

PLAT IDENTIFICATION SHEET

RECEPTION # : DC00030583

DATE: 5/4/2000

TIME 15:04

FEE: \$ 30.00 (3 P)

GRANTOR: *Castlewood Ranch, LLC*
(OWNER/SIGNER)

GRANTEE: *Castlewood Ranch #1*
(SUBDIVISION NAME OR NAME OF PLAT)
Parcel 5
Final Plat

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

FINAL PLAT

CASTLEWOOD RANCH SUBDIVISION - FILING NO. 1 - PARCEL 5

THOSE PORTIONS OF THE NORTHEAST QUARTER OF SECTION 17 AND THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

TOTAL ACREAGE 27.566 ACRES

LEGAL DESCRIPTION

THOSE PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 8 AND THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

CONSIDERING THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17 AS BEARING SOUTH 00°18'16" EAST AS MONUMENTED ON THE NORTH BY A 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "GREENHORNE & O'MARA INC. 1995 PLS 28656" 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 THE NORTHEAST CORNER OF SAID SECTION 17 FROM WHENCE THE NORTH 1/16 TH. CORNER BETWEEN SECTION 16 AND 17 BEARS SOUTH 00°18'16" EAST A DISTANCE OF 1325.36 FEET; THENCE NORTH 74°40'19" WEST A DISTANCE OF 442.28 FEET TO THE TRUE POINT OF BEGINNING; ON THE WESTERLY RIGHT-OF-WAY LINE OF MIKELSON BOULEVARD, AS SHOWN ON THE PLAT OF CASTLEWOOD RANCH SUBDIVISION - FILING NO. 1 - PARCEL 5, RECORDED AT RECEPTION NO. 000 18539, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MIKELSON BOULEVARD THE FOLLOWING NINE (9) COURSES: (1) THENCE SOUTH 31°51'55" WEST A DISTANCE OF 259.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 657.50 FEET; (2) THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY A DISTANCE OF 1014.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°25'47"; (3) THENCE TANGENT TO SAID CURVE NORTH 59°42'18" WEST A DISTANCE OF 106.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 742.50 FEET; (4) THENCE NORTHWESTERLY A DISTANCE OF 30.48 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°21'06"; (5) THENCE NON-TANGENT TO SAID CURVE NORTH 18°55'27" WEST A DISTANCE OF 34.18 FEET; (6) THENCE NORTH 65°47'31" WEST A DISTANCE OF 50.00 FEET; (7) THENCE SOUTH 67°20'26" WEST A DISTANCE OF 34.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 742.50 FEET; A RADIAL LINE FROM SAID POINT BEARS SOUTH 20°28'22" WEST; (8) THENCE NORTHWESTERLY A DISTANCE OF 173.90 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°25'10"; (9) THENCE TANGENT TO SAID CURVE NORTH 82°56'48" WEST A DISTANCE OF 22.70 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF MIKELSON BOULEVARD NORTH 07°03'12" EAST A DISTANCE OF 15.00 FEET; THENCE NORTH 25°22'07" WEST A DISTANCE OF 170.34 FEET; THENCE NORTH 19°43'48" EAST A DISTANCE OF 167.69 FEET; THENCE NORTH 66°25'42" EAST A DISTANCE OF 196.62 FEET; THENCE SOUTH 54°57'28" EAST A DISTANCE OF 82.07 FEET; THENCE NORTH 51°33'36" EAST A DISTANCE OF 232.05 FEET; THENCE NORTH 80°59'21" EAST A DISTANCE OF 358.00 FEET; THENCE NORTH 00°36'16" WEST A DISTANCE OF 338.43 FEET; THENCE NORTH 65°04'56" EAST A DISTANCE OF 629.79 FEET; THENCE ON THE WESTERLY RIGHT-OF-WAY LINE OF MIKELSON BOULEVARD, AS SHOWN ON THE PLAT OF CASTLEWOOD RANCH SUBDIVISION - FILING NO. 1 - PARCEL 1, RECORDED AT RECEPTION NO. 000 18539, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MIKELSON BOULEVARD THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 88°53'41" EAST A DISTANCE OF 28.78 FEET; (2) THENCE SOUTH 22°52'17" EAST A DISTANCE OF 282.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 657.50 FEET; (3) THENCE SOUTHEASTERLY AND SOUTHERLY A DISTANCE OF 231.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°09'09"; (4) THENCE NON-TANGENT TO SAID CURVE SOUTH 44°18'18" WEST A DISTANCE OF 29.27 FEET; (5) THENCE SOUTH 01°19'44" WEST A DISTANCE OF 50.00 FEET; (6) THENCE SOUTH 41°38'50" EAST A DISTANCE OF 29.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 657.50 FEET; A RADIAL LINE FROM SAID POINT BEARS NORTH 84°37'24" WEST; (7) THENCE SOUTHERLY AND SOUTHWESTERLY A DISTANCE OF 303.92 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°29'20" TO THE TRUE POINT OF BEGINNING.

CONTAINING 28.599 ACRES (1,245,776 SQUARE FEET), MORE OR LESS.

EXCEPTING THERE FROM THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 17 FROM WHENCE THE NORTH 1/16 TH. BETWEEN SECTION 16 AND 17 BEARS SOUTH 00°18'16" EAST A DISTANCE OF 1325.36 FEET; THENCE NORTH 57°37'34" WEST A DISTANCE OF 768.14 FEET TO THE SOUTHEAST CORNER OF MIKELSON NO. 2 (WELL FIELD), AS DESCRIBED IN BOOK 767 AT PAGE 404, DOUGLAS COUNTY RECORDS; THENCE ALONG THE SOUTHERLY, WESTERLY, NORTHERLY AND EASTERLY LINE OF SAID MIKELSON NO. 2 (WELL FIELD) THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°23'44" WEST A DISTANCE OF 300.00 FEET; (2) THENCE NORTH 00°36'16" WEST A DISTANCE OF 150.00 FEET; (3) THENCE NORTH 89°23'44" EAST A DISTANCE OF 300.00 FEET; (4) THENCE SOUTH 00°36'16" EAST A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.033 ACRES (45,000 SQUARE FEET) MORE OR LESS.

CONTAINING A NET ACREAGE OF 27.566 ACRES (1,200,776 SQUARE FEET) MORE OR LESS.

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 5. 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, B AND E ARE HEREBY DEDICATED TO THE CASTLEWOOD RANCH HOMEOWNERS ASSOCIATION FOR LANDSCAPE PURPOSES. TRACT C IS HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK FOR DRAINAGE AND UTILITY PURPOSES. TRACT D WILL BE CONVEYED TO THE TOWN OF CASTLE ROCK BY SEPARATE INSTRUMENT FOR DRAINAGE AND UTILITY PURPOSES.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLEVISION 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.

OWNER:
CASTLEWOOD RANCH LLC.

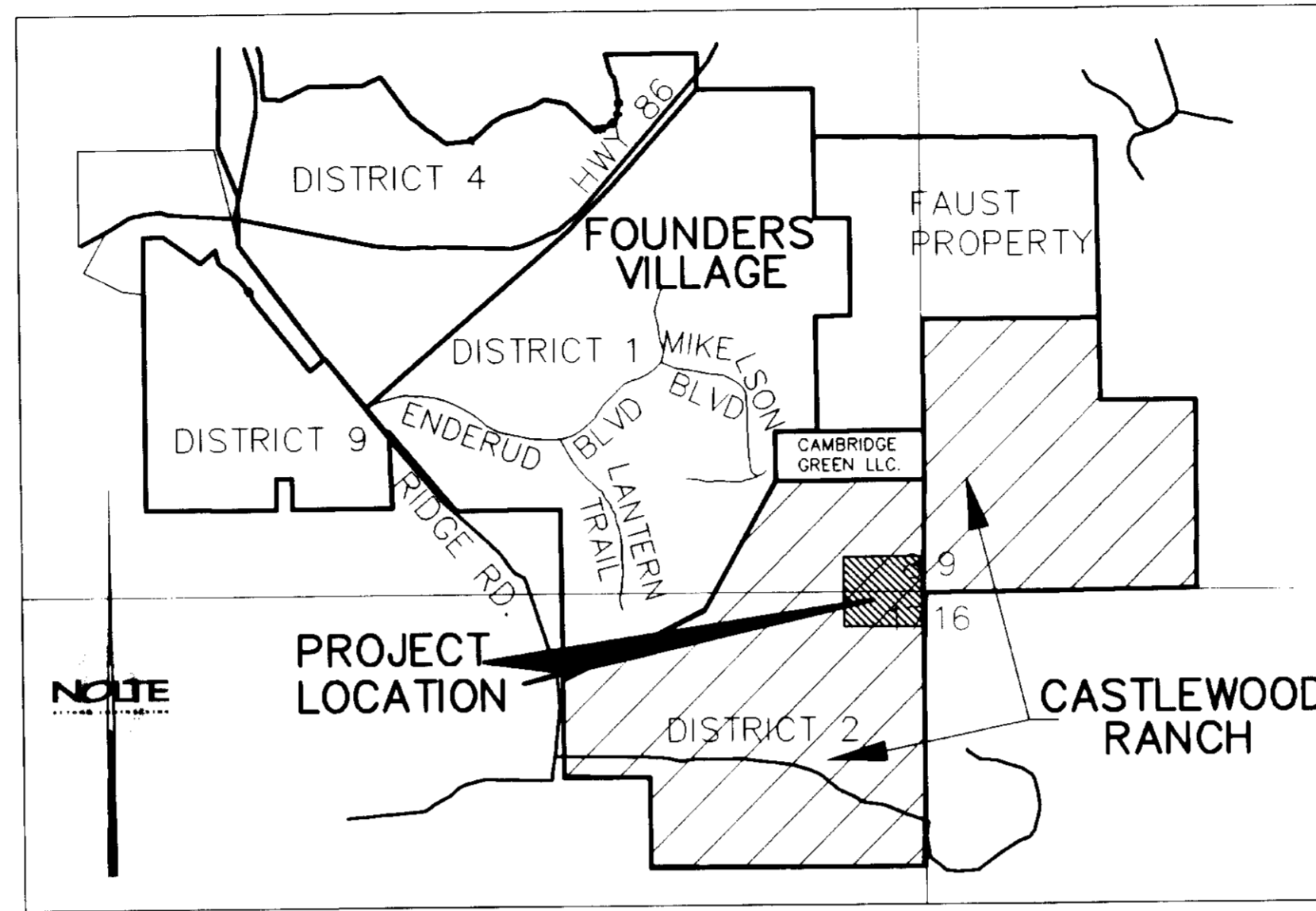
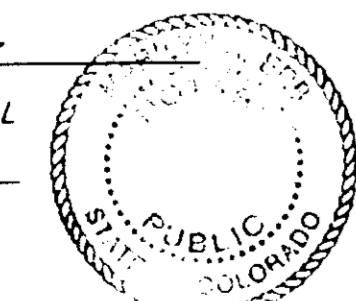
BY: DAVID J. ERB AND COMPANY, MANAGING MEMBER

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

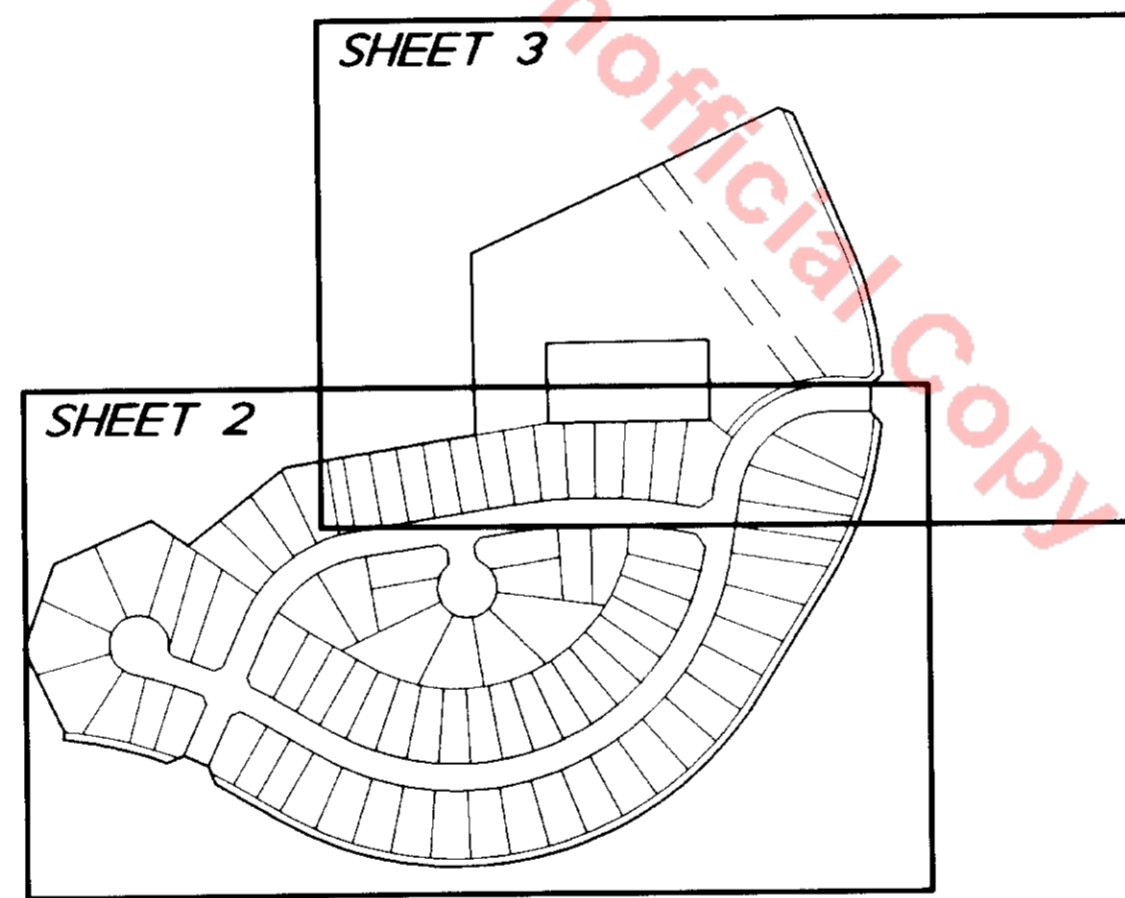
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF MARCH, 2000.

BY: Maureen A. Erb

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



VICINITY MAP
SCALE 1" = 2000'



INDEX MAP

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.

BASES OF BEARING

THE BEARINGS ARE BASED ON THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST 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 "GREENHORNE & O'MARA 1995 LS 28656" 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°18'16" 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.
- ★ FOUND MONUMENT AS NOTED.

SUMMARY

TRACTS A, B, C, D AND E	7.076 ACRES
LOTS (83)	16.662 ACRES
RIGHT-OF-WAY	3.828 ACRES
TOTAL	27.566 ACRES

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 11/30/1998, 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
3/24/00

DATE:

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 Steadus 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 Steadus
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 Tumbeth Deputy Town Clerk
TOWN CLERK

Frank C. Ciavola
TOWN MANAGER

STATEMENT OF COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL

THIS PLAT WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 15th DAY OF DEC., 2000, 1999

Mark Miller
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 30583, 15:04 PM

DOUGLAS COUNTY CLERK AND RECORDER

BY: Sheryl Muehlhoff
DEPUTY



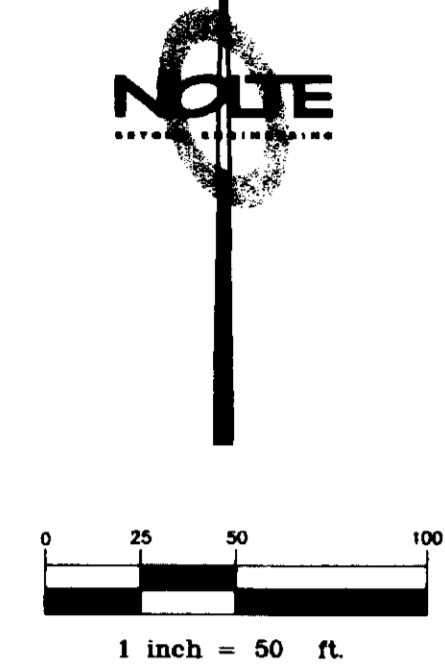
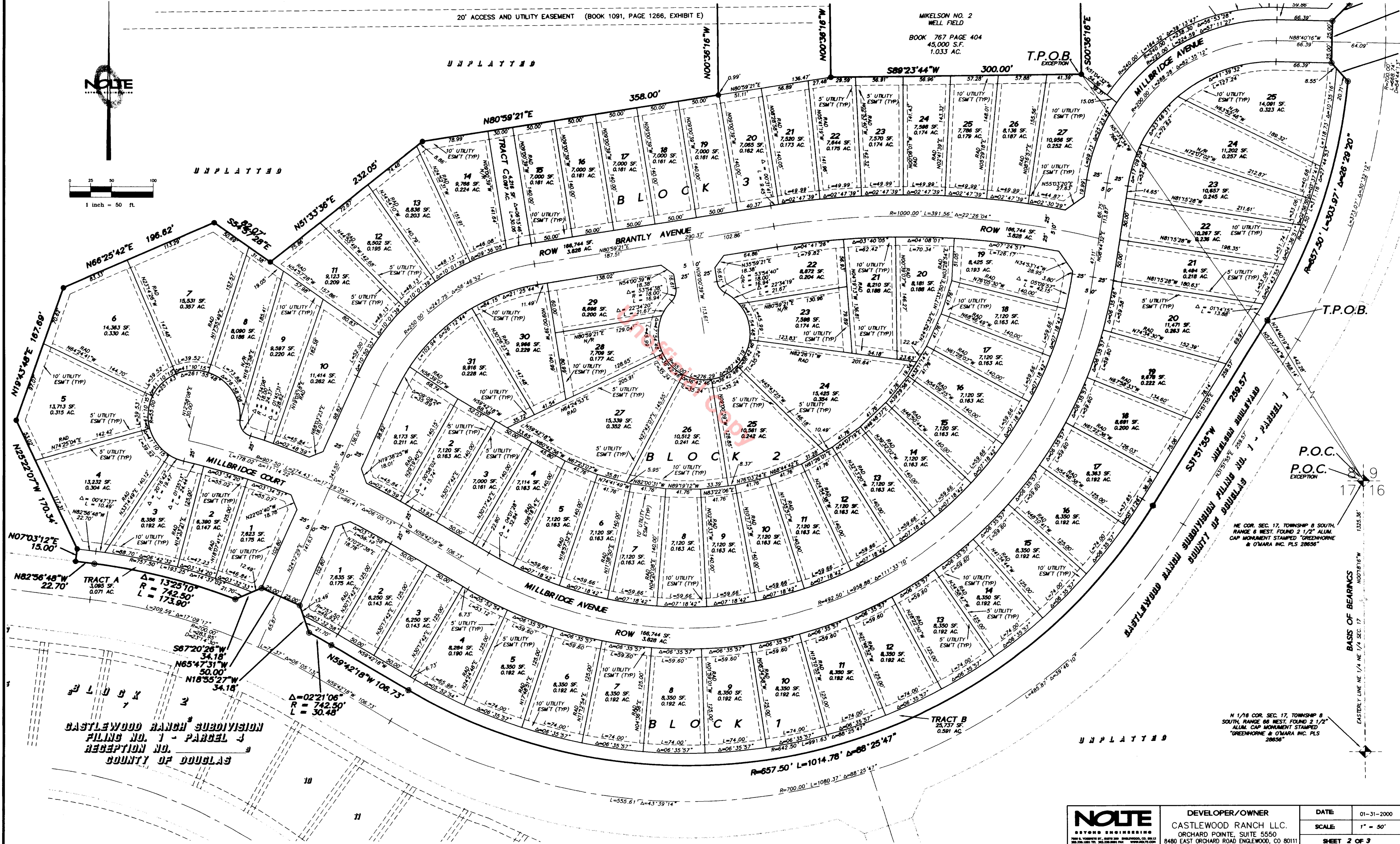
NOLTE BEYOND ENGINEERING 2000 S. WOODRIDGE ST., SUITE 200, ENGLEWOOD, CO 80112 303.750.1001 FAX: 303.750.9007 WWW.NOLTE.COM	DEVELOPER/OWNER	DATE: 01-31-2000
	CASTLEWOOD RANCH LLC. ORCHARD POINTE, SUITE 5550 8480 EAST ORCHARD ROAD ENGLEWOOD, CO 80111	SCALE: N/A
		SHEET 1 OF 3

FINAL PLAT

CASTLEWOOD RANCH SUBDIVISION - FILING NO. 1 - PARCEL 5

THOSE PORTIONS OF THE NORTHEAST QUARTER OF SECTION 17 AND THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SEE SHEET 3



CASTLEWOOD RANCH SUBDIVISION
FILING NO. 1 - PARCEL 3
RECEPTION NO.
COUNTY OF DOUGLAS

NE COR. SEC. 17, TOWNSHIP 8 SOUTH,
RANGE 66 WEST, FOUND 2 1/2" ALUM.
CAP MONUMENT STAMPED "GREENHORNE
& O'HARA INC. PLS 20856"

N 1/4 COR. SEC. 17, TOWNSHIP 8
SOUTH, RANGE 66 WEST, FOUND 2 1/2"
ALUM. CAP MONUMENT STAMPED
"GREENHORNE & O'HARA INC. PLS
20856"

NOLTE BEYOND ENGINEERING	DEVELOPER/OWNER	DATE	01-31-2000
	CASTLEWOOD RANCH LLC.	SCALE	1" = 50'
	ORCHARD POINTE, SUITE 5550	SHEET	2 OF 3
	8480 EAST ORCHARD ROAD ENGLEWOOD, CO 80111		

