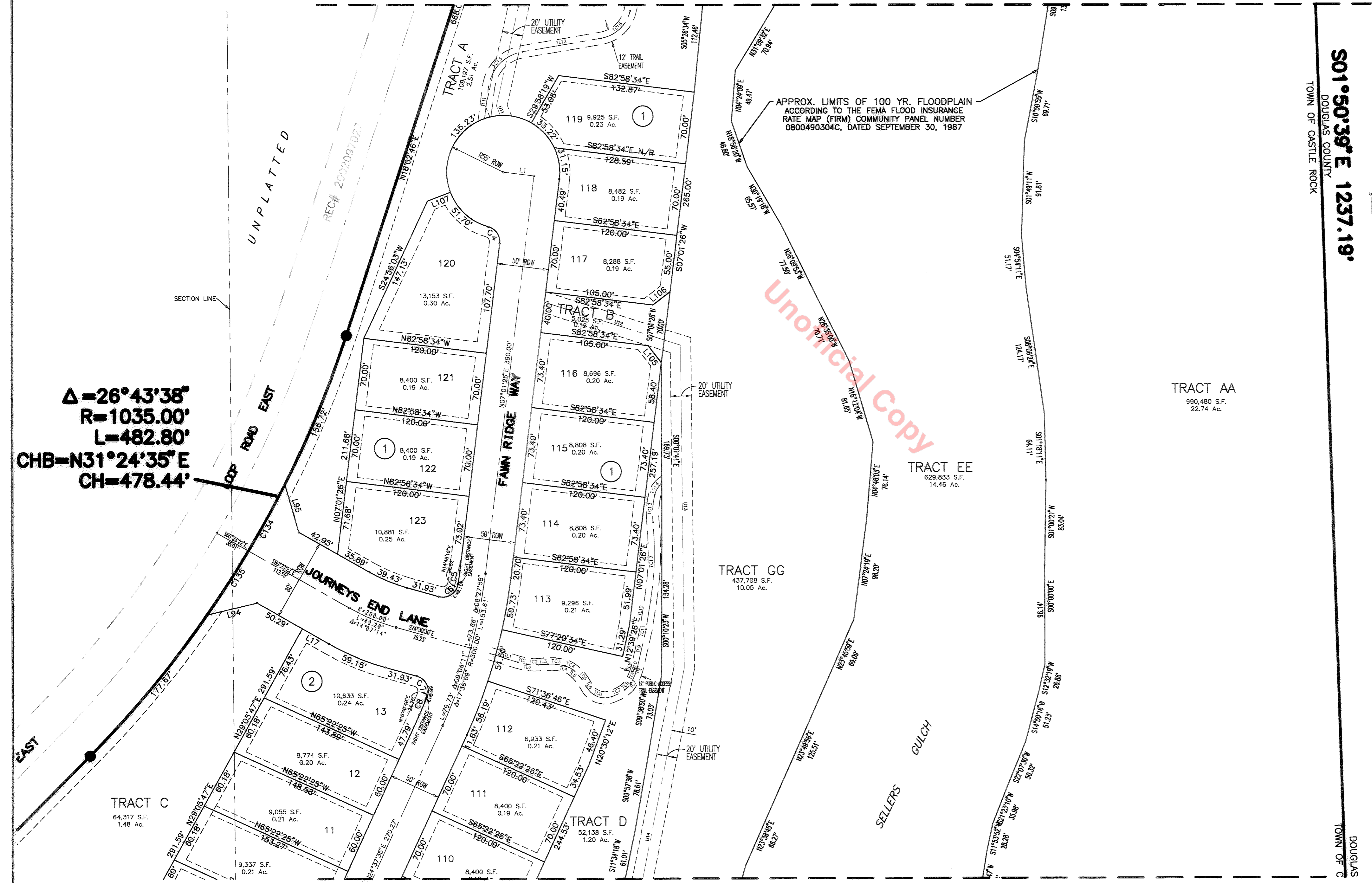
SEE SHEET 16 FOR CONTINUATION



SHEET INDEX



TYPICAL LOT EASEMENT DIMENSIONS



$\Delta = 26^{\circ}43'38''$
 $R = 1035.00'$
 $L = 482.80'$
 $CHB = N31^{\circ}24'35'' E$
 $CH = 478.44'$

APPROX. LIMITS OF 100 YR. FLOODPLAIN
 ACCORDING TO THE FEMA FLOOD INSURANCE
 RATE MAP (FIRM) COMMUNITY PANEL NUMBER
 0800490304C, DATED SEPTEMBER 30, 1987

TRACT AA
 990,480 S.F.
 22.74 Ac.

TRACT EE
 629,833 S.F.
 14.46 Ac.

TRACT GG
 437,708 S.F.
 10.05 Ac.

TRACT C
 64,317 S.F.
 1.48 Ac.

TRACT D
 52,138 S.F.
 1.20 Ac.

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
| | | | |
| | | | |

Legacy Engineering Inc.
 1626 Thatch Circle
 Castle Rock, CO 80109
 720.200.4577
 www.legacyengineering.com 720.533.1600 f

CRYSTAL VALLEY RANCH
 FILING NO. 5A (Phase 1)
 FINAL PLAT
 SHEET 15 OF 19

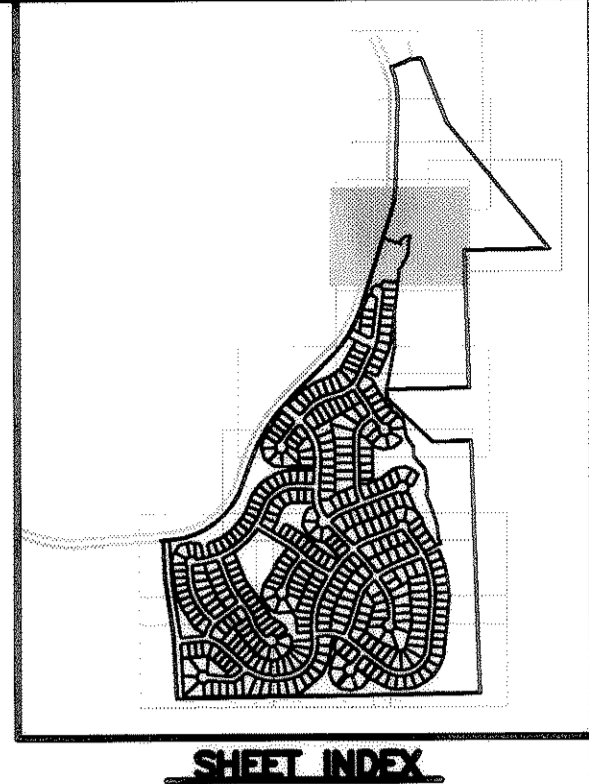
SEE SHEET 14 FOR CONTINUATION

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

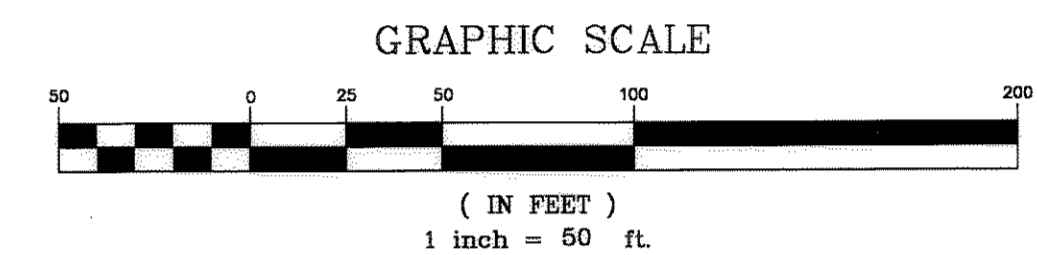
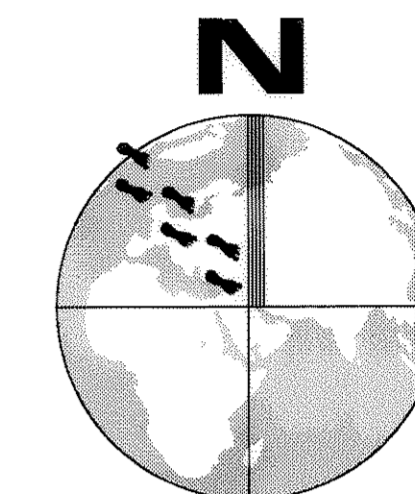
A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
SHEET 16 OF 19

SEE SHEET 18 FOR CONTINUATION

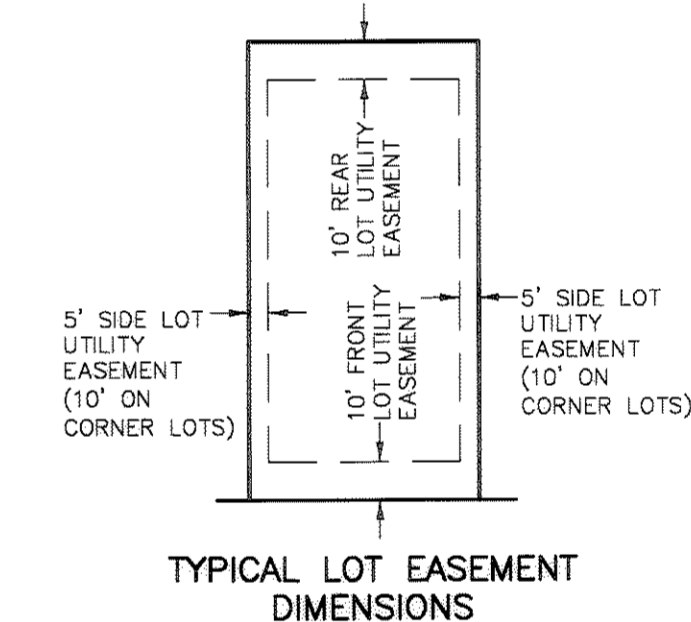


SHEET INDEX



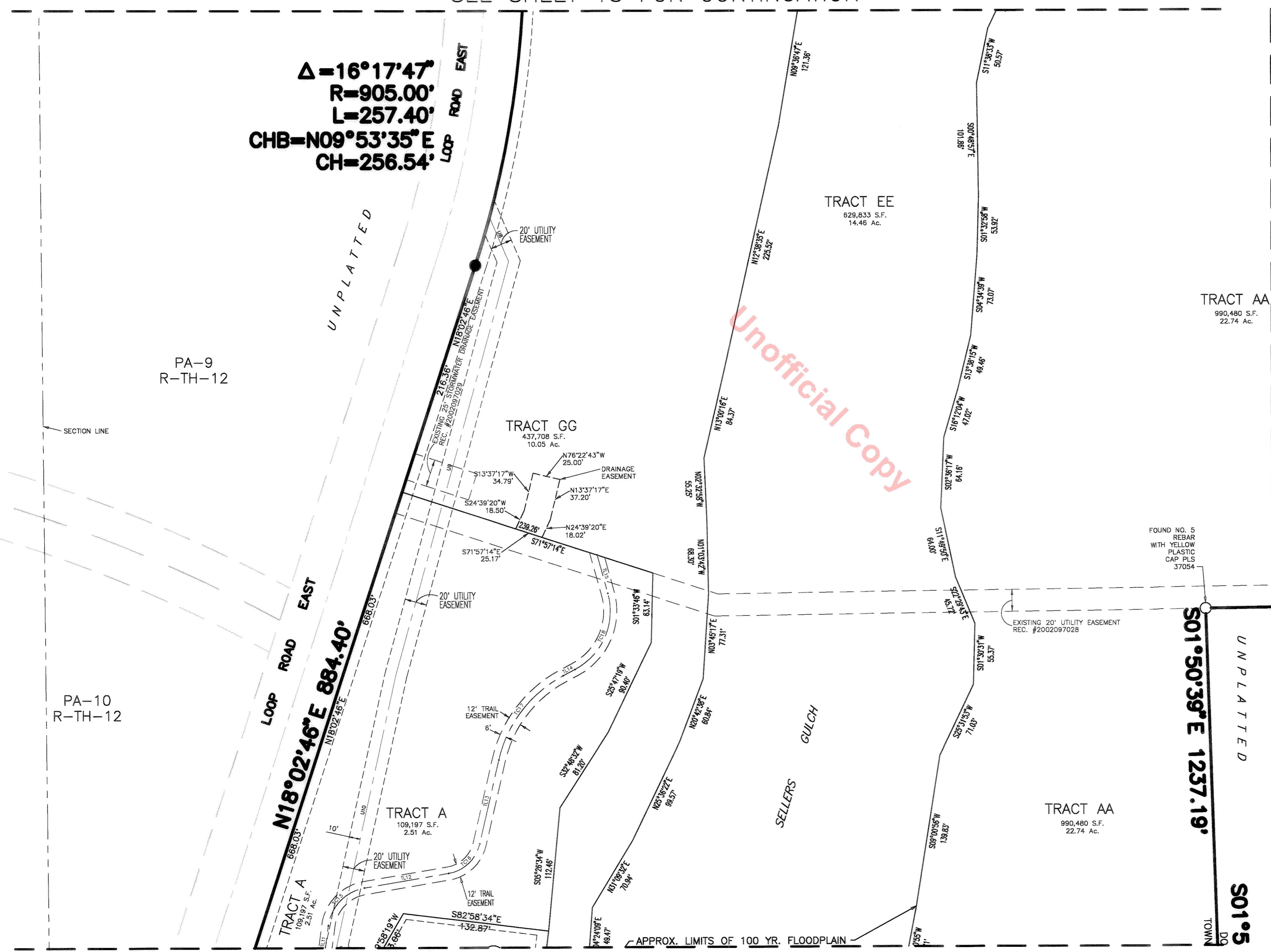
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



TYPICAL LOT EASEMENT DIMENSIONS

SEE SHEET 17 FOR CONTINUATION



$$\Delta = 16^{\circ}17'47''$$

$$R = 905.00'$$

$$L = 257.40'$$

$$CHB = N09^{\circ}53'35'' E$$

$$CH = 256.54'$$

$$N18^{\circ}02'46'' E 884.40'$$

$$S01^{\circ}50'39'' E 1237.19'$$

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Legacy Engineering Inc.
1626 Thatch Circle
Castle Rock, CO 80109
720.200.4877 v
www.legacyengineering.com 720.533.1600 f

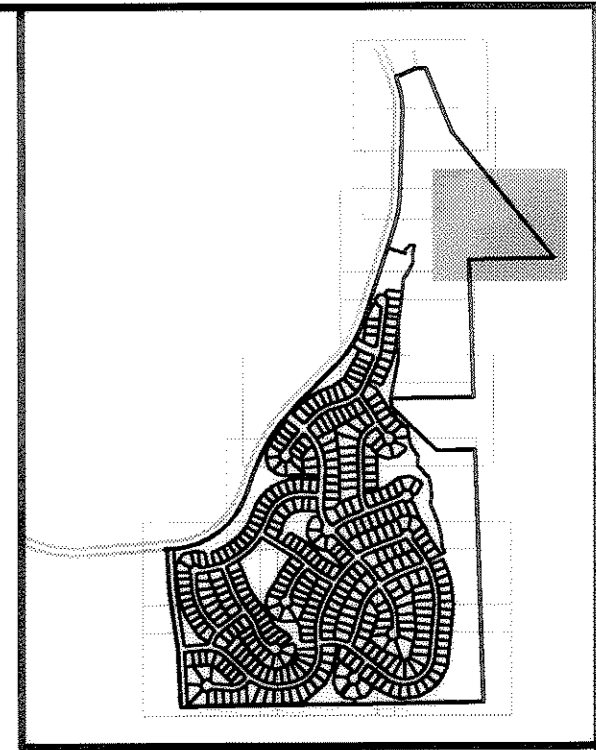
CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1)
FINAL PLAT
SHEET 16 OF 19

SEE SHEET 15 FOR CONTINUATION

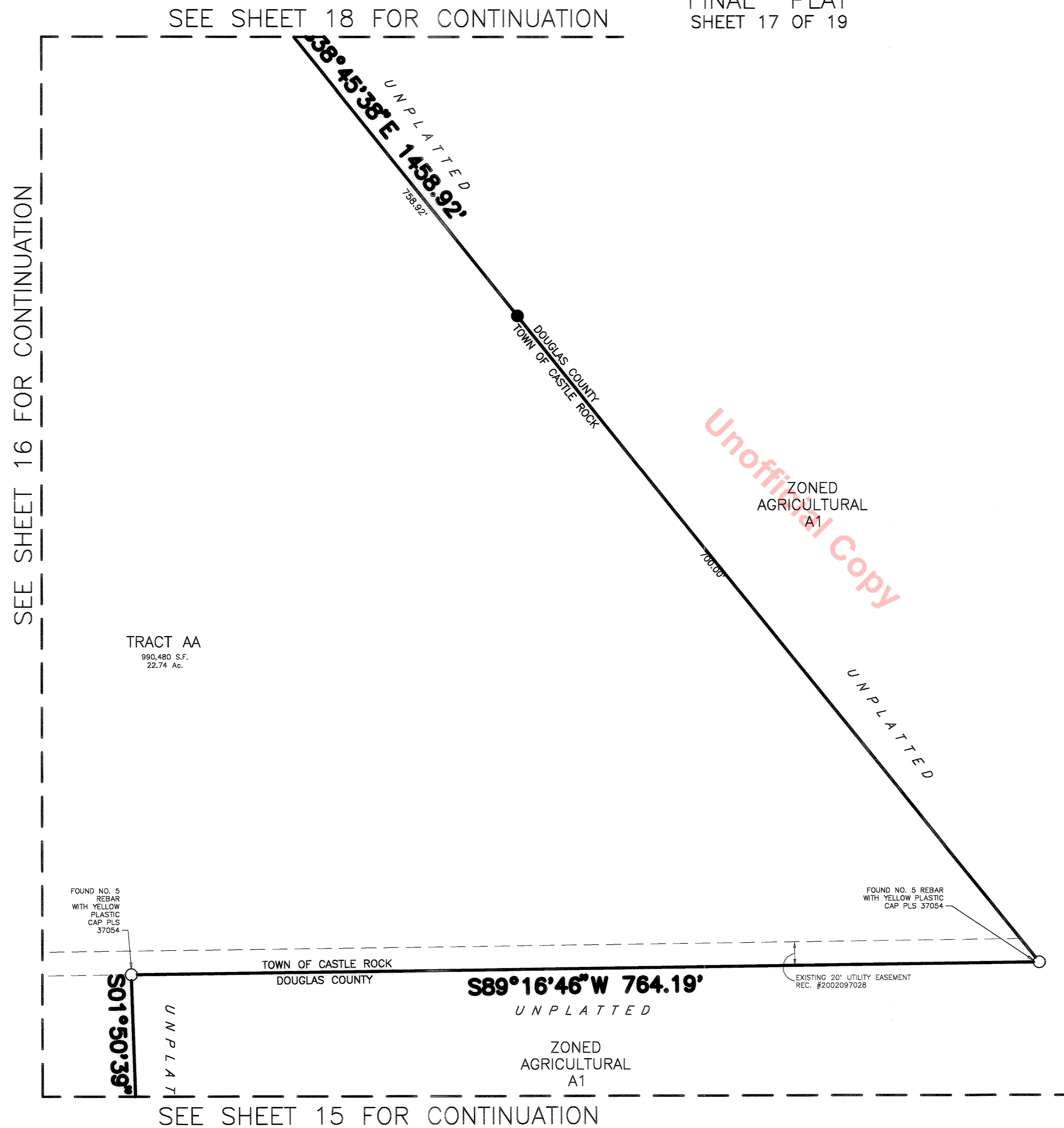
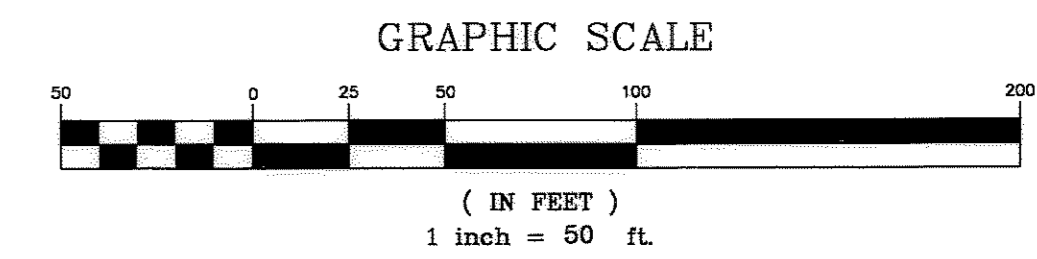
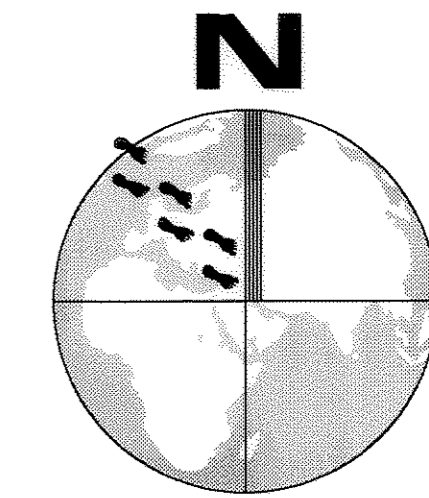
CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1)

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART 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
SHEET 17 OF 19



SHEET INDEX



SEE SHEET 16 FOR CONTINUATION

SEE SHEET 18 FOR CONTINUATION

TRACT AA
990,480 S.F.
22.74 Ac.

FOUND NO. 5
REBAR
WITH YELLOW
PLASTIC
CAP PLS
37054

FOUND NO. 5 REBAR
WITH YELLOW PLASTIC
CAP PLS 37054

EXISTING 20' UTILITY EASEMENT
REC. #2002097028

S01°50'39"
UNPLATTED

TOWN OF CASTLE ROCK
DOUGLAS COUNTY

S89°16'46"W 764.19'
UNPLATTED

ZONED
AGRICULTURAL
A1

SEE SHEET 15 FOR CONTINUATION

Unofficial Copy

Legacy Engineering Inc.
1626 Thatch Circle
Castle Rock, CO 80109
jmill@legacyengineering.com 720.200.4577 v
www.legacyengineering.com 720.533.1600 f

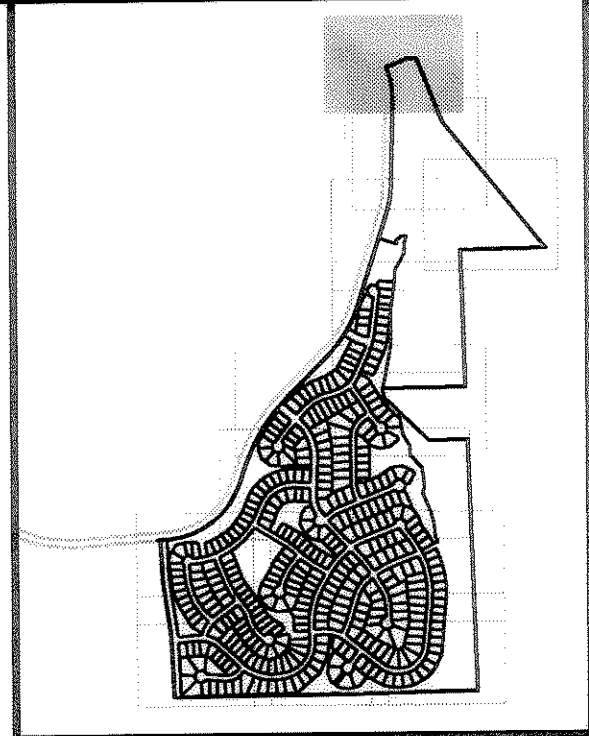
| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
| | | | |
| | | | |

CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1)
FINAL PLAT
SHEET 17 OF 19

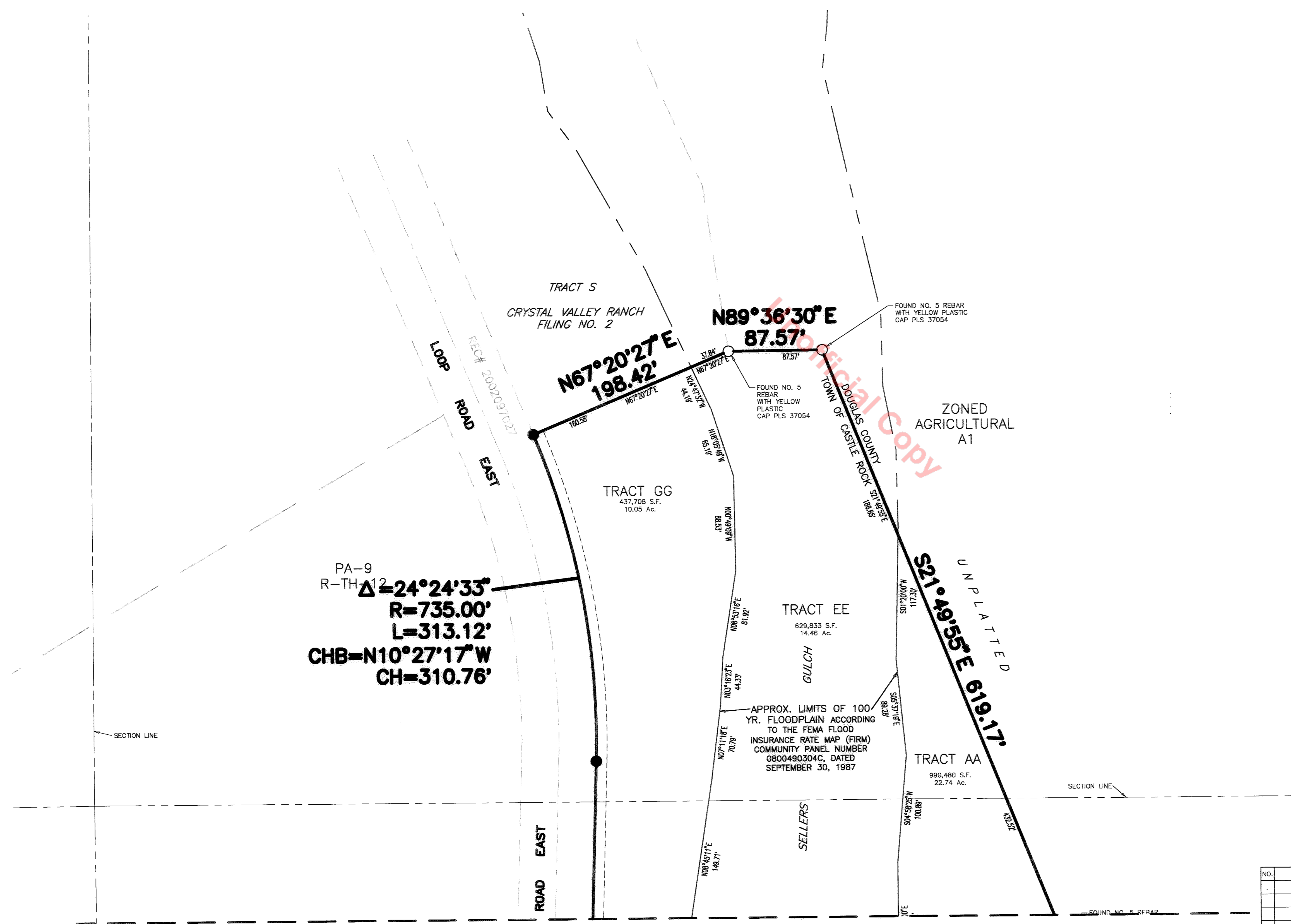
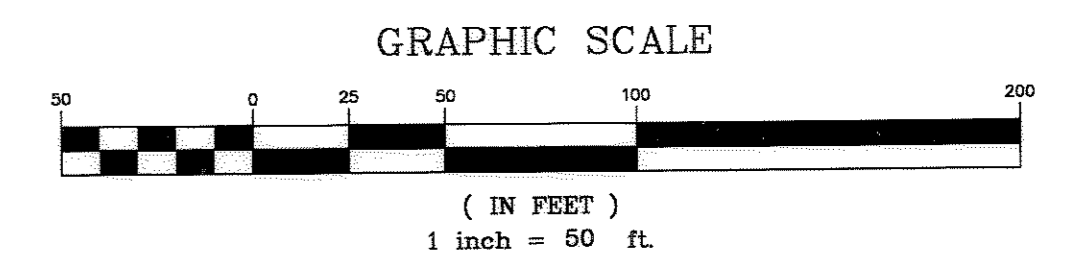
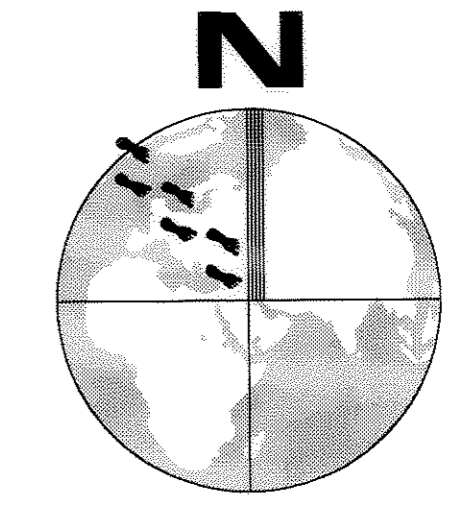
CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1)

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART 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
SHEET 19 OF 19



SHEET INDEX



SEE SHEET 18 FOR CONTINUATION

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
| | | | |
| | | | |

Legacy Engineering Inc.
 1626 Thatch Circle
 Castle Rock, CO 80109
 jmill@legacyengineering.com 720.200.4577
 www.legacyengineering.com 720.533.1600

CRYSTAL VALLEY RANCH
FILING NO. 5A (Phase 1)
FINAL PLAT
SHEET 19 OF 19