

PLAT IDENTIFICATION SHEET

RECEPTION #: 01061998

DATE: 07/10/01

TIME 9:17 AM

FEE: \$ 70.⁰⁰ (7 P)

GRANTOR: CASTLEWOOD RANCH LLC
(OWNER/SIGNER)

GRANTEE: CASTLEWOOD RANCH FILING
(SUBDIVISION NAME OR NAME OF PLAT)
1 PARCEL # 10

LEGAL:
(SECTION-TOWNSHIP-RANGE)
17-8-66

NEW SUBDIVISION ABBREV: _____

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

THAT PORTION OF THE EAST HALF 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 ACREAGE 81.694 ACRES

SHEET 1 OF 7

OWNER:
CASTLEWOOD RANCH LLC.

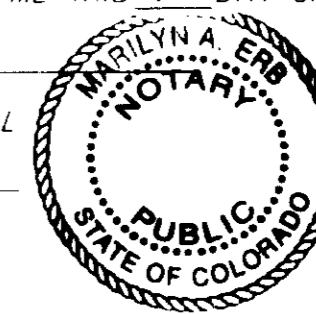
BY: DAVID J. ERB AND COMPANY, MANAGING MEMBER

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF JUNE

BY: *Marilyn A. Erb*

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-1-09



SURVEYOR'S STATEMENT

I, WILLIAM F. HESSELBACH, JR., 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 11/30/98, 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.

William F. Hesselbach, Jr.
WILLIAM F. HESSELBACH, JR.
COLORADO REGISTERED LAND SURVEYOR
REGISTRATION NO. 25369

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 7 DAY OF June, 2001.

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 IN THE INDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEN: *Mark Stearns*
TOWN OF CASTLE ROCK
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 5 DAY OF July, 2001.

Sue
PLANNING AND DEVELOPMENT DIRECTOR

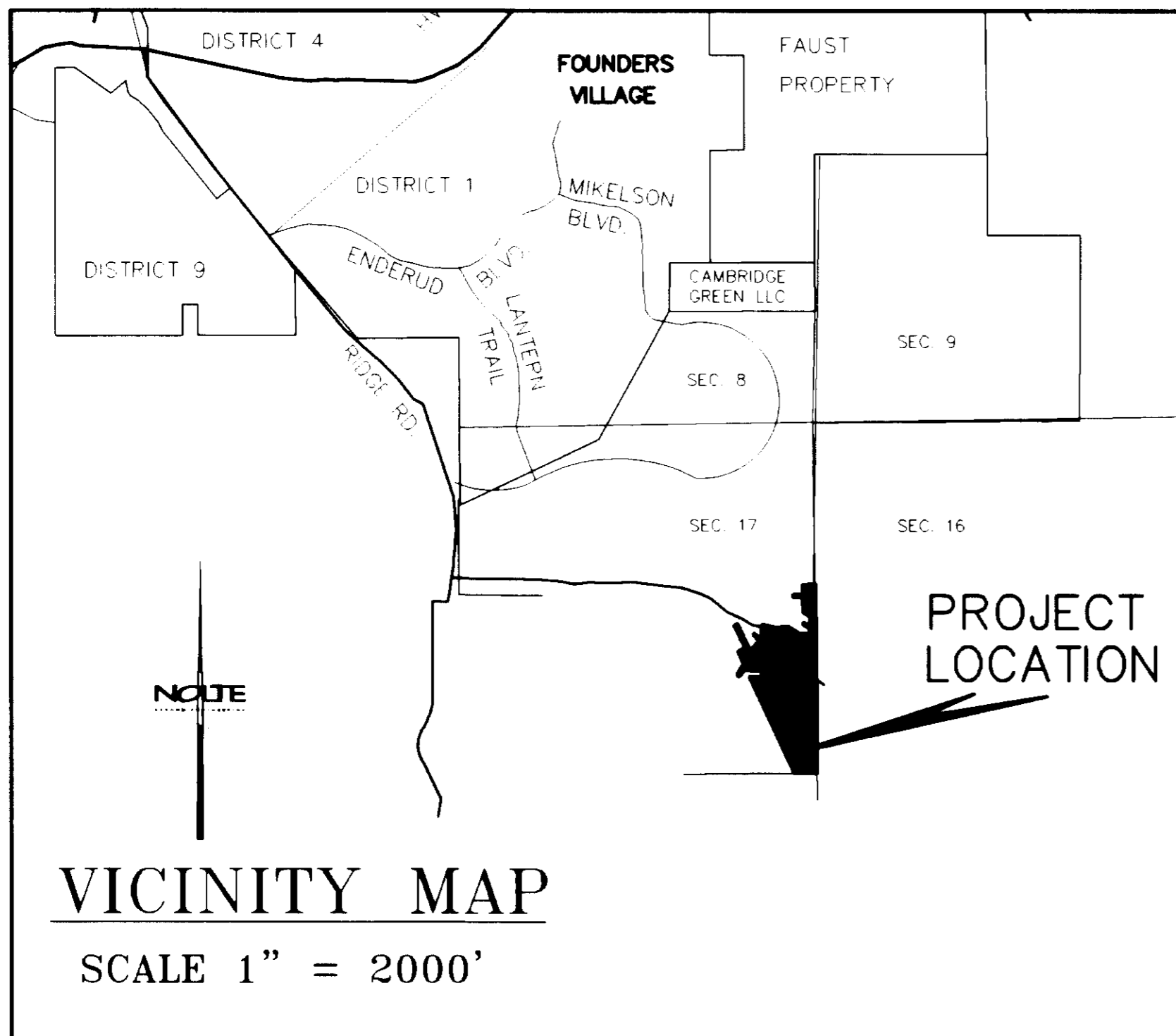
DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO))
))SS
COUNTY OF DOUGLAS))

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:17 AM ON THE 10th DAY OF July, 2001, IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. 01061998.

DOUGLAS COUNTY CLERK AND RECORDER

BY: *Tulayn Poe*
DEPUTY



PROPERTY DESCRIPTION

THAT PORTION OF THE EAST HALF 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°19'56" 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 SOUTHEAST CORNER OF SAID SECTION 17, THENCE SOUTH 89°23'56" WEST ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST ONE QUARTER OF SECTION 17 A DISTANCE OF 490.83 FEET, TO THE SOUTHEAST CORNER OF CASTLEWOOD RANCH SUBDIVISION - FILING NO. 1 - PARCEL 8, RECORDED AT RECEPTION NO. 01061994, DOUGLAS COUNTY RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID SUBDIVISION NORTH 24°43'16" WEST A DISTANCE OF 2209.34 FEET TO THE SOUTHERLY LINE OF MIKELSON NO. 4 WELL FIELD RECORDED IN BOOK 1343-PAGE 1896, OF DOUGLAS COUNTY RECORDS; THENCE LEAVING SAID SUBDIVISION LINE NORTH 89°23'56" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 251.64 FEET TO THE EASTERLY LINE OF SAID MIKELSON NO. 4 WELL FIELD; THENCE NORTH 00°36'04" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 150.00 FEET TO THE NORTHERLY LINE OF SAID MIKELSON NO. 4 WELL FIELD; THENCE SOUTH 89°23'56" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 300.00 FEET TO THE WESTERLY LINE OF SAID MIKELSON NO. 4 WELL FIELD; THENCE SOUTH 00°36'04" EAST A DISTANCE OF 42.00 FEET; THENCE ALONG THE BOUNDARY OF CASTLEWOOD RANCH SUBDIVISION - FILING NO. 1 - PARCEL 8 THE FOLLOWING NINE (9) COURSES:

(1) THENCE NORTH 24°43'16" WEST A DISTANCE OF 46.13 FEET TO A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 215.00 FEET, A RADIAL LINE FROM SAID CURVE BEARS NORTH 01°10'36" EAST; (2) THENCE ALONG SAID CURVE A DISTANCE OF 69.48 FEET THROUGH A CENTRAL ANGLE OF 18°30'55", THE CHORD OF WHICH BEARS NORTH 79°33'57" WEST A DISTANCE OF 69.18 FEET; (3) THENCE SOUTH 71°13'17" WEST A DISTANCE OF 22.66 FEET; (4) THENCE SOUTH 30°21'58" WEST A DISTANCE OF 63.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 275.00 FEET; (5) THENCE ALONG SAID CURVE A DISTANCE OF 103.42 FEET THROUGH A CENTRAL ANGLE OF 21°32'54", THE CHORD OF WHICH BEARS SOUTH 41°08'25" WEST A DISTANCE OF 102.82 FEET; (6) THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY NORTH 24°43'16" WEST A DISTANCE OF 51.72 FEET TO THE NORTHERLY RIGHT OF WAY OF KELLEN AVENUE AND TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 225.00 FEET, A RADIAL LINE FROM SAID CURVE BEARS NORTH 41°07'52" WEST; (7) THENCE ALONG SAID CURVE A DISTANCE OF 72.66 FEET THROUGH A CENTRAL ANGLE OF 18°30'10", THE CHORD OF WHICH BEARS NORTH 39°37'03" EAST A DISTANCE OF 72.34 FEET; (8) THENCE NORTH 30°21'58" EAST A DISTANCE OF 194.86 FEET; (9) THENCE LEAVING SAID RIGHT OF WAY NORTH 24°43'16" WEST A DISTANCE OF 287.85 FEET TO THE BOUNDARY LINE OF CASTLEWOOD RANCH SUBDIVISION - FILING NO. 1 - PARCEL 2, RECORDED AT RECEPTION NO. 00018541, DOUGLAS COUNTY RECORDS AND LEAVING SAID SUBDIVISION FILING 1 - PARCEL 8 LINE AND ALONG THE BOUNDARY LINE OF SAID SUBDIVISION - FILING NO. 1 - PARCEL 2 THE FOLLOWING FOUR (4) COURSES:

(1) NORTH 65°16'44" EAST A DISTANCE OF 165.86 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 325.00 FEET, A RADIAL LINE FROM SAID CURVE BEARS NORTH 61°06'17" EAST; (2) THENCE ALONG SAID CURVE A DISTANCE OF 23.68 FEET THROUGH A CENTRAL ANGLE OF 04°10'27", THE CHORD OF WHICH BEARS NORTH 26°48'30" WEST A DISTANCE OF 23.67 FEET; (3) THENCE NORTH 24°43'16" WEST A DISTANCE OF 508.20 FEET; (4) THENCE NORTH 55°33'37" EAST A DISTANCE OF 50.73 FEET TO THE BOUNDARY LINE OF CASTLEWOOD RANCH SUBDIVISION - FILING NO. 1 - PARCEL 7, RECORDED AT RECEPTION NO. 00039618, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID SUBDIVISION LINE THE FOLLOWING TWENTY FIVE (25) COURSES:

(1) THENCE SOUTH 24°43'16" EAST A DISTANCE OF 516.77 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 275.00 FEET; (2) THENCE ALONG SAID CURVE A DISTANCE OF 135.85 FEET THROUGH A CENTRAL ANGLE OF 28°18'17", THE CHORD OF WHICH BEARS SOUTH 38°52'25" EAST A DISTANCE OF 134.48 FEET; (3) THENCE NORTH 36°58'27" EAST A DISTANCE OF 290.58 FEET; (4) THENCE NORTH 44°15'12" WEST A DISTANCE OF 166.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 55.00 FEET, A RADIAL LINE FROM SAID CURVE BEARS NORTH 33°46'40" WEST; (5) THENCE ALONG SAID CURVE A DISTANCE OF 20.11 FEET THROUGH A CENTRAL ANGLE OF 20°57'05", THE CHORD OF WHICH BEARS NORTH 45°44'48" EAST A DISTANCE OF 20.00 FEET; (6) THENCE SOUTH 44°15'12" EAST A DISTANCE OF 163.20 FEET; (7) THENCE NORTH 36°58'27" EAST A DISTANCE OF 79.76 FEET; (8) THENCE NORTH 05°17'19" WEST A DISTANCE OF 183.94 FEET; (9) THENCE NORTH 20°18'48" EAST A DISTANCE OF 67.62 FEET; (10) THENCE SOUTH 74°09'40" EAST A DISTANCE OF 136.52 FEET; (11) THENCE SOUTH 84°22'28" EAST A DISTANCE OF 136.32 FEET; (12) THENCE NORTH 89°41'44" EAST A DISTANCE OF 293.96 FEET; (13) THENCE SOUTH 57°11'13" EAST A DISTANCE OF 263.31 FEET; (14) THENCE NORTH 89°38'09" EAST A DISTANCE OF 249.50 FEET; (15) THENCE NORTH 00°21'51" WEST A DISTANCE OF 121.56 FEET; (16) THENCE NORTH 58°29'36" WEST A DISTANCE OF 180.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 55.00 FEET, A RADIAL LINE FROM SAID CURVE BEARS NORTH 48°01'04" WEST; (17) THENCE ALONG SAID CURVE A DISTANCE OF 20.11 FEET THROUGH A CENTRAL ANGLE OF 20°57'05", THE CHORD OF WHICH BEARS NORTH 31°30'23" EAST A DISTANCE OF 20.00 FEET; (18) THENCE SOUTH 58°29'36" EAST A DISTANCE OF 167.64 FEET; (19) THENCE NORTH 00°21'51" WEST A DISTANCE OF 241.36 FEET; (20) THENCE NORTH 58°01'46" WEST A DISTANCE OF 178.22 FEET; (21) THENCE NORTH 00°18'16" WEST A DISTANCE OF 330.00 FEET; (22) THENCE SOUTH 89°41'44" WEST A DISTANCE OF 205.00 FEET; (23) THENCE NORTH 00°18'16" WEST A DISTANCE OF 35.00 FEET; (24) THENCE NORTH 89°41'44" EAST A DISTANCE OF 205.00 FEET; (25) THENCE NORTH 00°18'16" WEST A DISTANCE OF 220.00 FEET TO THE BOUNDARY LINE OF CASTLEWOOD RANCH SUBDIVISION - FILING NO. 1 - PARCEL 6, RECORDED AT RECEPTION NO. 00030588, DOUGLAS COUNTY RECORDS; THENCE NORTH 89°41'44" EAST ALONG SAID SUBDIVISION BOUNDARY A DISTANCE OF 260.00 FEET TO THE EASTERLY LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 17; THENCE SOUTH 00°18'16" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 22.88 FEET TO THE NORTH ONE SIXTEENTH CORNER ON THE EASTERLY LINE OF SAID SECTION 17; THENCE SOUTH 00°21'51" EAST ALONG THE EASTERLY LINE OF THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SAID SECTION 17 A DISTANCE OF 1325.29 FEET TO THE EAST ONE QUARTER CORNER OF THE SAID SECTION 17; THENCE SOUTH 00°19'55" EAST ALONG THE EASTERLY LINE OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 17 A DISTANCE OF 1325.32 FEET TO SOUTH ONE SIXTEENTH CORNER ON THE EASTERLY LINE OF SAID SECTION 17; THENCE SOUTH 00°19'55" EAST A DISTANCE OF 1325.34 FEET TO THE SOUTHEAST CORNER OF SECTION 17 AND THE POINT OF BEGINNING.

CONTAINING 81.694 ACRES (3,558,592 SQUARE FEET), MORE OR LESS.

NOTE

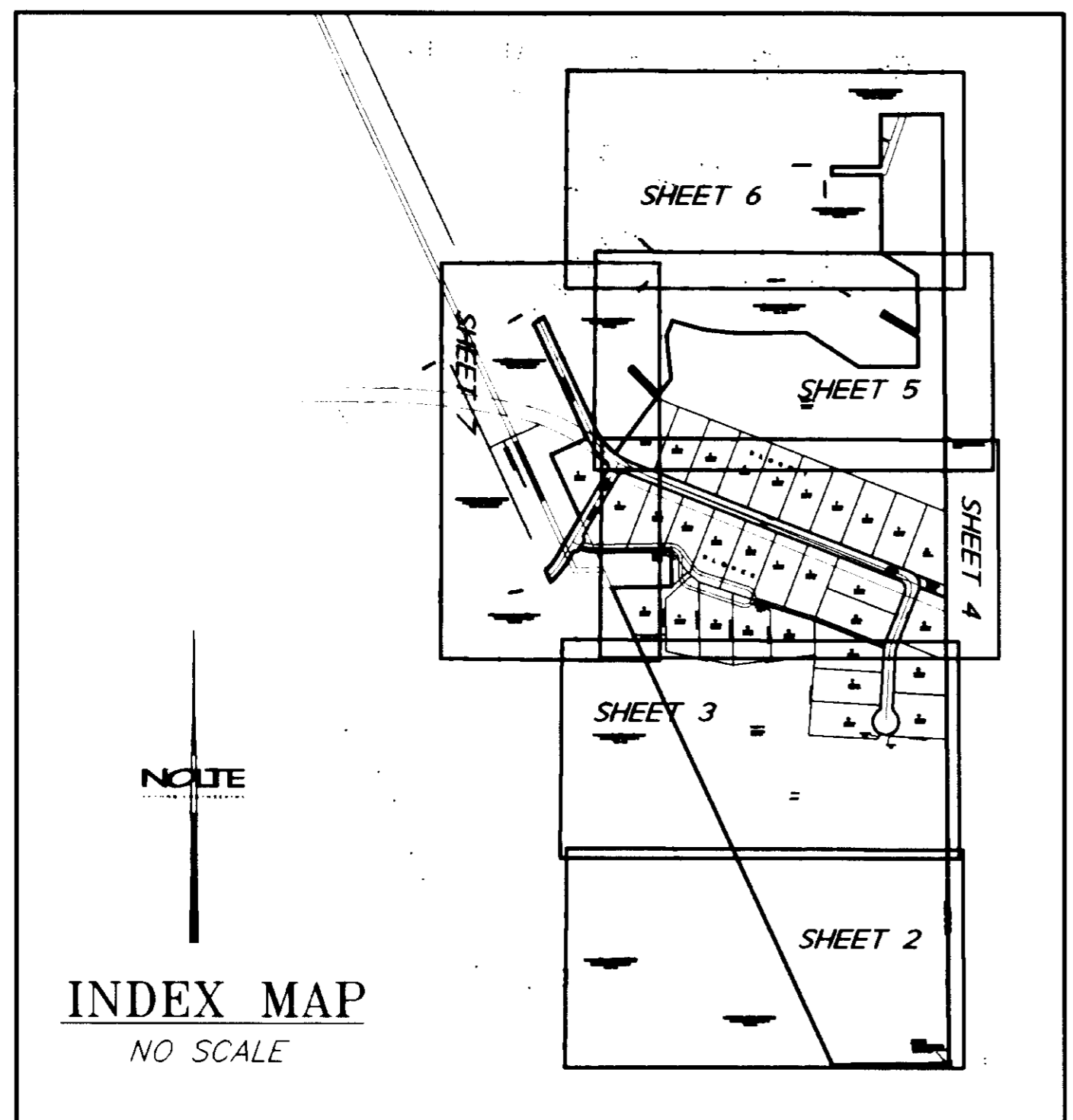
NO PRIMARY ACCESS TO LOST CANYON RANCH ROAD FROM LOTS 2 THROUGH 6 OF BLOCK 2.

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 10. 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. TRACTS A, C AND E ARE HEREBY DEDICATED TO THE CASTLEWOOD RANCH HOMEOWNERS ASSOCIATION FOR DRAINAGE, LANDSCAPING, AND UTILITY PURPOSES. TRACTS B AND D ARE HEREBY DEDICATED TO THE CASTLEWOOD RANCH HOMEOWNERS ASSOCIATION FOR UTILITY AND OPEN SPACE 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.

EXECUTED THIS 7th DAY OF June, 2001.

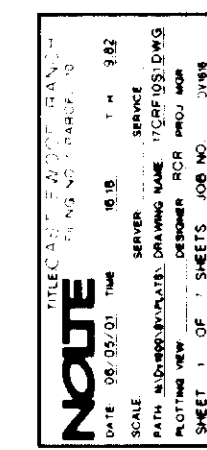


SUMMARY

TRACT A THROUGH E	48.603 ACRES
LOTS (31)	28.339 ACRES
RIGHT-OF-WAY	4.752 ACRES
TOTAL	81.694 ACRES

BASES OF BEARING

THE BEARINGS ARE BASED ON THE EASTERLY LINE OF SOUTHEAST ONE QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN. SAID LINE IS MONUMENTED ON THE SOUTH BY A 2 1/4" ALUMINUM CAPPED MONUMENT STAMPED "ARCHER & ASSOCIATES LS 6935" AND ON THE NORTH BY A 3 1/4" ALUMINUM CAPPED MONUMENT STAMPED PROPERLY AS SHOWN HEREON. THE BEARING OF SAID LINE IS SOUTH 00°19'55" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.



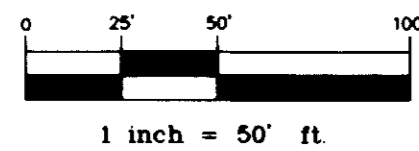
 BEYOND ENGINEERING 8480 E. ORCHARD RD., ENGLEWOOD, CO 80111	DEVELOPER/OWNER CASTLEWOOD RANCH LLC. ORCHARD POINTE, SUITE 5550 8480 E. ORCHARD RD., ENGLEWOOD, CO 80111	DATE: SCALE: SHEET 1 OF 7
	REV 8-9-2000	CASTLEWOOD RANCH, FILING NO. 1, PARCEL 10, FINAL

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

THAT PORTION OF THE EAST HALF OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

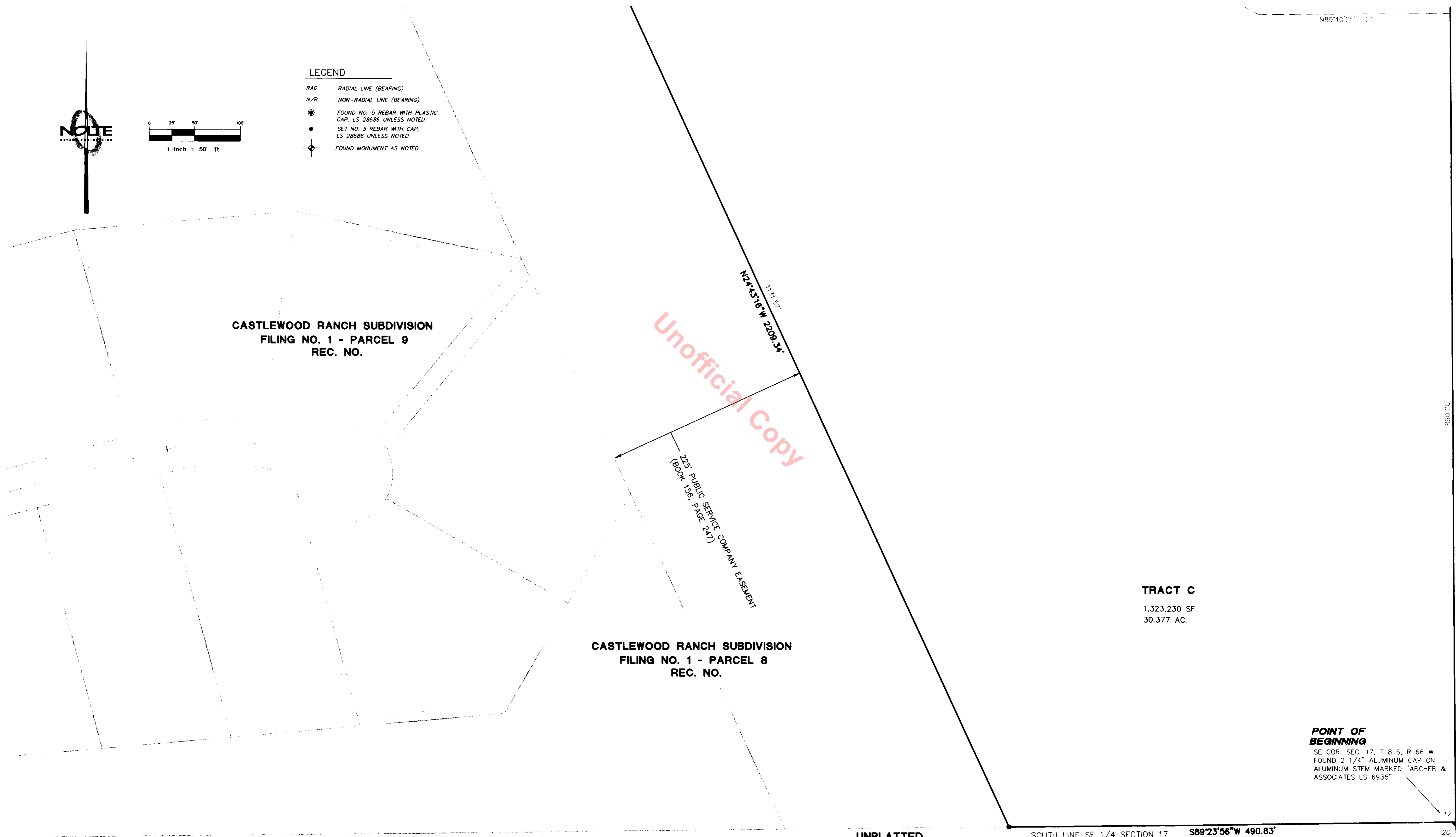
SHEET 2 OF 7

SEE SHEET 3



LEGEND

- RAD RADIAL LINE (BEARING)
- N/R NON-RADIAL LINE (BEARING)
- FOUND NO. 5 REBAR WITH PLASTIC CAP, LS 28686 UNLESS NOTED
- SET NO. 5 REBAR WITH CAP, LS 28686 UNLESS NOTED
- ✦ FOUND MONUMENT AS NOTED



Unofficial Copy

POINT OF BEGINNING
SE COR. SEC. 17, T. 8 S., R. 66 W.
FOUND 2 1/4" ALUMINUM CAP ON ALUMINUM STEM MARKED "ARCHER & ASSOCIATES LS 6935".

BASIS OF BEARING
UNPLATTED

S0019°55'E 1325.34'

17 16
20 21

NOTE
THIS PLAT IS SUBJECT TO THE RECORDS OF THE COUNTY OF DOUGLAS, COLORADO, AND THE RECORDS OF THE STATE OF COLORADO.

REV 8-9-2000



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

DATE: 11-19-09
SCALE: NOTED
SHEET 2 OF 7

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

THAT PORTION OF THE EAST HALF OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

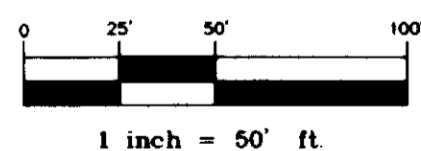
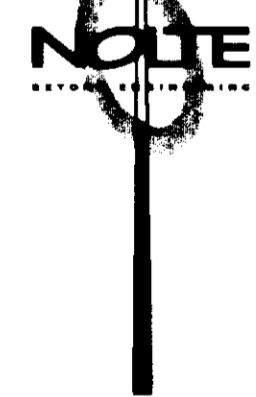
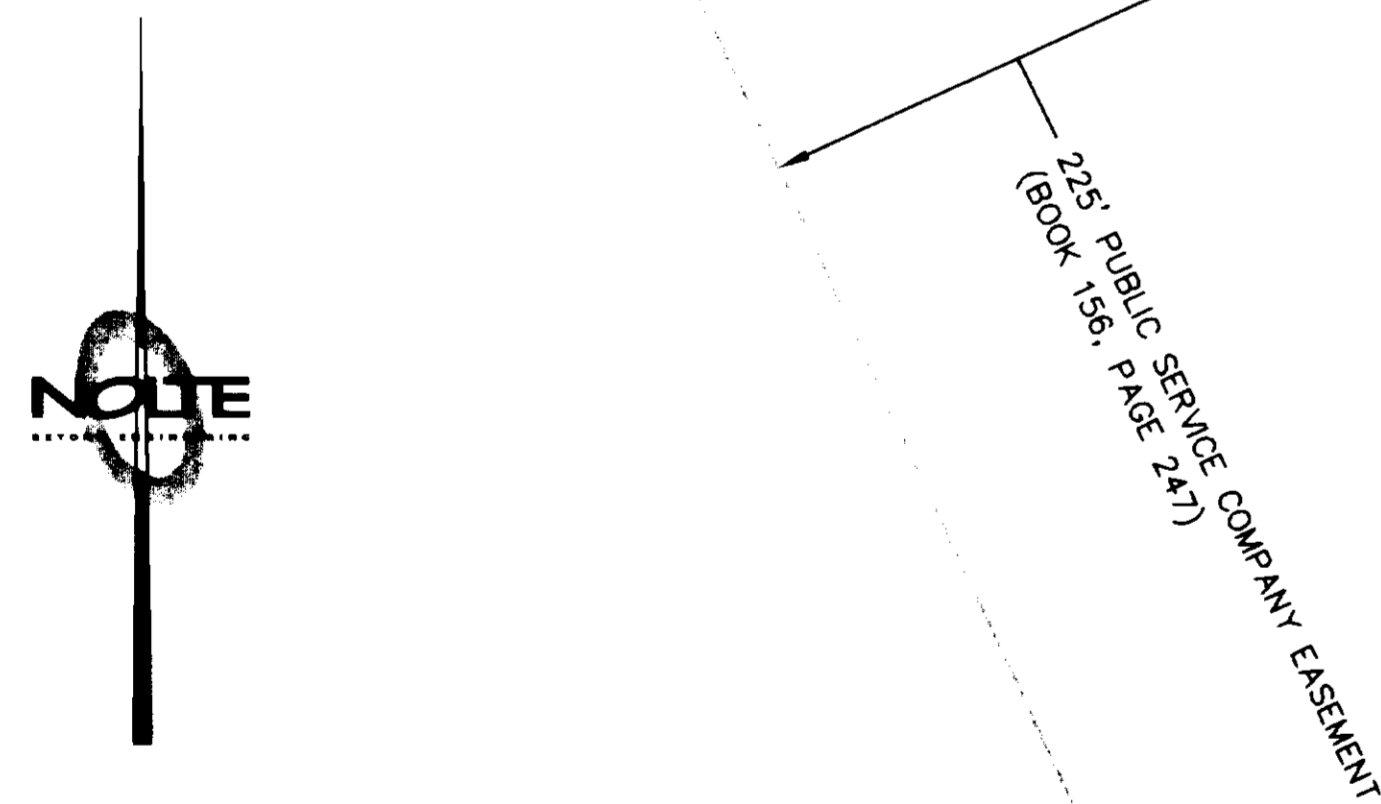
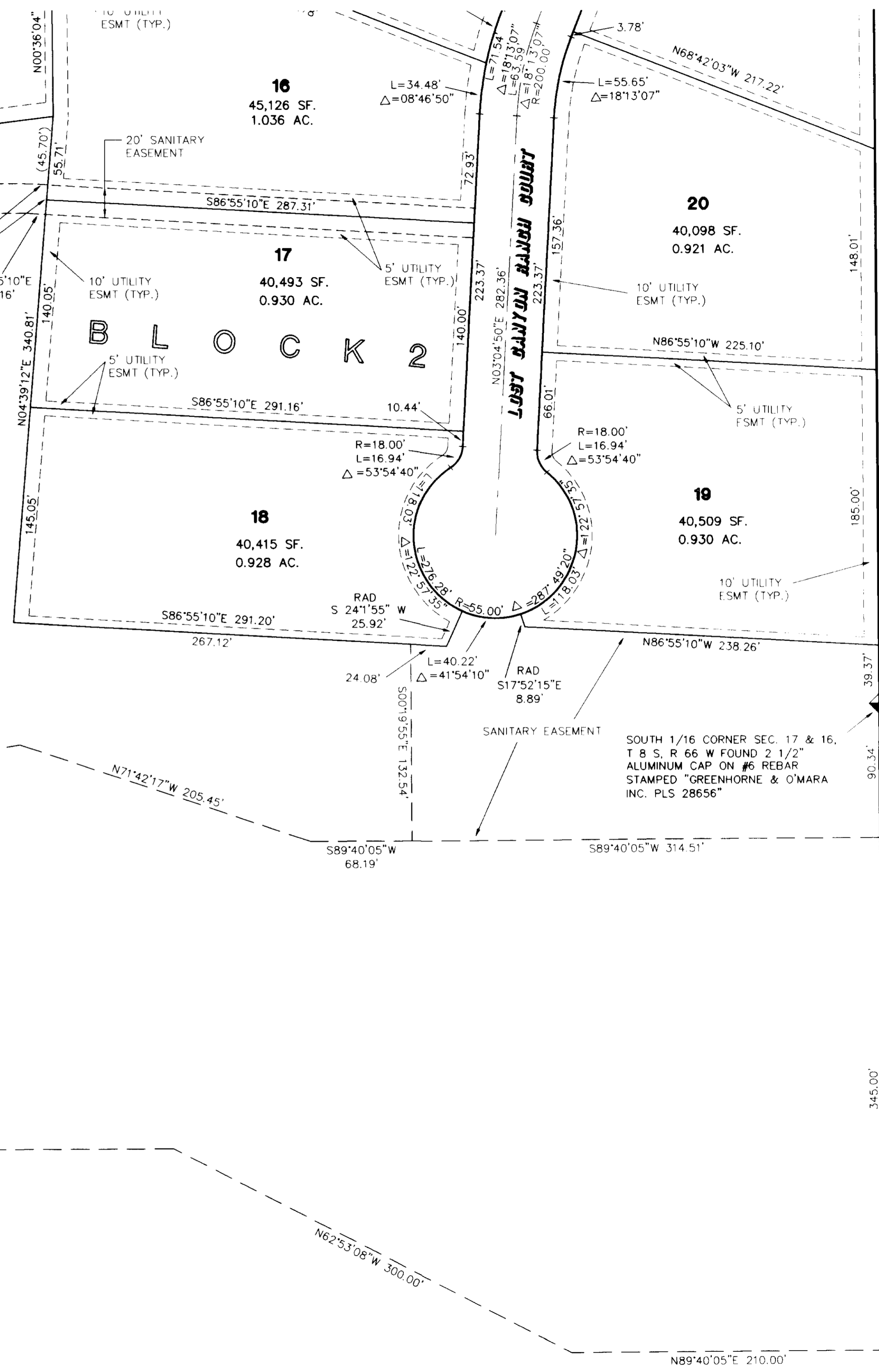
SEE SHEET 4

SHEET 3 OF 7

SEE SHEET 4

CASTLEWOOD RANCH SUBDIVISION
FILING NO. 1 - PARCEL 8
REC. NO.

TRACT C
1,323,230 SF.
30.377 AC.



LEGEND

- RAD RADIAL LINE (BEARING)
- N/R NON-RADIAL LINE (BEARING)
- FOUND NO. 5 REBAR WITH PLASTIC CAP, LS 28686 UNLESS NOTED
- SET NO. 5 REBAR WITH CAP, LS 28686 UNLESS NOTED
- ⊕ FOUND MONUMENT AS NOTED

CASTLEWOOD RANCH
 FILING NO. 1 - PARCEL NO. 10
 DATE: 7-18-00
 SCALE: NOTED
 SHEET 3 OF 7

SEE SHEET 2

	DEVELOPER/OWNER CASTLEWOOD RANCH, LLC. ORCHARD PONTE, SUITE 5550 8480 E. ORCHARD RD. ENGLEWOOD, CO 80111	DATE 7-18-00
	SCALE NOTED	SHEET 3 OF 7
	REV. 8-9-2000	

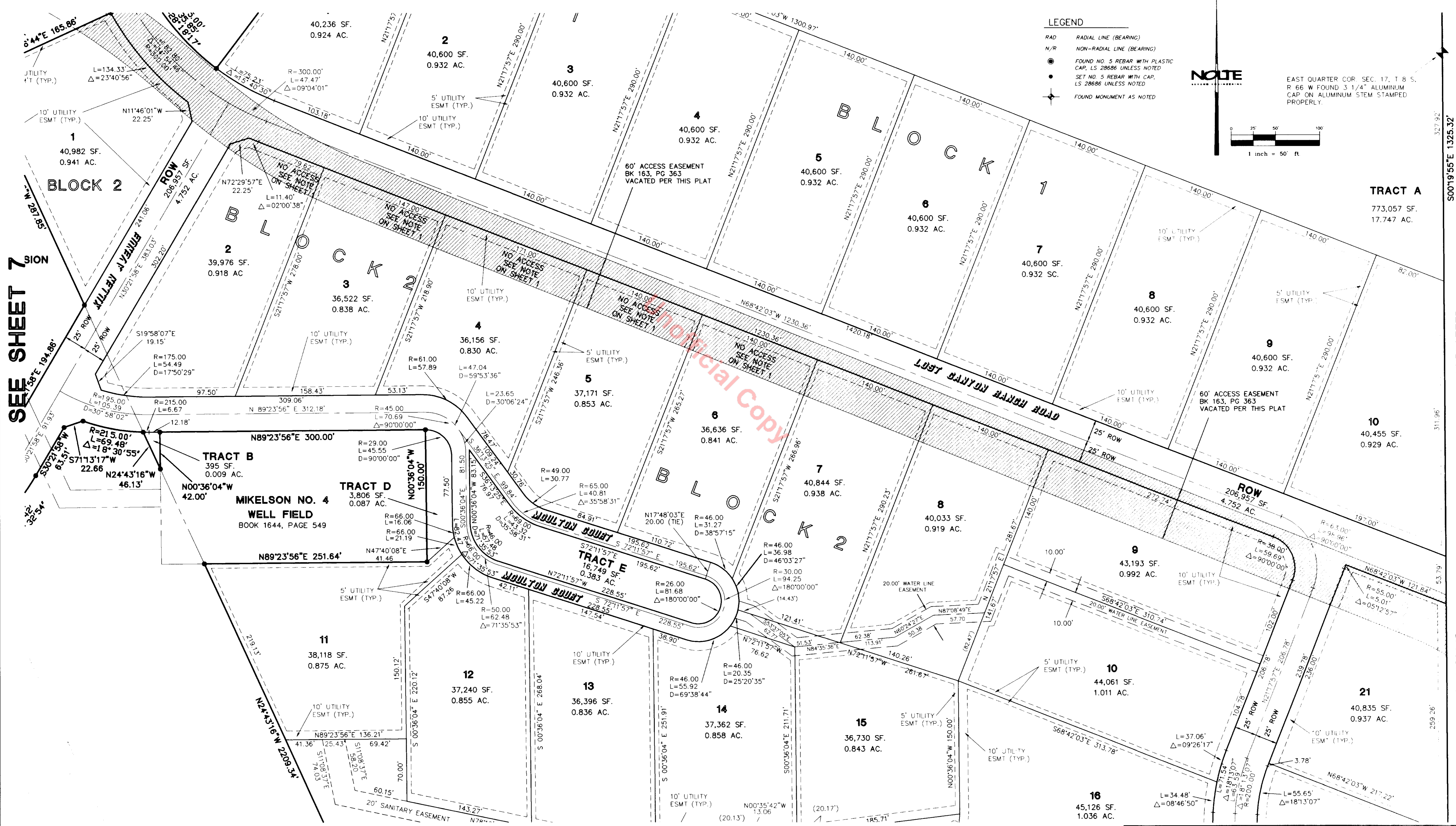
FINAL PLAT CASTLEWOOD RANCH, FILING NO. 1, PARCEL NO. 10

THAT PORTION OF THE EAST HALF OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SEE SHEET 5

SHEET 4 OF 7

SEE SHEET 5

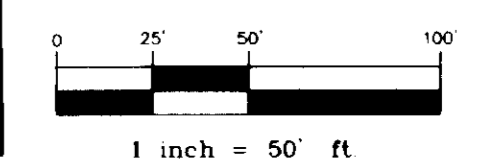


LEGEND

- RAD RADIAL LINE (BEARING)
- N/R NON-RADIAL LINE (BEARING)
- FOUND NO. 5 REBAR WITH PLASTIC CAP, LS 28686 UNLESS NOTED
- SET NO. 5 REBAR WITH CAP, LS 28686 UNLESS NOTED
- ⊕ FOUND MONUMENT AS NOTED

NOTE

EAST QUARTER COR. SEC. 17, T. 8 S., R. 66 W. FOUND 3 1/4" ALUMINUM CAP ON ALUMINUM STEM STAMPED PROPERLY.



NOTE
CASTLEWOOD RANCH
FILING NO. 1, PARCEL NO. 10
SHEET 4 OF 7

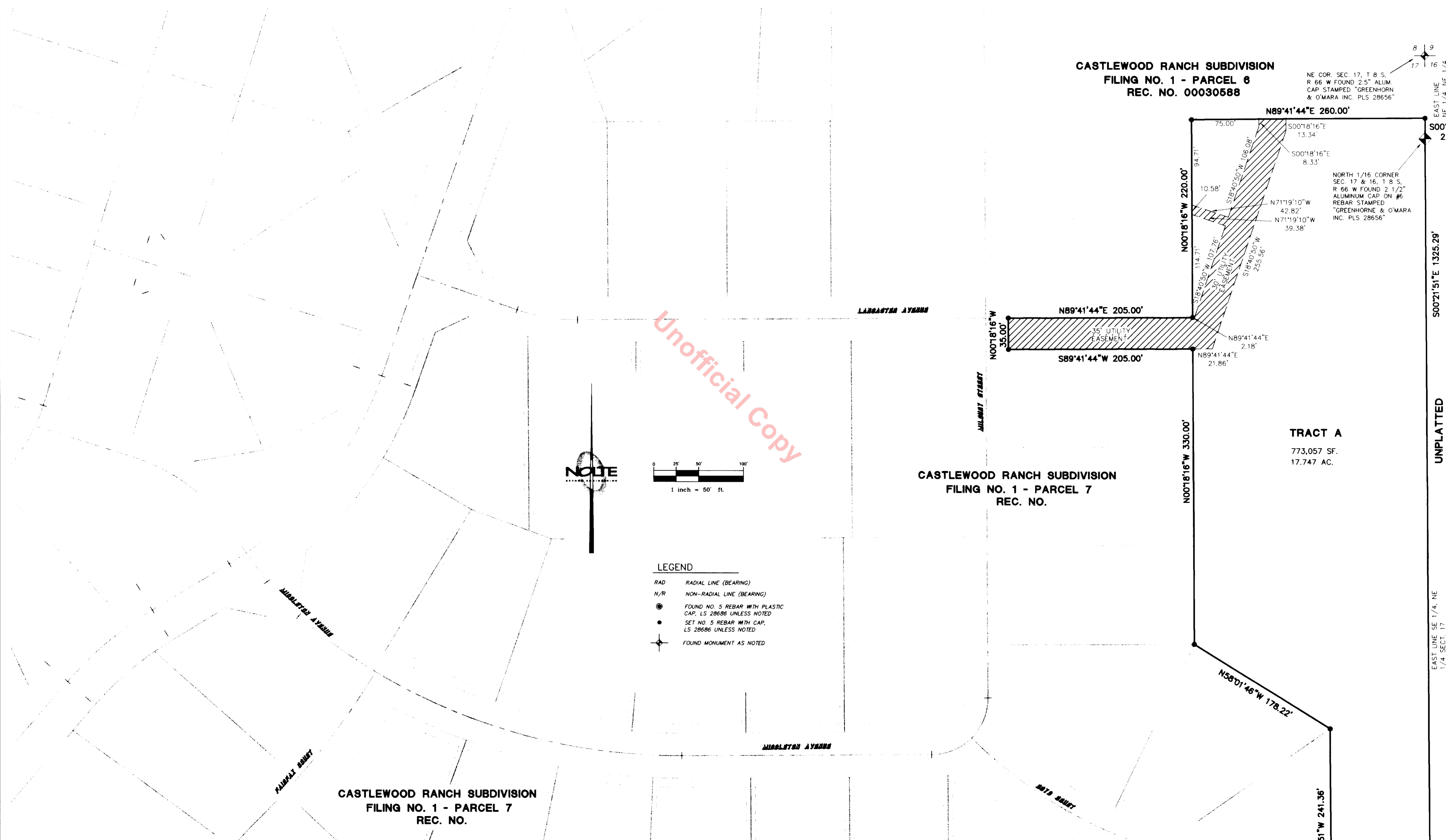
SEE SHEET 3

NOLTE BYRON ENGINEERING 2000 S. WASHINGTON ST., SUITE 200, FORT COLLINS, CO 80501 970.740.1801 FAX 970.740.9611 WWW.NOLTE.COM	DEVELOPER/OWNER CASTLEWOOD RANCH LLC ORCHARD POINT, SUITE 5550 8480 E. ORCHARD RD., ENGLEWOOD, CO 80111	DATE 7-18-00
	SCALE NOTED	SHEET 4 OF 7

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

THAT PORTION OF THE EAST HALF OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SHEET 6 OF 7



**CASTLEWOOD RANCH SUBDIVISION
FILING NO. 1 - PARCEL 6
REC. NO. 00030588**

NE COR. SEC. 17, T 8 S,
R 66 W FOUND 2.5" ALUM.
CAP STAMPED "GREENHORN
& O'MARA INC. PLS 28656"

N89°41'44"E 260.00'

S00°18'16"E 22.88'

S00°18'16"E 13.34'

S00°18'16"E 8.33'

N71°19'10"W 42.82'

N71°19'10"W 39.38'

S18°40'50"W 108.08'

S18°40'50"W 255.56'

S18°40'50"W 107.76'

S18°40'50"W 255.56'

S18°40'50"W 107.76'

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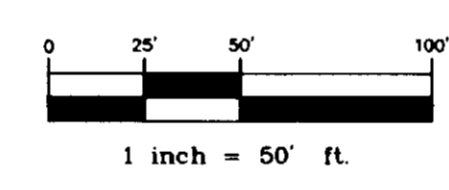
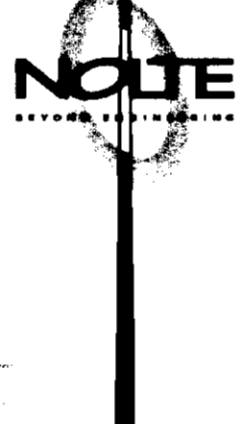
S18°40'50"W 107.76'

S18°40'50"W 255.56'

NORTH 1/16 CORNER
SEC. 17 & 16, T 8 S,
R 66 W FOUND 2 1/2"
ALUMINUM CAP ON #6
REBAR STAMPED
"GREENHORNE & O'MARA
INC. PLS 28656"

TRACT A
773,057 SF.
17.747 AC.

**CASTLEWOOD RANCH SUBDIVISION
FILING NO. 1 - PARCEL 7
REC. NO.**



- LEGEND**
- RAD RADIAL LINE (BEARING)
 - N/R NON-RADIAL LINE (BEARING)
 - FOUND NO. 5 REBAR WITH PLASTIC CAP, LS 28686 UNLESS NOTED
 - SET NO. 5 REBAR WITH CAP, LS 28686 UNLESS NOTED
 - ⊕ FOUND MONUMENT AS NOTED

**CASTLEWOOD RANCH SUBDIVISION
FILING NO. 1 - PARCEL 7
REC. NO.**

NOTE
CASTLEWOOD RANCH
FILING NO. 1 PARCEL NO. 10
SHEET 6 OF 7

SEE SHEET 5

NOLTE BYRON ENGINEERING 900 S. KENNEDY ST., SUITE 200, FORT WOOD, CO. 80112 973.740.1001 FAX 973.736.9817 WWW.NOLTE.COM	DEVELOPER/OWNER CASTLEWOOD RANCH LLC. ORCHARD POINTE, SUITE 5550 8480 E. ORCHARD RD. ENGLEWOOD, CO 80111		DATE: 7-18-00
			SCALE: NOTED
			SHEET 6 OF 7

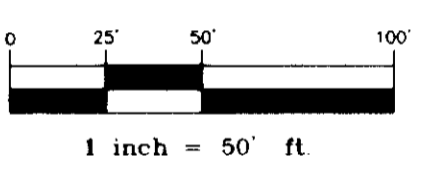
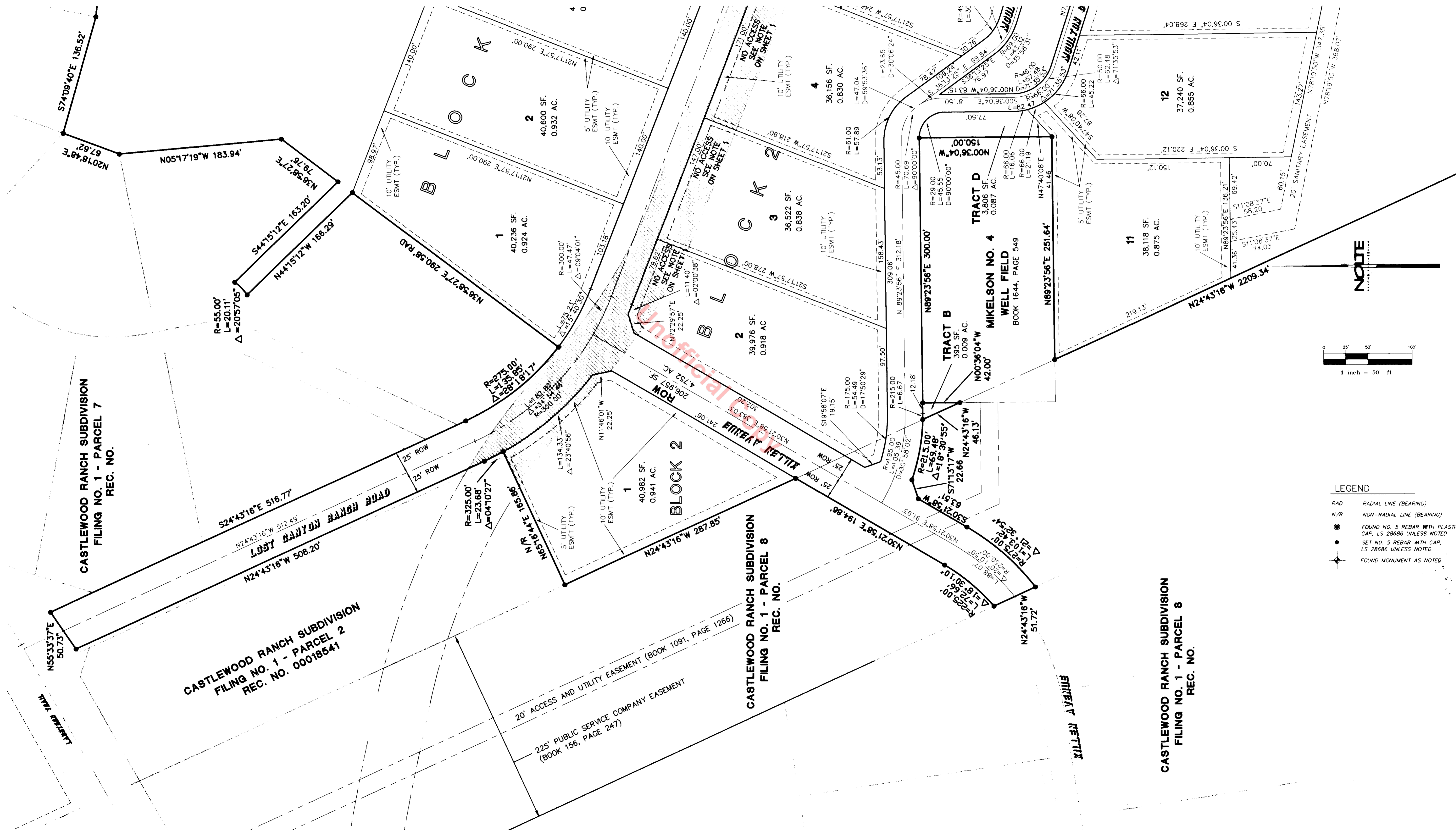
FINAL PLAT CASTLEWOOD RANCH, FILING NO. 1, PARCEL NO. 10

THAT PORTION OF THE EAST HALF OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SEE SHEET 5

SHEET 7 OF 7

SEE SHEET 4



LEGEND

RAD	RADIAL LINE (BEARING)
N/R	NON-RADIAL LINE (BEARING)
●	FOUND NO. 5 REBAR WITH PLASTIC CAP, LS 28686 UNLESS NOTED
•	SET NO. 5 REBAR WITH CAP, LS 28686 UNLESS NOTED
✦	FOUND MONUMENT AS NOTED

THIS CASTLEWOOD RANCH FILING NO. 1 - PARCEL NO. 10 IS A FINAL PLAT. THE DEVELOPER/OWNER IS CASTLEWOOD RANCH LLC. THE SURVEY WAS CONDUCTED BY NOLTE BEYOND ENGINEERING, INC. ON 07/18/2000. THE PLAT IS SUBJECT TO THE RECORDS OF THE COUNTY OF DOUGLAS, COLORADO.

CASTLEWOOD RANCH SUBDIVISION
FILING NO. 1 - PARCEL 7
REC. NO.

CASTLEWOOD RANCH SUBDIVISION
FILING NO. 1 - PARCEL 2
REC. NO. 00018541

CASTLEWOOD RANCH SUBDIVISION
FILING NO. 1 - PARCEL 8
REC. NO.

CASTLEWOOD RANCH SUBDIVISION
FILING NO. 1 - PARCEL 8
REC. NO.

NOLTE BEYOND ENGINEERING <small>7000 S. WOODMERE CT., SUITE 200, FORT WOOD, CO. 80117 303.736.1001 FAX: 303.736.1001 WWW.NOLTE.COM</small>	DEVELOPER/OWNER CASTLEWOOD RANCH LLC. ORCHARD POINTE, SUITE 5550 8450 E. ORCHARD RD. ENGLEWOOD, CO 80111	DATE: 7-18-00
		SCALE: NOTED
		SHEET 7 OF 7

REV 8-9-2000