

PLAT IDENTIFICATION SHEET

RECEPTION # : DC00030588

DATE: 5/4/2000

TIME

FEE: \$ 30.00 (3 P)

GRANTOR: Castlewood Ranch LLC

(OWNER/SIGNER)

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Castlewood Ranch #1 Parcel 6
Final Plat

LEGAL:

(SECTION-TOWNSHIP-RANGE)

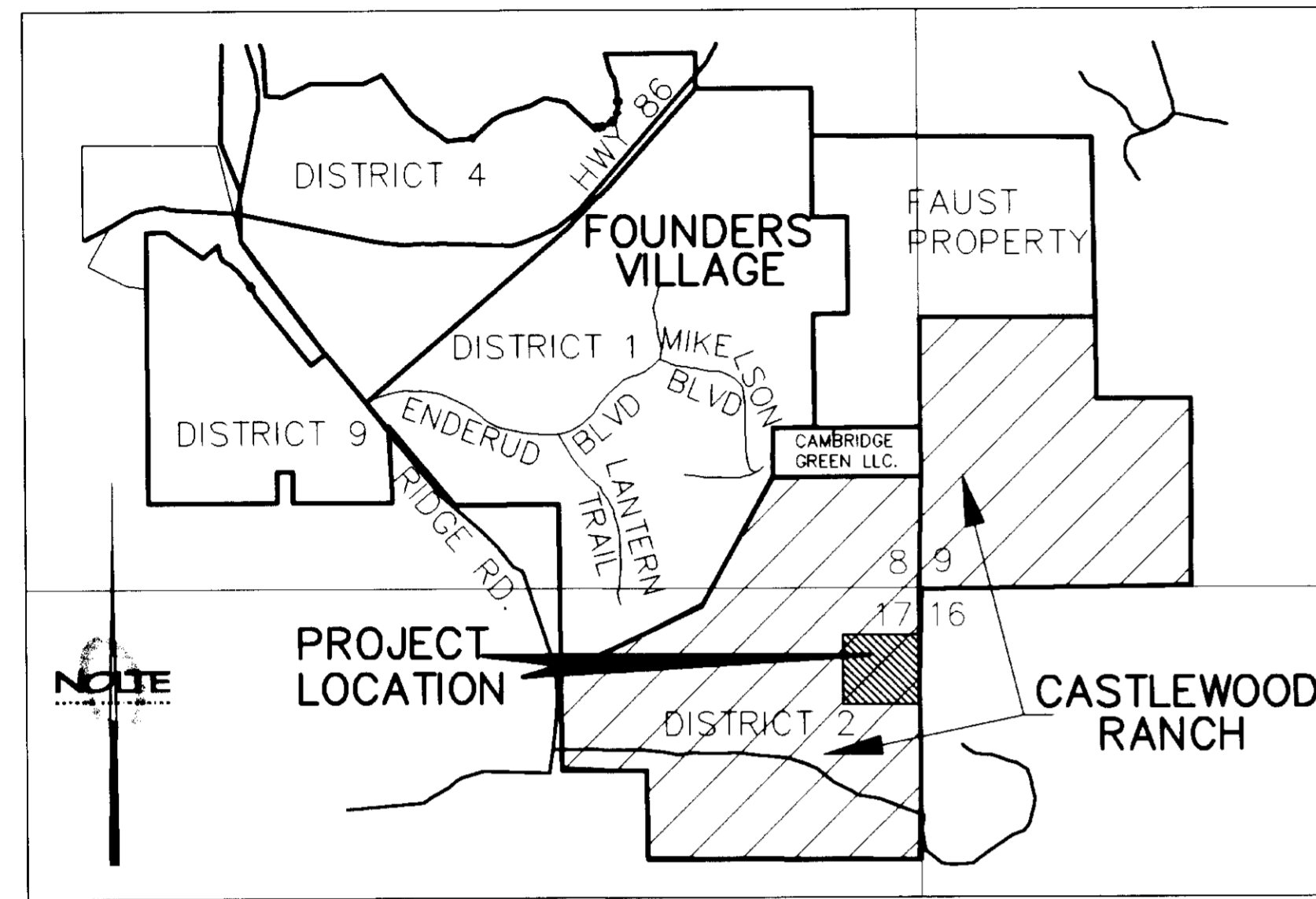
8, 8, 66

FINAL PLAT

CASTLEWOOD RANCH SUBDIVISION - FILING NO. 1 - PARCEL 6

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 24.170 ACRES



VICINITY MAP
SCALE 1" = 2000'

BASIS OF BEARING

THE BEARINGS ARE BASED ON THE EASTERLY LINE 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, INC. 1995 PLS 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.

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 6. 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 AND B ARE HEREBY DEDICATED TO THE CASTLEWOOD RANCH HOMEOWNERS ASSOCIATION FOR LANDSCAPE PURPOSES. TRACT C AND D ARE HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK FOR DRAINAGE AND UTILITY PURPOSES.

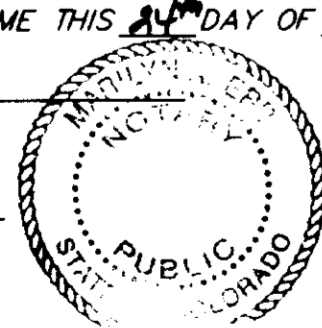
THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, 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.

EXECUTED THIS 4th DAY OF Mar, 2000.

OWNER:
CASTLEWOOD RANCH LLC.
BY: David J. Erb AND COMPANY, MANAGING MEMBER
BY: David J. Erb, PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF MARCH, 2000.
BY: Maureen A. Erb

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



PROPERTY DESCRIPTION:

THAT PORTION 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, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17 AS BEARING NORTH 00°18'16" WEST 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.

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17, AS MONUMENTED BY A 2 1/2" ALUMINUM CAP STAMPED "GREENHORNE & O'MARA INC. 1995 PLS 28656"; THENCE ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17 SOUTH 00°18'16" EAST, A DISTANCE OF 1302.48 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 89°41'44" WEST A DISTANCE OF 1030.71 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LANTERN TRAIL, AS SHOWN ON THE PLAT OF CASTLEWOOD RANCH SUBDIVISION - FILING NO. 1 - PARCEL 2, RECORDED AT RECEPTION NO. 000 18541, DOUGLAS COUNTY RECORDS; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID LANTERN TRAIL THE FOLLOWING SEVEN (7) COURSES: (1) NORTH 19°12'22" EAST A DISTANCE OF 346.62 FEET; (2) THENCE NORTH 64°12'22" EAST A DISTANCE OF 35.36 FEET; (3) THENCE NORTH 19°12'22" EAST A DISTANCE OF 60.00 FEET; (4) THENCE NORTH 25°47'38" WEST A DISTANCE OF 35.36 FEET; (5) THENCE NORTH 19°12'22" EAST A DISTANCE OF 95.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 430.00 FEET; (6) THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY A DISTANCE OF 281.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°34'17"; (7) THENCE TANGENT TO SAID CURVE NORTH 18°21'55" WEST A DISTANCE OF 37.02 FEET TO THE SOUTHEASTERLY 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 SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 24°59'41" EAST A DISTANCE OF 36.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 742.50 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 22°36'36" WEST; (2) THENCE NORTHWESTERLY A DISTANCE OF 460.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°31'29"; (3) THENCE TANGENT TO SAID CURVE NORTH 31°51'55" EAST A DISTANCE OF 259.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 742.50 FEET; (4) THENCE NORTHEASTERLY A DISTANCE OF 78.65 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°04'08"; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE SOUTH 65°59'53" EAST A DISTANCE OF 224.93 FEET; THENCE NORTH 89°41'14" EAST A DISTANCE OF 110.71 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE ALONG SAID NORTHERLY PROLONGATION SOUTH 00°18'16" EAST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

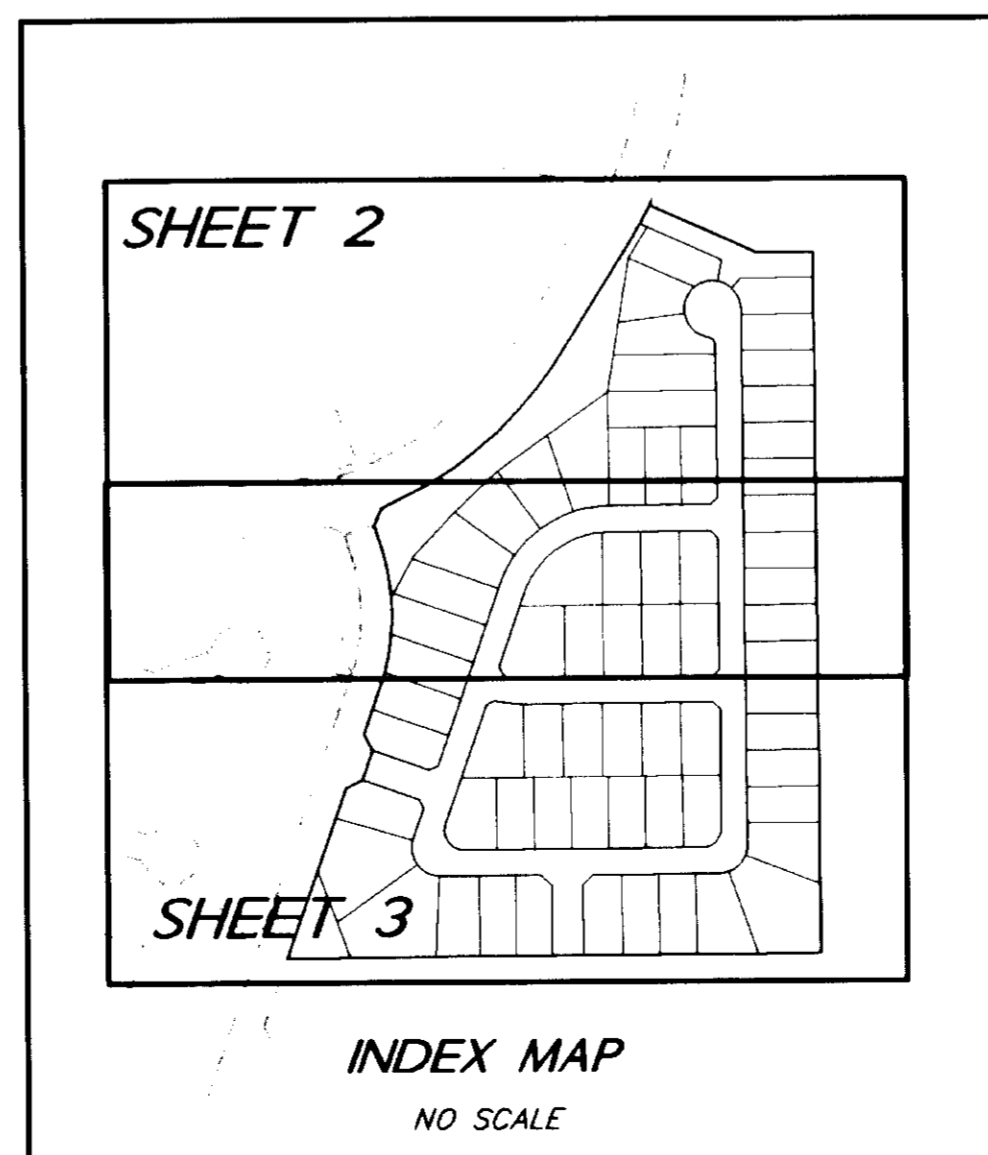
CONTAINING 24.170 ACRES (1,052,856 SQUARE FEET), MORE OR LESS.

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

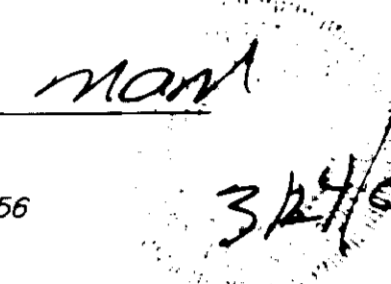
TRACTS A, B, C AND D	2.075 ACRES
LOTS (66)	17.975 ACRES
RIGHT-OF-WAY	4.120 ACRES
TOTAL	24.170 ACRES



SURVEYOR'S STATEMENT

I, MARK A. MILLER, 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 PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 11/30/98, 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 CONFORMANCE 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.

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



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 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 M. Tisdell
TOWN CLERK, Deputy

Frank W. Ciroschi
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 1st DAY OF DEC, 2000: 1999

John Ans
COMMUNITY DEVELOPMENT DIRECTOR

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
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 MA, PAGE NA.
MAP NA, RECEPTION NO. 000 30588 15:07 PM

DOUGLAS COUNTY CLERK AND RECORDER

BY: Sheryl Muehlhelt
DEPUTY



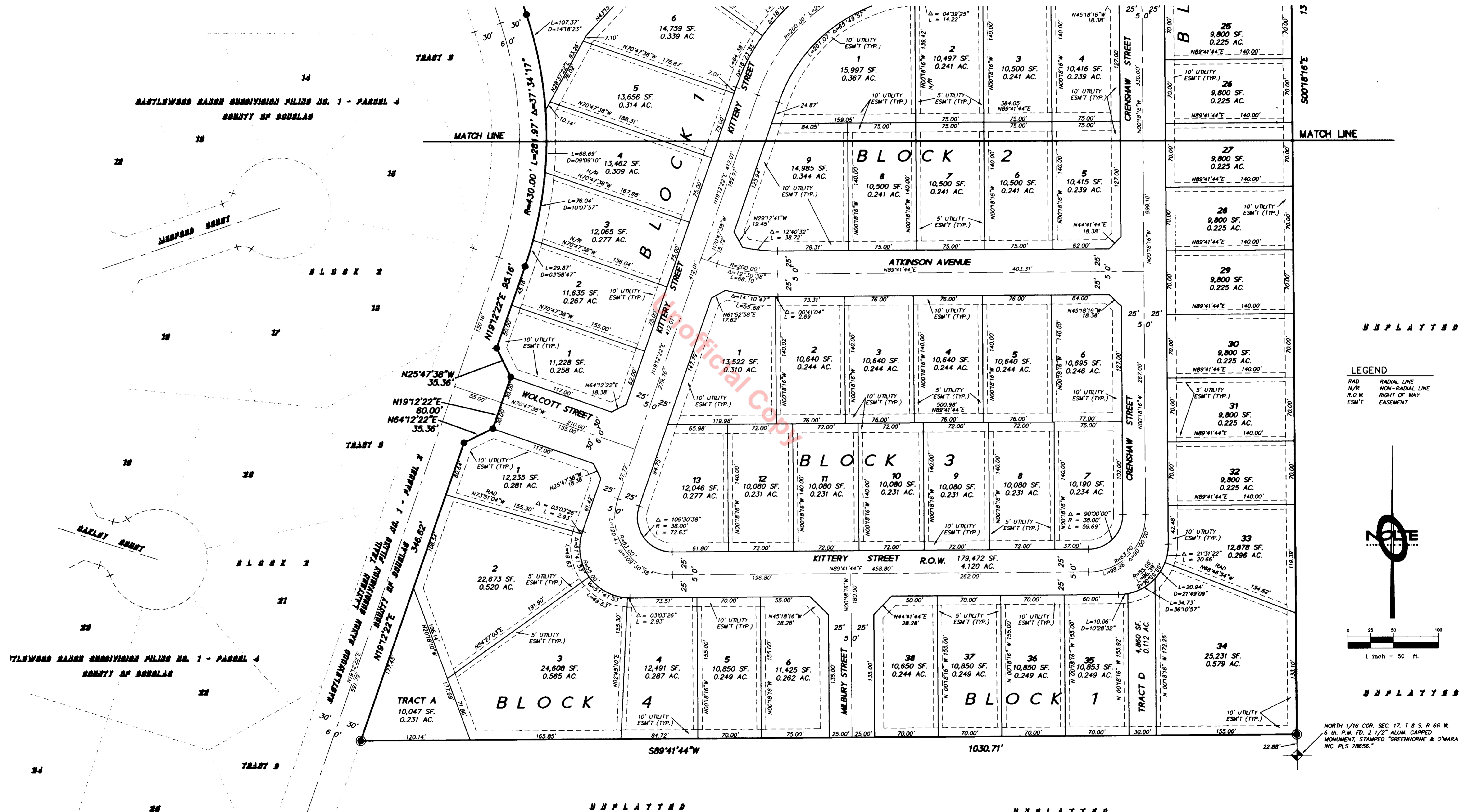
NOLTE BEYOND ENGINEERING 2000 W. UNIVERSITY BLVD., SUITE 500, DENVER, CO 80202 303.733.1801 FAX 303.733.9001 FAX	DEVELOPER/OWNER CASTLEWOOD RANCH LLC. ORCHARD POINTE, SUITE 5550 8480 EAST ORCHARD ROAD ENGLEWOOD, CO 80111	DATE: 2-07-2000
		SCALE: N/A
		SHEET 1 OF 3

FINAL PLAT

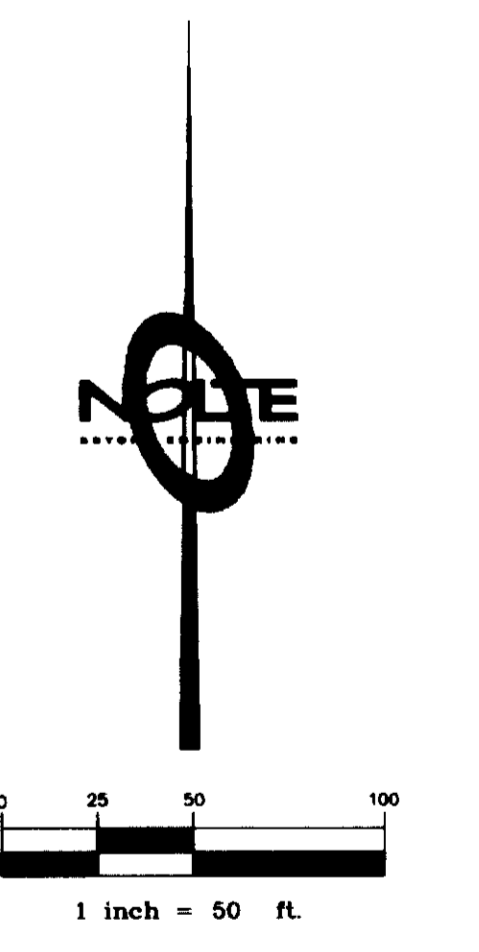
CASTLEWOOD RANCH SUBDIVISION - FILING NO. 1 - PARCEL 6

THAT PORTION 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 2



LEGEND
 RAD RADIAL LINE
 N/R NON-RADIAL LINE
 R.O.W. RIGHT OF WAY
 ESMT EASEMENT



NORTH 1/16 COR. SEC. 17, T 8 S, R 66 W,
 6 IN. P.M. FD. 2 1/2" ALUM. CAPPED
 MONUMENT, STAMPED "GREENHORNE & O'MARA
 INC. PLS 28656."

NOTE <small>DESIGN ENGINEERING 7000 S. UNIVERSITY BLVD., SUITE 200, DENVER, CO 80231 303.296.1800 FAX 303.296.1801 WWW.NOTE.COM</small>	DEVELOPER/OWNER	DATE	2-07-2000
	CASTLEWOOD RANCH LLC. ORCHARD POINTE, SUITE 5550 8480 EAST ORCHARD ROAD ENGLEWOOD, CO 80111	SCALE:	1" = 50'
		SHEET 3 OF 3	