

# PLAT IDENTIFICATION SHEET

RECEPTION#:

DATE:

TIME:

FEE: \$

( P)

GRANTOR:

(owner/signer)

Castlewood Ranch LLC

GRANTEE:

(subdivision name or name of plat)

Castlewood Ranch Filing No 1 Parcel 12

LEGAL:

(section-township-range)

8, 8, 66  
17, 8, 66

NEW SUBDIVISION ABBREV: \_\_\_\_\_



2002133733 5 PGS

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$51.00  
5 PGS

# 2002133733  
12/09/2002 11:07 AM

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 8 AND THE NORTH ONE-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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 8, BEING MONUMENTED AT THE SOUTH 1/16 CORNER OF SECTIONS 8 & 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 28656 AND AT THE SOUTHEAST CORNER OF SAID SECTION 8 BY A 2-1/2" ALUMINUM CAP STAMPED LS 28656, ASSUMED TO BEAR S00°42'04"E.

COMMENCING AT THE SOUTH ONE-SIXTEENTH CORNER BETWEEN SAID SECTIONS 8 AND 9, THENCE S89°10'47"W ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 8 A DISTANCE OF 818.88 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY LINE OF CASTLEWOOD RANCH SUBDIVISION - FILING NO. 1 - PARCEL 1 THE FOLLOWING THREE (3) COURSES:

- 1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS POINTS BEARS S 24°41'03" W, HAVING A RADIUS OF 642.50 FEET, A CENTRAL ANGLE OF 37°36'34" AND AN ARC LENGTH OF 421.74 FEET;
2. S 18°03'30" W A DISTANCE OF 8.55 FEET;
3. S 25°21'50" E A DISTANCE OF 50.00 FEET TO THE MOST NORTHERLY CORNER OF CASTLEWOOD RANCH SUBDIVISION - FILING NO. 1 - PARCEL 5

THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID PARCEL 5 THE FOLLOWING EIGHT (8) COURSES:

- 1. S 65°04'56" W A DISTANCE OF 629.79 FEET;
2. S 00°36'16" E A DISTANCE OF 338.43 FEET;
3. S 80°59'21" W A DISTANCE OF 358.00 FEET;
4. S 51°33'36" W A DISTANCE OF 232.05 FEET;
5. N 54°57'28" W A DISTANCE OF 82.07 FEET;
6. S 66°25'42" W A DISTANCE OF 196.62 FEET;
7. S 19°43'48" W A DISTANCE OF 167.69 FEET;
8. S 25°22'07" E A DISTANCE OF 170.34 FEET;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1 THE FOLLOWING SIX (6) COURSES:

- 1. N 82°56'48" W A DISTANCE OF 160.74 FEET;
2. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINTS BEARS S 07°03'12" W, HAVING A RADIUS OF 1232.50 FEET, A CENTRAL ANGLE OF 12°05'17" AND AN ARC LENGTH OF 260.03 FEET;
3. N 50°36'15" W A DISTANCE OF 7.12 FEET;
4. S 83°34'20" W A DISTANCE OF 50.00 FEET;
5. S 37°44'55" W A DISTANCE OF 7.12 FEET;
6. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS POINTS BEARS S 07°49'15" E, HAVING A RADIUS OF 1232.50 FEET, A CENTRAL ANGLE OF 20°24'21" AND AN ARC LENGTH OF 438.96 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1 THE FOLLOWING NINE (9) COURSES:

- 1. N 24°43'16" W A DISTANCE OF 422.66 FEET;
2. N 44°14'11" E A DISTANCE OF 261.79 FEET;
3. N 36°20'55" E A DISTANCE OF 204.10 FEET;
4. S 59°56'42" E A DISTANCE OF 141.01 FEET;
5. N 44°58'55" E A DISTANCE OF 622.77 FEET;
6. N 30°50'47" W A DISTANCE OF 200.43 FEET;
7. N 28°04'51" E A DISTANCE OF 224.38 FEET;
8. N 89°10'47" E A DISTANCE OF 200.69 FEET;
9. N 00°49'13" W A DISTANCE OF 110.00 FEET;

THENCE N 89°10'47" E ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 8 A DISTANCE OF 1017.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,833,998 SQUARE FEET OR 42.1028 ACRES.

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 FILING NO. 1 PARCEL 12. 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 THROUGH J ARE TO BE DEDICATED BY SEPARATE DOCUMENT TO THE CASTLEWOOD RANCH HOMEOWNERS ASSOCIATION FOR OPEN SPACE.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLE TELEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCE TO PROVIDE SUCH UTILITIES, 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 11th DAY OF November, 2002.

OWNER:

CASTLEWOOD RANCH LLC.

BY: DAVID J. ERB AND COMPANY: MANAGING MEMBER

BY: David J. Erb, PRESIDENT

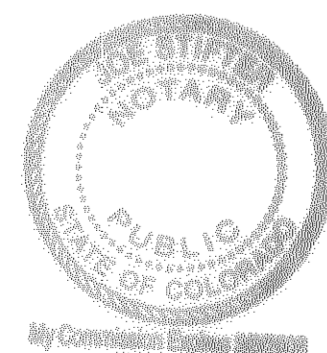
COUNTY OF DOUGLAS )
STATE OF COLORADO )

SUBSCRIBED AND SWORN TO BE BEFORE ME THIS 11th DAY OF November, 2002.

BY: DAVID J. ERB, AS PRESIDENT OF DAVID J. ERB AND COMPANY, MANAGING MEMBER

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC



NOTARY PUBLIC

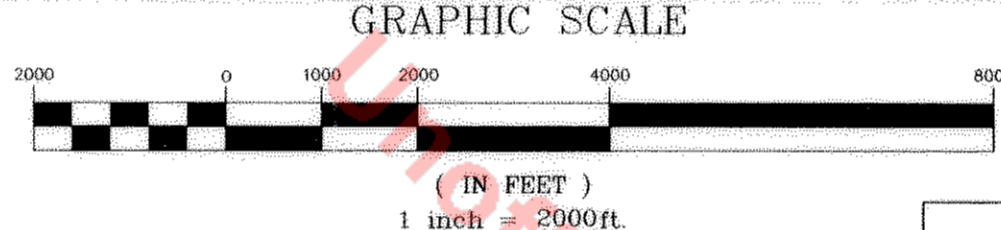
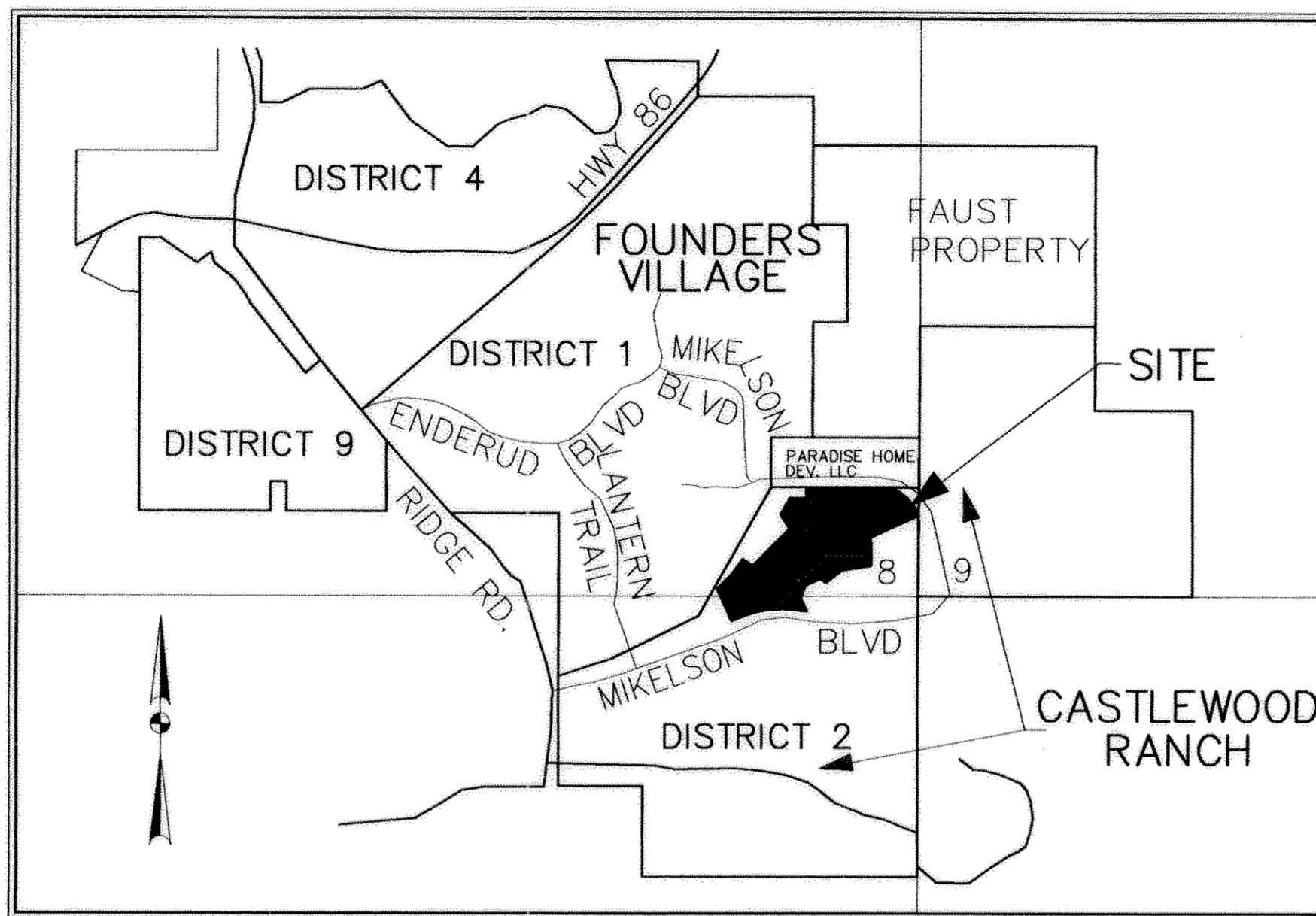
MY COMMISSION EXPIRES: 8/2006

DRAINAGE EASEMENTS

TO THE TOWN OF CASTLE ROCK, BLANKET DRAINAGE EASEMENTS, OVER EACH PLATTED LOT CREATED BY THIS PLAT HEREIN. SAID DRAINAGE EASEMENT SHALL BE USED TO CONVEY SURFACE RUNOFF, CREATED BY NATURAL EVENTS, FROM ONE OR MANY LOTS, OVER, ACROSS, UPON, OR WITHIN, ADJACENT LOT OR LOTS, FOR THE CONVEYANCE OF THE SURFACE RUNOFF, DRAINAGE, WITH ANY OF SAID LOT OR LOTS, TO CONFORM TO THE APPROVED CONSTRUCTION DOCUMENTS, AND/OR DRAINAGE REPORT, AND/OR ANY DRAINAGE REQUIREMENTS, DEEMED NECESSARY BY THE TOWN OF CASTLE ROCK, FOR THE PROPER DRAINAGE OF SAID LOT OR LOTS, HEREIN.

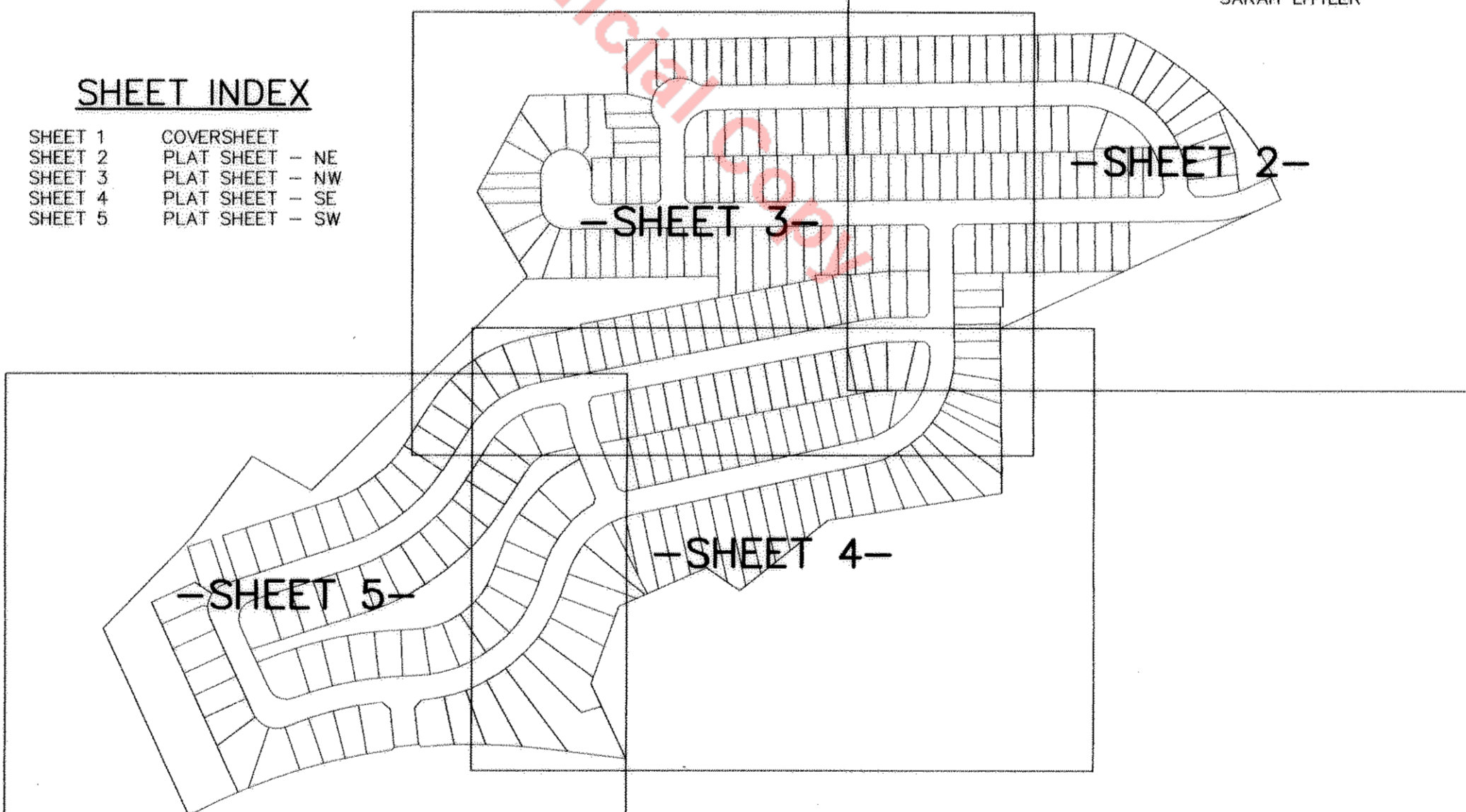
CASTLEWOOD RANCH FILING NO. 1 PARCEL 12 FINAL PLAT

LOCATED IN THE SOUTH 1/2 OF SECTION 8 AND THE NORTH 1/2 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 INDEX

- SHEET 1 COVERSHEET
SHEET 2 PLAT SHEET - NE
SHEET 3 PLAT SHEET - NW
SHEET 4 PLAT SHEET - SE
SHEET 5 PLAT SHEET - SW



SHEET INDEX MAP

GENERAL NOTES

1. 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 EASEMENTS AS SHOWN ON THIS PLAT.

SUMMARY: (ACREAGE)

Table with 2 columns: Description and Acreage. Includes rows for Lots (71 single-family detached, 218 single-family attached, 289 total), Tracts (A-J), Right of Way, and Total (42.1028 acres).

SUMMARY TABLE

Table with 6 columns: Tract, Acreage, Zoning, Ownership, Maintenance. Lists tracts A through J with their respective acreages, zoning (OSP), and ownership (HOA).

PROPERTY OWNER

CASTLEWOOD RANCH LLC
8480 E. ORCHARD RD., STE. 5550
ENGLEWOOD, CO 80111
303-773-2887
MR. DAVID ERB

SUBDIVIDERS

CASTLEWOOD RANCH LLC
8480 E. ORCHARD RD., STE. 5550
ENGLEWOOD, CO 80111
303-773-2887
MR. DAVID ERB

LAND PLANNER

BERNARD LASH & ASSOCIATES
26 WEST DRY CREEK CIRCLE, STE. 600
LITTLETON, CO 80120
303-798-8433
MR. BERNIE LASH

LAND SURVEYOR

SURVCON INC.
7208 S. TUCSON WAY, STE. 100
ENGLEWOOD, CO 80112
303-858-0404
MR. JEFF KISTNER

BUILDER

KB HOME OF COLORADO INC.
8401 EAST BELLEVUE AVE., STE. 200
DENVER, CO 80237
303-220-6065
GREG STREECH

PROJECT ENGINEER

TURNER COLLIE & BRADEN INC.
999 18TH STREET, SUITE 1500
DENVER, CO 80202
303-298-7117
CASSIE HARDISON

PROJECT LANDSCAPE ARCHITECT

NORRIS DULLEA
710 WEST COLFAX
DENVER, CO 80204
303-892-1166
JOHN BIRKEY
SARAH LITTLER

BASIS OF BEARINGS

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 8, BEING MONUMENTED AT THE SOUTH 1/16 CORNER OF SECTIONS 8 & 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 28656 AND AT THE SOUTHEAST CORNER OF SAID SECTION 8 BY A 2-1/2" ALUMINUM CAP STAMPED LS 28656, ASSUMED TO BEAR S00°42'04"E.

ENGINEERS CERTIFICATION

I, TIMOTHY B. MASTERS, BEING A REGISTERED PROFESSIONAL IN THE STATE OF COLORADO, HEREBY ATTEST THAT PROPOSED GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS PLAT HAVE BEEN DESIGNED AND ENGINEERED IN SUBSTANTIAL CONFORMANCE WITH THE TOWN OF CASTLE ROCK CONSTRUCTION STANDARDS, EXCEPT WHERE VARIANCES HAVE BEEN ALLOWED OR IMPLIED.

Signature of Timothy B. Masters, P.E.

TIMOTHY B. MASTERS, P.E.
PROFESSIONAL ENGINEER REGISTRATION NO. 30381

11-04-02 DATE

SURVEYOR'S CERTIFICATE:

I, JEFFREY E. KISTNER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF (1) THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON APRIL OF 2001, UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; (2) THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND (3) THAT SAID PLAT HAS BEEN PREPARED IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND THOSE PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

Signature of Jeffrey E. Kistner

JEFFREY E. KISTNER
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 30829
FOR AND ON BEHALF OF SURVCON INC.

11-1-2002 DATE

NOTICE: 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 ANY 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 Stevens, BEING AN AUTHORIZED REPRESENTATIVE OF Lewis Title Guaranty 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 LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 11th DAY OF November, 2002.

Signature of Eric Stevens
AUTHORIZED REPRESENTATIVE
Lewis Title Guaranty Company
TITLE INSURANCE COMPANY

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
Signature of Town Manager
CLERK OR DEPUTY TOWN MANAGER

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THE 10th DAY OF NOV, 2002.

Signature of Director of Development Services
DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )
)SS
COUNTY OF DOUGLAS )

THIS PLAT WAS FILED IN FOR RECORD IN THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:07 A.M./P.M., ON THE 9th DAY OF Dec., 2002, IN BOOK PAGE MAP RECEPTION NO.

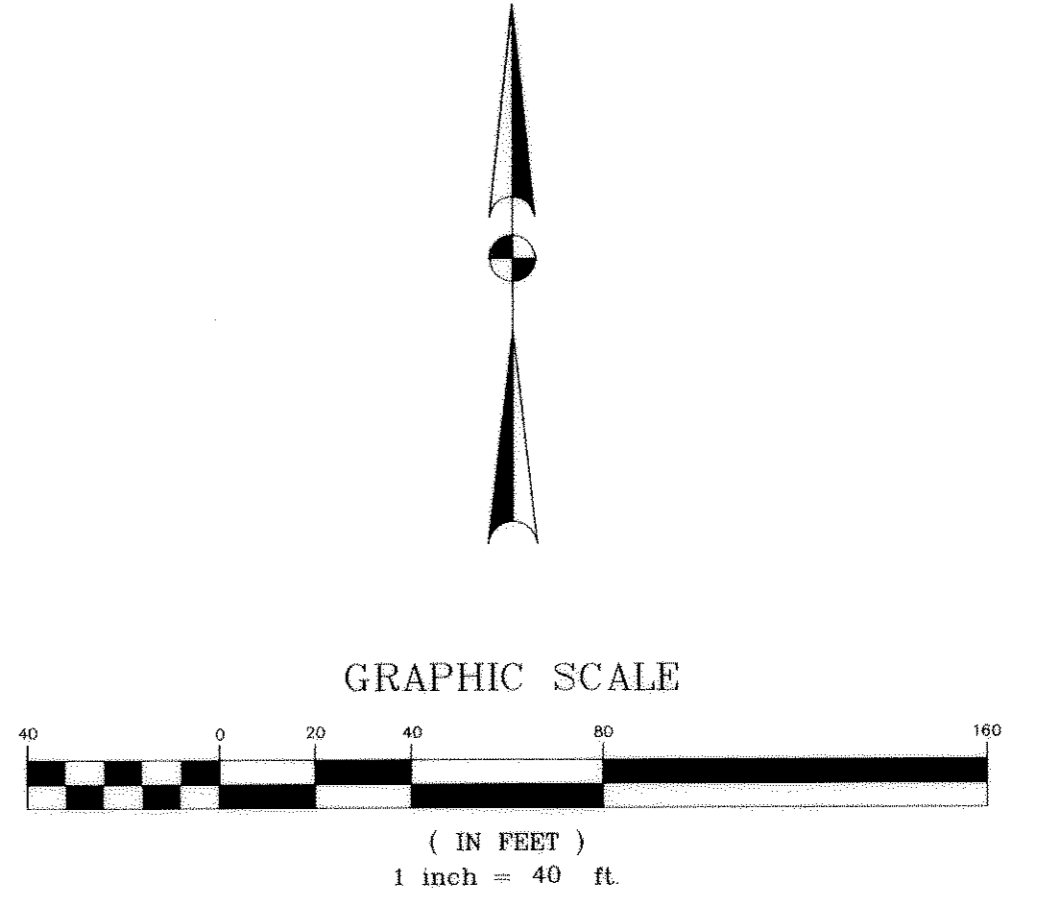
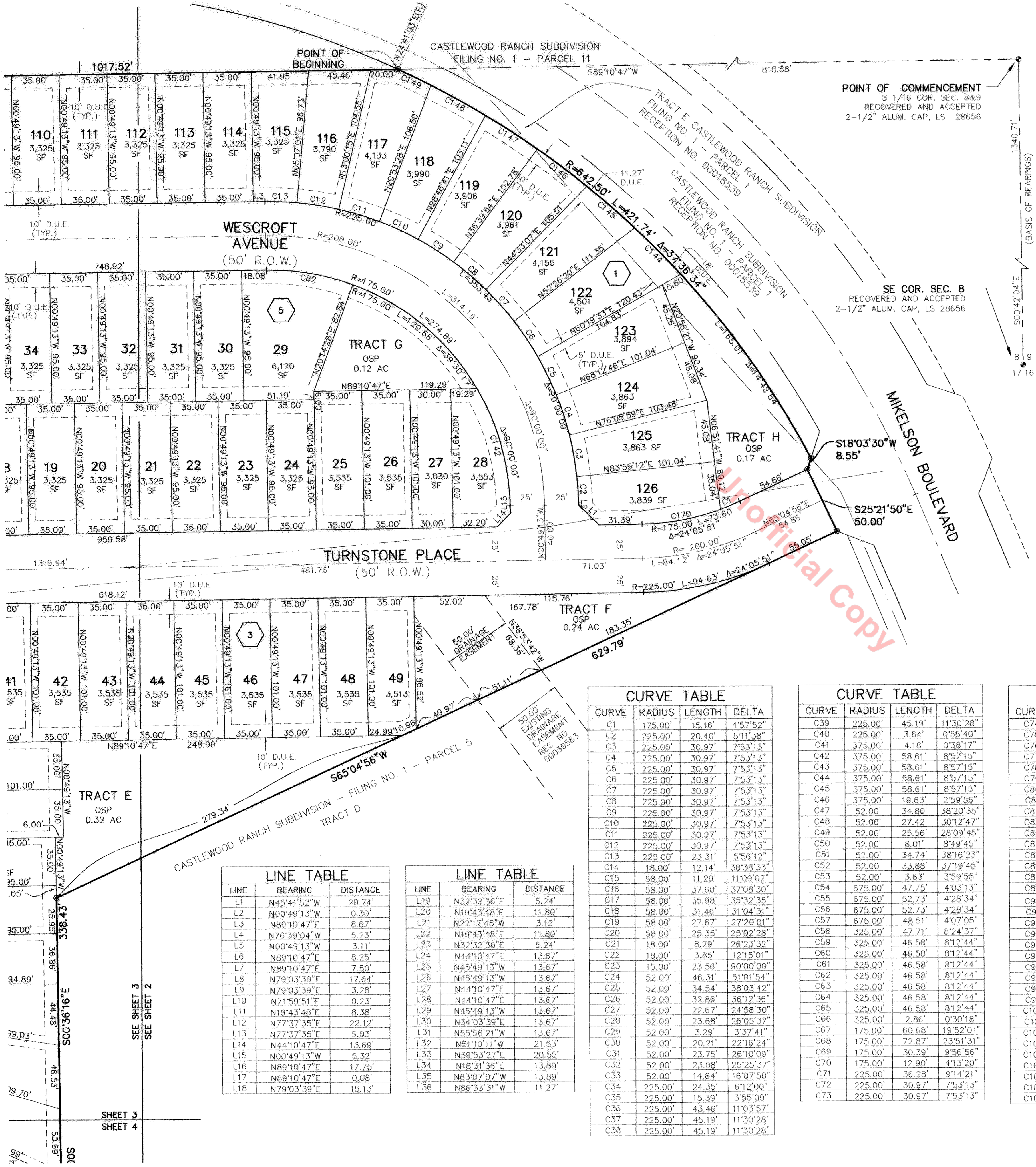
DOUGLAS COUNTY CLERK AND RECORDER

Signature of Douglas County Clerk and Recorder
DEPUTY

CASTLEWOOD RANCH FILING NO. 1 PARCEL 12 FINAL PLAT

Logo for SURVCON INC. PROFESSIONAL SURVEYORS. 7208 S. TUCSON WAY, STE. 100, ENGLEWOOD, CO 80112, PH. (303) 858-0404. Includes scale, date, and sheet information.

**CASTLEWOOD RANCH FILING NO. 1 PARCEL 12  
FINAL PLAT**  
 LOCATED IN THE SOUTH 1/2 OF SECTION 8 AND THE NORTH 1/2  
 OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE  
 SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF  
 DOUGLAS, STATE OF COLORADO.



- LEGEND**
- RECOVERED & ACCEPTED ALIQUOT SECTION CORNER AS NOTED
  - RECOVERED #5 REBAR WITH ALUM. CAP, STAMPED LS 32432
  - ⊙ RECOVERED #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829
  - 11 LOT NUMBER
  - 5 BLOCK NUMBER
  - U.E. UTILITY EASEMENTS
  - D.U.E. DRY UTILITY EASEMENTS
  - D.E. DRAINAGE EASEMENT
  - NOTE: 100 YEAR FLOODPLAIN NOT LOCATED IN LIMITS OF PROPERTY
  - △ SITE TRIANGLE AND SIGHT EASEMENT LINE

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N45°41'52"W	20.74'
L2	N00°49'13"W	0.30'
L3	N89°10'47"E	8.67'
L4	N76°39'04"W	5.23'
L5	N00°49'13"W	3.11'
L6	N89°10'47"E	8.25'
L7	N89°10'47"E	7.50'
L8	N79°03'39"E	17.64'
L9	N79°03'39"E	3.28'
L10	N71°59'51"E	0.23'
L11	N19°43'48"E	8.38'
L12	N77°37'35"E	22.12'
L13	N77°37'35"E	5.03'
L14	N44°10'47"E	13.69'
L15	N00°49'13"W	5.32'
L16	N89°10'47"E	17.75'
L17	N89°10'47"E	0.08'
L18	N79°03'39"E	15.13'

**LINE TABLE**

LINE	BEARING	DISTANCE
L19	N32°32'36"E	5.24'
L20	N19°43'48"E	11.80'
L21	N22°17'45"W	3.12'
L22	N19°43'48"E	11.80'
L23	N32°32'36"E	5.24'
L24	N44°10'47"E	13.67'
L25	N45°49'13"W	13.67'
L26	N45°49'13"W	13.67'
L27	N44°10'47"E	13.67'
L28	N44°10'47"E	13.67'
L29	N45°49'13"W	13.67'
L30	N34°03'39"E	13.67'
L31	N55°56'21"W	13.67'
L32	N51°10'11"W	21.53'
L33	N39°53'27"E	20.55'
L34	N18°31'36"E	13.89'
L35	N63°07'07"W	13.89'
L36	N86°33'31"W	11.27'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA
C1	175.00'	15.16'	4°57'52"
C2	225.00'	20.40'	5°11'38"
C3	225.00'	30.97'	7°53'13"
C4	225.00'	30.97'	7°53'13"
C5	225.00'	30.97'	7°53'13"
C6	225.00'	30.97'	7°53'13"
C7	225.00'	30.97'	7°53'13"
C8	225.00'	30.97'	7°53'13"
C9	225.00'	30.97'	7°53'13"
C10	225.00'	30.97'	7°53'13"
C11	225.00'	30.97'	7°53'13"
C12	225.00'	30.97'	7°53'13"
C13	225.00'	23.31'	5°56'12"
C14	18.00'	12.14'	38°38'33"
C15	58.00'	11.29'	11°09'02"
C16	58.00'	37.60'	37°08'30"
C17	58.00'	35.98'	35°32'35"
C18	58.00'	31.46'	31°04'31"
C19	58.00'	27.67'	27°20'01"
C20	58.00'	25.35'	25°02'28"
C21	18.00'	8.29'	26°23'32"
C22	18.00'	3.85'	12°15'01"
C23	15.00'	23.56'	90°00'00"
C24	52.00'	46.31'	51°01'54"
C25	52.00'	34.54'	38°03'42"
C26	52.00'	32.86'	36°12'36"
C27	52.00'	22.67'	24°58'30"
C28	52.00'	23.68'	26°05'37"
C29	52.00'	3.29'	3°37'41"
C30	52.00'	20.21'	22°16'24"
C31	52.00'	23.75'	26°10'09"
C32	52.00'	23.08'	25°25'37"
C33	52.00'	14.64'	16°07'50"
C34	225.00'	24.35'	6°12'00"
C35	225.00'	15.39'	3°55'09"
C36	225.00'	43.46'	11°03'57"
C37	225.00'	45.19'	11°30'28"
C38	225.00'	45.19'	11°30'28"

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA
C39	225.00'	45.19'	11°30'28"
C40	225.00'	3.64'	0°55'40"
C41	375.00'	4.18'	0°38'17"
C42	375.00'	58.61'	8°57'15"
C43	375.00'	58.61'	8°57'15"
C44	375.00'	58.61'	8°57'15"
C45	375.00'	58.61'	8°57'15"
C46	375.00'	19.63'	2°59'56"
C47	52.00'	34.80'	38°20'35"
C48	52.00'	27.42'	30°12'47"
C49	52.00'	25.56'	28°09'45"
C50	52.00'	8.01'	8°49'45"
C51	52.00'	34.74'	38°16'23"
C52	52.00'	33.88'	37°19'45"
C53	52.00'	3.63'	3°59'55"
C54	675.00'	47.75'	4°03'13"
C55	675.00'	52.73'	4°28'34"
C56	675.00'	52.73'	4°28'34"
C57	675.00'	48.51'	4°07'05"
C58	325.00'	47.71'	8°24'37"
C59	325.00'	46.58'	8°12'44"
C60	325.00'	46.58'	8°12'44"
C61	325.00'	46.58'	8°12'44"
C62	325.00'	46.58'	8°12'44"
C63	325.00'	46.58'	8°12'44"
C64	325.00'	46.58'	8°12'44"
C65	325.00'	46.58'	8°12'44"
C66	325.00'	2.86'	3°05'18"
C67	175.00'	60.68'	19°52'01"
C68	175.00'	72.87'	23°51'30"
C69	175.00'	30.39'	9°56'56"
C70	175.00'	12.90'	4°13'20"
C71	225.00'	36.28'	9°14'21"
C72	225.00'	30.97'	7°53'13"
C73	225.00'	30.97'	7°53'13"

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA
C74	225.00'	30.97'	7°53'13"
C75	225.00'	30.97'	7°53'13"
C76	225.00'	30.97'	7°53'13"
C77	225.00'	17.71'	4°30'34"
C78	225.00'	30.97'	7°53'13"
C79	225.00'	30.97'	7°53'13"
C80	225.00'	30.97'	7°53'13"
C81	225.00'	6.30'	1°36'11"
C82	175.00'	64.32'	21°03'38"
C83	55.00'	6.64'	6°54'47"
C84	175.00'	30.91'	10°07'08"
C85	175.00'	34.69'	11°21'24"
C86	225.00'	4.75'	1°12'35"
C87	175.00'	23.24'	7°36'26"
C88	175.00'	36.06'	11°48'22"
C89	175.00'	50.66'	16°35'06"
C90	175.00'	72.87'	23°51'30"
C91	175.00'	18.55'	6°04'25"
C92	425.00'	42.46'	5°43'28"
C93	425.00'	47.35'	6°23'00"
C94	425.00'	47.35'	6°23'00"
C95	425.00'	47.35'	6°23'00"
C96	425.00'	47.35'	6°23'00"
C97	425.00'	47.35'	6°23'00"
C98	425.00'	13.44'	1°48'43"
C99	725.00'	37.19'	2°56'20"
C100	725.00'	48.42'	3°49'34"
C101	725.00'	48.42'	3°49'34"
C102	725.00'	48.41'	3°49'34"
C103	725.00'	48.41'	3°49'34"
C104	725.00'	19.52'	1°32'33"
C105	725.00'	36.72'	7°39'02"
C106	275.00'	62.35'	12°59'25"
C107	275.00'	62.35'	12°59'25"
C108	275.00'	62.35'	12°59'25"

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA
C109	275.00'	62.35'	12°59'25"
C110	275.00'	30.97'	7°53'13"
C111	225.00'	5.05'	1°17'10"
C112	225.00'	46.74'	11°54'09"
C113	225.00'	45.19'	11°30'31"
C114	225.00'	57.19'	14°33'52"
C115	225.00'	44.60'	11°21'24"
C116	320.00'	104.98'	18°47'46"
C117	320.00'	64.28'	11°30'28"
C118	320.00'	61.10'	10°56'22"
C119	320.00'	12.56'	2°14'57"
C120	180.00'	31.18'	9°55'35"
C121	180.00'	40.81'	12°59'25"
C122	180.00'	40.81'	12°59'25"
C123	180.00'	40.81'	12°59'25"
C124	180.00'	40.81'	12°59'25"
C125	180.00'	24.04'	7°39'02"
C126	820.00'	22.08'	1°32'33"
C127	820.00'	54.76'	3°49'34"
C128	820.00'	54.76'	3°49'34"
C129	820.00'	54.76'	3°49'34"
C130	820.00'	54.76'	3°49'34"
C131	820.00'	84.29'	5°53'22"
C132	520.00'	57.93'	6°23'00"
C133	520.00'	57.93'	6°23'00"
C134	520.00'	57.93'	6°23'00"
C135	520.00'	57.93'	6°23'00"
C136	520.00'	57.93'	6°23'00"
C137	520.00'	51.95'	5°43'28"
C138	80.00'	8.48'	6°04'25"
C139	80.00'	33.31'	2°51'30"
C140	80.00'	23.16'	16°35'06"
C141	320.00'	3.77'	0°40'31"
C142	175.00'	89.90'	29°26'06"
C143	225.00'	39.74'	10°07'08"

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA
C144	642.50'	47.77'	4°15'34"
C145	642.50'	46.24'	4°07'24"
C146	642.50'	45.36'	4°02'43"
C147	642.50'	45.12'	4°01'24"
C148	642.50'	45.50'	4°03'27"
C149	642.50'	26.74'	2°23'06"
C150	320.00'	58.03'	10°23'25"
C151	320.00'	104.98'	18°47'46"
C152	320.00'	64.27'	11°30'28"
C153	320.00'	64.27'	11°30'28"
C154	320.00'	5.18'	0°55'40"
C155	280.00'	43.76'	8°57'15"
C156	280.00'	43.76'	8°57'15"
C157	280.00'	43.76'	8°57'15"
C158	280.00'	43.76'	8°57'15"
C159	280.00'	14.66'	2°59'56"
C160	1232.50'	23.32'	1°05'04"
C161	1232.50'	110.23'	5°07'27"
C162	1232.50'	51.35'	2°23'14"
C163	1232.50'	45.13'	2°05'52"
C164	1232.50'	54.76'	3°49'34"
C165	1232.50'	52.21'	2°25'38"
C166	1232.50'	67.86'	3°09'16"
C167	1232.50'	64.69'	3°00'26"
C168	1232.50'	74.29'	3°27'12"
C169	1232.50'	53.20'	2°28'23"
C170	175.00'	58.44'	19°07'59"
C171	520.00'	16.45'	1°48'43"
C172	280.00'	3.12'	0°58'17"

**CASTLEWOOD RANCH FILING NO. 1 PARCEL 12  
FINAL PLAT**

**SURVCON INC.**  
 PROFESSIONAL SURVEYORS  
 7208 S. TUCSON WAY, STE. 100  
 ENGLEWOOD, CO 80112  
 PH. (303) 658-0404

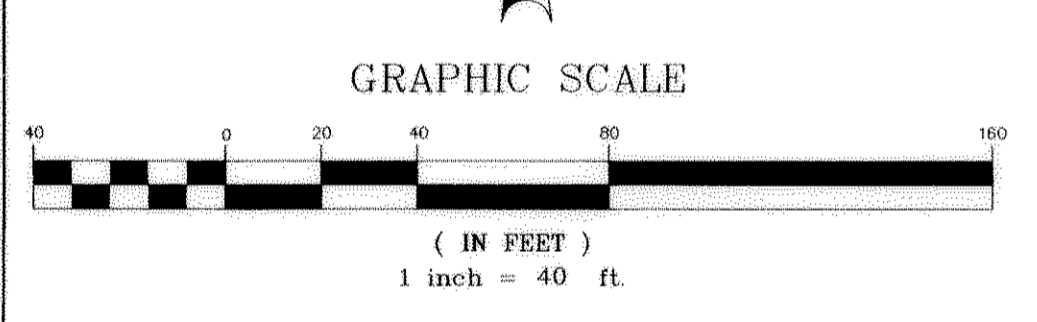
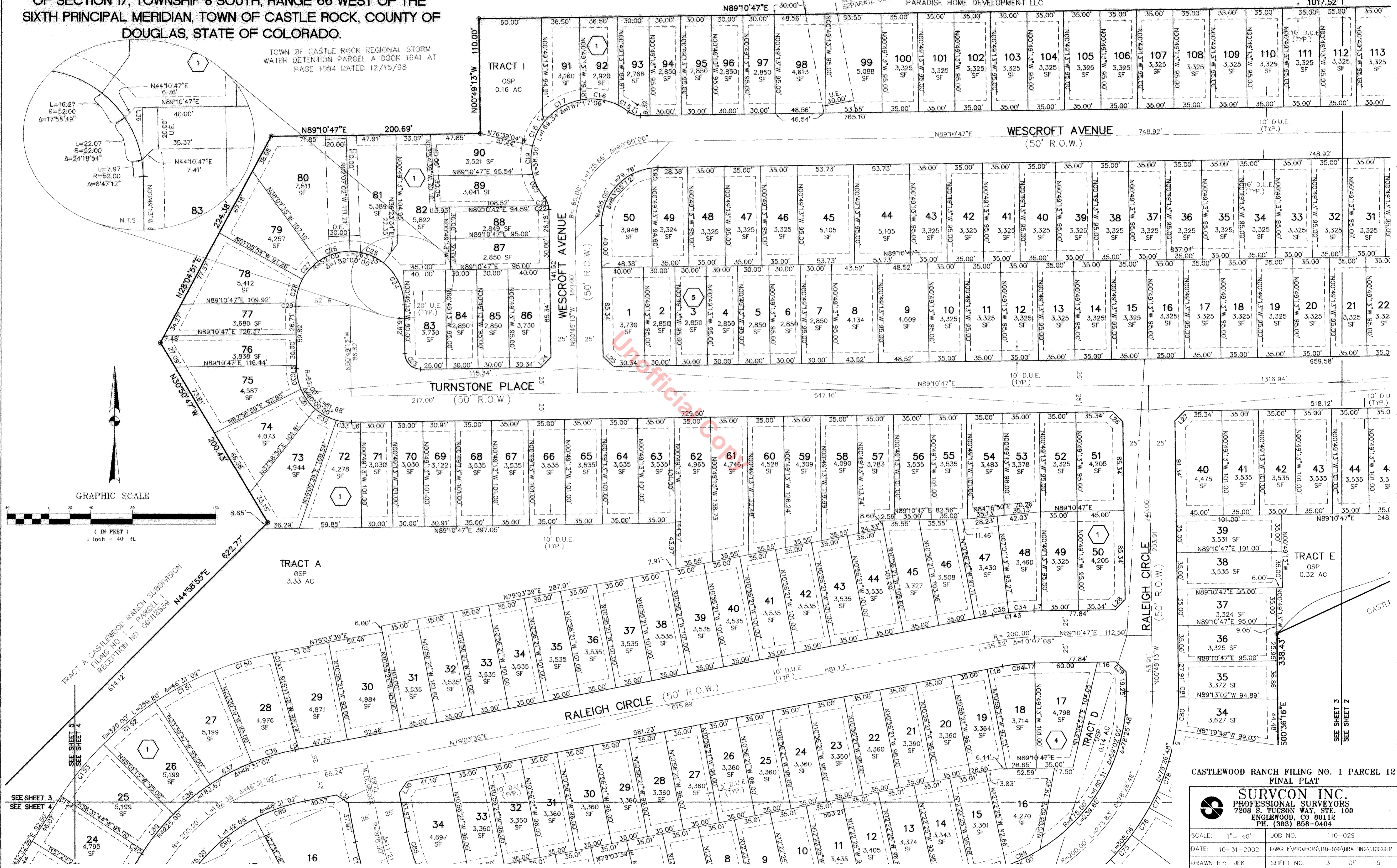
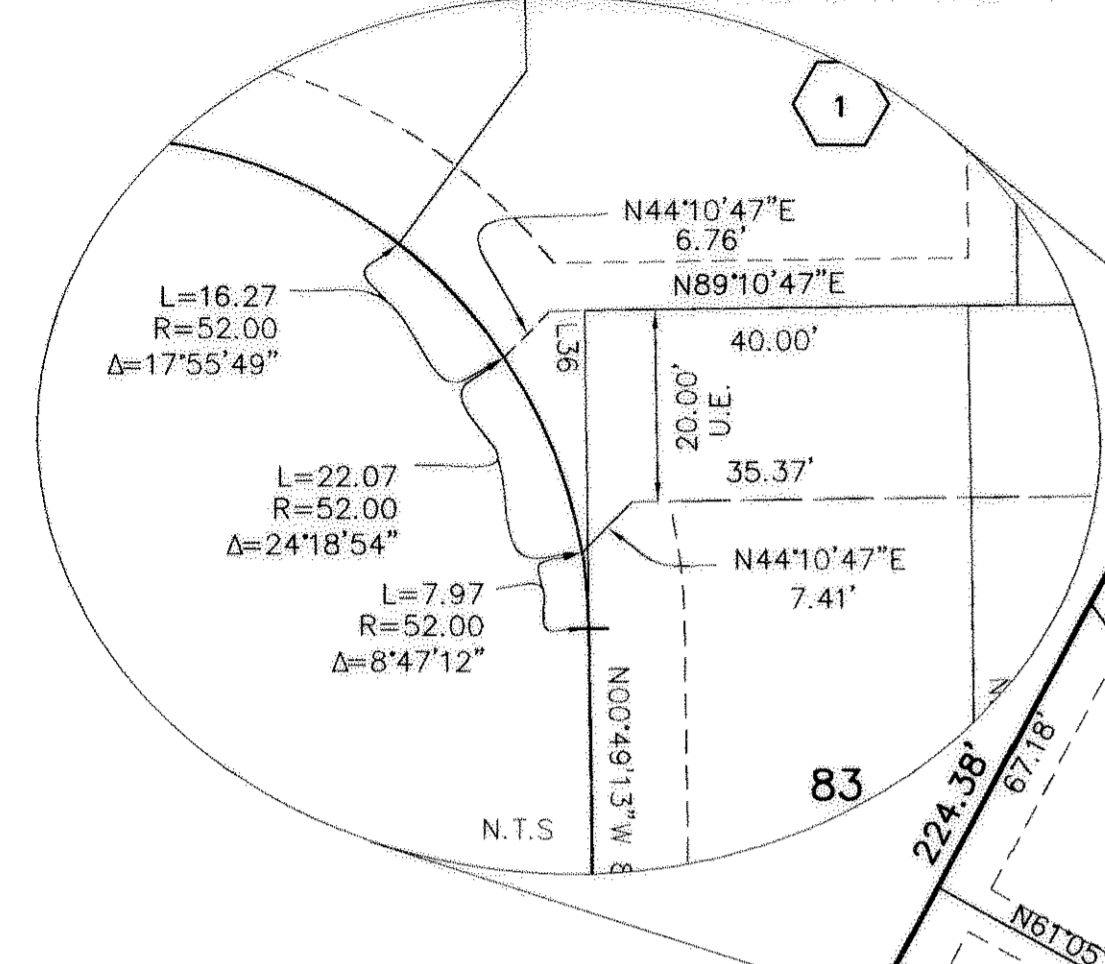
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 DATE: 10-31-2002      DWG. & PROJECTS\110-029\DRAWING\110029FP  
 DRAWN BY: JEK      SHEET NO. 2 OF 5

# CASTLEWOOD RANCH FILING NO. 1 PARCEL 12 FINAL PLAT

LOCATED IN THE SOUTH 1/2 OF SECTION 8 AND THE NORTH 1/2  
OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE  
SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF  
DOUGLAS, STATE OF COLORADO.

TOWN OF CASTLE ROCK REGIONAL STORM  
WATER DETENTION PARCEL A BOOK 1641 AT  
PAGE 1594 DATED 12/15/98

OFFSITE  
30.00' U.E. TO BE  
RECORDED BY  
SEPARATE DOCUMENT  
UNPLATTED  
PARADISE HOME DEVELOPMENT LLC



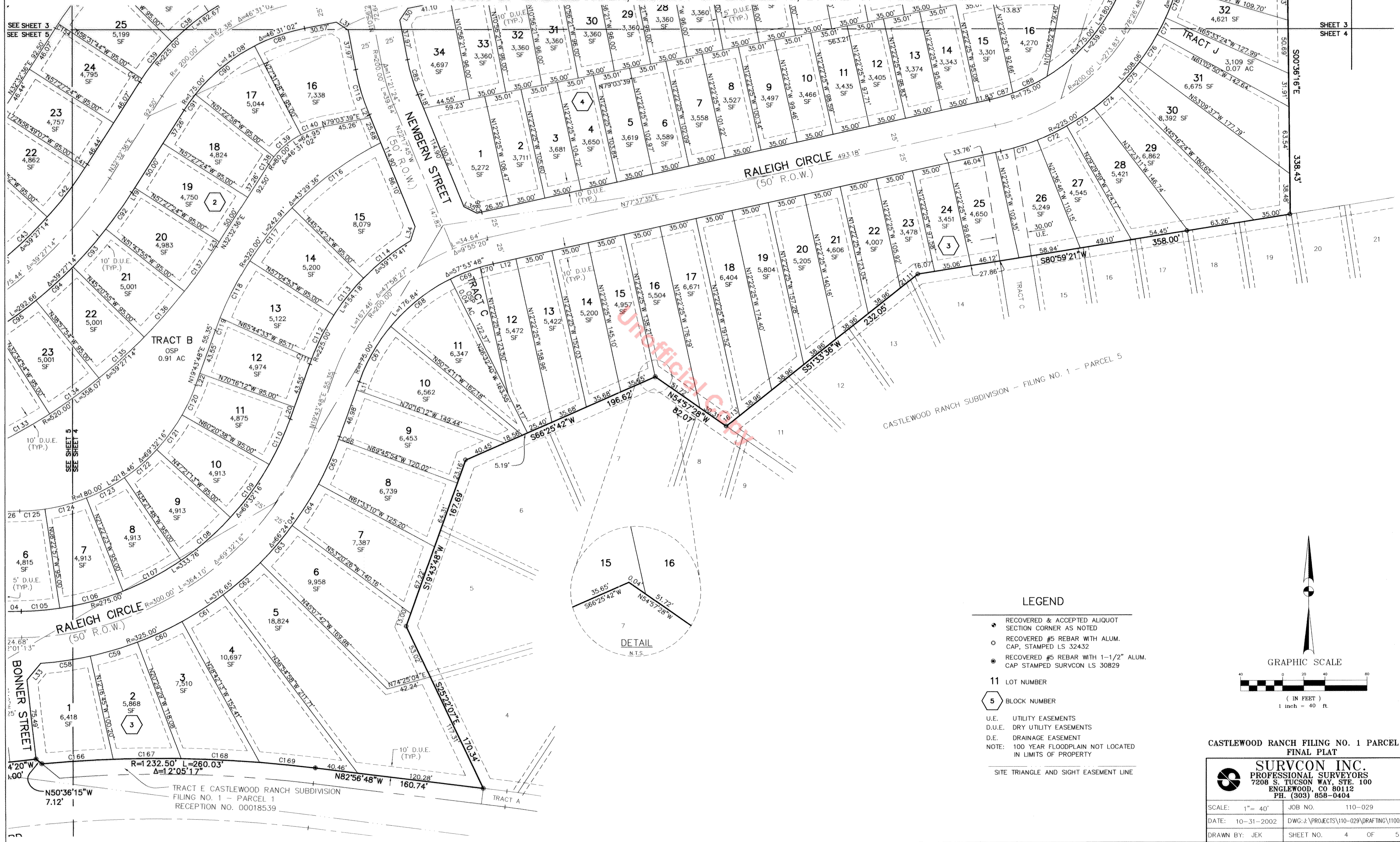
CASTLEWOOD RANCH FILING NO. 1 PARCEL 12  
FINAL PLAT

**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7208 S. TUCSON WAY, STE. 100  
ENGLEWOOD, CO 80112  
PH. (303) 858-0404

SCALE: 1" = 40'  
JOB NO. 110-029  
DATE: 10-31-2002  
DWG. & PROJECTS\110-029\DRAWING\110029PP  
DRAWN BY: JEK  
SHEET NO. 3 OF 5

# CASTLEWOOD RANCH FILING NO. 1 PARCEL 12 FINAL PLAT

LOCATED IN THE SOUTH 1/2 OF SECTION 8 AND THE NORTH 1/2 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 3  
SEE SHEET 2

SHEET 3  
SHEET 4

SEE SHEET 3  
SEE SHEET 5

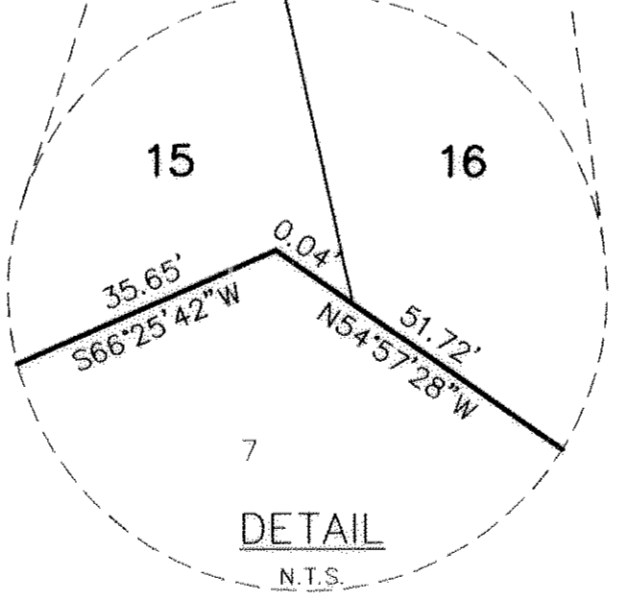
RALEIGH CIRCLE  
(50' R.O.W.)

TRACT B  
OSP  
0.91 AC

NEWBERN STREET  
(50' R.O.W.)

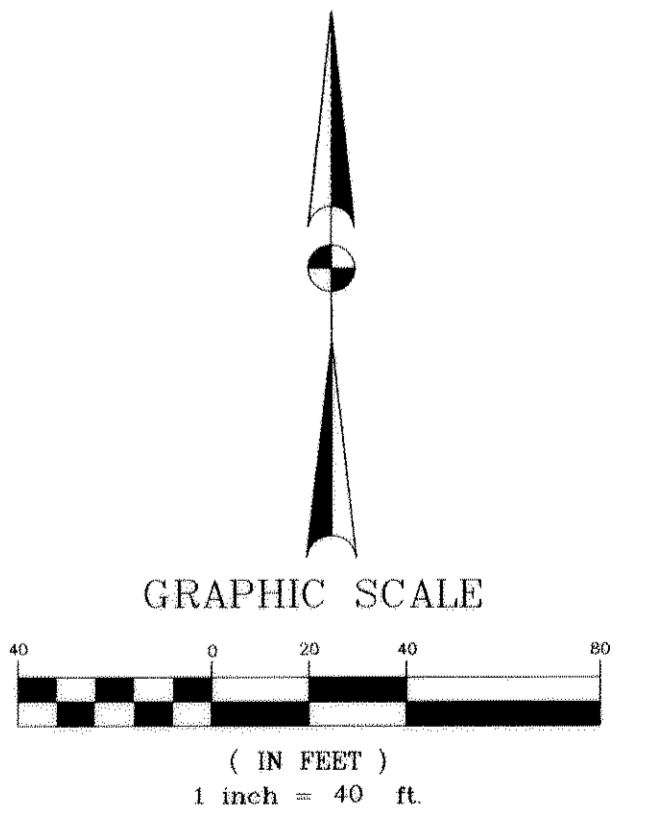
RALEIGH CIRCLE  
(50' R.O.W.)

CASTLEWOOD RANCH SUBDIVISION - FILING NO. 1 - PARCEL 5



### LEGEND

- RECOVERED & ACCEPTED ALIQUOT SECTION CORNER AS NOTED
- RECOVERED #5 REBAR WITH ALUM. CAP, STAMPED LS 32432
- RECOVERED #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829
- 11 LOT NUMBER
- 5 BLOCK NUMBER
- U.E. UTILITY EASEMENTS
- D.U.E. DRY UTILITY EASEMENTS
- D.E. DRAINAGE EASEMENT
- NOTE: 100 YEAR FLOODPLAIN NOT LOCATED IN LIMITS OF PROPERTY



CASTLEWOOD RANCH FILING NO. 1 PARCEL 12  
FINAL PLAT

<b>SURVCON INC.</b> PROFESSIONAL SURVEYORS 7208 S. TUCSON WAY, STE. 100 ENGLEWOOD, CO 80112 PH. (303) 858-0404	
SCALE: 1" = 40'	JOB NO. 110-029
DATE: 10-31-2002	DWG. J:\PROJECTS\110-029\DRAWING\110029P
DRAWN BY: JEK	SHEET NO. 4 OF 5

