

PLAT IDENTIFICATION SHEET

RECEPTION # : DC00039618

DATE: 6/8/00

TIME 15:51

FEE: \$ 30. (3 P)

GRANTOR: *Castlewood Ranch*
(OWNER/SIGNER)

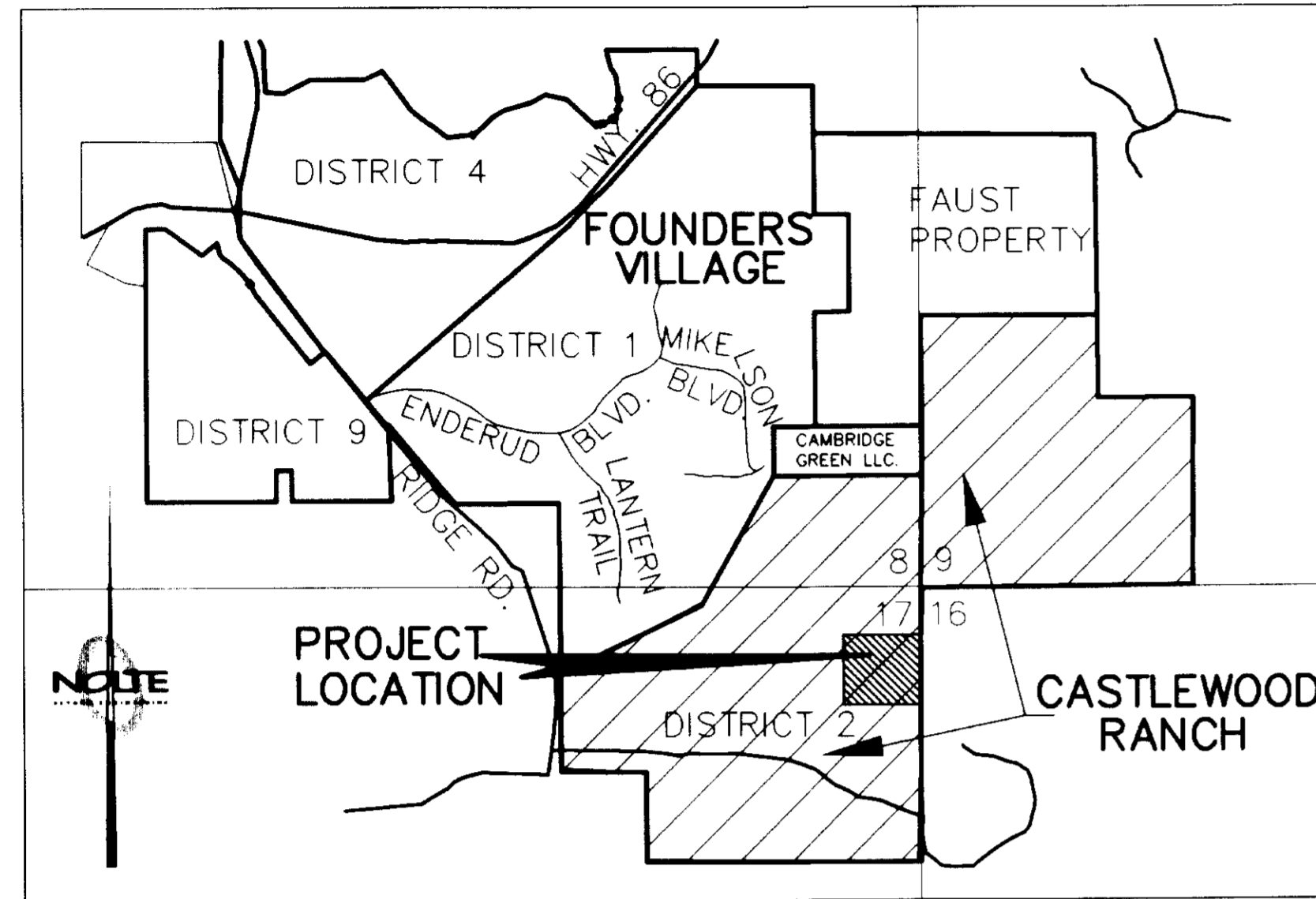
GRANTEE: *Castlewood Ranch # 1*
(SUBDIVISION NAME OR NAME OF PLAT)
Parcel 7

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

FINAL PLAT

CASTLEWOOD RANCH SUBDIVISION- FILING NO. 1 - PARCEL 7

THAT PORTION OF THE NORTHEAST 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 27.649 ACRES



VICINITY MAP
SCALE 1" = 2000'

DRAINAGE EASEMENT

TO THE TOWN OF CASTLE ROCK, BLANKET DRAINAGE EASEMENT, 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 SAID LOT OR LOTS, TO CONFORM TO THE APPROVED CONSTRUCTION DOCUMENTS, AND OR DRAINAGE REPORTS, AND/OR ANY DRAINAGE REQUIREMENTS DEEMED NECESSARY BY THE TOWN OF CASTLE ROCK, FOR THE PROPER DRAINAGE OF SAID LOTS 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, 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 7. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED AND ALL UTILITY EASEMENTS AND SIDEWALK EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACTS A, B, AND C ARE HEREBY DEDICATED TO THE CASTLEWOOD RANCH HOMEOWNERS ASSOCIATION FOR LANDSCAPE PURPOSES. TRACT D IS 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.

OWNER:
CASTLEWOOD RANCH LLC.

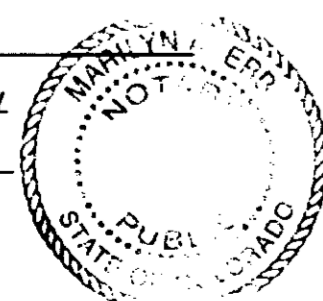
BY: DAVID J. ERB AND COMPANY, MANAGING MEMBER

BY: DAVID J. ERB, PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF April, 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 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

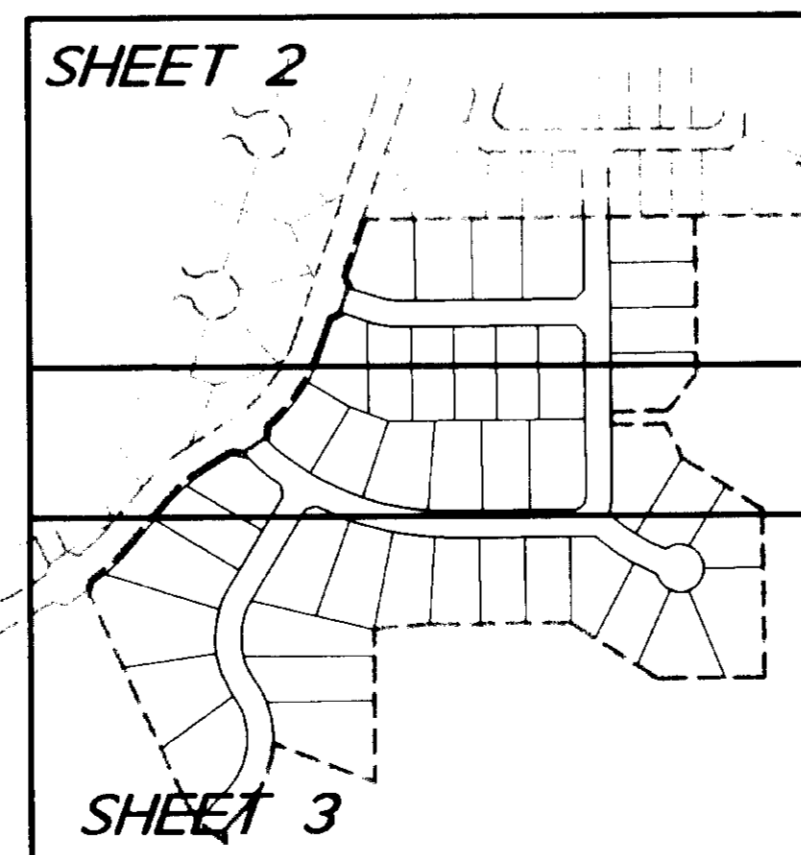
CONSIDERING THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17 AS BEARING NORTH 00°18'16" WEST AS MONUMENTED ON THE NORTH BY A 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "GREENHORNE & O'MARA INC. 1995 PLS 28656" AND ON THE SOUTH BY A 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "GREENHORNE & O'MARA INC. 1995 PLS 28656", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17, AS MONUMENTED BY A 2 1/2" ALUMINUM CAPPED MONUMENT 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 TO THE SOUTHEAST CORNER OF CASTLEWOOD RANCH SUBDIVISION FILING NO. 1 - PARCEL 6, RECORDED AT RECEPTION NO. 0003588, DOUGLAS COUNTY RECORDS; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SUBDIVISION SOUTH 89°41'44" WEST A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE SOUTH 00°18'16" EAST A DISTANCE OF 220.00 FEET; THENCE SOUTH 89°41'44" WEST A DISTANCE OF 205.00 FEET; THENCE SOUTH 00°18'16" EAST A DISTANCE OF 35.00 FEET; THENCE NORTH 89°41'44" EAST A DISTANCE OF 205.00 FEET; THENCE SOUTH 00°18'16" EAST A DISTANCE OF 330.00 FEET; THENCE SOUTH 58°01'46" EAST A DISTANCE OF 178.22 FEET; THENCE SOUTH 00°21'51" EAST A DISTANCE OF 241.36 FEET; THENCE NORTH 58°29'36" WEST A DISTANCE OF 167.64 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 68°58'09" WEST; THENCE ALONG SAID CURVE A DISTANCE OF 20.11 FEET THROUGH A CENTRAL OF 20°57'05", THE CHORD OF WHICH BEARS SOUTH 31°30'24" WEST A DISTANCE OF 20.00 FEET; THENCE NON-TANGENT SOUTH 58°29'36" EAST A DISTANCE OF 180.07 FEET; THENCE SOUTH 00°21'51" EAST A DISTANCE OF 121.56 FEET; THENCE SOUTH 89°38'09" WEST A DISTANCE OF 249.50 FEET; THENCE NORTH 57°11'13" WEST A DISTANCE OF 263.31 FEET; THENCE SOUTH 89°41'44" WEST A DISTANCE OF 293.96 FEET; THENCE NORTH 84°22'28" WEST A DISTANCE OF 136.32 FEET; THENCE NORTH 74°09'40" WEST A DISTANCE OF 136.52 FEET; THENCE SOUTH 20°18'48" WEST A DISTANCE OF 67.62 FEET; THENCE SOUTH 05°17'19" EAST A DISTANCE OF 183.94 FEET; THENCE SOUTH 36°58'27" WEST A DISTANCE OF 79.76 FEET; THENCE NORTH 44°15'12" WEST A DISTANCE OF 163.20 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 54°43'45" WEST; THENCE ALONG SAID CURVE A DISTANCE OF 20.11 FEET THROUGH A CENTRAL OF 20°57'05", THE CHORD OF WHICH BEARS SOUTH 45°44'48" A DISTANCE OF 20.00 FEET; THENCE NON-TANGENT SOUTH 44°15'12" EAST A DISTANCE OF 166.29 FEET; THENCE SOUTH 36°58'27" WEST A DISTANCE OF 290.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 275.00 FEET, A RADIAL LINE FROM SAID CURVE BEARS NORTH 36°58'27" EAST; THENCE ALONG SAID CURVE A DISTANCE OF 135.85 FEET THROUGH A CENTRAL OF 28°18'17", THE CHORD OF WHICH BEARS NORTH 38°52'24" WEST A DISTANCE OF 134.48 FEET; THENCE TANGENT TO SAID CURVE NORTH 24°43'16" WEST A DISTANCE OF 516.77 FEET TO THE SOUTHEASTERLY 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. 00018541, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF LANTERN TRAIL THE FOLLOWING FIFTEEN (15) COURSES: (1) THENCE NORTH 55°33'17" EAST A DISTANCE OF 5.07 FEET; (2) THENCE NORTH 15°16'08" EAST A DISTANCE OF 25.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 430.00 FEET, A RADIAL LINE FROM SAID CURVE BEARS NORTH 34°44'28" WEST; (3) THENCE ALONG SAID CURVE A DISTANCE OF 106.98 FEET THROUGH A CENTRAL ANGLE OF 14°15'19", THE CHORD OF WHICH BEARS NORTH 48°07'52" WEST A DISTANCE OF 106.71 FEET; (4) THENCE TANGENT TO SAID CURVE NORTH 41°00'13" EAST A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 370.00 FEET; (5) THENCE ALONG SAID CURVE A DISTANCE OF 114.48 FEET THROUGH A CENTRAL ANGLE OF 17°43'39", THE CHORD OF WHICH BEARS NORTH 49°52'02" EAST A DISTANCE OF 114.02 FEET; (6) THENCE TANGENT TO SAID CURVE NORTH 58°43'52" EAST A DISTANCE OF 75.03 FEET; (7) THENCE NORTH 78°07'04" EAST A DISTANCE OF 29.18 FEET; (8) THENCE NORTH 55°21'40" EAST A DISTANCE OF 60.09 FEET; (9) THENCE NORTH 07°29'11" EAST A DISTANCE OF 29.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 430.00 FEET, A RADIAL LINE FROM SAID CURVE BEARS NORTH 41°16'50" WEST; (10) THENCE ALONG SAID CURVE A DISTANCE OF 221.50 FEET THROUGH A CENTRAL ANGLE OF 29°30'48", THE CHORD OF WHICH BEARS NORTH 33°57'46" EAST A DISTANCE OF 219.05 FEET; (11) THENCE TANGENT TO SAID CURVE NORTH 19°12'22" EAST A DISTANCE OF 69.56 FEET; (12) THENCE NORTH 64°12'22" EAST A DISTANCE OF 28.28 FEET; (13) THENCE NORTH 19°12'22" EAST A DISTANCE OF 60.00 FEET; (14) THENCE NORTH 25°47'38" WEST A DISTANCE OF 28.28 FEET; (15) THENCE NORTH 19°12'22" EAST A DISTANCE OF 140.17 FEET; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID LANTERN TRAIL, NORTH 89°41'44" EAST A DISTANCE OF 770.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.649 ACRES (1,204,377 SQUARE FEET), MORE OR LESS.

SUMMARY

TRACTS A, B, C AND D	0.445 ACRES
LOTS (40)	23.691 ACRES
RIGHT-OF-WAY	3.513 ACRES
TOTAL	27.649 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 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF (1) THAT PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 11/30/1998, 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 12 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

Jolly Mison
TOWN CLERK

Julia 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, ON THE 1ST DAY OF December, 2000, 1999.

Alan Ann 5-9-00
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 5:30 PM ON THE 1ST DAY OF June, 2000, IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. 00039613

DOUGLAS COUNTY CLERK AND RECORDER

BY: *Sheryl Muehlfelt*
DEPUTY



REV 4/04/00

NOLTE SURVEYING & ENGINEERING 303 S. WYOMING ST., SUITE 200, FORT COLLINS, CO. 80512 970.230.1800 FAX: 970.230.1801 WWW.NOLTE.COM	DEVELOPER/OWNER	DATE:	01-04-2000
	CASTLEWOOD RANCH LLC.	SCALE:	N/A
	ORCHARD POINTE, SUITE 5550 8480 EAST ORCHARD ROAD, ENGLEWOOD, CO 80111	SHEET 1 OF 3	

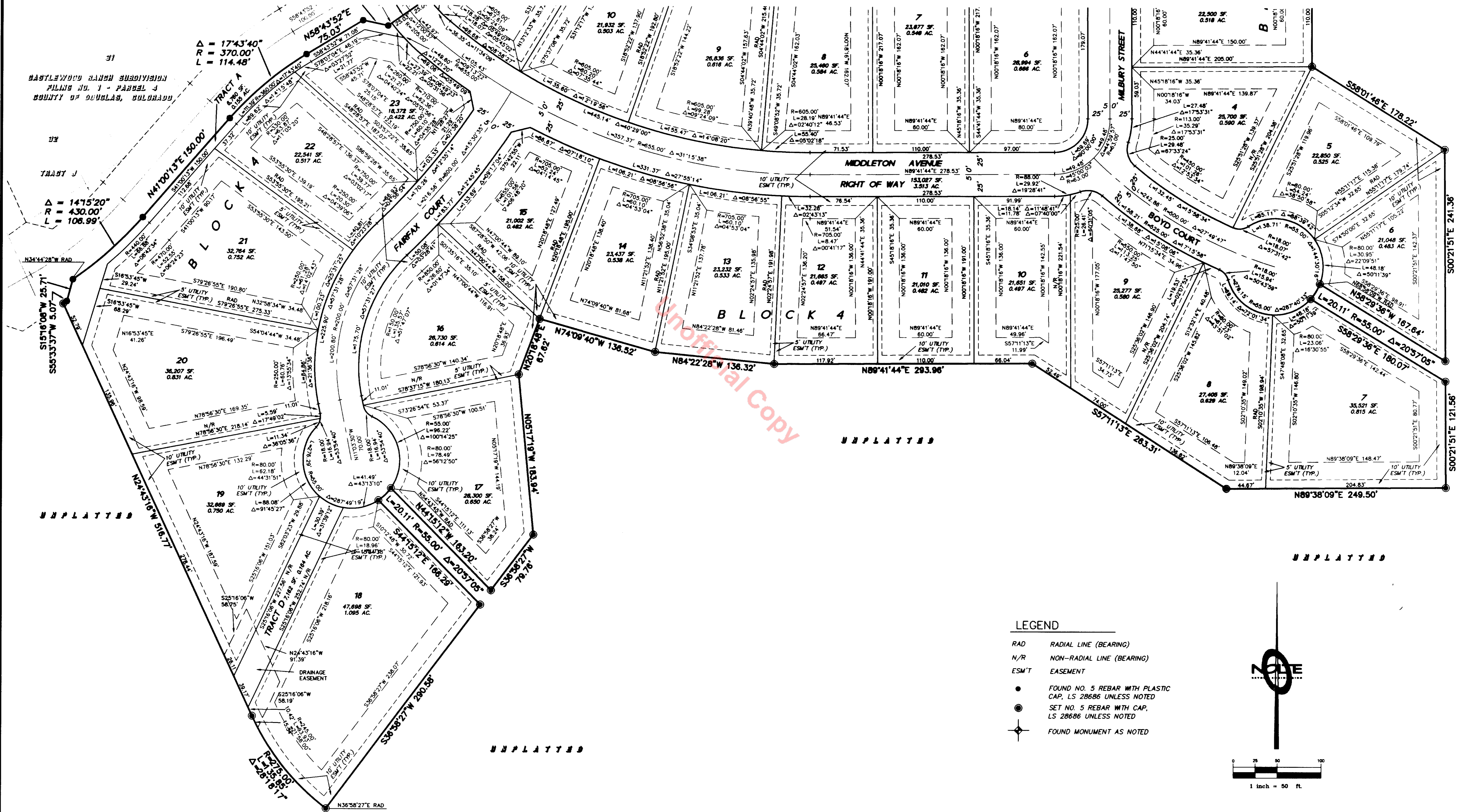
FINAL PLAT

CASTLEWOOD RANCH SUBDIVISION- FILING NO. 1 - PARCEL 7

THAT PORTION OF THE NORTHEAST 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.

SEE SHEET 2

SEE SHEET 2

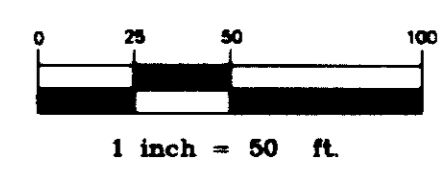
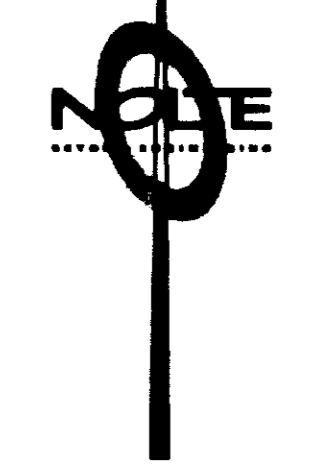


CASTLEWOOD RANCH SUBDIVISION
FILING NO. 1 - PARCEL 7
COUNTY OF DOUGLAS, COLORADO

$\Delta = 1475'20"$
 $R = 430.00'$
 $L = 106.99'$

LEGEND

- RAD RADIAL LINE (BEARING)
- N/R NON-RADIAL LINE (BEARING)
- ESMT EASEMENT
- 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



	DEVELOPER/OWNER	DATE	01-04-2000
	CASTLEWOOD RANCH, LLC.	SCALE	1" = 50'
	8480 E. ORCHARD ROAD ENGLEWOOD, CO 80111	SHEET 3 OF 3	