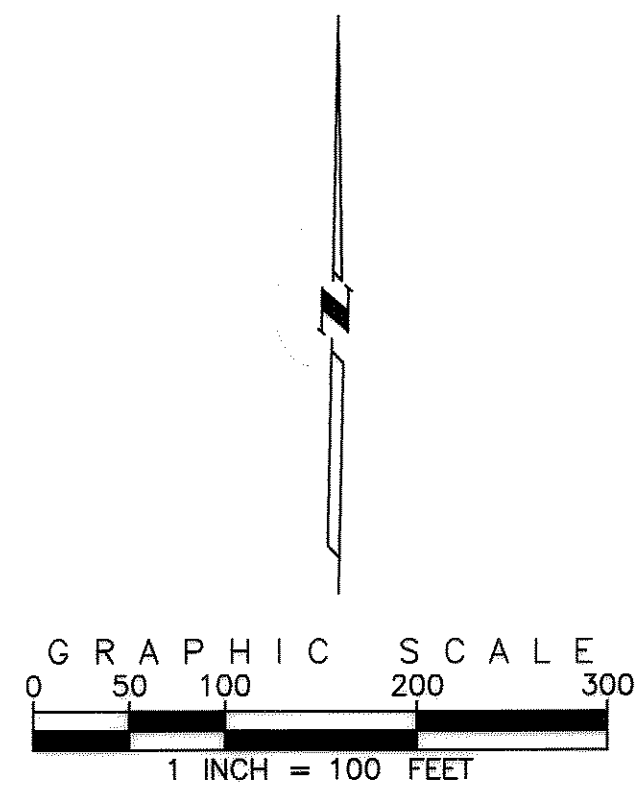


CRYSTAL VALLEY RANCH FILING NO. 7, PARCEL NO. 2 PLAT

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
44.306 ACRES CONTAINING 61 RESIDENTIAL LOTS AND 3 TRACTS

LAND SUMMARY TABLE

LAND	AREA(Ac.)	OWNERSHIP/MAINTENANCE	USAGE	USAGE PURPOSE
TRACT "A"	5.7879	CVR MASTER ASSOCIATION	PUBLIC	OPEN SPACE/REGIONAL TRAIL
TRACT "B"	4.0633	CVR 7 HOMEOWNERS ASSOCIATION	PRIVATE	OPEN SPACE/DRAINAGE
TRACT "C"	10.9683	CVR MASTER ASSOCIATION	PRIVATE	OPEN SPACE/LANDSCAPING
RIGHT-OF-WAY	3.7482	TOWN OF CASTLE ROCK	PUBLIC	PUBLIC RIGHTS-OF-WAY
LOTS	19.7383			
TOTAL	44.3060			

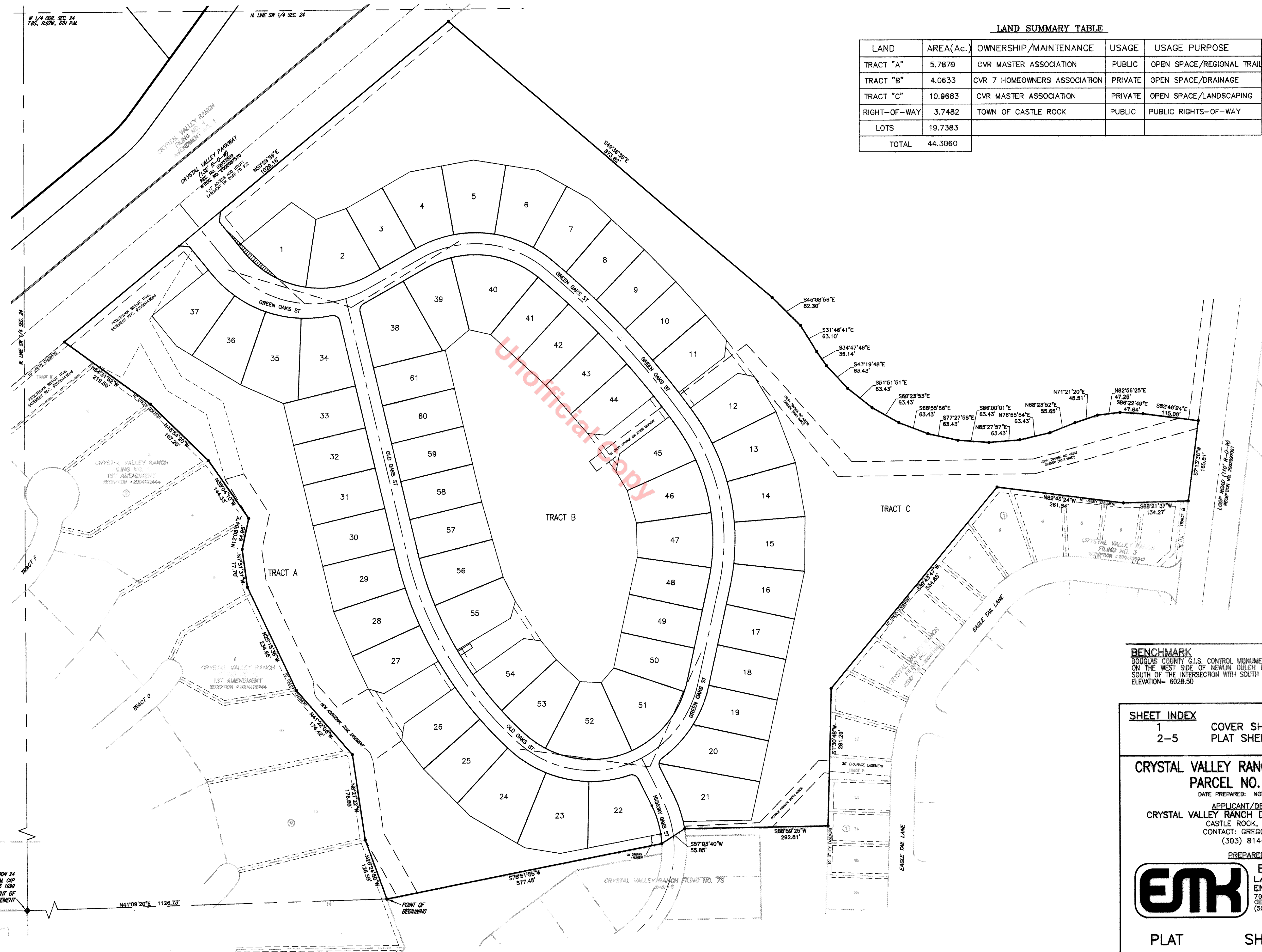


SURVEY MONUMENTS LEGEND

- ◆ PUBLIC LAND SURVEY MONUMENT AS NOTED
- SET 18" LONG #5 REBAR WITH 1/4" ALUMINUM CAP, PLS 29040

EASEMENT LEGEND

- UE UTILITY EASEMENT
- SE SIDEWALK EASEMENT
- EXISTING EASEMENT
- - - PROPOSED EASEMENT
- ▨ AREA COVERED BY SIGHT EASEMENT



BENCHMARK
DOUGLAS COUNTY G.I.S. CONTROL MONUMENT STAMPED "1.074010" LOCATED ON THE WEST SIDE OF NEWLIN GULCH ROAD APPROXIMATELY 1450 FEET SOUTH OF THE INTERSECTION WITH SOUTH CHAMBERS ROAD. ELEVATION= 6028.50

SHEET INDEX	
1	COVER SHEET
2-5	PLAT SHEET

**CRYSTAL VALLEY RANCH FILING NO. 7,
PARCEL NO. 2 PLAT**
DATE PREPARED: NOVEMBER, 2014
APPLICANT/DEVELOPER
CRYSTAL VALLEY RANCH DEVELOPMENT CO. LLC
CASTLE ROCK, CO 80104
CONTACT: GREGORY BROWN
(303) 814-6862

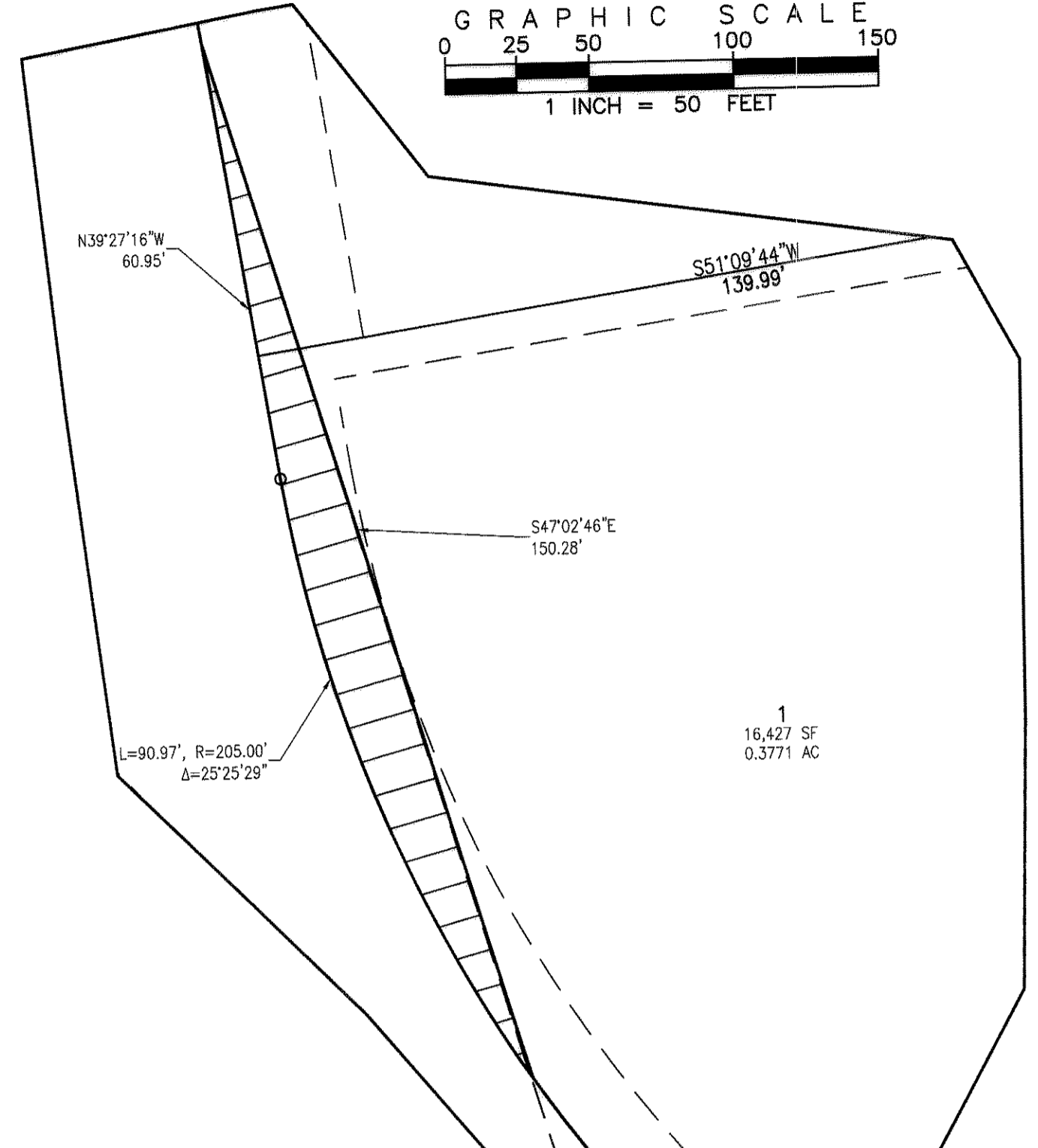
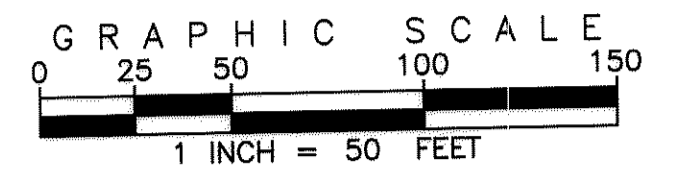
PREPARED BY
EMK EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7008 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1520 www.EMKC.com

JOB NO. 12775.00
PLAT SHEET 2 OF 5

SW COR SE 1/4 SECTION 23 FOUND 3-1/2" ALUM. CAP L.S. 0935 1989
SW COR SECTION 24 FOUND 3-1/4" ALUM. CAP L.S. 0935 1989
POINT OF COMMENCEMENT
S LINE SE 1/4 SEC 23 N41°09'20"E 1126.73'
S88°47'24"W 2828.92' (BASIS OF BEARINGS)

CRYSTAL VALLEY RANCH FILING NO. 7, PARCEL NO. 2 PLAT

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
44.306 ACRES CONTAINING 61 RESIDENTIAL LOTS AND 3 TRACTS



- SURVEY MONUMENTS LEGEND**
- Public Land Survey Monument as Noted
 - Set 18" Long #5 Rebar with 1/4" Aluminum Cap, PLS 29040
- EASEMENT LEGEND**
- UE UTILITY EASEMENT
 - SE SIDEWALK EASEMENT
 - EXISTING EASEMENT
 - - - PROPOSED EASEMENT
 - /// AREA COVERED BY SIGHT EASEMENT

RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	LENGTH
C1	19.70	15.00	75°14'56"	N24°07'14"E	18.31
C2	5.50	252.50	1°14'56"	N61°07'14"E	5.50
C3	21.51	15.00	82°10'50"	N67°30'05"W	19.72
C4	23.18	15.00	88°31'28"	N57°45'58"W	20.94
C5	15.25	250.00	3°29'40"	N11°14'51"W	15.25
C6	8.48	15.00	32°28'18"	N10°11'31"E	8.38
C7	12.53	15.00	47°50'56"	N29°57'08"E	12.17
C8	20.07	200.00	5°44'57"	N5°59'52"W	20.08
C9	150.09	205.00	41°56'59"	N67°25'46"W	146.76
C10	27.96	1657.50	0°58'00"	N38°01'30"W	27.96
C11	5.17	1702.50	0°10'27"	N37°31'58"W	5.17
C12	73.52	202.50	20°48'03"	N82°07'47"W	73.11
C13	63.99	202.50	18°06'18"	S24°25'10"W	63.72

SHEET INDEX

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2-5	PLAT SHEET

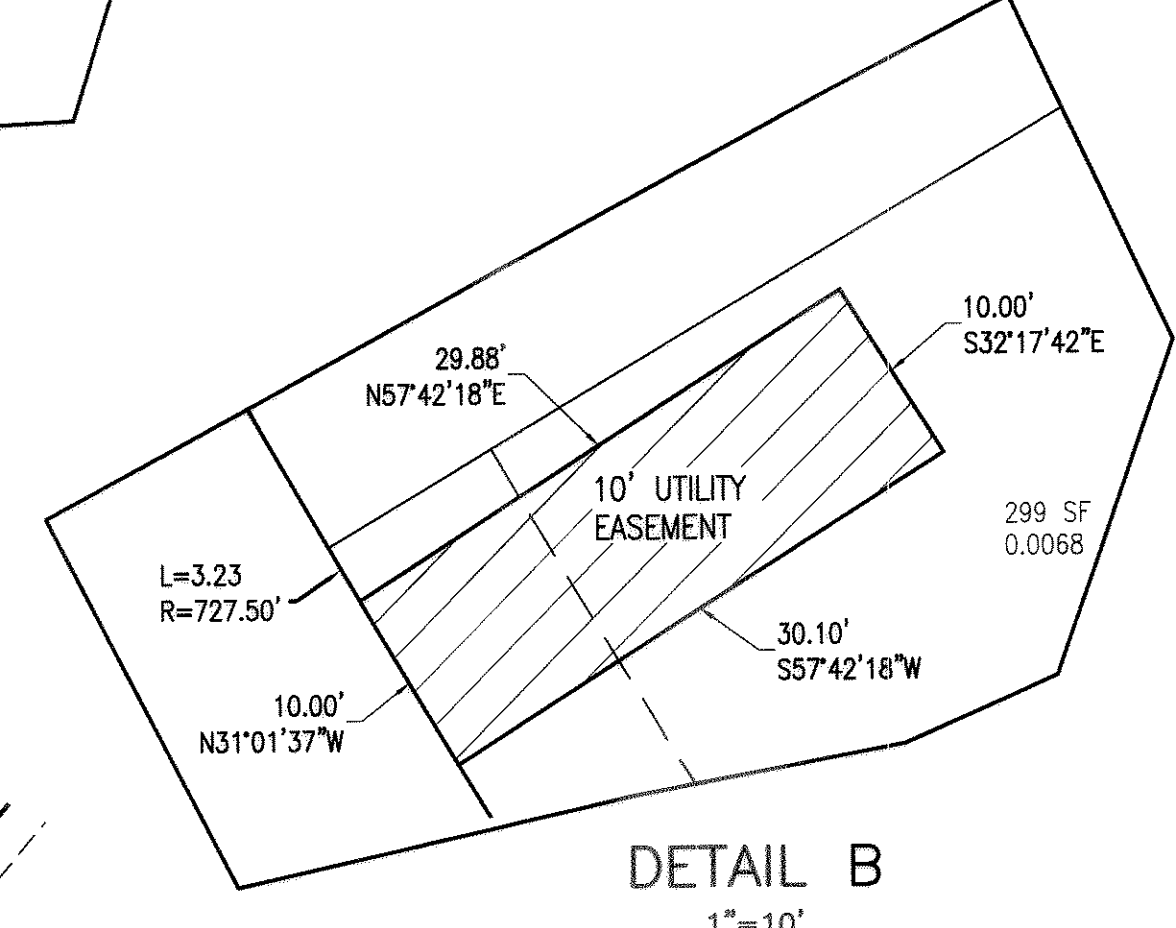
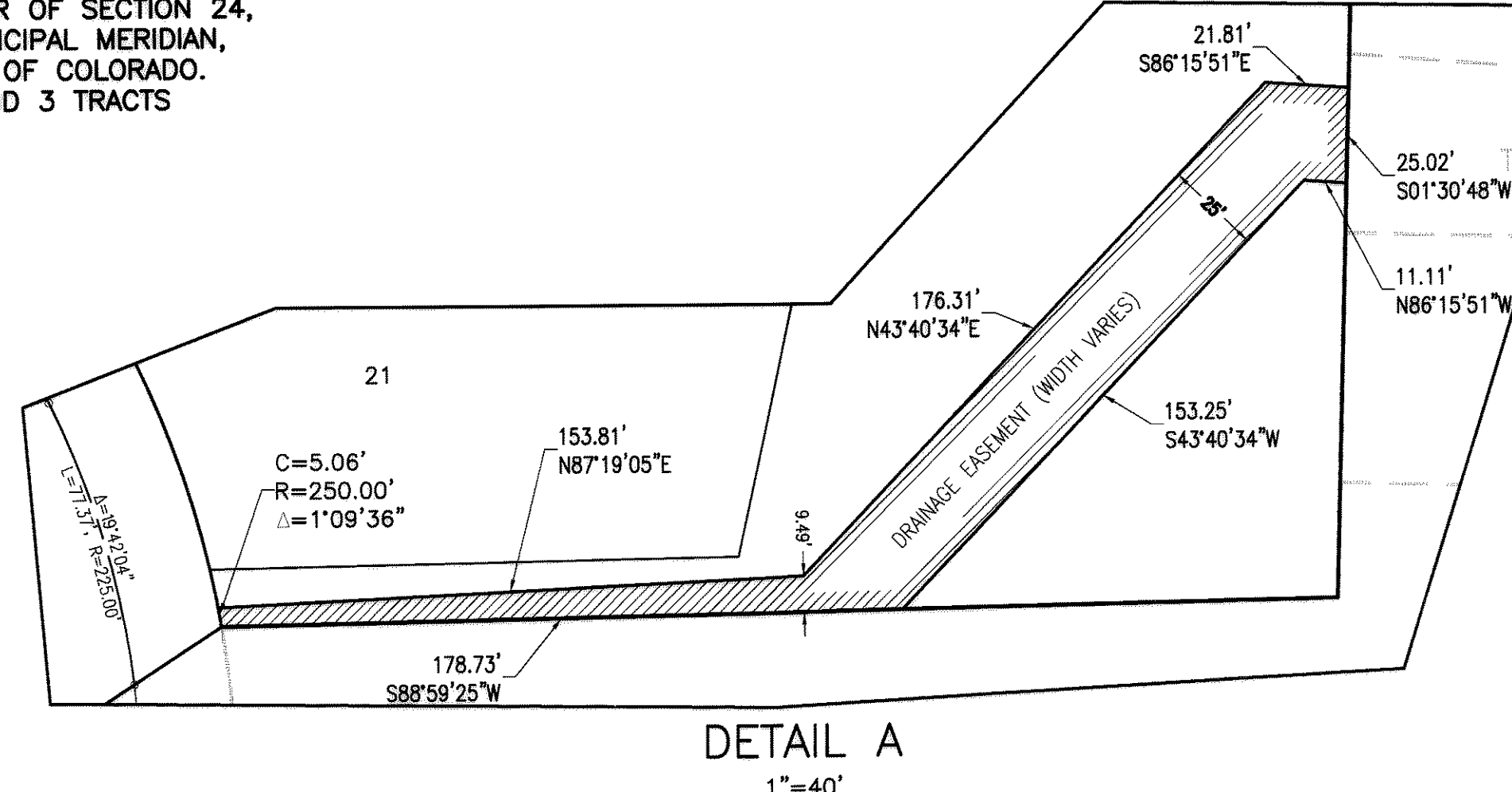
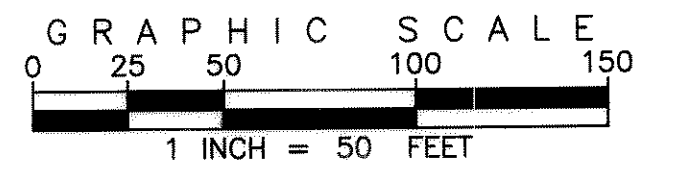
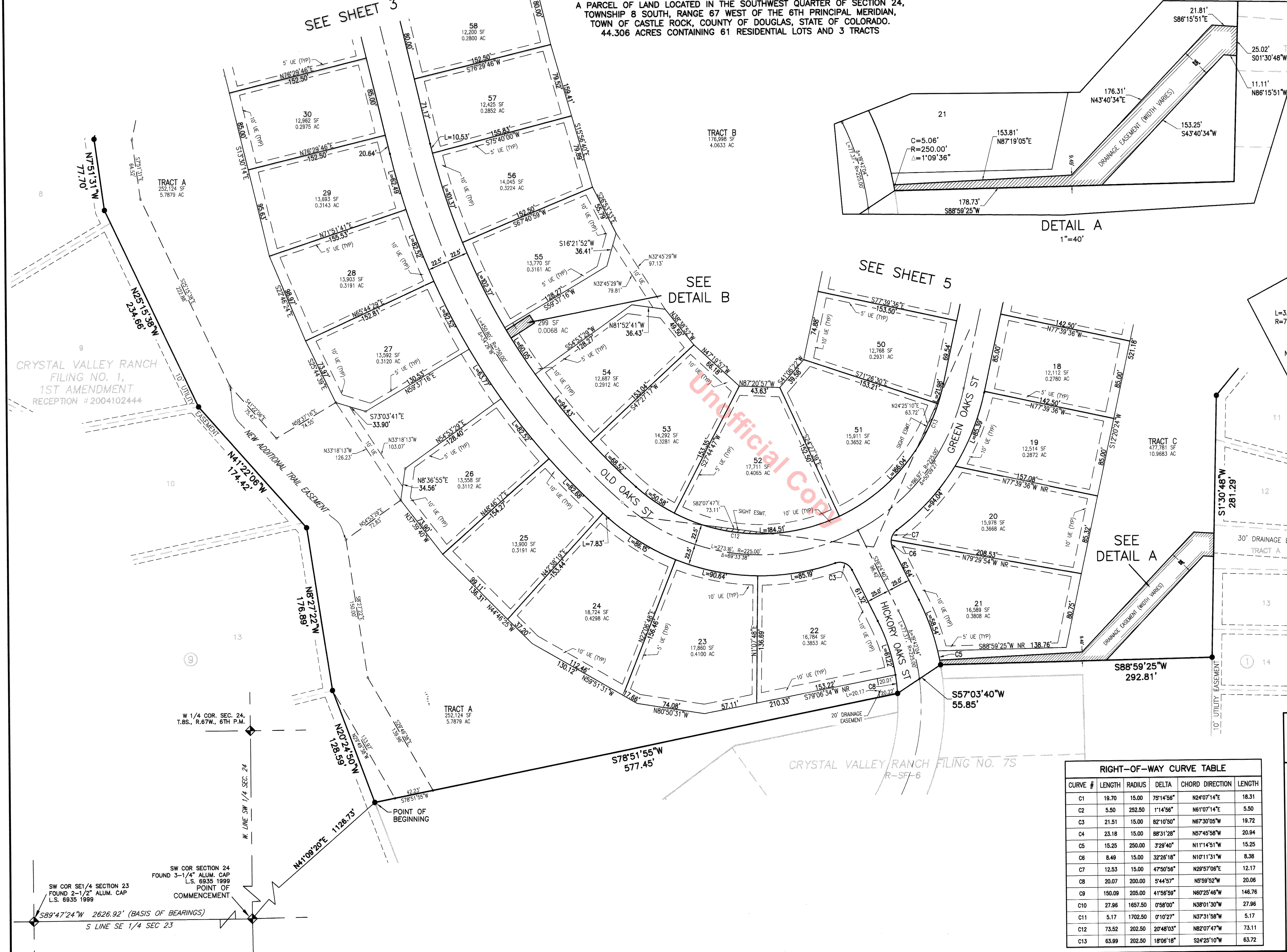
**CRYSTAL VALLEY RANCH FILING NO. 7,
PARCEL NO. 2 PLAT**
DATE PREPARED: NOVEMBER, 2014
APPLICANT/DEVELOPER
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CASTLE ROCK, CO 80104
CONTACT: GREGORY BROWN
(303) 814-6862

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JOB NO. 12775.00

PLAT SHEET 3 OF 5

CRYSTAL VALLEY RANCH FILING NO. 7, PARCEL NO. 2 PLAT

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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SURVEY MONUMENTS LEGEND

- ◆ PUBLIC LAND SURVEY MONUMENT AS NOTED
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EASEMENT LEGEND

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**CRYSTAL VALLEY RANCH FILING NO. 7,
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 APPLICANT/DEVELOPER
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PLAT SHEET 4 OF 5

RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	LENGTH
C1	18.70	15.00	78°14'56"	N24°07'14"E	18.31
C2	5.50	282.50	1°14'56"	N61°07'14"E	5.50
C3	21.51	15.00	82°10'50"	N67°30'05"W	19.72
C4	23.18	15.00	88°31'28"	N57°45'58"W	20.94
C5	15.25	280.00	3°29'40"	N11°14'51"W	15.25
C6	8.49	15.00	32°28'18"	N10°11'31"W	8.38
C7	12.53	15.00	47°50'58"	N28°57'06"E	12.17
C8	20.07	200.00	5°44'57"	N5°59'52"W	20.06
C9	150.09	205.00	41°58'59"	N60°25'46"W	146.76
C10	27.86	1657.50	0°58'00"	N38°01'30"W	27.96
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CRYSTAL VALLEY RANCH
 FILING NO. 1,
 1ST AMENDMENT
 RECEPTION # 2004102444

SW COR SE 1/4 SECTION 23
 FOUND 3-1/4" ALUM. CAP
 L.S. 6935 1999
 POINT OF
 COMMENCEMENT

S 89°47'24"W 2626.92' (BASIS OF BEARINGS)
 S LINE SE 1/4 SEC 23

W 1/4 COR. SEC. 24,
 T.8S., R.67W., 6TH P.M.

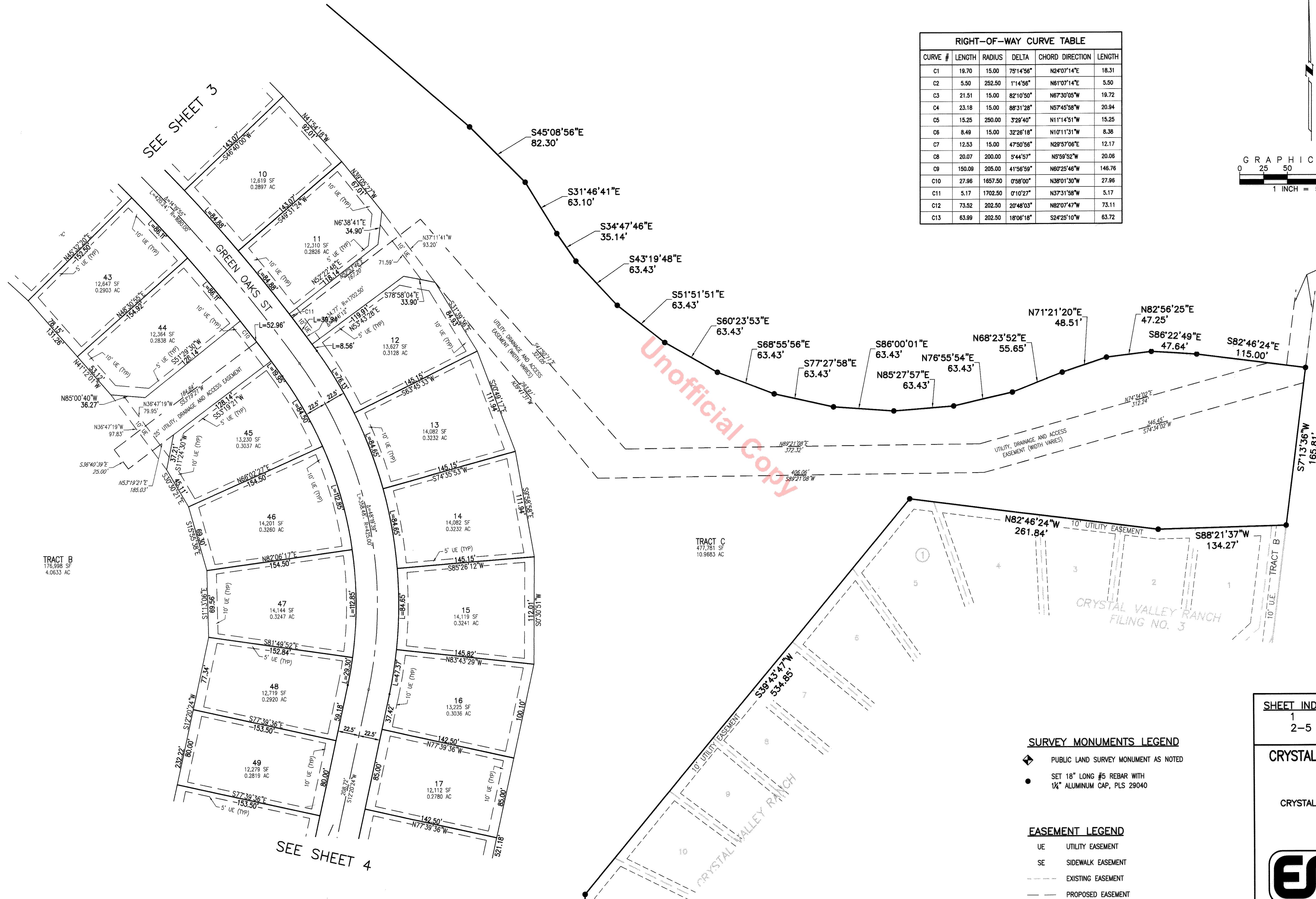
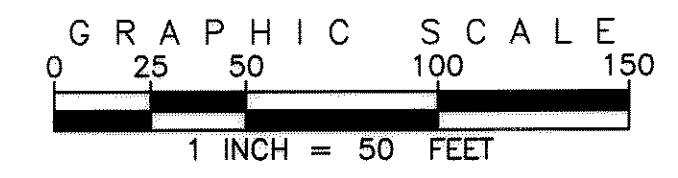
SW COR SECTION 24
 FOUND 3-1/4" ALUM. CAP
 L.S. 6935 1999
 POINT OF
 COMMENCEMENT

CRYSTAL VALLEY RANCH FILING NO. 7S
 R-SF-6

CRYSTAL VALLEY RANCH FILING NO. 7, PARCEL NO. 2 PLAT

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Unofficial Copy

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