

PLAT IDENTIFICATION SHEET

RECEPTION # : DC00030582

DATE: 5/4/2000

TIME 15:03

FEE: \$ 30.00 (3 P)

GRANTOR: Castlewood Ranch LLC
(OWNER/SIGNER)

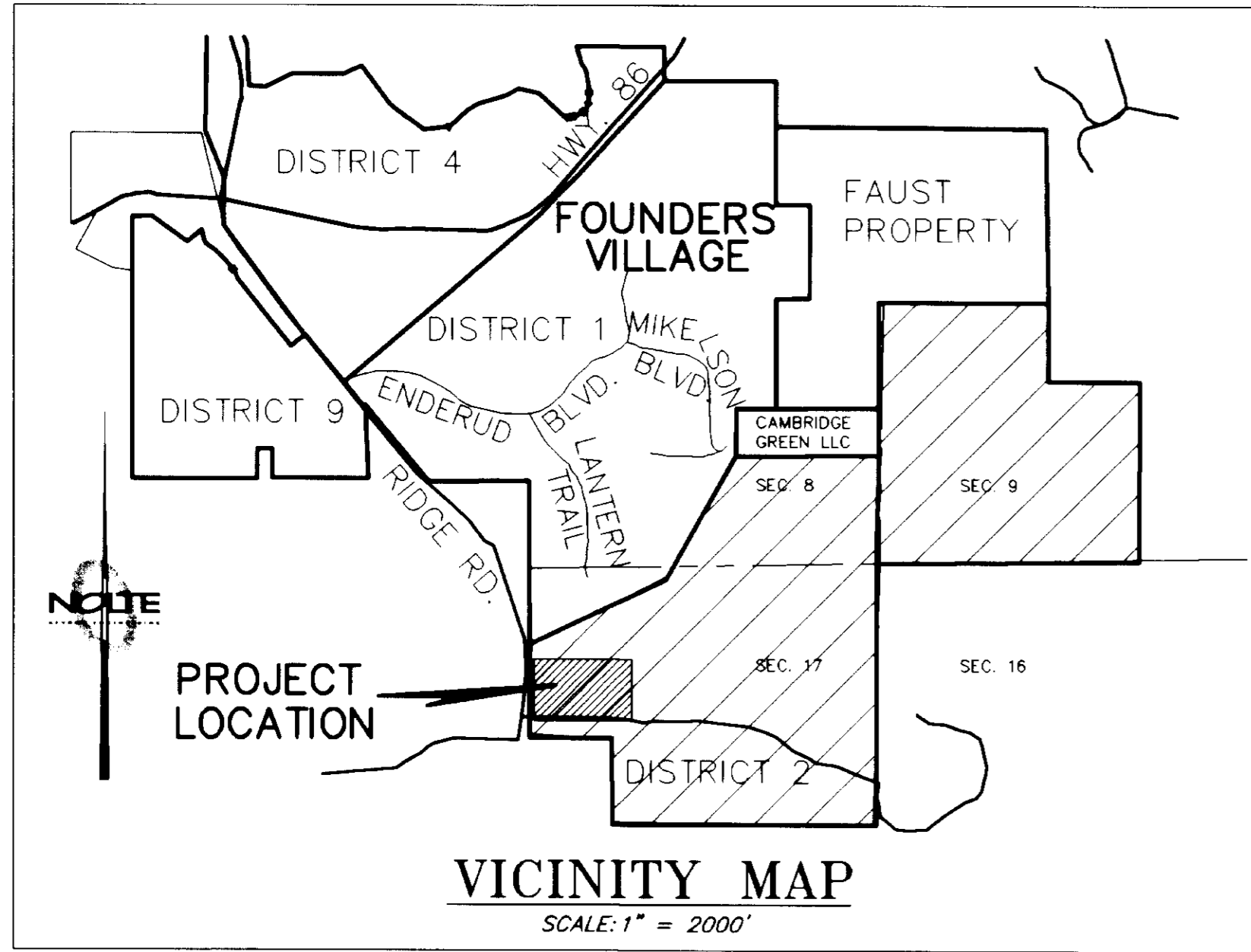
GRANTEE: Castlewood Ranch #1
(SUBDIVISION NAME OR NAME OF PLAT)
Parcel 3
Final Plat

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

FINAL PLAT

CASTLEWOOD RANCH SUBDIVISION - FILING NO. 1 - PARCEL 3

THAT PORTION OF THE NORTHWEST 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 ACREAGE 21.491 ACRES



PROPERTY DESCRIPTION:

THAT PORTION OF THE NORTHWEST 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 WESTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 17 AS BEARING SOUTH 00°24'33" EAST AS MONUMENTED ON THE NORTH BY A 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "ARCHER & ASSOC. 1997 LS 6935" AND ON THE SOUTH BY A 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "GREENHORNE & O'MARA, INC. 1995 PLS 28656", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 17 FROM WHENCE THE NORTHWEST CORNER OF SAID SECTION 17 BEARS NORTH 00°24'33" WEST A DISTANCE OF 1396.00 FEET, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF VILLAGES AT CASTLE ROCK FILING NO. 4 ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MIKELSON BOULEVARD, RECORDED AT RECEPTION NO. 0000 8985, DOUGLAS COUNTY RECORDS; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID VILLAGES AT CASTLE ROCK FILING NO. 4 AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°35'26" EAST A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY LINE AND SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89°35'26" EAST A DISTANCE OF 91.76 FEET; (2) TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 957.50 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 264.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°48'54"; (3) TO A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 892.50 FEET, THENCE NORTHEASTERLY, EASTERLY, AND NORTHWESTERLY A DISTANCE OF 600.75 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°33'58"; (4) THENCE NORTH 66°50'22" EAST A DISTANCE OF 69.25 FEET TO THE NORTHWEST CORNER OF CASTLEWOOD RANCH SUBDIVISION FILING NO. 1 PARCEL 2, RECORDED AT RECEPTION NO. 000 18541, DOUGLAS COUNTY RECORDS; THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE AND SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LANTERN TRAIL AS SHOWN ON SAID CASTLEWOOD RANCH SUBDIVISION FILING NO. 1 PARCEL 2, THE FOLLOWING TWELVE (12) COURSES: (1) SOUTH 68°09'38" EAST A DISTANCE OF 35.36 FEET; (2) THENCE SOUTH 23°09'38" EAST A DISTANCE OF 32.98 FEET; (3) TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 570.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 142.52 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°19'33"; (4) THENCE SOUTH 08°50'05" EAST A DISTANCE OF 57.19 FEET; (5) THENCE TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 630.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 157.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°19'26"; (6) THENCE SOUTH 23°09'31" EAST A DISTANCE OF 150.00 FEET; (7) THENCE TO A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 420.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 11.13 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°31'07"; (8) THENCE SOUTH 27°37'29" WEST A DISTANCE OF 33.74 FEET; (9) THENCE SOUTH 14°48'59" EAST A DISTANCE OF 50.00 FEET; (10) THENCE SOUTH 57°15'27" EAST A DISTANCE OF 33.74 FEET; (11) THENCE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 420.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 82°00'25" WEST; THENCE SOUTHERLY A DISTANCE OF 27.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°47'12"; (12) THENCE SOUTH 04°12'23" EAST A DISTANCE OF 117.83 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF LANTERN TRAIL, SOUTH 89°48'11" WEST A DISTANCE OF 823.31 FEET; THENCE SOUTH 00°11'49" EAST A DISTANCE OF 221.80 FEET; THENCE NORTH 89°22'13" EAST A DISTANCE OF 111.78 FEET; THENCE TO A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 55.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 00°38'33" EAST; THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY A DISTANCE OF 86.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°46'00"; THENCE NORTH 00°24'33" WEST A DISTANCE OF 24.79 FEET; THENCE SOUTH 89°22'13" WEST A DISTANCE OF 469.67 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF RIDGE ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°24'33" WEST A DISTANCE OF 1003.24 FEET TO THE TRUE POINT OF BEGINNING.

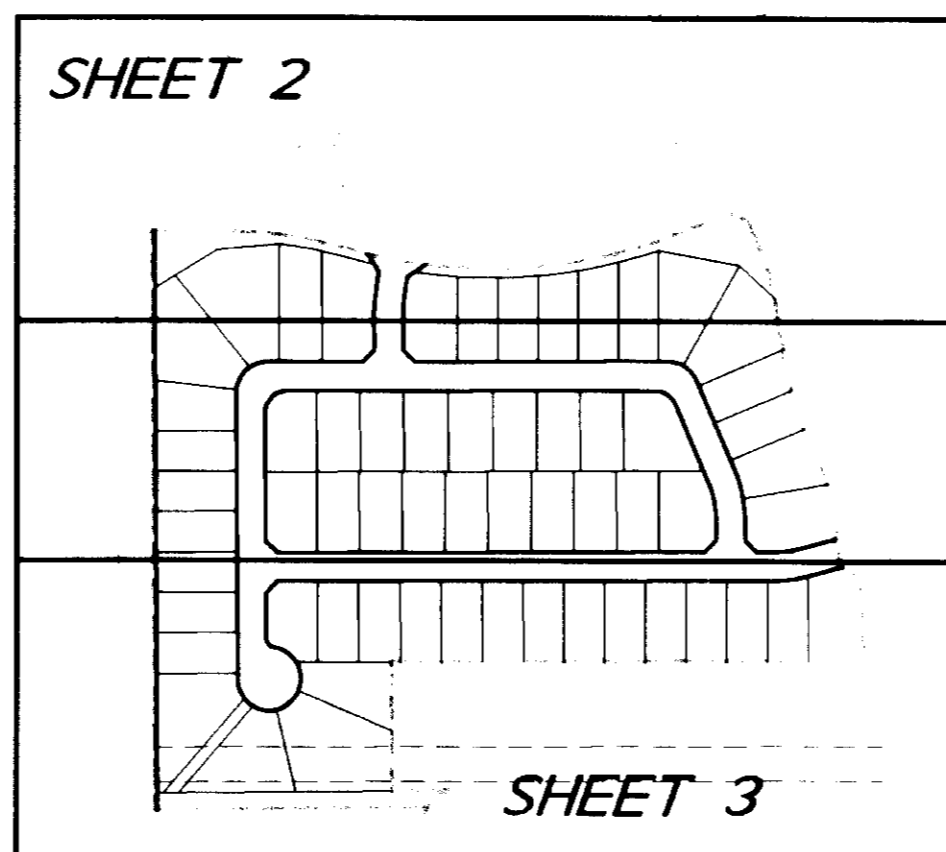
CONTAINING 21.491 ACRES (936,144 SQUARE FEET), MORE OR LESS.

DRAINAGE EASEMENT

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 to the receiving drainage facility. The Town of Castle Rock reserves the right to improve or modify any drainage, within 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.

SUMMARY

TRACT A THROUGH E	1.225 ACRES
LOTS (60)	16.885 ACRES
RIGHT-OF-WAY	3.381 ACRES
TOTAL	21.491 ACRES



INDEX MAP
NO SCALE

SURVEYOR'S STATEMENT

I, MARK A. MILLER, 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.

MARK A. MILLER
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 28656

Mark A. Miller
DATE: 3/24/00

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 LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 17 DAY OF April, 2000.

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

Janet Turbett TOWN MANAGER
TOWN CLERK

STATEMENT OF COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL

THIS PLAT WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 11th DAY OF January, 2000.

Andy An
COMMUNITY 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 M. ON THE 4th DAY OF MAY, 2000, IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. 000 30582 15:03 PM

DOUGLAS COUNTY CLERK AND RECORDER

BY: *Sheryl Muehlfelt*
DEPUTY



BASIS OF BEARING

THE BEARINGS ARE BASED ON THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN. SAID LINE IS MONUMENTED ON THE NORTH BY A 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "ARCHER & ASSOC. 1997 LS 6935" AND ON THE SOUTH BY A 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "GREENHORNE & O'MARA, INC. 1995 PLS 28656" AS SHOWN HEREON. THE BEARING OF SAID LINE IS SOUTH 00°24'33" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

MONUMENT NOTES:

- DENOTES FOUND NO. 5 REBAR WITH CAP, L.S. 28656, UNLESS OTHERWISE NOTED.
- DENOTES SET NO. 5 REBAR WITH CAP, L.S. 28656, UNLESS OTHERWISE NOTED.
- DENOTES FOUND NO. 4 REBAR WITH CAP, L.S. 28656, UNLESS OTHERWISE NOTED.
- ◆ FOUND MONUMENT AS NOTED.

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 3. 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 A WILL BE CONVEYED TO THE CASTLEWOOD RANCH HOMEOWNERS ASSOCIATION FOR LANDSCAPE PURPOSES BY SEPARATE INSTRUMENT. TRACT B IS HEREBY DEDICATED TO THE CASTLEWOOD RANCH HOMEOWNERS ASSOCIATION FOR DRAINAGE, LANDSCAPING, AND UTILITY PURPOSES. TRACT C IS DEDICATED TO THE TOWN OF CASTLE ROCK FOR DRAINAGE, LANDSCAPING, AND UTILITY PURPOSES. TRACT D IS DEDICATED TO THE TOWN OF CASTLE ROCK FOR UTILITIES AND FOR FUTURE RIGHT-OF-WAY. TRACT E IS DEDICATED TO THE TOWN OF CASTLE ROCK FOR FUTURE RIGHT-OF-WAY.

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 24th DAY OF March, 2000.

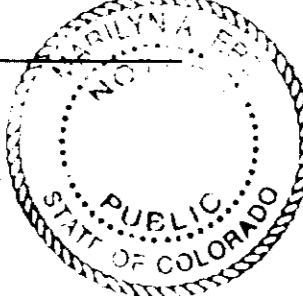
OWNER:
CASTLEWOOD RANCH LLC.

BY: DAVID J. ERB AND COMPANY, MANAGING MEMBER
David J. Erb
DAVID J. ERB, PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF MARCH, 2000.

BY: *Marilyn A. Erb*

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-1-03

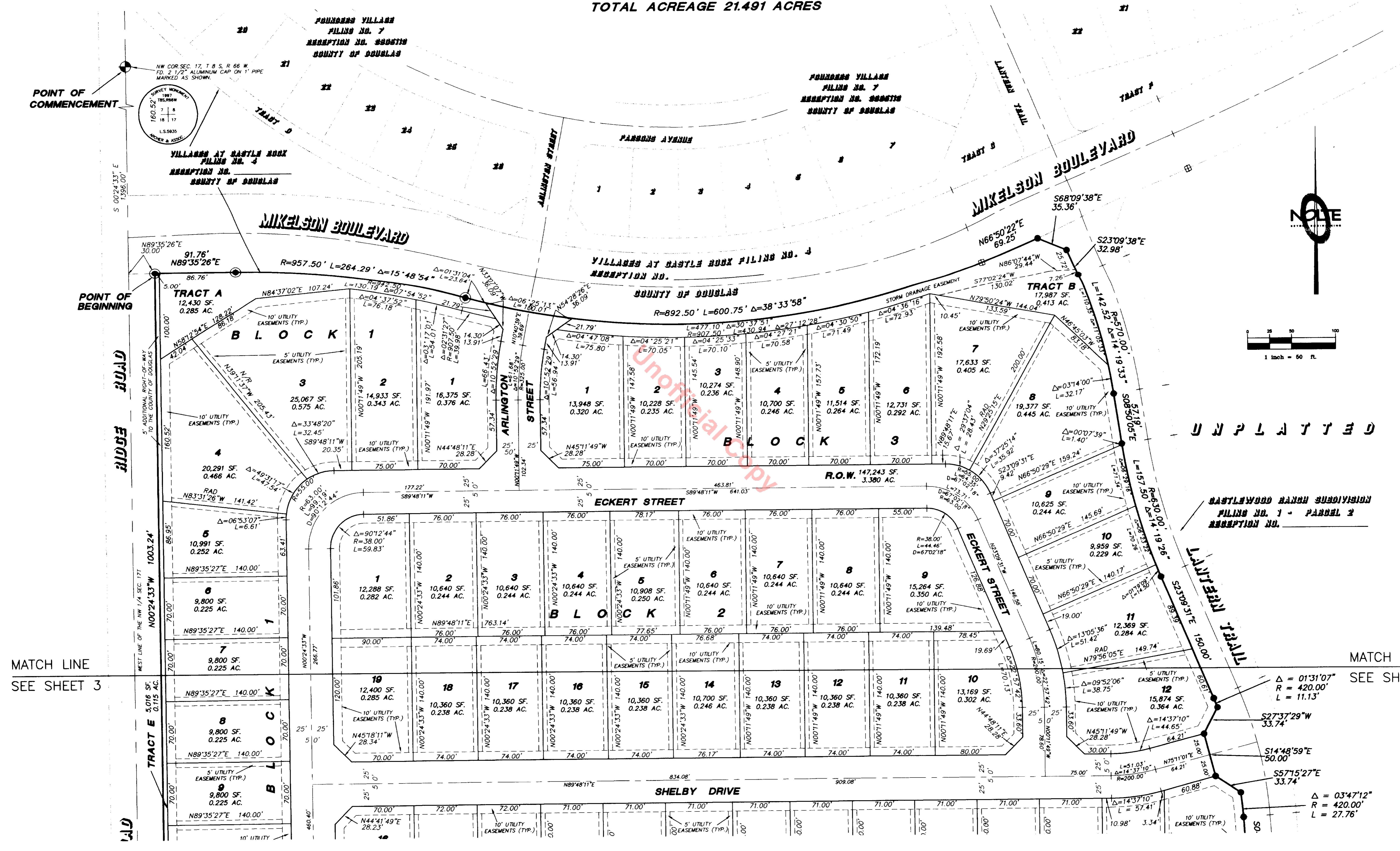


NOTE BEYOND ENGINEERING 8480 EAST ORCHARD ROAD ENGLEWOOD, CO. 80111	DEVELOPER/OWNER CASTLEWOOD RANCH LLC. ORCHARD POINTE, SUITE 5550	DATE 1-20-2000
	8480 EAST ORCHARD ROAD ENGLEWOOD, CO. 80111	SCALE N/A
		SHEET 1 OF 3

FINAL PLAT

CASTLEWOOD RANCH SUBDIVISION - FILING NO. 1 - PARCEL 3

THAT PORTION OF THE NORTHWEST 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 ACREAGE 21.491 ACRES



SEE SHEET 3

NOTE <small>BEYOND ENGINEERING 700 S. WASHINGTON ST., SUITE 200, CASTLE ROCK, CO. 80107 303.940.1000 FAX: 303.940.1001 WWW.BEYONDE.COM</small>	DEVELOPER / OWNER	DATE
	CASTLEWOOD RANCH LLC. ORCHARD POINTE, SUITE 5550 8480 EAST ORCHARD ROAD ENGLEWOOD, CO. 80111	01-20-2000
	SCALE	1" = 60'
	SHEET	2 OF 3

FINAL PLAT CASTLEWOOD RANCH SUBDIVISION - FILING NO. 1 - PARCEL 3

THAT PORTION OF THE NORTHWEST 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 ACREAGE 21.491 ACRES

SEE SHEET 2

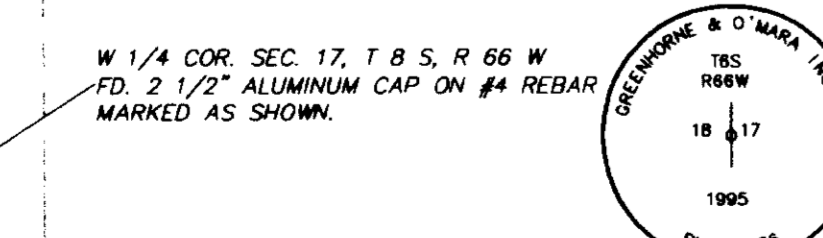


SEE SHEET 2
MATCH LINE

SEE SHEET 2
MATCH LINE

UNPLATTED

UNPLATTED



W 1/4 COR. SEC. 17, T 8 S, R 66 W
FD. 2 1/2" ALUMINUM CAP ON #4 REBAR
MARKED AS SHOWN.

NOTE BEYOND ENGINEERING	DEVELOPER/OWNER	DATE
	CASTLEWOOD RANCH LLC. ORCHARD PONTE, SUITE 5550 8480 EAST ORCHARD ROAD ENGLEWOOD, CO. 80111	01-20-2000
	SCALE	1" = 60'
	SHEET	3 OF 3