

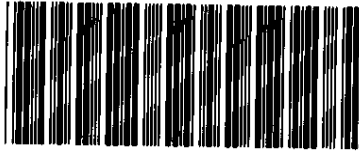
PLAT IDENTIFICATION SHEET

RECEPTION#:

DATE:

TIME:

FEE: \$



2003010483 2 PGS

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$21.00
2 PGS

2003010483
01/27/2003 10:19 AM

GRANTOR:

(owner/signer)

Castlewood Ranch, LLC

GRANTEE:

(subdivision name or name of plat)

Castlewood Ranch Filing No. 1 Parcel
No. 10 Amendment No. 1

LEGAL:

(section-township-range)

17-B-66

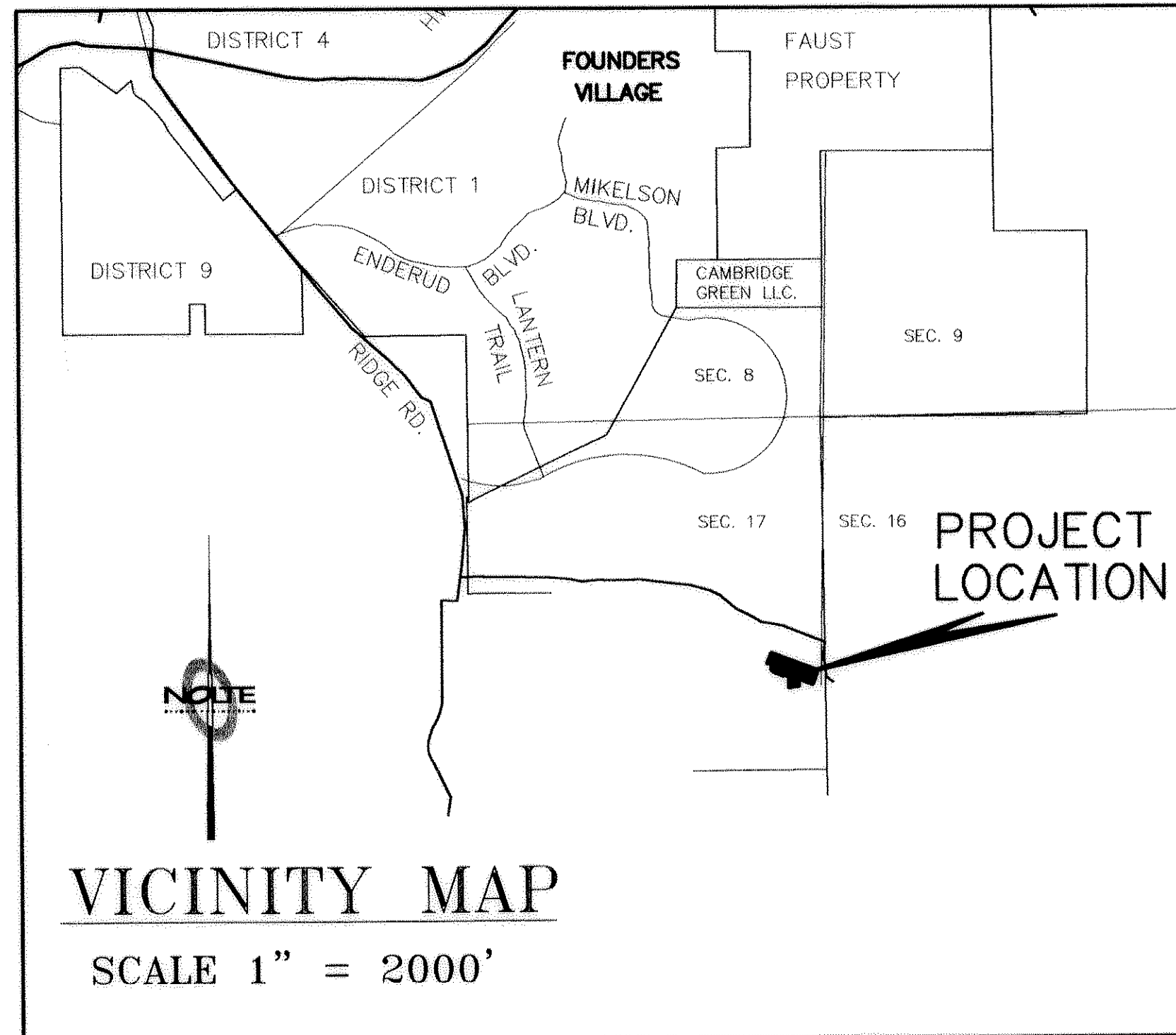
NEW SUBDIVISION ABBREV: _____

FINAL PLAT

CASTLEWOOD RANCH FILING NO. 1, PARCEL NO. 10, AMENDMENT NO. 1

A REPLAT OF LOTS 4 THROUGH 10 AND LOT 15, ALL IN BLOCK 2, AND TRACT E, CASTLEWOOD RANCH FILING NO. 1, PARCEL NO. 10
A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOTAL AREA: 7.788 ACRES



VICINITY MAP

SCALE 1" = 2000'

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING THE OWNER OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAS 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 CASTLEWOOD RANCH SUBDIVISION - FILING NO. 1 - PARCEL NO. 10, AMENDMENT NO. 1. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACT E IS HEREBY DEDICATED TO THE CASTLEWOOD RANCH HOMEOWNERS ASSOCIATION FOR DRAINAGE, LANDSCAPING, AND UTILITY PURPOSES.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES, 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 PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

PROPERTY DESCRIPTION

THAT PORTION OF THE SOUTHEAST ONE QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EASTERLY LINE OF THE SOUTHEAST ONE QUARTER OF SECTION 17 AS BEARING SOUTH 00°19'55" EAST AS MONUMENTED ON THE NORTH BY A 3 1/4" ALUMINUM CAPPED MONUMENT STAMPED PROPERLY AND ON THE SOUTH BY A 2 1/4" ALUMINUM CAPPED MONUMENT STAMPED "ARCHER & ASSOCIATES LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 2, CASTLEWOOD RANCH, FILING NO. 1, PARCEL NO. 10, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOST CANYON RANCH ROAD;

THENCE S68°42'03"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1003.74 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 59.69 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LOST CANYON RANCH COURT;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

- (1) S21°17'57"W, A DISTANCE OF 206.78 FEET TO A POINT OF CURVE;
- (2) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 09°26'17", A DISTANCE OF 37.06 FEET TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 2, CASTLEWOOD RANCH, FILING NO. 1, PARCEL NO. 10;

THENCE N68°42'03"W ALONG THE SOUTHERLY LINE OF SAID LOT 10, A DISTANCE OF 313.78 FEET TO THE NORTHEAST CORNER OF LOT 15, BLOCK 2 OF THE AFORMENTIONED CASTLEWOOD RANCH, FILING NO. 1, PARCEL NO. 10;

THENCE S00°36'04"E ALONG THE EAST LINE OF SAID LOT 15, BLOCK 2, A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15;

THENCE S82°46'31"W ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 185.71 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE N00°36'04"W ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 211.71 FEET TO THE ANGLE POINT IN THE WESTERLY BOUNDARY OF SAID LOT 15;

THENCE N72°11'57"W ALONG THE WESTERLY LINE OF SAID LOT 15, A DISTANCE OF 99.25 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF TRACT E, CASTLEWOOD RANCH, FILING NO. 1, PARCEL NO. 10, SAID POINT ALSO BEING ON THE RIGHT-OF-WAY LINE OF MOULTON COURT;

THENCE ALONG SAID SOUTHERLY LINE OF TRACT E, AND ALONG SAID RIGHT OF WAY LINE OF MOULTON COURT THE FOLLOWING FOUR (4) COURSES:

- (1) ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N34°13'09"W HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 52°01'12", AN ARC DISTANCE OF 23.61 FEET TO A POINT OF TANGENT;
- (2) N72°11'57"W, A DISTANCE OF 228.55 FEET TO A POINT OF CURVE;
- (3) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 46.00 FEET, A CENTRAL ANGLE OF 71°35'53", AN ARC DISTANCE OF 57.48 FEET TO A POINT OF TANGENT;
- (4) N00°36'04"W, A DISTANCE OF 83.15 FEET TO THE MOST WESTERN CORNER OF SAID TRACT E;

THENCE N53°46'35"E, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 4, BLOCK 2, CASTLEWOOD RANCH, FILING NO. 1, PARCEL NO. 10, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF MOULTON COURT;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- (1) N36°13'25"W, A DISTANCE OF 32.27 FEET TO A POINT OF CURVE;
- (2) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 54°22'39", AN ARC DISTANCE OF 57.89 FEET TO A POINT OF TANGENT;
- (3) THENCE S89°23'56"W, A DISTANCE OF 53.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 2;

THENCE N21°17'57"E ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 218.90 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 339,229 SQUARE FEET OR 7.788 ACRES.

EXECUTED THIS 14TH DAY OF November, 2002.

OWNER:

CASTLEWOOD RANCH LLC.

BY: DAVID J. ERB AND COMPANY, MANAGING MEMBER

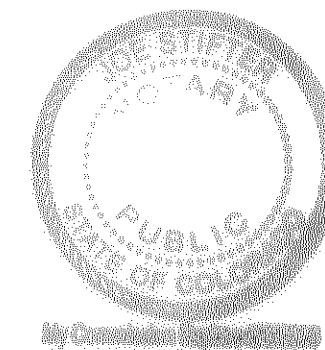
BY: David J. Erb
DAVID J. ERB, PRESIDENT

STATE OF COLORADO)
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF November, 2002.

BY: Joe J. Jager

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/8/06

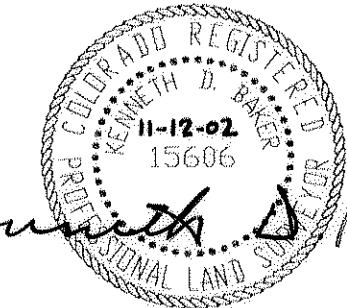


NOTE

NO DIRECT ACCESS WILL BE PERMITTED TO LOST CANYON RANCH ROAD FROM LOTS 4 THROUGH 9 OF BLOCK 2.

SURVEYOR'S STATEMENT

I, KENNETH D. BAKER, 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 02-05-02, 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.



KENNETH D. BAKER, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 15606
FOR AND ON BEHALF OF NOLTE ASSOCIATES, INC.
7000 S. YOSEMITE ST. ENGLEWOOD, CO 80112

NOTE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

TITLE CERTIFICATE

I, Eric Stearns 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 AND DEDICATION.

SIGNED THIS 20TH DAY OF November, 2002.

Eric Stearns
AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company
TITLE INSURANCE COMPANY

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



Sally Ann
TOWN CLERK

Mark C. Shaw
TOWN MANAGER

STATEMENT OF PLANNING AND DEVELOPMENT DIRECTOR'S APPROVAL

THIS PLAT WAS APPROVED BY THE PLANNING AND DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK,

COLORADO, THE 30TH DAY OF December, 2002.

Darlene A. Sullivan
PLANNING AND DEVELOPMENT DIRECTOR

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 A.M. ON THE 27TH DAY OF January, 2003 IN BOOK _____, PAGE _____,

MAP _____, RECEPTION NO. 2003010423

DOUGLAS COUNTY CLERK AND RECORDER

BY: Christine Davis, Deputy
DEPUTY

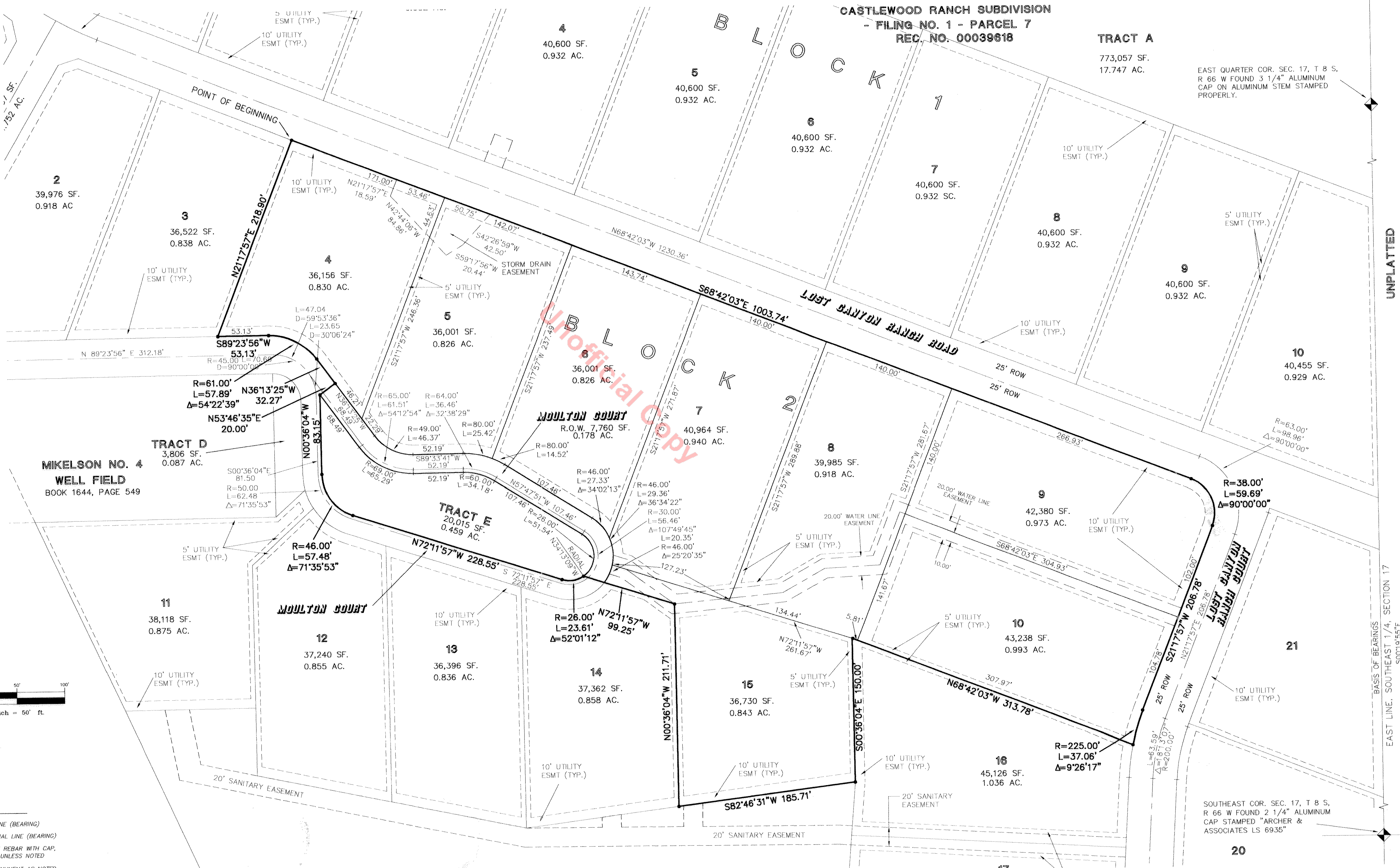


DEVELOPER/OWNER
CASTLEWOOD RANCH LLC.
ORCHARD POINTE, SUITE 5550
8480 E. ORCHARD RD. ENGLEWOOD, CO 80111

DATE: 2-06-02
SCALE: N/A
SHEET 1 OF 2

CASTLEWOOD RANCH FILING NO. 1, PARCEL NO. 10, AMENDMENT NO. 1

A REPLAT OF LOTS 4 THROUGH 10 AND LOT 15, ALL IN BLOCK 2, AND TRACT E, CASTLEWOOD RANCH FILING NO. 1, PARCEL NO. 10
A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOLTE
BEYER ENGINEERING



LEGEND

RAD	RADIAL LINE (BEARING)
N/R	NON-RADIAL LINE (BEARING)
●	SET NO. 5 REBAR WITH CAP, LS 15606 UNLESS NOTED
	FOUND MONUMENT AS NOTED

TITLECASTLEWOOD RANCH
 PLING NO 1 PARCEL 10
 2
 SCALE: 1"=40' 1"=40' 1"=40'
 DATE: 11/08/02 TIME: 2:28 PM
 DRAWING NAME: AT-MEND-02.DWG
 PATH: M:\PROJECTS\PLATE
 DESIGNED FOR PROJ. MAP
 PLOTTING VIEW:
 SHEET 2 OF SHEETS JOB NO. 01015

NOLTE
BEYOND ENGINEERING
2800 S. YOSEMITE ST., SUITE 200, ENGLEWOOD, CO.

DEVELOPER/OWNER
CASTLEWOOD RANCH LLC.
ORCHARD POINT, SUITE 5550
8480 E. ORCHARD RD. ENGLEWOOD, CO 80111

DATE: 2-06-02

SCALE:	NOTED
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SHEET 2 OF 3

CASTLEWOOD RANCH, FILING NO. 1, PARCEL NO. 10, AMENDMENT 1
FINAL PLAT