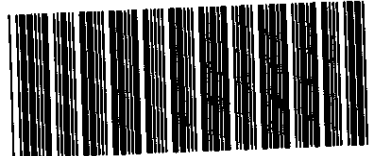


OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$61.00
7 PGS

2006042426
05/19/2006 02:40 PM



2006042426 7 PGS

PLAT IDENTIFICATION SHEET

Maple Grove Land Limited Partnership
Putnam, Richard A.
Wayne E. Brown Family, L.L.C.

Grantor (owner)

Grantor (owner)

Crystal Valley Ranch 6 Final Plat

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Crystal Valley Ranch Filing: 6

Condo Info: Phase _____ Bldg _____ Unit _____

23

8

67

Section

Township

Range

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

2004104297

01120401

200404355

LEGAL DESCRIPTION

AN IRREGULAR PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23 AND THE NORTH RIGHT-OF-WAY LINE OF CRYSTAL VALLEY PARKWAY AS RECORDED AT RECEPTION NUMBER 02037509, DOUGLAS COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER N00°15'45"W, 1007.42 FEET;

- 1. S05°29'59"W, 33.94 FEET;
2. S50°29'59"W, 542.25 FEET TO A POINT OF CURVE;
3. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 934.00 FEET AND A CENTRAL ANGLE OF 55°07'40", 898.66 FEET TO A POINT OF TANGENT;

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 6.

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

TRACTS A, B, & C WILL BE DEDICATED TO THE CRYSTAL VALLEY RANCH FILING 6 SUBDIVISION H.O.A. BY SEPARATE INSTRUMENT AT A LATER DATE.

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 10th DAY OF JAN, 2006

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED IS THE OWNER OF CERTAIN LANDS KNOWN HEREIN AS THE CRYSTAL VALLEY RANCH FILING NO. 6 IN THE TOWN OF CASTLE ROCK.

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

BY: CRAIG C. AVERY COMPANY, A MINNESOTA CORPORATION, GENERAL PARTNER

BY: CRAIG C. AVERY, PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF JANUARY, 2006

NOTARY PUBLIC

DEBRA LEE STAGE NOTARY PUBLIC STATE OF COLORADO My Commission Expires 06/27/2006

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

BY: RICHARD A. PUTNAM

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF JANUARY, 2006

NOTARY PUBLIC

DEBRA LEE STAGE NOTARY PUBLIC STATE OF COLORADO My Commission Expires 06/27/2006

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

BY: GREGORY W. BROWN, MANAGER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF JANUARY, 2006

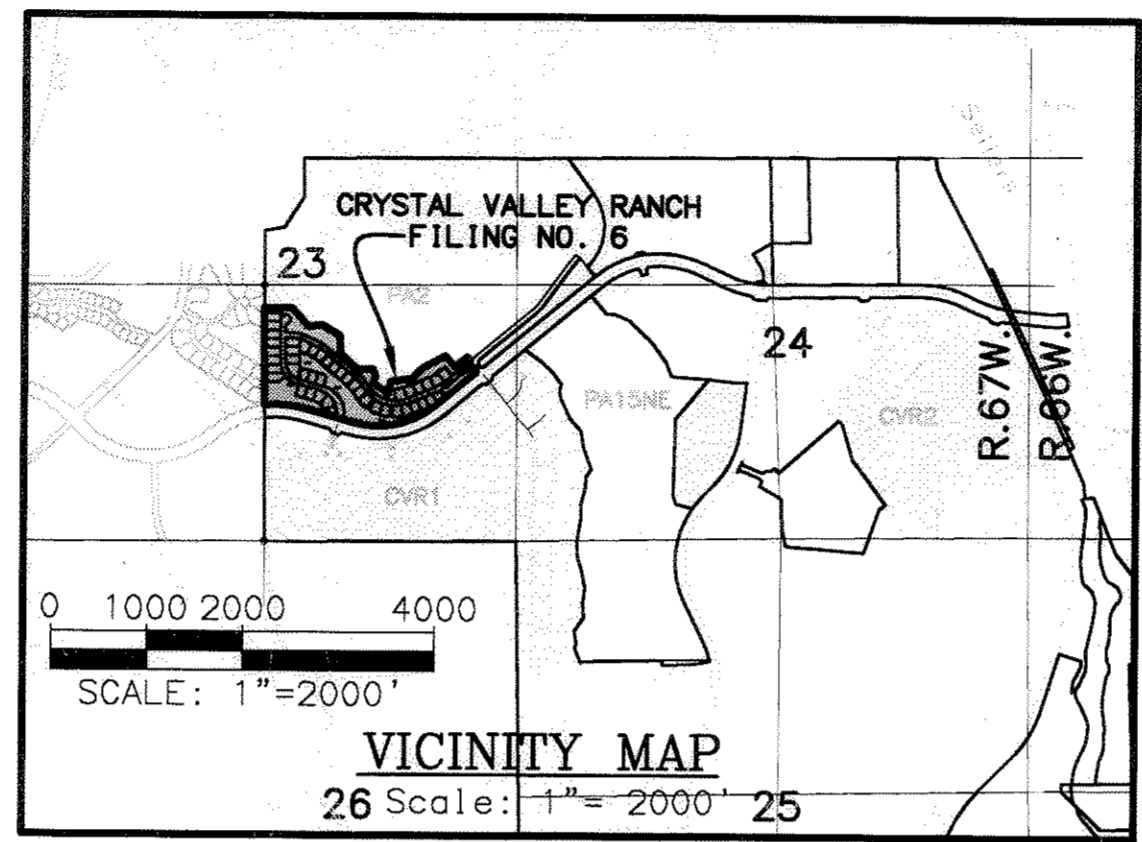
NOTARY PUBLIC

DEBRA LEE STAGE NOTARY PUBLIC STATE OF COLORADO My Commission Expires 06/27/2006

CRYSTAL VALLEY RANCH FILING NO. 6

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 23, 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 6



CASTLE ROCK 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.

FLOODPLAIN:

NO MAPPED FLOODPLAIN IS CONTAINED WITHIN CRYSTAL VALLEY RANCH FILING NO. 6

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

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE CRYSTAL VALLEY RANCH FILING NO. 6 IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON APRIL 22, 2004 UNDER RECEPTION NO. 2004040355 AND ON OCTOBER 07, 2004 UNDER RECEPTION NO. 2004104297 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

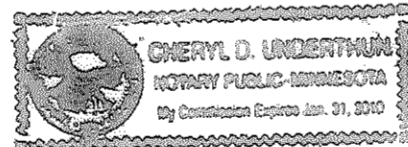
WELLS FARGO BANK, N.A. 425 EAST HENNEPIN AVENUE, MINNEAPOLIS, MN. 55414

BY: [Signature]

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF JANUARY, 2006

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 01-31-2010

NOTARY PUBLIC [Signature]



SHEET INDEX

Table with 4 columns: Sheet Number, Description, and Prepared by. Includes entries for Cover Sheet, General Notes, Overall Index Sheet, and Final Plat Sheets.

PROJECT BENCHMARK:

FOUND 3 1/2" ALUMINUM CAP DOUGLAS COUNTY GIS 3.025011. THE CAP IS LOCATED AT THE NORTHWEST CORNER OF A TYPE 'R' INLET ALONG EMERALD DRIVE, APPROXIMATELY 1/4 MILE SOUTH OF PLUM CREEK PARKWAY. NAVD 88 ELEV. = 6374.18 FEET (1942.85 METERS)

Table with 4 columns: No., Revisions, Date, and By. Used for tracking changes to the plat.

TITLE CERTIFICATION:

I, Scott Baneris, 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 AND LIEN HOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 17th DAY OF JANUARY, 2006

AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF JANUARY, A.D. 2006, BY Scott Baneris OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND SEAL, NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-3-2009

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 1/13/06 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 COLORADO P.L.S. NO. 14765 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 TOWN CLERK

Mark Stevens 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 7th DAY OF April, 2006

Director of Development Services

WATER RIGHTS DEDICATION AGREEMENT

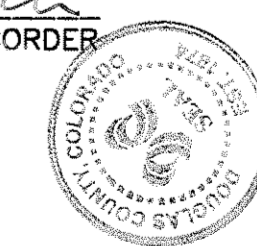
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CRYSTAL VALLEY RANCH DEVELOPMENT AGREEMENT RECORDED DECEMBER 12, 2001 IN BOOK 2210 AT PAGE 2286 UNDER RECEPTION NUMBER 01120401 AND ACCORDINGLY 43 SFE'S ARE DEBITED FROM THE WATER BANK.

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 2:40 P.M. ON THE 19th DAY OF May, 2006 AT RECEPTION NO. 20060519210

Debra Lee Stage DOUGLAS COUNTY CLERK AND RECORDER

DEPUTY



CRYSTAL VALLEY RANCH FILING NO. 6

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 23,
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 6

Unofficial Copy




SUMMARY TABLE

TRACT	SQ.FT.	ACRES	OWNERSHIP / MAINTENANCE	USAGE	USAGE TYPE	ZONING	DEDICATION
TRACT "A"	246,586	5.66	THE CRYSTAL VALLEY RANCH FIL. NO. 6 HOA	PRIVATE	OPEN SPACE	R-SF-6	PLAT
TRACT "B"	255,926	5.88	THE CRYSTAL VALLEY RANCH FIL. NO. 6 HOA	PRIVATE	OPEN SPACE/UTILITIES/DRAINAGE	R-SF-6	PLAT
TRACT "C"	124,621	2.86	THE CRYSTAL VALLEY RANCH FIL. NO. 6 HOA	PRIVATE	OPEN SPACE/UTILITIES/DRAINAGE	R-SF-6	PLAT
		14.40					

SITE SUMMARY TABLE

	Count	Area
BUILDING LOTS	42 lots/sfe	12.25 Acres
ROW		4.50 Acres
PRIVATE OPEN SPACE	3 tracts	14.40 Acres
TOTAL LAND AREA:		31.15 Acres

LEGEND

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

Legacy Engineering Inc.
4217 East Davies Place,
Centennial, CO 80122
720.200.4577
720.533.1600 f

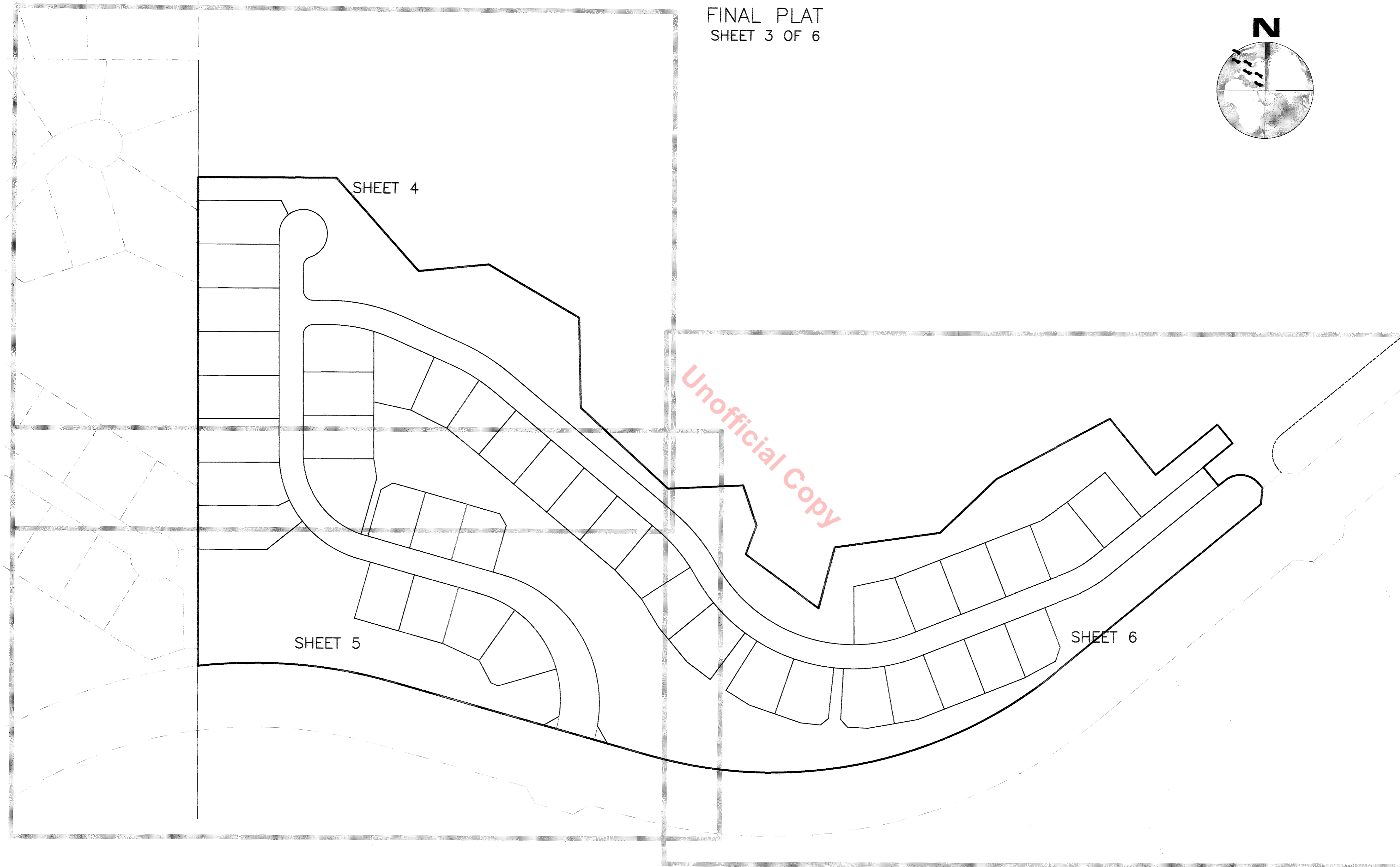
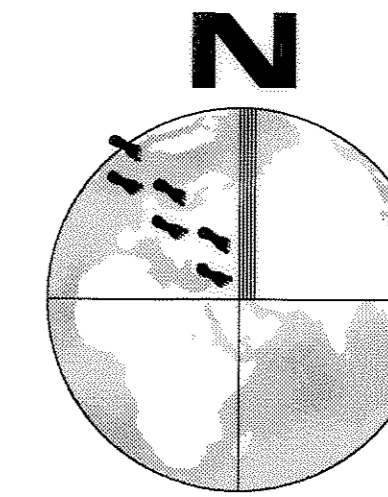
NO.	REVISIONS	DATE	BY

GENERAL NOTES
CRYSTAL VALLEY RANCH FILING NO. 6
FINAL PLAT
SHEET 2 OF 6

CRYSTAL VALLEY RANCH FILING NO. 6

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
SHEET 3 OF 6



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SHEET 4

SHEET 5

SHEET 6

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Centennial, CO 80122
720.200.4577
www.legacyengineering.com 720.533.1600 f

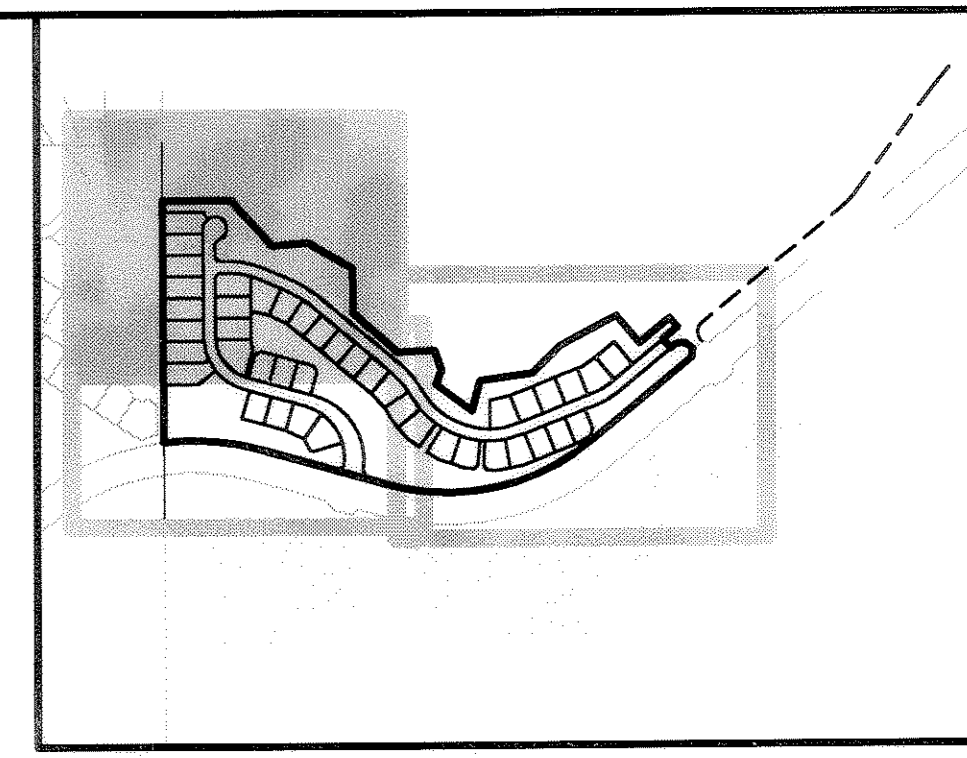
NO.	REVISIONS	DATE	BY

OVERALL INDEX SHEET
CRYSTAL VALLEY RANCH FILING NO. 6
FINAL PLAT
SHEET 3 OF 6

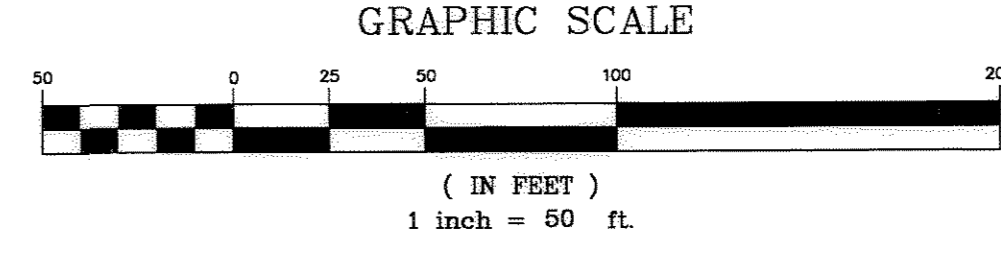
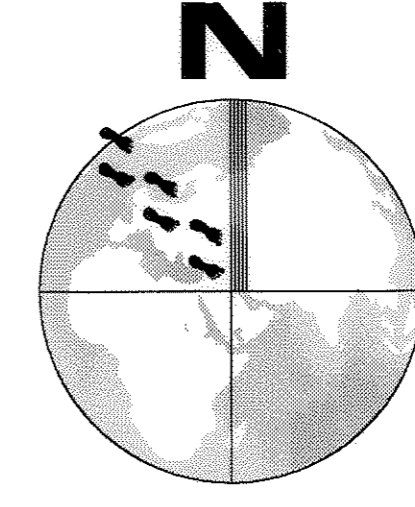
CRYSTAL VALLEY RANCH FILING NO. 6

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
SHEET 4 OF 6



SHEET INDEX

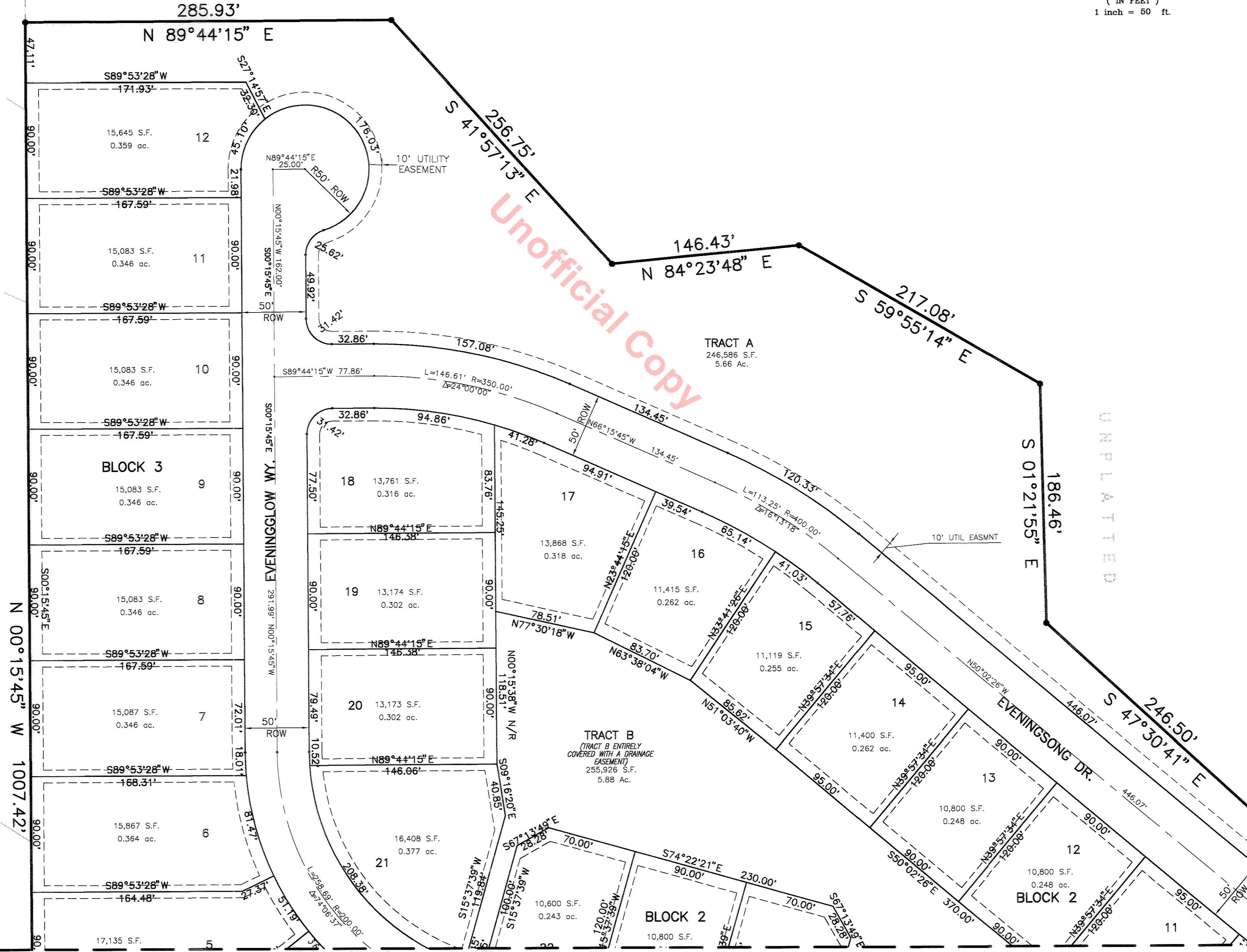


NW COR. SE1/4
SECTION 23
T.8S., R.67W., 6TH P.M.
FND. 2-1/2" ALUM. CAP
L.S. 6935 1999

W. LINE SE1/4, SEC. 23
(BASIS OF BEARINGS-N00°15'45"W)

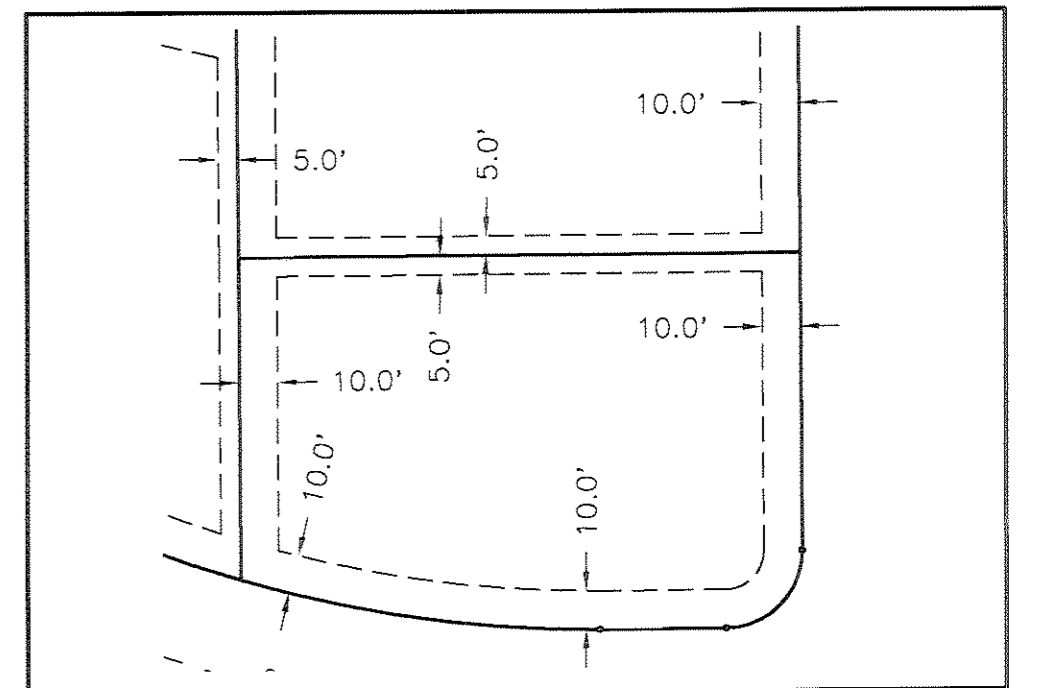
HECKENDORF RANCH
FILING No. 1

UNPLATTED



Unofficial Copy

NO.	REVISIONS	DATE	BY



TYPICAL UTILITY EASEMENTS
SCALE: 1"=50'

Legacy Engineering Inc.
4217 East Davies Place,
Centennial, CO 80122
720.200.4577 v
720.533.1600 f
jmill@legacyengineering.com
www.legacyengineering.com

SEE SHEET 5 FOR CONTINUATION

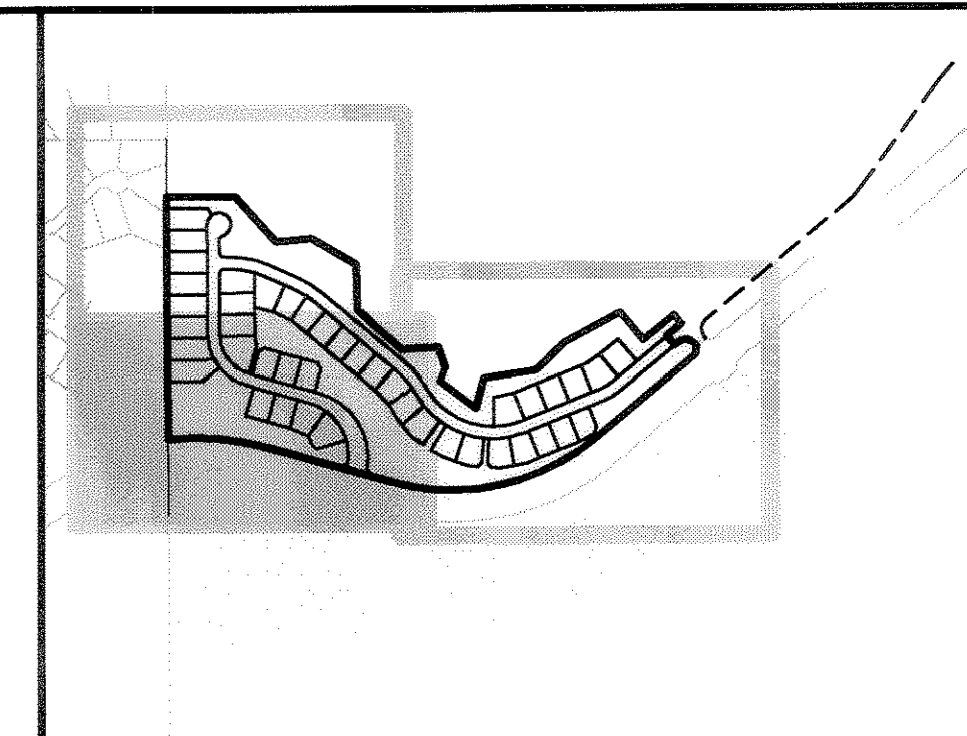
CRYSTAL VALLEY RANCH FILING NO. 6
FINAL PLAT
SHEET 4 OF 6

CRYSTAL VALLEY RANCH FILING NO. 6

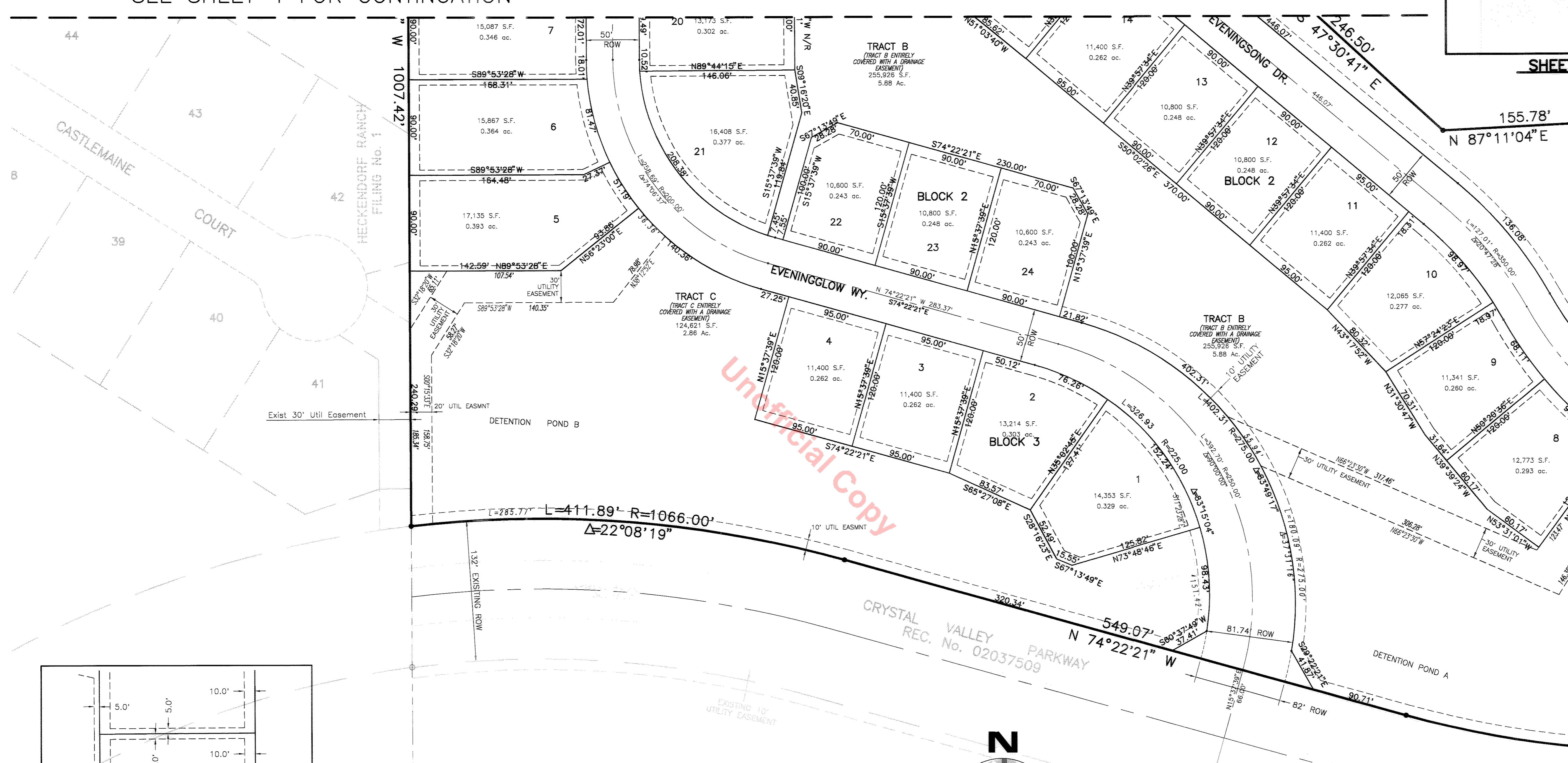
A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
SHEET 5 OF 6

SEE SHEET 4 FOR CONTINUATION

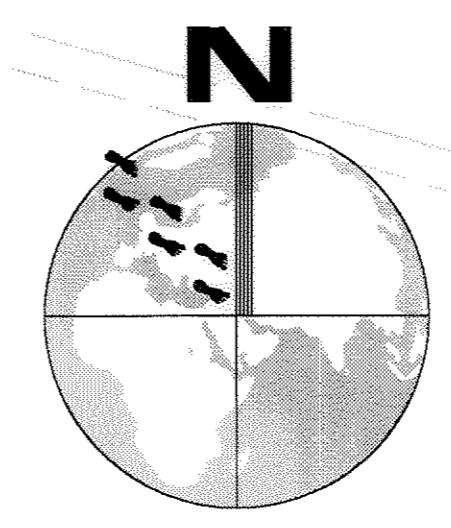
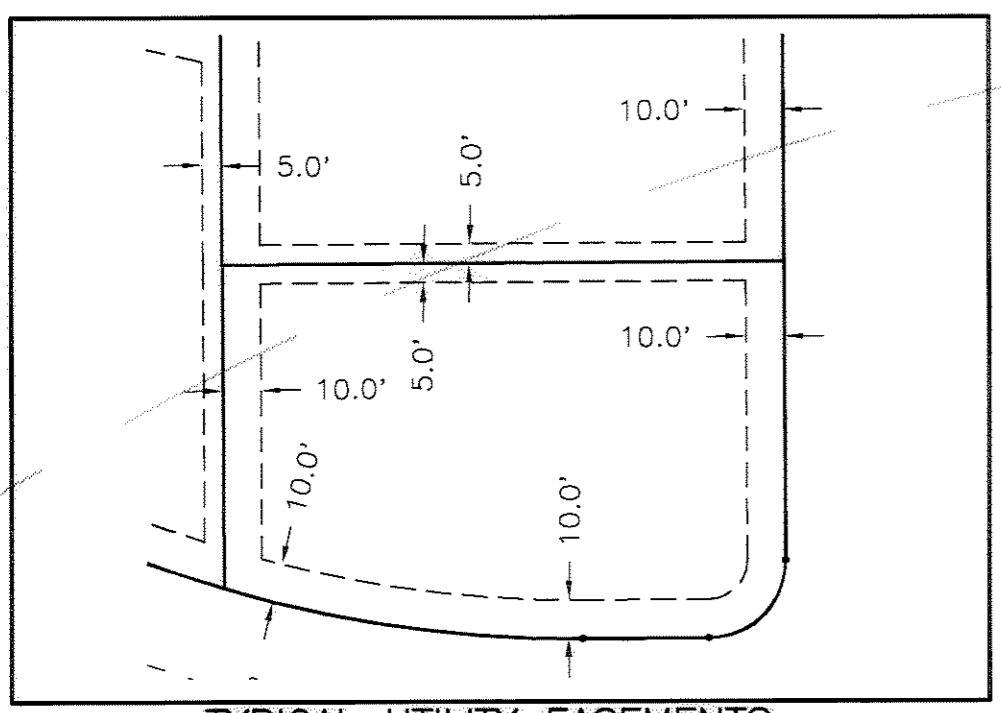


SHEET INDEX



SEE SHEET 6 FOR CONTINUATION

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SW COR. SE1/4
SECTION 23
T.8S., R.67W., 6TH P.M.
FND. 2-1/2" ALUM. CAP
L.S. 6935 1999

NO.	REVISIONS	DATE	BY

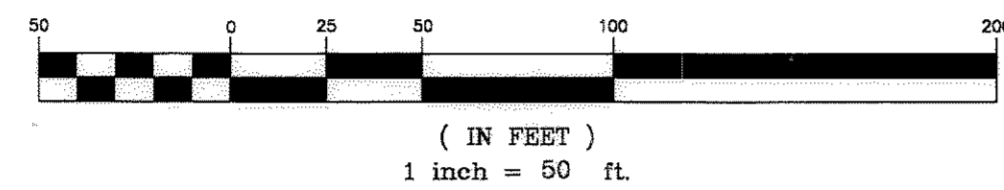
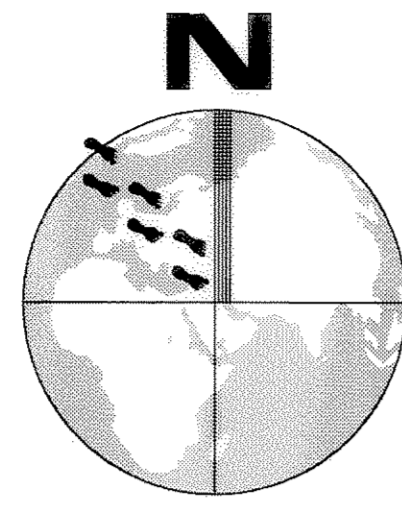
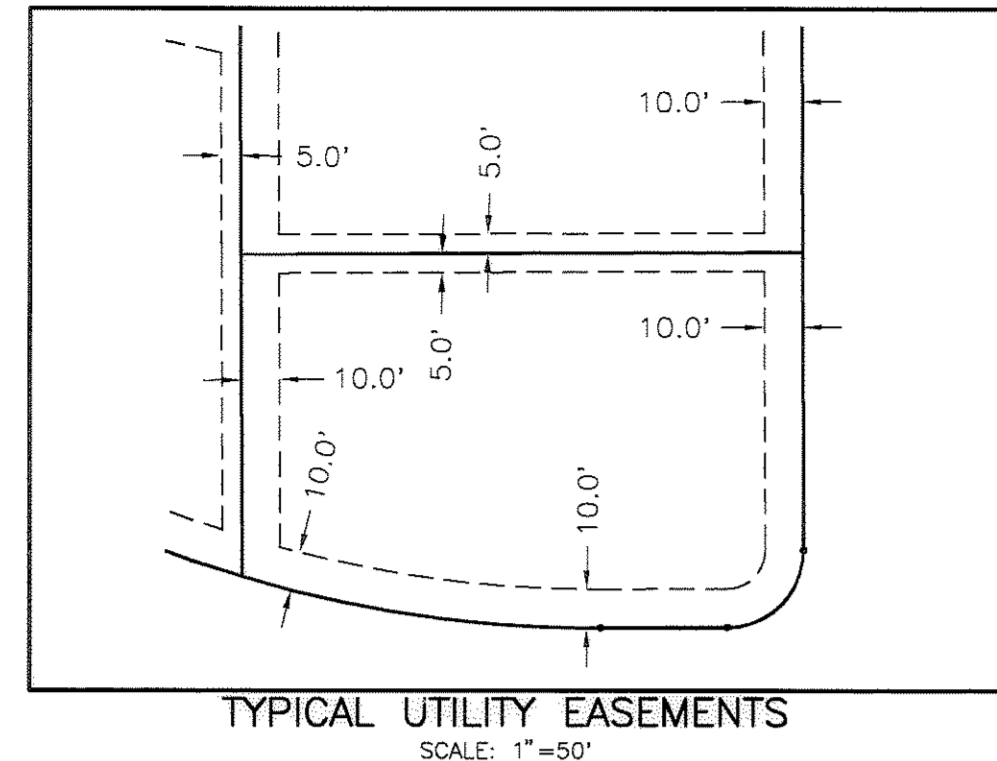
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CRYSTAL VALLEY RANCH FILING NO. 6
FINAL PLAT
SHEET 5 OF 6

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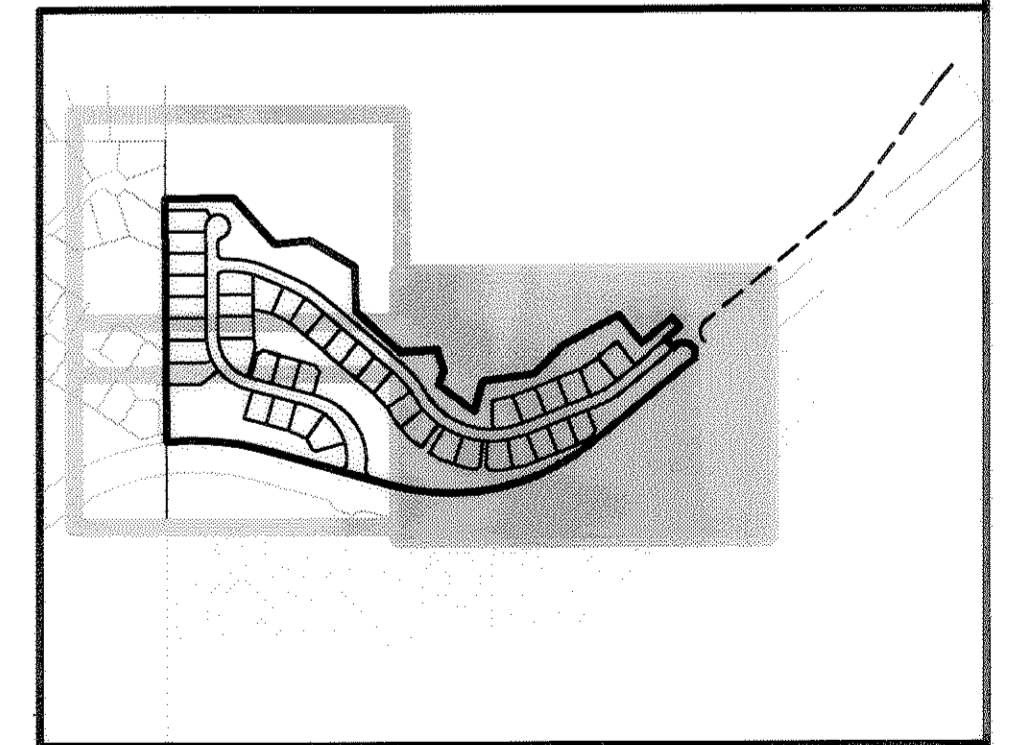
FINAL PLAT
SHEET 6 OF 6



UNPLATTED



SEE SHEET 5 FOR CONTINUATION



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Centennial, CO 80122
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720.533.1800 f

CRYSTAL VALLEY RANCH FILING NO. 6
FINAL PLAT
SHEET 6 OF 6